

MOUNTAIN VIEW 8-UNIT CONDOMINIUM DEVELOPMENT

Applications:

- 1) Environmental Review (ER) No. 2018-83
- 2) General Plan Amendment (GPA) No. 2020-04
- 3) Amendment Application (AA) No. 2020-02

Project Address:

301 and 305 North Mountain View Street

PLANNING COMMISSION RECOMMENDATION

On October 26, 2020 the Planning Commission by a vote of 4:0:3 (Garcia, Nguyen, and Rivera absent) recommended that the City Council approve the project.

PROJECT LOCATION & LAND USE



- General Plan:
 - ❖ Existing: Low Medium Density Residential (LMR-11)
 - ❖ Proposed: Medium Density Residential (MR-15)
- Zoning:
 - ❖ Existing: General Agricultural (A1)
 - ❖ Proposed: Two-Family Residential (R2)
- Surrounded by multi-family residential developments to the north, south, and east, and single family residences to the west
- Lot Size: 0.74 acres / 32,000 sq. ft.
- Current Use: Site is developed with two single-family residences

PROJECT DESCRIPTION

- Demolish two existing single-family residences and construct a condominium development with four buildings consisting of:
 - ❖ 8 residential units (4 duplexes)
 - Units are approximately 1,800 sq. ft. and contain 3 bedrooms and 2.5 bathrooms
 - Structures are two stories in height / 27 feet
 - ❖ 32 parking spaces
 - 2 garage parking spaces plus 2 surface parking spaces per unit
 - ❖ 2,065 square feet of common on-site open space area
 - ❖ 360 to 850 square feet of private open space per unit (patios and rear yards)

SITE PLAN



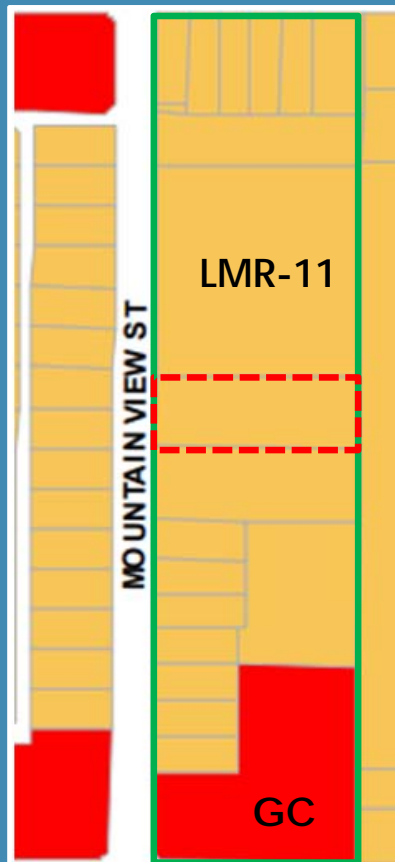
RENDERING



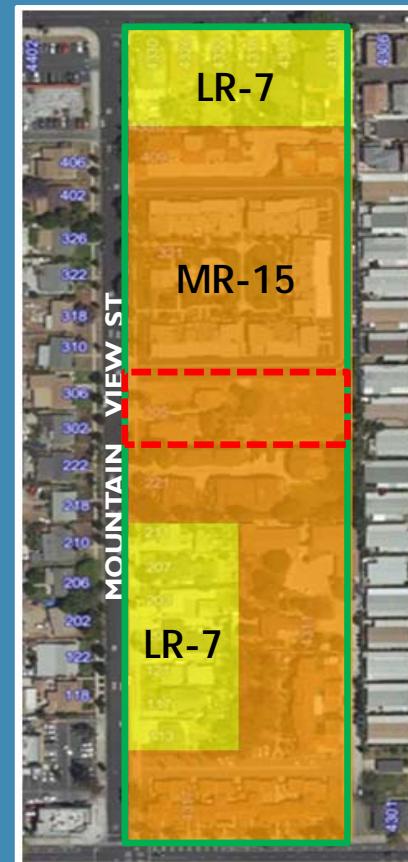
ITEM NO. 75D

GENERAL PLAN AMENDMENT

Existing

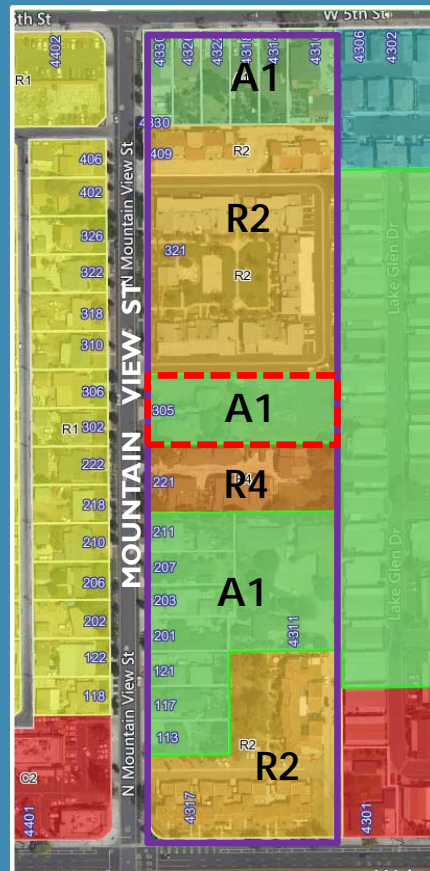


Proposed

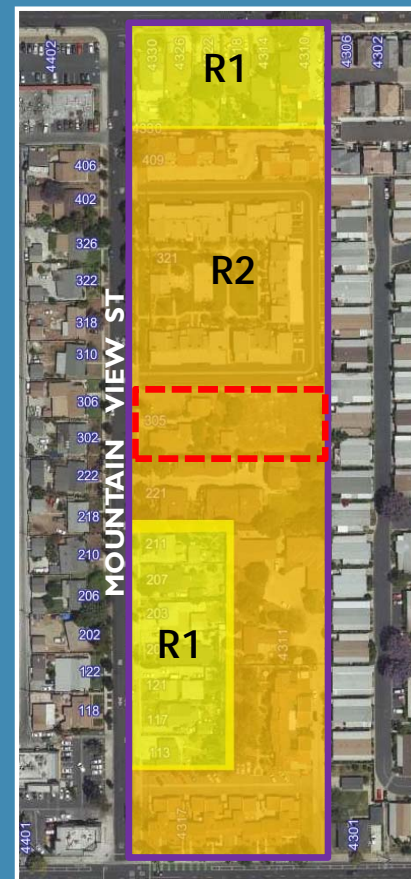


AMENDMENT APPLICATION

Existing



Proposed



PROJECT ANALYSIS

- The project site plan contains a central common open space area with a pedestrian walkway leading to each unit entrance
- Each unit has a 2-car garage and two additional driveway spaces per unit as required per SAMC – no exceptions/variance required
- The project is a condominium development that will allow ownership housing
- The proposed GPA and AA will clean up the General Plan land use designation and zoning of the property and adjacent properties to be consistent with existing land uses, which will encourage a cohesive development pattern

STAFF RECOMMENDATION

- Staff recommends that the City Council take the following actions:
 1. Adopt a resolution adopting Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program, Environmental Review No. 2018-83
 2. Adopt a resolution approving General Plan Amendment No. 2020-04
 3. Adopt a ordinance approving Amendment Application No. 2020-02



ITEM NO. 75D

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

- A Mitigated Negative Declaration (MND) has been prepared for the project
- The Draft MND was circulated for 30 days for public review (June 8, 2020 to July 8, 2020)
- The MND contains a Mitigation Monitoring and Reporting Program (MMRP)
- Mitigations measures to address aesthetics, air quality, biological resources, geology and soils, noise, hydrology and water, cultural resources, and tribal cultural resources