

Development Plan (D23-00009) Density Bonus (DB23-00004) – Vista Bella Mixed Use



Planning Commission Meeting

October 28, 2024

Agenda Item 6

Development Services Department/
Planning Division

Planning Division

Proposed Project

- **Development Plan** to demolish an existing vacant two-story office building and surface parking lot and to approve a Mixed-Use Development Plan for the construction of a 6-story mixed-use building containing 73 apartments, four (4) live-work units, 688 square feet of ground floor commercial space, and surface and subterranean parking on a 1.74 acre site.
- **Density Bonus Application** to grant a 50% bonus over the maximum density of 29 dwelling units per acre, by reserving 15% of the units (8 units) for very low income households.

Project Site

Oceana Neighborhood

Limited Commercial and
General Commercial Districts

Office building to be
demolished

South: Vista Rey

East: El Camino Real

West: Vista Bella

North: Multi-family

South: Church property

East: Oceana Community

West: Gas Station, Open
Space



Project Site



Site Plan

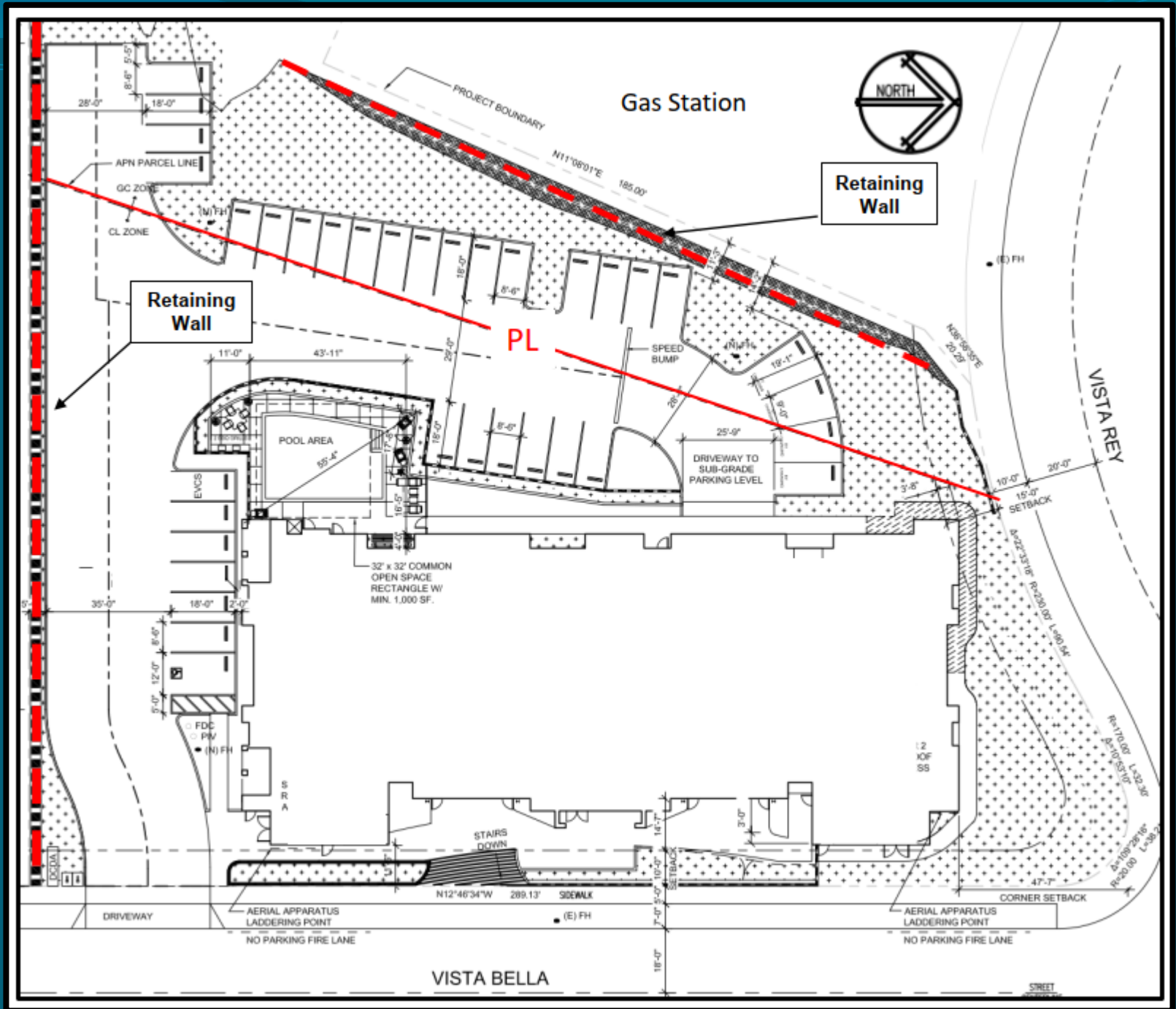
2 separate parcels

2 large retaining walls along south & west property lines

Building faces Vista Bella

Access taken off of Vista Bella

87 parking stalls proposed
at grade and underneath
the building



Elevations

- Spanish style architecture
- Stucco walls and “S” tile roofing
- Arched balcony/staircase openings
- Black metal rails and light fixtures
- Stepped and recessed walls
- Human scale provided at lower floors



Landscape Plan

Landscape designed to complement different parts of the project and address loss of 51 existing trees.

Proposing 49 new trees in 15 gallon, 24-inch and 36-inch box sizes.

Landscape and irrigation plans review by the City's landscape architect for consistency with City standards.



Density Bonus

- Base Density = 29 dwelling units per acre.
- 1.739 acres allows for 51 units ($1.739 \times 29 = 50.54$)
- Applicant to set aside 15% or 8 units for Very Low Income households
- Applicant entitled to a 50% density bonus = 26 additional units ($51 \times 0.50 = 25.5$)
- 77 total units for the project (44.28 du/ac)
- Affordable units proportional to overall project unit mix and square footage
 - 1 studio
 - 4 one-bedroom and
 - 3 two-bedroom units

Incentive/Concessions and Waivers

State Density Bonus Law allows an applicant to request:

1. Incentive or concession from a standard that provides an identifiable cost reduction and
2. Waivers from development standards that physically preclude development densities proposed

Requested incentives/concessions or waivers must be approved unless findings are made that granting would result in a “*Specific Adverse Impact*,” defined as a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions

“the receipt of a density bonus, incentive, concession, waiver, or reduction of development standards shall not constitute a valid basis on which to find a proposed housing development project is inconsistent, not in compliance, or not in conformity, with an applicable plan, program, policy, ordinance, standard, requirement, or other similar provision . . .”

Incentive/Concessions and Waivers

- **Incentive/Concession No. 1:** to remove requirement for renewable energy onsite. Estimated cost at least \$847,800.
- **Incentive/Concession No. 2:** to decrease required parking stalls from 92 to 87. Estimated cost at least \$556,040.

16 Waivers are proposed and include relief from:

- Setback requirements
- Minimum useable open space per unit
- Minimum individual common area dimension and location requirements
- Minimum usable common open space
- Maximum Floor Area Ratio and building height
- Parking stall dimensions
- Maximum retaining wall heights

Public Outreach and Concern

2 community meetings held at project site in December 2023 and May 2024

Over 200 letters/emails received in opposition from the public. Common concerns include:

- Size of the building and number of units – As explained in the staff report, the Density Bonus allows for the proposed size density of the project
- Evacuation plan needed – The Fire Department has determined that no Fire Protection Plan is needed as the site is not in a High Fire Zone
- Stability of the existing site – A geotechnical study, project engineers, and City Engineering staff have all determined that a new building can safely developed on site.

CEQA / Environmental

Qualifies for Exemption per Class 32 Infill Exemption under CEQA

- Consistent with General Plan & Zoning as mixed use project are permitted
- Surrounded by urban uses on a site of less than 5 acres
- Contains no habitat for rare, sensitive, or endangered species as determined by Biological Assessment prepared for the site.
- Does not result in significant effects pertaining to traffic, noise, air quality or water quality as determined by technical studies prepared for the project.
- Project site can be adequately served by all essential utilities and services as the site already has utility connections

Staff Recommendation:

1. Confirm issuance of a Categorical Exemption per CEQA Guidelines Article 19, Section 15332 (In-Fill Development Projects); and
2. Approve Development Plan (D23-00009), and Density Bonus (DB23-00004) by adopting Planning Commission Resolution No. 2024-P16 with findings and conditions of approval attached herein.

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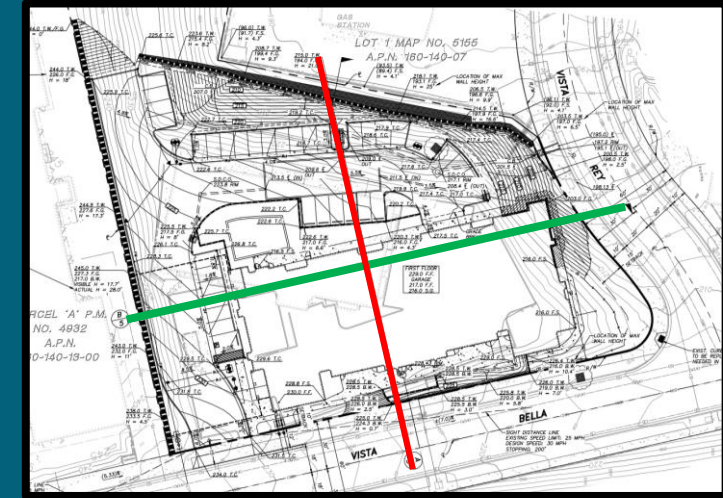
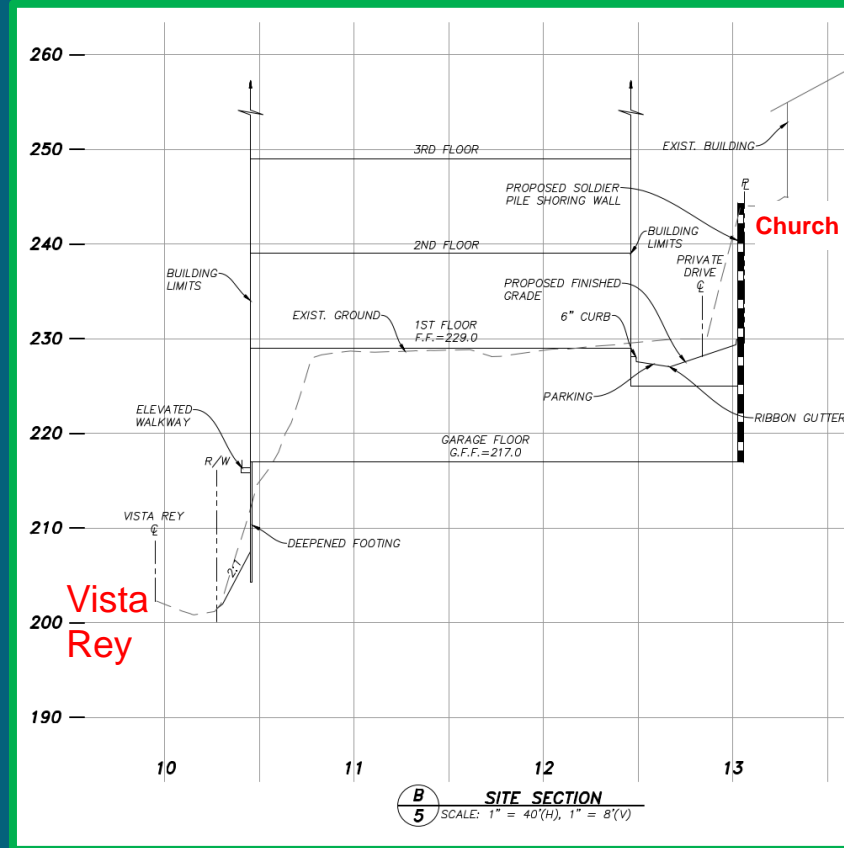
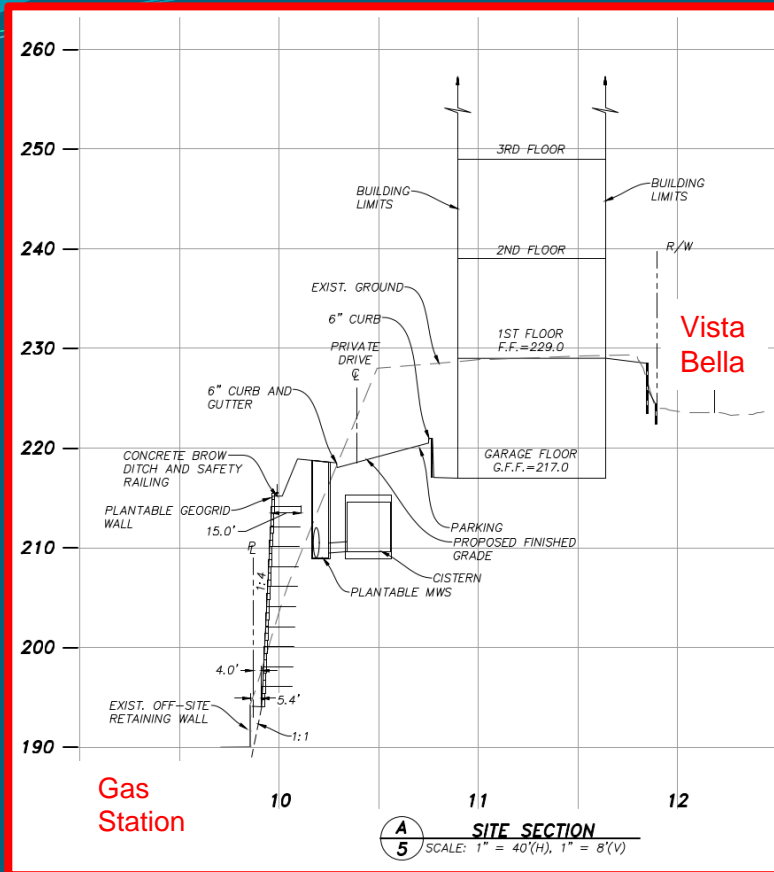
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Grading



11,549 cubic yards of export from the site
 Max Height 28 feet along south property line
 Max Height 25 feet along west property line