



DATE: June 28, 2017

AGENDA ITEM # 2

TO: Bicycle and Pedestrian Advisory Commission

FROM: Sean K. Gallegos, Assistant Planner

SUBJECT: 517 Tyndall Street – Multi-Family Building – 17-D-01 and 17-SD-01

RECOMMENDATION

Provide input regarding bicycle and pedestrian issues

BACKGROUND

As outlined in multi-family design review applications, the Bicycle and Pedestrian Advisory Commission (BPAC) provides an advisory recommendation to the Planning and Transportation Commission on the elements of the application that pertain to bicycle and pedestrian issues.

The City does not have a bicycle parking ordinance but uses the VTA Bicycle Technical Guidelines as a recommended bicycle parking guideline. For multiple family uses, VTA recommends one Class I bicycle parking space per three units and one Class II bicycle parking space per 15 units. A Class I space is defined as one that protects the entire bicycle and its components from theft, vandalism or inclement weather and is appropriate for long-term parking (two hours to all day). A Class II space is defined as a rack to which the frame and at least one wheel can be secured with a user provided U-lock or padlock and cable and is appropriate for short-term parking (less than two hours).

DISCUSSION

The scope of the project includes a new, two-story, multi-family building with three residential dwelling units. The site is located along the east side of Tyndall Street between Cuesta Drive and Giffin Road. The project site is zoned Multiple-Family (R3-1.8), and it has an existing two-unit multi-family building.

The main entrance for one residential unit is located on Tyndall Street and the main entrances for the other two residential units are located off a paseo along the left (south) side of the building. The proposed multi-family building is served by three garage parking spaces and four uncovered parking spaces, which satisfies the minimum parking required. One garage space and uncovered parking space is accessible via a driveway on Tyndall Street. The driveway is located near the northeast corner of the property. The other two garage parking spaces and three uncovered parking spaces are accessible via the alley on the rear (east) property line.

As recommended by the VTA guidelines, the project should provide two bicycle parking spaces: one Class I and one Class II. The project exceeds the guideline by providing three Class I bicycle rooms within each unit's garage and a Class II bicycle rack along the southwest corner of the property.

The project will rebuild the sidewalk on Tyndall Street in the existing location. The sidewalk and multi-family structure design will retain the 43-inch in diameter redwood tree along the Tyndall Street frontage.

ENVIRONMENTAL REVIEW

This project, which meets the definition for an infill project, may qualify for a categorical exemption under Section 15332 of the California Environmental Quality Act. A complete environmental analysis will be conducted prior to review by the Planning and Transportation Commission.

PUBLIC CONTACT

This project was not noticed to the surrounding property owners or business owners. It was posted on the agenda for general notice.

Attachment

A. Plans