



DATE: October 26, 2016

AGENDA ITEM # 3

TO: Bicycle and Pedestrian Advisory Commission

FROM: Sierra Davis, Assistant Planner

SUBJECT: 2270 Homestead Court

RECOMMENDATION

Recommend approval of Multi-Family Design Review application 16-D-05 to the Planning and Transportation Commission

BACKGROUND

As outlined in the Zoning Ordinance, the Bicycle and Pedestrian Advisory Commission shall consider projects at a public meeting and act in an advisory capacity to the Planning and Transportation Commission. For Commercial Design Review applications, the Commission shall provide an advisory recommendation on the elements of the application that pertain to bicycle and pedestrian issues.

The City does not have a bicycle parking ordinance, but does use 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

This is a Commercial Design Review application for a new, single story, 3,972 square-foot clubhouse at an existing apartment complex at 2270 Homestead Court. The new clubhouse will replace an existing 1,910 square foot clubhouse in the same location. The new expanded clubhouse will have modern apartment amenities such as media room and an assembly room with a kitchen, in addition a new leasing and maintenance office for the apartment complex. A new ADA accessible parking space, loading area and ramp will be constructed at the front of the new clubhouse.

The subject property is located at the south end of Los Altos abutting the City of Cupertino and Highway 280. The driveway access from Homestead Road to the subject property is located in

Cupertino. To the east of the existing driveway, there is a pedestrian crosswalk across Homestead Road with flashing lights in the pavement. The crosswalk provides access to the Class I pedestrian path adjacent to the Homestead Road and the Fallen Leaf Drive neighborhood. Staff did not identify any sight visibility issues with regard to pedestrian and bicycle use adjacent to Homestead Road.

The VTA guidelines provide a recommendation for bicycle parking based on the number of apartment units; however, the guidelines do not provide bicycle parking ratio for common use facilities for a multi-family use. Since the project will maintain existing bicycle parking and storage for the apartment units, the two, Class II bicycle parking spaces proposed appear to be sufficient for the clubhouse use.

ENVIRONMENTAL REVIEW

This project is categorically exempt from environmental review under Section 15302 of the California Environmental Quality Act because it involves the replacement of a commercial structure with substantially the same size, purpose and capacity.

Attachment

A. Applicant Cover Letter