



STUDY SESSION

Agenda Item # 1

AGENDA REPORT SUMMARY

Meeting Date: June 26, 2018

Subject: 5150 El Camino Real Development Proposal

Prepared by: Zachary Dahl, Planning Services Manager

Reviewed by: Jon Biggs, Community Development Director

Approved by: Chris Jordan, City Manager

Attachments:

1. Cover Letter
2. Conceptual Project Plans

Initiated by:

Applicant, Dutchints Development, LLC

Previous Council Consideration:

None

Fiscal Impact:

Undetermined

Environmental Review:

Undetermined

Policy Questions for Council Consideration:

- Is the proposed density appropriate for the site?
- Does the proposed site design, which includes a mix of condominium and townhouse units, provide an appropriate transition between the commercial-multi-family context of El Camino Real to the single-family context behind the site along Casita Way and Marich Way?
- Are the development incentives being requested in-line with the number of affordable units being proposed and the number of density bonus units received?

Summary:

- The property at 5150 El Camino Real is zoned CT (Commercial Thoroughfare) and has a base density that allows for 145 dwelling units (38 units per acre).
- The proposed multiple-family project is offering to designate 30 units (21%) as Below Market Rate (BMR) and is seeking a density bonus of 35% and three development incentives in exchange for the BMR units.
- Overall, the project is proposing a total of 196 multiple-family residential units – 24 townhouses and 172 condominiums – for a total density of 52 dwelling units per acre.



Subject: 5150 El Camino Real Development Proposal

Staff Recommendation:

Consider the proposed project and provide feedback and guidance to the applicant and staff



Subject: 5150 El Camino Real Development Proposal

Purpose

The Study Session is to provide the City Council and the Planning Commission an opportunity to learn about and discuss the proposed multi-family residential project and provide guidance and feedback to staff and the applicant.

Background

The project site at 5150 El Camino Real is 3.8 acres in size, has a General Plan land use designation of Thoroughfare Commercial and is zoned CT (Commercial Thoroughfare). The property is currently developed with five office buildings that contain approximately 78,000 square feet and has primary access at the El Camino Real-Rengstorff Avenue intersection. The property was recently purchased by Dutchints Development, LLC and they are seeking to redevelop it with a multiple-family residential project.

The CT District (Chapter 14.50) allows for a base residential density of 38 units per acre and permits residential units as a conditional use. The City's Multiple-Family Affordable Housing Ordinance (Chapter 14.28) requires projects to provide affordable housing and allows for the granting of a density bonus and development incentives in exchange for the affordable units. In addition, when a project includes affordable housing, the Code allows for reduced on-site parking requirements (Section 14.28.040.G).

Discussion/Analysis

The project is proposing a total of 196 multiple-family units, which result in an overall density of 52 units per acre. The project includes two five-story condominium buildings with 172 units along El Camino Real and 24 three-story townhouse units, with attached two-car garages for each, along the rear of the site to create a transition to the single-family neighborhoods behind the site. Access to the townhouses will be provided via a driveway that runs along the parameter of the site. One-level of below-grade parking is proposed below the condominium building with the entrance at the El Camino Real-Rengstorff Avenue intersection. Additional surface parking is provided around the parameter of the site and in the townhouse garages for a total of 282 on-site parking spaces. As outlined in the Zoning Code, a project of this type is required to provide a minimum of 152 on-site parking spaces.

A cover letter that provides additional information about the project is included as Attachment 1 and conceptual project plans are included at Attachment 2.

For a project with a base density of 145 dwelling units, the Code requires a minimum of 10% of the units to be designated as BMR units. Since the condominium and townhouse units are proposed to be ownership units, they must be affordable at the Moderate income level (with one Low or Very-Low unit). To achieve a density bonus of 35%, the Code requires at least 11% of the BMR units to be affordable at the Very-Low income level. To comply with the City's Affordable Housing Ordinance and achieve a 35% density bonus, the project is proposing a total of 30 BMR units, with



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14 Moderate income units and 16 Very-Low income units. This results in the project offering 21% of its total units as affordable. The following table provides a breakdown of the proposed units.

Townhouse Units	Market Rate	20
Townhouse Units	Below Market Rate - Moderate	4
Condominium Units	Market Rate	95
Condominium Units	Below Market Rate - Moderate	10
Condominium Units	Below Market Rate - Very-Low	16
Base Density Units (38 units/acre)		145
Additional Density Bonus Units	Market Rate	51
Total Units (52 units per acre)		196

In exchange for the BMR units, the project is seeking three development incentives:

- 1) A height increase of 11 feet for the two condominium buildings (56 feet where 45 feet is required in the CT District);
- 2) A parking stall width of 8.5 feet where the Code requires a minimum width of nine feet; and
- 3) A front yard setback reduction of 2-4 feet to allow for deck and bay window projections.

While not discussed or evaluated at this point, the project may also need to seek a waiver to allow for its elevator tower to exceed the 12-foot height exception that is permitted by the Code (14.66.240.F).

To be sensitive to the single-family properties to the rear of the site along Casita Way and Marich Way, the project is exceeding the minimum rear yard setbacks required in the CT District. The townhouse units along the rear will have a minimum rear yard setback of 46 feet (40 feet required) and will not exceed the 30-foot height limit, and the five-story condominium buildings will have a minimum rear yard setback of 130 feet (100 feet required). In addition, the active use outdoor spaces to serve the project will be located between the townhouses and condo buildings to reduce noise impacts and the required 20-foot landscape buffer with trees and landscape screening will be provided.

City staff has met with the project team for Dutchints Development, LLC and determined that a joint Study Session with the City Council and the Planning Commission would provide them with an opportunity for the City's decision-makers to learn about this project while it is still in the early stages of design and provide some input and guidance to the development team.

To ensure that residents in the surrounding neighborhood are aware of the project, a public meeting notice for this study session was mailed to all property owners within 500 feet of the project site. In addition, the applicant held a community meeting (a non-City sponsored meeting) on May 24, 2018



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at the Los Altos Youth Center at City Hall to review and discuss the proposed project with mailed notices sent to all property owners within 1,000 feet of the project site.

Recommendation

Consider the proposed project and provide feedback and guidance to the applicant and staff



DUTCHINTS DEVELOPMENT

Cover Letter – 5150 EL CAMINO REAL

Project Highlights

Address: 5150 El Camino Real, Los Altos, CA

Size: 3.80 Acres

General Plan Designation: Thoroughfare Commercial (Required Density = 38 du/ac)

Zoning Designation: CT Commercial Thoroughfare District

Guiding Code/Guideline: Los Altos Municipal Code/Grand Boulevard Initiative

Current Use: Los Altos Plaza – Approximately 77,000 square feet of office

Entitlements Requested: Vesting Tentative Tract Map, State Density Bonus

Proposed Development: 24 townhomes and 172 condominium units – Total 196 units (52 du/ac)

Affordable Housing: 30 Below Market Rate Units Total – 16 Moderate Rate Income Units and 14 Very Low Rate Income Units

Construction Type: Four separate buildings. Two buildings of three story townhomes at grade, Type V wood framed construction. Two buildings of five story, Type III wood framed condominiums over one level of underground parking, Type I concrete.

Project Applicant: Dutchints Development, LLC



ATTACHMENT 1

Introduction

Dutchints Development envisions creating a community enhancing development project. This project will do its part to help solve Los Altos' (and the overall region's) need for more market-rate and below-market-rate housing, while taking into account the fabric of the existing neighborhood. The design pays special attention to respect the single-family property owners to the south of the property and to the project's overall interaction with El Camino Real. The goal is to create a great place to live, while promoting sustainability, walkability and the use of mass transit.

Through extensive collaboration with city staff, elected officials, neighborhood groups, individual property owners and standalone community meetings, the proposed development plan has been created and submitted to City for review.

Location

The site is located at 5150 El Camino Real, on the south side of the street at the terminus of Rengstorff Avenue. To the west of the property is a high-density residential development. To the east of the property is the Mountain View, KinderCare and Taekwon Kids facility. To the south are six existing single family homes. The property is located mid-block. Overall, the property is located in a desirable urban area of Silicon Valley. The neighborhood has good transportation linkages to the South Bay and Peninsula as well as the greater Bay Area and is convenient to major employment areas. Residential support services such as schools, recreational areas and shopping are considered above-average.



Feedback and Direction

Feedback from City Staff and the community has led to the overall direction of the development:

- Conform with the existing CT Commercial Thoroughfare District (Municipal Code)
 - Chapter 14.28 – Multiple-Family Affordable housing (Section 14.28.040 – Density Bonus)
 - Chapter 14.50 – CT Commercial Thoroughfare District
 - Chapter 14.78 – Design and Transportation Review
- Participate in Joint City Council/Planning Commission Study Session
- Create affordable housing
- Create “affordable by design” housing
- Design an attractive high-density residential development.
- Create a minimum of 38 du/ac (the maximum density in the General Plan)
- Utilize the **State Density Bonus** to create more affordable housing
- Respect the single-family homeowners to the south with large setbacks, and reduced building massing and height toward the southern property line. Also create architecture with limited windows and balconies facing the southern property line that minimizes new residents “looking” into the single-family homes’ rear yards.

Proposed Project

Four separate buildings. Two buildings of three story townhomes at grade, Type V wood framed construction. Two buildings of five story, Type III wood framed condominiums over one level of underground parking, Type 1 concrete.



Condo Buildings 1 & 2

Condo Buildings 1 & 2 front El Camino Real and will be the key architectural feature seen by residents. The interaction between Condo Building 1 & 2 and El Camino Real is extremely important. Condo Buildings 1 & 2 are each five-story, 85 unit buildings, above one level of underground parking that front onto El Camino Real and present a strong modern aesthetic. The buildings include a mix of one and two bedroom units. The square footage of these units average 825 square feet for one-bedroom units and 1,215 square feet for two-bedroom units. For residents' convenience and to further activate the building frontage, there are two main entry lobbies for the residents' common elevators. There will be ample bicycle parking located in the underground parking garage. The strong vertical massing, contrasting rich body colors and materials, along with contemporary architectural detailing articulate and present to the public the desired urban character for this new development in Los Altos.

El Camino Real Frontage

The high speed traffic on El Camino Real is best responded to by a deeper setback and a pedestrian-oriented building character. In order to provide a safe pedestrian experience, wider sidewalks along El Camino Real are proposed. Also, a planting buffer is shown between the sidewalk and the street. This planting buffer will consist of new street trees and shrubs, as well as enhanced street lighting. The entrance of the underground parking garage is located between Buildings 1 & 2 and at the terminus of Rengstorff Avenue. This location is the logical place for the entrance to the parking garage as it is a signalized intersection and breaks up the project into two buildings.

Townhomes

The townhome component of the project meets the required setbacks and heights described in the zoning designation. These buildings do not exceed 30 feet in height and are located no closer than 40 feet from the rear property line. The townhomes will be built at grade and will each have a two car parking garage. The average square footage for the townhomes is 1,675 square feet.

Public Transportation

The property is located centrally to public transportation infrastructure, making it an excellent location for high-density residential development. The project has good access to bus routes #34, #35 and #40, including direct access to regional/ rapid bus route #22 and #522 (to Stanford and San Jose) at the bus stop located in front of the property. The project is located less than a mile from the San Antonio Caltrain Station that provides train services to San Francisco, Oakland and surrounding Bay Area communities. There are bicycle lanes that connect directly from the project site to the Caltrain Station. The project is within 12 miles of San Jose International Airport, 24 miles to San Francisco International Airport and has good access to the 101 and 280 Freeways.

Green & Community Oriented Features

Utilizing sustainable building designs and sustainable building practices make the community a better place for current and future residents. The project will incorporate the following elements:

Building Design

- EV Charging Stations available for all parking spaces
- All homes wired for rooftop solar panels
- ADA accessible units, parking, and path of travel
- Low flush toilets
- Energy efficient appliances
- Insulated windows and walls
- Low energy LED light fixtures
- Efficient heating and air conditioning systems

Landscape Design

- No invasive plant species
- Native and drought tolerant plant species
- Wildlife friendly planting
- Water efficient drip irrigation system
- On-site storm water bio-treatment
- Pervious pavement
- Attractive "good-neighbor" fences
- Variety of seating options and outdoor community gathering spaces
- Shade providing and oxygen sequestering trees



DUTCHINTS DEVELOPMENT

Below Market Rate Housing and Density Bonus Calculation

The 5150 El Camino Real project will create below market rate housing for a community that needs affordable housing. These units will be geographically spread throughout the development and will also be evenly distributed by bedroom count. These units will be built to the base standard finish levels as the rest of the units in the project. This section describes how the development is adhering to the zoning code and state density bonus by creating more affordable housing.

- Lot Size: 3.8 acres
- Maximum Density allowed in the General Plan: 38 du/ac = 144.4 units (Rounded to 145 units)
- Required Affordable Housing per Los Altos Municipal Code (10%) = 145 units x 10% BMR = 14.5 BMR units (Rounded to 15 BMR units) **(14 Moderate + 1 Very Low Income Units)**
- 11% Very Low Income Units are required to qualify for the 35% State Density Bonus = 11% BMR x 145 units = 16 Very Low Income Units. Note: Because the project already has 1 Very Low Income Unit, the project is only required to create **15 additional Very Low Income Units**.
- **TOTAL BMR: 30 Below Market Rate Units (14 Moderate Income Units and 16 Very Low Income Units)**
- State Density Bonus of 35% = 145 + 35% Density Bonus = 195.75 units (Rounded to a total of 196 units)
- The project qualifies for 3 incentives per state Density Bonus Law:
- Incentive Items Requested:
 1. Height of Condo Buildings 1 & 2 increase by 11 feet (145 feet allowed + 11 foot increase = 156 feet)
 2. Reduction in Parking Stall Dimension to (8.5 feet x 18 feet)
 3. Front Setback Reduction (Limited to deck/bay window projections)

Summary

The proposed project at 5150 El Camino Real is a thoughtful way to create attractive new housing, while also taking into consideration the surrounding uses and the community's interests. The project is designed to achieve, the goals of the City of Los Altos to create more market-rate and affordable housing and do its part to solve the region's housing crisis.

Utilizing larger sidewalks and enhanced landscaping, while activating the street with ground level individual unit entries, the project is an example of how new development should interact with El Camino Real. The project will utilize sustainable building practices and design. Creating private common open space with active and passive amenities for residents to congregate and positively interact, makes the project a very 'livable' community. The project is located in a walkable, transit friendly area and residents will be encouraged to use mass transit. By providing attractive bicycle parking, residents will be further encouraged to reduce vehicular travel.

Through a transparent community outreach process, which will continue for the duration of the project, the development has been able to be designed to address many of the neighbors needs and concerns. This is the largest project currently proposed in Los Altos, and we hope to create a project that will make the community of Los Altos proud.



DUTCHINTS DEVELOPMENT, LLC



STUDIO T-SQUARE

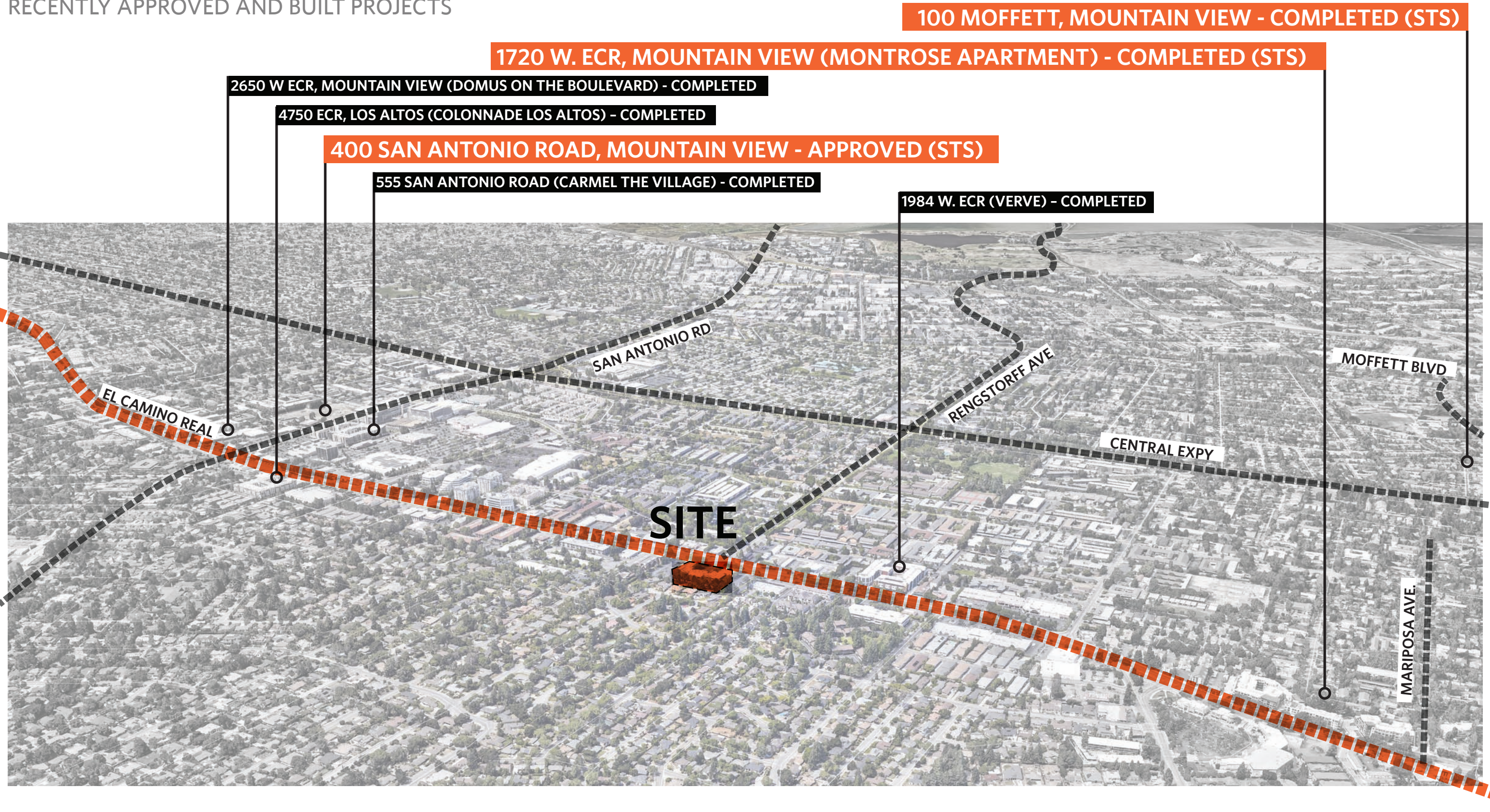


5150 EL CAMINO REAL

JOINT CITY COUNCIL AND PLANNING COMMISSION STUDY SESSION
PRESENTATION PACKAGE
JUNE 26, 2018

EL CAMINO REAL - DEVELOPMENT CORRIDOR

RECENTLY APPROVED AND BUILT PROJECTS



RECENT STUDIO T-SQ PROJECTS IN THE NEIGHBORHOOD

PROJECT DENSITY AND UNIT COUNTS



**400 SAN ANTONIO RD, MOUNTAIN VIEW
(APARTMENT)
- APPROVED/ UNDER CONSTRUCTION**

582 UNITS
DENSITY: 101 DU/AC



**1720 W. ECR, MOUNTAIN VIEW
(MONTROSE APARTMENT) - COMPLETED**

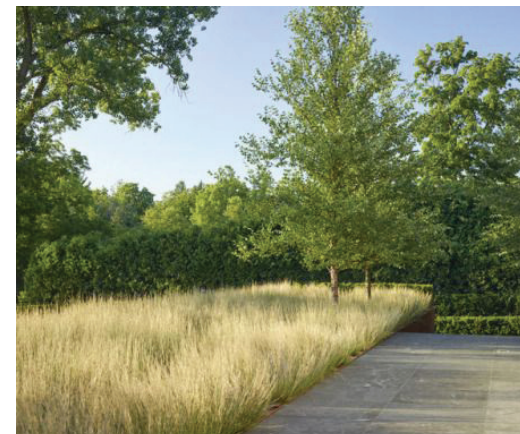
232 UNITS
DENSITY: 67 DU/AC



**100 MOFFETT, MOUNTAIN VIEW
(APARTMENT) - COMPLETED**

191 UNITS
DENSITY: 34 DU/AC

ILLUSTRATIVE SITE PLAN



GROUND LEVEL EDGE CONDITIONS

SCHEMATIC LANDSCAPE PLAN & INSPIRATIONAL IMAGES



4 PASEO BETWEEN CONDOMINIUMS & TOWNHOMES



1 MIDDLE BLOCK PLAZA



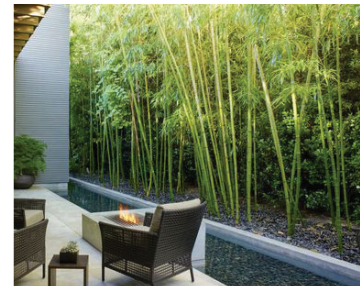
6 PASSIVE GARDEN AT 20FT. LANDSCAPE BUFFER



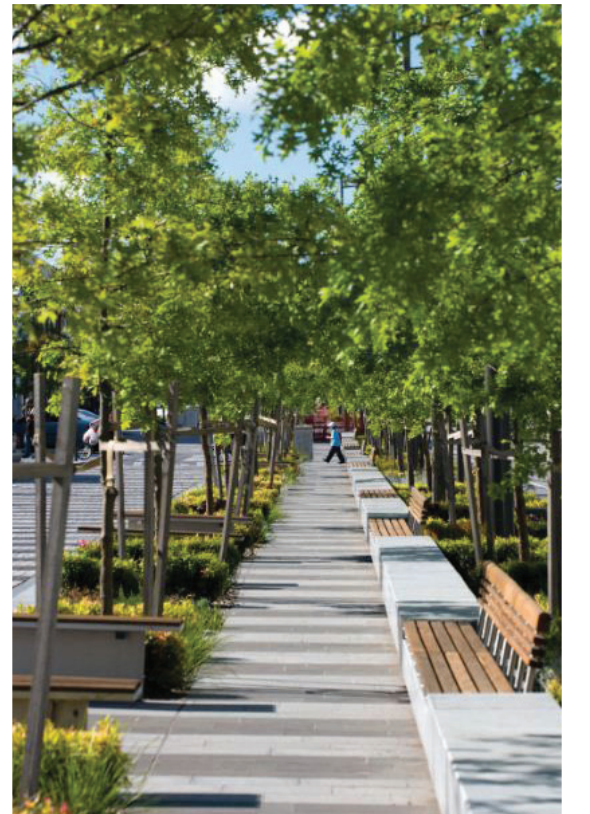
BUS STOP



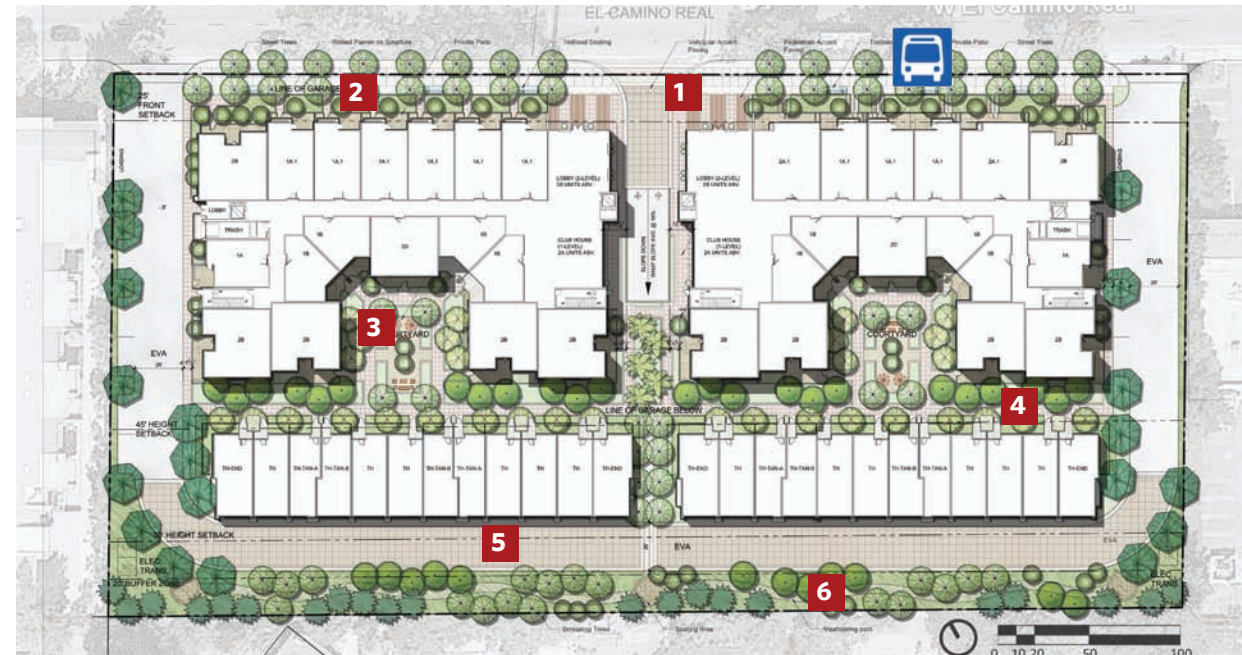
2 ENHANCED STREETScape



3 COURTYARD LIVING



2 ENHANCED STREETScape



ARTIST RENDERING OF VIEW FROM NORTH-EAST CORNER



ARTIST RENDERING OF TOWNHOMES



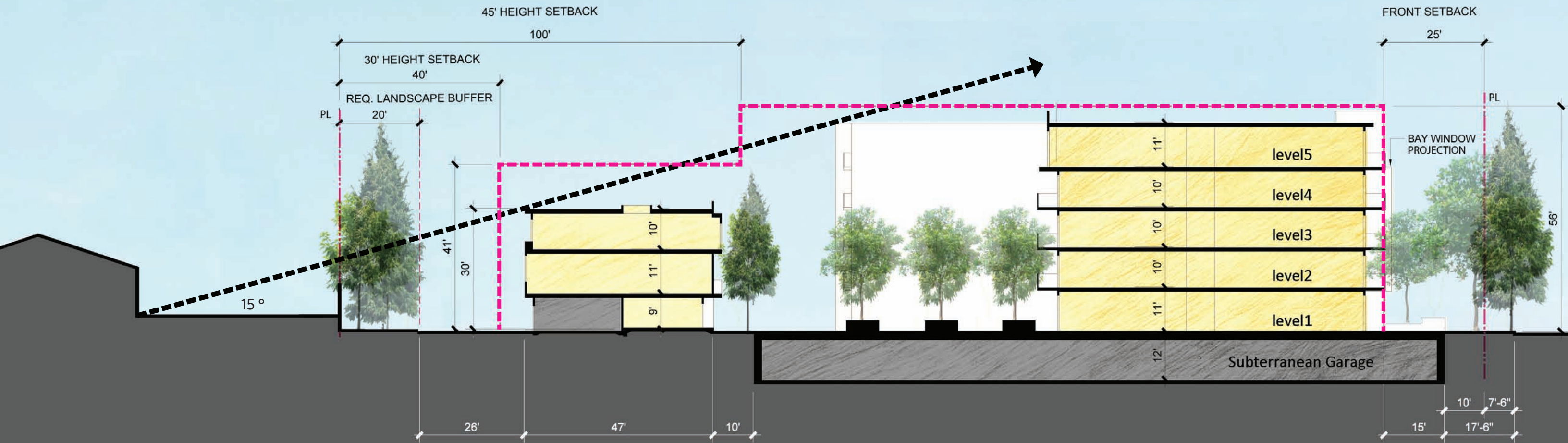
ARTIST RENDERING OF MIDDLE BLOCK PLAZA



CONCEPTUAL BUILDING MASSING

CODE COMPLIANCE

- - - - - SETBACKS
- - - - - MAX. ALLOWABLE BUILDING ENVELOPE WITH DENSITY BONUS :
56' (CONDOMINIUMS) / 41' (TOWNHOMES)
- - - - - LINE OF SIGHT



AFFORDABLE HOUSING DENSITY BONUS CALCULATION

PER LOS ALTOS MUNICIPAL CODE (§14.28.040)

CALCULATION

- Lot Size: 3.8 acres
- Per General Plan Maximum Density allowed: 38 du/ac = 145 units
- Per Los Altos Municipal Code Required Affordable Housing (10%) = 145 units x 10% BMR = 15 BMR units (14 Moderate + 1 Very Low Income units)
- 11% Very Low Income units are required to qualify for the 35% State Density Bonus and 3 Incentives = 11% BMR x 145 units = 16 Very Low income units. Note: Because the project already has 1 Very Low Income Unit, the project is only required to create 15 additional Very-Low-Income units.

PROVIDED

- Total BMR: 30 Below-Market-Rate units (14 Moderate Income Units and 16 Very Low Income Units)
- 145 Units + 35% State Density Bonus = 195.75 units (rounded to a total of 196 units)

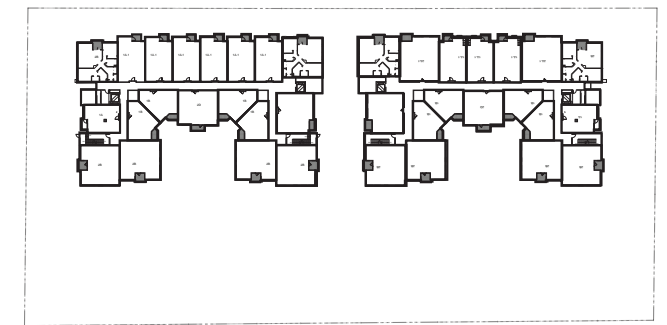
INCENTIVE ITEMS REQUESTED

Project qualifies for 3 incentives per State Density Bonus Law

- Height of condo buildings 1 & 2 increase by 11 feet (45 feet allowed + 11 foot increase = 56 feet)
- Reduction in parking stall dimension to (8.5 feet x 18 feet)
- Front setback reduction (limited to deck/bay window projections)

AFFORDABLE UNIT ALLOCATION

- 1-BEDROOM AFFORDABLE UNIT
- 2-BEDROOM AFFORDABLE UNIT
- AFFORDABLE TOWNHOME



LEVEL 5



LEVEL 4



LEVEL 3 (CONDOMINIUM + TOWNHOMES)



LEVEL 2 (CONDOMINIUM + TOWNHOMES)



LEVEL 1 (CONDOMINIUM + TOWNHOMES)

AFFORDABLE BY DESIGN

MEDIAN UNIT SIZES FOR PROPOSED CONDOMINIUMS & TOWNHOMES

5150 EL CAMINO REAL PROPOSED MEDIAN UNIT SIZE

1-BR UNITS @ 825 SQ.FT AVG.
2-BR UNITS @ 1,215 SQ.FT AVG.

TOWNHOMES @ 1,670 SQ.FT AVG.



1720 W. ECR, MOUNTAIN VIEW (APARTMENTS)

1-BR @ 770 SQ.FT AVG.
2-BR @ 1,125 SQ.FT AVG.



400 SAN ANTONIO ROAD MOUNTAIN VIEW (APARTMENTS)

1-BR @ 705 SQ.FT AVG.
2-BR @ 1,085 SQ.FT AVG.



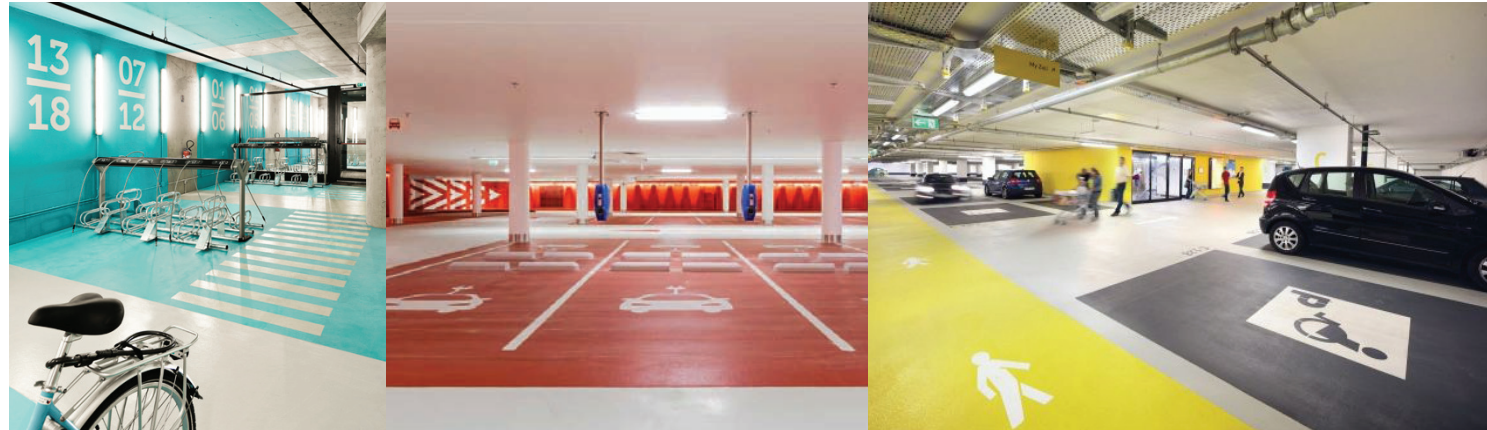
100 MOFFETT, MOUNTAIN VIEW (APARTMENTS)

1-BR @ 712 SQ.FT AVG.
2-BR @ 1,082 SQ.FT AVG.

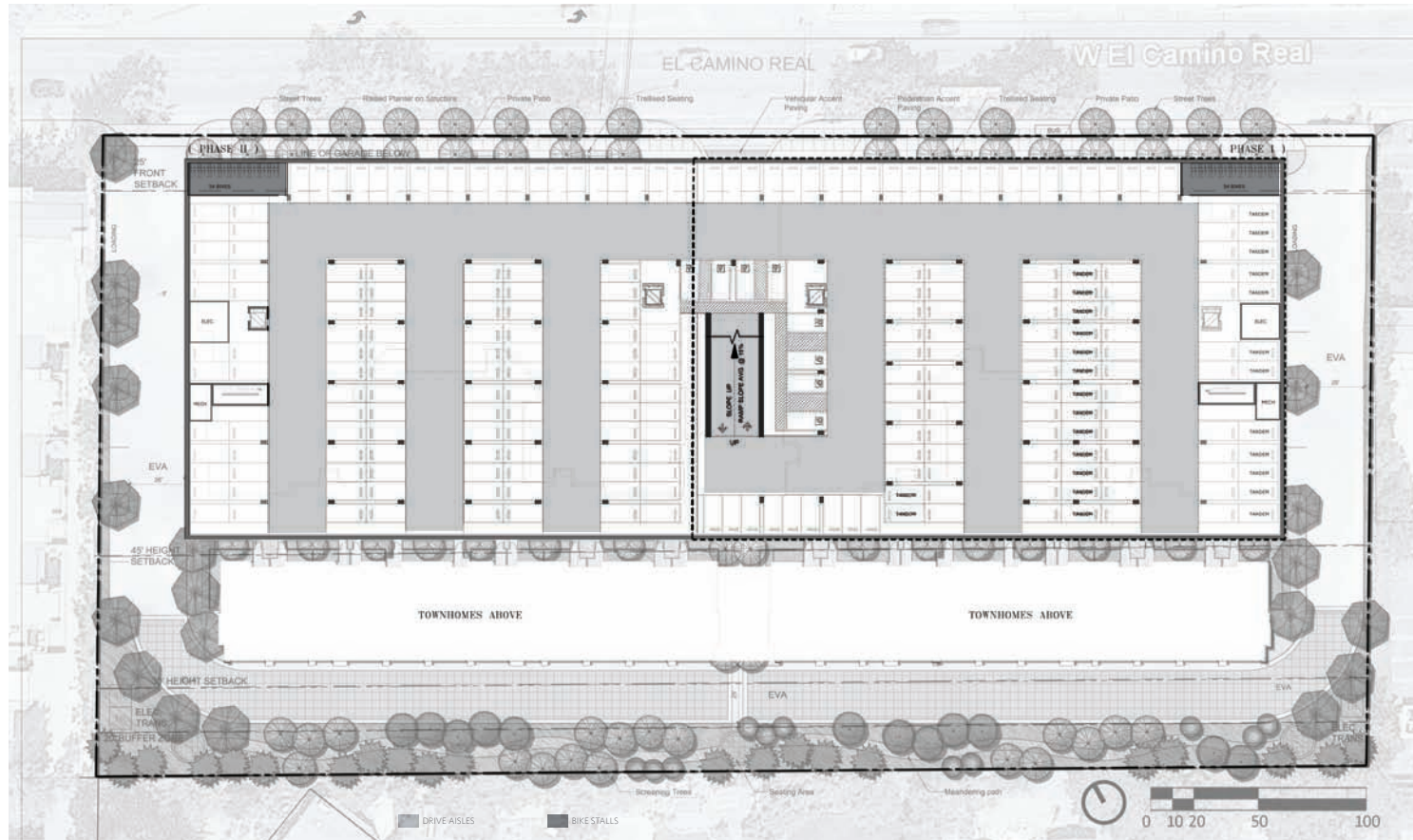


PARKING REQUIREMENTS & SUMMARY

PER LOS ALTOS MUNICIPAL CODE (§14.28.040)



INSPIRATIONAL IMAGES



SCHEMATIC SUBTERRANEAN GARAGE - PARKING LAYOUT

14.74.080 - PARKING REQUIREMENT FOR RESIDENTIAL USE IN CT DISTRICTS

	RQMTS. (SP/DU)	UNIT #	PKG REQ'D (SP)
1-BR	1.5	88	132
2-BR	2.0	84	168
TOWNHOME	2.0	24	48
GUEST	0.25		49
TOTAL			397

14.28.040 §G2(A) - PARKING REQUIREMENT ALTERATION STANDARD (DENSITY BONUS)

	RQMTS.(SP/DU)	UNIT #	PKG REQ'D (SP)
1-BR	1.0	88	88
2-BR	2.0	84	168
TOWNHOME	2.0	24	48
GUEST	N/A		
TOTAL			304

14.28.040 §G2(B) - PARKING REQUIREMENT ALTERATION STANDARD (DENSITY BONUS + MAJOR TRANSIT)

	RQMTS.(SP/DU)	UNIT #	PKG REQ'D (SP)
1-BR	0.5	88	44
2-BR	1.0	84	84
TOWNHOME	2.0	24	24
GUEST	N/A		
TOTAL			152

NOTE:
The project is located within 1/4-miles from a major transit station, a regional bus stop, and providing maximum affordable units.

PROPOSED PARKING

	PROPOSED PKG RATIO (SP/DU)	UNIT #	PKG PROPOSED (SP)
1-BR	1.0	88	88
2-BR	1.6	84	137
TOWNHOME	2.0	24	48
GUEST			9
TOTAL			282

NOTE:
193 Universal Stalls (Incentive Item)
49 Tandems Sp
5 Standard Accessible Sp
2 Van Accessible Sp