

SUPPLEMENTAL MEMORANDUM
COMMUNITY DEVELOPMENT DEPARTMENT

TO: Honorable Planning Commission

FROM: Freddy A. Carrillo, Associate Planner II

DATE: January 28, 2020

SUBJECT: Green Island Villas - Summary of Planning Commission Comments, Applicant's Response, and Revisions to Plans

BACKGROUND

On October 22, 2019, the Planning Commission opened a public hearing regarding General Plan Amendment No. 2014-01, Zone Change No. 2014-01, Residential Planned Development No. 2014-02, Vesting Tentative Tract Map No. 5869, and Development Agreement No. 2014-03 in support of a request to develop 69 multi-family residential condominiums, a 1,916 square-foot recreation center, and associated site improvements on a previously-developed 4.01-acre lot, located at 635 Los Angeles Avenue (also known as the Green Island Villas or "the Project"). This Memorandum is provided as a supplement to the October 22, 2019 Planning Commission Staff Report (Attachment 1).

During deliberations, the Planning Commission directed the Applicant to revise the Project to address the specific items listed below. These comments resulted in the continuance of the public hearing to November 26, 2019 and again to the Special Meeting of December 17, 2019. On December 17, 2019, the Project was continued off-calendar to provide the applicant with additional time to revise the plans and address the Commission's comments

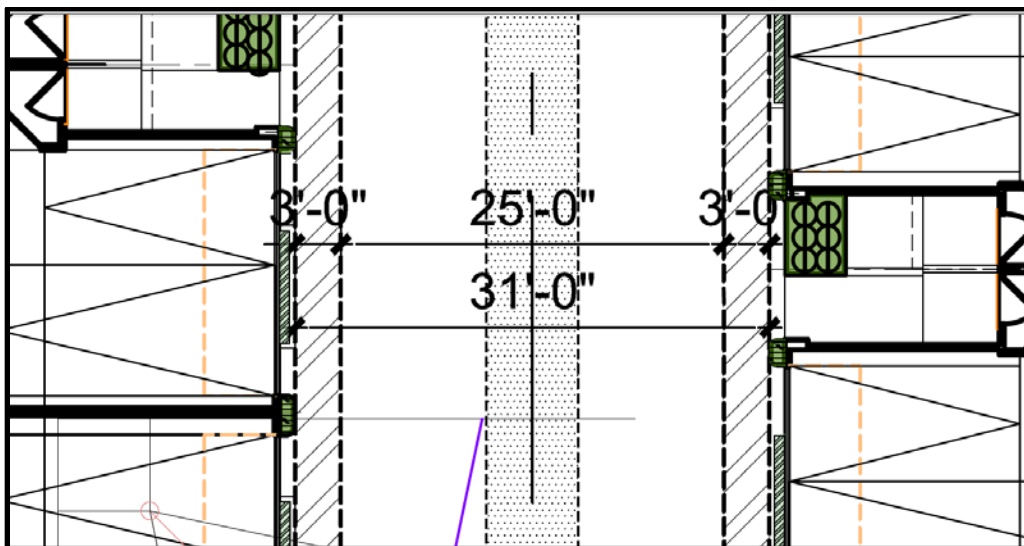
1. Provide suitable pedestrian connections and accessible pathways within the Project between the residences and on-site amenities, adjacent properties (including Mission Bell Plaza), and the public right-of-way;
2. Provide additional enhanced landscaping along the building facades facing interior drive aisles within the Project;
3. Swap the locations of the dog park and playground to provide better supervision of children from the adjacent recreation building; and
4. Provide additional off-street guest parking to serve the Project.

On January 14, 2020, the Applicant provided Staff with updated plans and detailed response to each of the Planning Commission comments (Attachment 2). The comments provided by the Planning Commission on October 21, 2019 are summarized below with a Staff response indicating how each comment has been addressed.

PLANNING COMMISSION COMMENTS AND RESPONSE

COMMENT 1: Provide suitable pedestrian connections and accessible pathways within the Project between the residences and on-site amenities, adjacent properties (including Mission Bell Plaza), and the public right-of-way.

The revised plans include three-foot wide stamped concrete walkways throughout the interior of the project, adjacent to the 25-foot wide drive aisle. These paths connect off-site to Mission Bell Plaza and existing sidewalks along Los Angeles Avenue. These pathways occur outside of the vehicle drive aisles and significantly improve pedestrian access and safety. Marked driveway crossings are provided at several locations. The revised plans also include a ribbon of permeable pavers along the middle of the drive aisle for additional enhancement. The updated access plan provides sufficient area for the required accessible pathways throughout the project, connecting the individual units with on-site amenities and access to the public right-of-way.

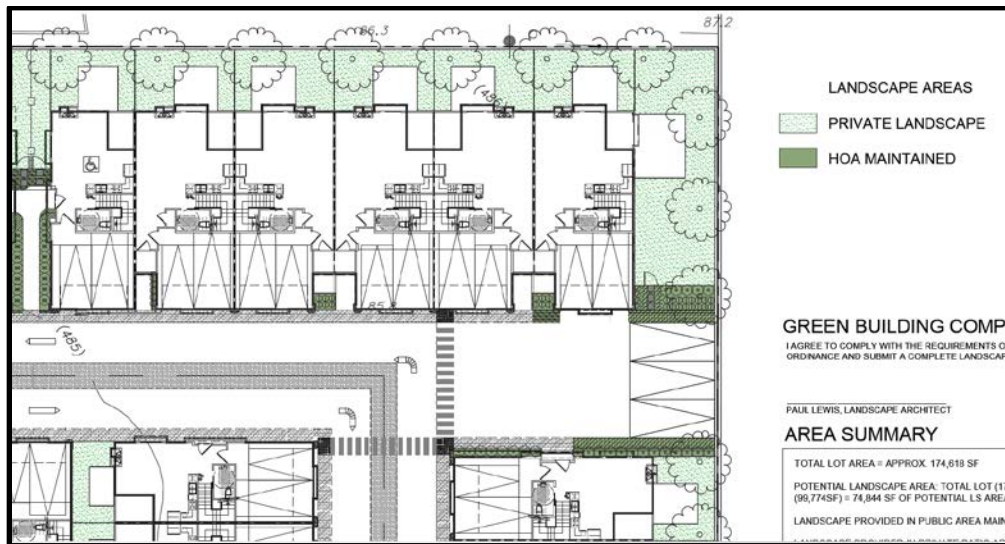


The revised plan includes accessible pathways provided outside of the required 25-foot wide drive aisle.

COMMENT 2: Provide additional enhanced landscaping along the building facades facing interior drive aisles within the Project.

The Applicant provided a revised landscape plan and elevations that include additional shrubs and vines on the corner of the units and in planters between units, along the driveway. In addition, the Applicant will be installing box planters on the second story patio railing. The additional landscaping provided will serve to soften the massing of the buildings along the drive aisle and make the community more attractive.

The Landscape Plan (Sheet L1.0) now distinguishes between landscaped areas that are proposed to be maintained by the individual homeowners versus the Homeowners Association (HOA). The perimeter trees proposed within yards along the west, north, and easterly property lines serve to screen the residential buildings from adjacent properties, which include existing single-family homes. The Applicant had previously explained that these trees were to be maintained by the HOA, however Sheet L1.0 identifies these as privately maintained. In order to maintain the integrity and uniformity of the screening of the proposed buildings from adjacent properties, Staff has included a condition of approval that requires the HOA to maintain the perimeter trees shown on L1.0 in perpetuity.



Sheet L1.0 identifying the perimeter trees as private landscaping. A proposed condition of approval will require perimeter trees to be maintained by the HOA.

COMMENT 3: Swap the locations of the Dog Park and playground to provide better supervision of children from the adjacent recreation building.

Per the Applicant, the dog park and playground are proposed to remain in the same location as previously proposed.

COMMENT 4: Provide additional off-street guest parking to serve the Project.

Per the Applicant, no additional off-street guest parking is proposed to be provided. The Project provides the number of off-street parking spaces required by the Municipal Code, as detailed in the table below:

Number of Parking Spaces Required for a 69 Multi-Family Residential Condominium Development	Spaces Required	Spaces Provided
2 spaces per unit	138	138
0.5 spaces per unit (for guest)	34.5	35
Total	172.5*	173

*Pursuant to City Code Section 17.32.030, fractional spaces of .5 or less are rounded down to the nearest whole number.

STAFF RECOMMENDATION

1. Open the public hearing, accept public testimony and close the public hearing;
2. Recommend adoption by the City Council of a Negative Declaration; and
3. Adopt Resolution No. PC-2020- _____ recommending to the City Council conditional approval of General Plan Amendment No. 2014-01, Zone Change No. 2014-01, Residential Planned Development No. 2014-02, Vesting Tentative Tract Map No. 5869, and Development Agreement No. 2014-03.

Attachment 1: Staff Report and Negative Declaration (October 22, 2019)

Attachment 2: Applicant Response to Planning Commission Comments (December 9, 2019)

Attachment 3: Updated Plans, submitted on January 14, 2020

Attachment 4: Draft Resolution No. PC-2020- _____ and Development Agreement