

330 Distel Circle – Affordable Housing Project City Council Meeting

Radha Hayagreev, Consulting Senior Planner



September 20, 2022

Project Team



City of Los Altos

- **Nick Zornes** – Development Services Director
- **Steve Golden** – Interim Planning Services Manager
- **Radha Hayagreev** – Consulting Senior Planner

Applicant / Project Sponsor Team

Developer

- **Welton Jordan and Steve Pratt** – EAH housing

Architect

- **Lily Ciammaichella, Jessica Musick, Kevin Aviles** – KTG architects

Environmental Consultants

(David J Powers & Associates)

- **Natalie Noyes**
- **Adam Garcia**
- **Transportation Consultant – Hexagon**



330 Distel - SB330 project

The proposal is an SB 330 project and with the intention to stay within the limit of total 5 public meetings

1. March 22, 2022 - Story Pole Exemption hearing
2. August 18, 2022 – Joint Planning Commission / Complete Streets Commission hearing - Design Review and Conditional Use Permit, Multi-modal Transportation Review
3. September 20, 2022 – *tonight* City Council Hearing



Project Overview – 330 Distel Circle

- General Plan Designation-
Thoroughfare Commercial (TC)
- Zoning – Commercial
Thoroughfare (CT)



Project Overview – 330 Distel Circle

- New multi-family residential development
- 0.87 acres at 330 Distel Circle
- 90 for –rent condominium units
- 88 units – 100 % affordable housing
- 2 units – Manager units at Market rate.
- 64' – 6" tall, five-story building
- First floor of amenities and parking
- Common open space in the rear



330 DISTEL CIRCLE



Housing Accountability Act

Because at least 20 percent of the units in the project would provide housing for households at or below 60 percent of Area Median Income, Per Government Code Section 65589.5 (d), the City cannot deny the project or approve it subject to conditions of approval that would make the project infeasible for housing at the levels of affordability proposed, unless one of the following findings can be made:

- 1. The City has met its RHNA targets for the current housing cycle at each of the affordability levels proposed for this project;*
- 2. Denial or the imposition a condition of approval that would have the effect of rendering the project infeasible for affordable housing is necessary to avoid a violation of state or federal law;*
- 3. The project site is located on land for agriculture or resource preservation and either: (1) the site lacks adequate water or wastewater facilities, or (2) the project site is surrounded on at least two sides by land used for agriculture or resource preservation;*
- 4. The project would have a specific, adverse, and unmitigable impact on public health or safety; or*
- 5. All the following are true: (1) the project is inconsistent with the zoning ordinance; (2) the project is inconsistent with the applicable general plan land use designation; (3) the City has a certified Housing Element; and (4) the project site is not identified in the Housing Element inventory or is proposed at a greater density than projected in the inventory.*



Design Review Permit (D22-0002) and Conditional Use Permit (CUP22-0001)

Multiple-Family Design Review (application D22-0002) and Conditional Use Permit (application CUP22-0001) with a Density Bonus and Development Incentives and Development Waivers for a 90-unit residential development at 330 Distel Circle per the findings and conditions contained in the resolution.



Affordable Housing project



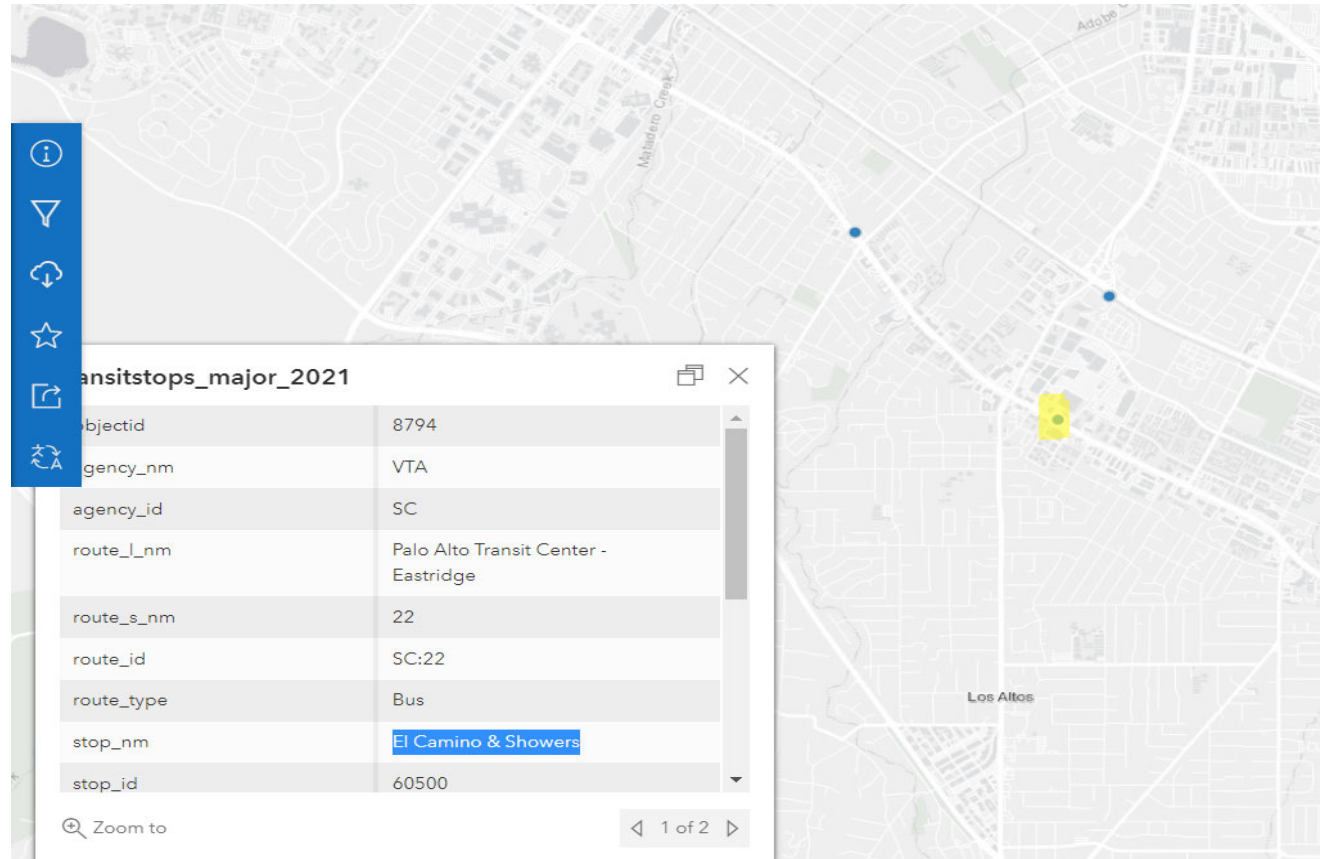
Density Bonus for Affordable housing within ½ mile of a major transit stop

The Density Bonus law definitions of **major transit stop** is:

The intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods;

El Camino and Showers drive has route 22, rapid 522 and route 40 at the frequency of service to qualify as major transit stop

MTC recognizes El Camino and Showers as a major transit stop



Source: <https://opendata.mtc.ca.gov/datasets/transit-stops-major-2021-1/explore?location=37.400347%2C-122.099160%2C13.78>



Density Bonus and Affordable Housing

Residential Projects that are:

- 100 percent affordable units
- Located within ½ mile of major transit stop

Are Eligible for:

- No maximum density
- No parking restriction
- Height exception of three stories or 33 feet
- Up to Four concessions

Project Density	
Lot Size	37,890 square feet, or 0.87 acres
General Plan	Thoroughfare Commercial (38 units per acre)
Zoning	Commercial Thoroughfare (38 units per acre)
Allowed Density	Base Density 33 units
Affordable Housing Requirement (LAMC)	(15%) 5 units
Affordable Housing Provided	88 units (31 Low income, 12 Very low income, 45 Extremely low income)
Eligible State Density Bonus	No density maximum (owing to affordable housing located within ½ mile of major transit stop)
Eligible Gross Density	46 units (if using 38.75% density bonus provisions)
Additional Density Bonus Units Proposed	44 units
Total Number Dwelling Units Proposed	90 units
Percent Density Bonus proposed	274%



BMR distribution – 330 Distel Circle

Unit Mix – 330 Distel		AMI				Unit Total	Unit Mix
	SQFT PU	30%	50%	60%	80%		
SRO/Efficiency	465	14	3	7	-	24	27%
1-BR	645	9	3	7	1	20	22%
2-BR	965	12	3	4	2	21	23%
3-BR	1140	10	3	7	3	23	26%
MGR	965					2	2%
Unit Total		45	12	25	6	90	100%
Affordability Dist.		50%	13%	28%	7%	100%	



Concessions

Per State Density Bonus Law and the Los Altos Density Bonus Ordinance (Chapter 12.28 LAMC, Article 2), projects providing 100 percent affordable units including total units and density bonus units, exclusive of manager’s units, are entitled to four development concessions

In addition, when located within ½ mile of major transit stop, the project is entitled to a building height increase up to 33 feet

	Standard (in CT zone)	Proposed	Concessions and Waivers
Front Setback LAMC 14.50.090	25ft	10ft	Concession - 1
Private Open Space LAMC 14.50.150	Not required for every unit, average 50 sq. Ft. shall be provided for the total number of dwelling units. For 90 units 4,500 sq. ft	25 sq. Ft. Average 2,550 sq. ft.	Concession - 2
Design Control 14.50.170 B (1) Building Massing and articulation. Upper Story Step-Back	Min 10ft from ground floor façade for stories above 45ft in height (top story)	No step back	Concession-3
Reduced Standards for Los Altos REACH codes for EV Ready charging points for affordable housing projects to meet reduced requirement which is 10% EV2 ready spaces of total of 9 spaces in total.	EV2 ready spaces – 9 EV1 ready spaces – 81	Meets affordable housing 10% EV2 ready spaces. (2019 code) Proposed EV2 ready - 9	Concession – 4



Waivers

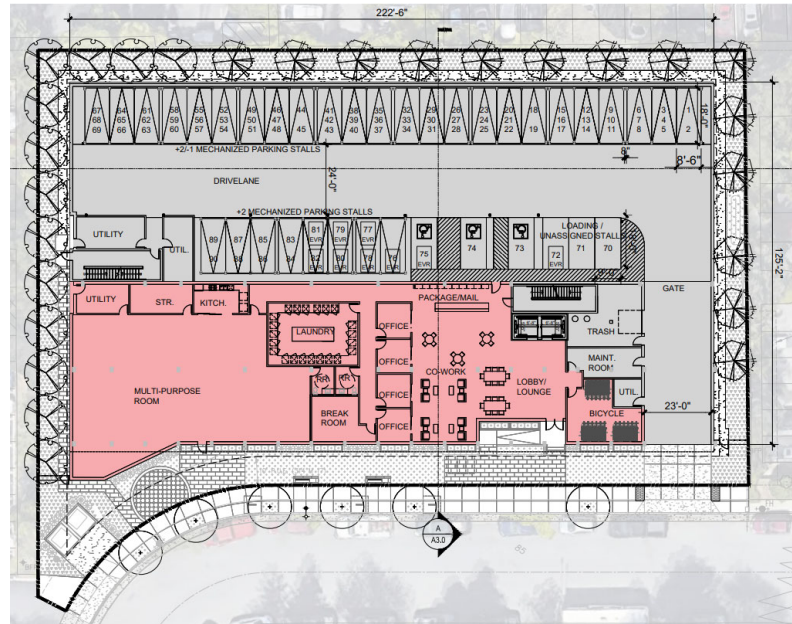
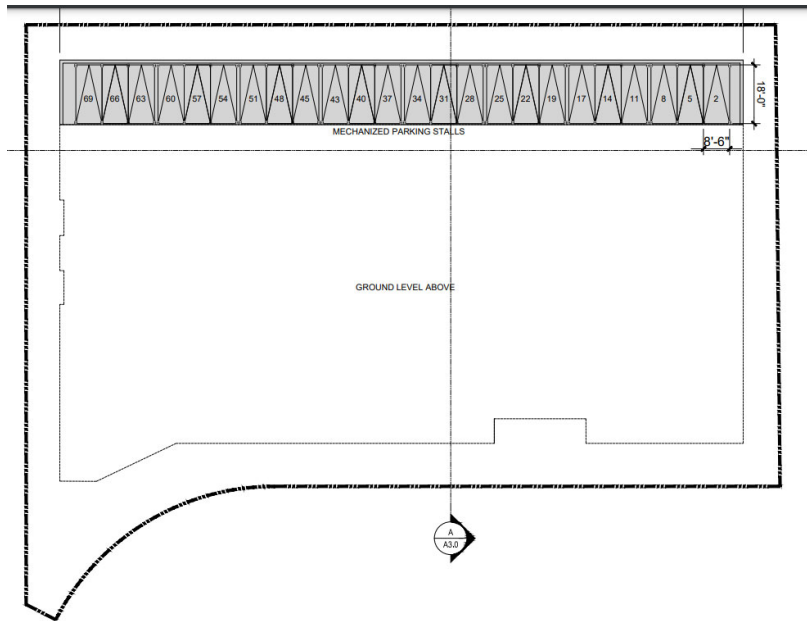
In addition to requesting concessions, density bonus projects are typically eligible for waivers of any development standards that would physically preclude the construction of a project with the density bonus and the incentives or concessions to which the development is entitled.

However, waivers are discretionary for this project.

	Standard (in CT zone)	Proposed	Waivers	
	Design Control 14.50.170 C (5) a. Building Design. Interior Courtyard.	Interior courtyard must be partially visible from the street and linked to the street by a clear accessible path of travel	Raised courtyard on level 2 not visible from the street. Access to courtyard and exit via stair.	Waiver-1
	Design Control 14.50.170 D (4) a. Materials. Materials Defining Building Elements.	For multistory elements, the base of the building shall be defined by a distinct material selected from among the following: stone, brick, concrete, CMU, or stucco (“base material”)	Wood serves as a distinct material	Waiver-2
	CT required conditions 14.50.060 C. 2. Access and screening of refuse collection	Every development will be required to provide suitable space on-site for solid waste separation, collection, storage and pick up and shall site these in locations that facilitate access, collection, and minimize any negative impact on persons occupying the development site, neighboring properties, or public right-of-way	Solid waste separation, collection and storage are on-site, but the pickup is proposed to be in the service staging area on the public right-of-way	Waiver-3



Parking

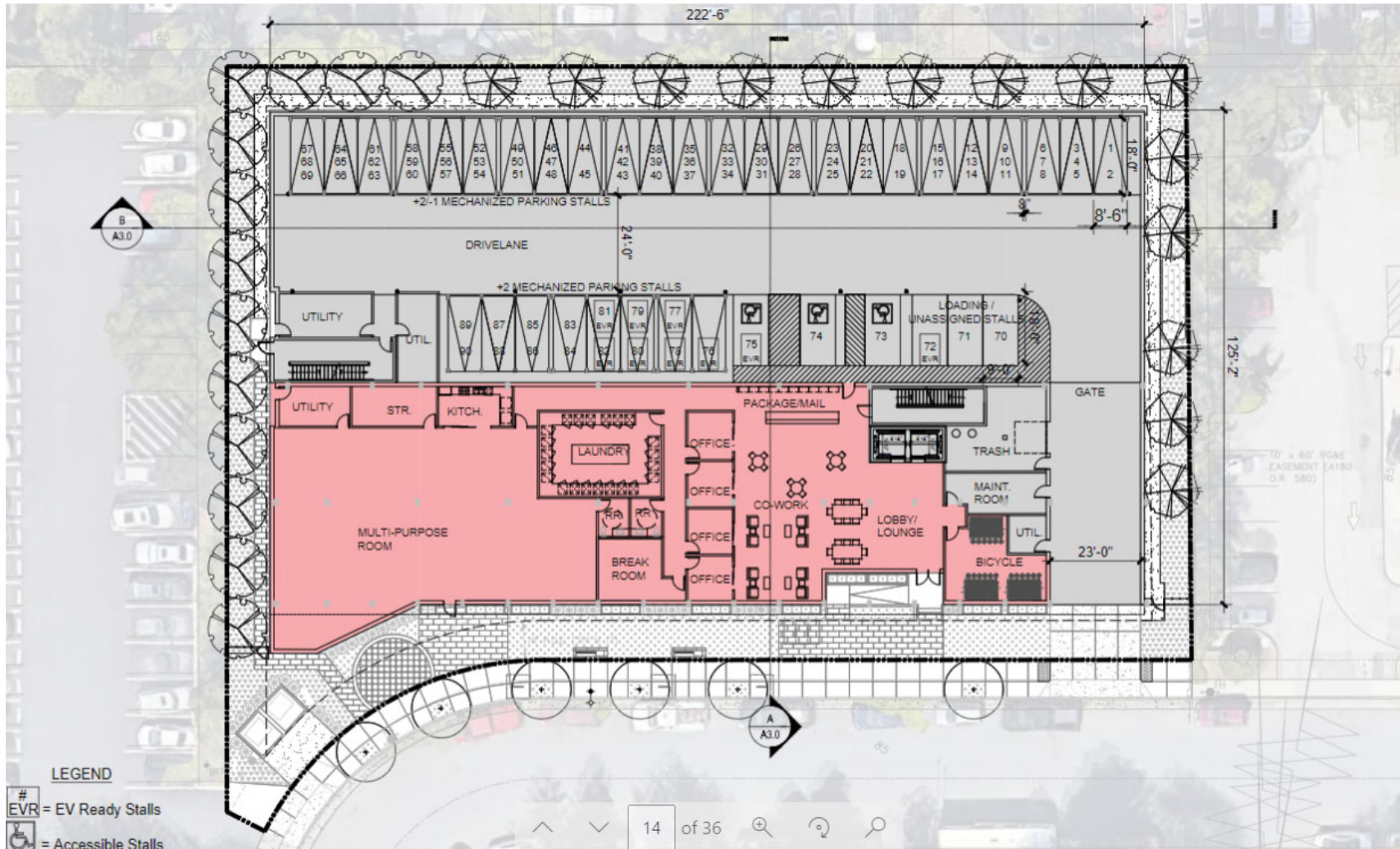


Density Bonus Parking Requirement = 0

Project Proposal = 87 parking spaces with 3 spaces designated for loading/unloading



Site Plan First Floor



Second floor



3D renderings

- Renewable Resource
- Reduced Carbon Footprint
- Faster Construction
- Less disruptive construction process
- Natural warm wood aesthetic



3D renderings



allow for:

- Reduced construction noise and disruption
- Minimal material waste
- Faster construction



Environmental Review (CEQA)

330 Distel Circle is categorically exempt from environmental review pursuant to Section 15332 (Class 32), Infill Exemption of the California Environmental Quality Act (CEQA) Guidelines



Findings

Design Review and Conditional Use Permit findings



Slide 20

RHO Merge findings slides and say the details are in attachmet 2

Qualifies Class 32 exempt

Radha Hayagreev, 2022-09-14T21:10:20.719

Staff Recommendation

Recommend to the City Council approval of Multiple-Family Design Review (application D22-0002) and Conditional Use Permit (application CUP22-0001) with a Density Bonus and Development Incentives and Development Waivers for a 90-unit residential development at 330 Distel Circle per the findings and conditions contained in the resolution.

Recommend to the City Council approval of Multi-modal transportation requirement for the proposed project based on the findings and analysis found in the agenda report and resolution attached.

Recommend the City Council consider the Project categorically exempt from environmental review pursuant to Section 15332 (Class 32), Infill Exemption of the California Environmental Quality Act (CEQA) Guidelines



Presentation by applicant

- Followed by Q/A

