



Planning Commission

Staff Report

March 23, 2022

Item 1

SUBJECT: **Site and Architectural Review 2022-16 and Density Bonus 2023-1** - Eden Housing/Mimosa Street Investors. - The applicant is requesting site and architectural approval for the construction of 100 multifamily apartment units within the West of Fairview Subdivision (Tentative Map 2005-1) and Specific Plan Area. The units will be affordable to low and very low income families. The project site is located on the corner of Avenida Cesar Chavez (formerly Union Road) and Mimosa Street in the Residential West Fairview Specific Plan (RWF/SP) Zoning Designation, further identified as San Benito County Assessor Parcel Number 075-860-046.

STAFF PLANNER: Eva Kelly, Interim Planning Manager (831) 636-4360
Erica Fraser, AICP, Senior Planner

ATTACHMENTS:

1. Resolution approving Site and Architectural Review 2022-16 for a new multi-family residential development with the project plans included as Exhibit A.
2. Resolution approving Density Bonus 2023-2.
3. Density Bonus Request Letter.

RECOMMENDATION: Approval with Conditions

PROJECT DESCRIPTION:

The Applicant is proposing to construct 100 affordable multi-family dwelling units on a 4.607 acre parcel located at the corner of Avenida Cesar Chavez and Mimosa Street in the West of Fairview Specific Plan Area. The parcel has a General Plan Land Use Designation of Medium Density Residential and is located in the West of Fairview (RWF) Zoning District. The project plans are included as Exhibit A of Attachment 1.

BACKGROUND:

The proposed project site is located within the West of Fairview Specific Plan Area. The West of Fairview (WOF) Specific Plan designated the proposed project site for 100 affordable multi-family housing. The following summarizes the history of the project site within the WOF Specific Plan

Area.

- 1989 - San Benito County receives applications for major subdivisions including for land within Hollister's Sphere of Influence which included the West of Fairview Road area.
- February 1990 – It was determined that a Specific Plan for the 300-acre West of Fairview Road area would be required with the County as the Lead Agency (the application for development was originally filed with the County).
- Fall of 1992 - The City becomes the Lead Agency for the West of Fairview Specific Plan because 1/3 of the project area was annexed by the City.
- February 17 and March 16, 1998 – The City of Hollister approved the West of Fairview Specific Plan, amendments to the Zoning Ordinance related to zoning of the properties within the Specific Plan Area and certified an Environmental Impact Report related to the Specific Plan and development of the Plan Area.
- October 10, 2000 – The City Council entered into a Development Agreement with Award Homes related to the construction of the Award Homes portion of the West of Fairview Specific Plan Area.
- May 6, 2002 – The Hollister City Council passes an urgency Ordinance suspending building permits related to water treatment capacity of the City.
- December 2004 – LAFCO approves annexation of 125 acres of Award Homes land and the Award Homes portion of West of Fairview is annexed to the City with a Stipulated Settlement Agreement.
- April 16, 2007 – The City Council certified the Award Homes Subdivision and Specific Plan Amendment Supplemental Final Environmental Impact Report (SCH # 2005111094) to increase the overall project density by increasing the acreage of medium and high-density residential development from 6 to 9.1 acres.
- June 27, 2007 – Resolution 2007-16 was adopted by the Planning Commission approving Tentative Map 2005-1 for the remaining undeveloped portion of the West of Fairview Specific Plan area for the subdivision of 125.9 acres into 517 individual lots, 60 garden homes on clustered lots (hereafter referred to as "cluster lots"), and 100 apartments on a single lot (the Eden Housing/Mimosa Street Investors project site).
- December 2010 – First Development Agreement expires.
- April 2, 2012- The City Council adopted Ordinance No. 1082 amending the Development

Agreement (First Amendment) at Award Homes request to extend the term of the Development Agreement by five years (the DA had expired), to place a recordation timeline for the final map for Phase I, and to revise the affordable housing component of the original Development Agreement.

- May 17, 2021 – The City Council adopted Ordinance No. 1201 amending the Development Agreement (Second Amendment) at Award Homes request to extend the term of the Development Agreement until May 1, 2027 and to require the construction of 100 apartments available for moderate income households on Lot 100 of the Tentative Map).

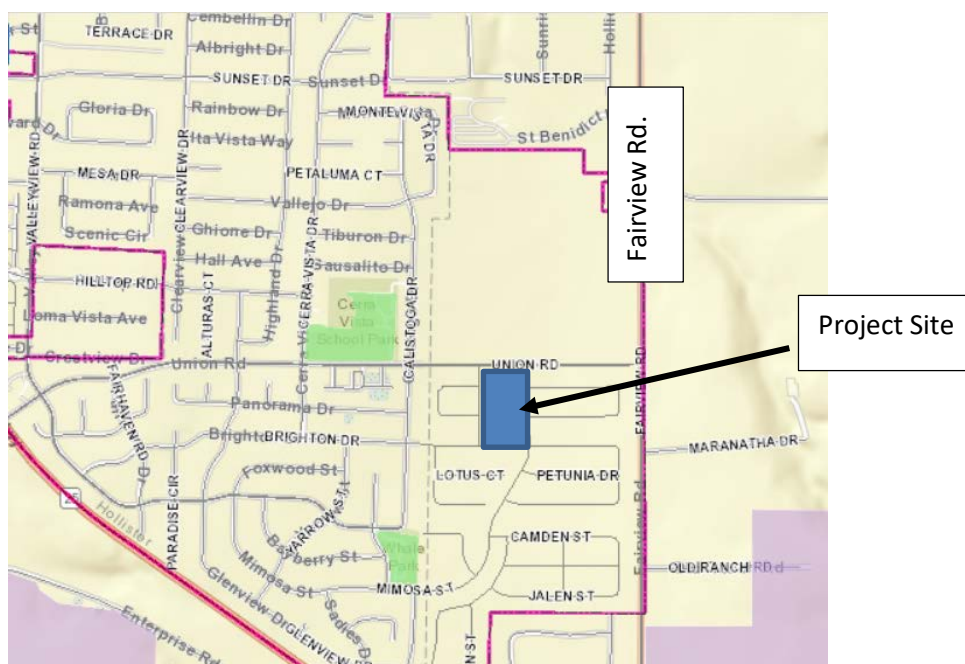
ANALYSIS:

Location

The proposed project is located on Lot 100 within the West of Fairview Specific Plan Area and on Tentative Map 2005-1. The site is bordered by Avenida Cesar Chavez to the North, Brighton Drive to the South, Hibiscus Street to the West, and Mimosa Street to the East. The site is currently vacant and is surrounded by single family residential dwelling on three sides and a vacant parcel designated for future single family residences to the north.

The location of the project site is shown below:

Figure 1: Project Site and the Surrounding Area



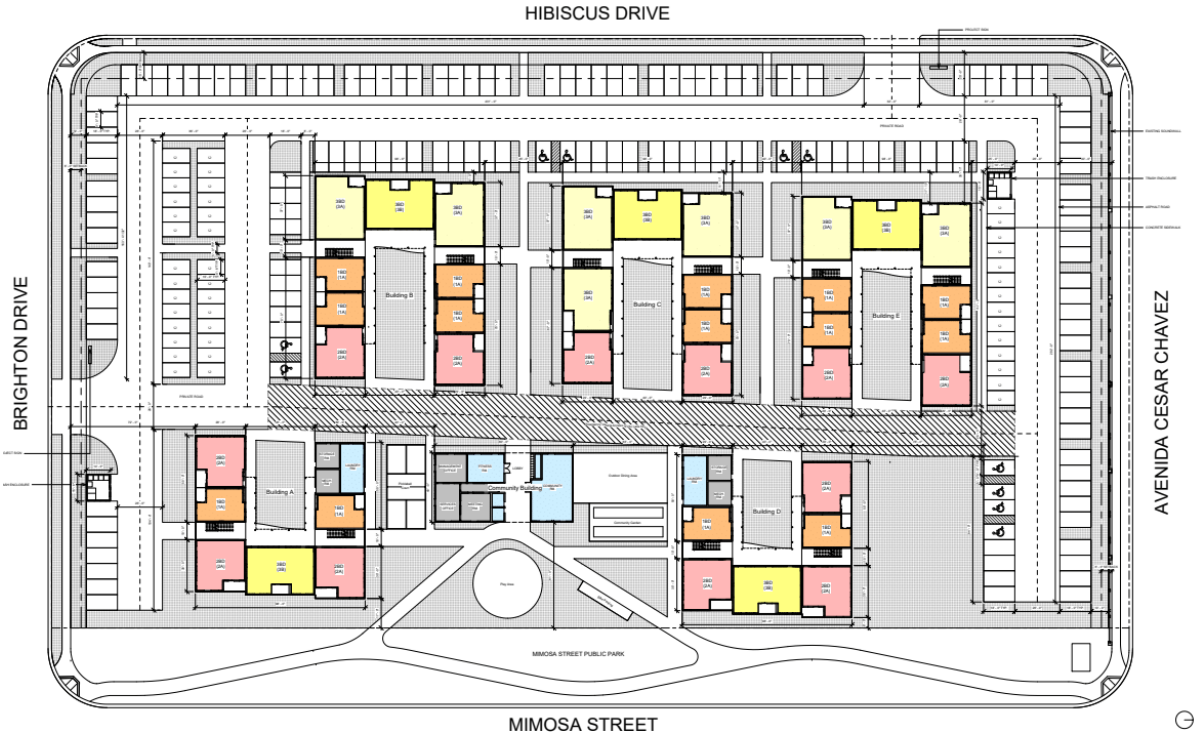
Site Plan (Sheet A-100):

The Applicant is proposing to construct 100 multi-family dwelling units in 5 buildings, a community building, play area, outdoor dining area, and a community garden on a 4.607-acre project site.

Parking for the residential development will be located adjacent to Avenida Cesar Chavez, Hibiscus Street, and Mimosa Street. Parking areas will be screened by landscaping on Avenida Cesar Chavez and Hibiscus Street and by an existing soundwall on Mimosa Street. Vehicular access to the site will be from Hibiscus and Brighton Drive.

At Mimosa Street, there is an approximately 45-foot-wide existing landscape/parkway (Mimosa Street Public Park) between the project site and the street. Additionally, the Applicant will be constructing a small playground area within their project site adjacent to the parkway.

Figure 2: Site Plan



The West of Fairview Specific Plan contains development standards that apply to multi-family housing. The following Table summarizes the requirements of the Specific Plan and the proposed development standards for the development.

Table1: Development Standards

Development Standard	Specific Plan	Proposed Project
Front Setback	15 feet	15 feet
Rear Setback	15 feet	6 feet to public open space
Side Yard Setbacks	6 feet	10 feet
Height	30 feet	30 and 35 feet
Lot Coverage	50 percent	23 percent

The proposed project is consistent with the requirements of the Specific Plan for front and side yard setbacks and lot coverage.

The Applicant has requested a Density Bonus which includes a waiver of the required rear setback and height limitation which is allowed pursuant to State Law (please refer to the Density Bonus Section of this Staff Report for more information). It should be noted however, that the height limit is consistent with the R3(Medium Density Residential) Zoning District which allows for a height limit of 35 feet. Additionally, although the Applicant is requesting a waiver of the rear setback, this waiver allows the Applicant to site the parking away from the Mimosa Street Park.

On-site circulation, access, parking design and other requirements have been reviewed by the City’s Development Review Committee (DRC) to ensure compliance with City, State, and Federal Regulations. Conditions of Approval related to compliance have also been included in the Project Conditions of Approval.

Architecture:

Elevations are located on Sheet A-200 of the project plans. Additionally, the Applicant has provided perspective drawings of the corner of Avenida Cesar Chavez and Hibiscus Drive (Sheet G-002), Avenida Cesar Chavez and Mimosa Street (Sheet G-003), Brighton Drive (Sheet G-004), an interior courtyard (Sheet G-005) and the corner of Brighton Drive and Hibiscus Drive (Sheet G-006).

Front Elevation (Hibiscus Drive)

Three buildings are visible from each street. The buildings will be set back from the street by approximately 90 feet and will be separated from the street by a parking lot and landscaping.

The buildings will be three stories and have a maximum height of 35 feet. The massing of each

building will be broken up by varying building step backs along this elevation (please refer to the Site Plan on Sheet A-100 where the step backs are more easily seen). The building is further articulated through the extensive use of windows, building materials, first floor patio, second and third floor balconies, and building breaks.

Each building seeks to activate the street through the inclusion of first floor patios and balconies on the second and third floors. Clear glass windows will be located on all floors. Exterior stairways which provide access to each floor will also be located so that they face the street promoting further activity along these elevations.

The first floor of the building will feature a base material. The first floor will be painted stucco with a raked finish. Above the first floor will be a stucco reveal which will separate the first floor from the smooth stucco materials on the second and third floor. Balcony railings will be constructed out of metal and a projecting window frame will be located around each window. An accent panel is located at each balcony. This accent panel is constructed out of cement fiber siding. Each building will have its own accent color.

Figure 3 – Front (West) Elevation - Hibiscus Drive



The West of Fairview Specific Plan contains several design requirements which apply to this project. The guidelines prohibit blank walls, and require a variety of materials and a variety of roof forms, articulation, and high-quality materials. The proposed project includes articulation, architectural treatments, varying roof forms and height, and complimentary exterior materials including a base, body and accent, as required by Policy 6.2.1 in the Specific Plan. The proposed project is attractively designed and created visual interest of the site through the proposed design, attractive materials, architectural details, orientation of the buildings which are adequately set back from the street, screening of unsightly uses, and the massing of the buildings as required by Policy 6.2.2. And the building includes step backs along each elevation, patios on the first floor, second and third floor balconies, architectural treatments, varying roof forms and height, and building breaks which break up and minimize the massing of the buildings as required Policy 6.2.4.

Additionally, the Applicant worked with Staff to ensure that the proposed project met the multi-family residential design standards the Planning Commission recently reviewed and recommended approval of (proposed Chapter 17.30, Residential Design Standards). The proposed design meets the requirements of these design standards because the buildings have been designed with windows, doors, and balconies which face and activate the street. The building includes articulation on all streets by utilizing step backs, a base material, varying roof forms and heights, complementary colors and materials, and variations in forms and massing.

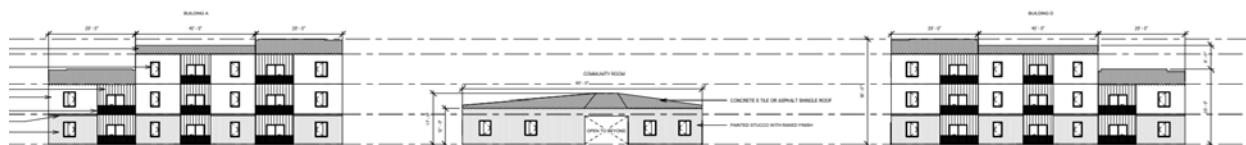
Rear (East) Elevation – Mimosa Street

Views of two of the residential buildings as well as the community building are visible from this elevation.

The community building will include the management and support offices for the development as well as a fitness and community space. The community building is one story (17 feet). The exterior of this building will be raked stucco to match the base material for each of the residential buildings. Roof materials will also match the residential building. Views of the community building will be partially blocked from the street by the play area, landscaping and the Mimosa Street Public Park.

Design, colors, and materials are the same as the front elevation. As previously discussed, the proposed design meets the requirements of the West of Fairview Specific Plan and the draft Residential Design Standards.

Figure 4: Rear (East) Elevation – Mimosa Street



Side (North) Elevation – Avenida Cesar Chavez

Buildings D and E are visible from this elevation. An approved and constructed soundwall is also located between the street and the development. Design, colors, and materials are the same as the front elevation. As previously discussed, the proposed design meets the requirements of the West of Fairview Specific Plan and the draft Residential Design Standards.

Side (South) Elevation – Brighton Drive

Buildings A and B are visible from this elevation. Building A is set back approximately 80 feet from the street and Building B is set back approximately 150 feet from the street. Views of these buildings will be partially blocked by the parking lot, street trees, and landscaping. An approved and constructed soundwall is also located between the street and the development. Design, colors, and materials are the same as the front elevation. As previously discussed, the proposed design meets the requirements of the West of Fairview Specific Plan and the draft Residential Design Standards.

Parking (Sheet PA2):

The West of Fairview Specific Plan requires two parking stalls per unit for the first four units and one and one-half stalls for each unit after the fourth. Based on this requirement, the residential development would be required to have 152 parking stalls. The proposed project is proposing to include 192 parking spaces which is 40 more parking stalls than is required for this site. The site includes a mixture of standard parking spaces (73% of all parking stalls), compact (22% of the total) and ADA designated spaces. Although not required by the Specific Plan, the Applicant is proposing to install a bicycle rack near the play lot and community building. The bicycle parking area can accommodate up to 40 bicycles. The proposed parking exceeds the requirements of the West of Fairview Specific Plan.

Landscaping (Sheets L1, L2 and L7):

An existing passive park with plant materials is located on Mimosa Street and frontage landscaping has also been installed on Avenida Cesar Chavez. The tree planting plan can be viewed on Sheet L1, the shrub and groundcover planting plan on Sheet L2, and the plant materials key is located on Sheet L7.

The West of Fairview Specific Plan does not contain landscape design requirements for this lot. Street trees are proposed to be installed approximately 30 feet on center around the site consistent with the Section 17.16.080(D) of the Zoning Ordinance and Policy 6.3.1 of the Specific Plan. The proposed street tree shown on the Landscape Plans is not included in the City's Approved Street Tree List. Staff has included Condition of Approval No. 24 which requires the Final Landscape Plans to show street trees selected from this list.

The Applicant is proposing a mixture of evergreen and deciduous trees to be planted throughout the parking lot and site which exceeds the total number of trees that are required to be planted by the Zoning Ordinance. As shown on Sheet L2, in addition to trees around the perimeter of the site, shrubs and groundcover will also be planted which will achieve a height adequate to provide an attractive buffer between the street and the parking lot.

Density Bonus:

The proposed project also includes a request for a Density Bonus. The proposed project is a 100 percent affordable housing development. In accordance with the State Density Bonus Law (Government Code Section 65915), the proposed project is eligible for a Density Bonus and waiver of development standards. The Applicant is requesting a waiver of the height and rear yard development standards. The Applicant has also requested a waiver of one of the requirements of the design standards, however, the standards have not been adopted at this time and therefore no waiver needs to be granted.

In accordance with the requirements of the State Density Bonus Law, this project is entitled to

the requested development standard waivers. State Law requires a City to approve a Density Bonus when the requirements of State Law are met.

General Plan Compliance:

The proposed project is a 100 percent affordable project that will provide necessary affordable housing for the City in accordance with Land Use and Community Design (LUCD) Policy LU 7.2. The location of this development within a planned residential development is consistent with LUCD Policies 7.1 and 7.5. As designed, the proposed building is well articulated, includes a variety of high-quality exterior materials, and includes architectural enhancements to ensure that the development is well designed and an attractive addition to the City as required by LUCD Goal LU11 and Policies LUCD 11.1 and 11.2 and Housing Element Goal H2 and Policies H2.1 and H2.2. Additionally, as conditioned, the project site will have attractive landscaping, an adequate landscape buffer, street trees and a variety of planting in accordance with LUCD Goal LU3 and Policy LU3.2.

West of Fairview Specific Plan Compliance:

The proposed project is consistent with the West of Fairview Specific Plan. The Specific Plan contains several design requirements which apply to this project. The guidelines prohibit blank walls, a variety of materials and a variety of room forms, articulation, and high-quality materials. As discussed under the architecture section of this Staff Report, the proposed buildings are well articulated, include building breaks and step backs to break up the massing of the building, shed and gable roofs, patios and balconies, and a variety of colors and materials.

The proposed project is consistent with the required parking, lot coverage, front and side setbacks for this property in the Specific Plan. With the approval of the Density Bonus (Attachment 2), the height and rear yard set back will be waived for this project.

California Environmental Quality Act:

The proposed project, a 100 unit multi-family development, is identified in the West of Fairview Specific Plan and is further discussed in the Development Agreement between the City and Award Homes. The proposed project is consistent with the project that was reviewed in the West of Fairview Specific Plan Environmental Impact Report (SCH # 1990031022) certified by the City Council on February 17, 1998 and a Supplemental Impact Report (SCH # 2005111094) certified by the City Council on April 16, 2007. The proposed project is required to comply with all applicable Mitigation Measures identified in both Environmental Impact Reports.

CONCLUSION:

The Applicant is proposing to construct a 100 unit multi-family development that will be available

to extremely low, very low and low income families and farmworkers. The proposed project meets the Goals and Policies of the General Plan and the Zoning Ordinance. Conditions of Approval have been included to ensure that the project will continue to comply with all Hollister regulations, will not impact the surrounding area, and will maintain an attractive site.

PLANNING COMMISSION OPTIONS:

The Planning Commission can choose one of the following options:

1. Adopt a Resolution approving S&A 2022-16, subject to the Conditions of Approval (Attachment 1) and a Resolution approving DB 2023-1 (Attachment 2);
2. Adopt a Resolution approving S&A 2022-4, with Conditions of Approval modified by the Planning Commission and a Resolution approving DB 2023-1;
3. Deny the Proposed Project; or
4. Continue the hearing and direct Staff to provide additional information or clarification.

Staff recommends the Planning Commission select Option 1 for this Item.

GENERAL INFORMATION

APPLICANT: Eden Housing
 22645 Grand Street
 Hayward, CA 94541

PROPERTY OWNER: Mimosa Street Investors, L.P.
 22645 Grand Street
 Hayward, CA 94541

LOCATION: Corner of Avenida Cesar Chavez and Mimosa Street

ASSESSOR PARCEL NUMBER: APN 057-860-0460

GENERAL PLAN DESIGNATION: Medium Density Residential

ZONING DISTRICT: RWF (West of Fairview Road)

SURROUNDING USES:

Location	Zoning Designation	General Plan Land Use	Current use of Property
Project Site	RWF	Medium Density Residential	Vacant
North	RWF	Medium Density Residential	Vacant
South	RWF	Medium Density Residential	Single Family Residential
East	RWF	Medium Density Residential	Single Family Residential
West	RWF	Medium Density Residential	Single Family Residential