



Timber Street Senior Housing

PLANNING COMMISSION MEETING: ITEM E.1

Staff: Mayank Patel, Associate Planner



AGENDA

1. Background
2. Project Proposal
3. Applicant Presentation
4. Staff Recommendation
5. Questions
6. Public Testimony
7. Deliberation & Action



Background

- The State Legislature has declared early attainment of a decent home and a satisfactory living environment for all Californians a high priority.
- Newark's updated Housing Element (5th Cycle) was adopted in May 2015 and has been certified by the California Department of Housing and Community Development (HCD) as meeting all state requirements.
- The Housing Element expresses the need to retain an economically balanced community with housing available to households of all income levels. To achieve this goal, some of the housing built within the city needs to be affordable to households with limited incomes.
- Council has committed over \$8 million towards increasing the affordable housing stock in the city.

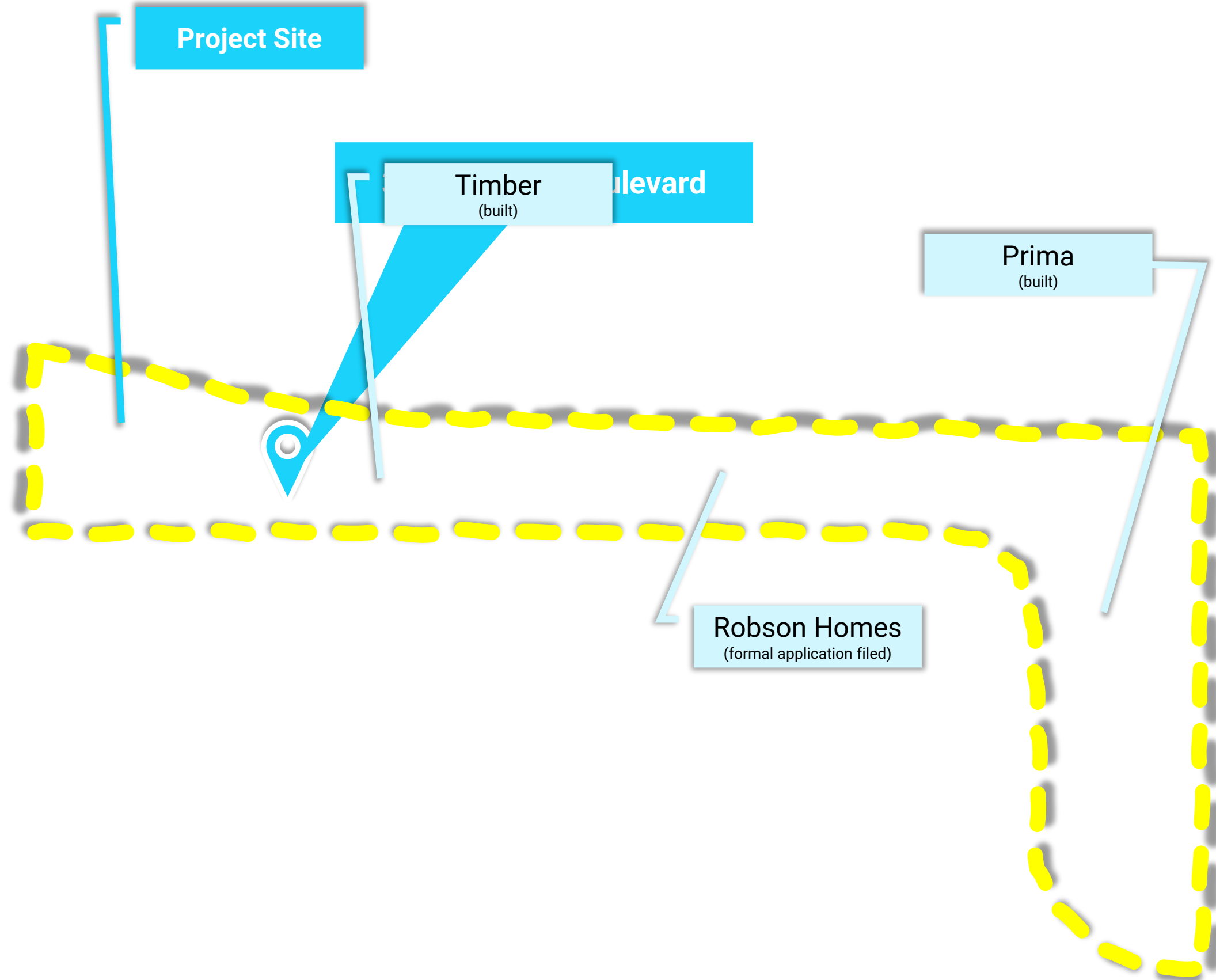


Project Location





Site Context





Project Proposal





Project Data

Development Standards (allowed/required)	RM District	RH District	Actual/Proposed	Density Bonus Law	
Density (du/ac acre)	14-22	25-60	80	34% Density Bonus	
Minimum Lot Size (sf)	6,000	6,000	43,104		
Minimum Lot Width (ft)	60	60	144+		
Minimum Lot Depth (ft)	100	100	217		
Minimum Frontage on Public Street (ft)	40	40	144		
Maximum Height (ft)	75	100	60		
Minimum Setback: Front (ft)	15	15	10	Incentive/Concession	
Minimum Setback: Interior Side (ft)	5	5	3	Incentive/Concession	
Minimum Setback: Street Facing Side (ft)	8	8	N/A		
Minimum Setback: Rear (ft)	10	10	2.5	Incentive/Concession	
Distance Between Main Structures (ft)	10	10	N/A		
Maximum Lot Coverage (percentage of lot size)	55	55	72	Waiver	
Minimum Landscape Area (percentage of lot size)	25	25	25	Waiver	
Minimum Open Space Per Unit (sf)	300	200	145	Waiver	
Minimum Parking (space per unit)	Resident	1	1	0.7	Incentive/Concession
	Guest	0.25	0.25	0.09	
Bicycle Parking (space per unit)	Long-Term	16	16	48	
	Short-Term	5	5	6	



Incentives / Concessions & Waivers

- An incentive/concession is defined as:
“A reduction in site development standards or a modification of zoning code or architectural design requirements, such as a reduction in setback or minimum square footage requirements; or approval of mixed-use zoning; or, other regulatory incentives or concessions which actually result in identifiable and actual cost reductions.”
- A waiver grants an *unlimited number of reductions* from the City’s development standards that would have the effect of physically precluding the construction of the development.



Project Applicant





Requested Entitlements

- **General Plan Amendment**
General Plan Amendment from Medium Density Residential to High Density Residential designation to allow for the development of the site with 79 residential units.
- **Rezoning**
Zoning Map Amendment from Residential Medium Density (RM) to Residential High Density (RH) to establish consistency with the General Plan Amendment.
- **Conditional Use Permit**
To allow a building height of more than 35 feet.
- **Design Review**
A requirement for all projects that are subject to a permit for new construction, reconstruction, rehabilitation, alteration, or other improvements to the exterior of a structure, site, or a parking area.



CEQA

California Environmental Quality Act (CEQA)

The City has prepared a Mitigated Negative Declaration (“MND”) for the Project. An MND is a statement by the City that the project will not have a significant effect on the environment if the project incorporates revisions (mitigation measures) identified during the environmental review.



CEQA

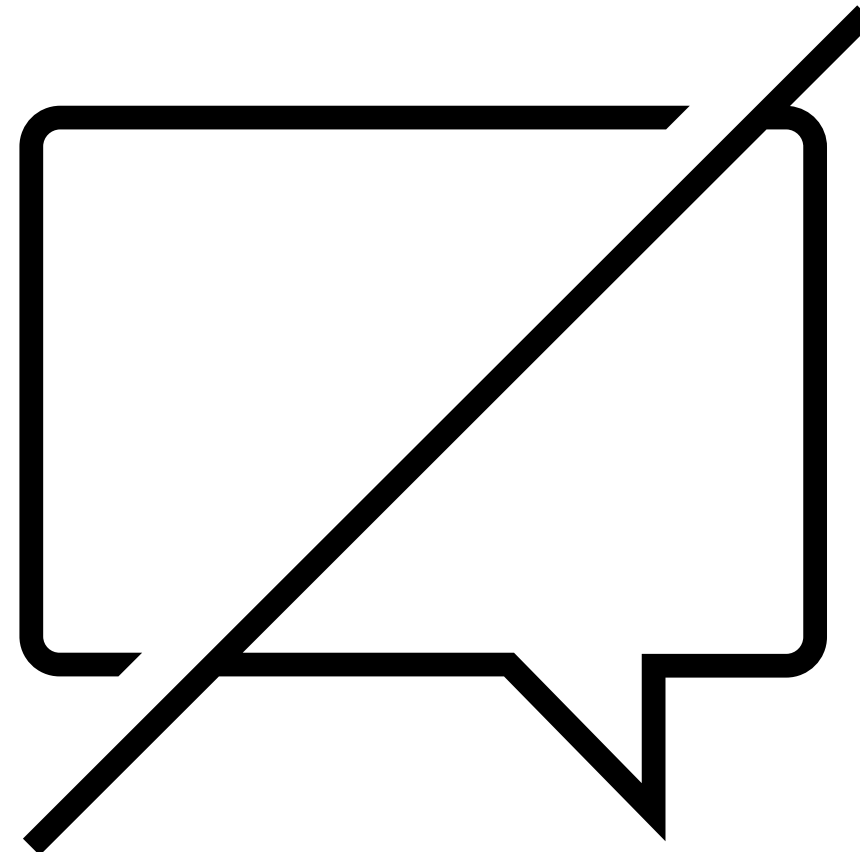
Environmental Factors Potentially Affected

Aesthetics	Agriculture and Forestry Resources	Air Quality
Biological Resources	Cultural Resources	Energy
Geology and Soils	Greenhouse Gas Emissions	Hazards and Hazardous Materials
Hydrology / Water Quality	Land Use/ Planning	Mineral Resources
Noise	Population / Housing	Public Services
Recreation	Transportation	Tribal Cultural Resources
Utilities / Service Systems	Wildfire	Mandatory Findings of Significance



Public Notice & Comments

- To date, no public comments received on the subject item.
- Staff is not aware of any public controversy with the proposed Project.





RECOMMENDATION

Recommend, by resolution, that the City Council approve the General Plan Amendment, Rezoning, Conditional Use Permit, and Design Review applications as well as adoption of the project MND.



Correction(s)

Revised Condition:

- d. The City and applicant shall enter into an affordable housing regulatory agreement and declaration of restrictive covenants, in a form acceptable to the City Attorney, that shall restrict all units to eligible individuals at income levels of 80-percent area median income or less and shall further restrict units at the very low-, low-, and moderate-income levels required by Resolution No. 10,184, Section 5, to fully mitigate the impact of residential projects on the need for affordable housing. The agreement shall be recorded prior to issuance of a building permit and shall include all requirements related to the density bonus and as required by [NMC §17.19.060](#).

Redlines:

- d. The City and applicant shall enter into an affordable housing regulatory agreement and declaration of restrictive covenants, in a form acceptable to the City Attorney, that shall ~~be recorded prior to issuance of a building permit. The agreement~~restrict all units to eligible individuals at income levels of 80-percent area median income or less and shall further restrict units at the very low-, low-, and moderate-income levels required by Resolution No. 10,184, Section 5, to fully mitigate the impact of residential projects on the need for affordable housing. The agreement shall be recorded prior to issuance of a building permit and shall include all requirements related to the density bonus and as required by [NMC §17.19.060](#).



QUESTIONS?