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Planning & Transportation Commission Staff Report

**From: Planning and Development Services Director
Lead Department: Planning and Development Services**

**Meeting Date: July 10, 2024
Report #: 2406-3159**

TITLE

PUBLIC HEARING / QUASI-JUDICIAL. Buena Vista Mobile Home Park Redevelopment/3980 El Camino Real (24PLN-00129): Recommendation on Applicant's Request for Approval of a Vesting Tentative Map to Allow for a Subdivision of a Single 4.5-acre Parcel into Two Parcels. The Subdivision Map Would Facilitate Redevelopment of Buena Vista Mobile Home Park with a 61-Unit Apartment Building on a 1.69-Acre Parcel and a 44-Unit Mobile Home Rehabilitation on a 2.81-acre parcel. Environmental Assessment: Exempt from the Provisions of the California Environmental Quality Act in Accordance with CEQA Guidelines Section 15332 (In-fill Development). Zoning District: RM-20 (Multi-Family Residential). For More Information Contact the Project Planner Claire Raybould at Claire.Raybould@cityofpaloalto.org.

RECOMMENDATION

Staff recommends the Planning and Transportation Commission (PTC) take the following action(s):

1. Consider the proposed CEQA exemption in accordance with CEQA Guidelines Section 15532 (in-fill), as documented in Attachment C.
2. Recommend approval of the Vesting Tentative Map to the City Council based on findings and subject to conditions of approval in the Draft Record of Land Use Action (RLUA) in Attachment B.

EXECUTIVE SUMMARY

The applicant requests approval of a Vesting Tentative Map to subdivide one 4.5-acre parcel located at 3980 El Camino Real into two parcels. Through a separate, Streamlined Housing Development Review Entitlement Process, the Santa Clara County Housing Authority proposes to redevelop one of the two parcels with a 100% affordable, 61-unit multi-family apartment building. On the second parcel, SCCHA proposes a 44-unit mobile home rehabilitation, which will be processed through the State Housing and Community Development (HCD) department. The subdivision facilitates financing for development of each of the resulting parcels.

BACKGROUND

Project Information

Owner:	Santa Clara County Housing Authority (SCCHA)
Architect:	Van Williams Meter Pollock (VMWP), Preeti Srinivasan
Representative:	Kris Adhikari, SCCHA
Legal Counsel:	Not Applicable

Property Information

Address:	3980 El Camino Real
Neighborhood:	Barron Park
Lot Dimensions & Area:	~681 (w) x ~338 (L), (4.5-acres)
Housing Inventory Site:	Not Applicable
Located w/in a Plume:	Not Applicable
Protected/Heritage Trees:	Protected trees, see discussion below
Historic Resource(s):	Not Historic (See Attachment C, Class 32 Exemption for historic analysis)
Existing Improvement(s):	79 residential units (30,414 sf); Single-story; constructed in 1970
Existing Land Use(s):	Mobile Home Park/RVs
Adjacent Land Uses & Zoning:	North: Single family residential (R-1) West: Multi-family Land Use (RM-30 Zoning) East: Commercial Land Use (CS Zoning); lot will be split such that RM-20 will be adjacent to the new apartment parcel South: Multi-family Land Use (PC 2930 Zoning)
Special Setbacks:	Not Applicable

Aerial View of Property:



Source: Google Satellite Maps

Land Use Designation & Applicable Plans/Guidelines

Comp. Plan Designation: Multi-family Residential

Zoning Designation: Low Density Multi-family Residential (RM-20)

	Yes		Yes		Yes
Baylands Master Plan/Guidelines (2008/2005)	<input type="checkbox"/>	El Camino Real Guidelines (1976)	<input type="checkbox"/>	Housing Development Project	<input checked="" type="checkbox"/>
Downtown Urban Design Guidelines (1993)	<input type="checkbox"/>	South El Camino Real Guidelines (2002)	<input type="checkbox"/>	Utilizes Chapter 18.24 - Objective Standards	<input checked="" type="checkbox"/>
Individual Review Guidelines (2005)	<input type="checkbox"/>	Within 150 feet of Residential Use or District	<input checked="" type="checkbox"/>	Context-Based Design Criteria applicable	<input type="checkbox"/>
SOFA Phase 1 (2000)	<input type="checkbox"/>	Within Airport Influence Area	<input type="checkbox"/>		<input type="checkbox"/>
SOFA Phase 2 (2003)	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>

Prior City Reviews & Action

City Council: None

PTC: None

HRB: None

ARB: None

There have been no other hearings at this time related to the Vesting Tentative Map application. However, there have been two study sessions and a formal hearing with Council to consider the related actions. Specifically, Council held a study session on March 4, 2024 to provide feedback on the proposed streamlined housing development review application and modifications to the existing regulatory agreement for the site. The ARB also held a study session on May 2, 2024 to provide feedback on the proposed design of the apartment building.

SCCHA and staff considered the input from Council, the ARB, and the public from these study sessions and incorporated changes to the design and prepared the revised regulatory agreements accordingly. On June 18, 2024 Council held a formal hearing to provide input on the detailed modifications to the regulatory agreement as well as the final streamlined housing development review design. Council continued the project to a date certain of August 5, 2024 for a final decision. Following the PTC's review of the Vesting Tentative Map application, the PTC's recommendation will be forwarded to Council for a final decision.

PROJECT DESCRIPTION

On April 30, 2024, SCCHA submitted an application for a Vesting Tentative Map to subdivide the existing parcel into two parcels (24PLN-00129). Under the existing Regulatory Agreement, the property must maintain, at minimum, 100 affordable units. However, the existing spacing of mobile homes does not meet current state rules regarding spacing and setbacks. The

introduction of an apartment building allows the property to both maintain the minimum number of affordable units, while allowing enough space to retain 44 mobile homes.

The tentative map subdivides the existing parcel to allow separate financing for the 61 apartments and 44 mobile homes. The total development, between the apartment building and mobile home units, would be 105 units; 40% of units will be provided at a rate affordable to households earning 30% of Area Median Income (AMI), 40% of the units would be provided at a rate affordable to households earning 50% AMI and the remaining 20% would be provided at a rate affordable to households earning 80% AMI.

Requested Entitlements, Findings and Purview

The following discretionary application is being requested and is subject to PTC purview:

- **Vesting Tentative Map:** The process for evaluating this type of application is set forth in Title 21 of the Palo Alto Municipal Code (PAMC) and California Government Code 66474. The process for approval of a Vesting Tentative Map for a condominium subdivision is outlined in PAMC Sections 21.12.010 and 21.13.020. Vesting Tentative maps require PTC review. The PTC reviews whether the amended subdivision is consistent with the Subdivision Map Act (in particular, Government Code 66474), Title 21 of the Palo Alto Municipal Code, the Palo Alto Comprehensive Plan, and other applicable provisions of the Palo Alto Municipal Code and State Law. The PTC's recommendation is forwarded to the City Council for final approval.

ANALYSIS

The proposed project and relevant discussion and findings herein reflect the Vesting Tentative Map. Council will consider the proposed site improvements and amendments to the existing regulatory agreement along with this subdivision. The proposed map includes vacation of easements that would no longer be relevant to the parcels and dedication of new public utility easements and a public access easement associated with the new site improvements.

Neighborhood Setting and Character

The project is located along Los Robles Avenue. Surrounding uses are primarily residential, with single-family uses to the north, multi-family uses to the south and west, and commercial uses to the east along El Camino Real.

Consistency with the Comprehensive Plan, Area Plans and Guidelines

The proposed Vesting Tentative Map is consistent with the Comprehensive Plan, in that the site is designated primarily as "Multifamily" land use category and will be developed as a multifamily development on that portion of the site. The map facilitates the redevelopment of a parcel within the City's urban service area which is consistent Policy L-1.2 of the Comprehensive Plan. The associated development to be constructed on the lot would add new residential units that contribute to the housing inventory including two affordable housing units, consistent with Goal 2 of the Housing Element, which states "assist in the provision of safe, attainable, and sustainable housing, especially affordable housing, to meet the needs of all

economic segments of the community.” Consistencies with other Comprehensive Plan policies are included in Attachment B of this report.

Zoning Compliance

The site is zoned primarily as RM-20 (multi-family residential). The proposed multi-family development is a permitted use within the RM-20 Zone. The size of the parcel would not change and is consistent with code requirements for the RM-20 Zone District, which has a minimum lot size of 8,500 sf and minimum dimensions of 70 feet in width by 100 feet in depth. Staff finds that the proposed Vesting Tentative Map complies with these code requirements for parcels.

FISCAL/RESOURCE IMPACT

In June 2016, Council authorized the expenditure of \$14.5 million in City affordable housing funds to support the Housing Authority’s potential acquisition of the Buena Vista Mobile Home Park for deed restricted affordable housing. The money was utilized to acquire the site in 2017.

The redeveloped Buena Vista Community will have two separate development budgets: one for the mobile home park and one for the proposed apartments. With the State’s award of nearly \$25 million in Manufactured Housing Opportunity and Revitalization funds, the mobile home park is fully funded. The Housing Authority is continuing to work on the financing plan and funding applications for the apartment building and intends to apply for Preservation and Reinvestment Initiative for Community Enhancement funds and tax credits by August 2024. SCCHA also intend to apply for tax credits at the end of August 2024. No additional funding is requested from the City at this time. The formal application is a cost recovery project and the SCCHA has paid the required deposit fee in accordance with the municipal fee schedule for processing of this application.

STAKEHOLDER ENGAGEMENT

The Palo Alto Municipal Code requires notice of this public hearing to be published in a local paper and mailed to owners and occupants of property within 600 feet of the subject property at least ten days in advance. Notice of a public hearing for this project was published in the Daily Post on June 28, 2024, which is 13 days in advance of the meeting. Postcard mailing occurred on June 26, 2024.

As of the writing of this report, no project-related, public comments were received related to the Vesting Tentative Map. Comments received on the proposed Streamlined Housing Review application are outlined in the Council staff report.

ENVIRONMENTAL REVIEW

The City, acting as the lead agency, determined that the project is exempt from CEQA in accordance with CEQA Guidelines Section 15332, which exempts in-fill development projects on sites of five acres or less. The documentation to support the exemption is included in

Attachment C. The CEQA analysis assesses the whole of the action, including the subdivision and redevelopment of both parcels.

The County Housing Authority is also seeking federal funding from the Department of Housing and Urban Development (HUD); therefore, HUD will serve as the lead agency under the National Environmental Policy Act. The City will serve as the responsible entity preparing the Environmental Analysis (EA) in accordance with federal regulations.

ALTERNATIVE ACTIONS

In addition to the recommended action, the Planning and Transportation Commission may:

1. Approve the project with modified findings or conditions;
2. Continue the project to a date (un)certain; or
3. Recommend project denial based on revised findings

ATTACHMENTS

Attachment A: Location Map

Attachment B: Draft Record of Land Use Action

Attachment C: Vesting Tentative Map and Environmental Analysis

AUTHOR/TITLE:

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