TO: HONORABLE CITY COUNCIL
FROM: CITY MANAGER
DATE: NOVEMBER 13, 2006
CMR: 408:06
DEPARTMENT: PLANNING AND COMMUNITY ENVIRONMENT

SUBJECT: 3270 W BAYSHORE ROAD [06PLN-00000-00149]: REQUEST BY WEST BAYSHORE ASSOCIATES ON BEHALF OF CLASSIC COMMUNITIES, INC. FOR APPROVAL OF A VESTING TENTATIVE SUBDIVISION MAP FOR A PROPOSED 96-UNIT RESIDENTIAL CONDOMINIUM PROJECT. ENVIRONMENTAL ASSESSMENT: AN INITIAL STUDY HAS BEEN COMPLETED AND A NEGATIVE DECLARATION HAS BEEN APPROVED FOR THIS PROJECT IN ACCORDANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) REQUIREMENTS. ZONE DISTRICT: RESEARCH, OFFICE AND LIMITED MANUFACTURING (ROLM).

RECOMMENDATION
Staff and the Planning and Transportation Commission (Commission) recommend that the City Council approve the proposed Vesting Tentative Parcel Map, in order to merge two parcels (approx. 6.5 acres) and create 96 condominium units at 3270 West Bayshore Road for the purpose of constructing previously approved residential buildings, based upon findings and conditions contained within the draft Record of Land Use Action (Attachment A).

BACKGROUND
Background information related to the approved development project and proposed map are included within the draft Record of Land Use Action (Attachment A). The project to develop 96 for-sale condominium units at 3270 West Bayshore Road was initially received by the City on September 6, 2005. It received a recommendation of approval by the Architecture Review Board on March 16, 2006, and was approved by Council on June 19, 2006.

The action by the Council to approve the Vesting Tentative Map is necessary prior to Final Map approval and issuance of Building Permits. The only decision point for this item is the approval of the Vesting Tentative Map as presented. The site design and architecture were previously approved by Council on June 19, 2006.
DISCUSSION
The Vesting Tentative Map drawings, provided as Attachment E, contain all information and notations required to be shown on a Vesting Tentative Parcel Map (per PAMC Sections 21.12), and conforming to the design requirements concerning the creation of lots, streets, walkways, and similar features (PAMC 21.20). The map also conforms to the previously approved site plan, which was approved by Council on June 19, 2006. The attached Planning & Transportation Commission staff report (Attachment B) addresses the map’s consistency and compliance with the City’s Comprehensive Plan & Subdivision ordinance.

BOARD/COMMISSION REVIEW AND RECOMMENDATIONS
On October 25, 2006, the Planning and Transportation Commission (Commission) conducted a public hearing on the project, recommended (6-0-0-1) that the City Council approve the Vesting Tentative Parcel Map as submitted and requested a correction to the draft Record of Land Use Action. The draft Commission minutes and corrected draft Record of Land Use Action are attached to this report (Attachment C and A, respectively). Two members of the public spoke during the public hearing regarding the project’s Below Market Rate (BMR) program, and staff clarified that the Council had approved a BMR letter agreement for this project during the appeal hearing on June 19, 2006.

RESOURCE IMPACT
There will be an economic impact on the City from the proposed 96 unit residential condominium project at 3270 West Bayshore Road. The current parcels, which contain warehouses that have been empty for some time, will generate incremental revenues for the City.

Based on the anticipated number and type of housing units, occupied square feet, and current projections of home sale prices (naturally, these will be dependent on the housing market at time of sale), the following range of General Fund incremental, annual revenues are projected:

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<thead>
<tr>
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<th>Low</th>
<th>High</th>
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<tbody>
<tr>
<td>Property taxes</td>
<td>$81,000</td>
<td>$103,000</td>
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<tr>
<td>Sales taxes</td>
<td>18,000</td>
<td>22,000</td>
</tr>
<tr>
<td>UUT</td>
<td>23,000</td>
<td>29,000</td>
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Ongoing estimated revenues: $122,000 - $154,000

In addition to ongoing revenues, the General Fund is expected to receive the following one-time revenues:

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<tbody>
<tr>
<td>Documentary Transfer taxes</td>
<td>$313,000</td>
<td>$390,000</td>
</tr>
<tr>
<td>Impact fees</td>
<td>581,000</td>
<td>581,000</td>
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One-Time estimated revenues: $894,000 - $971,000

The City will realize additional one-time documentary transfer taxes if the current property owner sells the parcels to the developer. At this time, staff does not have knowledge of the timing and value of this transaction (if it occurs).
The developer of this project will allocate 10 of the 96 units as Below Market Rate (BMR) units. The BMR requirement for the 96 unit project is 19. Consequently, the developer will be paying approximately $4.5 million to the City in In-Lieu BMR fees.

ENVIRONMENTAL REVIEW
A Negative Declaration, which reviewed the environmental issues related to both the development and the subsequent map, as required by the California Environmental Quality Act (CEQA), was circulated for a 20-day public review period from December 14, 2005 to January 12, 2006 and was adopted by Council on June 19, 2006. A copy of the environmental document is provided in Attachment D.

PREPARED BY: ________________________________
PAUL MENNEGA
Associate Planner

DEPARTMENT HEAD REVIEW: ________________________________
STEVE EMSLIE
Director of Planning and Community Environment

CITY MANAGER APPROVAL: ________________________________
EMILY HARRISON
Assistant City Manager

ATTACHMENTS
A. Draft Record of Land Use Action
B. Planning & Transportation Commission Staff Report, October 25, 2006 (w/o attachments)
C. Excerpt of the Draft Planning & Transportation Commission Minutes, October 25, 2006
D. Negative Declaration
E. Vesting Tentative Map Plan Set (Council only)

COURTESY COPIES:
Scott Ward, Classic Communities Inc.
West Bayshore Associates
James Baer, Premier Properties Management
Stephany McGraw, Midtown Resident’s Association
Smita Joshi, Palo Verde Resident’s Association
Susan Fineberg, Local Resident
Peter Gilli, Deputy Zoning Administrator, City of Mountain View
Gregory Frank, Monta Loma Neighborhood Association