

Townhomes at Main Street & Garfield Avenue
Bonanni Development
April 2022

Summary of Proposal

The proposed project is located at 19002 and 19006 Holly Lane (APNs 159-281-01, 02,03,04,05). The property is owned by Mountainview Properties and Bonanni Development. Bonanni Development is the applicant and developer of the property. The property is a flat, triangular shaped site bounded by Garfield Avenue, Main Street, and Holly Lane. The site area is 2.11 acres gross (1.80 acres net) and is currently unimproved aside from an existing one-story building at the northwest corner occupied by De Guelle Glass. There are four abandon oil wells on the property. In addition to the glass shop, the site is currently used by a local car dealership as a storage lot for cars. Surrounding land uses include a series of two-story apartment buildings across Holly Lane to the west, three-story detached homes across Garfield to the north and two-story condominium units across Main Street. The project proposes to demolish the building, cap the wells, and provide 35 three-story townhomes, along with parking, landscape, and common use amenities.

The property is located within the Holly-Seacliff Specific Plan (HSSP) and is currently designated as Commercial. The property has been zoned commercial since the HSSP was adopted in 1992. No commercial development has occurred on the site since that time. The site presents challenges for any type of development. The site's small size, triangular shape coupled with a 20-foot-wide utility easement that traverses the middle of the property poses a significant challenge particularly for commercial development. The applicant, Bonanni Development, is requesting a Land Use Plan Amendment and a zone change to Residential Medium Density. Changing the land use from commercial to residential will facilitate development of the site and convert a blighted property to a productive use providing much-needed housing to the city's inventory.

Entitlement Request

The applicant is proposing to amend the existing General Plan designation from CN-sp to RM-sp and to amend the existing zoning designation within the HSSP from Commercial to Residential Medium Density (RM) to allow development of up to 15 dwelling units per acre. Fifteen percent of the project's homes will be affordable as required the HSSP. The applicant is requesting a density bonus pursuant the California Density Bonus Law. The site supports 35 units under the RM zoning by utilizing the 10% density bonus (16.5 du/ac) allowed when 15% affordable units are provided. In accordance with the state density bonus law, the applicant is requesting a waiver of the development standard requiring a fifteen-foot building setback along Holly Street (10 feet is proposed) and a waiver from the requirement for 20 feet of separation between buildings (15 feet is proposed).

The applicant is also requesting a Conditional Use Permit (CUP) for development of the 35 residential units as well as for a six-foot high masonry wall to be constructed at the back of the fifteen-foot landscape setback along Main Street and Garfield Avenue. The CUP is also being requested to allow a six-foot high wall and a 43-inch-high wall within the front yard setback to separate the patios on the townhomes facing Holly Lane. A Tentative Tract Map is being submitted to consolidate twelve existing lots into a single 1.8 net acre lot for the development of 35 townhomes. The project's architectural design will be submitted to the Design Review Board pursuant to Chapter 244 of the HBZSO prior to consideration by the Planning Commission.

The Project

The project consists of 35 three-story for-sale attached row townhomes. There are eleven two-bedroom units and twenty-four three-bedroom units. The townhomes range in size from 1,290 to 1,865 square feet. Each townhome has an attached two car garage with direct access to the unit. Twelve guest parking spaces including one handicapped space and one EV charging station space are dispersed throughout the project. Vehicular access to the site is provided by a single drive aisle accessed from Holly Lane. Common open space meeting the requirements of the HBZSO is concentrated in two primary areas – one in the cluster of townhomes along Main Street and the other on the Garfield side of the project. Private open space is provided by a ground level patio, deck and/or a roof deck. To enhance the livability of the townhomes, the project proposes to provide private open space exceeding the HSSP requirements.

The project complies with the city's Design Guidelines for multi-family projects, including providing articulated massing, coordinated fenestration, enhanced paving at entries, and walkways linking dwellings, common areas, and sidewalks. The architecture reflects a contemporary design with architectural features such as balconies and awnings that create variation in the building plane as well as variation in the color scheme for each building elevation. The project design proposes the use of durable high quality building materials including brick, exterior cement plaster and fiber cement siding. The architecture and building materials will be subject to review by the city's Design Review Board.

Affordable Housing Incentives

The project reserves 15% of the 35 units for homebuyers meeting the city's moderate-income qualifications as required in the HSSP and utilizes the incentives afforded in the state density bonus law. Fifteen percent of 32 units (the base density permitted on the site) is 5 units. Accordingly, the applicant is proposing to construct five for sale units on site.

Of the five affordable units provided in the project, three units will be two-bedroom unit types and two units will be three-bedroom unit types. The project utilizes the by-right parking reduction provided in the state density bonus law. However, additional onsite parking which exceeds the state density bonus law (2.3 spaces per unit) is provided. The project complies with the 16.5 du/acres allowed with the bonus.

As stated earlier, the applicant is seeking a waiver to reduce the front building setback along Holly Lane from 15 feet to 10 feet. A ten-foot setback on Holly Lane is consistent with the front setback for the medium density apartments directly across the street from the project. Without the waiver the project

would lose six units. The applicant is also requesting a waiver of the development standard in the HSSP requiring 20 feet of separation between buildings (15 feet is proposed). There are two locations in the project where adhering to the 20-foot building separation would result in the loss of one townhome in the project. Losing a unit will result in higher per unit costs for the remaining units and adversely affects the ability of the developer to provide affordable units.