

W Steele Lane Apartments

1650 W Steele Lane

January 19th, 2023

Conor McKay, Senior Planner
Planning and Economic Development

This project includes a request for Minor Design Review approval for the construction of a 36-unit, three-story apartment complex; additionally, the project includes a request for Minor Conditional Use Permit (CUP) approval for a Supplemental Density Bonus.

- Three one-bedroom units available to Very Low-Income households
- One three-bedroom unit available to Very Low-Income households
- 15 market rate units allowed by base density
- 9 market rate units allowed per State Density Bonus
- 8 market rate units allowed per Supplemental Density Bonus

The Director has approved a State Density Bonus application for the project, allowing the project to increase the unit count by 35% beyond the base density. The request for Supplemental Density Bonus (Minor CUP) would allow the project to increase the number of units by an additional 65%, achieving a total of a 100% increase beyond the base density (36 units total).

The project is eligible for three waivers pursuant to State Density Bonus law.

Building Setbacks — side yard (east property line) setback reduced from 10' to 5'

Maximum Building Height — increase from 35' to 45'

Required Parking Spaces — decrease from 52 spaces to 36 spaces

Neighborhood Meeting – January 15, 2020

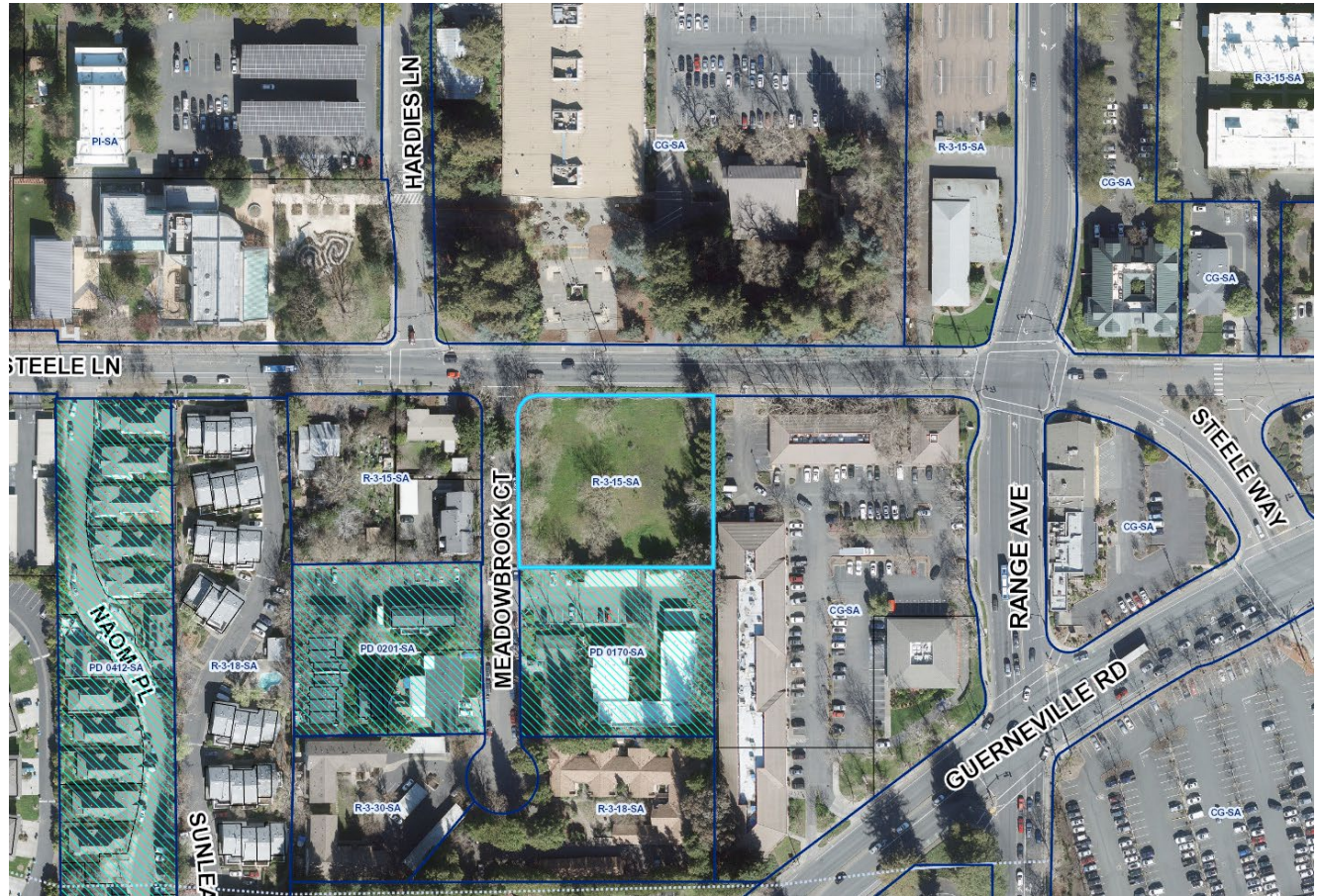
Concept Design Review – March 5, 2020



Neighborhood Context



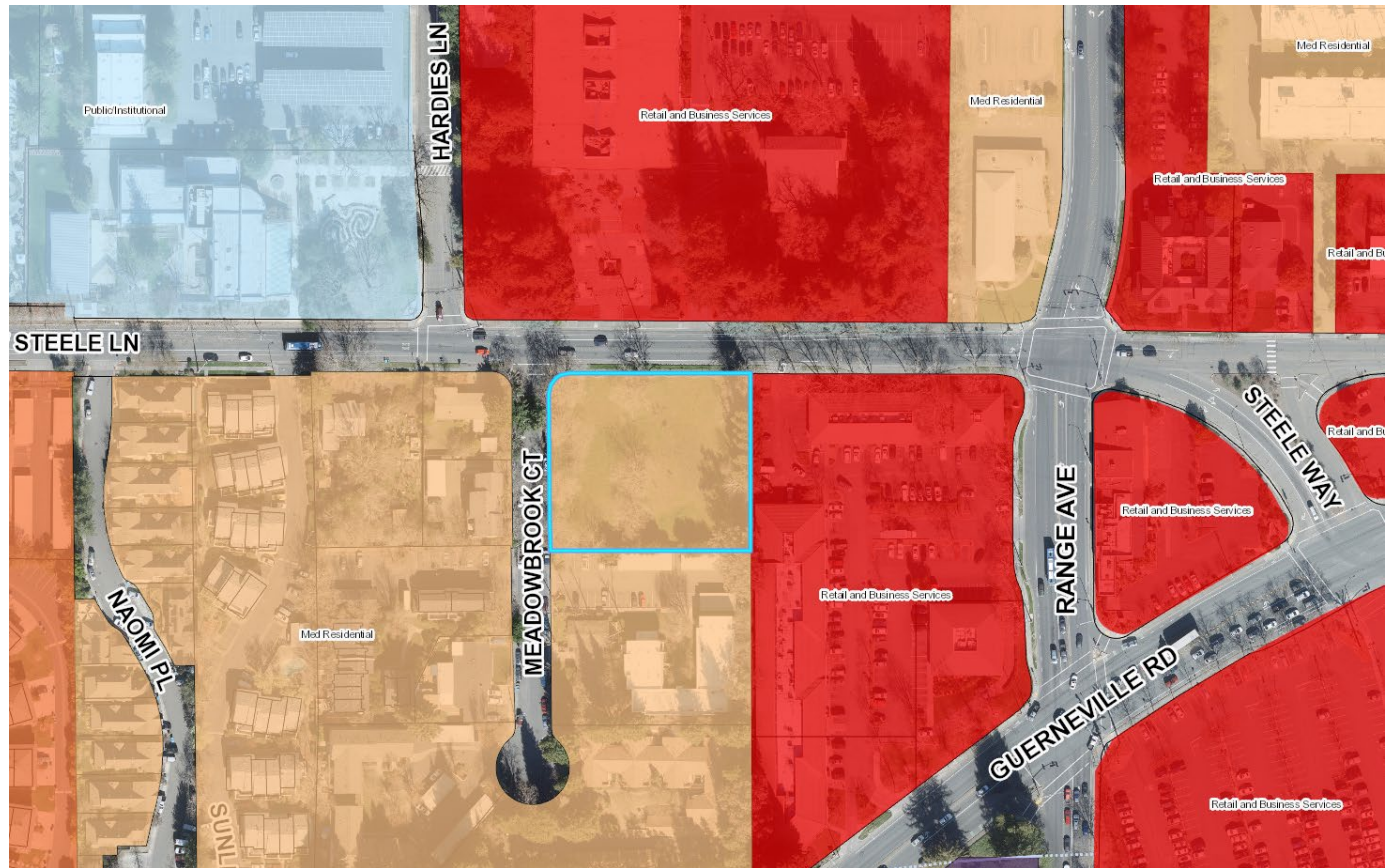
North Station Priority Development Area



General Plan Land Use Designation (GPLU): Medium Density Residential

Site: 0.98 acres

Max Base Density
per GPLU:
18 units per acre





Elevations







Rendering – From Steele Ln & Hardies Ln



Rendering – From Meadowbrook Ct



Rendering – Courtyard



Environmental Review

California Environmental Quality Act (CEQA)

An Environmental Impact Report (EIR) was prepared with the adoption of the North Station Area Specific Plan.

An Addendum to this EIR was prepared pursuant to CEQA Guidelines Section 15164, which concludes that the proposed Project would not cause new or substantial increases in severity of significant environmental effects.

Technical Studies:

- Air Quality and Greenhouse Gas Emission Assessment

- Noise Impact Analysis

- Geotechnical Investigation

- Biological Evaluation

- Traffic Analysis

- Cultural Resources Study

Required Findings — Minor Conditional Use Permit (Supplemental Density Bonus)

1. The design and layout of the proposed development is of superior quality, and is consistent with the General Plan, any applicable specific plan, applicable Zoning Code standards and requirements, the City's Design Guidelines, architectural criteria for special areas, and other applicable City requirements (e.g., City policy statements and development plans);
2. The design is appropriate for the use and location of the proposed development and achieves the goals, review criteria and findings for approval as set forth in the framework of Design Review (Design Guidelines, Introduction, subsection C);
3. The design and layout of the proposed development will not interfere with the use and enjoyment of neighboring existing or future developments;
4. The architectural design of the proposed development is compatible with the character of the surrounding neighborhood;
5. The design of the proposed development will provide a desirable environment for its occupants, visiting public, and its neighbors through the appropriate use of materials, texture, and color, and would remain aesthetically appealing and be appropriately maintained;
6. The proposed development will not be detrimental to the public health, safety, or welfare or materially injurious to the properties or improvements in the vicinity; and
7. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA).

Required Findings – Minor Design Review

1. The design and layout of the proposed development is of superior quality, and is consistent with the General Plan, any applicable specific plan, applicable Zoning Code standards and requirements, the City's Design Guidelines, architectural criteria for special areas, and other applicable City requirements (e.g., City policy statements and development plans);
2. The design is appropriate for the use and location of the proposed development and achieves the goals, review criteria and findings for approval as set forth in the framework of Design Review (Design Guidelines, Introduction, subsection C);
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6. The proposed development will not be detrimental to the public health, safety, or welfare or materially injurious to the properties or improvements in the vicinity; and
7. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA).

- Comments received:
 - Electricity-powered parking structure during power outage
 - Design is not compatible with surrounding area
 - Density is too high
 - Increased traffic and high speed limit on W Steele
 - Increased issues related to traffic violations and crime
 - Residential development during prolonged drought
 - Insufficient Parking

Recommendation

It is recommended by the Planning and Economic Development Department that the Zoning Administrator approve Minor Design Review and a Minor Conditional Use Permit to allow the construction of a 36-unit apartment complex at 1650 W Steele Lane.

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