

NILES MIXED-USE DEVELOPMENT – 37899 NILES BOULEVARD – PLN2014-00338

Findings and Conditions Approved by City Council 3/3/2015

-- Updated 3/18/2015

Conditions Added After Planning Commission Hearing

B-7. Building Height Reduction (Three-stories to Two-Stories). The building heights of the two rows of units closest to the adjacent existing single-family homes on 3rd Street shall be reduced from 35 feet to no greater than 28 feet. A total of 12 units shall be reduced from three-stories to two-stories and no greater than 28 feet in height, which shall include the two end units adjacent to "New Street" within each of Lots 6, 12, 13, 14, 15, and 16, as identified in Vesting Tentative Tract Map No. 8205 and the diagram attached herewith. [see attachment image at bottom]

[Note: The underlined addition to this Condition was missing from the EXHIBIT "G" Appendix 3: Findings and Conditions of Approval for PLN2014-00338 that was included in the "Green Sheet" packet on 3/17/15 at the second Reading. We were notified on 3/18/15 that it had been corrected.]

B-8. Limited Application of Metal Paneling. The applicant shall work with staff to reduce the application of the metal paneling proposed for the townhomes.

B-9. Eliminate Upper Floor Windows Facing Adjoining Neighborhood. Upper windows located at the southwesterly end of the townhomes rows directly facing the adjacent single-family neighborhood shall be eliminated, with the exception of clerestory or small obscured glass windows for the units closest to and facing the adjacent single-family neighborhood.

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B-25. Protective Fence/Landscape Barrier. A protective barrier, such as a low open fence, hedge, or other landscape treatment, shall be installed along the north side of the proposed linear park to provide a safety buffer from the railroad corridor.

B-26. Historical Importance Signage. Signage on-site shall be installed on-site at appropriate location approved by the Community Development Department to describe the site's historical importance in the development of the local community.

B-27. Early Construction of Good Neighbor Masonry Wall. A good neighbor pre-cast masonry wall along the project boundary shared with the existing single-family neighborhood to the southwest shall be installed and completed at the start of the development in the first phase.

B-28. Optimize Guest Parking. The applicant shall work with the Community Development Department on the possibility of dispersing guest parking spaces within the internal street system for the townhomes.

-- Attachment 3 to Ordinance No. XX-2015

Staff Report Concerning Conditions Not Added

While the applicant is indifferent to the recommendation of closing off the connection to Chase Court and installing a turnaround on Niles Boulevard adjacent to the underpass into Niles, staff does not support these two recommended conditions, and has not included them with the rest of the conditions of approval, for the following reasons:

1. Connectivity to Chase Court (and Third Street). The General Plan includes goals and policies that support connectivity and the current condition of Chase Court as a stubbed street likely anticipated a future connection to Niles Boulevard. If a through connection is not provided, the design of Street "A" would not meet the City's General Plan policies for connectivity, the Fire Department's policy for emergency vehicle

access (EVA) or neighborhood egress by providing two standard street connections for a project of more than 60 residential units (i.e., one standard street connection and one exclusive EVA would not meet the City's policies).

2. Turnaround on Niles Boulevard. Staff has analyzed the feasibility of providing a turnaround on Niles Boulevard fronting the project site adjacent to the underpass, such as a hammerhead turnaround. While a hammerhead may be accommodated, introducing a turnaround at this location is not recommended as it would be unsafe and inconsistent with City policies of allowing vehicles to back into a public street (in this case, Niles Boulevard) to make a U-turn. An alternative design of providing a traffic circle would be safer but would require considerably more space and significantly impacts the project design.

--- STAFF REPORT (ID # 2277)

Conditions Added in City Council's Motion to Approve

B-29 The applicant shall work with Community Development Department to reduce the overall project density and to modify and refine the site plan to provide additional on-site parking.

B-30 The applicant shall work with the Public Works Department to include a northbound left-turn pocket lane on Niles Boulevard at the new intersection of Street A and Niles Boulevard if the Public Works Department determines that adequate right-of-way will accommodate a left-turn pocket lane (companion Condition H17 of VTTM No. 8205).

-- March 17, 2015 "Green Sheet" Additions to March 3, 2015 Appendix 3: Findings and Conditions
[Note: These Conditions were also in the EXHIBIT "G" Appendix 3: Findings and Conditions of Approval for PLN2014-00338 that was included in the "Green Sheet" packet.]

Attachment to Condition B7

