



STUDY SESSION

Agenda Item # 3

AGENDA REPORT SUMMARY

Meeting Date: January 16, 2018

Subject: 4846/4856 El Camino Real

Prepared by: Jon Biggs, Community Development Director

Approved by: Chris Jordan, City Manager

Attachment(s):

1. Conceptual Project Plans
2. Day Rendering
3. Night Rendering
4. Project Comparison
5. Project Data Sheets

Initiated by:

Applicant, Luxone LLC

Fiscal Impact:

Undetermined

Environmental Review:

Undetermined

Policy Question(s) for Council and Commission Consideration:

- For the proposed multi-family residential project:
 - Is the Council priority of proactively reviewing opportunities to expand affordable housing better served by a 38-unit or 49-unit multi-family residential project at the subject site on the El Camino Real?
 - For the 49-unit project, should more affordable units be provided to support the requested number of density bonus units?

Summary:

- The applicant, Luxone LLC, is in the early stages of developing plans for a multi-family residential project at 4846/4856 El Camino Real, site of the Mohr Clock Building. Applicant is seeking guidance from the City Council and Planning Commission on whether to bring forward a 38-unit project or 49-unit project. The 49-unit project, which will be required to provide affordable or below market rate (BMR) units based on the City's inclusionary regulations, will also in theory provide more affordable units by design because the units will generally be smaller than those in the 38-unit project. The applicant will be seeking density bonus approvals along with incentives and waivers for each project.

Staff Recommendation:

Staff recommends that the City Council and Planning Commission consider the proposed project and provide feedback to the applicant regarding the policy questions raised in this report



Subject: 4846/4856 El Camino Real

Purpose

The Study Session is to provide the City Council and the Planning Commission an opportunity to learn about and discuss the proposed multi-family residential project and provide guidance and feedback to staff and the applicant.

Background

The applicant, Luxone LLC, owns the properties at 4846/4856 El Camino Real (Mohr Clock Site), which is .725 acres (31,576 square feet) in size. The applicant has approached the City and has requested a Study Session with the City Council to review and provide guidance on submittal of a 38-unit or 49-unit residential project.

The subject site is an interior lot with a land use designation and a CT (Commercial Thoroughfare) zoning designation. Each of the proposed buildings will have five stories with underground parking, accessed from the El Camino Real, and a roof top deck.

With use permit approval, multi-family residential projects are allowed in the CT zone district. The projects will provide 79 and 83 on-site parking spaces respectively and will be arranged in tandem and mechanical lift combinations. The plans submitted for this study session include conceptual floor plans for each level along with the underground parking and roof top deck. The packet also includes birds eye massing models of each project and front elevation renderings.

The applicant has also provided their breakdown on the number of affordable housing units that will be provided with each project and the incentives and waivers that will be sought. This information is included in Attachment 5, the project data sheets.

The following table provides a comparison between the square footage of each building, proposed setbacks and the number of parking spaces provided along with the unit type and number.



Subject: 4846/4856 El Camino Real

PROJECT COMPARISON

	38 Unit Building	49 Unit Building
Building Area		
Garage	24,544 SF	24,544 SF
Floor 1	17,339 SF	17,473 SF
Floor 2	16,289 SF	17,577 SF
Floor 3	16,869 SF	18,157 SF
Floor 4	15,258 SF	16,635 SF
Floor 5	15,294 SF	16,672 SF
Total Above Ground Area	81,049 SF	86,514 SF
Floor Area Ratio	2.56	2.74
Setbacks		
Front	24'-2" min.	24'-2" min.
Side	8'-0" min.	8'-0" min.
Rear		
at Garage	32'-4"	20'-0"
at Floor 1	40'	40'
at Floor 2	54'-5"	40'
at Floor 3	54'-5"	40'
at Floor 4	80'	60'
at Floor 5	80'	60'
Unit Types		
1 Bedroom Units	2	8
2 Bedroom Units	21	30
3 Bedroom Units	15	11
Parking		
Total Parking Spaces	79	83
Below Market Rate		
Total	5	8
Square Footage	5400	8200

Discussion/Analysis

City staff has met with representatives of Luxone LLC and determined that a joint Study Session with the City Council and the Planning Commission would provide them with an opportunity for the City's decision makers to learn about this project while it is still in its earliest stages and provide some input to the development team. The applicant team is seeking higher level feedback from the Council and Commission and guidance on the following is requested:

- Is the Council priority of proactively reviewing opportunities to expand affordable housing better served by a 38-unit or 49-unit multi-family residential project at the subject site on the El Camino Real?



Subject: 4846/4856 El Camino Real

- For the 49-unit project, should more affordable units be provided to support the requested number of density bonus units?

As to the second question, the underlying density limit of the site, 38 dwelling units to the acre (dua), would allow up to 27 residential units on the property. To achieve a project with 38 units, a 40.74% density bonus is needed ($27 + 40.74\% = 38$) and to achieve a 49 unit project an 81.48% density bonus is needed ($27 + 81.48\% = 49$). A density bonus above the 35% listed in the City's density bonus regulations can be granted; however, to achieve a 35% density bonus, a certain percentage of BMR units is required, depending on the affordable unit type – the second question seeks guidance on whether the percentage of BMR units should increase as the density bonus needed to achieve the proposed unit counts in each project increases. In short, should applicant be required to provide more affordable units in return for getting more market rate density bonus units.

Based on the feedback provided, staff will continue to work with the applicant as the type and design of the project is further developed and refined.

Recommendation

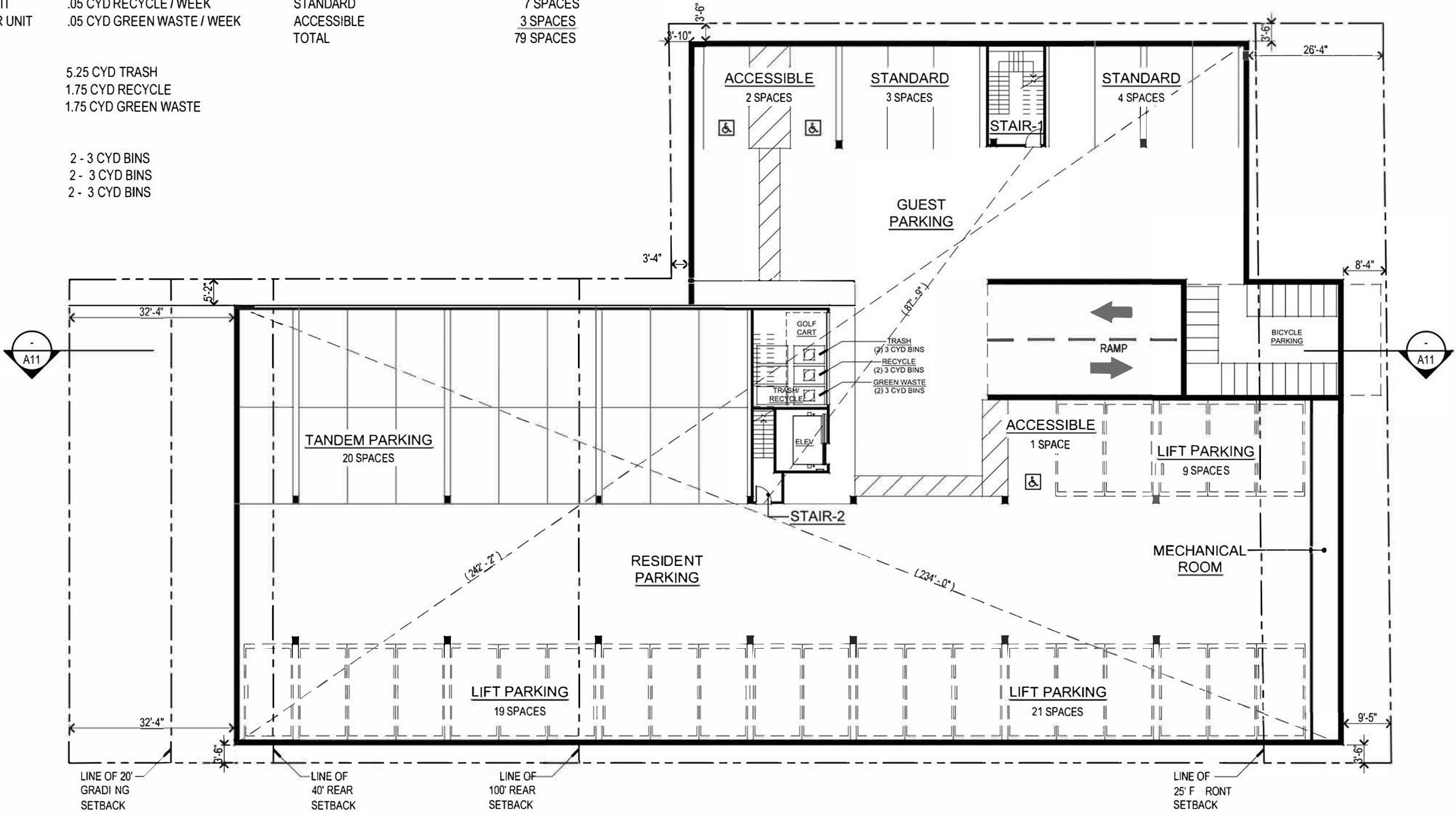
Staff recommends the City Council and Planning Commission consider the proposed project, provide feedback to the development team and guidance to the staff.

TRASH MANAGEMENT PLAN

TOTAL RESIDENTIAL UNITS	35 UNITS
PROJECTED TRASH VOLUME PER UNIT	.15 CYD TRASH / WEEK
PROJECTED RECYCLED VOLUME PER UNIT	.05 CYD RECYCLE / WEEK
PROJECTED GREEN WASTE VOLUME PER UNIT	.05 CYD GREEN WASTE / WEEK
TOTAL REQUIRED PER 35 UNITS	
TRASH VOLUME = 35 x .15 CYD	5.25 CYD TRASH
RECYCLE VOLUME = 35 x .05 CYD	1.75 CYD RECYCLE
GREEN WASTE VOLUME = 35 x .05 CYD	1.75 CYD GREEN WASTE
TOTAL CONTAINERS PROVIDED	
TRASH	2 - 3 CYD BINS
RECYCLE	2 - 3 CYD BINS
GREEN WASTE	2 - 3 CYD BINS
* PICK UP 3 CYD BINS 2X PER WEEK	

PARKING

TANDEM PARKING	20 SPACES
LIFT PARKING (3 TRENDVARIO 4100)	49 SPACES
STANDARD	7 SPACES
ACCESSIBLE	3 SPACES
TOTAL	79 SPACES



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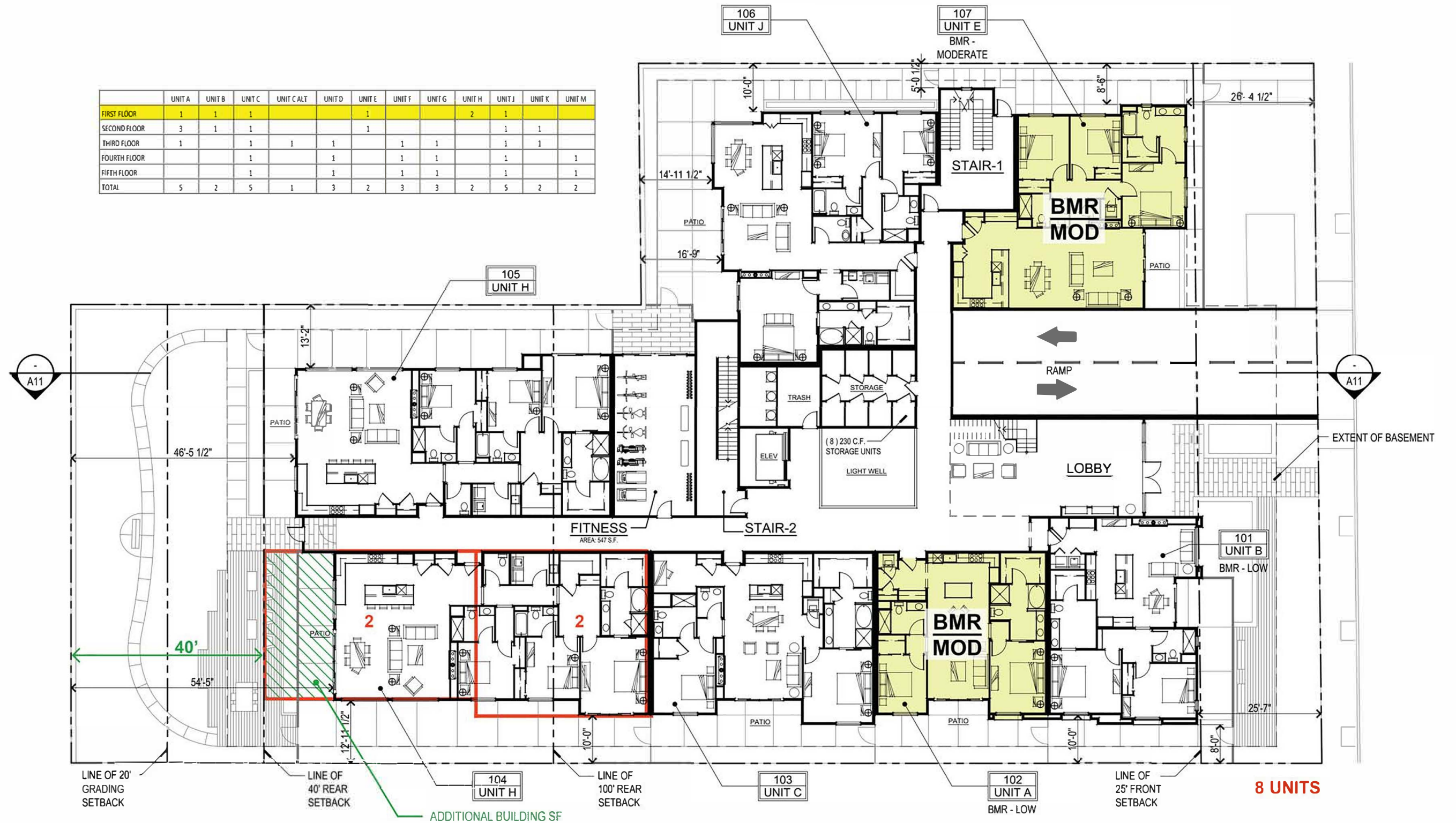
LUXONE LLC
4856 El Camino Real Suite 100
Los Altos, CA 94002

38 UNIT CONCEPT

A1
BASEMENT FLOOR PLAN

3361 Walnut Blvd. Suite 120 Brentwood, CA 94513
925.634.7000
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ATTACHMENT SDG Architects, Inc.

	UNIT A	UNIT B	UNIT C	UNIT C ALT	UNIT D	UNIT E	UNIT F	UNIT G	UNIT H	UNIT J	UNIT K	UNIT M
FIRST FLOOR	1	1	1			1			2	1		
SECOND FLOOR	3	1	1			1				1	1	
THIRD FLOOR	1		1	1	1		1	1		1	1	
FOURTH FLOOR			1		1		1	1		1		1
FIFTH FLOOR			1		1		1	1		1		1
TOTAL	5	2	5	1	3	2	3	3	2	5	2	2



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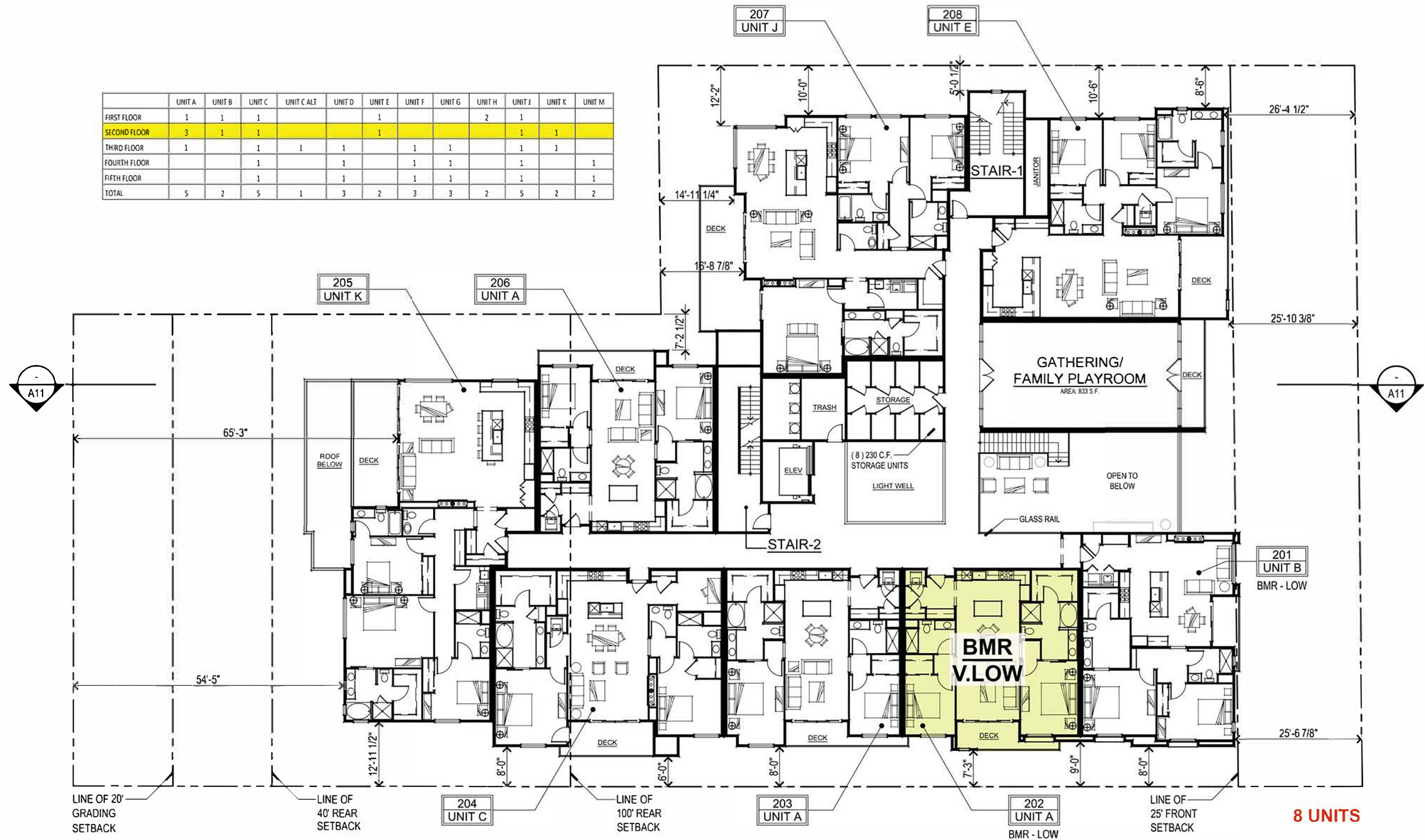
A2 FIRST FLOOR PLAN

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SDG Architects, Inc.

	UNIT A	UNIT B	UNIT C	UNIT C ALT	UNIT D	UNIT E	UNIT F	UNIT G	UNIT H	UNIT J	UNIT K	UNIT M
FIRST FLOOR	1	1	1			1			2	1		
SECOND FLOOR	3	1	1			1				1	1	
THIRD FLOOR	1		1	1	1		1	1		1	1	
FOURTH FLOOR			1		1		1	1				1
FIFTH FLOOR			1		1		1	1		1		1
TOTAL	5	2	5	1	3	2	3	3	2	5	2	2



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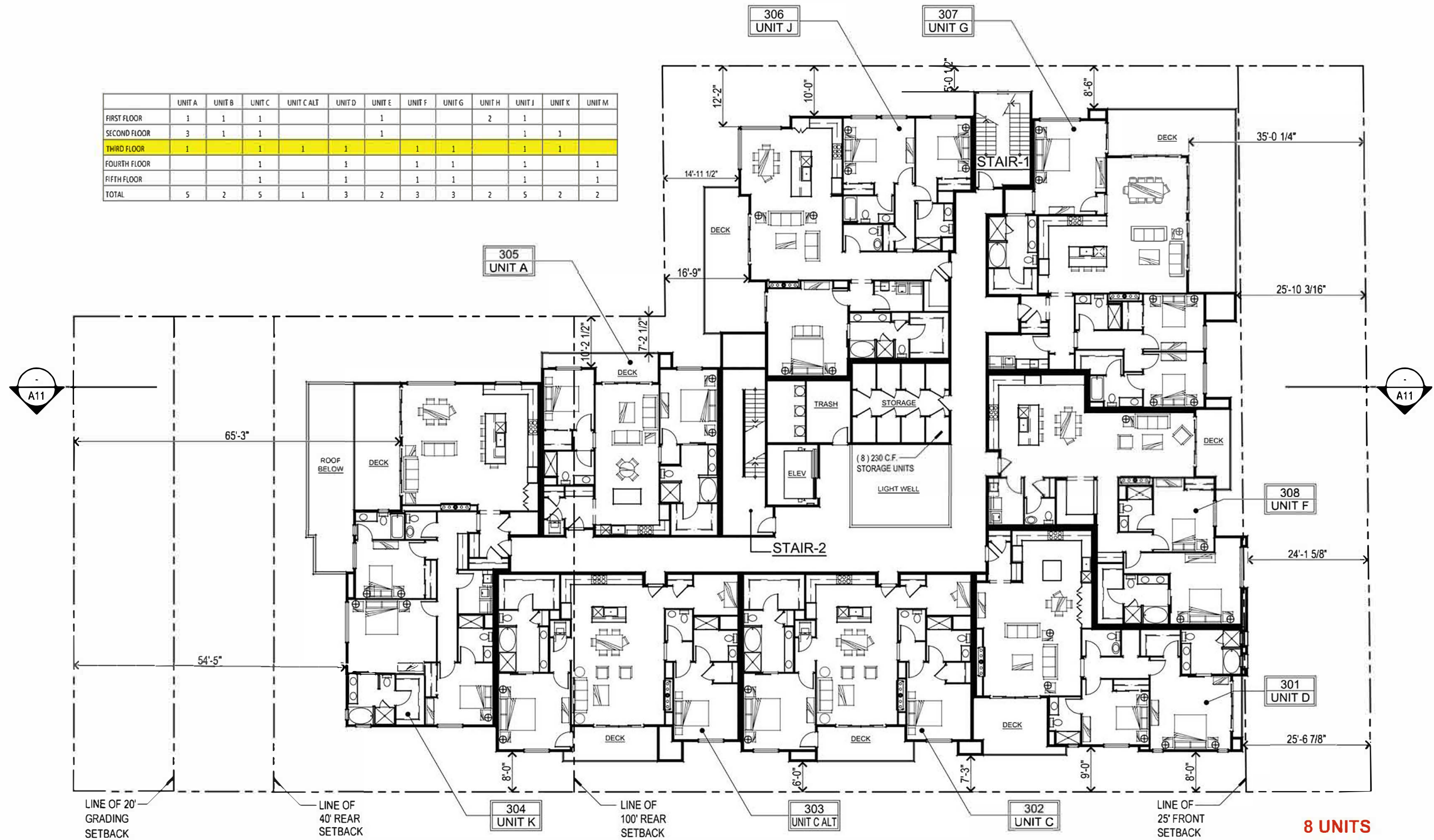
38 UNIT CONCEPT

0 2' 4' 6' 8' 16'
A3
SECOND FLOOR PLAN

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	UNIT A	UNIT B	UNIT C	UNIT C ALT	UNIT D	UNIT E	UNIT F	UNIT G	UNIT H	UNIT J	UNIT K	UNIT M
FIRST FLOOR	1	1	1			1			2	1		
SECOND FLOOR	3	1	1			1				1	1	
THIRD FLOOR	1		1	1	1		1	1		1	1	
FOURTH FLOOR			1		1		1	1		1		1
FIFTH FLOOR			1		1		1	1		1		1
TOTAL	5	2	5	1	3	2	3	3	2	5	2	2



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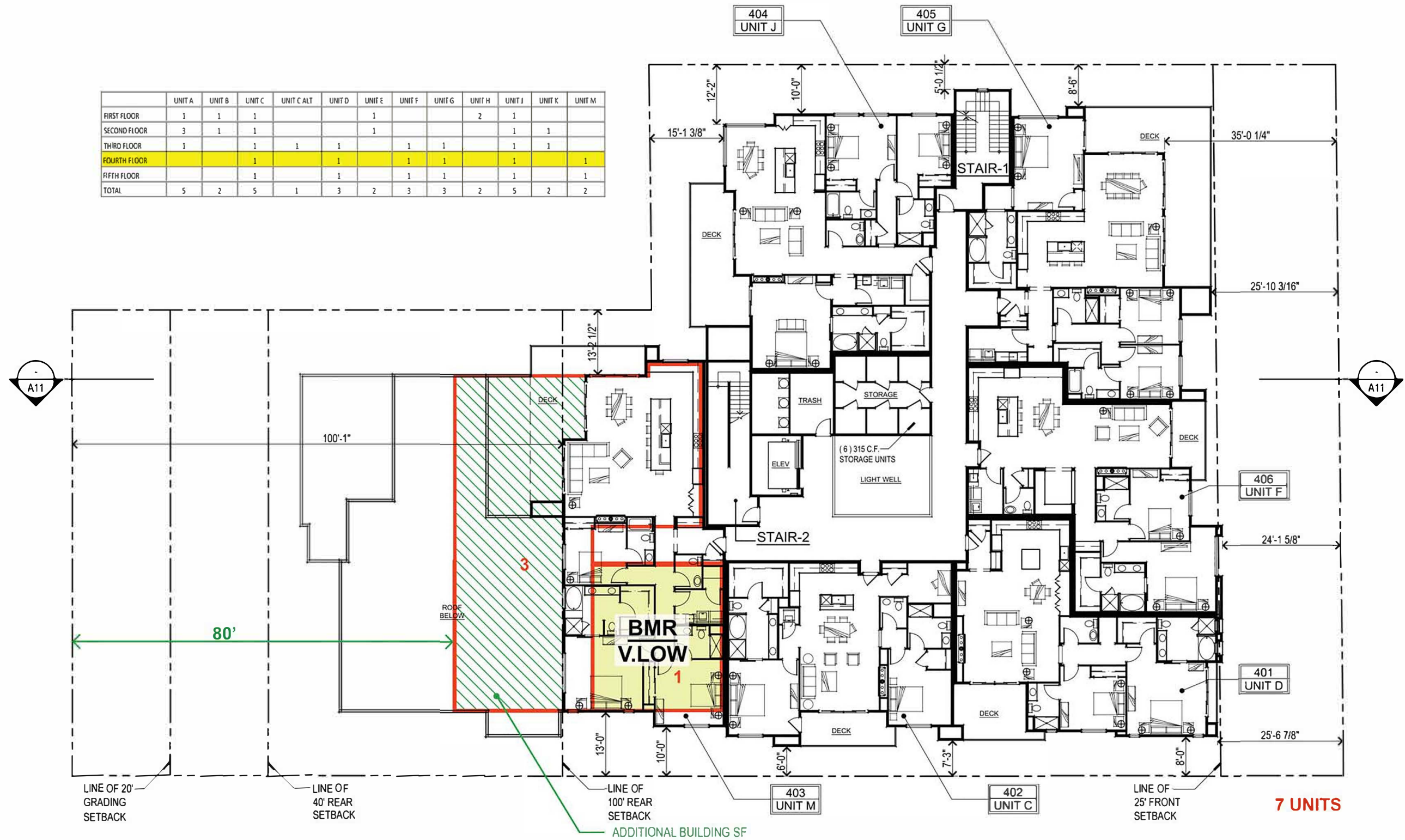
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38 UNIT CONCEPT

0 2' 4' 6' 8' 16'
A4
THIRD FLOOR PLAN

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	UNIT A	UNIT B	UNIT C	UNIT C ALT	UNIT D	UNIT E	UNIT F	UNIT G	UNIT H	UNIT J	UNIT K	UNIT M
FIRST FLOOR	1	1	1			1			2	1		
SECOND FLOOR	3	1	1			1				1	1	
THIRD FLOOR	1		1	1	1		1	1		1	1	
FOURTH FLOOR			1		1		1	1		1		1
FIFTH FLOOR			1		1		1	1		1		1
TOTAL	5	2	5	1	3	2	3	3	2	5	2	2



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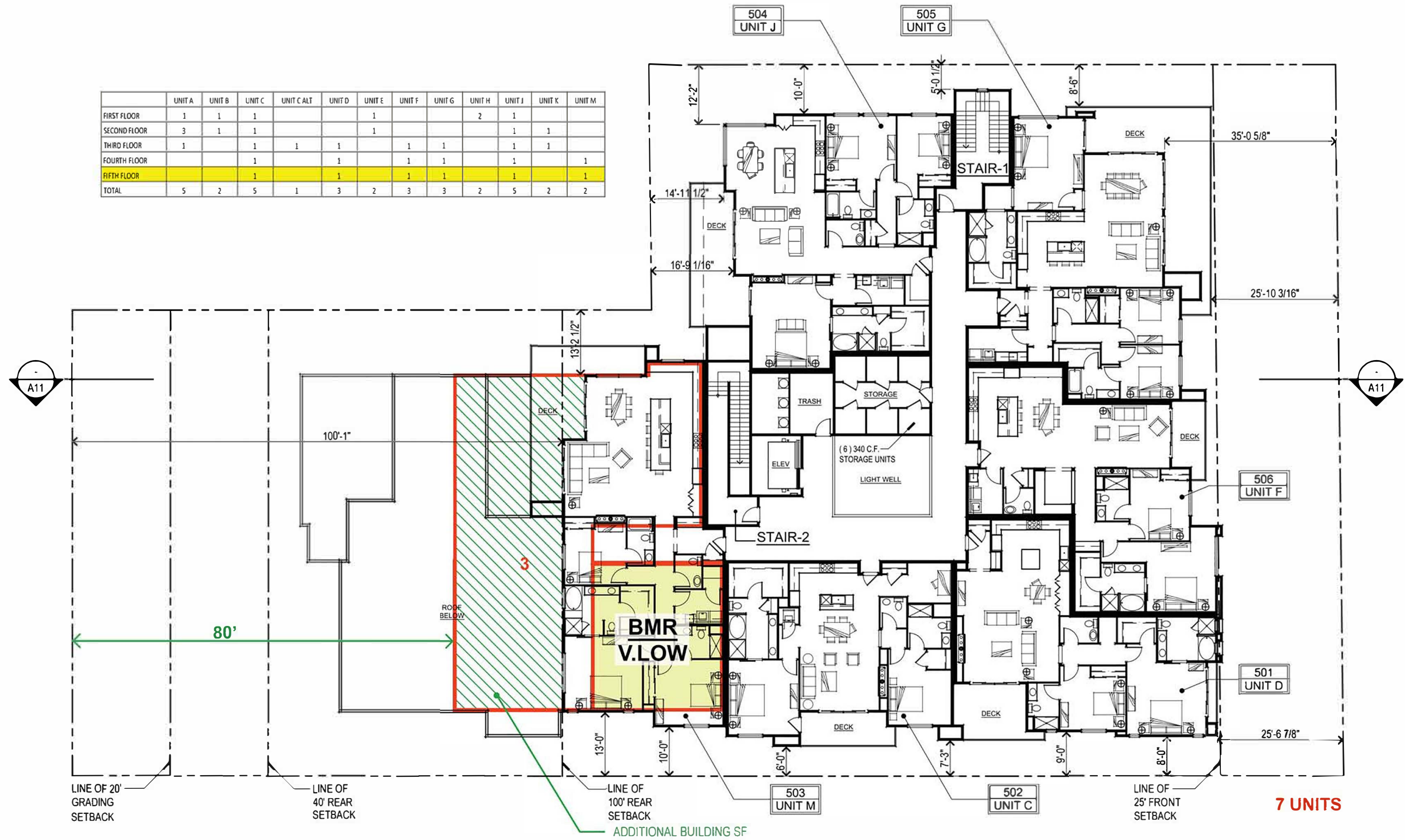
38 UNIT CONCEPT

A5
FOURTH FLOOR PLAN

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	UNIT A	UNIT B	UNIT C	UNIT C ALT	UNIT D	UNIT E	UNIT F	UNIT G	UNIT H	UNIT J	UNIT K	UNIT M
FIRST FLOOR	1	1	1			1			2	1		
SECOND FLOOR	3	1	1		1	1	1	1		1	1	
THIRD FLOOR	1		1	1	1		1	1		1	1	
FOURTH FLOOR			1		1		1	1		1		1
FIFTH FLOOR			1		1		1	1		1		1
TOTAL	5	2	5	1	3	2	3	3	2	5	2	2



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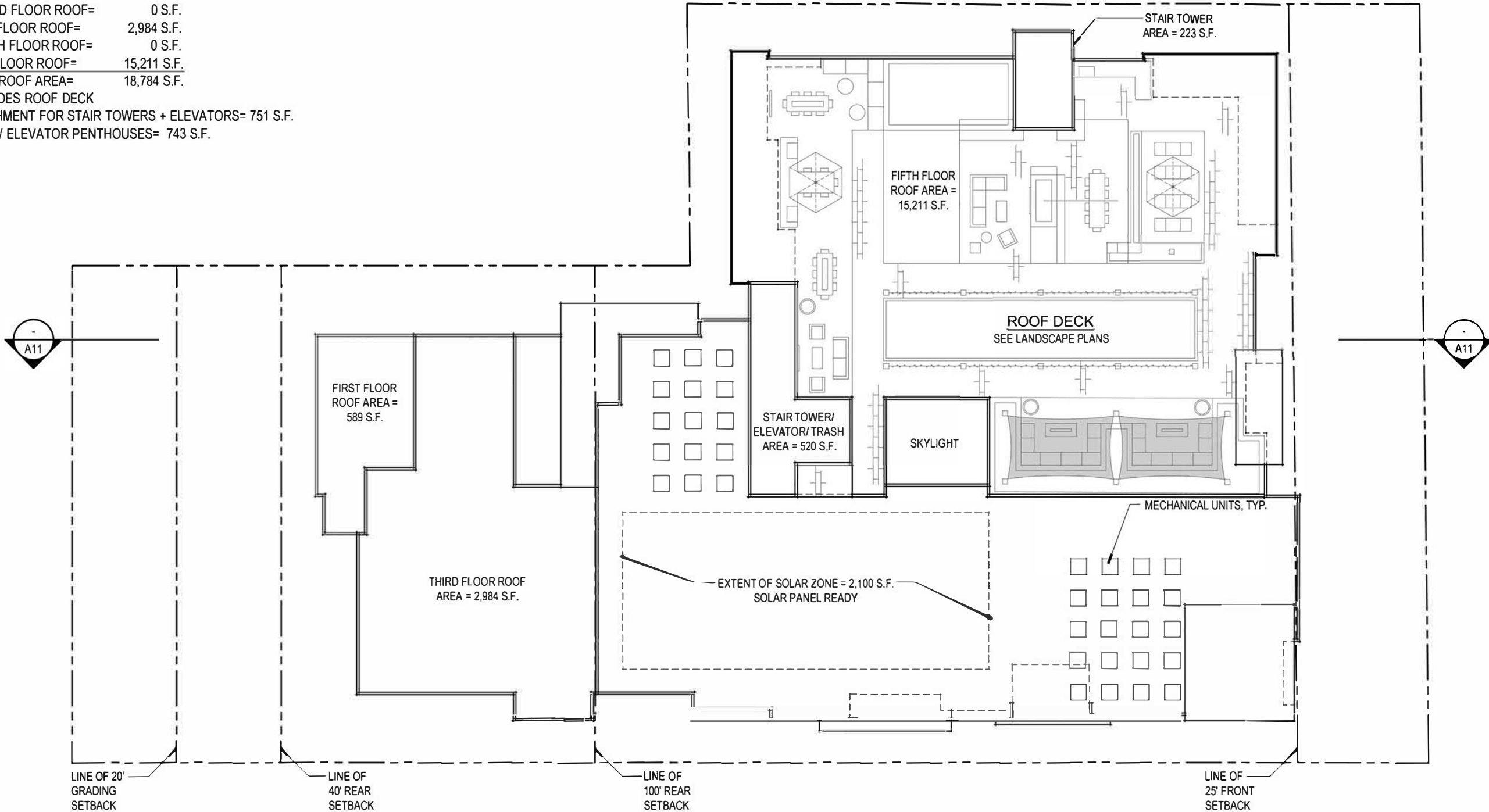
0 2' 4' 6' 8' 16'
A6
FIFTH FLOOR PLAN

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ROOF CALCULATIONS

ROOF AREA

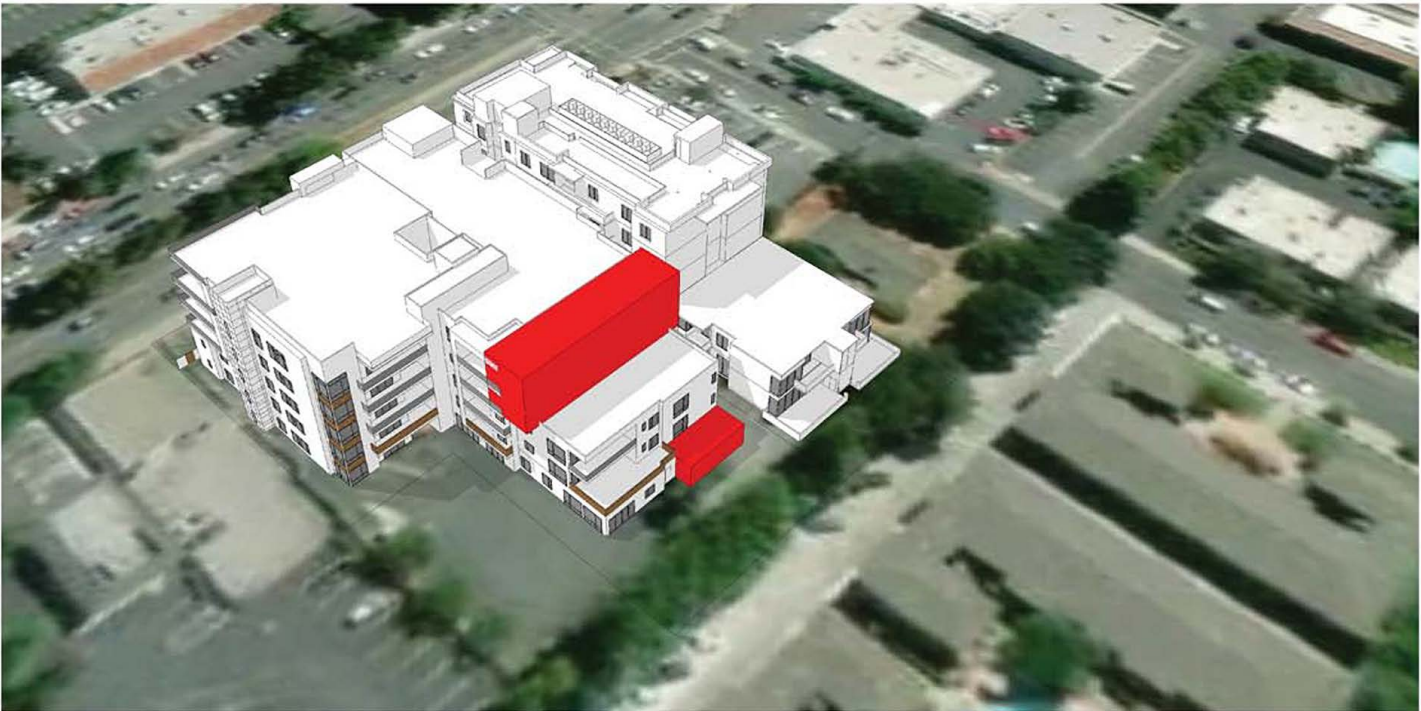
FIRST FLOOR ROOF=	589 S.F.
SECOND FLOOR ROOF=	0 S.F.
THIRD FLOOR ROOF=	2,984 S.F.
FOURTH FLOOR ROOF=	0 S.F.
FIFTH FLOOR ROOF=	15,211 S.F.
TOTAL ROOF AREA=	18,784 S.F.
*INCLUDES ROOF DECK	
4% ENCROACHMENT FOR STAIR TOWERS + ELEVATORS= 751 S.F.	
STAIR TOWER / ELEVATOR PENTHOUSES= 743 S.F.	



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38 UNIT CONCEPT

38 UNIT CONCEPT - 3D MASSING

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TOTAL CONTAINERS PROVIDED
TRASH
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GREEN WASTE

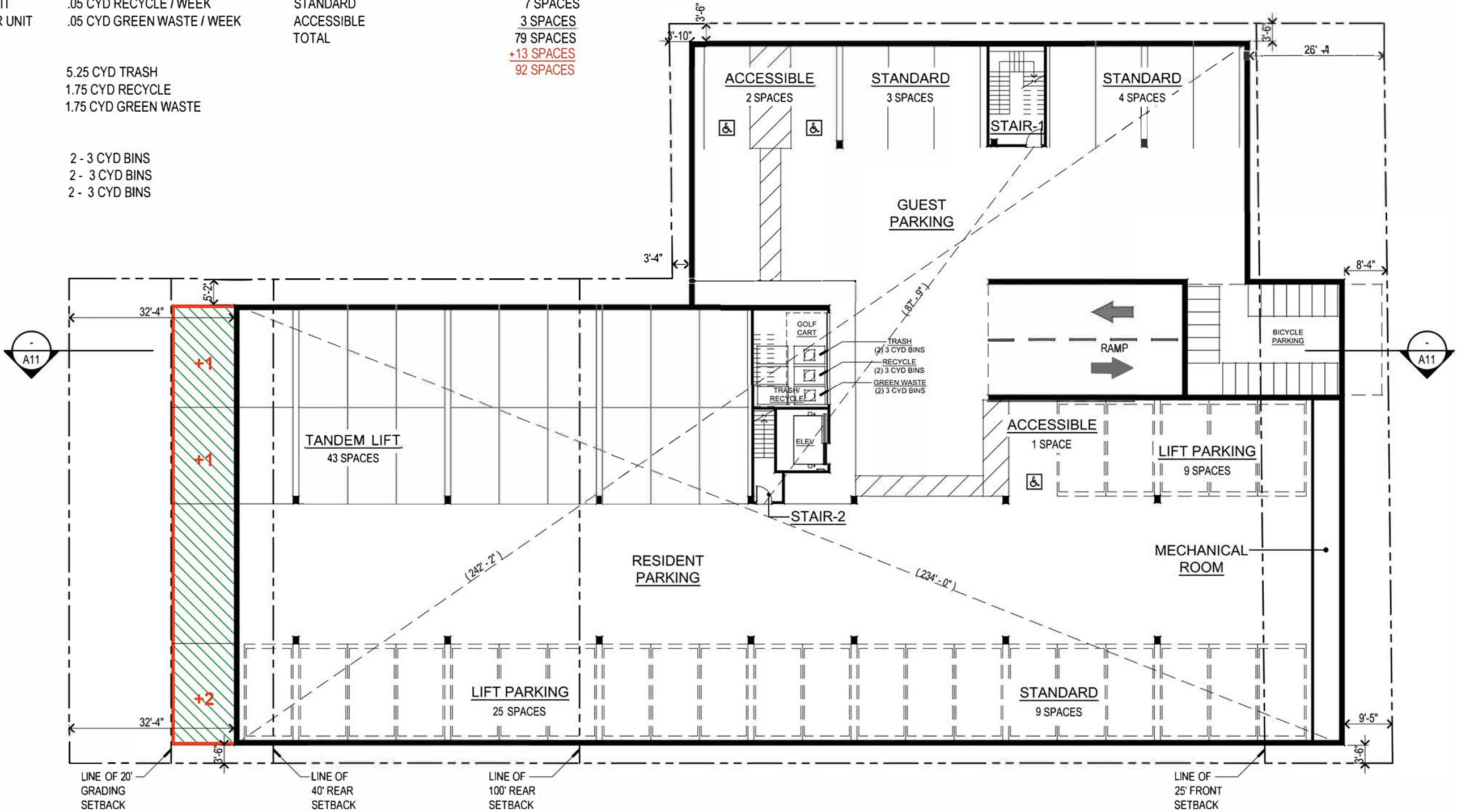
2 - 3 CYD BINS
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PARKING

TANDEM PARKING
LIFT PARKING (3 TRENDVARIO 4100)
STANDARD
ACCESSIBLE
TOTAL

20 SPACES
49 SPACES
7 SPACES
3 SPACES
79 SPACES
+13 SPACES
92 SPACES



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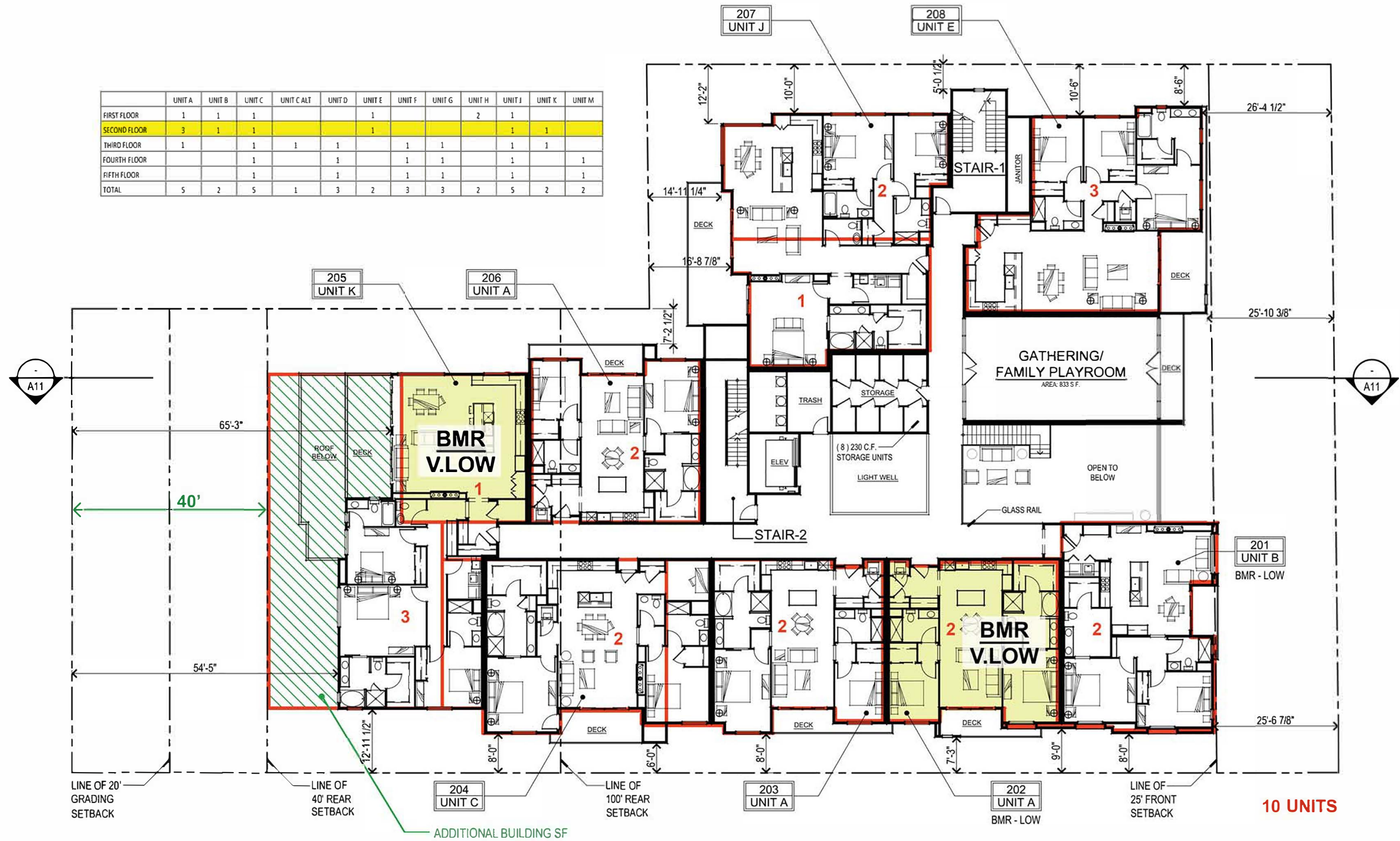
49 UNIT CONCEPT

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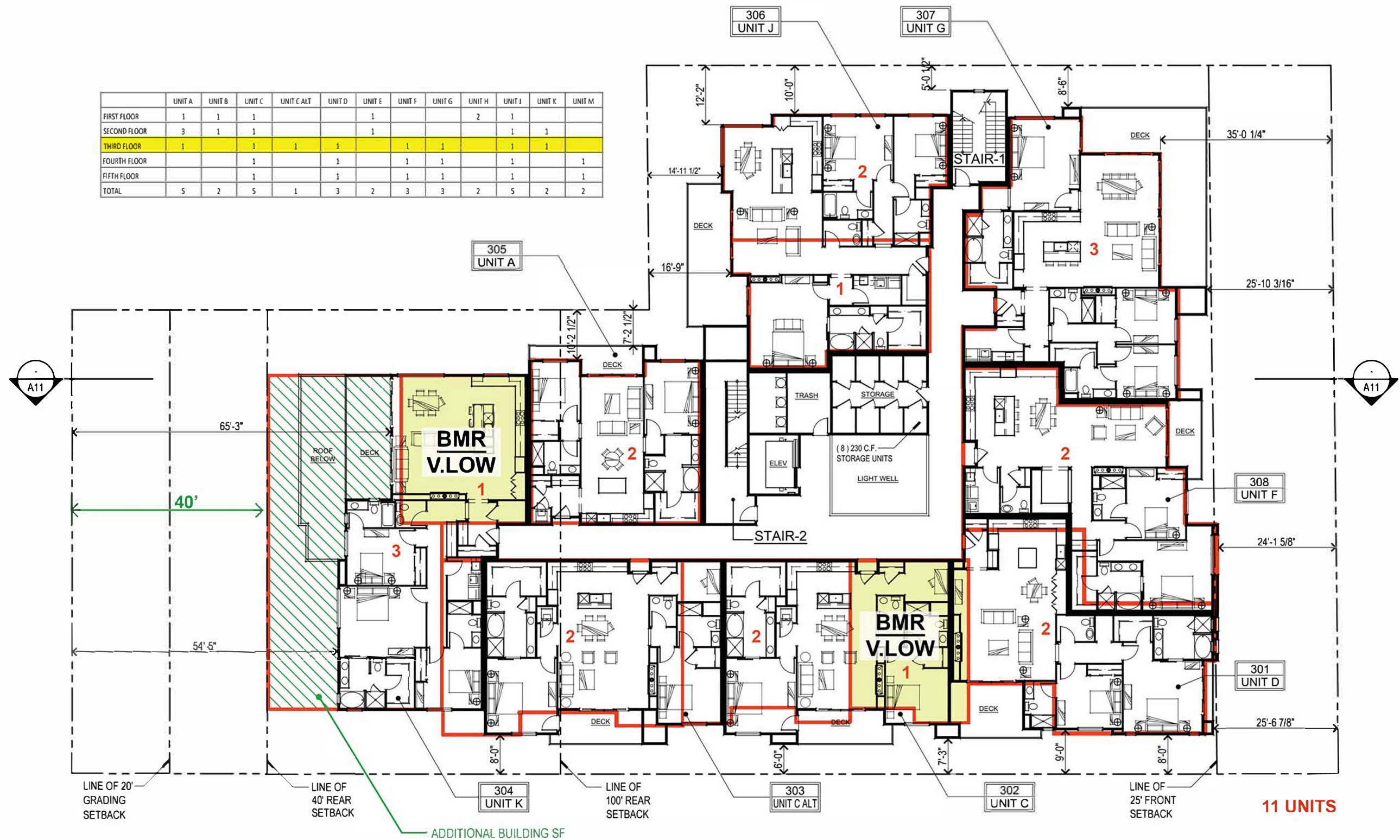
49 UNIT CONCEPT

A3
SECOND FLOOR PLAN

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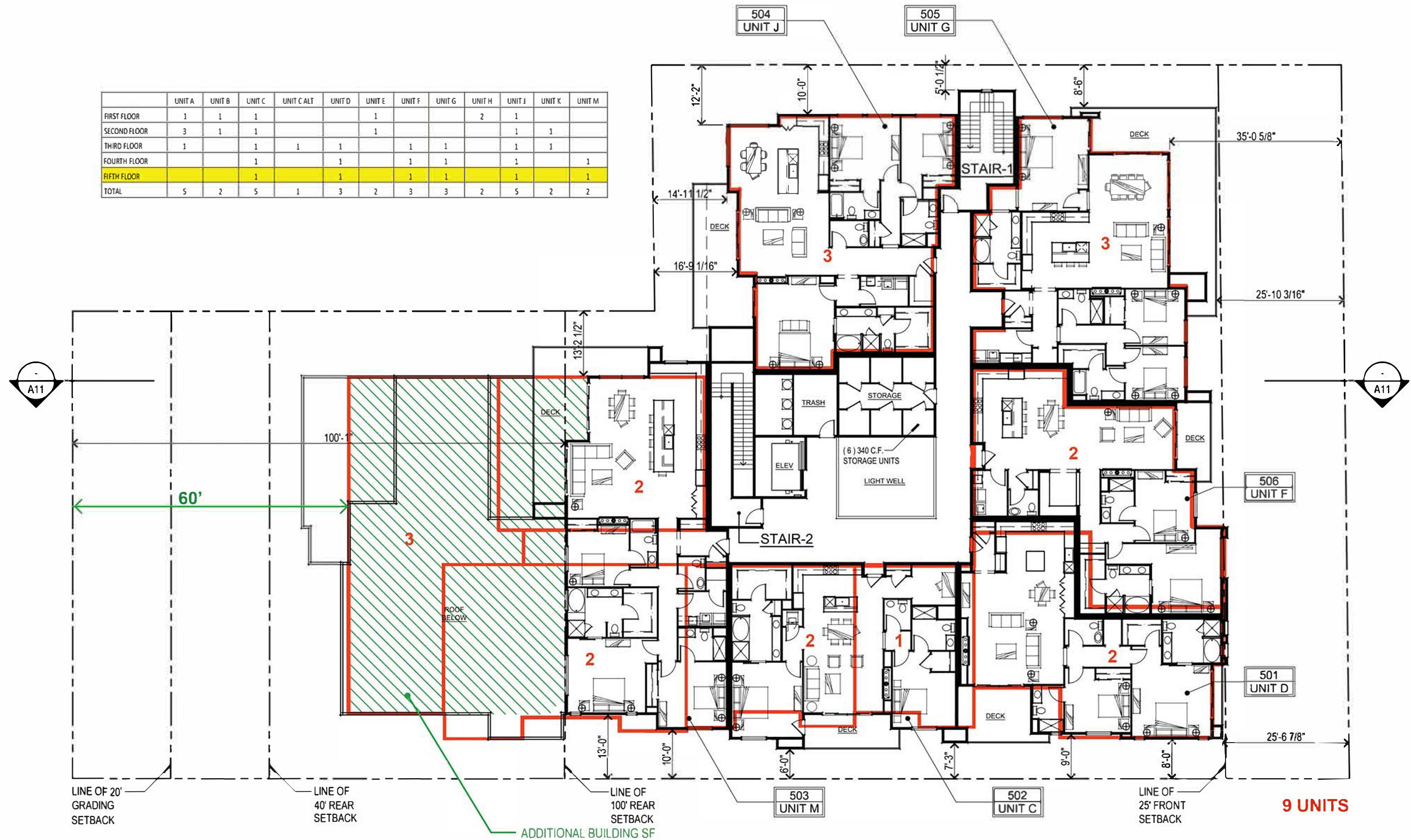
49 UNIT CONCEPT

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49 UNIT CONCEPT



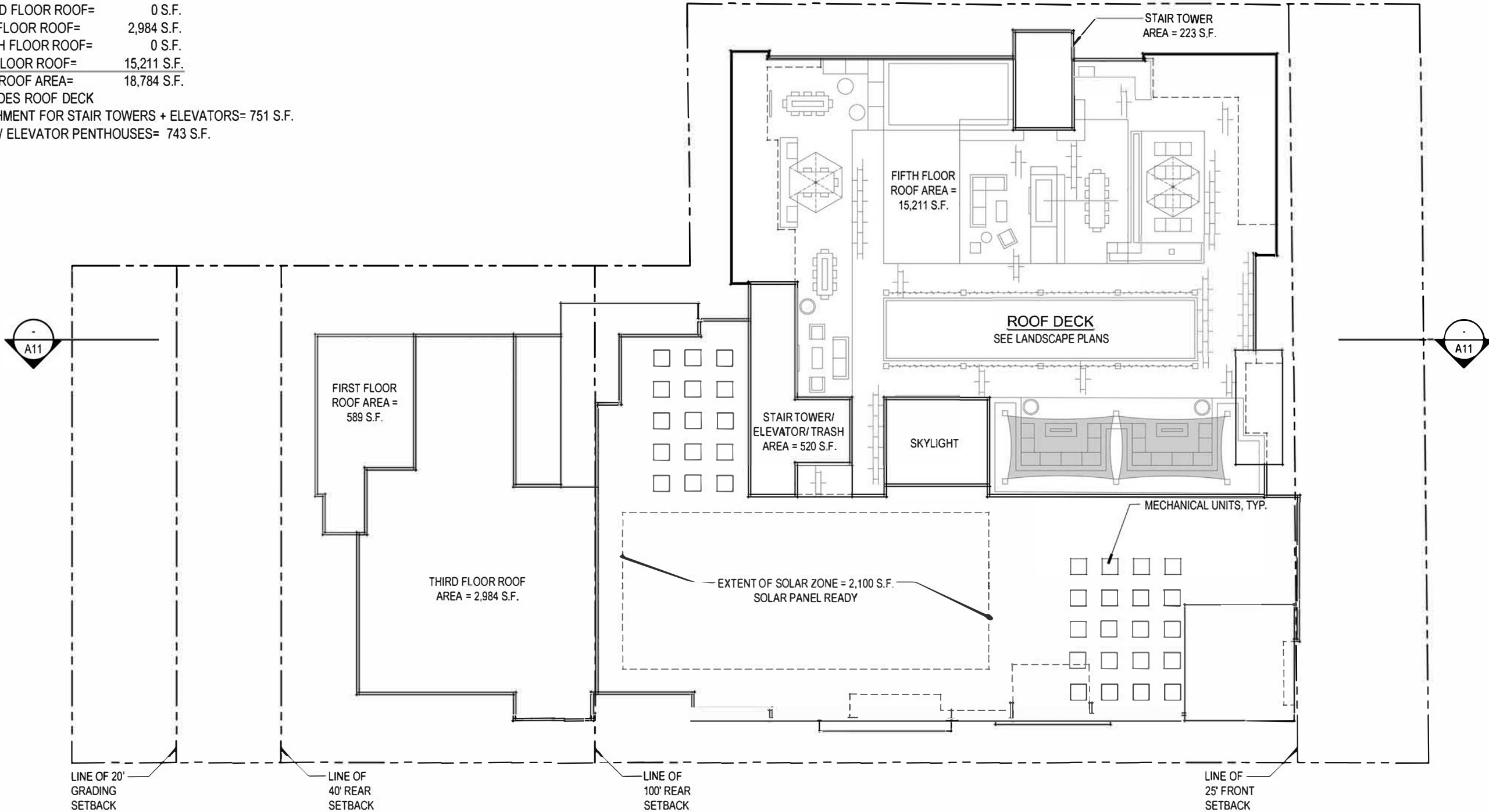
A6
FIFTH FLOOR PLAN

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ROOF CALCULATIONS

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49 UNIT CONCEPT

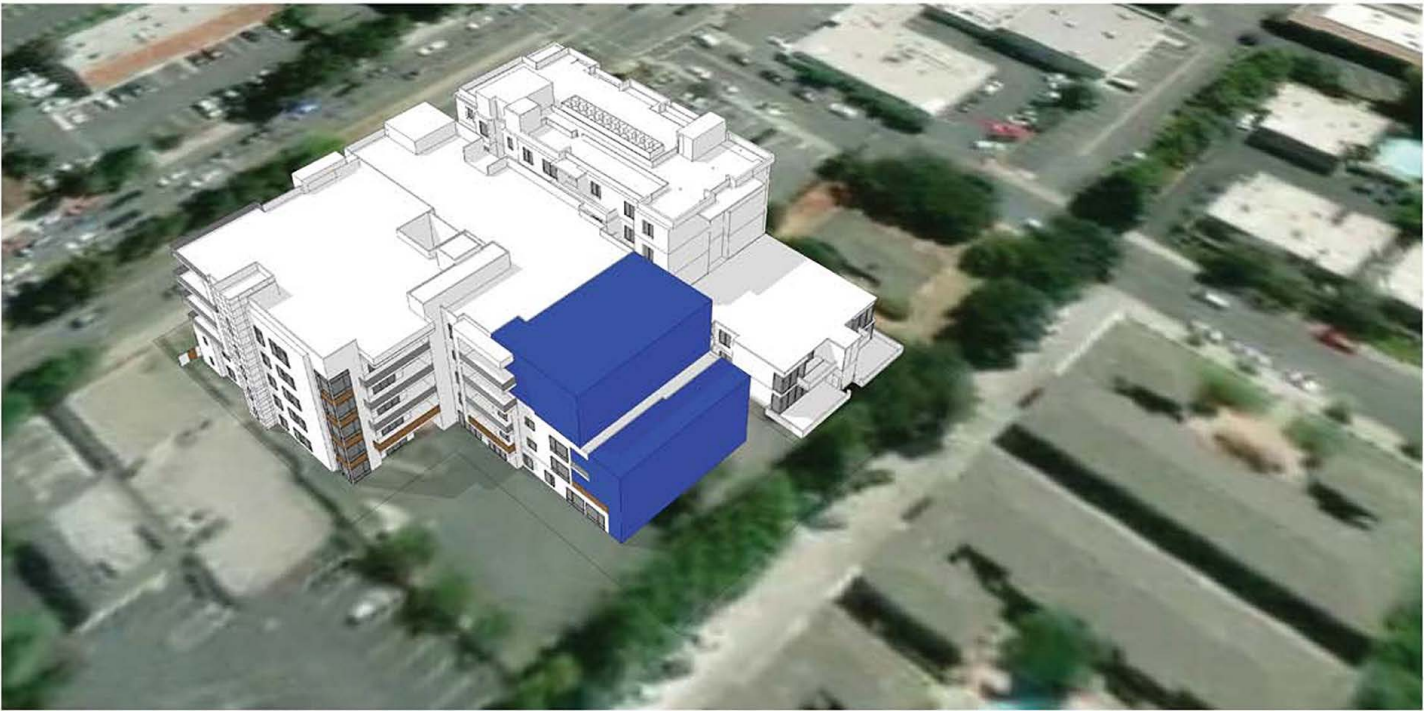


A7
ROOF PLAN

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49 UNIT CONCEPT

49 UNIT CONCEPT - 3D MASSING

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ATTACHMENT 2



See
CAND

ATTACHMENT 3

PROJECT COMPARISON

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Parking		
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Below Market Rate		
Total	5	8
Square Footage	5400	8200

AFFORDABLE HOUSING DENSITY BONUS

- Lot Size: $31,576 / 43560 = .725$ ac
Density: $.752 \text{ ac} \times 38 \text{ du/ac} = 27.36 = 28$ Units
- Affordable Housing per LAMC
 $28 \text{ du} \times 10\% \text{ BMR} = 2.8 = 3 \text{ BMR}$

38 Unit - Standard Configuration (based on new code)

- Affordable Units
 $2 \text{ Moderate} / 3 \text{ Very Low}$ ($3 \text{ very low} / 28 = 10.7\% = 32.5\% \text{ Density Bonus}$)
 $28 \text{ Units} \times 32.5\% = 37.1 = 38 \text{ du}$
Actual Density = 52 du/ac
Proposed Building Configuration
 (2) 1 Bedroom Units 700 SF – 1000 SF
 (20) 2 Bedroom Units 1100 SF – 1700 SF
 (16) 3 Bedroom Units 1700 SF – 2150 SF
Proposed BMR Units
 (2) 1 Bedroom Very Low Income
 (1) 2 Bedroom Very Low Income
 (1) 2 Bedroom Moderate Income
 (1) 3 Bedroom Moderate Income
- Incentives
10% Very Low = 2 Incentives
 1. Height Increase (off menu, 13' increase)
 2. Rear yard setback decrease by 20% (upper floors only)
- Waivers
 1. 15'-6" Elevator Tower
- Parking Standards (per LAMC 14.28.040 section G2)
Required Spaces
 1 space per 1 bedroom unit: 2 spaces
 2 spaces per 2+ bedroom unit: 72 spaces
 Total required: 74 spaces
Includes guest and handicapped spaces

Provided Spaces
 Standard 7 spaces
 ADA 3 spaces
 Tandem 20 spaces
 Mechanical Lifts 49 spaces
 Total = 79 spaces

AFFORDABLE HOUSING DENSITY BONUS

- Lot Size: $31,576 / 43560 = .725$ ac
Density: $.752 \text{ ac} \times 38 \text{ du/ac} = 27.36 = 28$ Units
- Affordable Housing per LAMC
 $28 \text{ du} \times 10\% \text{ BMR} = 2.8 = 3 \text{ BMR}$

49 Unit - Optional Configuration (based on section E-7 of the new code)

- Affordable Units = 8 Units
2 Moderate / 6 Very Low ($6 \text{ very low} / 28 = 21.4\% = 75\% \text{ Density Bonus}$)
 $28 \text{ Units} \times 75\% = 49 \text{ Units}$
Actual Density = 68 du/ac
Proposed Building Configuration
(8) 1 Bedroom Units 600 SF – 800 SF
(30) 2 Bedroom Units 1100 SF – 1600 SF
(11) 3 Bedroom Units 1700 SF – 2150 SF
Proposed BMR Units
(4) 1 Bedroom Very Low Income
(2) 2 Bedroom Very Low Income
(1) 2 Bedroom Moderate Income
(1) 3 Bedroom Moderate Income
- Incentives
15% Very Low = 3 Incentives
 1. Height Increase (off menu, 13' increase)
 2. Rear yard setback decrease by 20% (upper floors only)
 3. Rear yard setback decrease by additional 20% (upper floors only)
- Waivers
 1. 15'-6" Elevator Tower
 2. Reduce parking by number of spaces required by BMR units (7 spaces)
- Parking Standards (per LAMC 14.28.040 section G2)
Required Spaces

1 space per 1 bedroom unit:	8 spaces
2 spaces per 2+ bedroom unit:	82 spaces
Total required:	90 spaces

Includes guest and handicapped spaces

Provided Spaces

Standard	21 spaces
ADA	3 spaces
Mechanical Lifts	68 spaces
Total =	92 spaces