

Hazelwood –Affordable Senior Apartments



North

South



Compliance with State and Local Laws

Compliance with State Law

- Inclusionary Housing Requirements
 - 100% of units low-income Seniors
- Three Planning Incentives
 - Increase in the maximum height from 35 feet to 43 feet to accommodate the elevator shaft only.
 - Relief from the requirement to have an egress door visible from the street.
- Density Bonus Law
 - Eligible for 100% density bonus increase but asking for 9%.
 - Parking Reduction per Density Bonus Law is 53 spaces, however applicant is providing 75 spaces. PC can require only 53 spaces if it wants to.

Compliance with Local Law

- Coastal Development Permit: analyze project impacts on biological resources, coastal access, arch resources, scenic resources, availability of public services/infrastructure, stormwater management, etc.
- Use Permit – Multifamily Project
- Design Review – State law limits this analyses to the City's quantitative design review criteria only.
- Sign Permit.

Process

- Planning Commission's Role
 - Provided a recommendation to City Council.
- City Council's Role
 - Approve or deny the permits based on substantive evidence in the record and required findings.
- Appealable to the Coastal Commission, if City Council approves the project.
- Permits are conditioned so the project complies with the Coastal General Plan and Zoning Ordinance.
 - Resolution includes 40 special conditions for compliance.
 - Resolution includes 8 standard conditions.
 - City Council may add new additional special conditions.
- If approved, the project must comply with all special and standard conditions.

Architectural Renderings

North

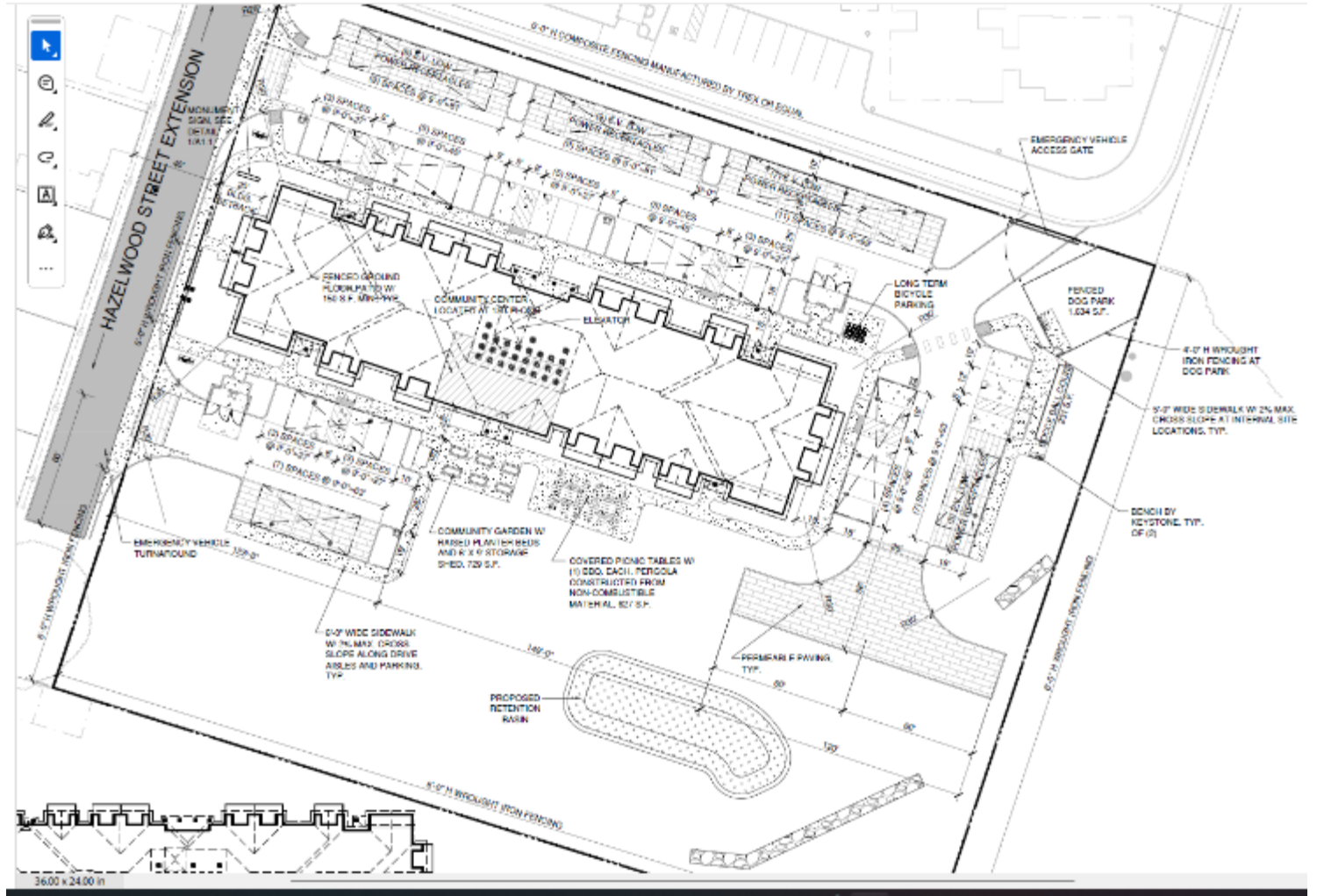


South



Site Plan & Project Description

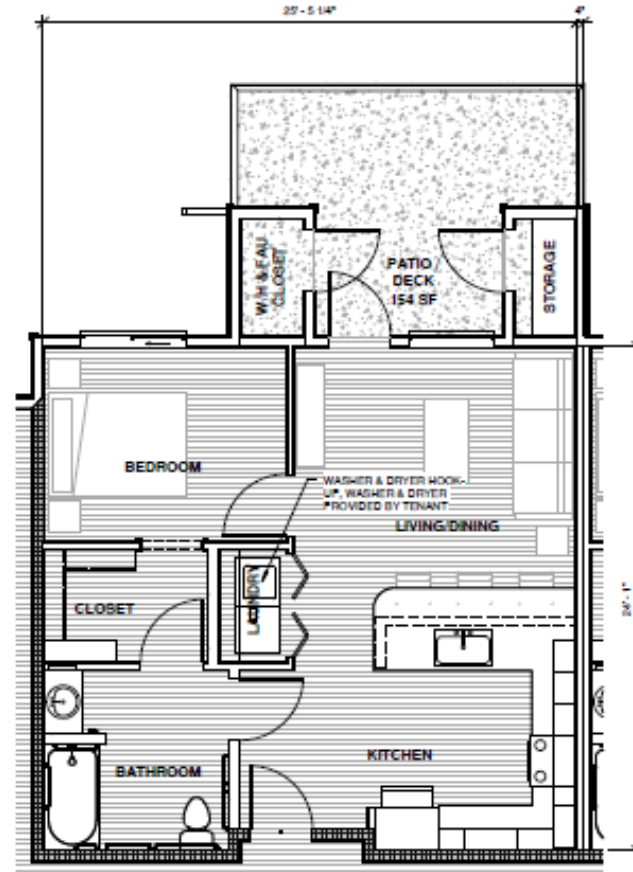
- One 3 story building with forty-nine units.
- 41 one-bedroom (613 SF) and 8 two-bedroom (802 SF), one reserved for an on-site manager.
- Each unit features a private patio or balcony.
- Units will be income-restricted for low-income seniors (62+) earning 30-60% of area median income.
- Interior amenities include a community center with a kitchen, exercise room, laundry, and business center.
- 75 parking spaces (38 EV-adaptable) and 18 bicycle spaces. The carport roofs will accommodate solar panels that will provide electricity to the Project.
- Outside amenities: community garden with raised planter beds, covered picnic tables with BBQs, and a fenced dog park.
- Extensive landscaping, a large stormwater bioswale, and offsite street improvements to Hazelwood Street.



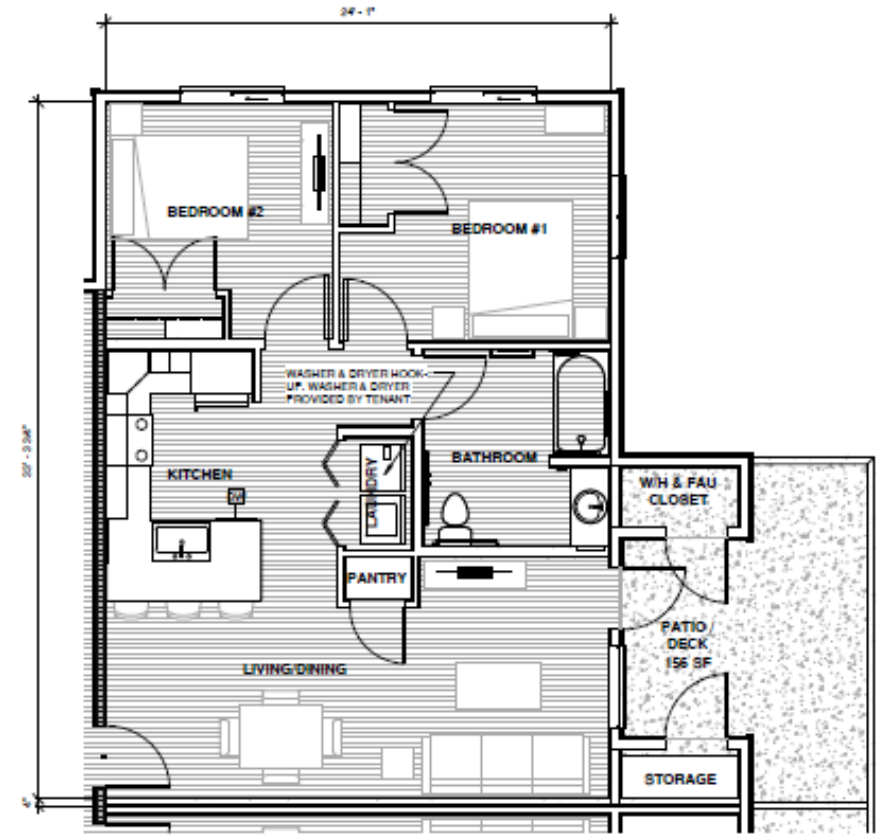
Floor Plans

The project includes

- 41 one-bedrooms 613 SF
- 8 two-bedroom units 802 SF
- Each unit features a private patio or balcony.



① 1-BEDROOM UNIT PLAN, TYP. - 613 S.F.
1/4" = 1'-0"



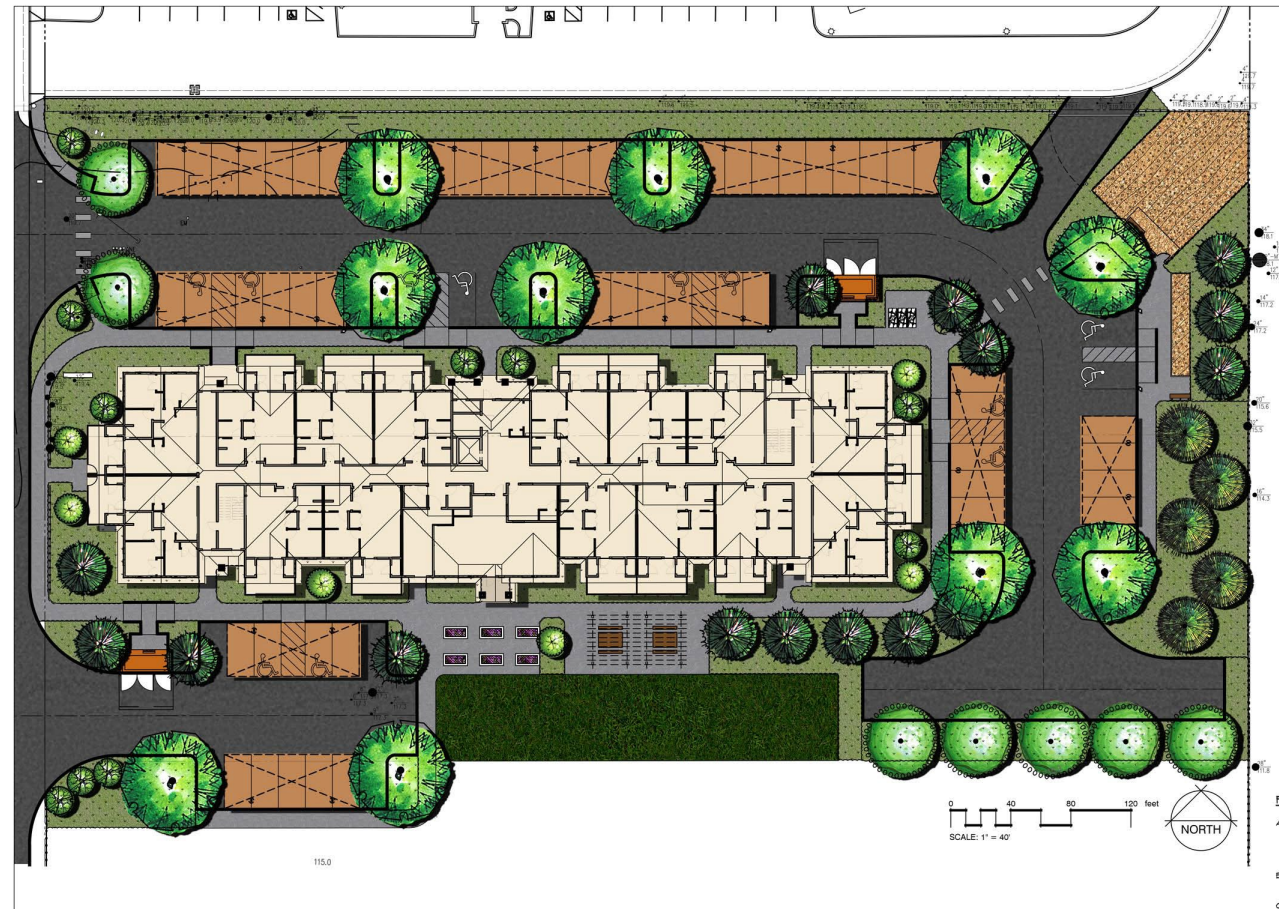
② 2-BEDROOM UNIT PLAN, TYP. - 802 S.F.
1/4" = 1'-0"

Landscaping

Landscaping includes:

- 5,200 SF of building landscaping
- 9,491 SF of parking lot landscaping,
- Retain open undeveloped field of 40,000 SF.
- The Landscaping plan includes 34 native trees.

Special Conditions to remove trees bushes that hamper driver visibility, all landscaping must be non-native with native plants, retain existing trees as feasible, provide more landscaping at parking lot entrances, prohibit planting of invasive non-natives.



Use Permit

Multifamily Use Permit

- Project complies with all Multifamily Requirements except for insufficient common outdoor space.
- This is addressed with a special condition requiring expansion of existing outdoor open space or adding a walking trail through the open space to the south of the building.

Inclusionary Housing & Density Bonus Law

- **Purpose:** To require affordable units as part of a market rate rental project. Balance project feasibility with public need for more affordable units.
- Project would be entirely affordable.
- Units are not eligible for sale as condos.
- Units cannot be rented for vacation rentals as the City prohibits all vacation rentals except in the downtown.
- Units must be affordable for 55 years.
- Applicant must enter into an affordable unit regulatory agreement with the City.
- Per State Law, project is eligible for 100% density bonus to allow up to 89 units. Project includes 49 units.
- Per State Law, project is eligible for three planning Incentives. Applicant is only asking for two.
 - Increase in height limit for elevator shaft. This is required for ADA for senior housing to be feasible.
 - Relaxation of requirement that applicant have an entrance door facing Hazelwood. This is a dead-end street with minimum pedestrian use so that street facing access door is not critical. Additionally, the project does include multiple patio doors facing the street. Redesign of the project to include a public entrance on the west side would result in smaller units on the west side.

Additional Issues

- Views
- Biological Resources
- Water and Public Services
- Circulation
- Stormwater Management
- Noise

Biological Resources

Views

- This area is not mapped for view protections in the Coastal General Plan.
- Area does not require a visual analysis per the Coastal General Plan.
- Views to the ocean are not present from or across the site. Likewise the site is not visible from the ocean.

Rare Plants & Animals

- Site has no Environmentally Sensitive Habitat Area.
- May have Special Status Bee
- Requirements:
 - Pre-construction bird surveys.
 - Landscape with locally native bee-friendly plants and shrubs.
 - Mowing of field to the south prohibited in the spring. Allowed in the summer.
 - Install bee hotel.

Water Availability

- Water availability was a significant issue for large development projects.
- The City has invested in many new water projects to address this issue.
- Per Public Works, the proposed project can be served by the City with existing water infrastructure.

Water Budget Proposed 49-unit Project at 860 Hazelwood

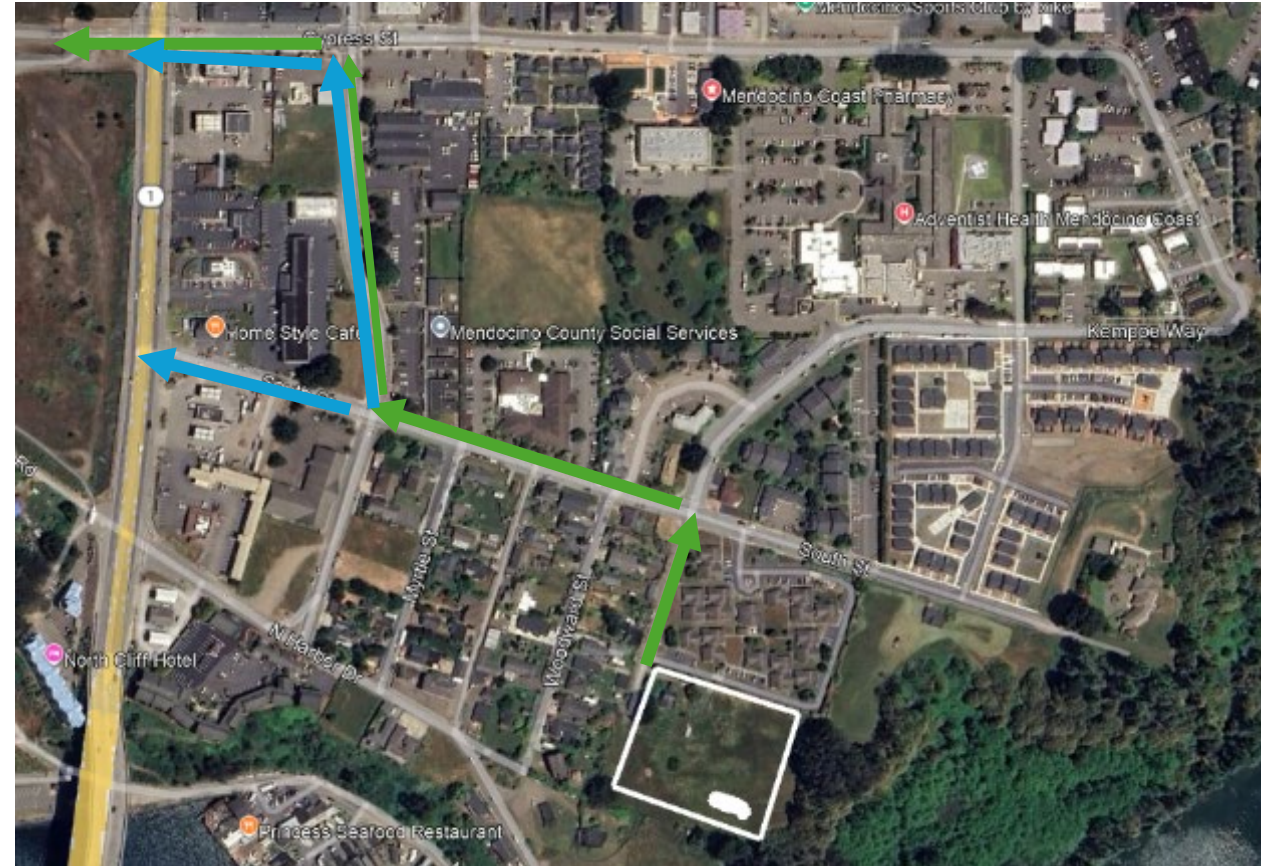
Unit Size	Number of Units	Estimated Residents/ Unit	Total Water Use/ Year (gallons)	Total Water Use/Day (gallons)
1-bedroom	41	1.5	1,197,200	3,280
2-bedroom	8	3	233,600	640
Total	49	85.5	1,430,800	3,920

Completed Water Availability Projects

Project	Annual Water (gallons)	Daily Water (Gallons)
Package Desalination Plant (2022)	52,560,000	144,000
Raw Water Line Replacement (2025)	1,000,000	2,740
Water Meter Conservation Project (2025)	20,000,000	54,795
Subtotal	73,560,000	201,534
Proposed Project Projected Water Use (2026)	(1,430,800)	(3,920)
Net Available Water Post Project	72,129,200	197,614

Circulation

- Coastal Access is available by vehicle on Cypress Street (green).
- Coastal Access is available by walking and bicycle this same route. (green)
- Vehicles can leave the site by driving west on South Street and then turning north or south onto Highway 1 or by driving to the signalized intersection at Cypress Street. (Blue)
- The future residents will not have direct access to N Harbor Drive.



Circulation & Traffic

Level of Service (LOS)

- Project Population $1.79 \times 49 = 87$ people
- Approximately 200 vehicle trips/day
- Seniors do not generally drive at peak traffic times.
- Traffic study was not required for this project as it would have minimal impacts.
- Project will not exceed allowable LOS limits (D and F on highway 1 for non-signalized intersections).

Key Special Conditions

- Paint a cross walk on the south side of South Street at the intersection with Hazelwood.
- Work with MTA to determine if the addition of a transit stop at the property is warranted and feasible

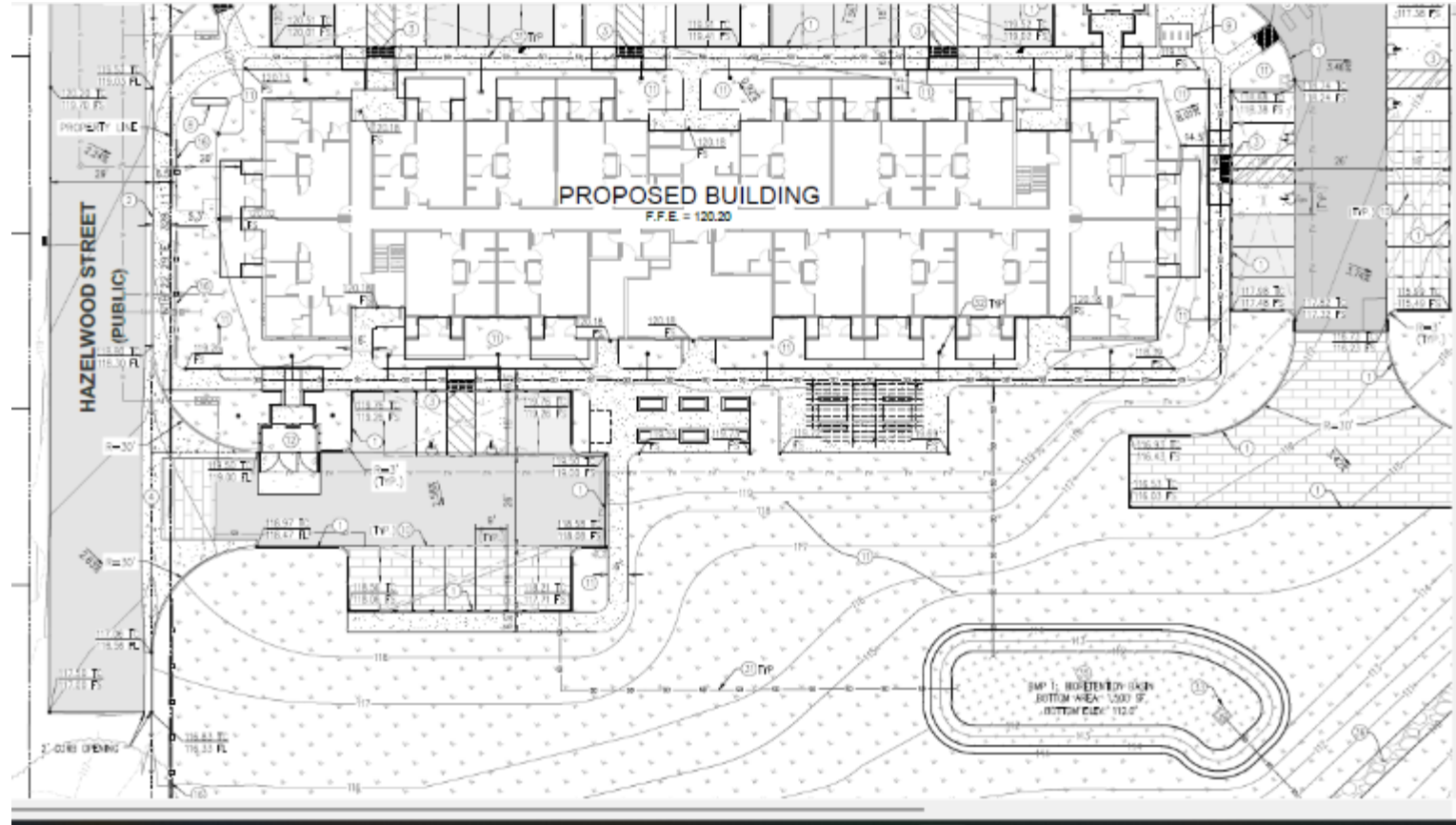
Circulation

- Public Works has always made the call if a Traffic Study is warranted for a particular project based on the project size and the characteristics of the roadway system in the area.
- The purpose of a Traffic Study is to determine if new traffic control/safety measures are warranted.
- The intersection of South Street and Highway 1 is allowed to achieve a LOS D or LOS F.
- Maximum allowable LOS standards for Main Street apply to the p.m. peak hour weekdays during the summer and to the p.m. peak hour on weekdays and weekends during the remainder of the year.
- As noted in the table below from the Grocery Outlet EIR, these intersections currently function at LOS levels (B, C, and A) much above the Maximum allowable LOS for the intersections.
- The Grocery Outlet EIR found that even with 84 trip per hour (over 1,000 trips per day) and the exiting traffic levels did not result in a change in the LOS for any of the intersections. No signalization was warranted by that project.
- Based on a review of this traffic analysis for the Grocery Outlet EIR, Staff determined that a traffic study was not necessary for this project as it could not on its own result in a drop of LOS would result in a signalization warrant (D or F).

INTERSECTION	CONTROL	WEEKDAY PM PEAK HOUR			SATURDAY PEAK HOUR		
		MIN	LOS	OBSERVED	MIN	LOS	OBSERVED
				AVERAGE DELAY (SEC/VEH)			AVERAGE DELAY (SEC/VEH)
SR 1 - Main Street / Cypress Street	Signal	D	B	14	D ¹	B	13
Cypress Street / Franklin Street	AWS	C	B	12	C	A	9
SR 1 – Main Street / South Street	WB Stop	D	B	11	D ¹	B	11
Southbound left turn							
Westbound approach			C	20		C	17
South Street / Franklin Street	NB/SB Stop	C	A	7	C	A	7
Westbound left turn			A	8		A	7
Eastbound left turn			B	12		B	11
Northbound approach			B	12		B	11
Southbound approach							

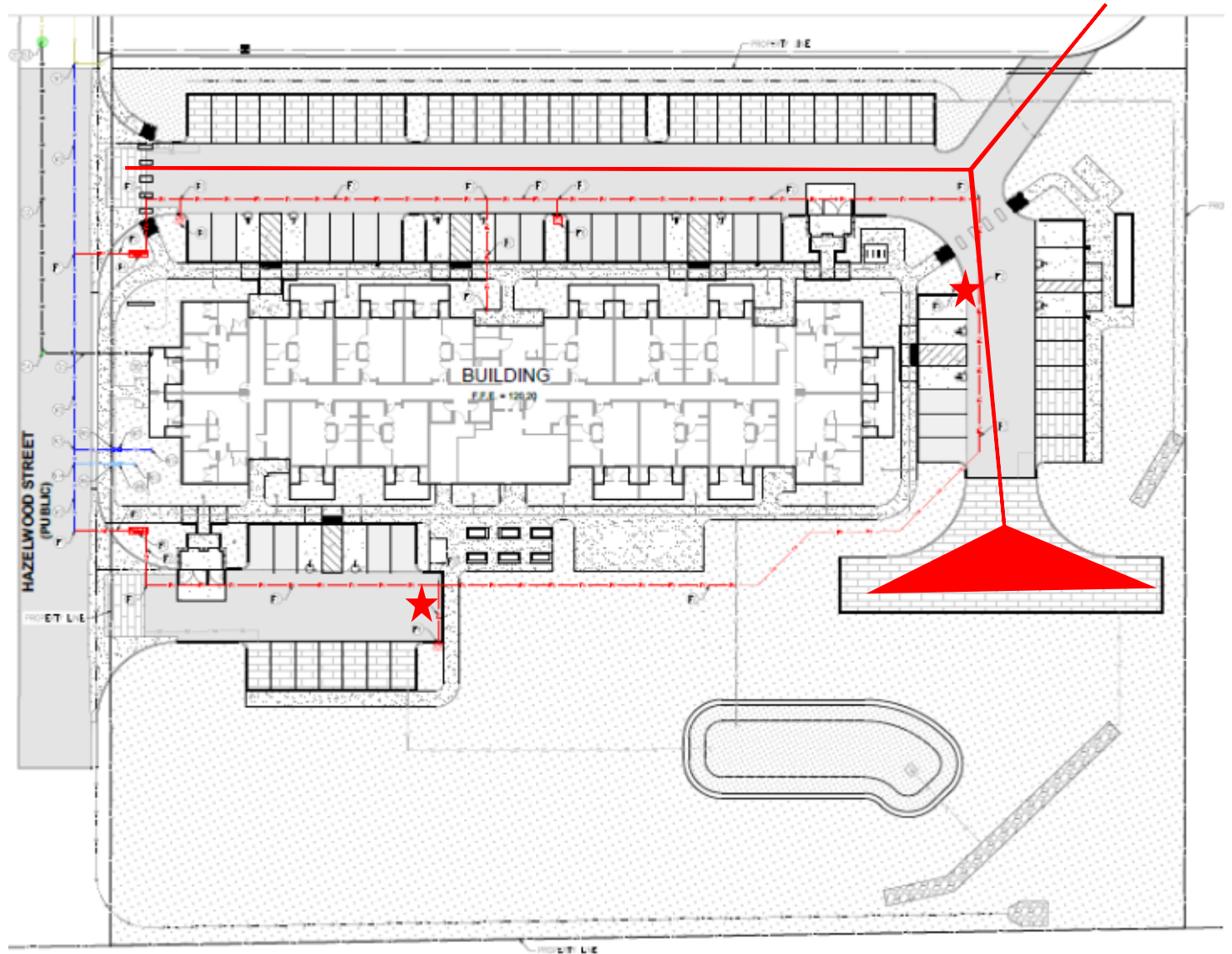
Stormwater System

- A large bioretention basin to reduce the peak runoff volume and rate to avoid adverse impacts to coastal waters.
- Project reduced impervious surfaces at City's request by:
 - Adding a hammerhead turnaround rather than a drive isle around the entire project.
 - Use permeable paving for perimeter parking bays and the turnaround.
 - Reduce the number of parking spaces.
- Many special conditions.
 - Prohibit the use of inorganic landscaping chemicals.
 - Stenciling for all storm drain inlets.
 - Required annual maintenance and inspection of system.
 - Water Quality Management Plan and SWIPP.



Fire Safety

- Safe and effective firefighting access. —
- Installation of two fire hydrants. ★
- Installation of sidewalks, curbs, and gutter on Hazelwood.



Noise

Construction Noise

- Construction noise is regulated by the City's noise ordinance in the Municipal Code.

“Between the hours of 10:00 p.m. of one (1) day and 7:00 a.m. of the following day, it is unlawful for any person within a residential zone, or within a radius of 500 feet therefrom, to create, cause to be created or maintain sources of noise which cause annoyance or discomfort to a reasonable person of normal sensitiveness in the neighborhood.”

Occupancy Noise

- The City's noise element in the General Plan notes that the existing noise levels in this neighborhood are consistently below 50 decibels. This was confirmed with an onsite noise reading.
- Residential uses are allowed to have an exterior noise exposure of less than 60 dB preferable and up to 75 dB is conditionally acceptable.
- Noise studies are only required for projects with “noise environments that are conditionally acceptable.”
- This project is not located in an area that is “conditionally acceptable” nor would it cause noise to neighboring uses that would be “conditionally acceptable” e.g. between 60 and 75 dB. Noise from this senior residential project will consist of noise from vehicle use, which will blend into the background noise of 50-60 dB.
- Noise levels do not consider single event noises such as ambulances, train horns or helicopters.

Community Concerns

- Height
 - 3 stories (35 feet) is allowed per the code for this zoning district.
- Neighborhood Compatibility
 - Surrounding uses are residential and include senior and multifamily projects.
- Construction noise
 - Managed through noise ordinance.
- Occupancy noise
 - Compatible with the existing noise environment.
- Feasibility analysis for incentives
 - Additional height is required to accommodate an elevator which is required for a three-story senior project.
- Concerns about environmental impacts
 - Project reviewed by CDFW and relevant Special Conditions have been added to protect the environment.
- Traffic Impacts
 - As discussed, no significant impact on LOS
- CEQA Exemption
 - The project qualifies for both the infill development project and the infill housing CEQA exemptions as analyzed in the Staff Report.

Special Conditions

- Add one motorcycle space
- Add 50 SF of shrubs at parking lot entrance.
- Revised landscaping plan with all natives.
- Trash enclosures and other buildings must match materials of project.
- Add 710 SF of usable open space or trail.
- Enter into regulatory agreement with City ensuring affordability of affordable units.
- Tribal monitoring during earth moving activities.
- Procedures for addressing any found cultural resources or human remains.
- Pre-construction bird survey.
- Resubmit landscaping plan with bee friendly native species.
- No spring mowing of field.
- Remove 6 parking spaces to save a tree.
- Refrain from planting any non-native invasive species.

More Special Conditions

- Pay all utility and other fees
- All infrastructure must conform to City specs.
- Document that required water pressures at site can be achieved.
- Install gravity feed sewer improvements.
- Install cross walk.
- Install bus stop for MTA bus.
- Install road and sidewalk improvements on Hazelwood.
- No use of inorganic landscaping chemicals.
- Install stenciling on all storm drain inlets.
- Annual inspection of all storm drain systems.
- Storm water management plan and SWIPP.
- Submit and follow project specific geotechnical study.
- Install fancy fence.

More Special Conditions

- Include directory and individual lighted unit numbers.
- Visually screen all outdoor equipment.
- Modify sign design.

The Housing Accountability Act (HAA) (Government Code Section 65589.5),

- A local government may not deny, reduce the density of, or make infeasible housing development projects, emergency shelters, or farmworker housing that are consistent with objective local development standards.

A City can only deny a housing project if:

- There is a specific, adverse impact upon the public health or safety.

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- There is no feasible method to satisfactorily mitigate or avoid the adverse impact.

Housing Accountability Act (HAA)

- The “reasonable person” standard for determining consistency with zoning regulations.
- The receipt of a density bonus pursuant to Density Bonus Law (Government Code § 65915) (density bonus, incentives, concessions) is not a valid basis to find a project is inconsistent with zoning laws.
- local government must provide written notification and documentation of the inconsistency, noncompliance, or inconformity within 30 days of complete application.
- If the local government fails to provide the written documentation within the required timeframe, the housing development project is deemed consistent.
- Court imposed fine of up to \$10K/unit.