

# Planning Commission Hearing

September 11, 2023

6491 Calle Real Mixed-Use Project



# Project Site



## 6491 Calle Real

0.53-acre vacant parcel  
south of Calle Real and  
east of Los Carneros  
Road

# Approval Requests

- **Development Plan**
- **Conditional Use Permit**
- **CEQA Categorical Exemption**

# Project Description

- **Development Plan (DP):**  
One office space of 585 SF; 14 one-bedroom units of 11,520 SF; 2,152 SF of common areas; and 20 parking spaces.
- **Conditional Use Permit (CUP):**  
Required for Mixed-Use in OI Zoning District and establishes parameters of the use.

# *Preliminary Housing Development Application (SB 330) and Housing Accountability Act (HAA)*



- **SB330:** 5 total hearings allowed, development rights vested May 2022.
- **HAA:** If a housing project is consistent with the City's objective standards, the HAA requires the City to approve unless it can identify a "specific adverse impact" to public health or safety that cannot be mitigated. Very difficult finding to make; must be supported by "substantial evidence" in the record. (GC 65589.5(j)(1)(A)-(B)).
  - State law requires the City to disregard density-bonus units and concessions/waivers when determining whether a project is consistent with objective standards. (GC 65589.5(j)(3)).

# State Density Bonus Law



- Under State Density Bonus Law, the project is eligible for up to a 35% density bonus. The project is requesting a 30% density bonus (based on low-income restrictions for two units)
- 11 units for base density, 14 units with State Density Bonus
- The project also qualifies for concessions/incentives, waivers, and a reduction in parking.



# SDBL Mandated Concessions, Waivers, Parking Reductions

1 Concession under GC 65915(d) requested:  
*Reduction of heat island effect requirement.*

1 Waiver under GC 65915(e) requested:  
*Increase of height from 35' to 37'2".*

Residential Parking Reduction under GC 65915(p)  
*City may only require 1 onsite parking space per one-bedroom unit*

# Inclusionary Housing

- Five or more housing units required to provide 20% of total units to be deed restricted for occupancy by certain income levels.
- 2 units are deed restricted for low-income households.
- Housing In-Lieu Fee for 0.2 of a unit required.



# Vehicle Parking

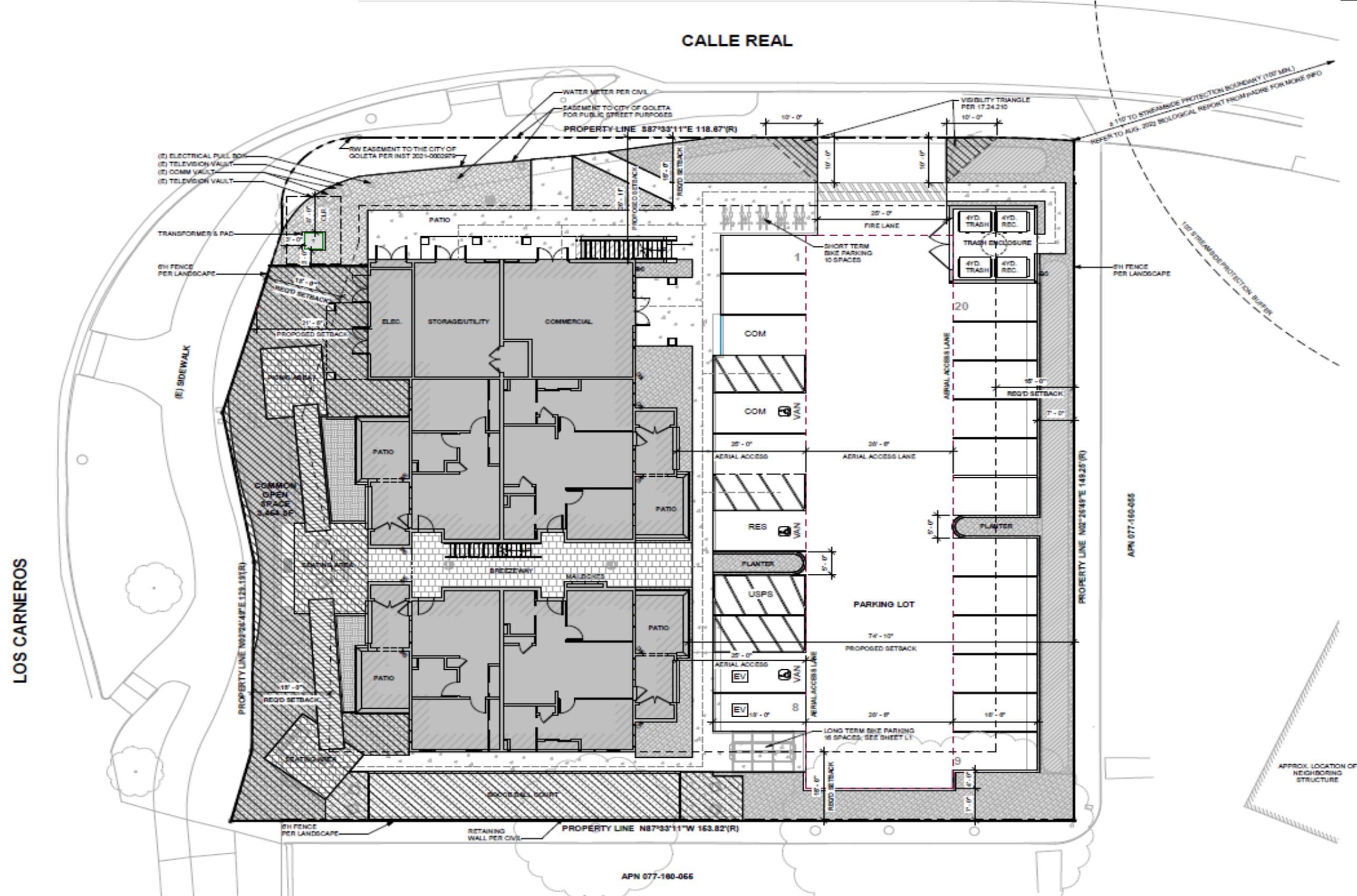
- City requires 32 spaces for residential units, 2 commercial spaces, total of 34 spaces.
- Using State Density Bonus, 14 spaces for residential (1 space per one-bedroom unit) and 2 commercial spaces, total of 16 total spaces.
- 20 uncovered parking spaces proposed.

# Background



- May 2022 – Preliminary Housing Development Application (SB 330) Submitted and Deemed Complete
- June 2022 - Project application Submitted
- January 2023 – Application deemed complete
- July 2023 - CEQA Categorical Exemption made available
- July 2023 – Preliminary Design Approval recommended by Design Review Board

# Site Plan for the Mixed-Use building





# Architectural Style

The project received overall favorable DRB review on July 25, 2023.





# Building Height

The project is using a concession to increase height 2'2" above 35'



# Reasons for Development Plan

- Any structural development is subject to provisions where a Development Plan is required.
- Purpose of the Development Plan is to provide Discretionary Review and comprehensive analysis at a public hearing.

# California Environmental Quality Act (CEQA)



*Project meets all criteria for Class 32 Categorical Exemption (Section 15332 CEQA Guidelines).*

*Draft Notice of Exemption available to public since July 2023.*



# Project Consistency

**General Plan** – Project is consistent with General Plan policies recognizing Mixed-Use Development as allowable in the OI zone.

**Zoning** – Project is consistent with Zoning regulations and applicable Development standards.

# Recommendation

That Planning Commission approve the project design and all associated components:

- Development Plan
- Conditional Use Permit
- CEQA Exemption