



City Council



VALLE VERDE AND HERITAGE HOUSE CONTINUUM OF HOUSING PROJECT

PL17-0114

February 4, 2020

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Project Components

- Certification of EIR/EA/FONSI
- Use Permit for Heritage House SROs
- Design Review
- Development Concessions

Separate Action

- Right-of-way Abandonment
- Lot Merger



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Recommended Actions

- Conduct a public hearing on the EIR and project;
- Adopt a resolution to certify the Final Environmental Impact Report/ Environmental Assessment/Finding of No Significant Impact;
- Indicate whether Council is in support of the project;
- Continue the public hearing on the project entitlements to February 18.



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Project Location



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Proposed Project

- Valle Verde Apartments
 - New three-story apartment building
 - 24 units (12 one bedroom, 6 two-bedroom and 6-three-bedroom apartments)
 - Heritage House
 - Remodel Sunrise Assisted Living from 74 bedrooms to 66 apartments
 - 58 Single Room Occupancy (SROs)
 - 8 one-bedroom accessible apartments
- 33 of the Heritage House apartments proposed as supportive housing



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Development Concessions

- Increase in SRO maximum size
 - In order to meet ADA requirements 8 units would be 600 sq ft instead of 450 sq ft
- Distance from Public Transit
 - Increase in distance from SROs to transit by 360 feet
- Exemption from Covered Parking
 - Due to underground utility easements no covered parking is proposed



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Operations

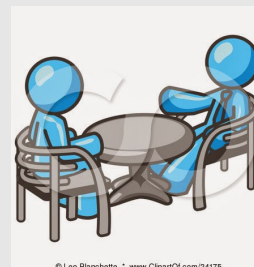
- Community rules, leases, screening, on-site staff, maintenance, community spaces, secure design features
- Heritage House Management Plan:
 - Full-time onsite manager and other personnel
 - Additional staffing to assist residents
 - Supportive services for residents



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Supportive Services

- Case management to support residents' well-being
- Vocational and employment assistance
- Health and dental services
 - Mental health, substance abuse recovery, counseling
- Transportation
- Community Activities



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State Affordable Housing Laws

Restrict a city's discretion over the approval of affordable housing projects, including supportive housing.

- Government Code Section 65008 prohibits discrimination
- Government Code Section 65583 prohibits a city from treating supportive housing differently than other multi-family housing.
- The Housing Accountability Act (California Government Code Section 65589.5), prohibits a local agency from disapproving, or conditioning approval in a manner that renders infeasible, a housing development project for very low, low-, or moderate-income households, including supportive housing



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Environmental Review

- Joint Environmental Impact Report/Environmental Assessment
- Planning Commission received a letter from Gagen McCoy
- It raises no new environmental impacts
- A copy of responses is part of the City Council Packet



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Planning Commission Comments

- Increase transit services to the site
- Provide a permeable fence
- Provide for neighborhood meetings with the Project management team
- No sunset of the provisions of the Management Plan
- To the extent possible, save the oak trees along the multi-use path



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Planning Commission Recommendation

Planning Commission recommended approval of:

- Certification of EIR/EA/FONSI
- Use Permit for Heritage House SROs
- Design Review
- Development Concessions



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Approval Actions

- Adopt a resolution to certify the Final Environmental Impact Report/ Environmental Assessment/Finding of No Significant Impact;
- Adopt a resolution approving a Use Permit for SROs on the Heritage House parcel, approving three Density Bonus Concessions, and approving Design Review Permits for Heritage House and the Valle Verde Apartments.



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Recommended Actions

- Adopt a resolution to certify the Final Environmental Impact Report/ Environmental Assessment/Finding of No Significant Impact;
- Indicate whether Council is in support of the project;
- Continue the public hearing on the project entitlements to February 18 at 6:30 PM to consider final action on the Use Permit, Design Review Permits, and Density Bonus Concessions



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