8100 Valentine

- 20-lot subdivision with 20 single-family homes
- Up to 19 detached ADUs (reviewed ministerially, not by the Board)
- Three homes deed restricted affordable at 120% AMI



Project Details

General Plan Land Use	Medium Density Residential
Zoning	Medium Density Residential (R-4)

Standard	Required	Proposed
Density (ADUs do not count)	5 to 8.7 du/ac	7.4 du/ac
Parking stalls	40	83
Front setback	20 ft	15 ft
Side setback	5 to 9 ft	4 ft
Rear setback	20 to 30 ft	10 ft

Note: Setbacks, lot area, lot width, lot coverage, height, and parking standards were modified by Density Bonus waivers approved by the City Council. Waived standards are not before the Board.

What Is Before the Board

Approved by City Council

Not before the Board

- Vesting Tentative Map (20 lots on 2.69 acres)
- Density Bonus waivers: lot area and width, height, setbacks, lot coverage, mechanical equipment setbacks, parking location and stall depth
- One concession: relief from the Tree Ordinance (SMC Chapter 8.12)
- CEQA Section 15183 consistency with the 2016 General Plan EIR

Before the Board: Design Review

- 20 two-story primary homes: Plan 3 (1,422 sf, 3 BR) and Plan 4 (1,640 sf, 4 BR)
- Craftsman and Ranch elevations with six color palettes
- Detached carports and a centralized trash enclosure
- About 6,500 sf of common open space and amenities
- Landscaping and site lighting (excluding Tree Removal/Tree Protection)

Legal Framework

State housing law sets the limits on how the City can review this project.

SB 330

- Freezes development standards at the preliminary application
- Limits the number of hearings
- Grants vested rights to the project

HAA

- City may not deny the project or reduce its density if it meets all applicable objective standards
- Very limited exceptions

Density Bonus Law

- This project qualifies for one concession and unlimited waivers
- A waived standard is deemed to comply for purposes of SB 330 and the HAA

Objective Standards Only

Under SB 330 and the HAA, the Board's role is limited to acting on objective standards in effect when the preliminary application was submitted.

Objective: Board may act

Measurable or verifiable against the plans, with no personal judgment

- Street and parking lot trees at 24-inch box minimum
- No more than two stories; no flat roofs
- New utility lines placed underground
- Trash and mechanical equipment screened

Subjective: discussion only

Guidelines written as "should," "compatible," or "in character"

- Compatibility with neighborhood character
- Preferred architectural style
- Color and material preferences
- Privacy and orientation of living areas

No action on subjective items. The Board may offer suggestions and the applicant may choose to use them, but subjective guidelines cannot be a condition of approval or a reason to deny or reduce density.

Design Review Analysis

Staff finds the project meets the objective items of the Design Review Guidelines, as proposed or as conditioned.

Site Planning

Meets as proposed

- One consolidated driveway
- Parking in small carport groups; no attached garages
- Private yard for each home plus common open space

Meets as conditioned

- Contrasting paving at walkway crossings
- Shielded LED lighting
- Screened trash and equipment

Architecture

Meets as proposed

- Two stories maximum; pitched roofs
- Ground-level entry for each home
- No garage doors facing the street

Meets as conditioned

- Plotting plan: no identical homes side by side or across
- Operable street-facing windows
- Carports match home colors

Landscaping

Meets as proposed

- Native, low-water plant palette
- WELO compliant
- 17 parking lot shade trees

Meets as conditioned

- 24-inch box street and parking lot trees
- Root barriers and 4 ft curbed planters
- No irrigation in retained tree driplines

Staff Recommendation

Staff recommends the Design Review Board approve the Design Review application for the 20 single-family homes at 8100 Valentine Avenue, based on the findings in the staff report and subject to the Conditions of Approval in Exhibit B.