Development Review Hearing

Item #3 RTC 22-876

Greystar Architectural Approval

July 6, 2022

Greystar Architectural Approval

Proposed Actions

- Find the project consistent with the adopted Freedom Circle / Greystar EIR
- Approval of the Greystar Architectural Permit

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Greystar Project

- 13.3 Acre Site
- GP and Zoning: Very High Density Residential (51-100 DU/AC)
- 1,075 Housing Units
- Three 7-story buildings
- 2 Acre Public Park

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Points for Consideration

- The proposed project's consistency with its recently approved General Plan land use designation and Planned Development rezoning for the project site.
- The conditions of approval, which include the additional conditions imposed by the City Council at the June 7, 2022 meeting approving the General Plan Amendment and Planned Development rezoning.
- A neighborhood notice was distributed within a 1,000-foot radius of the subject site for this project review, and was also published in the Santa Clara Weekly on June 22, 2022.

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Findings

1) That any off-street parking area, screening strips and other facilitates and improvements necessary to secure the purpose and intent of this title and the general plan of the City; and
2) That the design and location of the proposed development and its relation to neighboring developments and traffic is such that it will not impair the desirability of investment or occupation in the neighborhood, will not unreasonably interfere with the use and enjoyment of neighboring developments, and will not create traffic congestion or hazard; and
3) That the design and location of the proposed development is such that it is in keeping with the character of the neighborhood and is such as not to be detrimental to the harmonious development contemplated by this title and the general plan of the City;

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Findings (cont'd)

4) That the granting of such approval will not, under the circumstances of the particular case, materially affect adversely the health, comfort or general welfare of persons residing or working in the neighborhood of said development, and will not be materially detrimental to the public welfare or injuries to property or improvements in said neighborhood; and
5) That the proposed development is consistent with the standards for architectural review as approved and updated from time to time by the City Council.

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Recommendation

- Find the project **consistent** with the adopted Freedom Circle / Greystar EIR; and
- **Approve** the Architectural Review of a multi-family development with up to 1,100 multi-family residential units, up to 2,000 square feet of amenity space and a 2.0-acre public park on a 13.3-acre site

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