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PUBLIC PRESENTATION
ITEM 5. RTC 18-522

7/10/18

City of Santa Clara

City Council – July 10, 2017

1900 Warburton Avenue
Residential Townhouse Project

Public Hearing Item #18522

PLN2017-12961, PLN 2018-13234, CEQ2017-01044



City of
Santa Clara
The Center of What's Possible

1900 Warburton Residential Project

Request

- Adoption of the Mitigated Negative Declaration and Adoption of the Mitigation Monitoring and Reporting Program
- Rezoning of a 2.23 acre site from General Office (OG) to Planned Development (PD)
- Approval Tentative Condominium Map to allow development of 12 townhouses

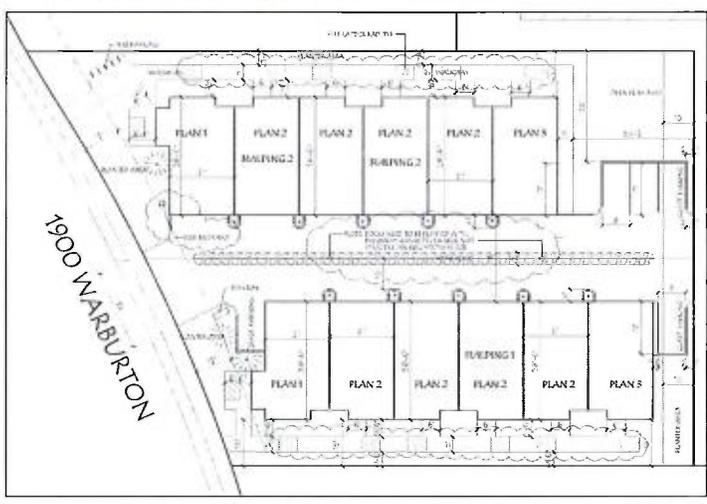


City of
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1900 Warburton Residential Project

Project Description

- 12 townhouse units
- 3-story, 35'8" in height
- Two-car garages
- Five guest parking spaces
- Common Open Space:
Approximately 1,410 sf



1900 Warburton Residential Project

Proposed Warburton Avenue Elevations



1900 Warburton Residential Project

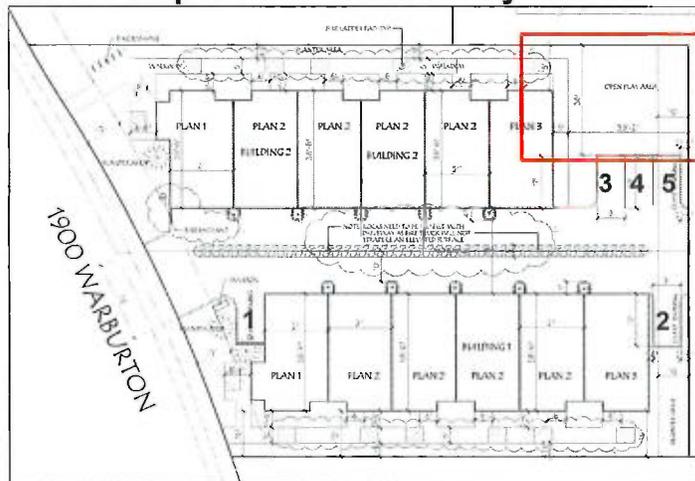
Community Meeting Discussion – April 19, 2018

- Impact upon existing parking and traffic issues in the neighborhood
- Related to 1700 Civic Center Drive:
 - Obstruction of views
 - Privacy impacts upon swimming pool



1900 Warburton Residential Project

Changes Made in Response to Community Concerns





City of Santa Clara
The Center of What's Possible

1900 Warburton Residential Project

General Plan Conformance

- **Designation**
Medium Density Residential
- **Consistent General Plan Policies**
 - 5.3.1-P2 Community Participation
 - 5.3.1-P9 Infrastructure & Amenities
 - 5.3.1-P26 Landscape & Streetscape
 - 5.3.2-P4 Common Open Space



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1900 Warburton Residential Project

Planning Commission Discussion – June 13, 2018

- Existing parking issues in the surrounding neighborhood
- Ability to implement a permit parking and/or time restricted parking designation in the neighborhood
- Ability to require off-site parking at the nearby Chamber of Commerce

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1900 Warburton Residential Project

Planning Commission Added Conditions Agreed to by Applicant

- Require further exploration with the Chamber of Commerce about the opportunity for an off-site parking arrangement.
- Provide signage and/or striping limiting the guest parking for guests only. Resident parking shall not be permitted in the guest parking area.
- Require that a Homeowners Association contact information be made available for the surrounding neighbors.

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1900 Warburton Residential Project

Staff and Planning Commission Recommendations

- Adopt the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program;
- Approve the rezoning from General Office (OG) to Planned Development (PD);
- Approve the Tentative Condominium Map to allow development of 12 townhouse units

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City of Santa Clara

City Council – July 10, 2018

**1900 Warburton Avenue
Residential Townhouse Project**

Public Hearing Item #XX
PLN2017-12961, PLN 2018-13234, CEQ



**City of
Santa Clara**
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1900 Warburton Residential Project

CEQA Review

- Mitigated Negative Declaration (MND) was prepared and a Notice of Availability was circulated for a 20-day period from March 19, 2018 through April 9, 2018
- Six comment letters from community members identifying concerns with traffic, potential aesthetic impacts, and construction noise
- Required mitigation identified related to air quality, biological resources, cultural resources, and hazardous material impacts to reduce impacts to a less than significant level



AGENDA REPORT

Date: July 10, 2018

To: City Manager

From: Executive Assistant to the Mayor & City Council

Subject: Correspondence received regarding Item #5. – Residential Townhouse Project at 1900 Warburton Avenue

From Wednesday afternoon, July 4, 2018 through Tuesday evening, July 10, 2018 at 5:00 pm, the Mayor & Council Offices have received the attached communications regarding Item #5.

Lynn Garcia
Executive Assistant to the
Mayor & City Council

Documents Related to this Report:

- 1) *Communications received*

L:\Agenda Reports & Memos\Communications Received Memos\07/10/2018 – Residential Townhouse Project at 1900 Warburton Avenue

07/10/18

#5

Lynn Garcia

Subject: FW: Post Meeting Material RTC 18-522 7/10 Council meeting FW: Pubic hearing feedback for 1900 Warburton Ave project

From: Kevin Sloan [<mailto:k.sloan1989@gmail.com>]
Sent: Wednesday, July 04, 2018 9:30 AM
To: Rebecca Bustos
Subject: Pubic hearing feedback for 1900 Warburton Ave project

Hi Rebecca

I wanted to voice my opinion on the development proposal and potential rezoning for the upcoming meeting. Here are some of my concerns I'd like to discuss for next week's meeting :

1. The planned development will have no direct positive impact to those in this neighborhood. It will cause in increase in traffic due to the development and increased number of residents living in the area. It will also greatly decrease the already very limited amount of parking available in the neighborhood.
2. There are already a number of new complexes being built and we did not need more. Every block on an Camino has a new apartment,condo,or townhouse project being built or recently complete. These projects will already increase the amount of traffic in the area, so another project is unnecessary.
3. As a resident of 1700 civic Center drive, a new complex will box in our community pool area, which now is already bordered by a townhouse complex. We'll lose sunlight and we'll have neighbors staring into our private communal space.

I look forward to speaking about these issues more at the meeting.

Thanks,
Kevin

Lynn Garcia

Subject: FW: 1900 Waburton Ave PRINT

-----Original Message-----

From: yvonne.marie.nguyen@gmail.com [<mailto:yvonne.marie.nguyen@gmail.com>]

Sent: Sunday, July 08, 2018 5:57 PM

To: Mayor and Council

Subject: 1900 Waburton Ave

Sent from my iPhone

As a resident Santa Clara for over 24 years I am in support of Townhome project on 1900 Waburton Ave in Santa Clara we needs housing close to public transportation also we need more affordable housing for are family starting out in the city of Santa Clara .

Lynn Garcia

Subject: FW: Agenda Item 18-522 PRINT

From: Geof Bach [<mailto:geofbach@yahoo.com>]

Sent: Sunday, July 08, 2018 7:12 PM

To: Mayor and Council

Subject: Agenda Item 18-522

July 8, 2018

Re:

[1900 Warburton Ave Development Project](#)

APN: [224-20-027](#)

File No.: PLN2017-12961

Agenda Item 18-522

To the Mayor and City Council Members,

After review of the plans for this project and personally surveying the location this seems like a perfect location for this type of development and I urge the board to support it.

I have decided to come out in support of projects that I think are good for Santa Clara because my perception is (right or wrong), that the majority of residents who voice their opinions do not support these projects and I think it is important for us who are in support to express our views as well.

Background:

My name is Geoff Seelbach and I have been a long time Santa Clara resident. In the past 35 years of my residency here we have seen amazing growth. My son, who was born in Santa Clara is beginning his new family and lives in an apartment just across the street from the project and they are discussing moving out of the area due to lack of housing.

Many of my neighbors (owners of single family homes) on Fresno Street do not like these new medium and high density housing developments. As for me, I believe it is just the the changing times and it really doesn't bother me in the least. I enjoy the new shops and restaurants and celebrate the diversity it brings to Santa Clara.

Thank you for your time, consideration and service to our community.

Sincerely,

Geoff Seelbach

[2920 Fresno Street](#)

[Santa Clara, CA 95051](#)

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[408-888-7767](tel:408-888-7767)