



City of Santa Clara

Development Review Hearing

September 14, 2022

80 Saratoga Avenue

Public Hearing Item # 2
PLN21-15214



80 Saratoga Avenue

Site

- Total 1.98 acres site
- Current Use:
Commercial / Office
25,962 sq.ft.
- General Plan:
Community Mixed Use
- Zoning:
General Office (OG)





80 Saratoga Avenue

Project Proposal

- Mixed-use affordable housing development. The proposal includes demolition of the existing commercial buildings and surface parking lot to construct a 6-story building with 94 ground floor vehicle parking spaces and 5,864 sq.ft. of commercial space on level 1; 200 rental apartments units on the 5 levels above; and resident on-site amenities and open space integrated throughout. The proposal is utilizing State Bill 35 (SB35), Assembly Bill 3194, and State Density Bonus Law (Government Code Section 65915) for project development.



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Applicable State Laws

SB35

- For projects with 50% affordable housing units.
- Qualified project is exempt from CEQA review.
- Prohibits local governments from imposing subjective standards.
- Ministerial Approval – does not require discretionary approval.
- A hearing is optional but not required. Member(s) of the public may provide comment, but the DRH process will not preclude the ministerial approval provided by SB35 legislation.



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Applicable State Laws

Density Bonus Law

- Allows for an infinite density for 100% affordable housing project that is within one-quarter mile from a major transit stop.
- The project utilized this law to propose 101 du/acre.

AB3194

- Allows applicant to utilize a zoning district that would be in compliance with a residential or residential / mixed use General Plan land use designation.
- The zoning designation of OG does not allow residential use. In order to proceed, the applicant is relying on AB 3194 to utilize the Very High Density Mixed-Use (VHDMU) zoning district designation.
- No rezoning of the property is required.



80 Saratoga Avenue

*Keystone
Avenue /
Saratoga
Avenue
Profiles*



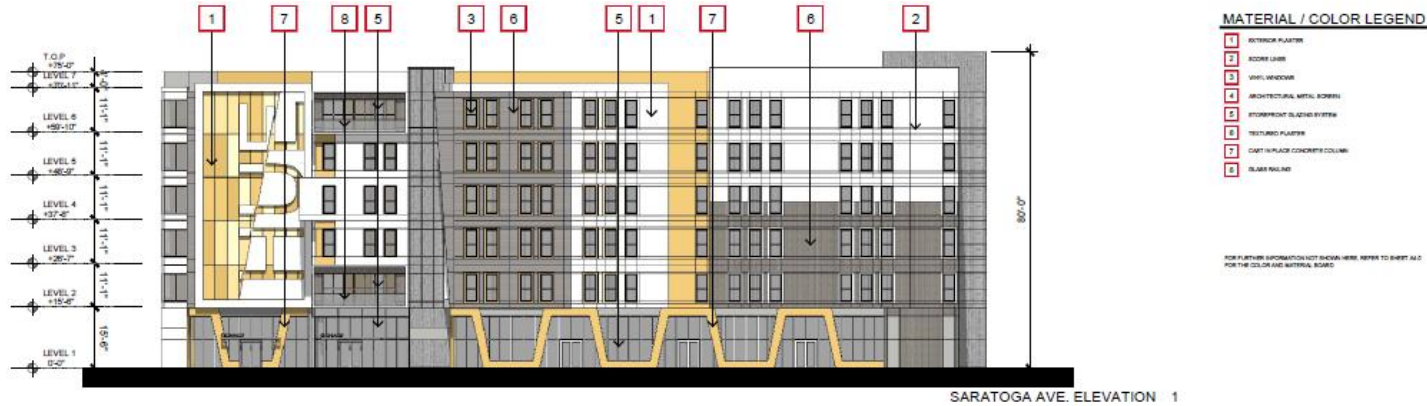


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Elevations

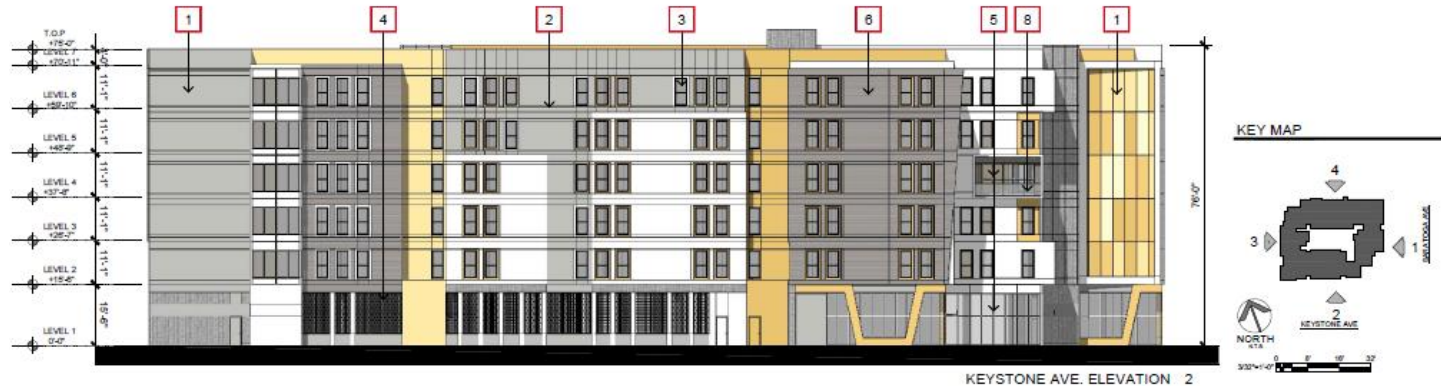
Saratoga Avenue

East / Front



Keystone Avenue

South / Street-side





80 Saratoga Avenue

Elevations

West / Rear



REAR ELEVATION 3

MATERIAL / COLOR LEGEND

- 1 EXTERIOR PLASTER
- 2 SCORE LINE
- 3 VERTICAL WINDOW
- 4 ARCHITECTURAL METAL SCREEN
- 5 ARCHITECTURAL GLAZED SYSTEM
- 6 TEXTURED PLASTER
- 7 CAST-IN-PLACE CONCRETE COLUMN
- 8 SLAB FINISH

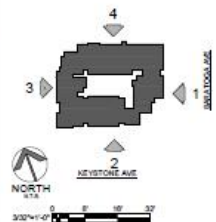
FOR FURTHER INFORMATION ON MATERIALS, REFER TO SHEET A-10 FOR THE COLOR AND MATERIAL BOARD.

North / Side



LEFT ELEVATION 4

KEY MAP





80 Saratoga Avenue

Proposal Components

- 71 studios, 21 one-bedrooms, 54 two-bedrooms, 54 three-bedrooms
- 160 units at 80% AMI and 39 units at 20% AMI
- 94 parking spaces
- 66 secure bike parking spaces
- 5,864 sq.ft. of commercial / non-residential space
- Landscape open space and indoor and outdoor recreation areas
- Complete street sections
- Consistent with VDMU development standards
- Exempts parking standard requirements



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Community Meeting

- Community Zoom meeting on March 29, 2022.
- Meeting flyers were sent within 500 feet mailing radius.
- Three commentors: remarks and questions focused on parking, prevailing wage, and support of TDM measures and stackable parking.



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Public Comments

- One public comment was received prior to this meeting:
 - Opposed to affordable housing projects in the immediate area – should locate elsewhere.
 - Insufficient parking and additional traffic. Roadways are oversaturated and spill over parking is occurring onto adjacent streets and private parking lots under existing conditions.
 - Building height is too tall for neighborhood and would have shade and shadow effects.
 - Building architecture and aesthetics are not compatible with neighborhood and have shade and shadow effects.
 - Project would have a negative impact on neighborhood property values.



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Public Comments

- One housing advocacy housing group comment was received prior to this meeting:
 - In support of project for site location, density and transit accessibility.
 - Received highest rating score of 4.8 out of 5 by Catalyze Silicon Valley members in the last 5 years.
 - Provides affordability and tenancy to lower and moderate-income households.
 - Prioritizes active and vibrant areas for residents in the design.



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Conclusion

Staff finds the project in compliance with all objective design standards. Following this hearing, staff will provide a ministerial approval for the new 200 apartment mixed-use affordable housing development, consistent with State Bill 35 and State Density Bonus Law (Government Code Section 64915, subject to conditions.



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