



Development Review Hearing

Item # 1 – 22-418

**2330 Monroe Street
Affordable Housing Project**

March 30, 2022



2330 Monroe Affordable Housing Project

Request

- **Architectural Review** for an approved 2-3 story building containing 65 affordable residential units in a mix of studios, one-, two-, and three-bedroom units, including 25 percent of the units set aside for people with developmental disabilities. The application utilizes Assembly Bill 3194.



2330 Monroe Affordable Housing Project

Background

- At a publicly notice meeting on January 28, 2020, the City Council approved a General Plan Amendment, Rezoning, and Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program associated with the project application (File Nos. PLN2019-13723; PLN2019-13763, PLN2019-13764, CEQA2019-1067).
- The previous Architectural Review (File No. PLN2019-13764) was approved at the Architectural Review Committee meeting on February 5, 2020 and has expired. There are no changes to the design that was previously approved.



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Current Application

- The applicant has submitted a new application (File No. PLN22-00142) for architectural review using Assembly Bill (AB) 3194 (2019). The project proposes to use the objective standards of Transit-Oriented Mixed Use (TMU) Combining Zoning District.



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Existing Site





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Zoning/ General Plan

- Current Zoning is Single Family Residential (R1-6L).
- General Plan designation- Medium Density Residential. (General Plan Amendment approved by Council on January 28, 2020)





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City Actions and Community Meetings

- December 7, 2017 – Community Engagement Meeting
- March 30 - May 31, 2018 – City RFP process to select developer for the site
- September 11, 2018 – Council approves selection of Freebird Development Company as the developer for the project
- December 12, 2018 – Council approved ENA
- June 4, 2019 – Council reviews the project per Early Consideration Policy
- Project Specific Community Meetings:
 - October 17, 2018 (Prior to submitting an application with the City)
 - November 5, 2018 (Prior to submitting an application with the City)
 - February 21, 2019
 - July 30, 2019



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City Actions and Community Meetings (Cont.)

- November 13, 2019- Planning Commission recommends approval for the General Plan Amendment and Rezoning and Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program associated with the project application
- January 28, 2020- City Council approved the General Plan Amendment, Rezoning, and Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program associated with the project application
- February 5, 2020- Architectural Review Committee approves the Architectural Review.



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Project Description

- 65 affordable for rent units
- 26 units / acre
- Single 74,000 Square foot building
- 2-3-stories (43.5 feet tall)
- 25 % of the units for intellectually and/or developmentally disabled persons
- 32,000 square-foot open space

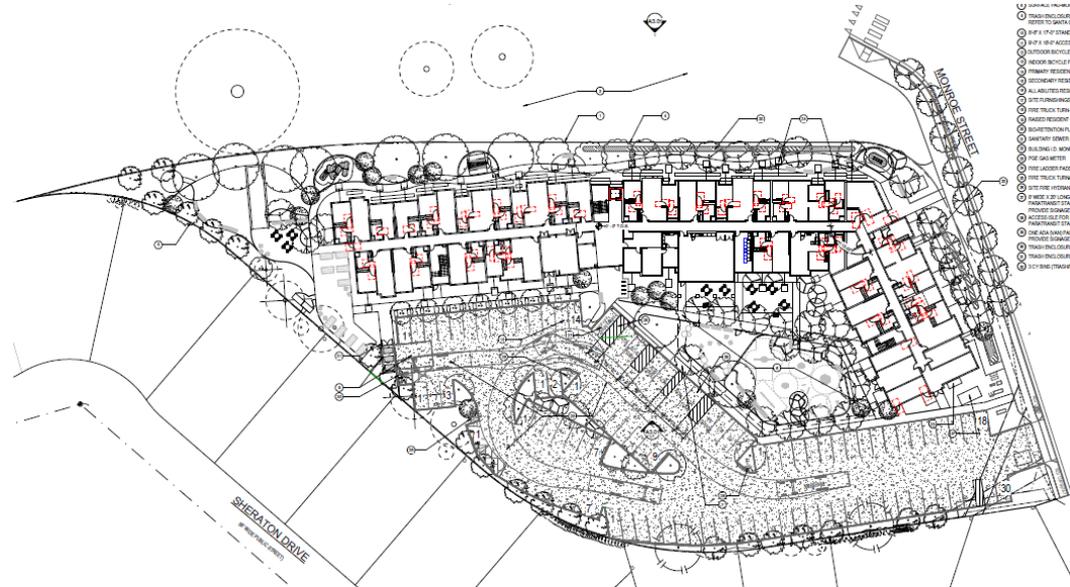




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Project Description

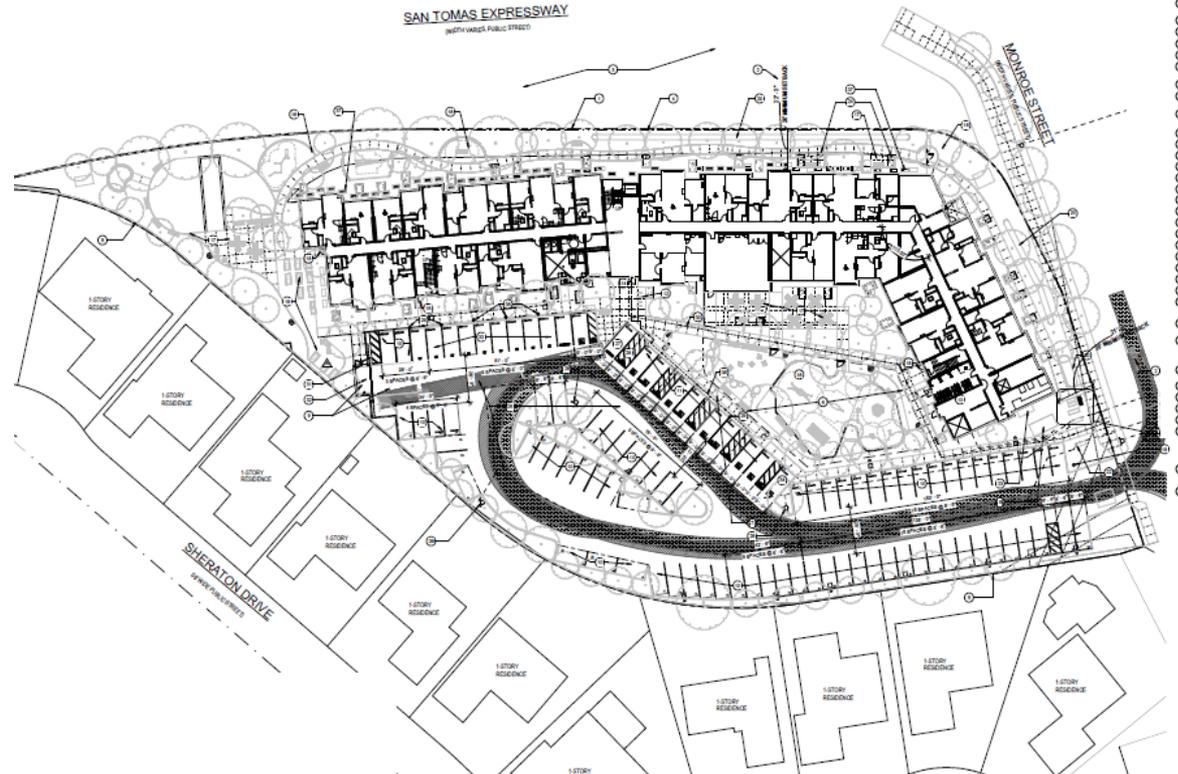
- 98 visitor and resident surface parking spaces
 - 88 universal stalls
 - Six ADA stalls
 - Three EV charging stations
 - One Paratransit loading/drop-off stall
- 33 Class I and 4 Class II bicycle parking spaces
- Onsite amenities
- 6 foot high precast sound wall





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Site Plan



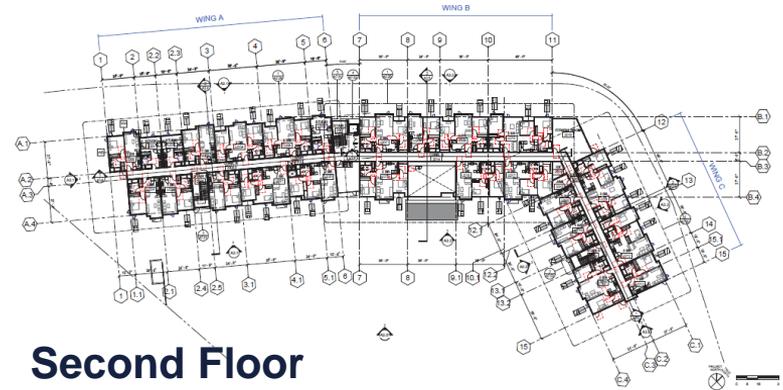


2330 Monroe Affordable Housing Project

Floor Plans



First Floor



Second Floor



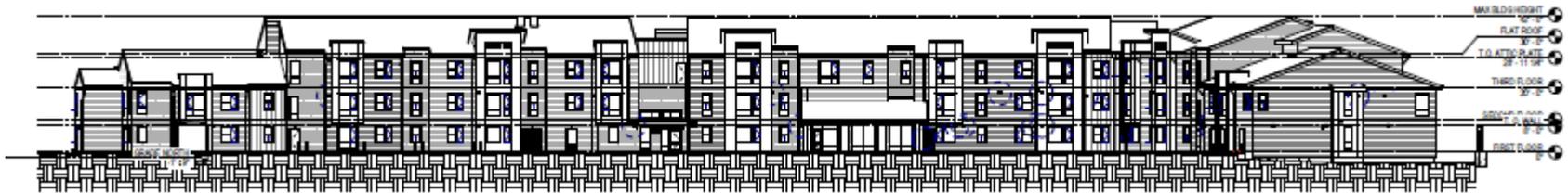
Third Floor



2330 Monroe Affordable Housing Project



1. North Elevation



2. South Elevation



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Wing A Elevations



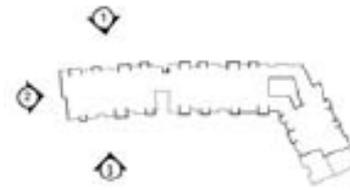
1. North Elevation



2. West Elevation



3. South Elevation



KEY PLAN



2330 Monroe Affordable Housing Project

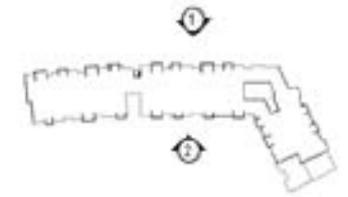
Wing B Elevations



1. North Elevation



2. South Elevation



KEY PLAN

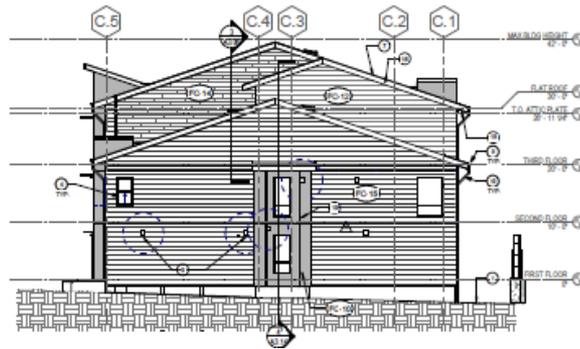


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Wing C Elevations



3. North East Elevation



2. South East Elevation



KEY PLAN



1. South West Elevation





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2330 Monroe Affordable Housing Project

Conditions of Approval

- Public Works has revised the COA #16 and added COA #17
- E16. Entire width of Monroe Street along project frontage within City of Santa Clara right-of-way shall be treated with slurry seal with digouts.
- E17. Monroe Street was slurry sealed with the City's 2021 pavement maintenance program. Per the City pavement moratorium (Ordinance No. 1998), no pavement cuts are permitted until after 12/31/2024. Refer to <https://www.santaclaraca.gov/our-city/departments-g-z/public-works/maintenance-operations/street-maintenance/pavement-preservation-ordinance> for more information. Submit Pavement Preservation Ordinance Exemption Request during the Encroachment Permit process for City consideration. A more robust pavement treatment may be necessary if pavement cuts cannot wait until after 12/31/2024.



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CEQA Review

Mitigated Negative Declaration and the Mitigation Monitoring and Reporting Program associated with the project application (File Nos. PLN2019-13723; PLN2019-13763, PLN2019-13764, CEQA2019-1067) was approved by the Council on January 28, 2020.



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Recommendation

Approve the Architectural Review for an approved 2-3 story building containing 65 affordable residential units in a mix of studios, one-, two-, and three-bedroom units, including 25 percent of the units set aside for people with developmental disabilities, subject to conditions of approval.



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	BEDROOM AND INCOME MIX					
	Studio	One-Bed	Two-Bed	Three-Bed	# of Units	% of Project
25% AMI	\$641	\$686	\$823	\$951	16	25%
50% AMI	\$1,281	\$1,372	\$1,646	\$1,902	10	15%
60% AMI	\$1,537	\$1,646	\$1,975	\$2,282	13	20%
80% AMI	\$2,050	\$2,195	\$2,634	\$3,043	16	25%
100% AMI	\$2,562	\$2,744	\$3,292	\$3,804	10	15%
# of Units	8	22	29	6	65	100%
% of Project	12%	34%	45%	9%	100%	