

City of Santa Clara

City Council – May 22, 2018

1375, 1385, and 1399 El Camino Real Catalina Residential Project

Public Hearing Item #10

PLN2017-12726, PLN2017-12728, and CEQ2017-01045



**City of
Santa Clara**
The Center of What's Possible

Catalina 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 Thoroughfare Commercial (CT) to Planned Development (PD)
- Approval of a Vesting Tentative Subdivision Map to allow development of 54 townhouses



POST MEETING MATERIAL



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Catalina Residential Project

Project Description

- 54 townhouse units, including 8 live/work units (6 buildings)
- 3-story, 41'6" in height
- Two-car garages (half tandem)
- 14 guest parking spaces
- Landscape Area: 17,900 sf
- Common Open Space: 2,068 sf



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Proposed El Camino Real Elevations



Proposed Project Interior Elevations





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3rd Party Design Review Comments

- Project one of two selected for 3rd party design review following City Council / Planning Commission discussion
- Recommendations from 3rd party architect (November 14, 2017):
 - Remove 2-4 units to add more useable / amenity open space
 - Eliminate live-work units (insufficient commercial presence)
 - Add articulation to building facades and break up long roof line
 - Add more landscaping around perimeter and on interior alleyways
 - Convert extra parking spaces to open space
 - Use more variety of landscape materials less susceptible to disease
 - Screen above ground utilities

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Modifications to Project

Initial Submittal	Current Proposal
53 units	54 units
No useable common open space	2,068 square-feet usable common open space created by removing guest parking spaces
No Civic Center Drive presence	Front doors/porches reoriented to the building sides to orient toward Civic Center Drive
Lack of obvious live/work presence	Glazing incorporated on live/work facades
Single long building fronting El Camino Real	Divided building into two and added central paseo

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General Plan Conformance

- **Designation:** Community Mixed Use
- **Focus Area:** El Camino Real
- **Consistent General Plan Policies:** El Camino Real Focus Area and Mixed Use Land Use Policies: 5.3.4-P8, 5.3.4-P9, 5.3.4-P11, 5.3.4-P16



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Key Concern – Adequacy of Open Space

- 2,068 sq. ft. of usable common open space (38.3 sq. ft. per unit)
- Staff recommendation: increase to 3,543 sq. ft. (68.1 sq. ft. per unit with 2 unit reduction)



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Catalina Residential Project

Nonconforming General Plan Policies Open Space/Recreation

- **5.3.1-P9:** Require that new development provide adequate public services and facilities, infrastructure, and amenities to serve the new employment or residential growth.
- **5.3.2-P4:** Encourage indoor and outdoor private and common spaces as part of all new residential developments, including clustering of units to maximize open space opportunities where appropriate.
- **5.9.1-P14:** Encourage publicly accessible open space in new development.
- **5.9.1-P18:** Promote open space and recreation facilities in large-scale developments in order to meet a portion of the demand for parks generated by new development.

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Catalina Residential Project

Planning Commission Discussion – May 9, 2018

- Loss of commercial square-footage and potential conversion of live/work units to strictly residential use
- Review of the project in advance of the ECR Specific Plan
- Overall height of the structures
- Tandem garages and potential for parking spillover into the neighborhood
- Lack of guest parking for the live/work units
- Increasing the number of below market rate units rather than increasing the amount of open space

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Planning Commission Added Conditions Agreed to by Applicant

- Overhead garage storage offered as a design option in each of the townhouse units
- One guest parking space shall be reserved for use by rideshare companies and be pre-wired for EV charging
- Signage shall be provided in the guest parking area closest to the live/work units reserving parking for patrons during business hours
- The front façade and elevations of the live/work units shall not be modified without approval of a Planned Development Amendment

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Catalina Residential Project

Planning Commission Recommendation

- Recommend adoption of the Mitigated Negative Declaration and Adoption of the Mitigation Monitoring and Reporting Program for the Catalina Residential Development Project; and
- Recommend approval of the rezoning from Thoroughfare Commercial (CT) to Planned Development (PD) to allow development of 53 townhouse units, including 8 live-work units and approve the Vesting Tentative Subdivision Map to subdivide one lot into 10 lots and:
 - increased number of below market rate units to 6 affordable units;
 - increased common open space area to approximately 3,000 square feet

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Staff Recommendation

- Recommend adoption of the Mitigated Negative Declaration and Adoption of the Mitigation Monitoring and Reporting Program for the Catalina Residential Development Project; and
- Recommend approval of the rezoning from Thoroughfare Commercial (CT) to Planned Development (PD) to allow development of 52 townhouse units, including 8 live-work units, and approve the Vesting Tentative Subdivision Map to subdivide one lot into 10 lots, with a condition to require an additional 1,475 square feet of amenity and open space

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CEQA Review

- Mitigated Negative Declaration (MND) was prepared and a Notice of Availability was circulated for a 30-day period from February 23, 2018 through March 27, 2018
- Three comment letters from Valley Transportation Authority, Caltrans, and the County of Santa Clara Department of Environmental Health
- Required mitigation identified related to air quality, biological resources, cultural resources, and noise and vibration impacts to reduce impacts to a less than significant level

CATALINA: 1375-1399 EL CAMINO REAL



SITE LOCATION

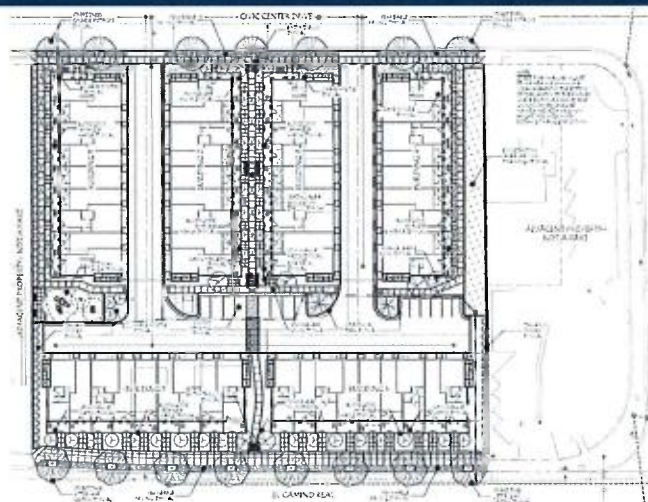


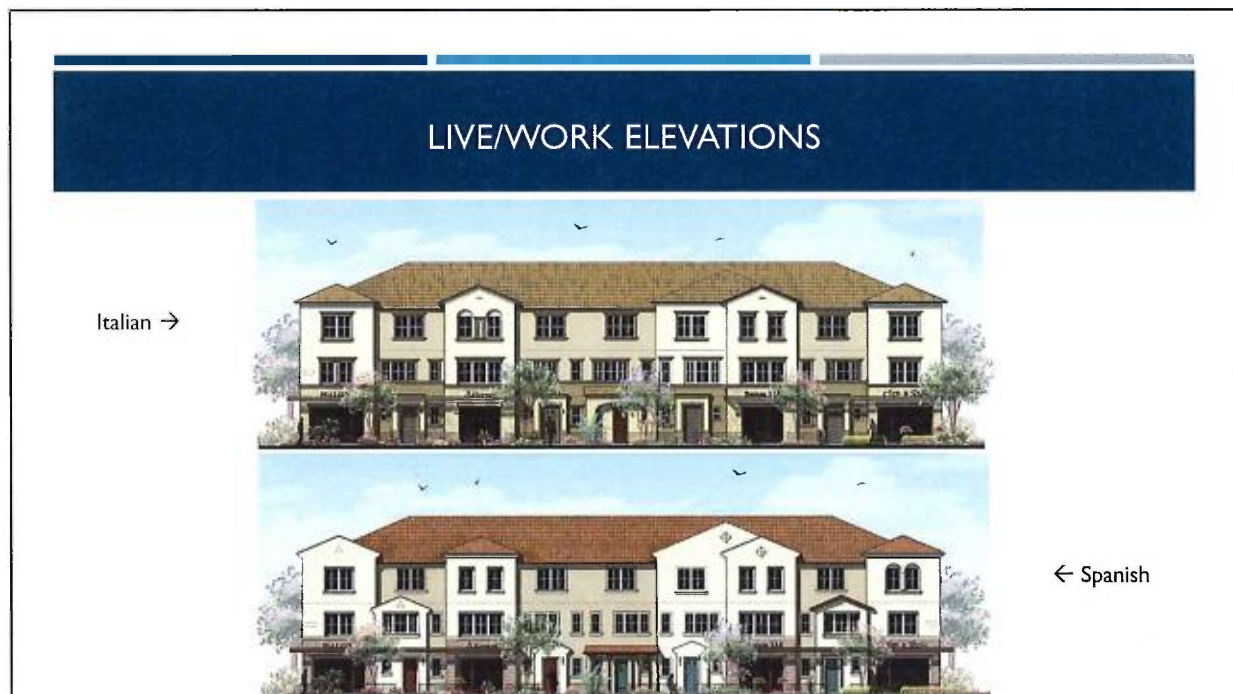
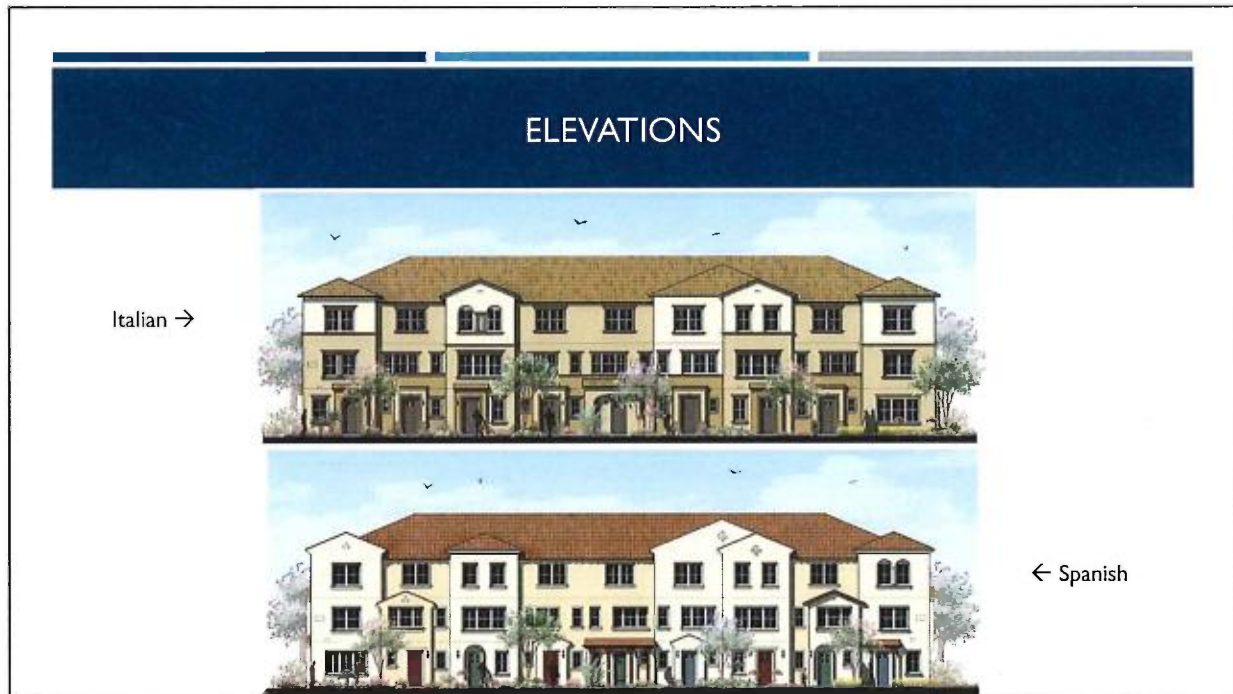
SITE LOCATION



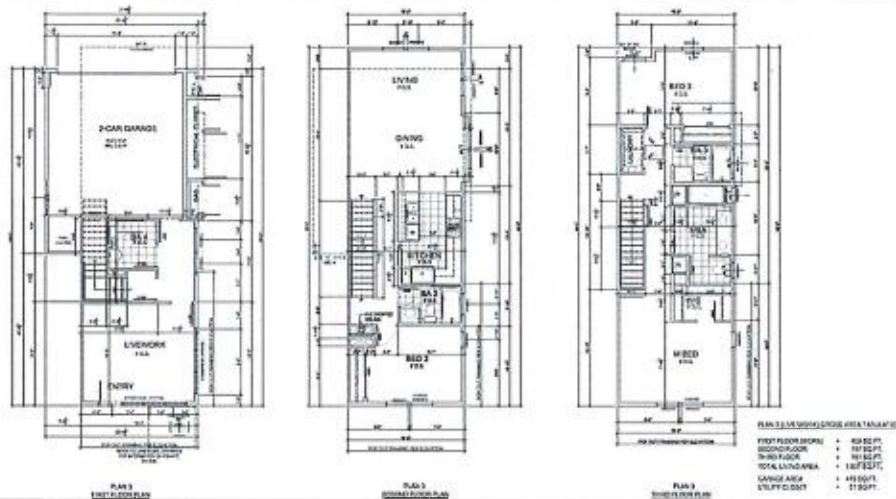
SITE PLAN

- The site plan consists of the following:
- 54 townhome units (8 live/work units)
 - 14 guest parking spaces
 - On-site tot lot
 - Landscaped paseos with trellises and seating areas





FLOOR PLAN (LIVE/WORK UNIT)



PROJECT BENEFITS

- Providing 54 opportunities for a new home purchase in an area that is in dire need for more housing opportunities.
- Providing 5 units within this subdivision that will be made available at a Below Market Rate price. We believe that this equates to a \$3,500,000 benefit to the public.
- Replacing 10 existing trees on site, that were in poor to fair condition, with a total of 141 trees that will be in good to excellent condition (only 20 replacement trees are required).
- Reduction in traffic trips both for the AM and PM peak hour trips, as well as the total daily average trips.
- Replacing 3 to 4 businesses that were operating in less than pleasing aesthetic structures, with 8 new business opportunities that can provide revenue to the City as well as services to the public.

PROJECT BENEFITS

- Site is located in the immediate vicinity to Civic Center Park and Geof Goodfellow Sesquicentennial Park. Within walking distance there is Rotary Park, Larry Marsalli Park, and Fremont Park.
- The project as proposed results in a reduction of impervious surface area.
- Payment of \$24,567 per unit (\$1,326,618 total) as an in lieu fee for parkland dedication. We are not seeking any credit against that fee with our proposed mini park/tot lot on site.
- Payment of approximately \$280,000 to the City for in lieu fee payment towards Affordable Housing Fees based on 54 units.

URBAN FIELD STUDIO PROJECT REVIEW

URBAN FIELD STUDIO

To: Ms. Rebecca Bustos
Associate Planner, Planning Division
Community Development Department
City of Santa Clara, California

From: Frank Fuller, Partner
Heidi Sokolowsky, Partner
Urban Field Studio

November 14, 2017 – DRAFT

URBAN FIELD STUDIO

MEMORANDUM: Review of Proposed Design for the "Catalina" Development in the City of Santa Clara

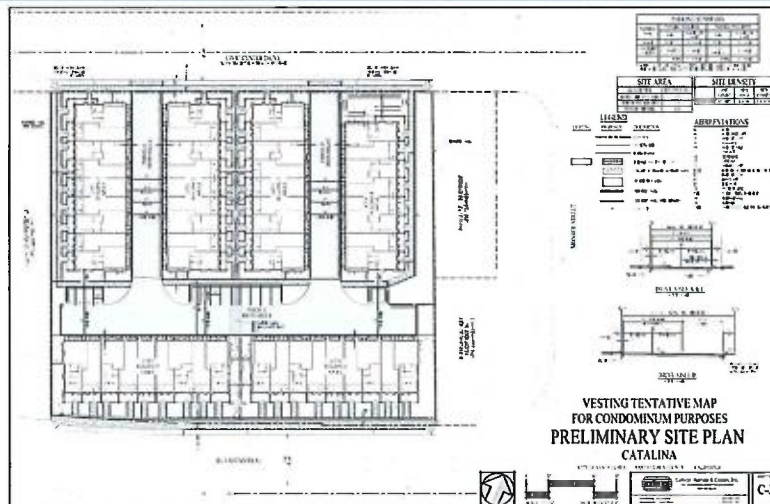
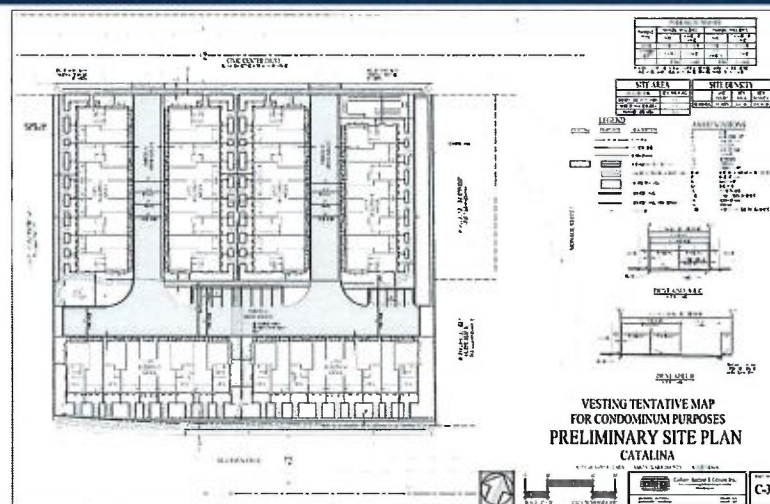
Urban Field Studio (UFS) has reviewed the design for the proposed "Catalina" development on El Camino Real in the City of Santa Clara. Heidi Sokolowsky and I have met with the developer team and City Planning staff to listen to a presentation of the proposed project design. In addition, we have received the following documents for architectural design review via email that describe the proposed design:

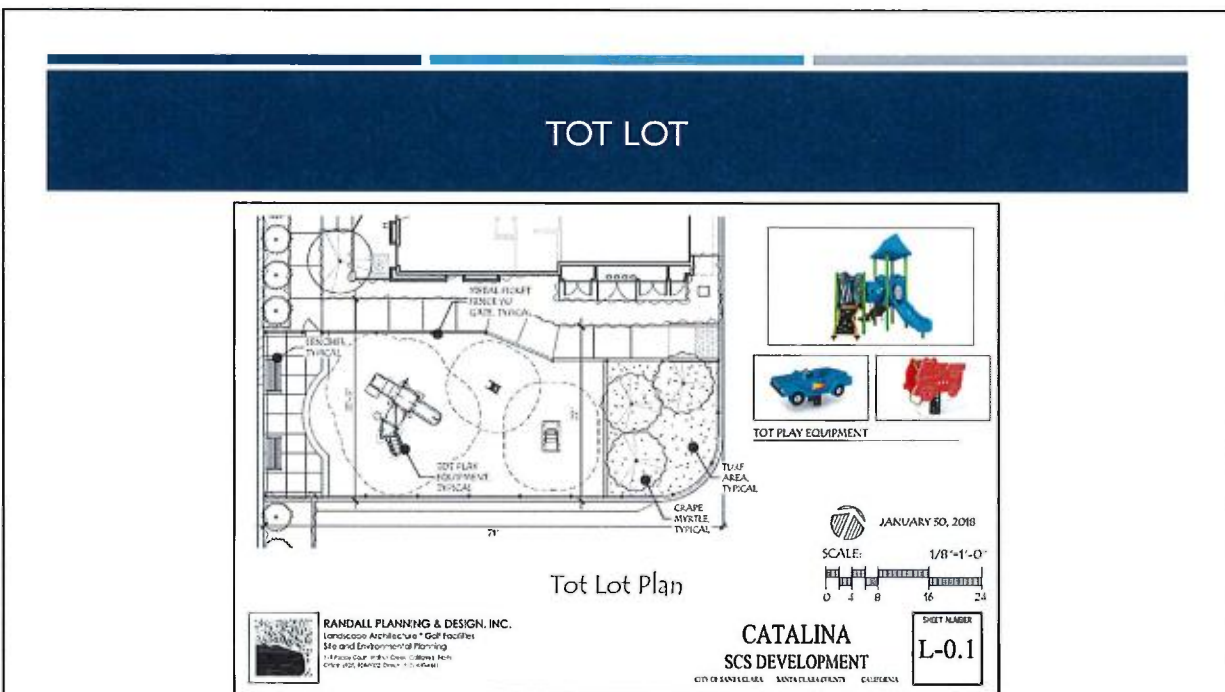
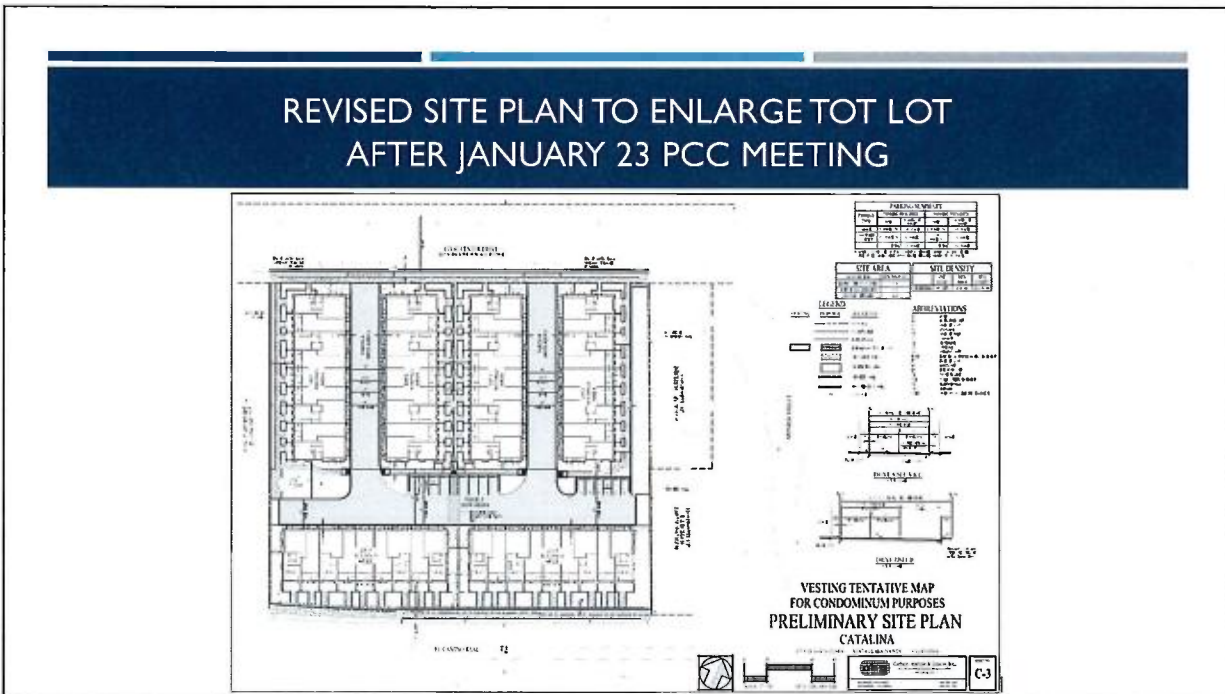
- Design package, 14 sheets excerpted from full design set, dated August 2017.
- 1 sheet of images, dated October 17, 2017.
- 1 sheet of site plan, dated October 17, 2017, and,
- Full design set of 41 sheets, dated August 2017 and received November 8, 2017.

The role of Urban Field Studio is to review the design of the proposed project and to give advice to the City of Santa Clara about the design. Prior to our evaluation, the project has been designed and submitted to the City in at least a Design Development form, so that since we are evaluating in the middle of the design process, our comments will have two parts: Design Issues and Design Recommendations. Issues of the proposed design will be general in nature and recommendations will be more specific. Issues about which we think we need to give advice to the City include the following:

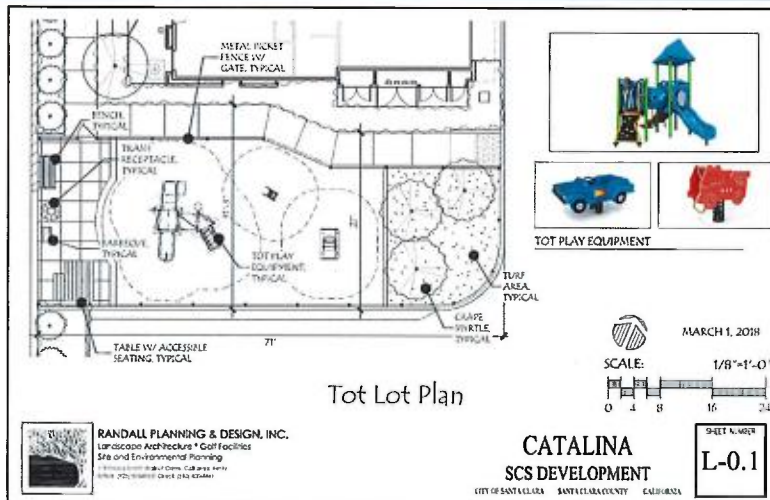
2. The elements of the site that are not softscape, bio-retention or buildings are indicated in plans and on Sheet L-2, Illustrative Images, and on the building elevation drawings. The Development team should show how the many walls, gates and hardscape areas will be designed and built. Walls are indicated around the yard of each dwelling and at perimeter walls with retention on the east and west property lines of the site.
3. At least two dwelling units should be removed from the plan in order to provide a usable and amenitized open space for the residents of the project to use, including children's play space. The dwellings could be removed from the southern end of one of the north-south buildings without substantial impact to the layout of building. Even if four dwellings were removed from the 53 units, 49/2.23 acres = 22 dwellings per acre, which is above the minimum of 19 dwellings per acre required by the City's General Plan.

SITE PLAN REVIEWED BY URBAN FIELD STUDIO

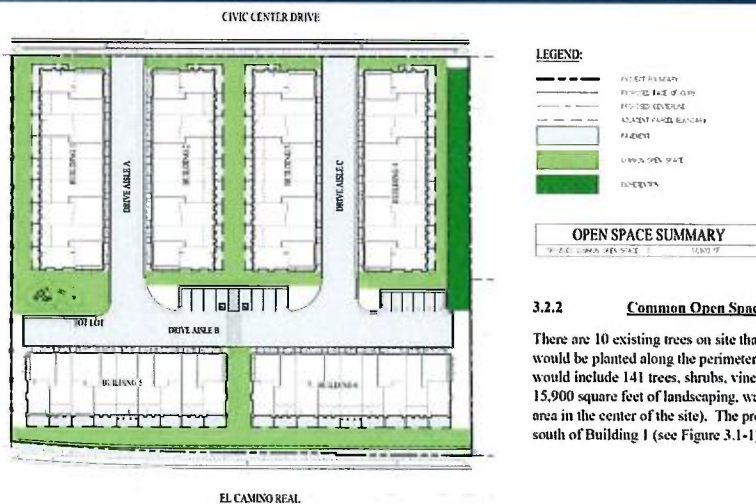
REVISED SITE PLAN TO INCLUDE TOT LOT
AFTER URBAN FIELD STUDIO COMMENTS



POTENTIAL REVISED TOT LOT



ON-SITE COMMON OPEN SPACE



APPLICANT'S REQUEST

- I. Approval of the development with 54 Townhouse units, including 8 Live/Work units.
 - A. Developer shall include garage storage components as an option for all units.
 - B. One guest parking space shall be allocated for use by rideshare companies and prewired for an electrical vehicle charging station.
 - C. Four guest parking spaces shall be reserved for business patrons of the Live/Work units, 8am-5pm Monday through Friday (two hour time limits).

* If no units are lost, Developer voluntarily agrees to round up its BMR requirement and will provide 6 moderately affordable housing units on site.