

PLANNING COMMISSION EXCERPT MEETING MINTUES OF NOVEMBER 14, 2018 MEETING

3. [18-526](#) Public Hearing: Actions on Gateway Crossings Project located at 1205 Coleman Avenue including a General Plan Amendment to Santa Clara Station Very High Density Residential (51-100 du/ac) with a minimum commercial FAR of 0.20, Creation of a new Very High Density Mixed-Use Zoning District and Rezoning to that District, Vesting Tentative Subdivision Map, Development Agreement, Environmental Impact Report, and Mitigation Monitoring and Reporting Program

Recommendation: Alternatives 1), 2), 4), 6), and 7):

That the Planning Commission adopt resolutions for the Gateway Crossings Project located at 1205 Coleman Avenue recommending that the City Council:

- 1) Approve and Certify an Environmental Impact Report (EIR) and adopt CEQA Findings and a Statement of Overriding Considerations (SOCs) and the Mitigation Monitoring and Reporting Program (MMRP);
- 2) Approve the General Plan Amendment #87 from Regional Commercial, High Density Residential and Very High Density Residential to Very High Density Residential with a minimum commercial FAR of 0.2; amendment to the General Plan Land Use Map for the Santa Clara Station Focus Area to reflect the General Plan change; and revision to the Climate Action Plan to add TDM goals for the new land use designation;
- 4) Approve the Rezone from Light Industrial (ML) to Very High Density Mixed-Use to allow phased construction of a mixed-use development consisting of 1,600 residential units, 182,000 square foot full-service hotel, 15,000 square feet of supporting retail, park and open space, surface and structured parking facilities, private streets, and site improvements; subject to conditions that include additional pedestrian, decorative paving and landscape enhancements to the 30-foot wide north - south private street on the west side of the public park and Building 2 that connects Brokaw Road to Champions Way;
- 6) Approve the Vesting Tentative Subdivision Map for the purpose of developing six mixed-use parcels and six common lots for site access/circulation and utility corridors to serve the development; and
- 7) Adopt an Ordinance to approve the Development Agreement.

Josh Rupert, Hunter Storm, spoke for the Applicant

Derek K. Hunter, Jr., Hunter Storm, also spoke for the Applicant

Public Speaker(s):

Patricia Leung

Nirit Lotan

Michael R. Lozeau

Dan Ondrasek - not in attendance, Donna West spoke as representative

Adam Thompson

Michal Healy

Rob Mayer

Jonathon Evans

Donna West

A motion was made by Commissioner Kelly, seconded by Commissioner Saleme, that Alternative 1 be Approved.

Aye: 7 - Commissioner Chahal, Commissioner Kelly, Commissioner Ikezi, Chair Jain, Commissioner Saleme, Commissioner Becker, and Commissioner Williams

A motion was made by Commissioner Kelly, seconded by Commissioner Becker, that Alternative 2 be Approved with the following modifications: for the Santa Clara Station Very High Density Residential (SCSVHDR) land use designation, increase the residential density range from 51-100 du/ac to 51-120 du/ac, and make corresponding revisions to the General Plan wherever there is a reference to the SCSVHDR land use designation; and strengthen the VMT reduction requirements and TDM measures to be added to Appendix 8.13 (Climate Action Plan) to require VMT initial reductions of 20% (10% locational reduction and 10% TDM measures) and scaling to 30% (10% locational reduction and 20% TDM measures) after BART is operational at the Santa Clara Station.

Aye: 7 - Commissioner Chahal, Commissioner Kelly, Commissioner Ikezi, Chair Jain, Commissioner Saleme, Commissioner Becker, and Commissioner Williams

A motion was made by Commissioner Kelly, seconded by Vice Chair Chahal, that Alternative 4 be Approved, with the direction to staff to change erroneous references to a “VHDMD” zone to the correct “VHDMU” district.

Aye: 7 - Commissioner Chahal, Commissioner Kelly, Commissioner Ikezi, Chair Jain, Commissioner Saleme, Commissioner Becker, and Commissioner Williams

A motion was made by Commissioner Kelly, seconded by Vice Chair Chahal, that Alternative 6 be Approved.

Aye: 7 - Commissioner Chahal, Commissioner Kelly, Commissioner Ikezi, Chair Jain, Commissioner Saleme, Commissioner Becker, and Commissioner Williams- 7

A motion was made by Commissioner Chahal, seconded by Commissioner Becker, that Alternative 7 be Approved with the following modifications: 10% affordable units to be provided on site (5% at 80% AMI and 5% at 100% AMI); Scaled VMT reductions beginning at 20% (10% locational reduction and 10% TDM measures) and scaling to 30% (10% locational reduction & 20% TDM measures) after the operation of BART at the Santa Clara Station; increase the bicycle parking ratio, originally proposed as 1 Class I parking space per every three residential units, ideally up to 1 Class I parking space per every two residential units ; electric outlets in bike garages; bike share and car share programs;

provisions for electric scooter parking; maintenance agreement for the 2.1 acre park to be maintained consistent with city park maintenance standards; and provide 6% of the total parking spaces with electric vehicle charging facilities, and pre-wire an additional 9% of the total parking spaces for future electric charging facilities.

Aye: 7 - Commissioner Chahal, Commissioner Kelly, Commissioner Ikezi, Chair Jain, Commissioner Saleme, Commissioner Becker, and Commissioner Williams