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Title: Note and File Regarding Re-Noticing 575 Benton Street Mixed Use Project City Council Public Hearing

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Date	Ver.	Action By	Action	Result
6/12/2018	1	City Council and Authorities Concurrent	Continued	

REPORT TO COUNCIL

SUBJECT

Note and File Regarding Re-Noticing 575 Benton Street Mixed Use Project City Council Public Hearing

BACKGROUND

The mixed use project as proposed consists of a General Plan Amendment (GPA) from Santa Clara Station High Density Residential to Santa Clara Station Very High Density Residential, a Rezoning to Planned Development (PD), a Vesting Tentative Parcel Map, and a Development Agreement (DA) to allow 355 residential units, 8 live-work units, and approximately 20,000 square feet of retail.

The Planning Commission opened the public hearing for the project at the May 23, 2018 Planning Commission meeting and after taking public testimony, continued the public hearing to the June 13, 2018 Planning Commission meeting.

DISCUSSION

Per the Zoning Code, a recommendation from the Planning Commission is required on a proposed rezoning prior to City Council consideration. While the item had been placed on the City Council agenda for June 12, because the Commission continued the item it will also be necessary to re-notice the City Council item so that the Commission can provide a recommendation prior to the City Council hearing. The project will thus be re-noticed for the June 26, 2018 City Council meeting.

Additional Discussion will be provided within the staff report associated with the City Council item on June 26.

ENVIRONMENTAL REVIEW

On February 23, 2016, the City Council certified the Final Environmental Impact Report (FEIR) and

adopted the Findings and the Mitigation Monitoring and Reporting Program pursuant to California Environmental Quality Act (CEQA) for the Mission Town Center project. An Addendum #1 to the Mission Town Center FEIR has been prepared for the proposed project (CEQ2015-01188).

PUBLIC CONTACT

A notice of public hearing was published in the Santa Clara Weekly on May 9, 2018 indicating the May 23, 2018 Planning Commission hearing and June 12, 2018 City Council meeting. As discussed earlier, the Planning Commission continued the item at their May 23, 2018 meeting and thus the item will not be heard by the City Council on June 12, 2012. Prior to the June 26, 2018 Council meeting, the hearing notice for the City Council hearing will be posted at nearby locations, mailed to nearby property owners, and published in the Santa Clara Weekly. The full administrative record is available for review during normal business hours in the Planning Division office at City Hall.

Public contact was made by posting the Council agenda on the City's official-notice bulletin board outside City Hall Council Chambers. A complete agenda packet is available on the City's website and in the City Clerk's Office at least 72 hours prior to a Regular Meeting and 24 hours prior to a Special Meeting. A hard copy of any agenda report may be requested by contacting the City Clerk's Office at (408) 615-2220, email clerk@santaclaraca.gov <<mailto:clerk@santaclaraca.gov>> or at the public information desk at any City of Santa Clara public library.

RECOMMENDATION

Note and File Regarding the Re-Noticing of 575 Benton Street Mixed Use Project for a June 26 City Council Public Hearing.

Reviewed by: Andrew Crabtree, Director of Community Development

Approved by: Deanna J. Santana, City Manager