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Title: Action on Vesting Tentative Subdivision Map for 2780 El Camino Real

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Attachments: 1. Excerpt Planning Commission Meeting Minutes of May 22, 2019, 2. Planning Commission Staff Report of May 22, 2019, 3. Project Data Sheet, 4. Resolution to Approve the Vesting Tentative Subdivision Map Resolution, 5. Conditions of Vesting Tentative Subdivision Map Approval, 6. Vesting Tentative Subdivision Map, 7. Resolution No. 19-8722.pdf

Date	Ver.	Action By	Action	Result
6/25/2019	1	City Council and Authorities Concurrent	Approved	Pass

REPORT TO COUNCIL

SUBJECT

Action on Vesting Tentative Subdivision Map for 2780 El Camino Real

BACKGROUND

The applicant, KB Home South Bay Inc, is requesting approval of a Vesting Tentative Subdivision Map (PLN2018-13662) to subdivide an existing 2.88-acre parcel into seven condominium lots and 13 common lots at 2780 El Camino Real for the development of 58 condominium units. The application follows approval by the City Council on May 22, 2018, to allow redevelopment of the project site from a commercial use (former bowling alley) to a 58-unit residential development. The prior approval includes a General Plan Amendment from Regional Commercial to Medium Density Residential (PLN2017-12669); Rezone from Community Commercial (CC) to Planned Development (PD) (PLN2017-12712); and Vesting Tentative Subdivision Map to create 58 for-sale residential lots and 13 common lots to serve the development (PLN2017-12713).

DISCUSSION

The proposed Vesting Tentative Subdivision Map would modify the previously approved Vesting Tentative Subdivision Map to change the lots from 58 fee simple townhome lots to seven condominium lots with 58 condominium units and 13 common lots to serve the development. The seven condominium lots are identified on the proposed Vesting Subdivision Tentative Map (Attachment 4) as Lots 1 - 7 and the 13-common area lots are shown as Lots A - M. The common lots encompass the private street, drive aisles to the units, easements and open landscape areas on-site.

At the public noticed meeting of May 22, 2019, the Planning Commission adopted a resolution to recommend the City Council approve the proposed Vesting Tentative Subdivision Map on the

consent calendar (6-0-0-1). There was no public discussion on the item.

ENVIRONMENTAL REVIEW

A Mitigated Negative Declaration (MND) was prepared by the environmental consultant firm Circle Point, in accordance with the California Environmental Quality Act (CEQA), for the previously approved 58-unit townhome development. The MND and Mitigation Monitoring and Reporting Program (CEQ2017-01037) were approved by the City Council on May 22, 2018 at a public noticed meeting. The proposed Vesting Tentative Subdivision Map is consistent with the approved project and would not result in a new impact on the environment or significantly increase the severity of any previously identified impact.

FISCAL IMPACT

There is no cost to the City other than administrative staff time and expense for the processing of this application.

COORDINATION

This report has been coordinated with the City Attorney's Office.

PUBLIC CONTACT

On May 8, 2019, a notice of public hearing was published in *The Weekly* (formerly the *Santa Clara Weekly*), a newspaper of general circulation, and on June 14, 2019 notice of this item was posted in three conspicuous locations within 300 feet of the project site and mailed to property owners within 1,000 feet of the project site. At the time of this report, Planning staff has not received public comments regarding the proposed project.

Public contact was also 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 or at the public information desk at any City of Santa Clara public library.

RECOMMENDATION

Adopt a resolution to approve the Vesting Tentative Subdivision Map to subdivide the existing parcel into seven condominium lots and 13 common lots at the property located at 2780 El Camino Real.

Reviewed by: Andrew Crabtree, Director of Community Development

Approved by: Deana J. Santana, City Manager

ATTACHMENTS

1. Excerpt Planning Commission Meeting Minutes of May 22, 2019
2. Planning Commission Staff Report of May 22, 2019
3. Project Data Sheet
4. Resolution Recommending Council Approval of the Vesting Tentative Subdivision Map
5. Conditions of Vesting Tentative Subdivision Map Approval
6. Vesting Tentative Subdivision Map