



City of Santa Clara

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Agenda Report

19-1229

Agenda Date: 2/19/2019

REPORT TO COUNCIL

SUBJECT

Public Hearing: Action on a Rezone and Tentative Parcel Map for the Development of Three Single-family Dwellings Located at 1444 Madison Street and 1411 Lewis Street

BACKGROUND

The applicant is requesting a rezoning from medium-density multiple dwelling (R3-36D) to the PD zoning district and the approval of a Tentative Parcel Map, to allow the proposed redevelopment of the 0.3 acre property at 1444 Madison Street with three new single-family residences. The project site is at the northwest corner of Madison Street and Lewis Street and has two addresses. The site is currently developed with two primary structures, a two-story single family house with a detached garage (1411 Lewis Street), and a duplex (1444 Madison Street). A number of smaller sheds are also situated on the property. The proposed development would demolish all existing structures.

At a noticed public hearing on April 5, 2018, the HLC reviewed the historical eligibility of the existing structures on the property for listing on the City's Historical Resource Inventory (HRI) and made a recommendation that the City Council deem the site ineligible for listing on the HRI and also recommended that the City require submittal of a replacement plan prior to granting approval of demolition. Subsequently, at the May 29, 2018 Council meeting the City Council deemed the site ineligible for listing on the HRI, allowing the applicant to conduct demolition of the existing residence in conjunction with a development proposal for the site without additional analysis for historical impacts.

The current application for rezoning to Planned Development (PD) and subdivision of the property was also subsequently reviewed by the HLC on October 4, 2018 because the property is located within 200 feet of three listed resources on the HRI. The HLC determined the current proposal to be compatible with the neighborhood and adjacent historic resources and consistent with the City's Design Guidelines as they pertain to historical compatibility. Excerpts of the HLC meeting minutes are attached to this report.

DISCUSSION

The project was considered at a noticed public hearing by the Planning Commission on December 12, 2018 (Attachment 1). One neighbor, who resides on Madison Street, expressed concern with construction impacts, referencing the lack of street maintenance, noise impacts, and dust impacts caused by the recently constructed Madison Place Project at the southeast corner of El Camino Real and Madison Street. The neighbor requested that the project be required to include additional measures to reduce adverse construction impacts.

At the conclusion of the public hearing the request to rezone from R3-36D to PD was unanimously recommended for approval by the Planning Commission subject to additional conditions to require

best practices to reduce potential construction impacts. Condition C.14 below is accordingly included in the Conditions of Approval for Rezoning.

- Applicant shall provide additional street cleaning as required by the Community Development Department and provide neighbors with the applicant and code enforcement contacts during construction. Applicant shall work with the Community Development Department for additional site cleaning measures, if this condition is not being met.

The Planning Commission voted 5-0-0-1 (Williams absent) to recommend approval of the project.

Pursuant to Santa Clara Code Section 17.05.110, the proposed Tentative Parcel Map application is referred directly to the City Council for consideration and was not discussed by the Planning Commission.

FISCAL IMPACT

There is no impact to the City for processing the requested application other than administrative staff time and expense typically covered by processing fees paid by the applicant.

ENVIRONMENTAL REVIEW

The development proposal on the 0.3 acre site is exempt from the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines Class 3, Section 15303(a), "New Construction or Conversion of Small Structures," which exempts projects for the construction and location of limited numbers of new, small facilities or structures, as the activity consists of the development of not more than three single-family residences in an urbanized area.

COORDINATION

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

PUBLIC CONTACT

On February 8, 2019, the notice of public meeting for this item was posted at three conspicuous locations within 300 feet of the project site and was mailed to property owners within 500 feet of the project site. On February 6, 2019, the notice of public hearing was published in the *Santa Clara Weekly*. No public comments have been received at the time of preparation of this report.

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.

ALTERNATIVES

1. Approve the Rezone from Medium-density Multiple Dwelling (R3-36D) to Planned Development (PD) for the development of three detached single-family dwellings on three individual lots on the property located at 1444 Madison Street.
2. Approve the Tentative Parcel Map to subdivide one parcel into three individual parcels.
3. Deny the Rezone from Medium-density Multiple Dwelling (R3-36D) to Planned Development (PD) for the development of three detached single-family dwellings on the property located at 1444

Madison Street.

4. Deny the Tentative Parcel Map to subdivide one parcel into three individual parcels.

RECOMMENDATION

Alternatives 1. and 2.:

1. Approve the Rezone from Medium-density Multiple Dwelling (R3-36D) to Planned Development (PD) for the development of three detached single-family dwellings on three individual lots on the property located at 1444 Madison Street.

2. Approve the Tentative Parcel Map to subdivide one parcel into three individual parcels.

Reviewed by: Andrew Crabtree, Director of Community Development

Approved by: Deanna J. Santana, City Manager

ATTACHMENTS

1. Excerpt of Planning Commission Meeting Minutes of December 12, 2018
2. Planning Commission Staff Report of December 12, 2018
3. Excerpt of Historical and Landmarks Commission Meeting Minutes of October 4, 2018
4. Historical and Landmarks Commission Staff Report of October 4, 2018
5. Excerpt of Historical and Landmarks Commission Meeting Minutes of April 5, 2018
6. Project Data
7. Justification Packet
8. Development Plans with Tentative Parcel Map
9. Resolution for Rezoning from R3-36D to PD
10. Resolution for a Tentative Parcel Map
11. Conditions of Approval for Rezoning
12. Conditions of Approval for Tentative Parcel Map