



Legislation Details (With Text)

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On agenda:	5/22/2018	Final action:			
Title:	Public Hearing: Approve a General Plan Amendment, Rezoning, and Vesting Tentative Subdivision Map and Adopt the Mitigated Negative Declaration for the Moonlite Lanes Townhomes Project located at 2780 El Camino Real				
Sponsors:					
Indexes:	CC				
Code sections:					
Attachments:	1. Planning Commission Report of May 9, 2018, 2. Planning Commission Excerpt Meeting Minutes of May 9, 2018, 3. Development Plans, 4. Mitigated Negative Declaration (previously distributed), 5. Comment Received on the Mitigated Negative Declaration, 6. Mitigation Monitoring or Reporting Program, 7. Correspondence, 8. Traffic Generation Estimates for the Proposed Moonlite Lanes Townhome Project, 9. Resolution to Adopt the Mitigated Negative Declaration and Mitigation Monitoring or Reporting Program, 10. Resolution to Approve the General Plan Amendment, 11. Resolution to Approve the Rezoning, 12. Resolution to Approve the Tentative Subdivision Map, 13. Conditions of Rezoning Approval, 14. Conditions of Vesting Tentative Subdivision Map Approval, 15. POST MEETING MATERIAL, 16. Resolution No. 18-8527, 17. Resolution No. 18-8528, 18. Resolution No. 18-8529, 19. Resolution No. 18-8530				

Date	Ver.	Action By	Action	Result
5/22/2018	1	Council and Authorities Concurrent Meeting	Approved	Pass
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REPORT TO COUNCIL

SUBJECT

Public Hearing: Approve a General Plan Amendment, Rezoning, and Vesting Tentative Subdivision Map and Adopt the Mitigated Negative Declaration for the Moonlite Lanes Townhomes Project located at 2780 El Camino Real

BACKGROUND

The proposed project is the redevelopment of a 2.87 acre commercial property located at 2780 El Camino Real to a residential use. The project application includes a Mitigated Negative Declaration (MND) and Mitigation Monitoring or Reporting Program (MMRP); General Plan Amendment #85 from Regional Mixed Use to Medium Density Residential; a Rezone from Community Commercial (CC) to Planned Development (PD); and a Vesting Tentative Subdivision Map. These applications would enable the development of a 58-lot for-sale townhome development including 13 common area lots for use as a private street, utility corridors, landscaping, and site improvements (PLN2017-12669, PLN2017-12712, PLN2017-12713, and CEQ2017-01037). The proposal includes demolition of the existing vacant Moonlite Lanes bowling alley, surface parking lot, and existing site landscaping.

The Planning Commission considered the project on May 9, 2018 and forwarded a recommendation to the City Council to adopt the MND and MMRP; approve the General Plan Amendment from Regional Mixed Use to Medium Density Residential; approve the rezone from CC to PD; and approve the Vesting Tentative Subdivision Map, subject to conditions. The staff report with previous attachments and excerpt minutes from the Planning Commission meeting of May 9, 2018 are included as part of this staff report.

DISCUSSION

One member of the public, Josue Garcia from the Santa Clara County Residents for Responsible Development, spoke in favor of the project stating that the development will provide construction jobs and much needed housing.

Following the public testimony, the Planning Commission discussion focused on common open space available to the residents and opportunities to create a centralized programmed open space area within the project. The Planning Commission raised questions regarding the traffic analysis in the MND for daily and peak commute trip generation created by 58 townhomes. Alex Casabra, environmental consultant with Circlepoint, explained the methodology employed to calculate trip generation rates for residential uses in the analysis. The Planning Commission also discussed sustainability measures that could be incorporated into the project and the number of affordable housing units provided with the proposed project development. Staff clarified that the affordable housing requirement is 5.8 units and that the applicant is proposing to provide 5 affordable housing units and an in-lieu fee payment for the .8 unit increment. Based on this discussion, the Planning Commission recommended that the City Council adopt the MND and MMRP; approve the General Plan Amendment from Regional Mixed Use to Medium Density Residential; approve the rezone from CC to PD; and approve the Vesting Tentative Subdivision Map, subject to the Conditions of Approval recommended by staff in addition to the following conditions:

- 1) The CC&Rs of the Home Owners Association (HOA) shall contain a provision providing that the HOA will subsidize transit passes to interested residents of the development.
- 2) Eliminate E24 of the Rezoning Conditions of Approval as it is not applicable to this project.
- 3) Clarify C25 of the Rezoning Conditions of Approval to require pre-wiring of the garages for level 2 chargers at 30 amps minimum.
- 4) Provide a centralized green space area near Unit 20 in the development plan.
- 5) Reserve one of the visitor parking spaces as a ride-share parking space, if feasible (new condition C27).
- 6) Offer overhead storage in the garages as an option for buyers of each unit (new condition C28).
- 7) Provide a total of six affordable housing units, instead of five affordable units with a fractional unit in-lieu fee.

The applicant subsequently has agreed to include Planning Commission recommendations 2, 3, 5, and 6 in the project and these are reflected in the draft Conditions of Rezoning Approval E24, C25, C27, and C28 as recommended by staff. The applicant is examining the site plan for feasibility of incorporating additional open space to implement recommendation 4 as stated above.

The Planning Commission concluded with a request to staff to provide verification of the accuracy and methodology of information presented in Table 1 of the MND traffic analysis prior to the Council meeting. This information has been prepared by Hexagon Transportation Consultants, Inc. and is attached to this report for review that substantiates the data and methodology employed in the project traffic analysis.

FISCAL IMPACT

Approval of the proposed project would allow redevelopment of a vacant and underutilized commercial property to a medium density residential development consisting of 53 market rate townhomes and 5 affordable townhomes that would contribute to the City's housing stock and provide home-ownership opportunities for the community in proximity to neighborhood serving retail commercial services located along a transit corridor. The project would be subject to building and development fees in accordance with the City's Fee Schedule and made payable at the time of building permit issuance. In addition, redevelopment of the site would increase property tax and other tax revenues for the City and provide additional construction jobs.

ENVIRONMENTAL REVIEW

A Mitigated Negative Declaration (MND) was prepared for the project by the environmental consultant firm Circlepoint, in accordance with the California Environmental Quality Act (CEQA). The MND and Notice of Availability were posted on the City's website at www.santaclaraca.gov/ceqa and circulated for 30-day review on April 2, 2018 and closed on May 3, 2018, in accordance with CEQA requirements. The Planning Department received agency comments in response to the MND from the Santa Clara Valley Water District that did not require response to comments, and is attached to this staff report for review. No public comments on the MND were received by staff. Copies of the MND are available in the Planning Division office at City Hall.

The MND examined environmental impacts associated with project development and identified potential aesthetics, air quality, biological, cultural and tribal cultural resources, geology and soils, hazardous materials, and noise impacts that with incorporation of mitigation measures into the project would reduce all potential impacts to less than significant. A detailed discussion of the potential impacts and mitigation measures to be applied to the project are specified in the MND and would be implemented through project conditions of approval and the Mitigation Monitoring or Reporting Program (MMRP) for the proposed project.

COORDINATION

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

PUBLIC CONTACT

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.

On May 11, 2018, the notice of public hearing for this item was posted at three locations within 300 feet of the project site and mailed to property owners within 1,000 feet of the project site. Newspaper notice of this item was published in the Santa Clara Weekly on April 25, 2018.

ALTERNATIVES

1. Adopt the Mitigated Negative Declaration and Mitigation Monitoring or Reporting Program for the Moonlite Lanes Townhome Project;
2. Approve General Plan Amendment #85 from Regional Mixed Use to Medium Density Residential;
3. Approve the Rezone from Community Commercial (CC) to Planned Development (PD) to allow the

- construction of a 58 residential townhome development, including revised conditions of rezoning approval E24, C25, C27, and C28;
4. Approve the Rezone from Community Commercial (CC) to Planned Development (PD) to allow the construction of a 58 residential townhome development with some or all of the Planning Commission's additional recommendations of May 9, 2018; and
 5. Approve the Vesting Tentative Subdivision Map to create 58 for-sale residential lots and 13 common lots for use as a private street and utility corridors.
 6. Not adopt the Mitigated Negative Declaration and Mitigation Monitoring or Reporting Program for the Moonlite Lanes Townhome Project;
 7. Deny General Plan Amendment #85 from Regional Mixed Use to Medium Density Residential;
 8. Deny the Rezone from Community Commercial (CC) to Planned Development (PD) to allow the construction of a 58 residential townhome development; and
 9. Deny the Vesting Tentative Subdivision Map to create 58 for-sale residential lots and 13 common lots for use as a private street and utility corridors.
 10. Provide any other direction to staff and return with a modified version of the project.

RECOMMENDATION

Alternatives 1, 2, 3, & 5:

1. Adopt the Mitigated Negative Declaration and Mitigation Monitoring or Reporting Program for the Moonlite Lanes Townhome Project;
2. Approve General Plan Amendment #85 from Regional Mixed Use to Medium Density Residential;
3. Approve the Rezone from Community Commercial (CC) to Planned Development (PD) to allow the construction of a 58 residential townhome development, including revised conditions of rezoning approval E24, C25, C27, and C28; and
5. Approve the Vesting Tentative Subdivision Map to create 58 for-sale residential lots and 13 common lots for use as a private street and utility corridors.

Reviewed by: Andrew Crabtree, Director of Community Development

Approved by: Deanna J. Santana, City Manager

ATTACHMENTS

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2. Planning Commission Excerpt Meeting Minutes of May 9, 2018
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14. Conditions of Vesting Tentative Subdivision Map Approval