



Legislation Details (With Text)

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Title:	Action on a new 301-unit multi-family residential project with two live-work units and 650 square feet of co-working space located at 2263 Calle Del Mundo				
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Attachments:	1. Staff Report Tables, 2. Revised Conditions of Approval, 3. Addendum, 4. Development Plans				

Date	Ver.	Action By	Action	Result
11/4/2020	1	Development Review Hearing		

REPORT TO DEVELOPMENT REVIEW HEARING

SUBJECT

Action on a new 301-unit multi-family residential project with two live-work units and 650 square feet of co-working space located at 2263 Calle Del Mundo

File No.(s): PLN2018-13443

Location: 2263 Calle Del Mundo, a 1.94-acre lot located in the mid-block of Calle Del Mundo, APNs: 097-05-060, -061; property is zoned Transit Neighborhood (TN).

Applicant: Rethink Development

Owner: Lafayette Development no5/Bearcat Properties LLC

Request: Architectural Review of a 301-unit multi-family residential, two of which are live-work units, and 650 square feet of co-working space as part of the Tasman East Specific Plan (TESP). The project involves the demolition of existing light industrial buildings and the construction of one eight-story building with internal garage parking.

CEQA Determination: Determination of Consistency with the Tasman East Specific Plan EIR (Government Code Section 65457)

Project Planner: Adam Petersen, Contract Planner

Staff Recommendation: Approve, subject to conditions of approval

Project Data

Project Data is summarized in Attachment 1, Table 1.

Background

The project was scheduled for the October 21, 2020 DRH. However, the applicant requested a continuance to November 4, 2020 to resolve consideration of possible amendments to bird safe

design measures in the conditions of approval, specifically CD21 through CD25. Minor clarifications were added to conditions of approval CD22, CD24, and CD25 related to bird safe design requirements, while conditions CD21 and CD23 remain unchanged. The conditions including those with some clarifying language are consistent with the mitigation measures identified in the Tasman East Specific Plan EIR. The applicant has concurred that the conditions of approval and will be implemented with the project.

Points for consideration for the Development Review Hearing

Summary

- The applicant proposes to redevelop the 1.94-acre site within the Tasman East Specific Plan (TESP) and construct an eight story mid-rise building, comprised of 299 dwelling units, two live-work units, approximately 650 square feet (sf.) of commercial co-working space, dog spa, and a fitness on the ground floor.
- TESP envisions the transformation of a patchwork of industrial parks and single-family communities into a walkable, transit and trail-oriented, high density area offer an urban lifestyle alongside regional destinations, with the Tasman East area as the heart of the transformation. The project is in the Hill District of the TESP, which envisions the District's park potentially connecting to the City Place's proposed Second Street.
- The project includes 13,936 sf. in dedicated park open space, consistent with TESP requirements. The park land is tangential to the length of the Summerhill park and leads to the City Place development located north of the TESP. The dedicated park space is comprised of 10,494 sf. park dedicated in fee, 1,985 sf. green space dedicated in easement, and 1,457 sf. park amenity room that the City would manage. The project includes 23,600 sf. of private open space comprised of pool space and a games courtyard on the fourth level of the building, a dog run and side yard areas on the ground floor, and a terrace lounge on the eighth floor.
- The density range for the Transit Neighborhood (TN) designation is 100-350 dwelling units per acre. Based on the subject 1.76 net acre site, after the park dedications in title, the net density is 177 du/ac. Density is calculated as net density within the TESP.
- The project includes three levels of parking at the center of the building, 124 spaces of long-term bike parking inside the building, Vehicular access to the internal parking garage is achieved from a driveway along Calle del Mundo.
- With the implantation of the TESP and the Related Santa Clara project, the site and its surroundings are expected to be a neighborhood in transition. Currently, the neighborhood is characterized by low-intensity industrial buildings and wide two-lane roads that are conducive to industrial uses.

Building Design

- The project is a wrap structure with three levels of a parking garage located at the center of the building, and the residential uses encompassing it. Access to the garage is from Calle del Mundo, but the garage entry is recessed approximately 25 ft. from the property line. As noted, the fourth floor contains private open space, comprised of a pool and games courtyard, with an open space terrace on the eighth level.
- The project is consistent with the Building Design Guidelines (building scale and organization, building fenestration and materials, and rooftops); Bulk and Massing Guidelines (maximum floor plate area, maximum plan length, apparent face length, required notches and recesses

and tower separation); Building Performance (solar ready roof); and Building Frontages (ground floor active uses). The overall architecture of the building represents a contemporary design using corrugated metal, cement plaster, cast in place concrete, and panel siding. Windows are comprised of vision glass with metal frames. Material finishes are smooth in texture, and colors are muted, consisting of shades of grey and earth tones in the panel siding

- Building Design. The project expresses scale using balconies, recesses and projections.
- Bulk and Massing. The project includes a portion of the midrise that is setback approximately 48 ft. from the front property line, for a length of approximately 121 ft. This setback facilitates creation of the park and contributes to the design and location of the podium for the pool deck. The remaining 222 ft. of the building establishes the streetscape. All portions the façade incorporate recesses, notches, and projected portions of the façade consistent with the TESP. Further, the eighth floor contains balcony areas along the portion of the building fronting Calle del Mundo. This recesses portions of the structure, thereby minimizing mass and bulk. The combination of setbacks, recesses, and changes in plane avoid a monotonous building and are consistent with the TESP.
- Building Performance. Solar ready areas are proposed on the roof.
- Building Frontages. The building includes the appropriate street wall modulations. Other architectural elements such as canopies, stoops are provided that meet the standards. The mid-rise portions of the building provide enough separation and activate the street level by providing live-work and co-working spaces along street frontages.
- A total of 26.65 of the units are conditioned to be affordable rental prices to extremely low, very low, low and/or moderate-income household secured through an agreement between the City and the property owner.
- The proposed development is consistent with the General Plan, and with the TN Zoning District development standards. The approved TESP provides for a residential yield of up to 4,500 new dwelling units over the next 20 years. A total of 301 units (177 net dwelling units per acre) is proposed.
- The proposal will support goals, policies and land uses established in the TESP to create a mix of housing types, affordable housing, open spaces, and supporting linkage to the City Place project.

Park Space

At least five acres of dedicated park land is required within the TESP upon buildout. A total of 0.85 acres is required within the Hill District of the plan. The project's pro rata park dedication requirement is 11,700 sf. The project proposes to dedicate 13,936 sf. of improved park land thereby satisfying the requirements of the TESP.

Findings supporting the Staff Recommendation

- 1) *That any off-street parking area, screening strips and other facilitates and improvements necessary to secure the purpose and intent of this title and the general plan of the City area a part of the proposed development, in that;*
 - The development provides the required parking spaces under SCCC 18.25.070(a)(3) and (5). Overall, the project provides 308 parking spaces (248 universal size spaces;

26 tandem spaces; 10 accessible spaces; and 15 guest spaces) with a three-story structured parking facility providing the podium for the buildings.

2) *That the design and location of the proposed development and its relation to neighboring developments and traffic is such that it will not impair the desirability of investment or occupation in the neighborhood, will not unreasonably interfere with the use and enjoyment of neighboring developments, and will not create traffic congestion or hazard, in that;*

- The project is consistent with the Tasman East Specific Plan Street Design Guidelines, Open Space Design Guidelines and Building Design Guidelines. The project implements the TESP by providing the necessary components such as bike lanes, sidewalk widths, landscaping for the park in accordance with the TESP. The project dedicates 0.3205 acres of land for open space in accordance with the TESP for the sub-district. The building is designed to be consistent with the TESP by providing building plane changes, balconies, a variety of materials, colors and fenestration patterns.
- The proposed project incorporates high quality sustainable, energy efficient materials and will meet or exceed all CalGreen requirements.
- On balance, the project is consistent with the City's General Plan as discussed in Table 2 of Attachment 1.

3) *That the design and location of the proposed development is such that it is in keeping with the character of the neighborhood and is such as not to be detrimental to the harmonious development contemplated by this title and the general plan of the City, in that;*

- The development is consistent with the Transit Neighborhood designation. The project is compatible with the planned high-density residential uses in the area.
- The conditions of approval include bird safe design mitigation measures which obligate the project to implement.

4) *That the granting of such approval will not, under the circumstances of the particular case, materially affect adversely the health, comfort or general welfare of persons residing or working in the neighborhood of said development, and will not be materially detrimental to the public welfare or injuries to property or improvements in said neighborhood, in that;*

- The project is subject to the California Building Code and City Code requirements, which serve to regulate new construction to protect public health, safety and general welfare.
- The use, scale, and design of the development, as conditioned, are consistent with the Tasman East Specific Plan standards and are compatible with the planned uses in the surrounding area.

5) *That the proposed development, as set forth in the plans and drawings, are consistent with the set of more detailed policies and criteria for architectural review as approved and updated from time to time by the City Council, which set shall be maintained in the planning division office. The policies and criteria so approved shall be fully effective and operative to the same extent as if written into and made a part of this title, in that;*

- The proposed development provides for an attractive, inviting, imaginative and

functional site arrangement of the building, the obscured parking areas, and a high quality architectural and landscape design. The project also provides for proper access, visibility and identity, and access to transit within the Tasman East Specific Plan and adds new rental housing with some affordable housing for various income levels.

ENVIRONMENTAL REVIEW

An Addendum was prepared for the project in accordance with the California Environmental Quality Act (CEQA). CEQA Guidelines Section 15162 states that when an Environmental Impact Report (EIR) has been certified or a Negative Declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the Lead Agency determines on the basis of substantial evidence in light of the whole record that substantial changes or new information of substantial importance has been identified. The City of Santa Clara certified the Tasman East Specific Plan (TESP) EIR (SCH#2016122027, File Nos. CEQ2016-01026, PLN2016-12400). Based on the proposed project description and knowledge of the project site (based on the environmental review prepared for the TESP FEIR), the City has concluded that the proposed project would not result in any new impacts not previously disclosed in the TESP FEIR and would not result in a substantial increase in the magnitude of any significant environmental impacts previously identified in the FEIR. For these reasons, an addendum to the TESP FEIR has been prepared for the proposed project. An addendum is not required to circulate for public review, but will be attached to the TESP FEIR, pursuant to CEQA Guidelines Section 15164(c).

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.

PUBLIC CONTACT

On October 8, 2020, a notice of public hearing of this item was mailed 1,000 feet of the project site and mailed to property owners within 1,000 feet of the project site. Planning Staff has not received public comments for this application.

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>>.

ALTERNATIVES

1. Approve the project with modifications to conditions of approval
2. Continue the project to a date certain

RECOMMENDATION

Approve, subject to conditions, the Architectural Review to develop a new 301-unit multi-family residential project with two live-work units and 650 square feet of co-working space as shown in the project plans included in Attachment 4.

Reviewed by: Adam Petersen, Contract Planner, Community Development Department

Approved by: Gloria Sciara, Development Review Officer, Community Development Department

ATTACHMENTS

1. Staff Report Tables
2. Conditions of Approval
3. Addendum
4. Development Plans