



Agenda Report

18-025

Agenda Date: 3/6/2018

REPORT TO COUNCIL

SUBJECT

Early Consideration of Proposed General Plan Amendment Application for the Project Located at 4249 Cheeney Street

BACKGROUND

On May 16, 2017, Council adopted the Early Consideration Policy for General Plan Amendment (GPA) Applications (Attachment 1). This Policy provides an opportunity for the City Council to review proposed GPAs prior to the significant investment in time and cost by the applicant and City staff required to complete the full review process. Additionally, the early consideration can save the public time that they would otherwise spend tracking and commenting on the proposal, and it can provide clarity for future applicants on the types of land use conversions that would generally not be supported by the City Council.

Per the Early Consideration Policy, all new requests for a GPA should be brought to the City Council within three months of the application being formally submitted and following initial staff review and public outreach. The Council may either direct staff to continue processing the GPA or make a determination that the requested Amendment is inconsistent with the goals and policies of the General Plan and that further review is not warranted. In the latter case the application will be closed out, the site would retain its current General Plan Land Use designation, and partial refund of the application fees could be provided based on the work completed, staff time, and other City expenses to date.

On November 20, 2017, Stanton Architecture filed a project application to amend the General Plan for two parcels (APNs: 104-12-025, 026). This 0.52-acre project site is located at 4249 Cheeney Street south of Agnew Road (Attachment 4). The current General Plan designation is Very Low Density Residential and the current Zoning is R1-6L Single-Family Residential. The site is currently vacant.

DISCUSSION

The project site is adjacent to one and two story single-family houses and a church to the south, two story townhomes to the east, and single-family houses to the north. The site is proximate to one and two story single-family houses and townhomes across Cheeney Street to the west. The Historic Agnew School at 2086 Agnew Road, adjacent to the site to the north, is on the City's Preservation and Resource Inventory list. The project site is also located within the San Jose Airport influence area.

The proposed amendment would change the land use designation for the site from Very Low Density Residential (VLDR) to Low Density Residential (LDRE). The VLDR General Plan designation supports the development of single-family detached dwelling units with a density of up to 10 units per

gross acre. The LDRE General Plan designation supports detached single-family, townhome or rowhouse development, or a combination of these development types with a density of 8 to 19 units per gross acre. The proposed GPA would thus support future development of 4 to 9 attached or detached single-family units on the project site, while the current designation would support a maximum of 5 single-family detached units.

A set of conceptual plans has been submitted for the GPA. As illustrated on those plans, the proposed project would include 9 two story townhomes, each with a two-car garage (Attachment 3). The applicant will prepare a more detailed set of plans should the City Council direct staff to continue processing the application in accordance with the Early Consideration Policy. Some preliminary comments include providing a programmed common open space on-site, assigning at least ten percent of the required parking for visitors, and providing a complete street treatment along the frontage of the property.

Major Strategies are the basis for the goals and policies in the General Plan. Developed through the community planning process in 2008, their purpose is to identify community interest and civic priorities at the macro-level and set the framework for decision-making for future growth and development in the City. The seven major strategies are as follows: 1) Enhance the City's High Quality of Life; 2) Preserve and Cultivate Neighborhoods; 3) Promote Sustainability; 4) Enhance City Identity; 5) Support Focus Areas and Community Vitality; 6) Maintain the City's Fiscal Health and Quality of Services; and 7) Maximize Health and Safety Benefits.

The intent of the Early Consideration Policy is to examine a proposed GPA at the project level in relation to the Major Strategies of the General Plan. The proposed GPA from Very Low Density Residential to Low Density Residential allowing development of 4 to 9 attached or detached single-family units on the project site would not undermine any of the General Plan major strategies in that:

- The project would contribute to the City's housing stock.
- The project is supporting more housing units with sensitivity to nearby single-family residential properties. One of the Major Strategies of the General Plan is to Preserve and Cultivate Neighborhoods to ensure that the City's existing neighborhoods and community fabric are maintained as the City grows. The project design can provide new development that is compatible with the surrounding neighborhood's scale and context through careful transition policies for scale, height, and use. While the subject block of Cheeney Street is primarily single-family in character, some of the properties on the opposite side of Cheeney Street are developed with multi-family uses and there is a townhouse development just to the east of the subject property that fronts onto Davis Street.
- A potential site plan submitted in support of the application illustrates that the project circulation can be arranged to minimize curb cuts at the street and orient front porches to the street for the front units.

Staff is recommending that the City Council direct staff to continue processing the subject GPA application. If the City Council directs staff to continue processing the application, the project will also be reviewed by the Historical and Landmarks Commission and referred to the Airport Land Use Commission.

FISCAL IMPACT

There is no cost to the City other than administrative staff time and expense. Staff costs associated with review of the proposed GPA are generally recovered through application fees paid by the project applicant.

ENVIRONMENTAL REVIEW

If this proposal moves forward, the project review will include analysis in accordance with California Environmental Quality Act.

PUBLIC CONTACT

In accordance with the Early Consideration Policy, a noticed community meeting was conducted to present the development proposal to neighbors and interested parties and engage public input. The meeting was held at the American Legion Hall from 7:00 p.m. to 9:00 p.m. on January 16, 2018. Public notice of the meeting (Attachment 4) was mailed to property owners within 300 feet of the project site and posted on the City's Community Meetings webpage.

The meeting was attended by four community members. Attendees expressed general interest in the proposal with a few concerns mostly regarding the design of the project, timeline, and integration of sustainability initiatives.

Public contact for this report 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 beginning the Thursday evening before the Tuesday 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

- A. Direct the City Manager to continue processing the General Plan Amendment application for the project located at 4249 Cheeney Street south of Agnew Road [PLN2017-12975]
- B. Direct the City Manager to discontinue processing the General Plan Amendment application for the project located at 4249 Cheeney Street south of Agnew Road [PLN2017-12975]

RECOMMENDATION

Direct the City Manager to continue processing the General Plan Amendment application for the project located at 4249 Cheeney Street south of Agnew Road [PLN2017-12975].

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Reviewed by: Andrew Crabtree, Director, Community Development

Reviewed by: Brian Doyle, City Attorney

Reviewed by: Manuel Pineda, Assistant City Manager

Reviewed by: Walter C. Rossmann, Chief Operating Officer

Approved by: Deanna J. Santana, City Manager

ATTACHMENTS

- 1. Early Consideration Policy for General Plan Amendment
- 2. Statement of Justification

3. Illustrative Site Concept Plan
4. Location Map and Community Meeting Notification