



Agenda Report

18-082

Agenda Date: 3/28/2018

REPORT TO PLANNING COMMISSION

SUBJECT

Vesting Tentative Subdivision Map for 2961 Corvin Drive

BACKGROUND

The applicant is proposing a Vesting Tentative Subdivision Map on a 1.619 acre site within the Lawrence Station Area Plan (LSAP) at 2961 Corvin Drive (PLN2017-12865). The project site is located between Corvin Drive and Calabazas Creek. The City Council adopted the Lawrence Station Area Specific Plan (LSAP) in 2017 allowing the redevelopment of approximately 65 acres of existing industrial land with up to 3,500 residential units, up to approximately 104,000 square feet of commercial space, approximately 6 acres of parks/open space, and related infrastructure and roadway improvements. As part of the LSAP, the General Plan land use designation of the Plan area was changed from Light Industrial to a mix of Low Density Residential, Medium Density Residential, High Density Residential, Very High Density Residential, Public/Quasi-Public, and Parks and Open Space, and included a text amendment to create the Very High Density Residential land use designation (51-100 Dwelling Units/Acre). In addition, a new Lawrence Station Area Plan (LSAP) Zoning District was created for the Plan area which includes the project site. The subject property is designated for Medium Density Residential (20-36 DU/AC) development under the LSAP and subject to the Lawrence Station Area Zoning District.

The Map would create seven buildable lots and two non-buildable lots (Attachment #6 Sheet TM.1 and TM.2). The seven buildable lots would support the development of 38 residential condominium units in seven buildings, previously approved through the Architectural Review process. The two non-buildable lots would support a proposed private drive. The Map will also be used for condominium purposes. Multiple Final Maps may be filed based on this Map.

The Map was reviewed by staff and determined to be complete on December 19, 2017. Planning Commission review and a recommendation to the City Council is required under Santa Clara City Code (SCCC) section 17.05.300(g) for Subdivision Map applications. The associated development is subject to the LSAP standards and policies and the LSAP Zoning District (Attachment #2, Table 1). The LSAP Zoning District establishes dwellings as a permitted use, subject to Architectural Committee approval. The Architectural Committee approved the Architectural Review for the 38 residential condominium units on February 21, 2018, finding the project consistent with the SCCC section 18.76.020(i). The approved site and landscape plans from the Architectural Review are attached for reference (Attachment #5).

DISCUSSION

Subdivision maps are reviewed for consistency with the pertaining General Plan land use designation and zoning district and applicable policies. The parcels are designated Lawrence Station Area Plan in the General Plan and are zoned as Lawrence Station Area Plan Zoning District. The proposed

development is 23.47 DU/AC, which is consistent with the LSAP General Plan allowance for Medium Density Residential (20-36 DU/AC), as noted for this location in the LSAP. The Map supports the development of uses that are consistent with the General Plan, and the proposed development is consistent with the regulations for the LSAP Zoning District.

The Map includes easements to accommodate connection to the Calabazas Creek Trail as shown on the Conceptual Landscape Plan, Paseo Enlargements and Trail Connection Enlargements (Sheets L-1 thru L-4). The proposed Trail Connection was designed in consultation with the Public Works and Parks and Recreation Departments and will accommodate both pedestrians and bicyclists as called for in the LSAP. Due to roadway constraints and existing developments, the proposed alignment for the Trail Connection has been adjusted for the proposed Map from the alignment shown in the illustrative LSAP land use diagram but would be fully consistent with the LSAP objective of providing the connection through the project site.

The proposed Vesting Tentative Subdivision Map is consistent with goals, guidelines and standards of the LSAP land use designations and zoning district. The approval of the project would provide an opportunity to locate high quality residential condominium units in proximity to mixed-use areas and public transportation consistent with the City's long-term development goals for the Lawrence Station Focus Area. The project would support linkage to the Calabazas Creek Trail and Lawrence Caltrain Station area.

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

An Environmental Impact Report (EIR) was prepared for the LSAP in accordance with the California Environmental Quality Act (CEQA). The City Council certified the Final EIR on November 29, 2016 for the Lawrence Station Area Plan (SCH #2015022059). The City prepared an Environmental Checklist to evaluate whether the 2961 Corvin Drive project was adequately analyzed in the Lawrence Station Area Plan Environmental Impact Report (LSAP EIR).

The checklist confirms the project is within the planning area analyzed for the LSAP Final EIR and would have no new significant environmental effects nor substantially increase the severity of previously identified significant effects. Additionally, no new mitigation measures are required beyond those identified in the LSAP EIR, and as such, the City can approve the project as being within the scope of the LSAP EIR and no new environmental document is required. Pursuant to Government Code 65457, Public Resources Code 21166 and CEQA Guidelines 15168, the project does not require any further review under CEQA.

PUBLIC CONTACT

A notice of public hearing of this item was posted within 500 feet of the project site and mailed to property owners within 500 feet of the project site. Newspaper notice of the Vesting Tentative Subdivision Map was published more than ten days in advance of the Planning Commission meeting.

ALTERNATIVES

1. Recommend that Council approve the Vesting Tentative Subdivision Map to create 7 buildable lots and 2 non-buildable lots and allow the development of up to 38 residential condominium units

consistent with the Lawrence Station Area Plan at 2961 Corvin Drive (PLN2017-12865), subject to conditions of approval.

2. Recommend that the City Council deny the proposed Map
3. Direct staff to work with the applicant to make changes to the Map prior to the City Council hearing.

RECOMMENDATION

1. Recommend that Council approve the Vesting Tentative Subdivision Map to create 7 buildable lots and 2 non-buildable lots and allow the development of up to 38 residential condominium units consistent with the Lawrence Station Area Plan at 2961 Corvin Drive (PLN2017-12865), subject to conditions of approval.

Prepared by: Yen Han Chen, Associate Planner

Reviewed by: Kevin Riley, Acting Planning Manager

Reviewed by: Andrew Crabtree, Director of 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. Reserved
2. Project Data and Maps
3. Resolution for Approval of the Vesting Tentative Subdivision Map
4. Conditions of Approval Map
5. Site and Landscape Plans
6. Vesting Tentative Subdivision Map