



Agenda Report

20-625

Agenda Date: 8/18/2020

REPORT TO COUNCIL

SUBJECT

Action on Final Map for Tract 10532 at 1205 Coleman Avenue and Addition of Street Names to the City's Approved Street Names List [Council Pillar: Promote and Enhance Economic, Housing and Transportation Development]

BACKGROUND

On July 9, 2019, the City Council approved the Gateway Crossings project (Project) located at 1205 Coleman Avenue to allow the construction of 1,565 multi-family dwelling units, a 225 room hotel, 45,000 square feet of retail, and 2.6 acres of dedicated park land (Agenda Item 7, RTC 19-763). A Final Map for Tract 10532 is required to be filed by the applicant, Hunter Storm Properties, as part of the Project.

The Project site consists of two parcels, totaling 21.4 acres, located at the southwest corner of Coleman Avenue and Brokaw Road. The majority of the site (20.4 acres) is located in the City of Santa Clara (APN: 230-46-069) while a 1-acre portion at the southeastern corner of the site is located in the City of San Jose (APN: 230-46-070).

On June 4, 2020, the Historical and Landmarks Commission recommended that City Council approve the applicant's request to add Champions Way, Wondo Way, Chastain Place and Rickabaugh Avenue to the City's approved list of street names for assignment to the private streets in the Project, as presented on the Final Map (Attachment 1). Corcoran Drive, also included on the Final Map, is currently included in the City's approved list of street names and does not require City Council approval. The Historical and Landmarks Commission Staff Report is provided as Attachment 2.

DISCUSSION

The Final Map for Tract 10532 divides the site into 14 lots (six private lots, two park lots, and six private street lots). The Final Map has been reviewed by staff and meets the Project's Vesting Tentative Map requirements. The City Attorney's Office has determined that Conditions, Covenants, and Restrictions (CC&R's) are not necessary for this project. However, a maintenance agreement will be reviewed and approved by the Community Development Department and the City Attorney's Office to assign responsibilities of the property owner prior to issuance of building permits. Additionally, the City of San Jose has reviewed the Final Map for Tract 10532 and has confirmed in writing that they will approve the Final Map as a portion of the site is within their jurisdiction.

ENVIRONMENTAL REVIEW

The Final Environmental Impact Report for the Project was approved by Council on July 9, 2019.

FISCAL IMPACT

There is no additional cost to the City other than staff time and expense.

COORDINATION

This report has been coordinated with the Community Development Department and the 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>>.

RECOMMENDATION

1. Approve Final Map for Tract 10532;
2. Authorize the City Manager to make minor modifications, if necessary, prior to recordation;
3. Authorize the recordation of Final Map for Tract 10532, which subdivides the parcel into 14 lots located at 1205 Coleman Avenue [APN 230-46-069 (2019-20)]; and,
4. Approve the addition of the proposed street names: Champions Way, Wondo Way, Chastain Place, and Rickabaugh Avenue to City's approved street names list.

Reviewed by: Andrew Crabtree, Director of Community Development

Reviewed by: Craig Mobeck, Director of Public Works

Approved by: Deanna J. Santana, City Manager

ATTACHMENTS

1. Final Map for Tract 10532
2. Report to Historical Landmarks Commission 20-361 Staff Report