



Agenda Report

21-259

Agenda Date: 2/17/2021

REPORT TO DEVELOPMENT REVIEW HEARING

SUBJECT

2300 Calle de Luna Modification to Previously Approved Design Review and Condition of Approval to the Permitted Construction Hours to allow for construction on Saturdays between the hours of 9:00 a.m. and 6:00 p.m.

BACKGROUND

The Architectural Review (PLN2018-13439) approval for the site was granted by the Architectural Committee on December 4, 2019. The approved application proposed to redevelop the 5.52-acre site within the Tasman East Specific Plan (TESP) and construct two residential towers, one 20-story Home for the Ambulatory Aged and one 22-story rental housing tower. Both towers were approved as high-rise towers over, mid-rise/podium garages, with 19,410 sq. ft. of retail space fronting along Calle Del Sol and 15,737 sq. ft. of flex space fronting on Calle De Luna. The design also incorporated a 0.5 acre public park. The site is located within the Bridge District of the TESP, which envisions improvements to the streets, the construction of greenways, and the dedication of park land to support a high-density residential neighborhood near transit.

Shortly after approval of the Architectural Review the applicant submitted building plans for plan check that differed from the approved plans for the 20-story Home for the Ambulatory Aged tower portion of the project. When this was discovered the review of the building plans were halted and the applicant was advised that they would need to seek a Modification to the approved plans.

DISCUSSION

When the Modification was submitted the applicant included a request to change one of the Conditions of approval pertaining to Construction Hours.

Conditions of Approval

- The applicant would like to ask for a change to condition C10. of the approved Architectural Review. The condition pertains to permitted construction hours, specifically:

The condition C10 currently reads:

*"Construction activity not confined within a building shall be limited to the hours of 7:00 a.m. to 6:00 p.m. weekdays and not permitted on Saturdays, Sundays and State and federal holidays for projects within 300 feet of an occupied residential use.
Construction activity confined within a building shall be limited to the hours of 7:00 a.m. to 6:00 p.m. weekdays and 9:00 a.m. to 6:00 p.m. Saturdays for projects within 300 feet of an occupied residential use and prohibited on Sundays and State and federal holidays."*

The applicant would like to change condition C10 to read (changes **bolded** and ~~struck through~~

);

"Construction activity not confined within a building shall be limited to the hours of 7:00 a.m. to 6:00 p.m. weekdays, 9:00 a.m. to 6:00 p.m. Saturdays, and not permitted on Sundays and State and federal holidays for portions of the project within 300 feet of an occupied residential use. Construction activity confined within a building shall be limited to the hours of 7:00 a.m. to 6:00 p.m. weekdays and 9:00 a.m. to 6:00 p.m. Saturdays for projects within 300 feet of an occupied residential use, and prohibited on Sundays and State and federal holidays. For work required to be performed outside of the approved hours, such as the mat foundation pours or tower crane erection and dismantling, Developer shall advise the City two weeks in advance of such work, and seek approval from the Director of Community Development."

Building Design

- 20-Story Ambulatory Aged Tower - Located a Gateway to the TESP area, the building consists of a four-story midrise structure with an additional sixteen-story tower on top. The first three floors are a midrise structure that houses parking, 18,838 square feet of flex space (13,605 sq. ft., interior and 5,223 sq. ft. exterior) a lobby, staff offices, a bistro, a salon, housekeeping, a wandering garden, amenities, and some memory care units. The 4th floor contains a mixture of living space, medical facilities and amenities. The 5th through 19th floors contain living units and amenities. The 20th floor contains space for amenities. The garage is visible from Calle De Luna but is setback from the right-of-way with landscaping that would soften the impact that the entrance would have on the streetscape. A second entrance to the garage that is screened from Lafayette by the existing data center to the south and existing landscaping is accessed from a private road accessed from Lafayette. There is a roll-up door on the southside of the building that shields the loading docks from Lafayette.
- The proposed building differentiates from the previously approved building in several ways:
 - The arrangement of the balconies on the original design was set up so that the balconies were slightly different on the 4th-19th floor. This change in location of the balconies gave the visual effect that the building was twisting. The proposed design is a flatter, static façade with repetitive fenestration typical for a residential tower, with the balconies in the same location located vertically stacked on top of each other. This allows for the developer to standardize the windows and other elements on each floor rather than having each floor be slightly different.

The most pronounced changes take place on the north and west façades with changes to the windows and façade on the midrise portion of the building. The north façade (facing Calle De Luna) has a slight change in the roof line where the midrise and the high-rise connect. The building materials have changed from primarily a precast concrete, that matches the high-rise portion of the project, to a thinset brick veneer. The windows have changed from thin vertical windows to a more standard window size and arrangement.

The west façade (facing Lafayette) has replaced some of the widows with aluminum panels and reduced the height of others by inserting aluminum panels on the tower portion of the building and eliminating windows on the first two-stories of the midrise portion. The reduction of size in the windows on the second floor of the façade is to allow for staff breakrooms, locker rooms, and other uses. There is also a window that is replaced by anodized aluminum panels at the corner of the tower on the third floor. This has been done

to accommodate a bar in the dining area.

- Building Materials:

	Approved	Proposed
Roof Screens	Anodized Aluminum Screen	Anodized Aluminum Screen
Tower Materials	Precast Concrete Cladding Aluminum Widows	Precast Concrete Cladding Anodized Aluminum Widows
Midrise Materials	Precast Concrete Cladding Aluminum Widows Spandrel Glass Aluminum Storefront System	Thinset Brick Veneer Anodized Aluminum Panels Insulated Widows Anodized Aluminum Picket Screen Storefront System Glazing

Findings supporting the Staff Recommendation

- *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;*
 - Previously approved, No Changes
- *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 previously approved project was consistent with the Tasman East Specific Plan Street Design Guidelines, Open Space Design Guidelines and Building Design Guidelines.
 - The proposed project incorporates high quality sustainable, energy efficient materials and will meet or exceed all CalGreen requirements.
 - The revised project is consistent with the City's General Plan.
- *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 project location is designated as a Gateway location within the TESP. The Gateway marks "important destinations, such as transit stations and points of connection within the site and to adjacent development. Gateways will feature high quality architecture,

public realm enhancements (such as plazas and parks) or both.”

The changes that are being proposed by the applicant maintains the quality of the architecture and materials that were approved as part of the original design review.

- *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;*
 - Previously approved, No Changes
- *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;*
 - Previously approved, No Changes

ENVIRONMENTAL REVIEW

An Addendum to EIR CEQA2018-01056 was prepared to address the modifications previously approved architectural elevations. The Addendum is available as Attachment #3 of this report.

FISCAL IMPACT

None

COORDINATION

The project modifications were coordinated with 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>> or at the public information desk at any City of Santa Clara public library.

ALTERNATIVES [Enter Alternatives here.]

1. Approval of the modifications to the previously approved project's design and condition of approval relating to construction hours
2. Denial to the proposed modifications to the previous architectural review approval

RECOMMENDATION

Alternative #1 : Approval of the modifications to the previously approved project's design and

condition of approval relating to construction hours

Reviewed by: Rick Smeaton, Consulting Planner

Approved by: Gloria Sciara, Development Review Officer

ATTACHMENTS

1. Planning Application
2. Development Plans 2300 Calle De Luna
3. 2300 Calle De Luna Side-By-Side Comparison
4. Addendum to Final EIR Related TESP, January 2021
5. Addendum Appendix A - Construction AQ Analysis and Health Risk Assessment
6. Addendum Appendix B - Avian Collision Risk Assessment
7. Addendum Appendix C - Phase I Environmental Site Assessment
8. Addendum Appendix D - Interior Noise Assessment
9. Addendum Appendix E - Trip Generation Analysis