



Agenda Report

19-088

Agenda Date: 2/27/2019

REPORT TO PLANNING COMMISSION

SUBJECT

Consent: Action on Time Extension for the Residential Mixed-Use Project located at 2232-2240 El Camino Real

BACKGROUND

On October 24, 2017, the City Council approved a rezone of the two adjoining properties at 2232-2240 El Camino Real from Community Commercial (CC) to Planned Development (PD) to allow development of an age restricted (senior housing) residential mixed-use project. The PD zoning allows redevelopment of the subject property from a commercial use to a mixed-use development consisting of 17,909 square feet of ground floor retail and 151 senior apartment units above the retail, amenity space, community room, associated parking, landscaping and site improvements. A Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP) were also adopted by the City Council for the proposed project.

The project has not been constructed and the approved PD zoning is conditioned to expire on October 24, 2019. The applicant filed a request for a two year extension of the PD zoning on January 4, 2019. The Santa Clara City Code (Section 18.54.070 (b)) provides for time extensions for a period not to exceed two years for each extension and requires that requests be made in writing prior to the expiration of the entitlement. The applicant's request letter is attached to this report. The Planning Commission makes recommendations for approval or denial of the time extension request, which is then considered by the City Council.

DISCUSSION

The project was previously found to be consistent with applicable City ordinances and policies and to advance General Plan goals related to the redevelopment of the El Camino Real, neighborhood compatibility and the production of high quality age restricted housing. In response to community feedback during the original entitlement process, the applicant reduced the overall scale of the proposed building, changed the use to senior (age restricted) housing, increased the amount of retail, incorporated below-market units and committed to provide a community room.

The applicant has indicated that they will not be able to complete preparation of a Building Permit application in time to allow the project to proceed prior to the permit expiration. Approving this extension request would enable the approved project to move forward, adding 151 senior units to the City's housing stock, and providing nearly 18,000 square feet of new retail space, some of which will be used for a community room accessible to the public. In addition, the project includes on-site recreational areas and amenities which help to reduce impacts to public parks and other recreational facilities in the City and will provide fees in-lieu of park land dedication in accordance with Santa Clara City Code Chapter 17.35. The Developer will also implement a TDM program to reduce vehicle miles traveled and parking demand. The project continues to be consistent with the General Plan

goals and policies. For these reasons staff recommends that a 2-year extension be granted so that the project can move forward providing various benefits to the community.

ENVIRONMENTAL REVIEW

A Mitigated Negative Declaration (MND) was prepared for the project by the environmental consultant firm David J. Powers & Associates, Inc., in accordance with the California Environmental Quality Act (CEQA). A detailed discussion of the potential impacts and mitigation measures to be applied to the project are specified in the MND and would be implemented through project conditions of approval and the Mitigation Monitoring and Reporting Program (MMRP) for the proposed project. The MND and MMRP were adopted by the City Council for the current entitlement.

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.

COORDINATION

This report has been coordinated with the City Attorney's Office.

PUBLIC CONTACT

On February 15, 2019, the notice of public meeting for this item was posted at three conspicuous locations within 300 feet of the project site and was mailed to property owners within 500 feet of the project site.

RECOMMENDATION

Recommend that the City Council approve a two-year extension of the rezone from Community Commercial (CC) to Planned Development (PD) for the residential mixed-use project located at 2232 -2240 El Camino Real.

Reviewed by: Andrew Crabtree, Director of Community Development

Approved by: Deanna J. Santana, City Manager

ATTACHMENTS

1. Request Letter
2. Mitigated Negative Declaration and Mitigation Monitoring or Reporting Program (CEQA link)
3. Development Plans
4. Resolution for Rezoning Extension
5. Conditions of Approval for Rezoning