

City of Santa Clara

City Council Meeting of June 25, 2019

1433 – 1493 El Camino Real Catalina II Residential Project

Public Hearing Item #_

PLN2018-13609, PLN2018-13610 and CEQ2018-01065



**City of
Santa Clara**
The Center of What's Possible



Catalina II Residential Project

Request

- Adopt the Mitigated Negative Declaration and the Mitigation Monitoring and Reporting Program for the Catalina II Residential Project
- Approve the Rezoning of a 1.70 acre project site from Thoroughfare Commercial (CT) and General Office (OG) to Planned Development (PD) to allow development of 39 condominium units with 7 live/work units, private street, landscaped open space, surface parking and site improvements; and
- Approve the Vesting Tentative Subdivision Map to create 5 condominium lots with 39 condominium units and 4 common interest lots to serve the development



Catalina II Residential Project

Project Site

- 3 parcels = 1.7 acres
- Developed with a single family residence and auto-oriented commercial uses (*vacant*)
- Adjacent to Catalina 1



Catalina II Residential Project

Project Description

- 39 for-sale condominium units, including 7 live/work units
 - Attached two-car side-by-side and tandem garages
 - Private enclosed front patios
- 8 on-site guest parking spaces
- 3,048 square-foot private recreation area
- Provides 4 affordable housing units

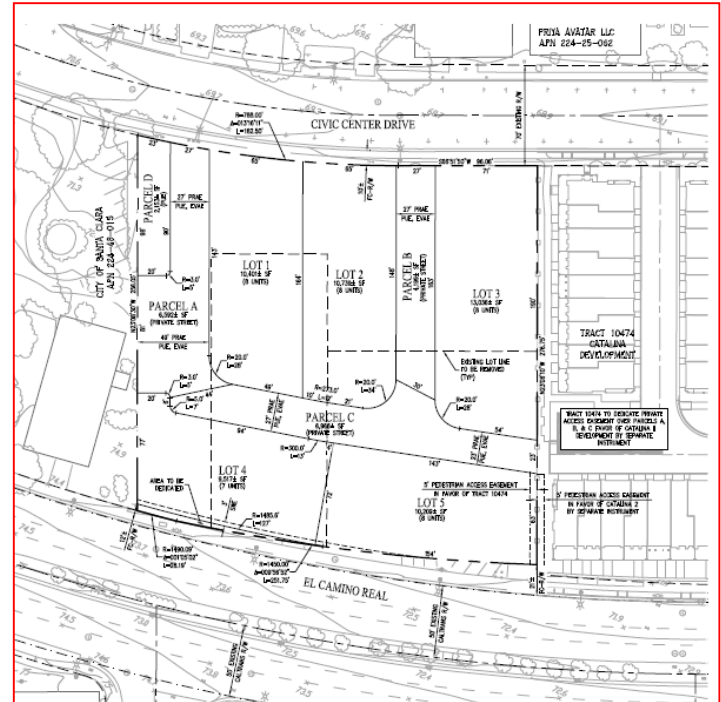




Catalina II Residential Project

Vesting Tentative Subdivision Map

- 5 condominium lots and 4 common interest lots
- Private street
- CC&Rs





Catalina II Residential Project

El Camino Real Project Frontage





Catalina II Residential Project

General Plan Conformance

- **Designation:** Community Mixed Use
- **Focus Area:** El Camino Real
- **Consistent General Plan Policies:**
 - General Plan Land Use Policies, El Camino Real Focus Area Policies and Transitional Policies





Catalina II Residential Project

CEQA Review

- Mitigated Negative Declaration (MND) was prepared and a Notice of Availability was circulated for a 30-day period from March 27, 2019 through April 26, 2019
- Three comment letters from Valley Transportation Authority, Caltrans, Native American Heritage Commission, and Valley Water
- Required mitigation identified related to air quality, biological resources, cultural resources, geology and soils, hazardous materials, and noise impacts to reduce impacts to a less than significant level



Catalina II Residential Project

Planning Commission Recommendations:

- **Condition C28** - Additional dust and noise abatement measures may be required on the project site at the discretion of the Community Development Director to provide additional sound attenuation and fugitive dust abatement as described in the project Mitigation Monitoring and Reporting Program. This may include additional noise monitoring and installation of a temporary noise control blanket barrier, if necessary, along building facades facing construction sites if conflicts occurred which are irresolvable by proper scheduling.
- **Condition C30** - Prior to conducting grading, applicant shall contract with a qualified archeologist acceptable to the Community Development Director and conduct an archeological survey of the site.



Catalina II Residential Project

Recommendation

- Adopt a resolution to approve the Mitigated Negative Declaration and Adoption of the Mitigation Monitoring and Reporting Program for the Catalina II Residential Development Project;
- Adopt a resolution to approve a rezoning from Thoroughfare Commercial (CT) and General Office (OG) Planned Development (PD) to allow development of 39 condominium units, including 7 live-work units; and
- Adopt a resolution to approve the Vesting Tentative Subdivision Map to create 5 condominium lots with 39 condominium units and 4 common interest lots to serve the development

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