

City of Santa Clara

City Council Meeting – May 29, 2018

3402 El Camino Real (The Deck)

Public Hearing Item #4



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



3402 El Camino Real (The Deck)

Request

- Adopt the Mitigated Negative Declaration and Mitigation Monitoring or Reporting Program
- Rezone from Thoroughfare Commercial (CT) to Planned Development (PD)





3402 El Camino Real (The Deck) **Prior the Fire of 2016**





3402 El Camino Real (The Deck) **After the Fire of 2016**





3402 El Camino Real (The Deck)

Project Description

- Residential Mixed Use
- 66 residential units
- 9,919 sq. ft. of ground floor retail
- 15,392 sq. ft. of private amenities
- Height: Four stories



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Project Description

- Fronting El Camino Real
- 58 surface parking and 130 garage parking spaces
- 66 Reserved / Unbundled parking
- 40 secure bicycle parking in subgrade room and six short-term bicycle parking west of the new building
- 58 new trees

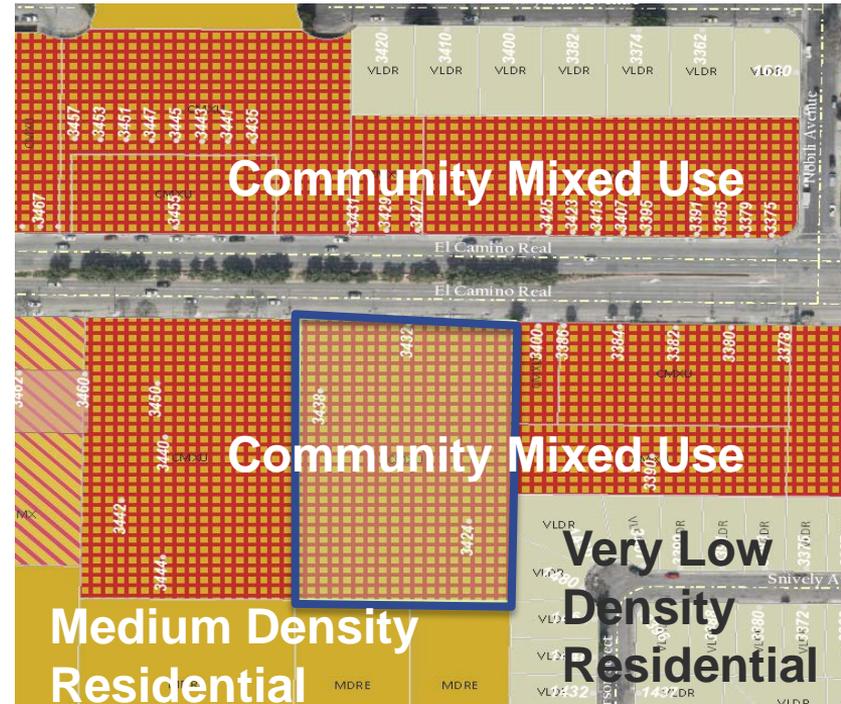




3402 El Camino Real (The Deck)

General Plan Consistency

- Consistent with the vision to redevelop El Camino Real Focus Area
- Community Mixed Use Designation (20-36 DU/AC + 0.10 FAR Commercial)
- Provides housing at the middle of the designated density range at 29 du/acre
- Conforms to the minimum 0.10 Floor Area Ratio with 9,919 square foot of commercial space





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Community Engagement

August 22, 2017 Community Outreach Meeting

- Compatibility of the 4-story height
- Loss of commercial space
- Construction noise
- Noise from dumpster service
- Delivery hours
- Accessibility



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Changes in Response to Community Input (Incorporated into project prior to Planning Commission)

Concern	Initial Proposal	Revised Proposal
Public Open Space	None	1,368 square feet
Maximum Building Height	48.5 feet to 54 feet	No Change
Commercial Space	9,919 square feet	No Change
Trash Enclosure	Adjacent to residential	Further west from SFR
Loading Zone	Adjacent to residential	Adjacent to commercial
Community Benefit	None	1,547 square feet of event area



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Planning Commission 4/11/2018 (4 speakers; 2 letters)

- Insufficient commercial space, given previous 23,450 sf of retail
- Operation, availability to non-profit, and access to the proposed event area
- Parking in excess of the Code requirement
- Lack of affordable housing
- Request for larger canopy trees on El Camino Real



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Planning Commission Recommendations 4/11/2018

Approve the requested rezoning as recommended by staff with the following additional conditions:

1. Provide electrical chargers for 6% of parking spaces
2. Prewire 9% of parking spaces for future electrical chargers
3. Work with the City Arborist to select appropriate larger canopy trees for El Camino Real frontage
4. Revise condition E.27 to require 46 bicycle parking spaces as depicted on the development plan
5. Screen entire second floor parking area fronting El Camino Real

Applicant Agrees to Items 1-4 (Included in Proposed COA)



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Considerations

- Consistent with General Plan – Vision, Goals & Policies
- Redevelopment of a vacant site to provide housing and commercial use
- Engaged the community in the development of the project
- No significant traffic or other environmental impacts
- Building is in similar scale and mass with the surrounding properties



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Staff Recommendation

- Adopt the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the 3402 El Camino Real Mixed Use (The Deck) Project; and
- Adopt a resolution recommending to the City Council approval of the rezone from Thoroughfare Commercial (CT) to Planned Development (PD) to allow a mixed-use development of 66 apartment units over 9,900 square feet of commercial space

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Mitigated Negative Declaration (MND)

- MND circulated for 30-day period
- No significant impact with mitigated measures identified in the MMRP
- Four comment letters received pertaining to offsite improvement, study on merging and existing Lawrence Expressway, sidewalk improvement, bicycle facilities, flood zone description



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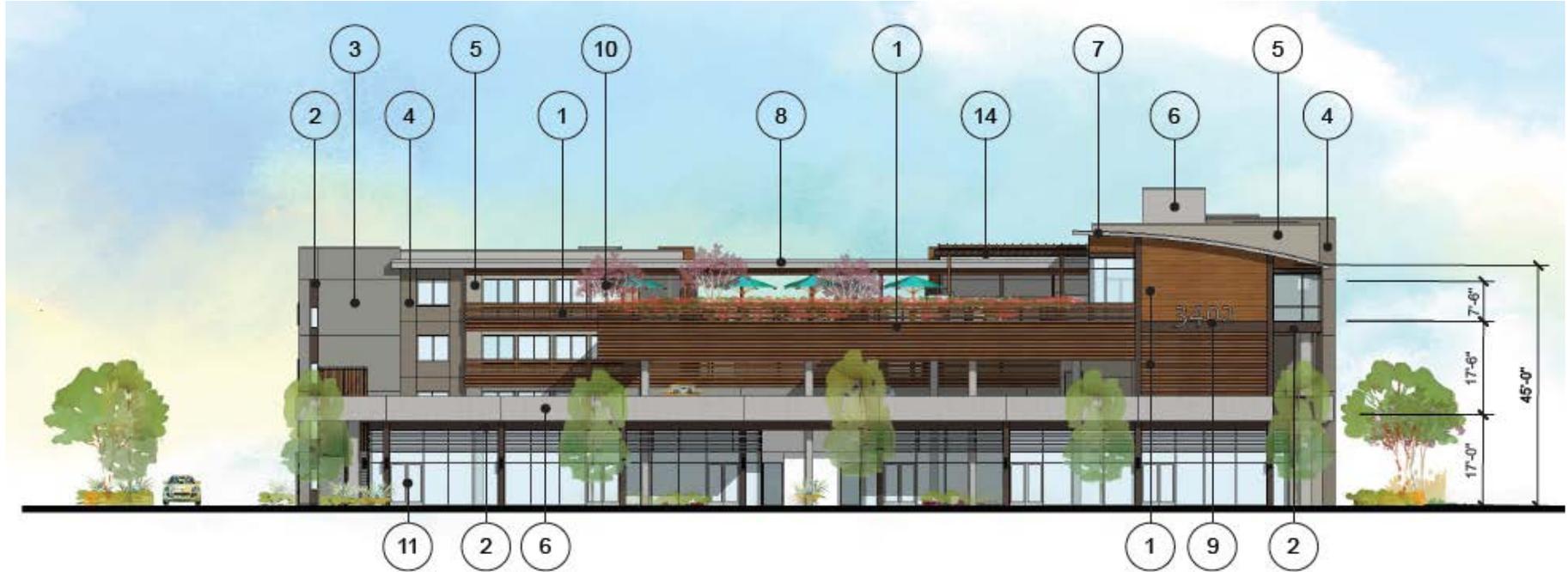
Site Plan





3402 El Camino Real (The Deck)

North Elevation



NORTH ELEVATION



3402 El Camino Real (The Deck)

East Elevation





3402 El Camino Real (The Deck)

South Elevation



SOUTH ELEVATION



3402 El Camino Real (The Deck)

West Elevation



WEST ELEVATION



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Alternatives

- Deny the Mitigated Negative Declaration and Adoption of the Mitigation Monitoring and Reporting Program for the 3402 El Camino Real Mixed Use (The Deck) Project;
- Approve the rezone from Thoroughfare Commercial (CT) to Planned Development (PD) to allow a mixed-use development of 66 apartment units and an amount of commercial space greater than 0.10 FAR;
- Approve the rezone from Thoroughfare Commercial (CT) to Planned Development (PD) to allow a mixed-use development of with 66 units, additional open space and an amount of commercial space greater than 0.10 FAR; and
- Deny the proposed rezoning and maintain a commercial designation for the site