



Meeting Date: August 21, 2019

File: PLN2019-13939

Location: 1834 Worthington Circle, a 5.8-acre site located at the southwest corner of Winchester Boulevard and Worthington Circle: APN 303-14-053.

Applicant: Core Companies

Owner: City of Santa Clara

Proposal: **Architectural Review** for an approved residential mixed-use development consisting of up to 160 mixed-income apartments, 165 affordable senior apartments, 36 townhomes, and approximately 1.5 acres of agricultural open space

CEQA Determination: Agrihood Final Environmental Impact Report

Project Planner: Rebecca Bustos, Associate Planner

Staff Recommendation: **Approve, subject to conditions**

Project Data

	Existing	Proposed
General Plan Designation	Community Mixed Use	Same
Zoning District	Planned Development (PD)	Planned Development (PD)
Land Use	Vacant	Residential Mixed-Use
Lot Size	5.8 acres	Same
Commercial Square Footage	N/A	5,003 sf
Residential Units	0	361
Open Space	N/A	1.5 + acres
Parking	N/A	Senior Housing: 99 Mixed-Income: 200 Townhomes: 72 Retail/Guest: 8

Points for consideration for the Architectural Committee

The Agrihood project as proposed includes three separate elements that will provide 361 residential units:

- One building containing 165 below-market-rate (BMR) units reserved for seniors and veterans at an average of approximately 45% AMI.
- A second building containing 160 mixed-income/market-rate rental apartments (including 144 market rate and 16 BMR units).
- A market rate development containing 36 for-sale townhomes.

The Planned Development (PD) Zoning was approved by the City Council on January 29, 2019. The Council approved the rezoning with direction to provide solutions for a visual buffer to adjacent residents on Dorcich Street and to increase the amount of commercial square footage to 5,000 square feet. The applicant responded to the City Council direction in the Architectural Committee submittal.

Commercial Square Footage

Additional commercial square footage was incorporated into the ground floor of the mixed-income building to meet the 5,000 square-foot requirement.

Mixed Income Building	1,963 sf
The Café	1,833 sf
The Shed	1,207 sf
Total	5,003 sf

Dorcich Street Interface

The single-family residential on Dorcich Street will interface with the senior housing building. The senior housing building will be 16 feet away from the shared property line and 59 feet and 11 inches in height. For the visual buffer, the building's windows will have fritted glass up to 5 feet in sill height, so they are essentially clerestory windows. Tall evergreen screening trees (approximately 30 to 40 feet tall) will be provided along the property line, as well as a new six-foot tall fence.

Architecture and Site Design

The 165 senior and 160 multi-family apartments would be constructed as two separate five-story podium structures. The podium apartment structures would be approximately 63 feet tall to the roof and 72 feet tall to the parapet. The tallest points of the buildings are located toward the centers of the buildings so that the periphery is lower in height to provide a transition to the surrounding single-story uses.

A total of 36 townhouses are proposed along the west side of the site, facing the existing townhomes, and would provide a buffer of less intensity nearest to the adjacent single-family residences in Midtown Village. The townhouses would be three stories tall and would be approximately 41 feet at their highest point.

While the project has a more modern style, as compared to older commercial and residential uses in the vicinity, the colors and materials would be consistent with what is present in the surrounding area. Proposed materials include cultured stone, cement siding, metal roofing, and aluminum storefronts. Further, there is variation in the surrounding land uses and architectural styles, with no single aesthetic that is dominant such that a conflict would occur.

Findings

- 1) *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;*
 - The development includes 379 on-site parking spaces and provides adequate circulation for vehicular access.
 - The project includes 72 bicycle parking spaces for the senior apartments and 48 for the multi-family apartments, which would be in a designated bicycle parking area within each structure's parking garage. Bicycle repair stations are also proposed as part of the bicycle parking facilities.
- 2) *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 development would not have a significant impact on transit, bicycle, or pedestrian facilities as concluded in the Agrihood EIR.
 - Sufficient vehicular and bicycle access to the townhouses and apartment parking areas is provided via two ingress/egress driveways from Worthington Circle, as well as a two-way driveway from Winchester Boulevard.
- 3) *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 would be of greater mass and scale than existing development in the immediate vicinity; however, the project would be consistent with the planned growth for the site in the City's General Plan and would also be smaller in scale compared to the neighboring Westfield Valley Fair mall.
 - The project has a more modern style, that is reflective of contemporary architecture. The project utilizes colors and materials that are present in the surrounding area. Further, there is variation in the surrounding land uses and architectural styles, with no single aesthetic that is dominant such that a conflict would occur.
- 4) *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;*
- The project is subject to the California Building Code and City Code requirements, which serve to regulate new construction to protect public health, safety and general welfare.
 - Privacy for neighbors is maintained on Dorcich Street because clerestory windows and large screening trees are proposed.
- 5) *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;*
- The proposed form of the buildings is consistent with the City's Design Guidelines and General Plan policies. The architecture is modern in style and proposed materials include cultured stone, cement siding, metal roofing, and aluminum storefronts.

Conditions of Approval:

- 1) The project shall comply with the Planned Development Zoning Conditions of Approval (PLN2016-12389).
- 2) Submit plans for final architectural review to the Planning Division and obtain architectural approval prior to issuance of building permits. Said plans to include, but not be limited to: site plans, floor plans, elevations, landscaping, lighting and signage.
- 3) Landscaping installation shall meet City water conservation criteria in a manner acceptable to the Director of Planning and Inspection.
- 4) Developer is responsible for collection and pick-up of all trash and debris on-site and adjacent public right-of-way.

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- 5) Construction activity 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 a residential use and shall not be allowed on recognized State and Federal holidays.
- 6) Incorporate Best Management Practices (BMPs) into construction plans and incorporate post construction water runoff measures into project plans in accordance with the City's Urban Runoff Pollution Prevention Program standards prior to the issuance of permits.

Attachment:

1. Development Plans

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