

City Council Hearing

January 8, 2019

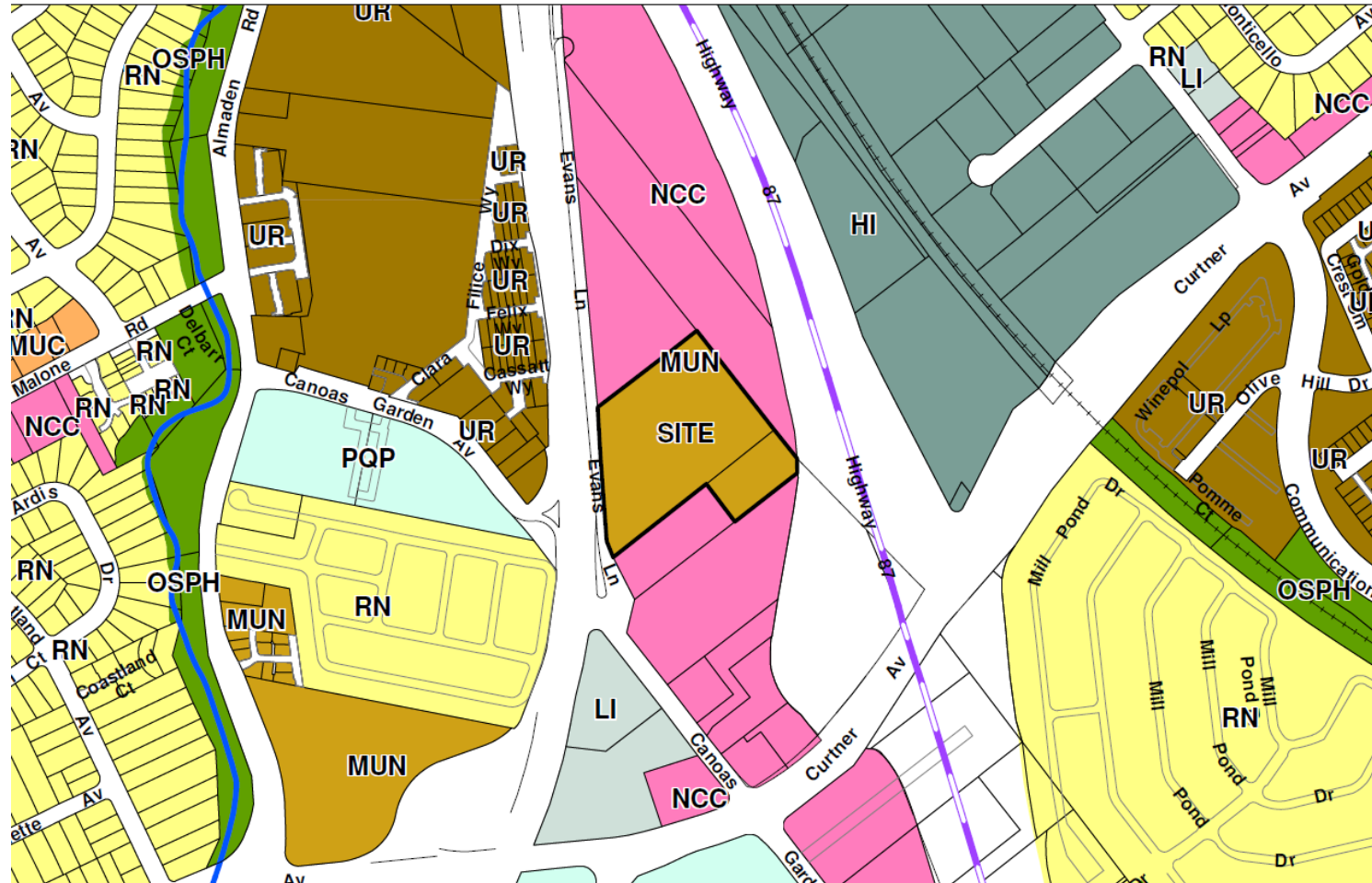


*Planning, Building and
Code Enforcement*

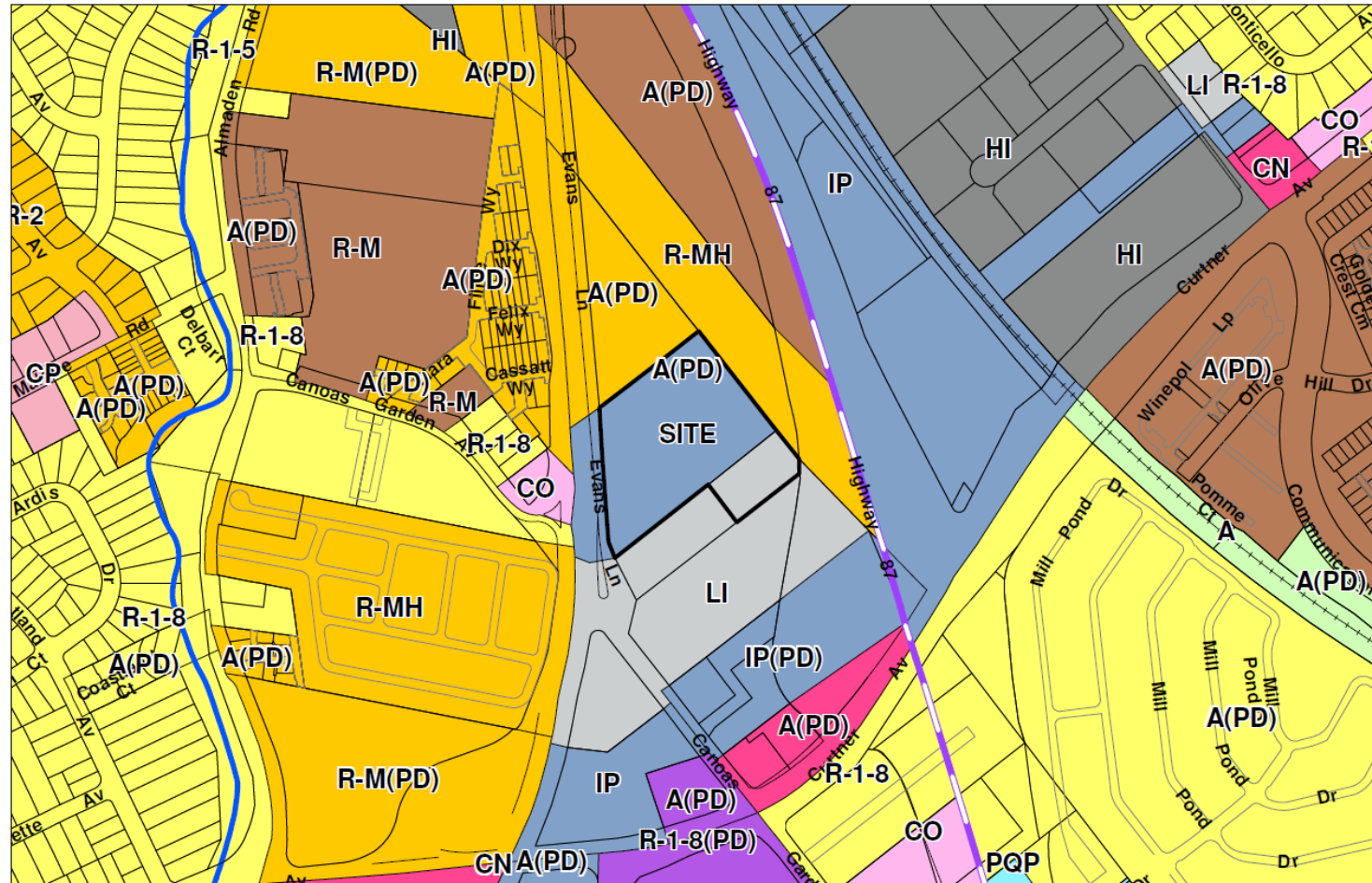
Item 10.2

PDC16-007 & PD18-007: Planned Development Rezoning and Planned Development Permit for Real Property Located on the East Side of Evans Lane approximately 170 feet Northerly of Canoas Garden Avenue at 0 Evans Lane.

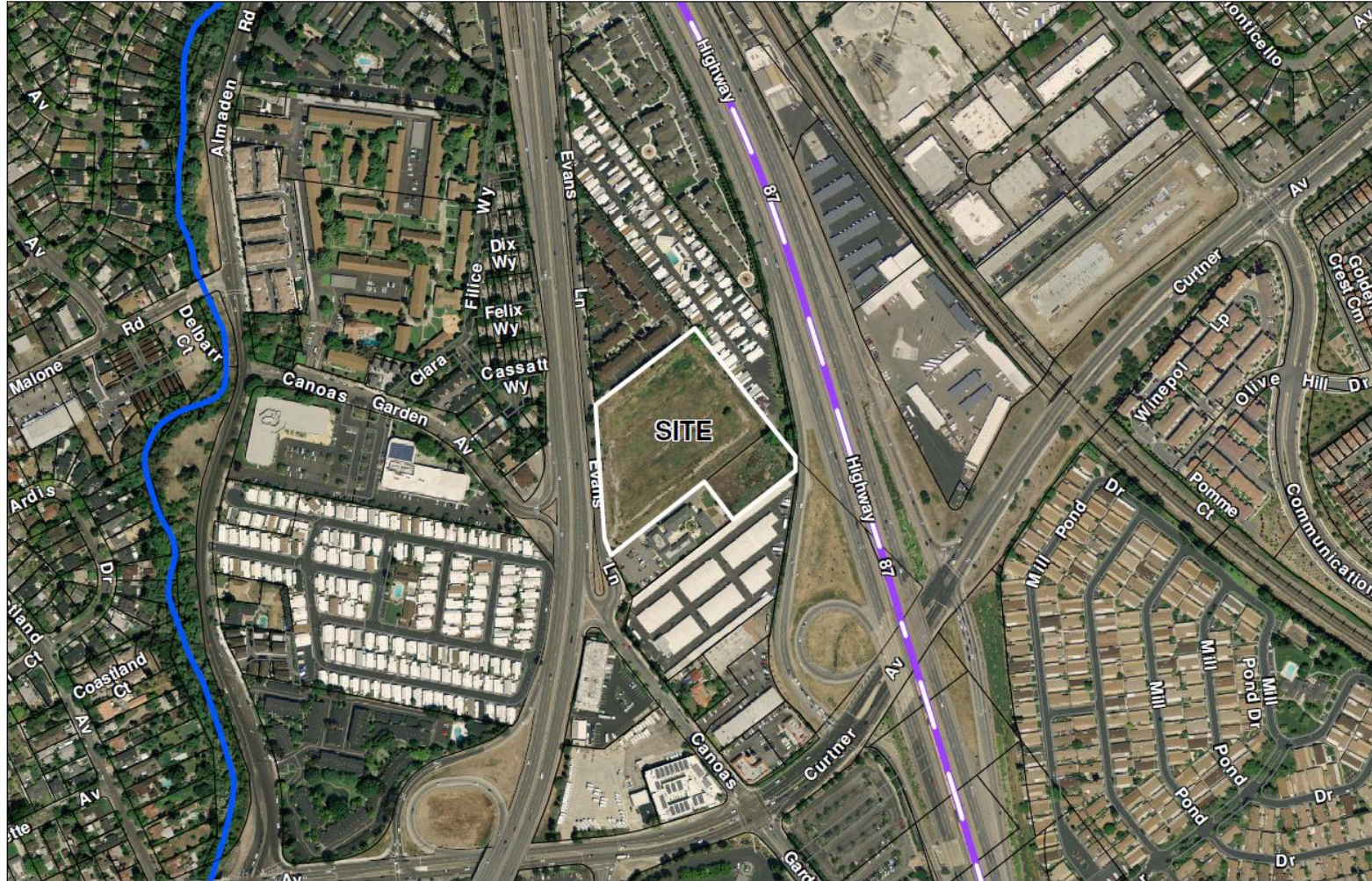
General Plan



Existing Zoning



Aerial



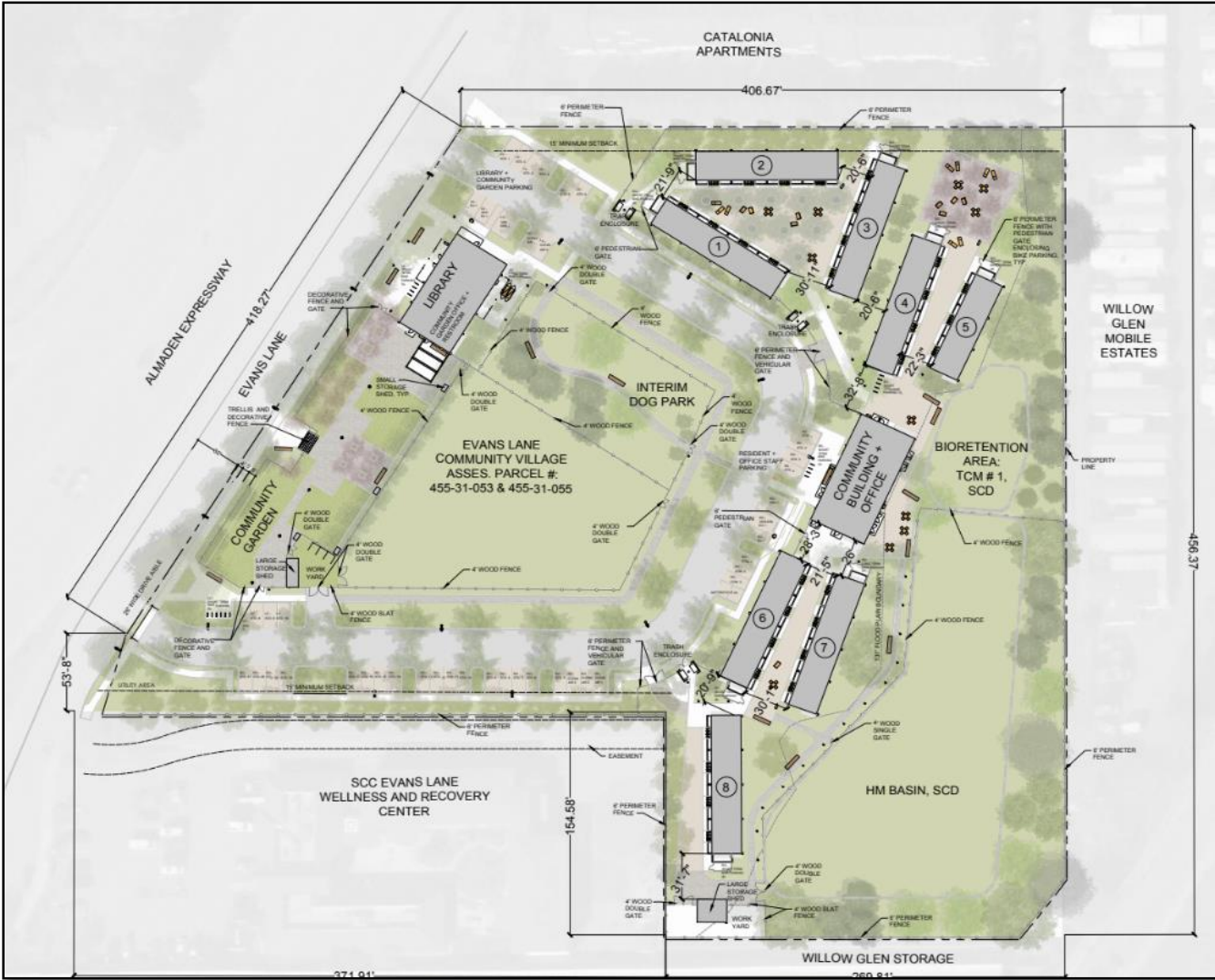
History

- **October 2006:** City Purchased property at Evans Lane
- **February 2016:** Abode responded to the Request for Proposals for a developer on the site
 - 102 interim, shared, Supportive Housing units in 6-BR manufactured homes
- **June 2016:** City Council approved General Plan Amendment from Neighborhood/Community Commercial to Mixed Use Neighborhood
- **August 2016:** Abode selected as developer for site
- **2016-2018:** 20 community outreach meetings

Project Description

- 5.97 gross acre site
- 60 permanent supportive housing units and one manager unit, in 8 prefabricated buildings
 - 240 square feet
 - One-story units
 - 14-foot maximum height
 - ADA accessible bathroom, kitchenette, and sleeping/living space
- Amenities: satellite public library, community garden, and interim dog park
- Parking:
 - 41 off-street parking spaces shared among residential units, library, and community garden
 - Additional 14 on-street parking spaces
- Secured bicycle parking for residents, office staff, and library/community garden users

Site Plan



Housing Rendering



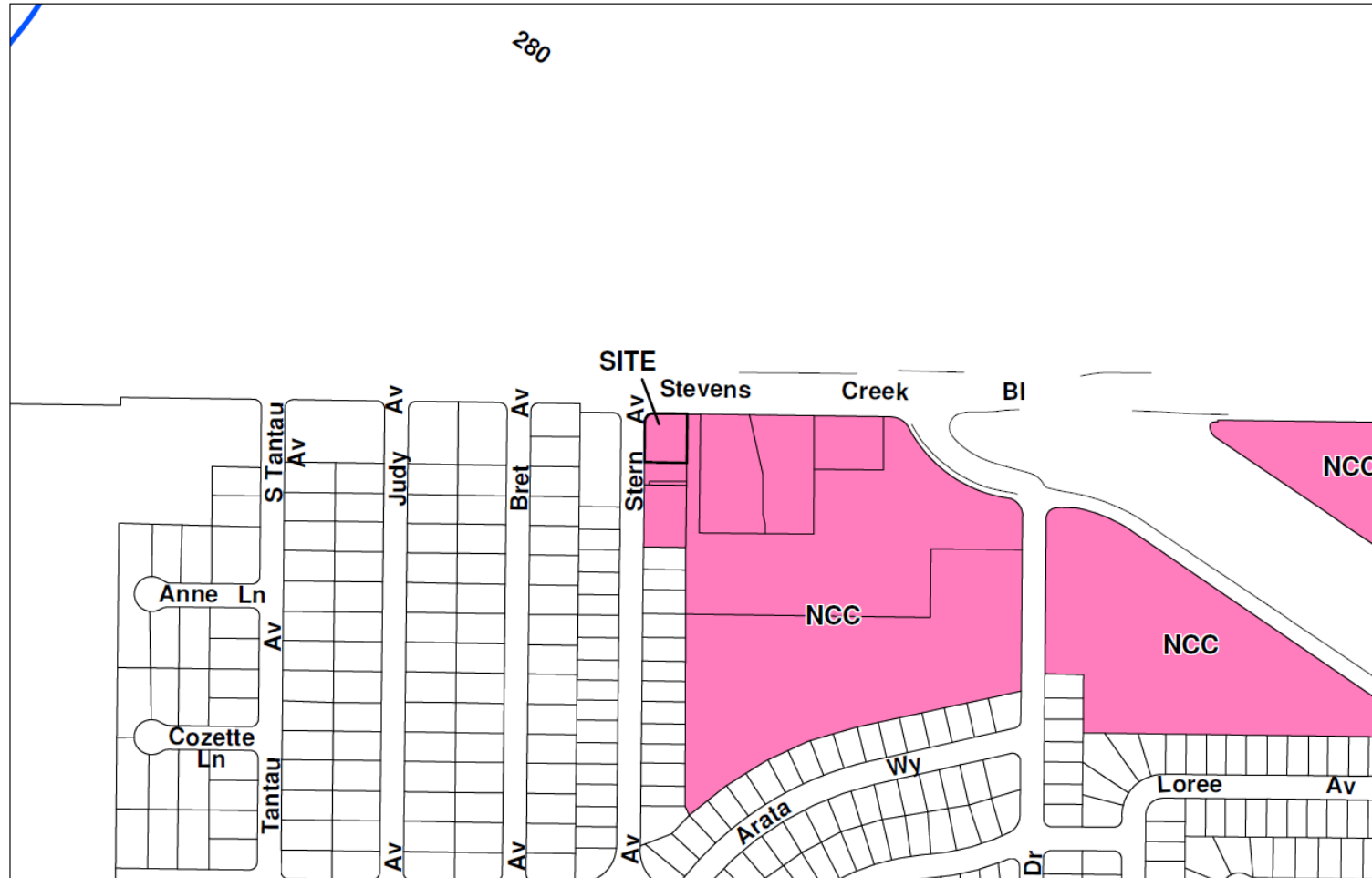
Timeline

- **October 2018-March 2019:** Funding Applications for Housing Portion of Project
- **February 2019:** Council action on funding commitment
- **Fall 2019:** Housing to break ground
- **Winter 2020:** Construction complete

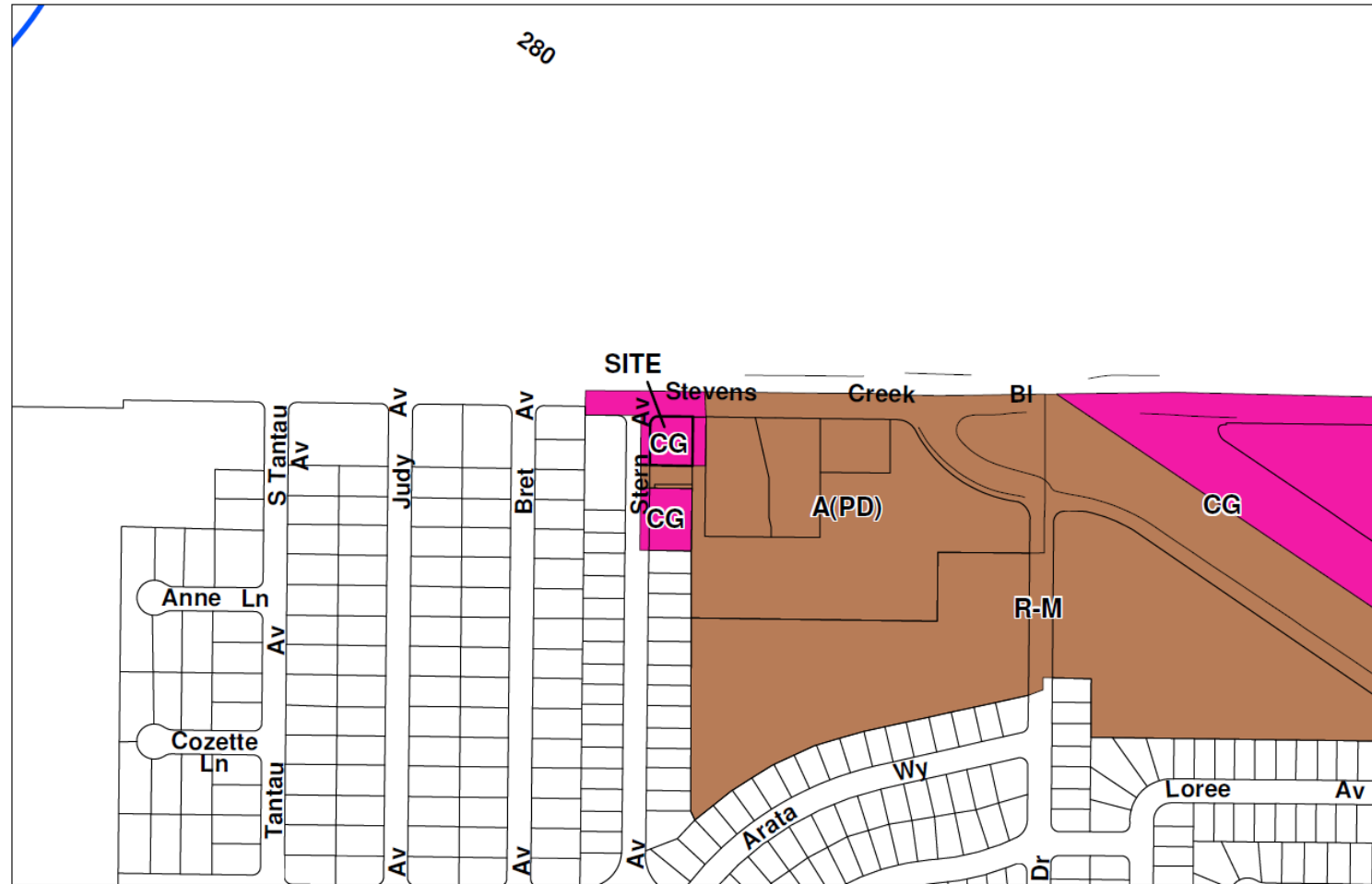
Item 10.3

H17-023: Appeal Hearing on Revised Mitigated Negative Declaration for Property Located at 5696 Stevens Creek Boulevard.

General Plan



Existing Zoning



Aerial



Environmental Appeal

- **Appellant:** Laborers International Union of North America 270
 - Represented by Lozeau Drury LLP
 - Appeal submitted November 30, 2018
- **Claim:** Fair argument the project would have significant impacts due to indoor air quality, toxic air contaminants during construction and operation, and GHG emissions, requiring an EIR
- Additional comment letter submitted January 4, 2019
 - Letter misrepresents staff's response to previous comment letters
 - As a courtesy, responses from project air quality consultant provided, confirming adequacy of analysis in Initial Study

Environmental Appeal

- The comments raised did not provide information indicating the project would result in new environmental impacts or impacts substantially greater in severity than disclosed in the IS/MND consistent with CEQA
- The comments have not presented a fair argument that the project will result in significant, adverse, un-mitigatable impacts that would require the preparation of an EIR

Discussion/Q&A