

# City Council Hearing

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February 11, 2020



*Planning, Building and  
Code Enforcement*

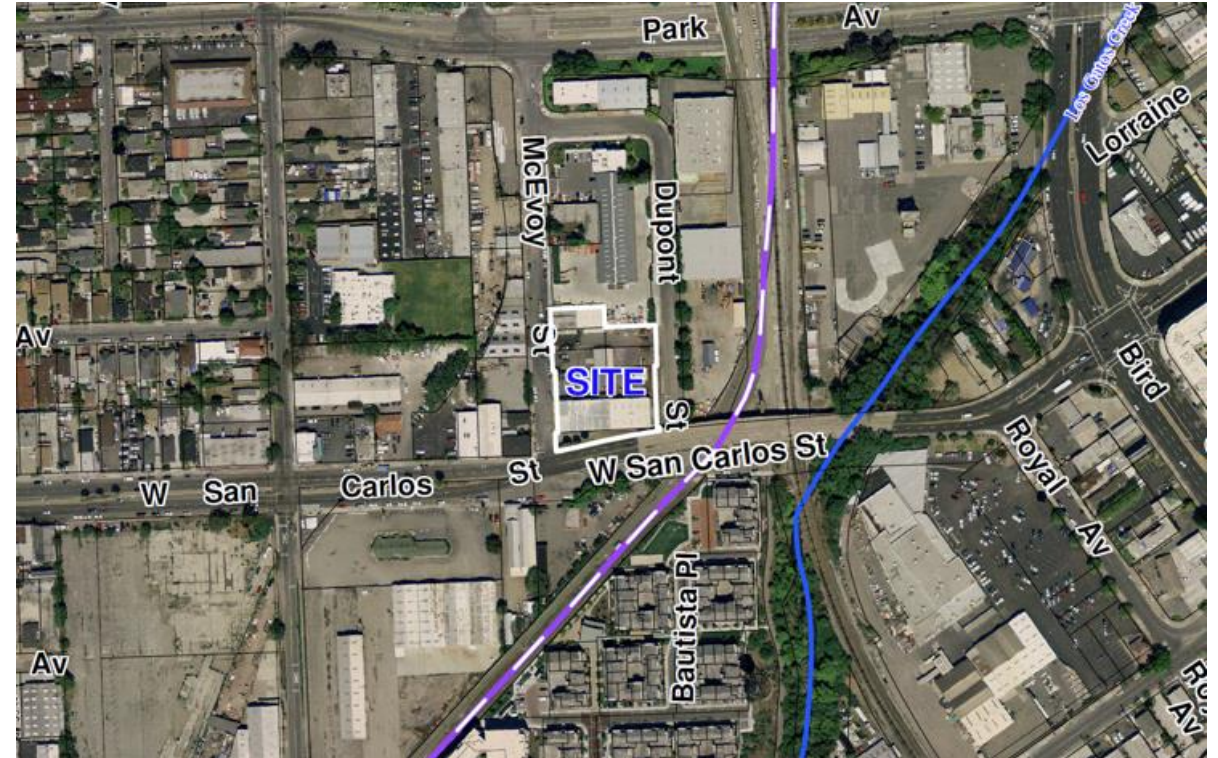
# Item 10.3

GP17-015, C18-034, T19-017, & SP18-059: General Plan Amendment, Conforming Rezoning, Tentative Map, & Special Use Permit for Real Property located at 699 West San Carlos Street.

Presenter: Rosalynn Hughey, Director, PBCE

# Project Description

- Location: 699 W. San Carlos Street
- 100% affordable housing project, using State Density Bonus
- General Plan Amendment from Mixed Use Commercial to Transit Residential
- Rezoning from the Heavy Industrial Zoning District to the R-M Multiple-Residence Zoning District
- Vesting Tentative Map
- Special Use Permit to demolish existing structures, remove 4 trees and build 365 multi-family apartment units





# Community Outreach

- Community Meeting held March 29, 2019
- Key Concerns/Questions:
  - Parking and traffic
  - Potential shadows



# Planning Commission Recommendation

- January 29, 2020 Planning Commission Meeting; **recommend approval of project:**
  1. Adopt a resolution adopting the Addendum to the Diridon station Area Plan Programmatic Environmental Impact Report
  2. Adopt a resolution amending the General Plan Land Use/Transportation Diagram designation from Mixed Use Commercial to Transit Residential
  3. Approve an ordinance rezoning the property from Heavy Industrial Zoning District to R-M Multiple-Residence Zoning District
  4. Adopt a resolution approving the Vesting Tentative Map
  5. Adopt a resolution approving the Special Use Permit and State Density Bonus
  6. Adopt a resolution approving a Density Bonus Regulatory Agreement