TO: HONORABLE CITY COUNCIL
FROM: CITY MANAGER
DEPARTMENT: PLANNING AND COMMUNITY ENVIRONMENT
DATE: SEPTEMBER 25, 2006
CMR: 380:06

SUBJECT: 901 SAN ANTONIO ROAD [06PLN-00031, 06PLN-00050]: REQUEST BY STEINBERG ARCHITECTS ON BEHALF OF BRIDGE URBAN INFILL LAND DEVELOPMENT (BUILD) FOR CITY COUNCIL APPROVAL OF:

1.) AN ORDINANCE ESTABLISHING A PLANNED COMMUNITY (PC) DISTRICT AND A PROPOSED PLANNED COMMUNITY DISTRICT DEVELOPMENT PLAN, WHICH INCLUDES THE DEVELOPMENT OF 103 UNITS OF FOR-SALE TOWNHOME STYLE RESIDENCES AND 56 SENIOR AFFORDABLE RESIDENCES, A PARKING GARAGE AND LANDSCAPING IMPROVEMENTS, AND A COMPREHENSIVE PLAN AMENDMENT FROM LIGHT INDUSTRIAL TO MIXED USE; 2.) A RESOLUTION ADOPTING ARCHITECTURAL REVIEW FINDINGS AND CONDITIONS OF APPROVAL; 3.) A TENTATIVE MAP TO SUBDIVIDE THE PARCEL AND CREATE CONDOMINIUM UNITS; 4.) A LETTER AGREEMENT FOR A PROPOSED BELOW MARKET RATE (BMR) HOUSING PROGRAM, AND 5.) CERTIFICATION OF THE FINAL ENVIRONMENTAL IMPACT REPORT. ENVIRONMENTAL ASSESSMENT: A FINAL ENVIRONMENTAL IMPACT REPORT (FEIR) FOR THE BUILD AND TAUBE-KORET CAMPUS FOR JEWISH LIFE (TKCJL) HAS BEEN PREPARED. ZONE DISTRICT: GM.

RECOMMENDATION
Staff recommends that the City adopt an ordinance on first reading to establish a Planned Community (PC) district for the BUILD project at 901 San Antonio Road and affirm the following actions that were made by the City Council at the September 11, 2006 meeting:

1. Find that the Final Environmental Impact Report (FEIR) adequately addresses the environmental impacts of the proposed development plan per the requirements of CEQA, and certify the FEIR and adopt a Mitigation Monitoring and Reporting Program (MMRP) (Attachment B);
2. Grant a Zone Change from the existing General Manufacturing (GM) to a Planned Community (PC) district and grant a Comprehensive Plan Land Use Map Amendment from Light Industrial to Mixed Use (Attachment C);

3. Adopt an Architectural Review resolution, including the project conditions of approval (Attachment D);

4. Approve the Below Market Rate (BMR) Housing plan for 56 senior apartment units (Attachment E);

5. Approve the Tentative Map to subdivide the existing four acre site and create one multiple-family residential lot of approximately 0.5 acres containing 56 multi-family senior residential apartment units and one multiple family residential lot containing 103 condominium townhome-style units (Attachment F).

BACKGROUND
The City Council held a public hearing on the BUILD Planned Community project on September 11, 2006. The Council heard testimony from staff, the applicant, and members of the public. The Council closed the public hearing and unanimously voted to approve the project. Due to the need for additional notice of the proposed PC ordinance, final action was deferred to September 25, 2006.

DISCUSSION
Staff requests that the City Council conduct the first reading of the Planned Community ordinance and affirm the actions made on September 11, 2006. The second reading of the PC ordinance will be scheduled for a future City Council meeting.

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Senior Planner

DEPARTMENT HEAD: STEVE EMSLIE
Director of Planning and Community Environment

CITY MANAGER APPROVAL: EMILY HARRISON
Assistant City Manager

ATTACHMENTS
A. Location map
B. CEQA Resolution and Draft Mitigation Monitoring Plan
C. Planned Community Ordinance
D. Architectural Review Resolution and Conditions of Approval
E. BMR Program Letter
F. Record of Land Use Action: Tentative Map Approval

COURTESY COPES
Interested Parties List