



Legislation Details (With Text)

File #: 201429

Type: Public Hearing **Status:** Agenda Ready

In control: Environmental Planning Commission

On agenda: 10/20/2021

Title: Public Hearing for Consideration of a Planned Unit Development Permit, Planned Community Permit, and Development Review Permit to Construct a Five-Story, 91-Unit Residential Condominium Development with One Level of Underground Parking, Including a State Density Bonus Request, Provisional Use Permit for Rooftop Amenities, Heritage Tree Removal Permit for the Removal of Six Heritage Trees, and Vesting Tentative Map to Create 91 Condominium Lots and One Common Lot at 282 East Middlefield Road

Sponsors:

Indexes:

Code sections:

Attachments: 1. Staff Report, 2. Exhibit 1 - Draft Council Resolution, 3. Exhibit 2 - Draft Council Resolution of a Vesting Tentative Map, 4. Exhibit 3 - Project Plans, 5. Exhibit 4 - City's Letter to HCD, 6. Exhibit 5 - HCD Technical Assistance Letter, 7. Exhibit 6 - Zoning Administrator Interpretation, 8. Exhibit 7 - Public Comment and Correspondences

Date	Ver.	Action By	Action	Result
10/20/2021	1	Environmental Planning Commission		

Public Hearing for Consideration of a Planned Unit Development Permit, Planned Community Permit, and Development Review Permit to Construct a Five-Story, 91-Unit Residential Condominium Development with One Level of Underground Parking, Including a State Density Bonus Request, Provisional Use Permit for Rooftop Amenities, Heritage Tree Removal Permit for the Removal of Six Heritage Trees, and Vesting Tentative Map to Create 91 Condominium Lots and One Common Lot at 282 East Middlefield Road

That the Environmental Planning Commission (EPC):

1. Recommend the City Council deny a Planned Unit Development Permit, Planned Community Permit, and Development Review Permit to construct a five-story, 91-unit residential condominium development with one level of underground parking, including a State Density Bonus request, a Provisional Use Permit for rooftop amenities, and a Heritage Tree Removal Permit for the removal of six Heritage trees on a 1.15-acre project site and finding the action to deny the project to be exempt from review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15270 (“Projects Not Approved”) at 282 East Middlefield Road, based on the findings in the attached resolution (Exhibit 1 to the EPC Staff Report).
2. Recommend the City Council deny a Vesting Tentative Map to create 91 condominium lots and one common lot on a 1.15-acre project site and finding the action to deny the project to be exempt from review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15270 (“Projects Not Approved”) at 282 East Middlefield Road, based on the findings in the attached resolution (Exhibit 2 to the EPC Staff Report).