



REPORT TO THE CITY COUNCIL

DATE: Regular Meeting of September 24, 2019

TO: Mayor and Members of the City Council

SUBMITTED BY: Holly Smyth, AICP, Planning Director
Robert Reber, AICP, Adjunct Planner

SUBJECT: Second Reading and Adoption of an Ordinance Approving Re-Zone #17-02 for the Sycamore Crossing Project (Assessor Parcel Numbers 404-020-094-3 and 404-020-095-00).

RECOMMENDED ACTION: Waive second reading and adopt the attached Ordinance 524, with modified diagram and findings with facts, changing the zoning district for the westerly portion of the Sycamore Crossing site, revising the zoning district designation from General Commercial (CG) to Planned Commercial Residential (PC-R) zoning for the approved hotel and multi-family residential parcels, and changing the open space area that traverses the site to Public/Quasi-Public—Open Space (P/QP-O).

FISCAL IMPACT OF RECOMMENDATION:

Once constructed, the Sycamore Crossing project is anticipated to generate approximately \$514,000 in revenue annually to the City through transient occupancy tax and sales tax.

COMMISSION/SUBCOMMITTEE RECOMMENDATION:

After seven (7) workshops, the Planning Commission held two public hearings, one on July 15, 2019, and continued to August 5, the latter at which the Commission passed three resolutions recommending that the City Council approve the applications for the land use and zoning changes, development, design review, use permits, and vesting map necessary to entitle the Sycamore Crossing project.

At its September 10, 2019, meeting, the City Council approved the Sycamore Crossing project, including waiving the first reading and approving Ordinance 524.

DISCUSSION:

The Sycamore Crossing Project site is a three-sided property located along the south side of Sycamore Avenue and on the northwest side of San Pablo Avenue east of Tsushima Street. The project site consists of approximately 12.88 acres of vacant land with rolling topography and no structures. A natural drainage way and tributary of Refugio Creek, referred to as Ohlone Creek, divides the project site in a northeasterly direction between San Pablo Avenue and Sycamore Avenue.

General Plan Amendment #17-02, which the Council approved on September 10, 2019 as part of the Sycamore Crossing entitlements, amended the General Plan Land Use Designation for the westerly portion of the project site from General Commercial (CG) to Planned Commercial–Residential (PC-R) and changed the land use designation for the 2.02-acre Ohlone Creek Open Space Corridor in the approximate center of the site from General Commercial (CG) to Public/Semi-Public—Open Space (P/SP-OS).

Consistent with this General Plan Amendment, Ordinance 524 would amend the existing Zoning Designation for the westerly portion of the project site from General Commercial (GC) to Planned Commercial–Residential (PC-R) and change the Zoning Designation for the 2.02-acre Ohlone Creek Open Space Corridor in the approximate center of the site from General Commercial (GC) to Public/Quasi-Public—Open Space (P/QP-O).

The project site is proposed to be developed with the following uses: (a) approximately 29,511 square feet of retail commercial uses located on the eastern portion of the site, including a major drug store/pharmacy (13,111 square feet), with the remaining retail uses in three additional buildings, with parking and landscaping; (b) a four-story, 105-room hotel (approximately 63,163 square feet) with parking and landscaping in the approximate center of the site; and (c) up to 120 attached residential dwellings units on the western portion of the site.

Once approved, the City staff will publish a summary of the Ordinance with the Council vote within fifteen (15) days after its passage and adoption. The Ordinance could become effective 30 days after its adoption.

ATTACHMENTS / DRAFT RESOLUTIONS & ORDINANCES

Attachment 1. Draft Ordinance approving Re-Zone #17-02 with revised diagram and Findings with Facts contained therein.

Attachment 2. Staff report for Sycamore Crossing project (City Council meeting of September 10, 2019)