



# **City of Santa Clara**

## **Development Review Hearing**

### **February 1, 2023**

**3575 De La Cruz Boulevard**

**Public Hearing Item # 2**  
**PLN22-00518**



# **3575 De La Cruz Boulevard**

## **Request**

Architectural Review Approval for the proposed 15 affordable Condominium units at 3575 De La Cruz Boulevard. The project utilizes Assembly Bill (AB) 3194.



# 3575 De La Cruz Boulevard

## Project Site

- Total Area: 0.69 acres
- General Plan: Very Low Density Residential
- Zoning: Quasi-Public, Public Park or Recreation Zoning District (B)
- Single Family homes to the north and to the East
- Light Industrial use to the south





# 3575 De La Cruz Boulevard

## Background

- City Owned Parcel, originally developed as a fire station, Currently vacant
- Habitat for Humanities was selected through an RFP process.
- The project proposal utilizes Assembly Bill (AB) 3194, which requires compliance with the objective standards of the zoning district R1-6L as that is the zoning district that is consistent with the site's General Plan land use designation.
- A 100% affordable project can construct at any density using the General Plan Policy 5.5.1-P4.



# 3575 De La Cruz Boulevard

## Street View



Adjacent Residential Uses  
to the North ▲

▲ Adjacent Industrial Uses  
to the South



# 3575 De La Cruz Boulevard

## Proposal

- 15 affordable Condominium units at a density of 21.73 units/acre.
- Approximately 20,000 sq. ft building with a variety of unit sizes- 2 one-bedroom units, 7 two-bedroom units and 5 three-bedroom units, and 1 four-bedroom unit.
- 13% moderate-income units (5 very low-income units, 8 low-income units, and 2 moderate-income units).
- Applicant is requesting four concessions in accordance with State Density bonus law:
  1. Front setback: 3'-7" (required 20')
  2. Height: 41'-6" (max 25' allowed)
  3. Parking: One covered and one open parking space per unit (required 2 covered parking spaces)
  4. Fence: proposed 6-foot wood fence at the property line (Masonry wall typically required along the southern property line adjacent to ML-Light Industrial Zoned property)



# 3575 De La Cruz Boulevard

## Proposal (Continued)

- *Building Design:* Mix of exterior materials and finishes, and offsets to create varied textures and visual interest.
- *Privacy:* Building oriented away from the existing single-family residences; Landscaping screening along the eastern and northern property line
- *Fence:* New six-foot-high wood fence along the north and the south property lines; Existing six-foot high wood fence along the east property line would remain.
- *Open Space and Landscaping:* Approximately 13,573 square feet; 18 24-inch box trees will be planted onsite
- *Parking:* One covered (garage) and one uncovered surface parking space for each unit for a total of 30 parking spaces; one bike parking space per unit for a total of 15 Class I bicycle parking onsite and two Class II bicycle parking.



# 3575 De La Cruz Boulevard

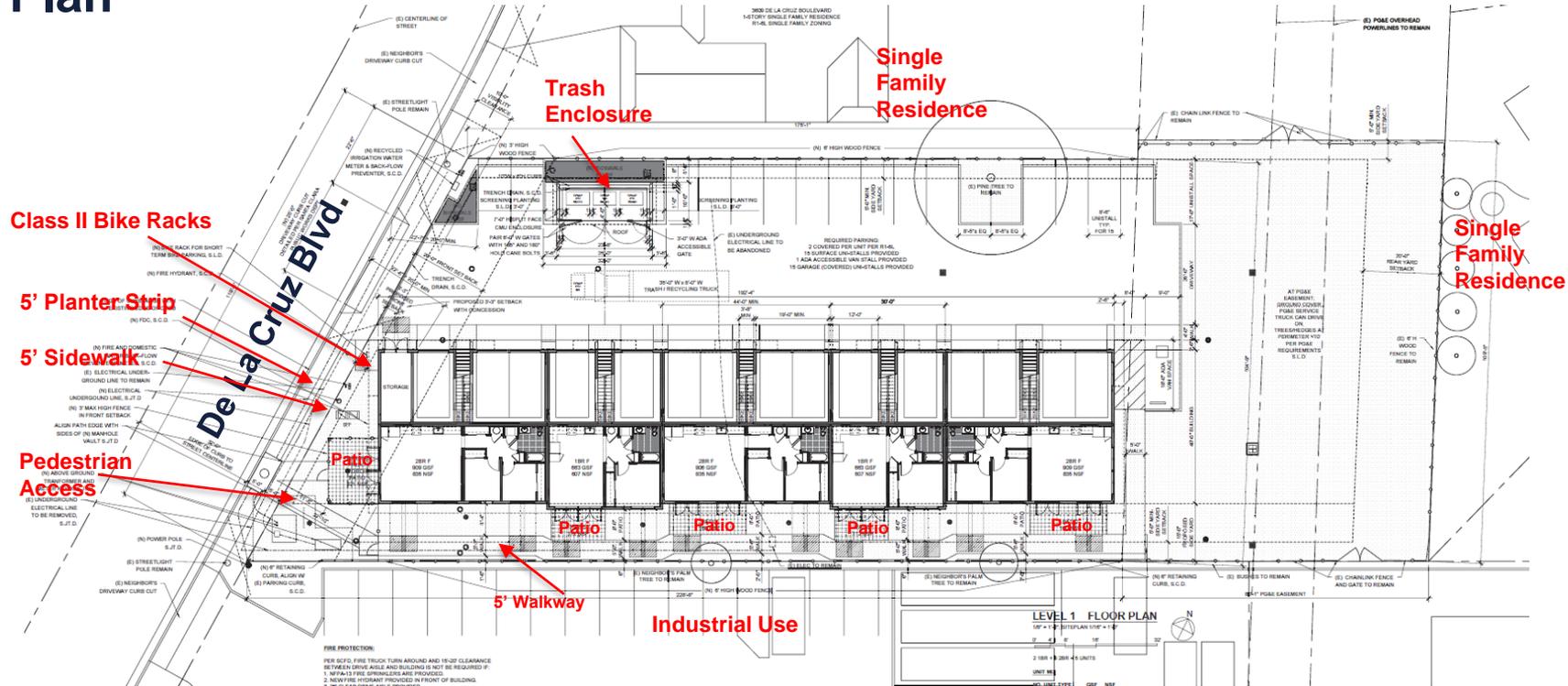
## Project Data

	<b>Existing</b>	<b>Proposed</b>
<b>General Plan Designation</b>	Very Low Density Residential	No Change
<b>Zoning Designation</b>	Quasi-Public, Public Park or Recreation Zoning District (B)	No change
<b>Land Use</b>	vacant	Residential
<b>Lot Size</b>	0.69	No change
<b>Building Square Footage (Sq. ft.)</b>	N/A	19,415 sq. ft.
<b>Residential Units</b>	N/A	15
<b>Lot Coverage</b>	N/A	35%
<b>Height</b>	N/A	41'-6" 3-story buildings
<b>Open Spaces</b>	vacant	13,573 sq. ft.
<b>Parking</b>	N/A	15 covered parking 15 uncovered parking
<b>Bicycle Parking</b>	-	15 Class I; One per residential unit
<b>Flood Zone</b>	X	No Change



# 3575 De La Cruz Boulevard

## Site Plan





# 3575 De La Cruz Boulevard

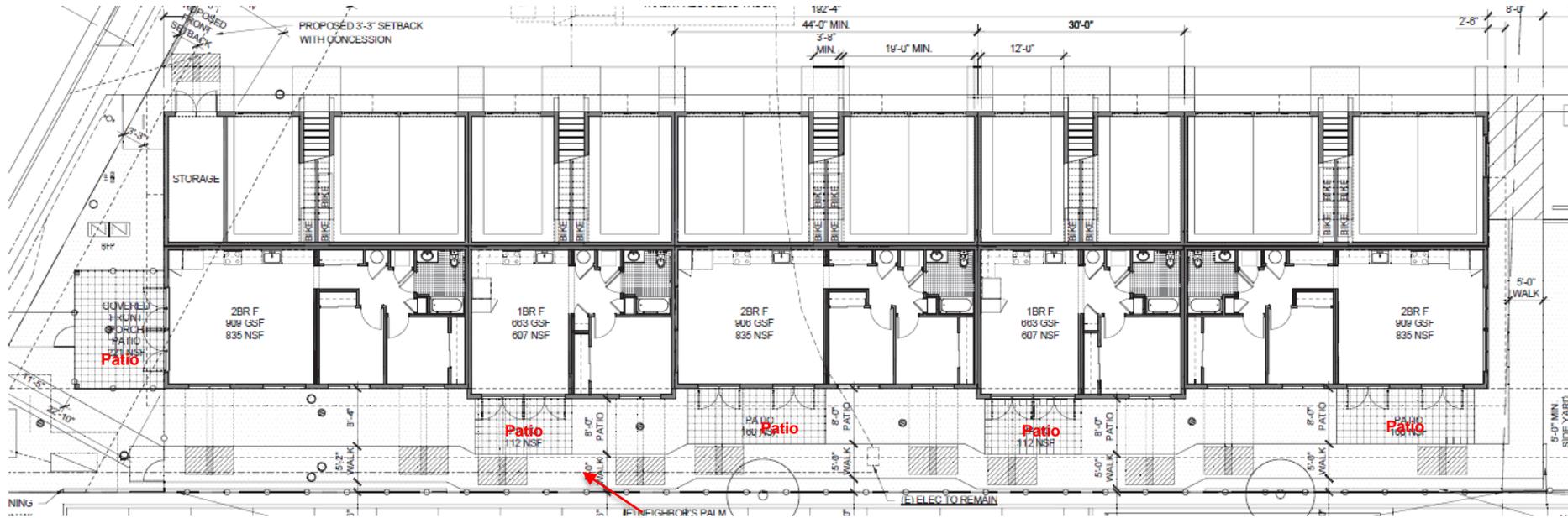
## Site Plan





# 3575 De La Cruz Boulevard

## Level 1 Floor Plan

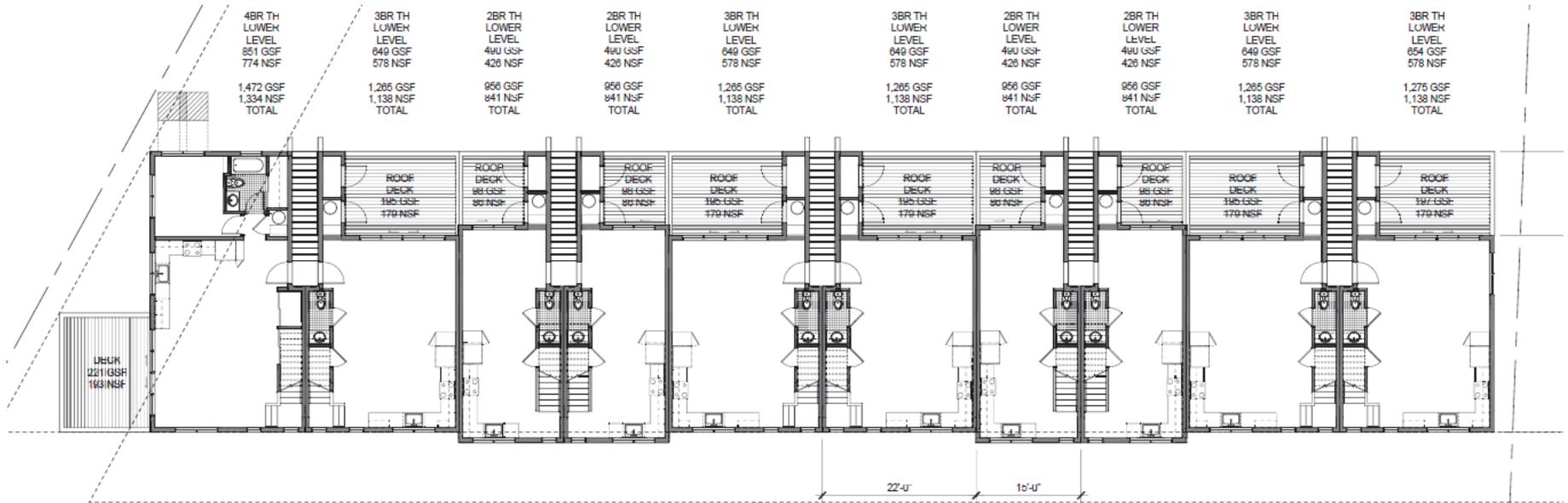


5' Walkway



# 3575 De La Cruz Boulevard

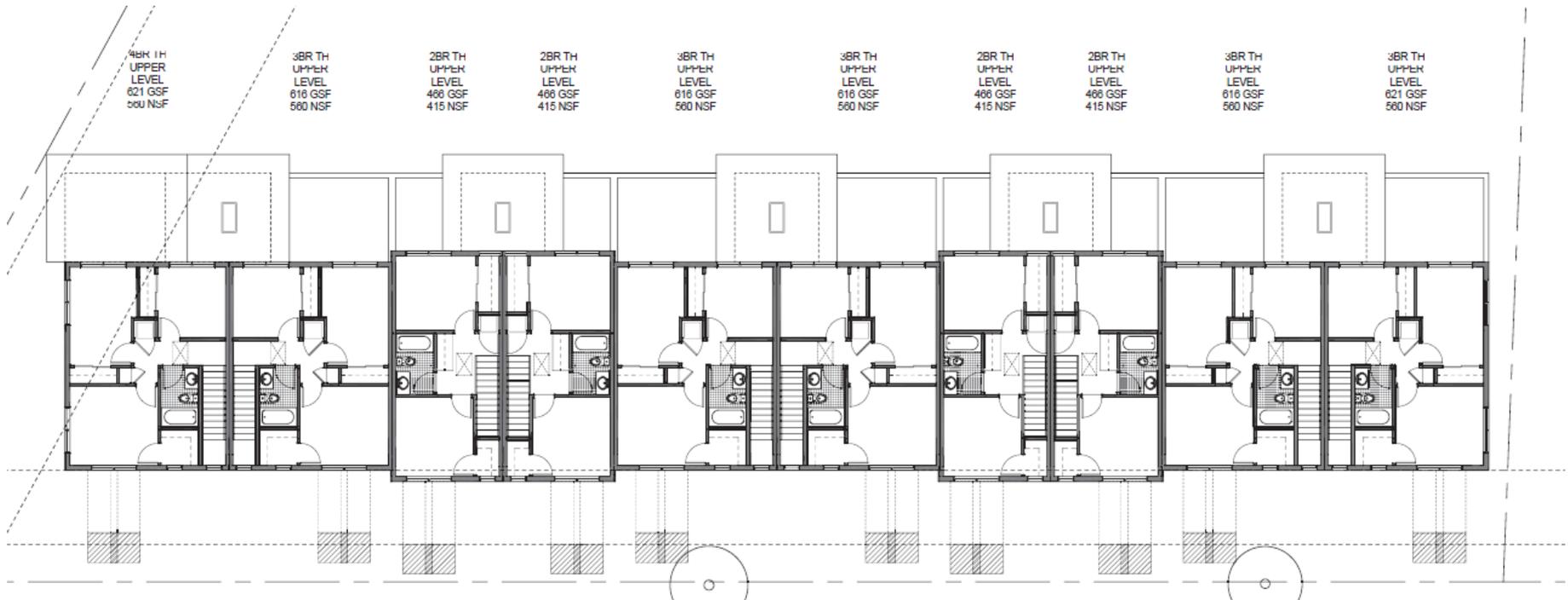
## Level 2 Floor Plan





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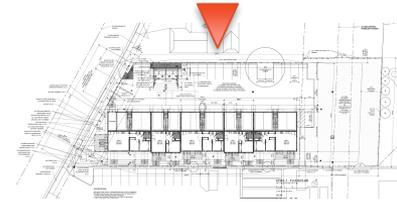
## Level 3 Floor Plan





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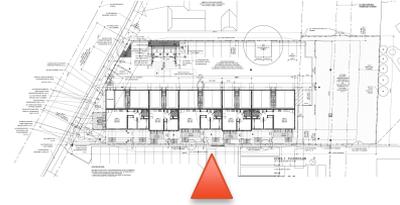
## North Elevation





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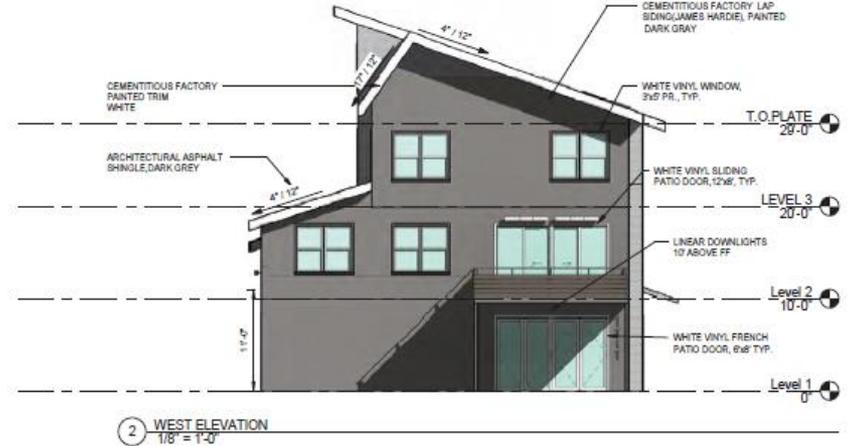
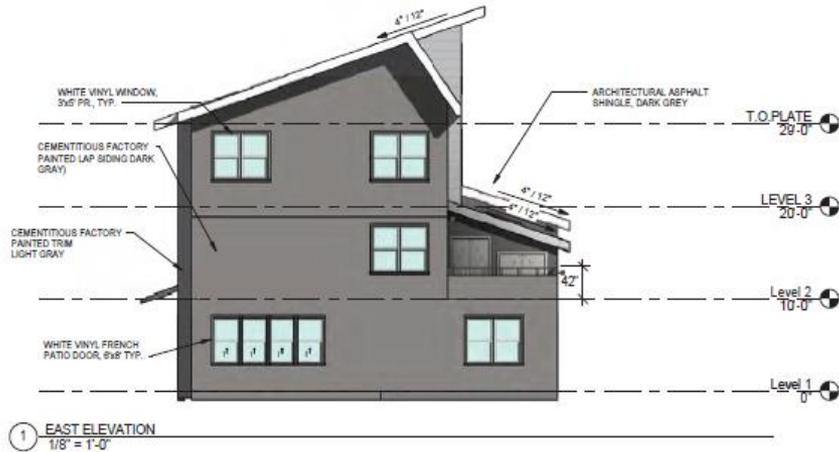
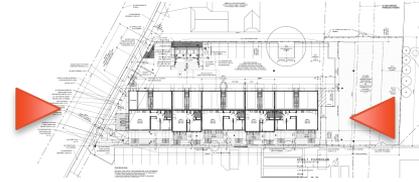
## South Elevation





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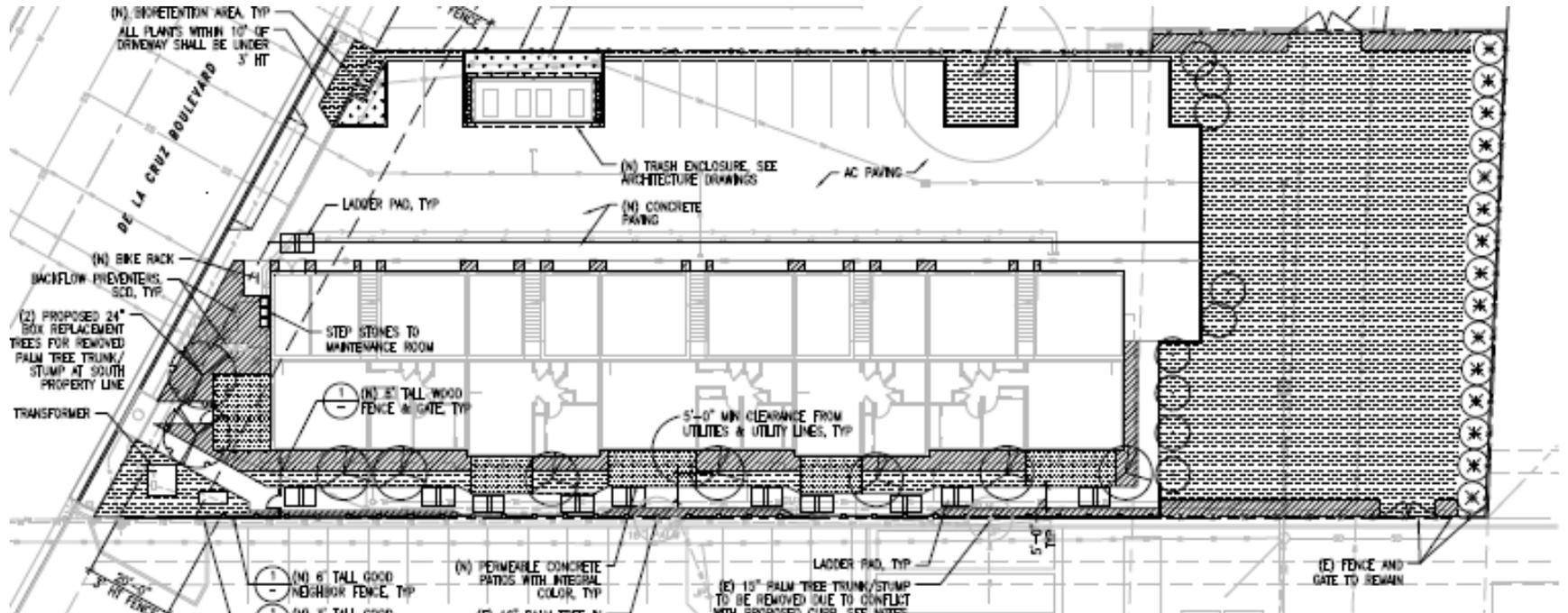
## East and West Elevations





# 3575 De La Cruz Boulevard

## Landscape Plan





# 3575 De La Cruz Boulevard

## CEQA

The project is exempt from California Environmental Quality Act (CEQA) per Public Resources Code Section 20194.5 and State CEQA Guidelines Section 15183.3, Streamlining for Infill Projects which requires preparing an Appendix N checklist. The completed [Appendix N Checklist](#) for the project was posted on the City's website.



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## Public Comments

- An applicant-led virtual Community Meeting was held on November 14, 2022.
- Two residents from single family homes to the north and east raised concerns about privacy at the meeting. The applicant offered to provide additional landscape screening to address the concerns.
- Two additional Community Meetings were conducted by the applicant prior to submitting the formal application to the Planning Division to gather community input on the proposal.



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## Recommendation

**Approve** the Architectural Review for 15 affordable Condominium units on an approximately 0.69-acre vacant City-owned parcel, subject to conditions of approval.