



City Council Hearing

Item 9 RTC 22-841

Actions on a Multi-family Residential Project at 3141-3155 El Camino Real

July 12, 2022

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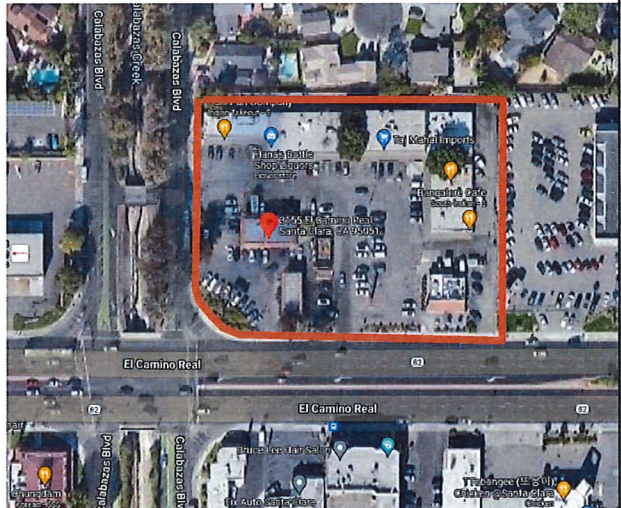


City of Santa Clara
The Center of What's Possible

3141-3155 El Camino Real

Project

- 40 townhomes and 20 flats
- 2.14 acre site (25 DU/AC)
- Rezone Thoroughfare Commercial (CT) to Planned Development (PD)
- Removal of Calabazas Creek bridge
- MND and MMRP
- Tentative Tract Map to create 60 for-sale condominiums and common lot to serve the development



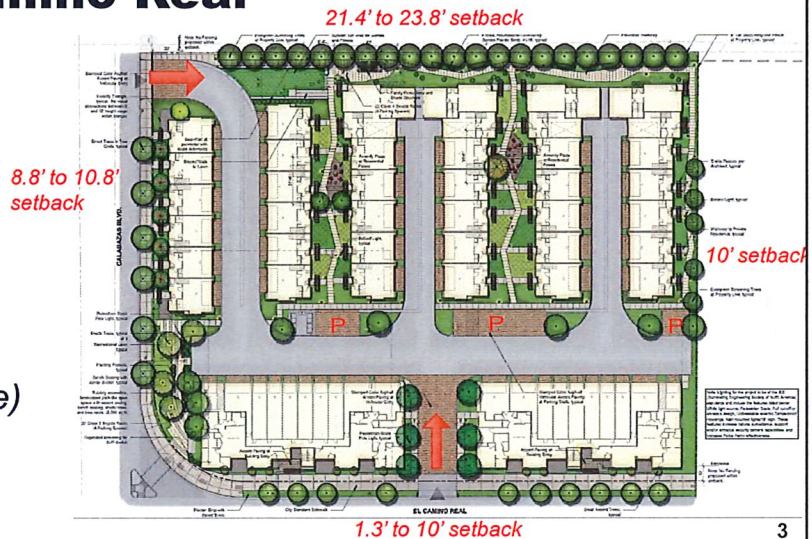
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3141-3155 El Camino Real

Project

- 15% affordable units
- 4 floor plan types
 - 2 bedrooms / 2 to 2.5 baths
 - * 1,320 sq. to 1,520 sq.ft.
 - 3 bedroom / 3 to 3.5 baths
 - * 1,445 sq.ft. to 1,740 sq.ft.
- Attached garage parking (tandem and side-by-side)
- 10 guest parking spaces



3141-3155 El Camino Real

Project Renderings

Calabazas Boulevard



El Camino Real



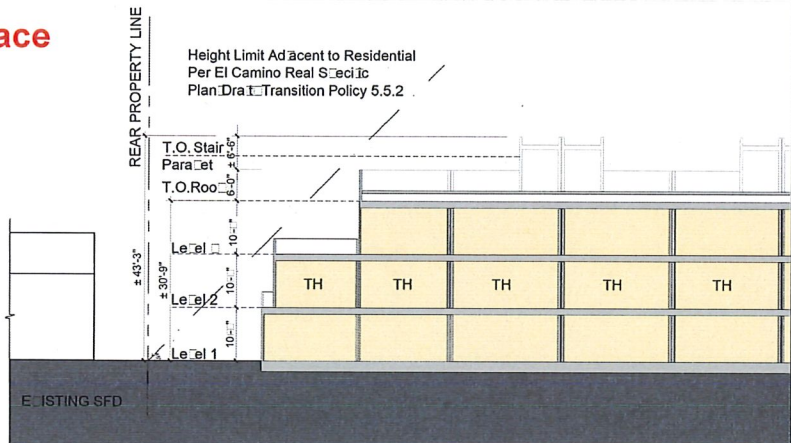
3141-3155 El Camino Real

North Property Line Interface

- 45 degree step back



North Facing Facade



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3141-3155 El Camino Real

Considerations

- General Plan governs; El Camino Real Specific Plan pending
- Conforms with current General Plan land use, density, and height
- Because existing zoning is commercial, either PD Zoning or AB 3194 process necessary to implement General Plan
- Not subject to height limit (e.g., 2-story) or objective standards (e.g., open space, step back) to be established in Specific Plan and/or Zoning Code update
- Typical 3-story townhouse type development, similar to other projects on El Camino Real (existing and proposed)
- Provides 60 for-sale residential units, including 9 affordable units

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3141-3155 El Camino Real

Planning Commission Recommendations (June 15, 2022)

- Preserve and upgrade the bridge for safety to avoid traffic and U-turn challenges on Calabazas Boulevard
- Evaluate the VTA bike plan in conjunction with the project proposed, including maintaining the eight-foot public right-of-way for a future bike path and planting of trees along the bikeway
- City to evaluate impact to local retail and address in the Specific Plan other opportunities for cultural relocation of displaced businesses
- Request that Traffic Engineering provide additional information to the Council on the requirements for the bridge removal

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3141-3155 El Camino Real

Recommendation

- Adopt a resolution to adopt the MND and MMRP
- Adopt a resolution to approve a rezoning of the project site from CT to PD to allow development of 60 residential units, private street, landscaped open space, surface parking and site improvements
- Adopt a resolution to approve the Tentative Tract Map to subdivide the land into residential ownership condominiums and a common interest lot to serve the development

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The seal of the City of Santa Clara, California, is circular. It features a central illustration of a mission-style building with a red-tiled roof and a bell tower, set against a blue sky with clouds and green grass. The year "1852" is inscribed below the building. The outer ring of the seal contains the text "CITY OF SANTA CLARA CALIFORNIA" at the top and "THE MISSION CITY" at the bottom, separated by small dots.

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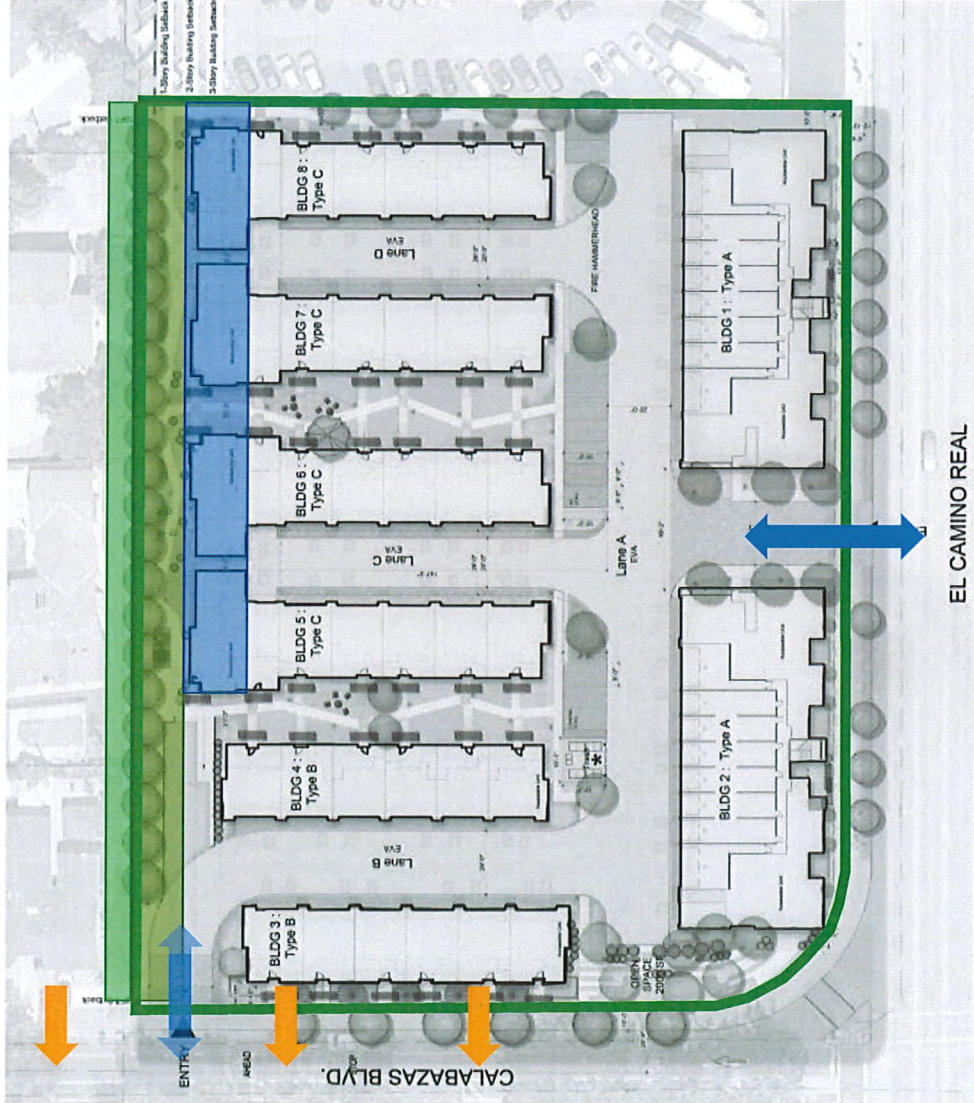
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Item #9

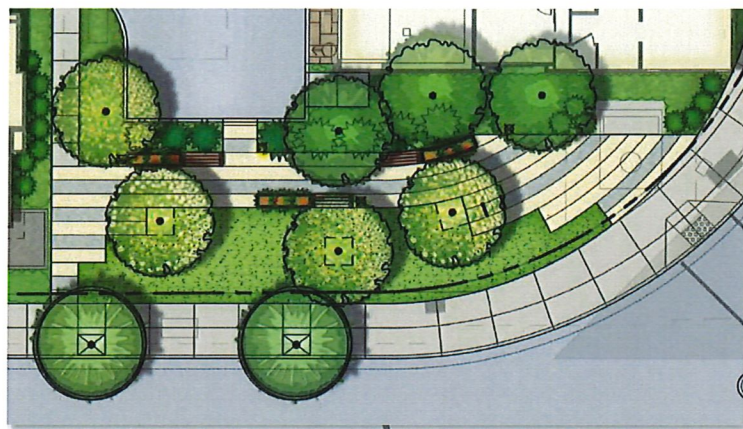


Public Input

- For Sale Housing
- Moderate Building Massing
- Transition building heights to corner and neighbors
- Avoid Mission style architecture
- Respect the site's critical location as entry to neighborhood



- Neighbor Yard
- Project Yard
- 2-story transition
- Front Doors
- Primary Entrance
- Secondary Entrance



El Camino Real



El Camino Real Front Door



Calabazas Blvd Frontage

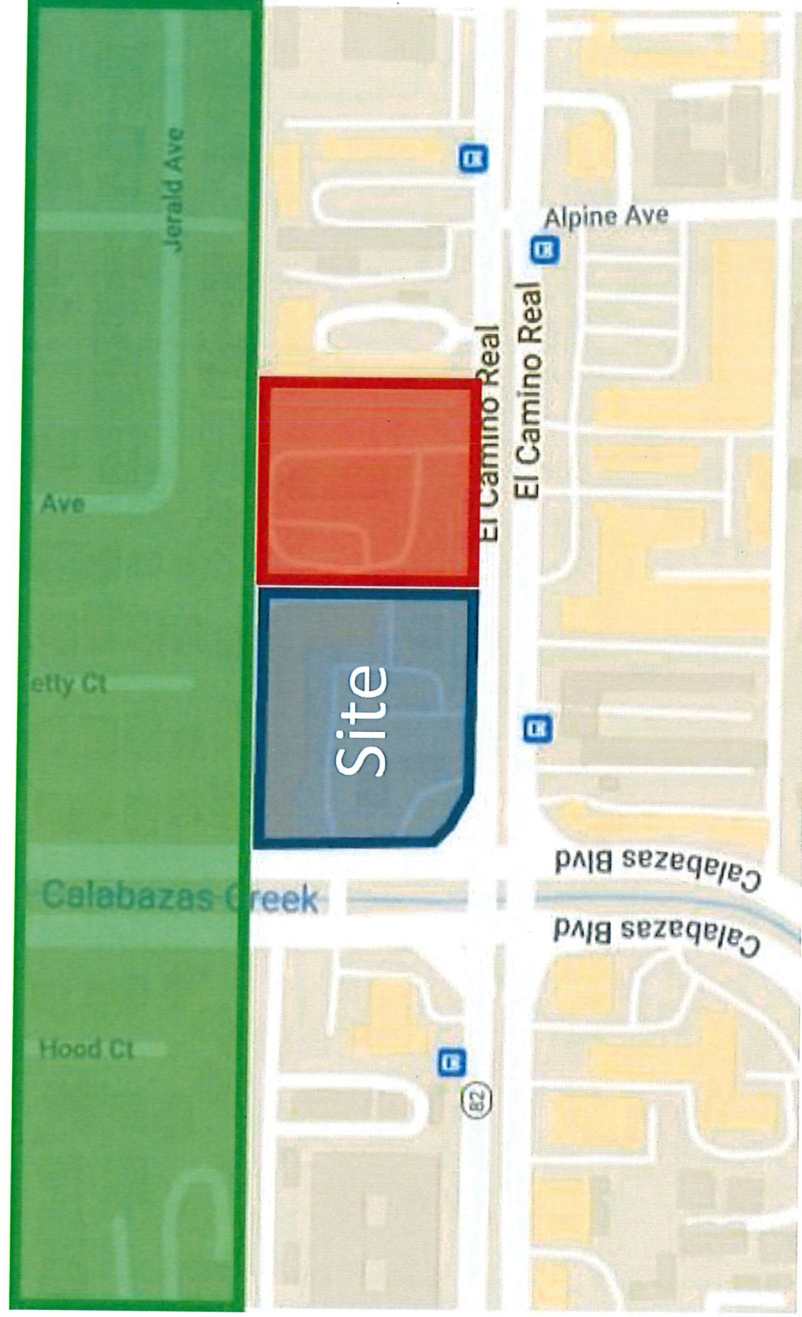


Calabazas Blvd Front Door





Site Map | 3155 El Camino Real



Project Overview | 3155 El Camino Real

Land Area	2.41 Acres
Units	60
Density	25 du/ac
Affordability	9 units 15% BMR

Unit Mix	Avg. SF	Unit Count
2 bed / 2 bath	1,360	4
2 bed / 2.5 bath	1,470	24
3 bed / 3 bath	1,550	20
3 bed / 2.5 bath	1,715	12
Total	1,538	60

Parking	
Garage	110
Surface (Visitor)	10
Total	120