

**TABLE 1: 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

**TABLE 2: PROJECT CONSISTENCY WITH SANTA CLARA GENERAL PLAN LAND USE POLICIES**

<b>Land Use Policies</b>	<b>Project Consistency</b>
5.3.1-P2: Encourage advance notification and neighborhood meetings to provide an opportunity for early community review of new development proposals.	The project included a community meeting that was held on November 14, 2023 and posted Notice of Development Proposal on the project site. 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.
5.3.1-P8 Work with property owners to improve or redevelop underutilized and vacant properties. 5.3.1-P9: Require that new development provide adequate public services and facilities, infrastructure, and amenities to serve the new employment or residential growth.	The project would utilize the currently vacant city owned property for the construction of 15 affordable units with onsite amenities and infrastructure improvements that include private street and utilities, guest parking, and landscape recreation and open space to serve the development.
5.3.1-P10: Provide opportunities for increased landscaping and trees in the	No trees currently exist on-site. The project will plant 18 24" box trees and 15 15-gallon

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community, including requirements for new development to provide street trees and a minimum 2:1 on- or off-site replacement for trees removed as part of the proposal to help increase the urban forest and minimize the heat island effect.	large screen shrubs along the rear property line.
5.3.1-P12: Encourage convenient pedestrian connections within new and existing developments.	The project includes a new 5-foot wide sidewalk along the project frontage.
5.3.1-P26: Support a community-initiated planning process so that existing neighborhoods can participate in developing more detailed plans for street, landscape and pedestrian facility improvements.	The community engagement process was initiated early on, in advance of the formal Planning application submittal.
5.3.1-P29 Encourage design of new development to be compatible with, and sensitive to, nearby existing and planned development, consistent with other applicable General Plan policies.	The single three-story building is oriented away from the existing single-family development to avoid any privacy concerns. The project would plant large screen shrubs to address the privacy concerns of the single-family homes along the rear property line.
<p>5.3.2-G1 Equitable housing opportunities within the community for persons of all economic levels, regardless of religion, gender, sexual orientation, marital status, national origin, ancestry, familial status, race, color, age, source of income or mental or physical disability.</p> <p>5.3.2-P6 Provide adequate choices for housing tenure, type and location, including higher density, and affordability for low- and moderate-income and special needs households.</p> <p>5.3.2-P10 Create opportunities for affordable housing and housing to support special needs populations, including Extremely Low-Income households.</p>	The project will construct 15 affordable condominium units that include 5 very low-income units, 8 low-income units, and 2 moderate-income units.
5.3.2-P8: Require new residential development to comply with applicable	The project is a 100% affordable project.

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regulations for the provision of affordable housing.	
5.4.6-P11: Require new buildings to maintain a consistent setback/build-to-line from the public right-of-way in order to create a well-defined public sidewalk and street.	The project provides a 3'-7" front setback, where 20' is required, using a concession for the front setback. Per the State Density bonus law (Government Code § 65915(d)(2)(D)), the project is allowed up to four concessions if the project has less than 20% of the units as moderate-income units. The project, however, provides a well well-defined 5-foot sidewalk along the project frontage.
5.4.6-P14: Encourage sensitive design and site planning to minimize the scale of larger buildings through use of building massing, setbacks, façade articulation, fenestration, varied parapets and roof lines, and pedestrian-scaled architectural details.	The project provides features with visual interest such fenestrations and recesses. Material changes and color are introduced to help minimize the scale of the building.
5.5.2-P1: Require that new development incorporate building articulation and architectural features, including front doors, windows, stoops, porches or bay windows along street frontages, to integrate new development into the existing neighborhoods.	The project incorporates offsets along the building planes and a mixture of exterior materials, finishes and architectural features to create visual breaks and interest in the design for compatibility with the surrounding neighborhood.
5.5.2-P4 Provide adequate separation between incompatible land uses in order to minimize negative effects on surrounding existing and planned development. 5.5.2-P5 Require that new development provide an appropriate transition to surrounding neighborhoods. 5.5.2-P9 Improve pedestrian amenities, including sidewalks and bicycle paths, to promote neighborhood compatibility	The proposed building is oriented away from the adjacent single-family homes to the north and east, using the northern portion of the site for parking and landscaping to provide adequate separation and transition from multifamily to single family development. The project also proposes large screen trees along the rear property line to mitigate the privacy impacts on the adjacent single-family homes.