

7/17/18
Spec. Mtg.

ITEM B.

City of Santa Clara

City Council Meeting– July 17, 2018

575 Benton Street Mixed Use Project

Public Hearing Item #

PLN2017-12489, PLN2017-12574, PLN2017-12575,
PLN2017-12837 and CEQ2015-01188



**City of
Santa Clara**
The Center of What's Possible

575 Benton Mixed Use Project

Request

- GPA to Santa Clara Station Very High Density Residential
- Rezoning of a 5.75 acre site from Light Industrial (ML), Single-Family (R1-6L), Duplex (R2-7L) and Thoroughfare Commercial (CT) to Planned Development (PD)
- Approval of a Vesting Tentative Parcel Map
- Approval of a Development Agreement
- Approval of Street Vacation of portions of Fremont and Sherman Streets
- To allow development of up to 355 apartment units and approximately 20,000 sq ft ground floor retail area

2

POST MEETING MATERIAL



City of Santa Clara
 The Center of What's Possible

575 Benton Mixed Use Project

Project Site



3

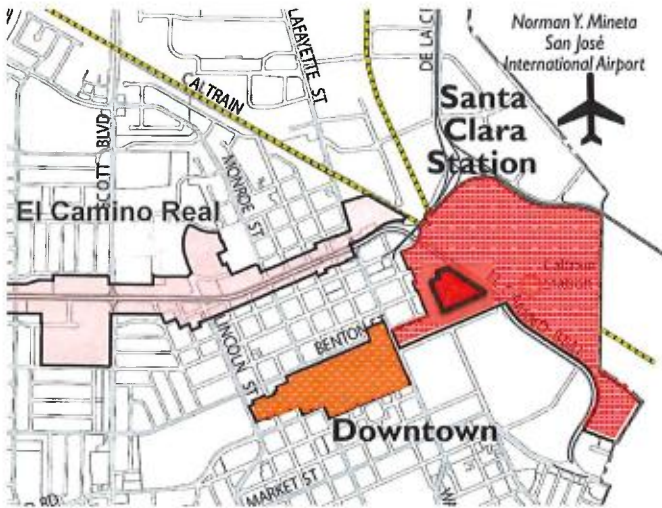


City of Santa Clara
 The Center of What's Possible

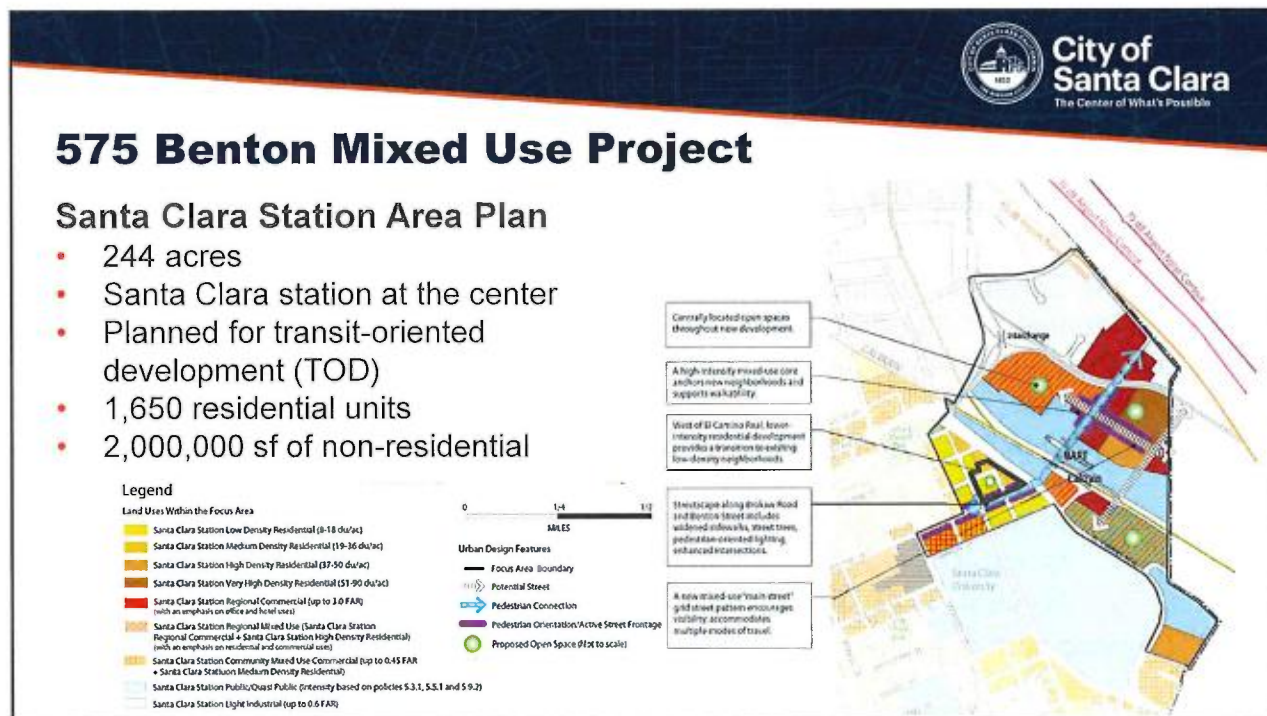
575 Benton Mixed Use Project

Background

- Santa Clara Station Planning Area
- Proximity to Other Planning Areas
- Transit Oriented Development Site



4





**City of
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The Center of What's Possible

Prior Mission Town Center Entitlement

February 23, 2016 City Council approval

- Final EIR
- GPA to Santa Clara Station High Density Residential (37-50 du/acre) with use of discretionary policy to increase the density to 55 (du/acre)
- Rezoning to Planned Development to allow:
 - 318 residential units
 - 10,000 sf amenity/leasing space
 - 22,000 sf ground floor retail space
 - Removal of all buildings on site
- Development Agreement



**City of
Santa Clara**
The Center of What's Possible

575 Benton Mixed Use Project

Project Description

- 355 units (8 live-work units)
- 19,985 sf retail space
- 2,364 sf live-work commercial space
- 1,601 sf leasing office
- 346 sf pet spa
- 1,528 sf bike space (248 lockers)
- 48 bike racks along street frontage
- Preservation on-site of 2 historic single family homes (3410 and 3370 The Alameda)





575 Benton Mixed Use Project

Project Description – Parking

- Total 650 parking spaces
- 536 residential
 - 472 (1.5 parking spaces per unit)
 - 64 (Guest parking 18% of unit-count)
- 114 non-residential/Retail
 - 4 spaces per 1,000 sf
 - 1 space for each 3 outdoor seats
- EV charging stations
 - Based on the code
 - Additional up to 10%



575 Benton Mixed Use Project

Project Description - Amenities

- Courtyard A: 9,654 sf (BBQ area)
- Courtyard B: 5,278 sf
- Retail Plaza: 8,800 sf
- Courtyard C: 4,493 sf (dog park)
- The Alameda Public Courtyard: 6,219
- Amenity roof deck with 4,341 sf club room-fitness center
- Preservation of historic residences (3410 and 3370 The Alameda)





City of Santa Clara
The Center of What's Possible

575 Benton Mixed Use Project

El Camino Real Elevation



KEY PLAN
SCALE 1" = 100'

1. BRICK VENEER	6. HORIZONTAL SIDING
2. EXTERIOR PLASTER	7. WOOD FUTURE SIDING
3. CORRUGATED METAL PANEL	8. VINYL WINDOW
4. PORCELAIN TILE	9. BROWN GLASS
5. VERTICAL SIDING	10. GLASS STOREFRONT

ENTRANCE



RENDERING - EL CAMINO REAL ELEVATION





City of Santa Clara
The Center of What's Possible

575 Benton Mixed Use Project

Benton Street Elevation



KEY PLAN
SCALE 1" = 100'

1. BRICK VENEER	6. HORIZONTAL SIDING
2. EXTERIOR PLASTER	7. WOOD FUTURE SIDING
3. CORRUGATED METAL PANEL	8. VINYL WINDOW
4. PORCELAIN TILE	9. BROWN GLASS
5. VERTICAL SIDING	10. GLASS STOREFRONT

ENTRANCE



RENDERING - BENTON STREET





575 Benton Mixed Use Project

Community Outreach

1. June 18, 2016, Old Quad meeting
2. July 5, 2016, Toured Old Quad board members at Madera
3. July 14, 2016, Met with Old Quad representatives
4. September 28, 2016, Presented project design at Old Quad meeting
5. October 20, 2016, Meeting with Old Quad board members
6. November 9, 2016, Follow-up architectural review with Old Quad
7. November 22, 2016, Follow-up architectural review with Old Quad
8. December 7, 2016, Follow-up architectural review with Old Quad
9. February 9, 2017, Meeting with Old Quad
10. May 3, 2017, Follow-up architectural review with Old Quad
11. July 11, 2017, community meeting-project plans has not changed since then

1
3



575 Benton Mixed Use Project

Changes between current and previous project

Project Info	Mission Town Center	575 Benton
Units	318	355
Density	55 du/acre	61.7 du/acre
Commercial	22,000 sf	19,985 sf
Live-work commercial	-	2,364 sf
Amenities	10,000 sf	6,000 - 7,000 sf
Affordable Housing	10% (30% low income, 70% moderate income)	10% (30% low income, 70% moderate income)
Historic Preservation	Removal of all buildings on site	Retention of two historic single-family homes

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City of Santa Clara
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575 Benton Mixed Use Project

Changes to Project Elevations



Mission Town Center



575 Benton Mixed Use

15


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575 Benton Mixed Use Project

Development Agreement Changes

- Increase the allowed height from 73 feet to 86 feet, 6 inches;
- Reduce conditioned amenity space from 10,000 square feet to 5-6,000 square feet of interior or roof top amenity space;
- Eliminate relocation of the two historic houses from the project site;
- Make transportation improvements up to \$310,000 in value (in lieu of a mandated payment of \$310,000);
- In lieu of an objective to attain LEED Gold building standards or an equivalent, the Project will seek to attain GPR Silver standards or an equivalent;

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575 Benton Mixed Use Project

General Plan Conformance

Consistent General Plan Policies:

- Four primary goals for the Santa Clara Station Focus Area
- Mixed-use Land Use Policies
- Santa Clara Station Focus Area Policies
- Transition Goals and Policies
- General Land Use Goals and Policies

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575 Benton Mixed Use Project

CEQA Review

- February 23, 2016 - City Council certified the Mission Town Center FEIR
- The FEIR analyzed construction of a mixed-use residential with 385 apartment units, 27,000 sf retail, 10,000 sf amenity space and 839 parking space
- The current project includes fewer residential units and less retail
- Addendum#1 concludes that the proposed project
 - is substantially the same as the previously evaluated project
 - not result in an increase of any previously identified significant environmental impacts identified in the FEIR.

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**City of
Santa Clara**
The Center of What's Possible

575 Benton Mixed Use Project

Planning Commission / Staff Recommendation

- Adopt Addendum#1 to the Mission Town Center Final Environmental Impact Report (FEIR)
- Approve the requested:
 - General Plan Amendment
 - Rezoning to PD Zoning District
 - Development Agreement

19

City of Santa Clara

City Council Meeting– July 17, 2018

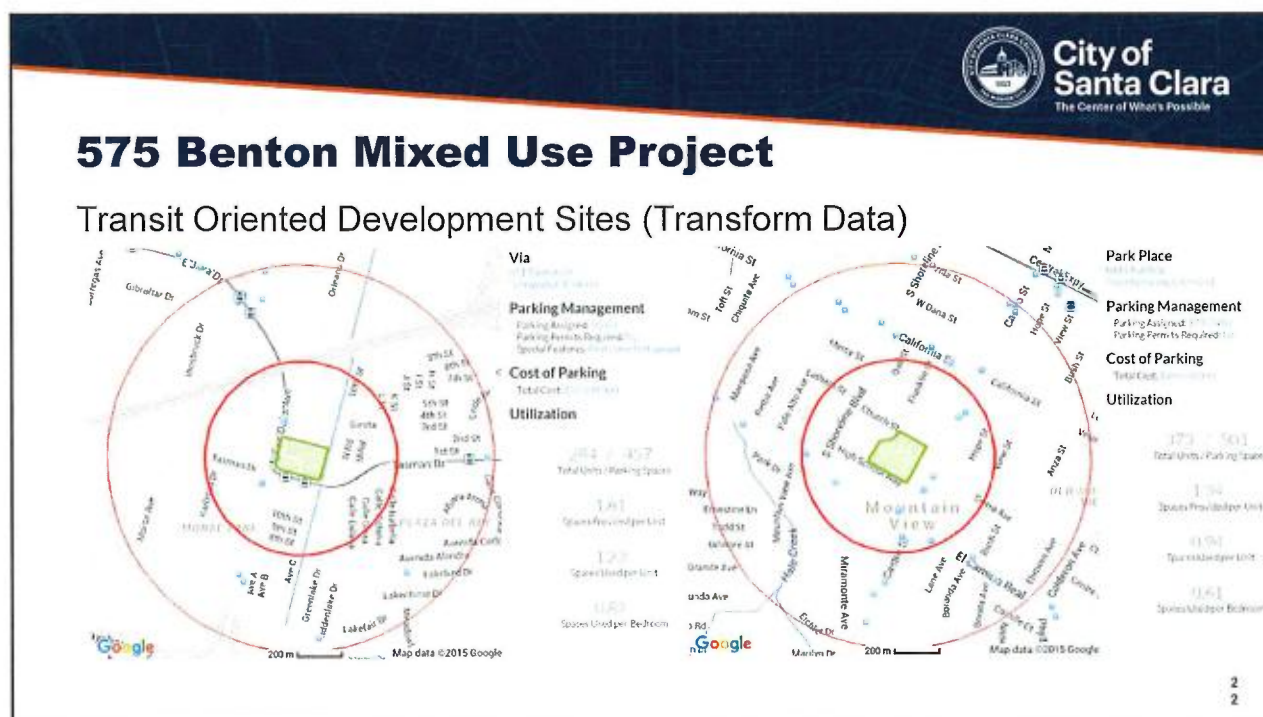
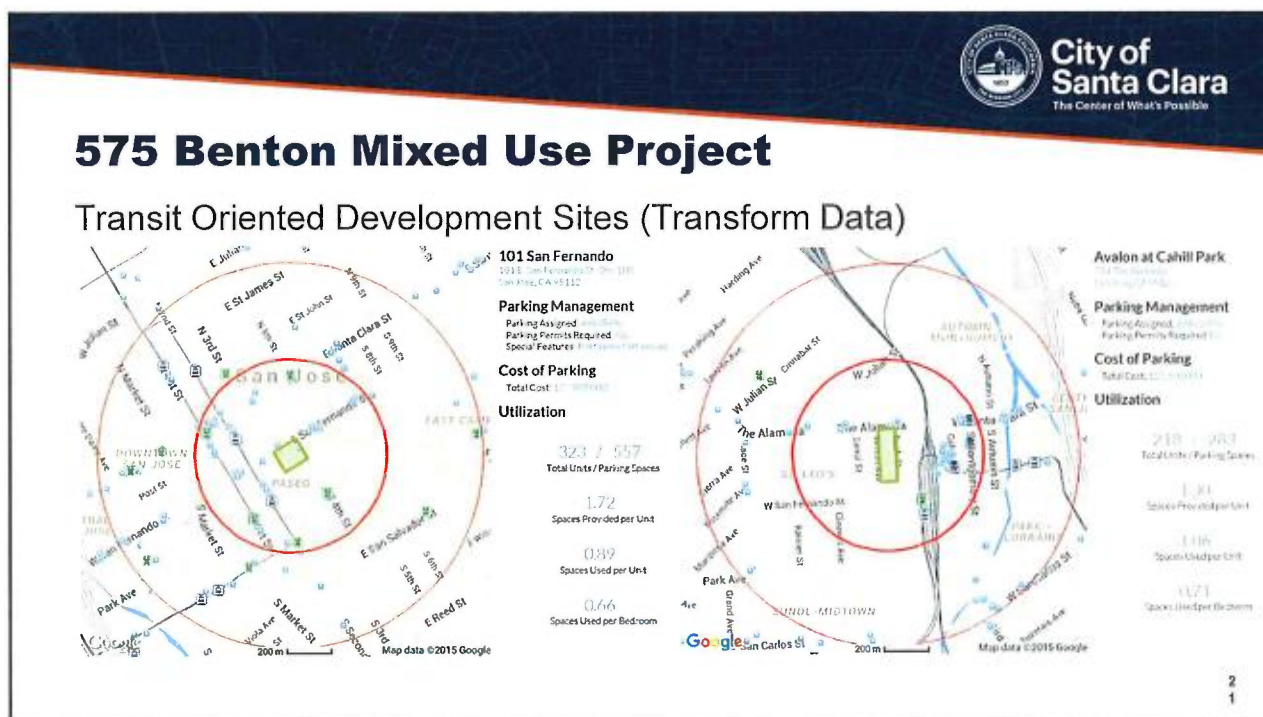
575 Benton Street Mixed Use Project

Public Hearing Item #

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**City of
Santa Clara**
The Center of What's Possible

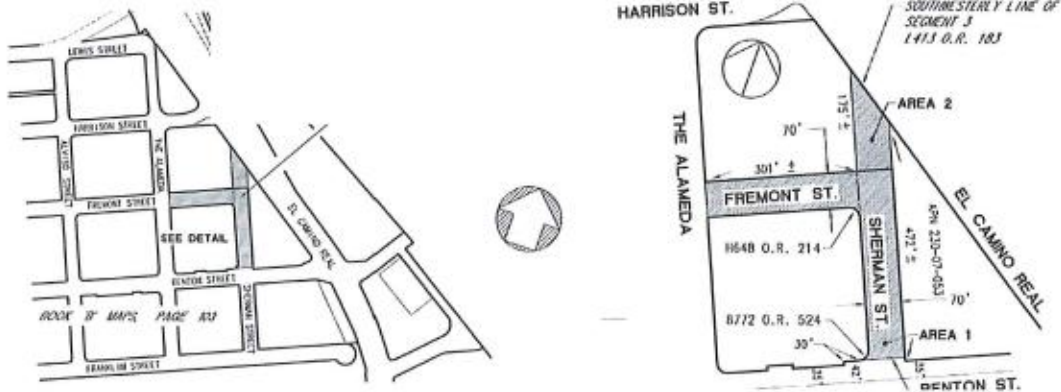




**City of
Santa Clara**
The Center of What's Possible

575 Benton Mixed Use Project

Street Vacation



2
3



**City of
Santa Clara**
The Center of What's Possible

575 Benton Mixed Use Project

Historical Review

- Preserves 3410 and 3370 The Alameda on site
- Cultural Resources Treatment Plan
- Presented to HLC on September 2017 and February 2018

2
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7/17/18

ITEM B.
bpm Special Meeting

575 BENTON MIXED USE

{ *Santa Clara, CA*



PROMETHEUS

I AM HOME

20 / 15



POST MEETING MATERIAL

CONTEXTUAL SITE PLAN



PROMETHEUS REAL ESTATE GROUP

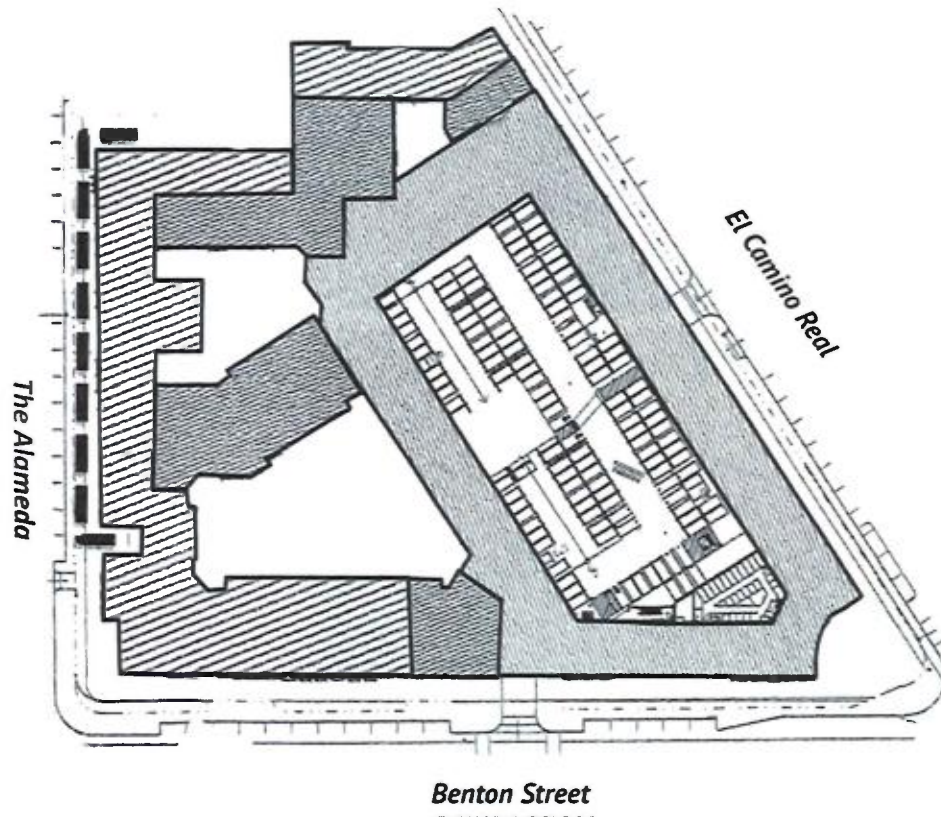
3/14/18

John Gibson, WSCW
JRGW.8





Irvine Approved Plan February 2016



Current Proposed Plan



DEVELOPMENT PLAN CHANGES

Irvine Approved Plan (Feb. 2016)

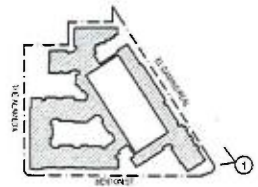
- 318 units (Initially 470 units, 385, 370)
- 22,000 sq. ft. Commercial
- El Camino Real height 72'6"
- Benton/The Alameda 3-4 stories
- "Fortress" like massing around entire perimeter
- 2 Historic Homes: Relocate off-site
- 6,534 sq. ft. Public Open Space
- Architectural Style: Mediterranean

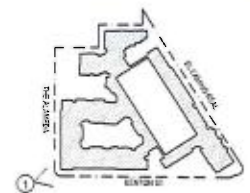
Current Plan

- 355 units
- 22,349 sq. ft. Commercial
- El Camino Real height 75'7"
- Benton/The Alameda 3 -4 stories
- Openings designed around perimeter
- 2 Historic Homes: Remain on-site
- 15,019 sq. ft. Public Open Space
- Architectural Style: Consistent historical context of neighborhood

COMMUNITY OUTREACH

- June 18, 2016: Old Quad meeting at Taplands to introduce project and design concepts
- July 5, 2016: Toured Old Quad board members at Madera, a newer Prometheus property
- July 14, 2016: Met with Old Quad representatives to discuss design
- September 28, 2016: Presented project design at Old Quad meeting at Senior Center
- October 20, 2016: Met with Old Quad board members to discuss updated design
- November 9, 2016: Follow-up architectural review meeting with Old Quad representatives
- November 22, 2016: Follow-up architectural review with Old Quad representatives
- December 7, 2016: Follow-up architectural review with Old Quad representatives
- February 9, 2017: Meeting with Old Quad representatives to discuss project status
- May 3, 2017: Follow-up architectural review meeting Old Quad
- July 11, 2017: Community meeting

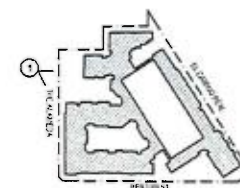


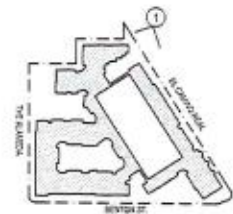


PROMETHEUS REAL ESTATE GROUP

1100 N. 1st Street, Suite 100, New York, NY 10002

» I AM HOME







SANTA CLARA PARKING STUDY

{September 2017 at 3am}

		Hearth North		Hearth South		Cobalt		Park Central		Mansion Grove		Weighted Average	
		Weekday	Weekend	Weekday	Weekend	Weekday	Weekend	Weekday	Weekend	Weekday	Weekend	Weekday	Weekend
Apartment Units	1 bedroom units	129		114		118		85		502			
	2 bedroom units	160		145		104		88		494			
	3 bedroom units									4			
	Total Apartment Units	289		259		222		173		1,000		1,943	
	Total Bedrooms	449		404		326		261		1,502		2,942	
Parking Supply	Gated/Assigned Spaces	416		417		337		173		1,227		2,570	
	Guest/Unassigned Spaces	58		45		41		172		443		759	
	Total Parking Spaces	474		462		378		345		1,670		3,329	
	Parking spaces per unit	1.64		1.78		1.70		1.99		1.67		1.71	
	Parking spaces to bedroom ratio	1.06		1.14		1.16		1.32		1.11		1.13	
Parking Demand	Gated/Assigned Spaces	261	268	239	235	223	213	115	113	935	912	1773	1741
	Guest/Unassigned Spaces	50	55	43	43	30	35	97	106	382	373	602	612
	Street Parking	42	41	35	36	21	23					98	100
	Total Occupied parking spaces	353	364	317	314	274	271	212	219	1,317	1,285	2,473	2,453
	Occupied spaces per unit	1.22	1.26	1.22	1.21	1.23	1.22	1.23	1.27	1.32	1.29	1.27	1.26
Occupied spaces per bedroom		0.79	0.81	0.78	0.78	0.84	0.83	0.81	0.84	0.88	0.86	0.84	0.83

Weekday parking counts were conducted on 9/12/2017-9/14/2017; weekend parking counts were conducted on 9/16/2017-9/17/2017.

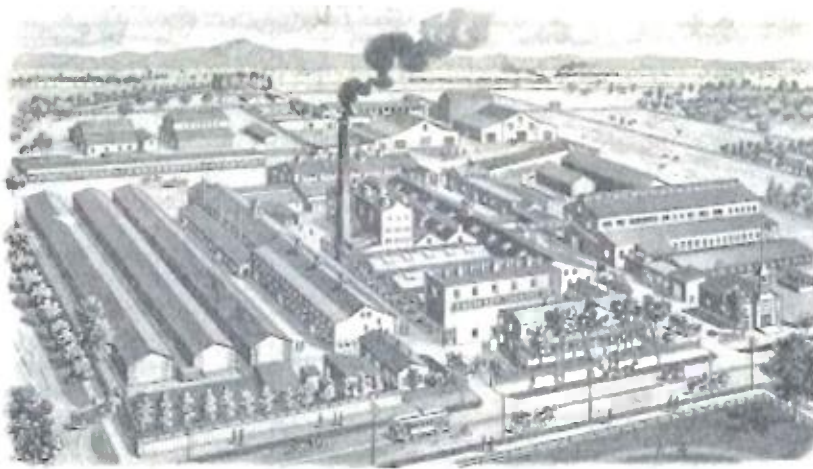
DEVELOPMENTS NEAR TRANSIT PARKING STUDY

{October 2017 at 3am}

		Ironworks North			Ironworks South			Montrose			Madera			Biltmore			Weighted Average		
		Weekday	Saturday	Sunday	Weekday	Saturday	Sunday	Weekday	Saturday	Sunday	Weekday	Saturday	Sunday	Weekday	Saturday	Sunday	Weekday	Saturday	Sunday
Apartment Units	1 bedroom units	7			44			148			116			118					
	2 bedroom units	72			23			80			87			140					
	3 bedroom units	38			0			0			0			8					
	Total Apartment Units	117			67			228			203			266					881
	Total Bedrooms	265			90			308			290			422					1,375
Parking Supply	Gated/Assigned Spaces	227			91			307			313			277					1,215
	Guest/Unassigned Spaces	17			18			47			29			206					317
	Total Parking Spaces	244			109			354			342			483					1532
	Parking spaces per unit	2.09			1.63			1.55			1.68			1.82					1.74
	Parking spaces to bedroom ratio	0.92			1.21			1.15			1.18			1.14					1.11
Parking Demand	Gated/Assigned Spaces	130	131	133	33	31	35	176	171	175	175	167	175	64	68	63	578	568	581
	Guest/Unassigned Spaces	15	14	15	14	12	13	43	41	40	11	8	9	183	175	182	266	250	259
	Street Parking	1	0	0	7	5	4	0	0	0	24	24	30	32	32	35	64	61	69
	Total Occupied parking spaces	146	145	148	54	48	52	219	212	215	210	199	214	279	275	280	908	879	909
	Occupied spaces per unit	1.25	1.24	1.26	0.81	0.72	0.78	0.96	0.93	0.94	1.03	0.98	1.05	1.05	1.03	1.05	1.03	1.00	1.03
	Occupied spaces per bedroom	0.55	0.60	0.56	0.60	0.53	0.58	0.71	0.69	0.70	0.72	0.69	0.74	0.66	0.65	0.66	0.66	0.64	0.66

Weekday parking counts were conducted on October 17-19, 2017; weekend parking counts were conducted on October 14-15, 2017

SANTA CLARA HISTORIC INDUSTRIAL BUILDINGS





575 BENTON ST. MIXED USE SANTA CLARA, CA

 **PROMETHEUS**

PROMETHEUS REAL ESTATE GROUP



PLACE



SCALE: 1" = 20'

A-3.2
BUILDING ELEVATIONS
ARCHITECTS ORANGE
144 NORTH ORANGE ST. ORANGE, CA 92668 714.539.9899
©2019-21 WWW.ARCHITECTSORANGE.COM 10.06.2017



» I AM HOME

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SUSTAINABLE FEATURES

- Smart LED Lighting systems with occupancy sensors in parking garage, apartments, and corridors
- State of the art Water and energy conserving fixtures used throughout
- Smart irrigation controllers for drought tolerant landscape
- All electric kitchen with Energy star rated appliances
- Solar thermal hot water for pool as well as solar photovoltaic prep
- Extensive use of recycled content carpeting, padding, framing materials, concrete aggregates, and other products
- Diversion of 75% or more of construction and demolition waste
- TPO (“cool roof”) reflective roofing
- 250 secured bicycle parking stalls to encourage bike transportation rather than vehicle use. 48 perimeter bicycle racks
- Zipcar letter of intent to provide 1 Zipcar
- Make-ready EV charging parking spaces for 10% of residential parking spaces
- Recycle waterline for certain on-grade landscape areas



**City of
Santa Clara**
The Center of What's Possible

AGENDA ITEM #: B

AGENDA REPORT

Date: July 17, 2018

To: City Manager

From: Executive Assistant to the Mayor & City Council

Subject: Correspondence received regarding Item #B. – 575 Benton Street Mixed Use Project

From Wednesday afternoon, July 11, 2018 through Tuesday evening, July 17, 2018 at 5:00 pm, the Mayor & Council Offices have received the attached communications regarding Item #B.

A handwritten signature in blue ink, appearing to read "Lynn Garcia".

Lynn Garcia
Executive Assistant to the
Mayor & City Council

Documents Related to this Report:

- 1) *Communications received*

L:\Agenda Reports & Memos\Communications Received Memos\07/172018 – 575 Benton Street Mixed Use Project

POST MEETING MATERIAL

Lynn Garcia

From: Mayor and Council
Subject: FW: 575 Benton St - South Bay YIMBY supports the project

From: South Bay YIMBY [<mailto:sjyimby@gmail.com>]
Sent: Tuesday, July 17, 2018 12:48 PM
To: Mayor and Council
Subject: 575 Benton St - South Bay YIMBY supports the project

To Honorable Mayor Gillmor and Councilmembers of Santa Clara:

As founder of a grassroots housing and transit group, South Bay YIMBY, I am writing to express our continued support of the development proposal at [575 Benton St](#).

This is a good location for higher density housing development as it is close to the CalTrain station. By concentrating development around a transit station, we can encourage people to use mass transit to and from their homes instead of automobiles, which increases ridership, while reducing overall traffic and pollution per person.

Parking is generally not the best use of valuable space near a transit station - the idea is to take transit to and from the location, not an automobile. With programs to encourage the use of transit, such as transit passes offered to tenants, the need for parking can be further reduced. Secondly, the potential of more ride-sharing and driverless cars in the coming years may also mean parking needs drop.

Finally, I am pleased to see that this project will be providing affordable housing, which is something we need more of in the Bay Area.

Sincerely,

Michael Tsai

Founder, South Bay YIMBY

Lynn Garcia

From: Mayor and Council
Subject: FW: Support 575 Benton.

From: Paul Bickmore [<mailto:paulbickmore@gmail.com>]
Sent: Tuesday, July 17, 2018 12:05 PM
To: Mayor and Council
Subject: Support 575 Benton.

Hello,

Support the development at 575 Benton Street. As I have stated before in previous emails, we need more housing, areas with good transit and potential for walkable street networks are the best place for housing, and too much parking adds to the cost of housing and punishes those of us who like me, do the right thing for the environment and get around without a car.

We need more developments like what is proposed, and the political courage to support developments that go further.

Thank you,

Paul Bickmore
2115 Quinn Avenue
Santa Clara, California

07/17/18

#3

Lynn Garcia

From: Mayor and Council
Subject: FW: In Support of 575 Benton St.

From: Karen Schlessner [<mailto:karenschlessner@gmail.com>]
Sent: Monday, July 16, 2018 3:38 PM
To: Mayor and Council
Subject: In Support of 575 Benton St.

Dear Mayor Gillmor and Councilmembers of Santa Clara,

As a member of a grassroots housing and transit group, South Bay YIMBY, I am writing to express my continued support of the development proposal at [575 Benton St.](#) This project will add needed housing units to our city's supply. The location next to Caltrain will also encourage residents to take mass transit, lessening the overall traffic impacts.

This is a good location for higher density housing development as it is close to the CalTrain station. By concentrating development around a transit station, we can encourage people to use mass transit to and from their homes instead of automobiles, which increases ridership, while reducing overall traffic and pollution per person.

Parking is generally not the best use of valuable space near a transit station - the idea is to take transit to and from the location, not an automobile. With programs to encourage the use of transit, such as transit passes offered to tenants, the need for parking can be further reduced. Secondly, the potential of more ride-sharing and driverless cars in the coming years may also mean parking needs drop.

Finally, I am pleased to see that this project will be providing affordable housing, which is something we need more of in the Bay Area.

Sincerely,

Karen Schlessner

07/17/18

#B

June 25, 2018

Mayor & City Council
City of Santa Clara
1500 Warburton Ave.
Santa Clara, CA 95050

RECEIVED

JUL 13 2018

MAYOR & COUNCIL OFFICES
CITY OF SANTA CLARA

O: file
C: full Council
Cmo

Dear Mayor Gillmor and City Council,

I am asking you to support the 575 Benton Street project. This is a great opportunity for Santa Clara to develop new housing at a location near the Santa Clara Train Station.

This is good one – let's make it happen!

Sincerely,

Carol Wada

Lynn Garcia

From: Mayor and Council
Subject: FW: Agenda Item B. 18-488: Public Hearing on 575 Benton Street Mixed Use Project

From: Huascar Castro [<mailto:huascar@siliconvalleyathome.org>]
Sent: Tuesday, July 17, 2018 2:29 PM
To: Lisa Gillmor; Kathy Watanabe; Patrick Kolstad; Debi Davis; Patricia Mahan; Teresa O'Neill; Andrew Crabtree; Jonathan Veach
Cc: Pilar Lorenzana
Subject: Agenda Item B. 18-488: Public Hearing on 575 Benton Street Mixed Use Project

July 17, 2018

Honorable Mayor Lisa M. Gillmor and the Members of the City Council
Santa Clara City Hall
1500 Warburton Avenue
Santa Clara, CA 95050

Dear Mayor Gillmor, Vice Mayor Watanabe and Councilmembers Davis, O'Neill, Kolstad, and Mahan

Re: Agenda Item B. 18-488: Public Hearing on 575 Benton Street Mixed Use Project

Combating the shared housing crisis we face today requires increasing the stock of affordable housing in each and every city throughout Santa Clara County. As the voice of affordable housing in Silicon Valley SV@Home advocates for policies, programs, land use, and funding that lead to an increased supply of affordable homes.

On behalf of our members, I write to voice our support for the mixed-use project located at 575 Benton Street. This project would bring 355 new homes to the city of Santa Clara, about 35 of which would be set aside as deed restricted below market rate housing for households of low and moderate incomes. As it stands, Santa Clara is 1,702 units short of their Regional Housing Needs Allocation (RHNA) Goals for the 2015-2023 cycle. A project like the one before you today would make a significant dent in meeting that goal and we support moving forward without any delays. We thank the council for their leadership and staff for the hard work it took to bring this item before us today. Thank you in advance for your consideration of our support position.

Sincerely,

Huascar Castro
Policy Associate
huascar@siliconvalleyathome.org
650.260.3154

sv@home
350 W Julian St. #5, San Jose, CA 95110
[Website](#) | [Facebook](#) | [Twitter](#) | [LinkedIn](#) | [Become a Member!](#)

Special Mtg.
7-17-18

Item B
18-488

Robert C. Fitch
2356 Rosita Ave
Santa Clara, CA 95050

City Council
City of Santa Clara
1500 Warburton Ave
Santa Clara, CA 95050

Dear Mayor and Council,

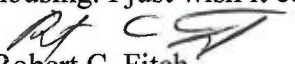
Re: 575 Benton Street Mixed-Use Project

I strongly support constructing housing at Benton St and El Camino Real. Working for the past 9 months to simply add a single bathroom and convert a home office into a 4th bedroom for my son, reminds me how hard we have made it to add any kind of housing here in Santa Clara County. Our lack of housing prevents so many other sons and daughters of Santa Clara residents from finding homes here. We as a community should work to encourage housing, so our families do not have to leave the community they were raised in.

This proposed pedestrian-oriented development is located across the street from the Santa Clara train station. There is no better location to provide substantial and badly needed housing. While any intense development brings traffic and other impacts, this location minimizes that impact by its proximity to the train station.

This development will also improve the area. Now, anyone arriving in Santa Clara for the first time sees the ugliest building in town across the street. What should be welcoming, instead gives the wrong introduction to the Old Quad and its historic and remaining beautiful buildings. Construction of this proposed project will help link our train station, soon to be the terminus of BART, to the heart of Santa Clara. It will encourage pedestrian traffic from the station along Benton and further into the community.

I strongly encourage the council to not put any barriers in the way of providing this critically needed housing. I just wish it could be even more units.


Robert C. Fitch
Resident of Santa Clara

POST MEETING MATERIAL