



City of Santa Clara

Development Review Hearing

January 12, 2022

3550 El Camino Real

Public Hearing Item # 7
PLN21-15294



3550 El Camino Real

Project Proposal

- 120 apartment mixed-use affordable housing development. The proposal includes a renovation of an existing motel into a 43 long-term apartments and construction of a 7-story building for 77 below-market rate apartment units over parking and commercial space. The proposal will utilize State Bill 35 (SB35), Assembly Bill 3194, and State Density Bonus Law (Government Code Section 65915).



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Applicable State Laws

SB35

- For projects with 50% affordable housing units.
- This project is providing 100% affordable housing.
- Qualified project is exempted from CEQA review
- Ministerial Approval – No discretionary approval
- A hearing is optional but not required. Member of the public may provide comment, but the DRH process will not preclude the ministerial approval provided by SB35.



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Applicable State Laws

Density Bonus Law

- Allows for an infinite density for 100% affordable housing project that is within one quarter mile from a major transit stop.
- The project utilized this law to propose 107 du/acre

AB3194

- Allows applicant to utilize a zoning district that would be in compliance with a residential or residential mixed use General Plan land use designation.
- No rezone require
- The zoning designation of CT does not all residential use. In order to proceed, the applicant is relying on AB 3194 to utilize the Very High Density Mixed-use (VHDMU) zoning district.



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Site

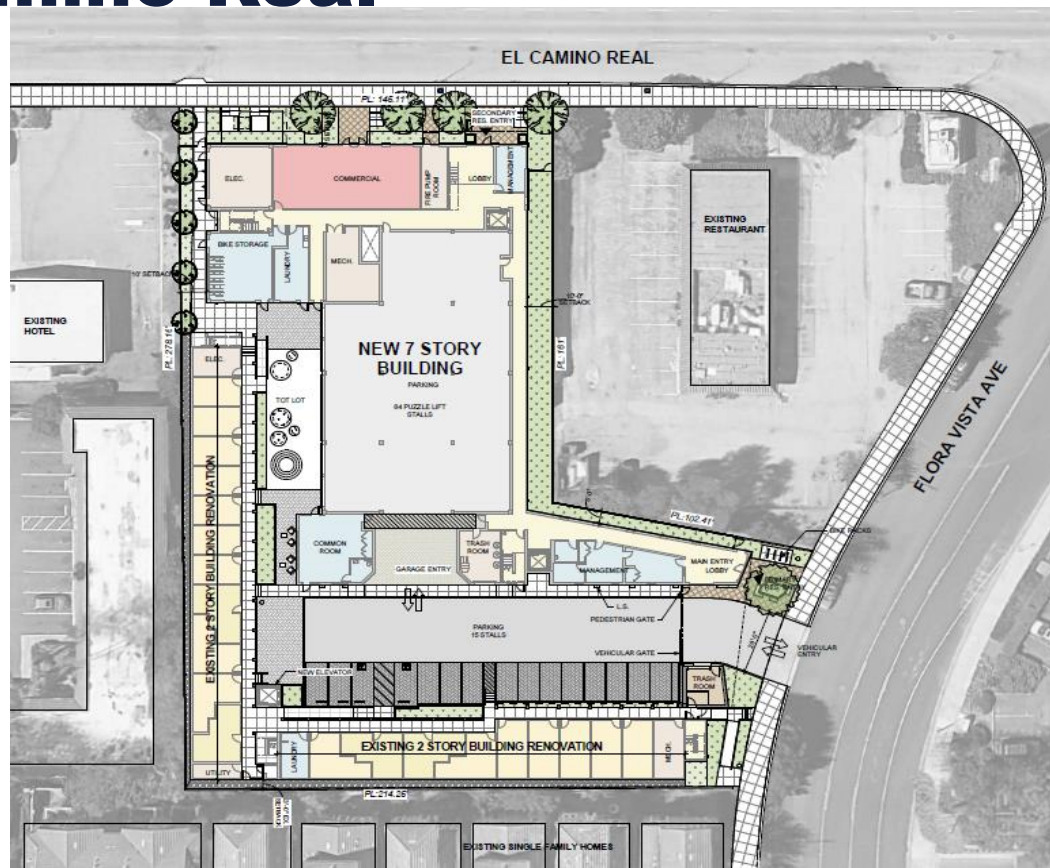
- Total 1.12 acres site
- Current Use:
Bella Vista Inn
- General Plan:
Regional Mixed Use
- Zoning:
CT – Thoroughfare Commercial





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Site Plan





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Elevations – Looking southwest from El Camino Real





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Elevations – Looking west from Flora Vista Blvd.

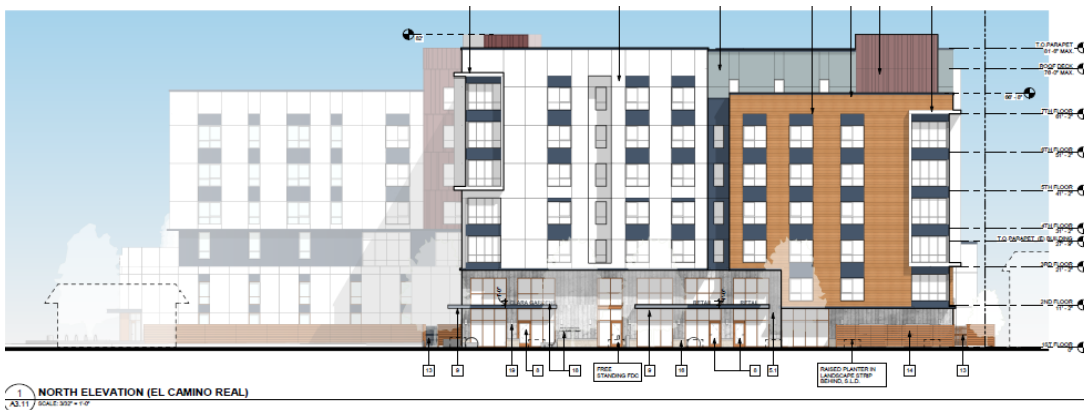




3550 El Camino Real

Elevations

El Camino Real View



9 Flora Vista Blvd View





3550 El Camino Real

Elevations

West View



South View





3550 El Camino Real

SHADOW STUDY



JUNE 21ST 9AM



JUNE 21ST 12PM



JUNE 21ST 3PM



SEPTEMBER 21ST 9AM



SEPTEMBER 21ST 12PM



SEPTEMBER 21ST 3PM



DECEMBER 21ST 9AM



DECEMBER 21ST 12PM



DECEMBER 21ST 3PM

South view



3550 El Camino Real

Proposal Components

- 41 studios, 15 one-bedrooms, 34 two-bedrooms, 30 three-bedrooms
- 81 parking spaces
- Secure bike parking room
- 6,965sf of commercial/non-residential space
- Community rooms
- Common outdoor spaces and roof deck



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Community Meeting

- Community Zoom meeting on August 30, 2021
- Flyers were sent within 1000ft mailing radius.
- Comments expressed focused on design, traffic, parking, privacy for residential properties to the south, and the operation and commitment for the affordable component. A number of community members also came to support this affordable housing project.



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Public Comments

- One public comment was received prior to this meeting
 - Security concern from additional residents
 - Traffic flow from Flora Vista Blvd
 - Offsite parking



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Conclusion

Staff finds the project in compliance with all objective design standards. Following this hearing, staff will provide a ministerial approval for the new 120 apartment mixed-use affordable housing development, subject to conditions.



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