

City of Santa Clara

City Council Meeting – May 15, 2018

2780 El Camino Real

Public Hearing Item #11



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

2780 El Camino Real

Request

- Adoption of Mitigated Negative Declaration and Mitigation Monitoring or Reporting Program
- General Plan Change Regional Mixed Use to Medium Density Residential
- Rezoning of a 2.87 acre site from Community Commercial (CC) to Planned Development (PD)
- Approval of a Vesting Tentative Subdivision Map to allow development of 58 townhouses



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The Center of What's Possible

2780 El Camino Real

Existing Site Conditions

- 2.87 acre site
- 36,500 sq. ft. bowling alley
- 171 parking spaces
- Perimeter trees



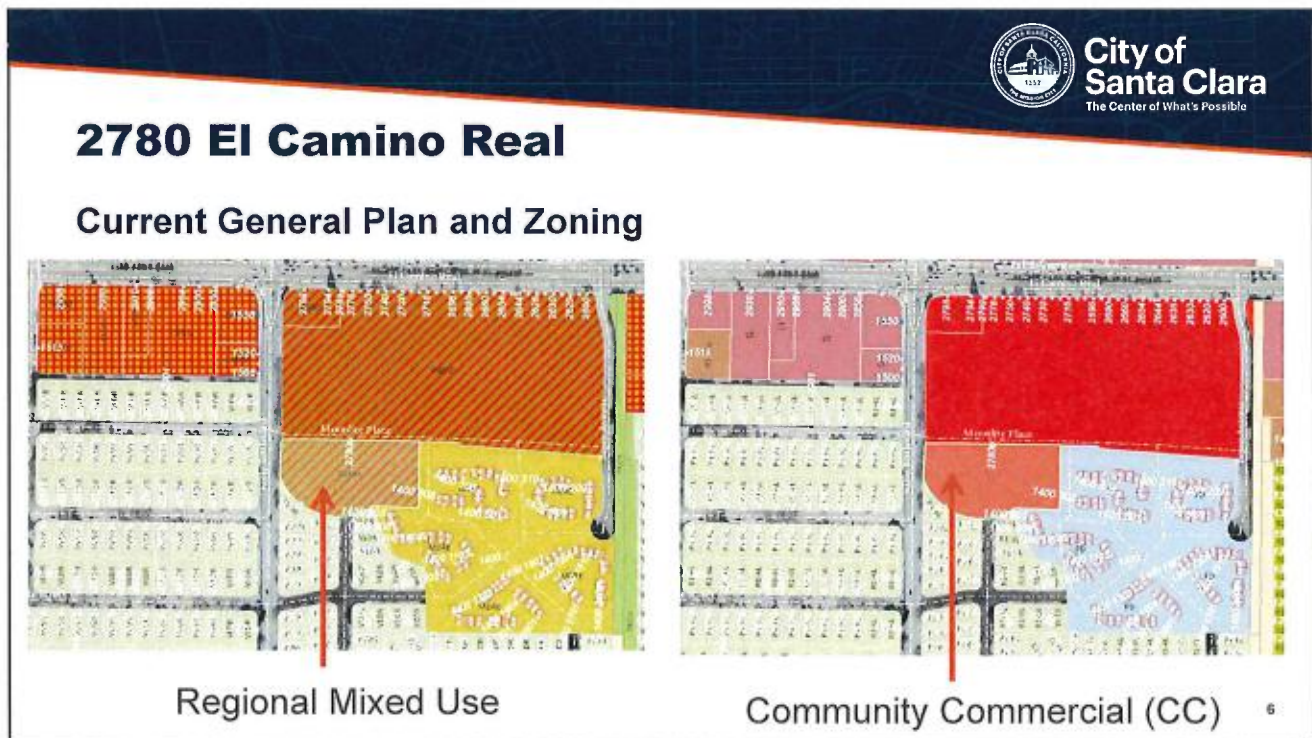
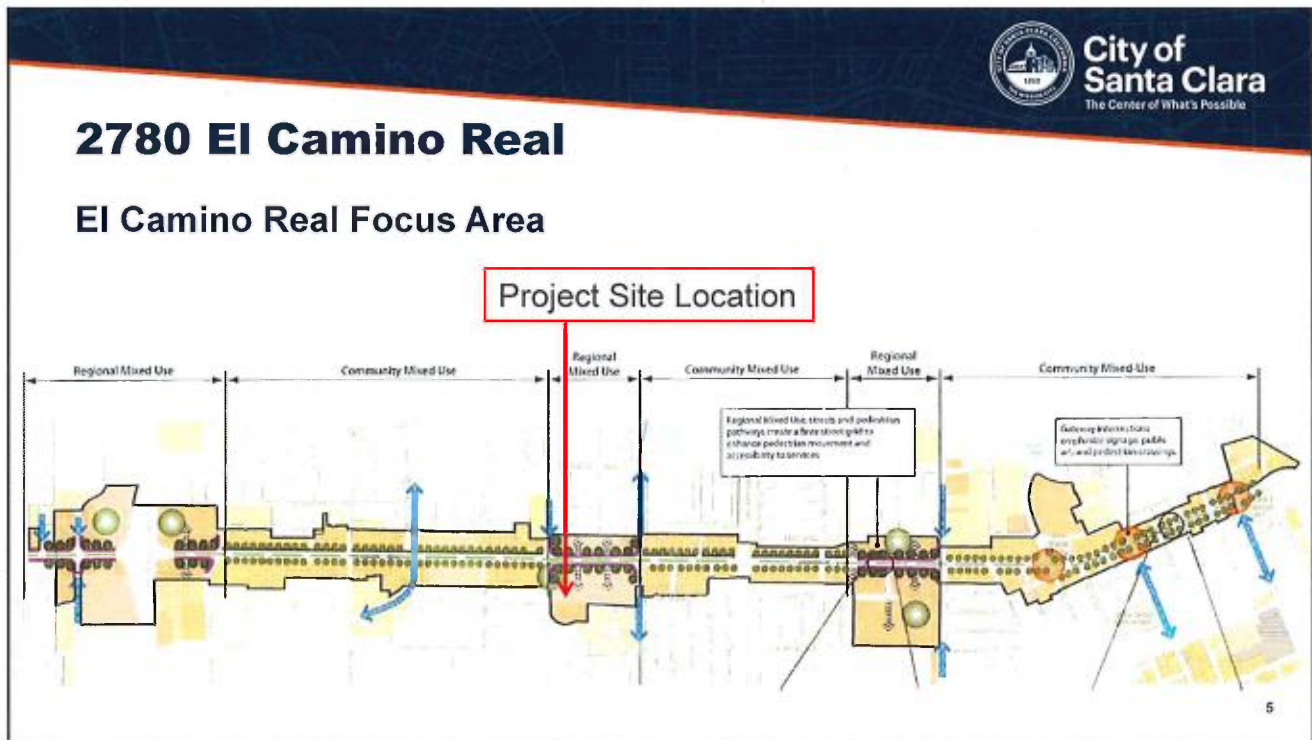
**City of
Santa Clara**
The Center of What's Possible

2780 El Camino Real

Project Description

- 3-story townhomes
- 58 for-sale units
- 20 du/ac
- Common area landscaping
- New & existing perimeter fencing
- Private street
- Kiely Blvd. access
- Alley EVA access







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2780 El Camino Real

Project Timeline

- First Application (apartment buildings) – August 20, 2015
- Community Meetings – April 28, 2016, May 5, 2016 and February 9, 2017
- City Council Hearings – January 10, 2017 and February 21, 2017 (Application withdrawn)
- Community Meeting – April 19, 2017
- Second Application (townhouses – June 6, 2017)
- Community Meeting – July 12, 2017
- Early Consideration Hearing – August 29, 2017
- Community Meeting – April 23, 2018

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Modifications to Project in Response to Community Input

| Initial Submittal | Current Proposal |
|-------------------------------------|--|
| GPA to eliminate commercial | GPA to reduce density & eliminate commercial |
| Rental | For-Sale |
| 158 apartment units at 55 du/ac | 58 townhouses at 20 du/ac |
| 6 stories (74.5' feet; 50' at rear) | 3 stories (37 feet tall) |
| 10' – 100' (19' Typ.) rear setback | 13' – 22' |

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General Plan Conformance

- GPA would reduce density and eliminate commercial requirement
- Medium Density Residential designation aligns with context
- Medium Density Residential designation creates a transition in density from single-family to the anticipated multi-family, mixed-use development
- Consistent with General Plan goals and policies 5.3.2 - G4, 5.3.2 - P11, 5.4.1 - G2, 5.4.1 - P5, 5.5.2 - P5, 5.3.1 - P2, 5.4.1 - P9, 5.5.2 - P1, and 5.3.2 - G3

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Townhouse Elevations

- Differentiated units
- Variation in roof lines
- Accentuated front doors
- Alley loaded garages
- Front doors oriented to street





City of Santa Clara
The Center of What's Possible

2780 El Camino Real

Townhouse Elevations

- Variation in massing and colors



| ELEVATION ELEVATION | |
|---------------------|-----------------------------|
| 1 | UNIT 1 (TOWNHOUSE TYPE 1) |
| 2 | UNIT 2 (TOWNHOUSE TYPE 1) |
| 3 | UNIT 3 (TOWNHOUSE TYPE 1) |
| 4 | UNIT 4 (TOWNHOUSE TYPE 1) |
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ELEVATION
BUILDING TYPE 2
1



City of Santa Clara
The Center of What's Possible

2780 El Camino Real

Staff Considerations

- Consistency with General Plan / El Camino Real Focus Area
- Compatibility / Interface with adjacent single-family neighborhood
- Site design (common open space) & architecture

Planning Commission Discussion – May 9, 2018

- Amount and location of common open space
- Traffic Analysis / Adequacy of Mitigated Negative Declaration
- Sustainability measures
- Affordable units
- Add 7 conditions to approval

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Planning Commission Added Conditions Agreed to by Applicant

- Clarify C25 to require pre-wiring of the garages for level 2 chargers at 30 amps.
- Reserve one visitor parking space as a ride-share parking space, if feasible.
- Offer overhead storage in the garages of each townhome as buyer option
- Replace 4 guest parking spaces near Unit 20 with a centralized green space area (if directed by Council)

Planning Commission Added Conditions Not Agreed to by Applicant

- Require in CC&Rs that the HOA subsidize transit passes to interested residents
- Provide six affordable housing units, instead of five affordable units with a fractional unit in-lieu fee

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Staff Recommendation

- Adopt the Mitigated Negative Declaration and Mitigation Monitoring or Reporting Program for the Moonlite Lanes Townhomes Project;
- Approve General Plan Amendment #85 from Regional Mixed Use to Medium Density Residential;
- Approve the Rezone from Community Commercial (CC) to Planned Development (PD) to allow construction of a 58 residential townhome development, including revised conditions of rezoning approval; and
- Approve the Vesting Tentative Subdivision Map to create 58 for-sale residential lots and 13 common lots for use as a private street and utility corridors.

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City of Santa Clara

City Council Meeting – May 22, 2018

2780 EL Camino Real

Public Hearing Item #11



**City of
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2780 El Camino Real

**Existing Site
Conditions**





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Prior Project

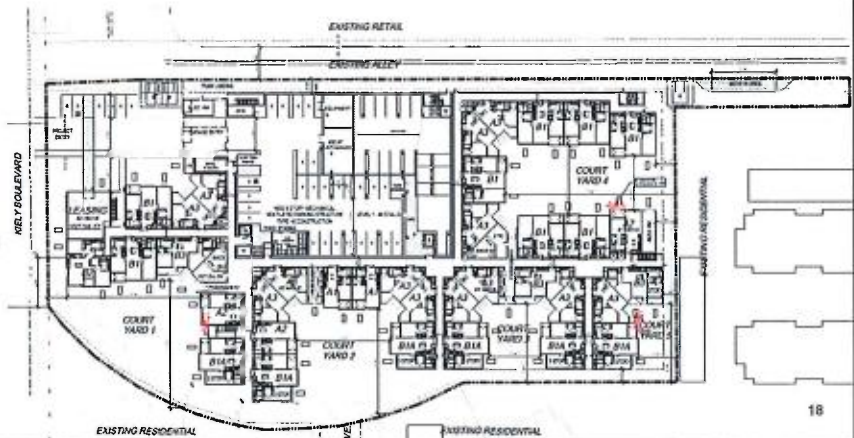


**City of
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Prior Project

- GPA & rezone application
- 158 apartment units
55 du/ac
- 5-stories with 6th story wrap parking structure & roof deck
- landscaped common areas & shared site amenities



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**City of
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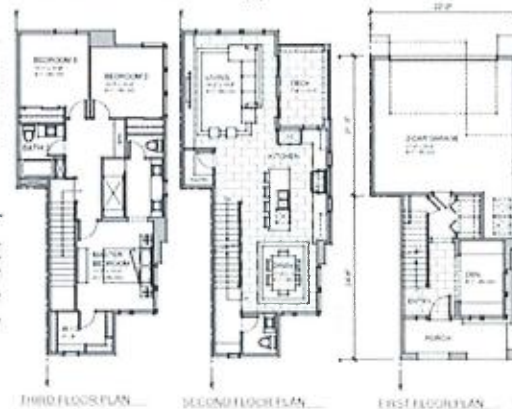
2780 El Camino Real Floor Plans

Unit 1 – Floor Type



| | |
|------------------------|---------------------|
| UNIT ONE | |
| 2 BEDROOMS / 2.5 BATHS | |
| FIRST FLOOR | 84 SQ. FT. |
| SECOND FLOOR | 654 SQ. FT. |
| THIRD FLOOR | 559 SQ. FT. |
| TOTAL | 1297 SQ. FT. |
| GARAGE | 562 SQ. FT. |

Unit 2 – Floor Type



| | |
|------------------------------|---------------------|
| UNIT TWO | |
| 3 BEDROOMS / 2.5 BATHS + DEN | |
| FIRST FLOOR | 283 SQ. FT. |
| SECOND FLOOR | 755 SQ. FT. |
| THIRD FLOOR | 755 SQ. FT. |
| TOTAL | 1815 SQ. FT. |
| GARAGE | 495 SQ. FT. |

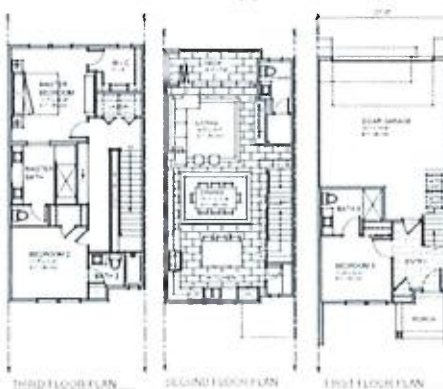
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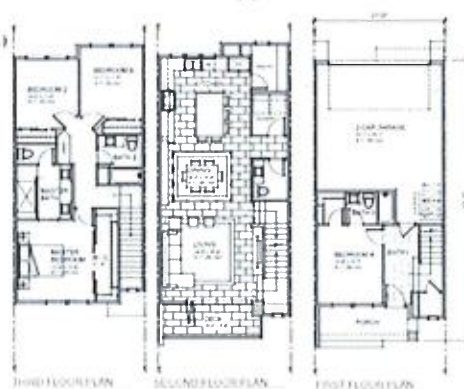
2780 El Camino Real Floor Plans

Unit 3 – Floor Type



| | |
|-------------------------------------|---------------------|
| UNIT THREE (ACCESSIBLE FLR.) | |
| 3 BEDROOMS / 3.5 BATHS | |
| FIRST FLOOR | 327 SQ. FT. |
| SECOND FLOOR | 755 SQ. FT. |
| THIRD FLOOR | 735 SQ. FT. |
| TOTAL | 1821 SQ. FT. |
| GARAGE | 495 SQ. FT. |

Unit 4 – Floor Type



| | |
|------------------------|---------------------|
| UNIT FOUR | |
| 4 BEDROOMS / 3.5 BATHS | |
| FIRST FLOOR | 381 SQ. FT. |
| SECOND FLOOR | 848 SQ. FT. |
| THIRD FLOOR | 775 SQ. FT. |
| TOTAL | 1979 SQ. FT. |
| GARAGE | 474 SQ. FT. |

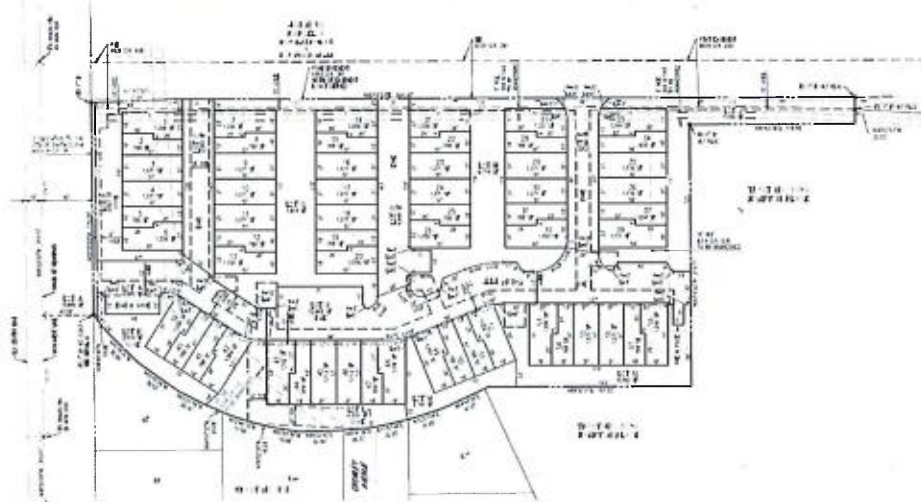
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Vesting Tentative Subdivision Map



MOONLITE LANES TOWNHOMES

{ Santa Clara, CA

FROMETHEUS
TOWNHOMES
20/15

MOONLIGHT LANES TOWNHOMES

{ Santa Clara, CA

Design

- For-Sale
- 3 Story Townhomes
- 2, 3 and 4 Bedroom Floor Plans
- 1,297 - 1,979 SF
- 2 Parking Spaces Per Unit
- 20 Guest Parking Spaces



MOONLITE LANES TOWNHOMES

{*Santa Clara, CA*}

Community Outreach

- Neighborhood community meeting April 2017
 - 41 attendees
 - Poll indicates vast majority support the townhome plan
- Neighborhood community meeting July 2017
 - 31 attendees
 - Poll indicates vast majority support the townhome plan
- Neighborhood community meeting April 2018
 - 5 attendees

Community Outreach for 158 units apartment development

- Project introduction meeting held April 2015
- Neighborhood community meeting April 2016
- Neighborhood community meeting May 2016

PROMETHEUS REAL ESTATE GROUP

#1 AM HOME

MOONLITE LANES TOWNHOMES

{*Santa Clara, CA*}



ENTRY
PERSPECTIVE 1

MOONLITE LANES
IN SANTA CLARA, CA
BY PROMETHEUS REAL ESTATE GROUP, INC.



PROMETHEUS



Civil
Engineering
Associates



A.04

DATE 12/17/2017

PROMETHEUS REAL ESTATE GROUP

#1 AM HOME

MOONLITE LANES TOWNHOMES

{ Santa Clara, CA }



PASEO
PERSPECTIVE 2

MOONLITE LANES
IN SANTA CLARA, CA
BY PROMETHEUS REAL ESTATE GROUP, INC.



PROMETHEUS



Civil
Engineering
Associates



A.05
DATE 12-07-2017

PROMETHEUS REAL ESTATE GROUP

PASEO PERSPECTIVE 2

MOONLITE LANES TOWNHOMES

{ Santa Clara, CA }

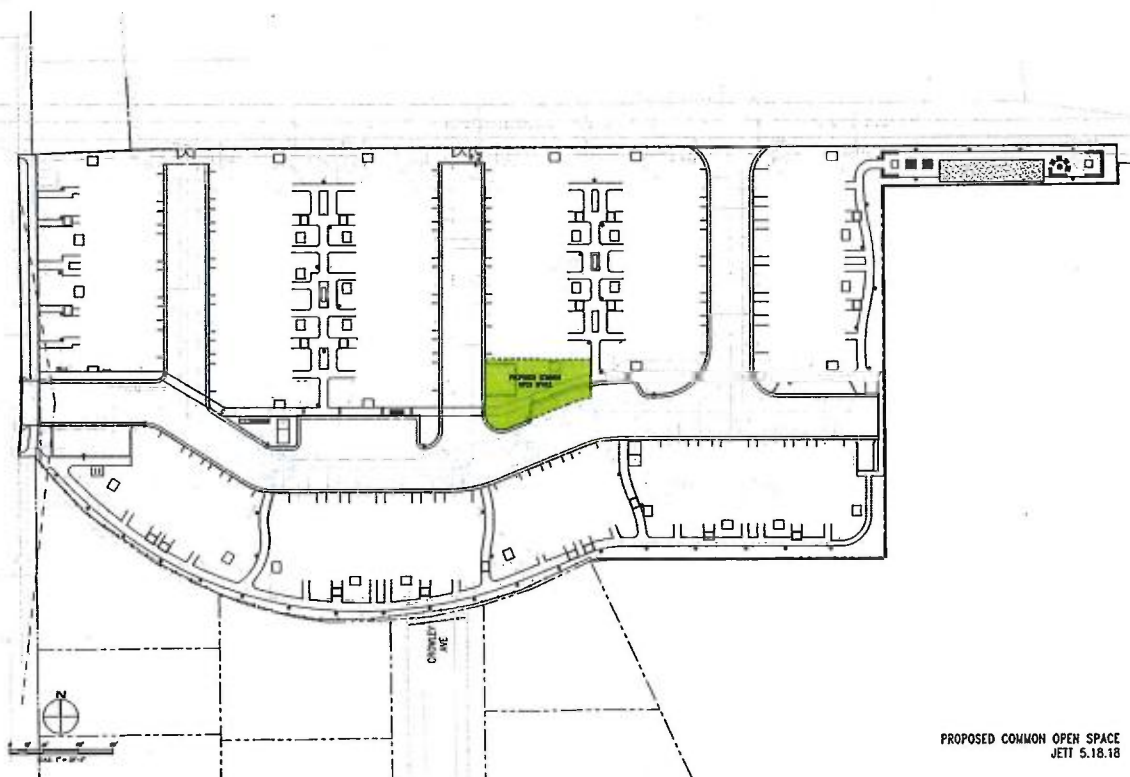


PROMETHEUS REAL ESTATE GROUP

PASEO PERSPECTIVE 2



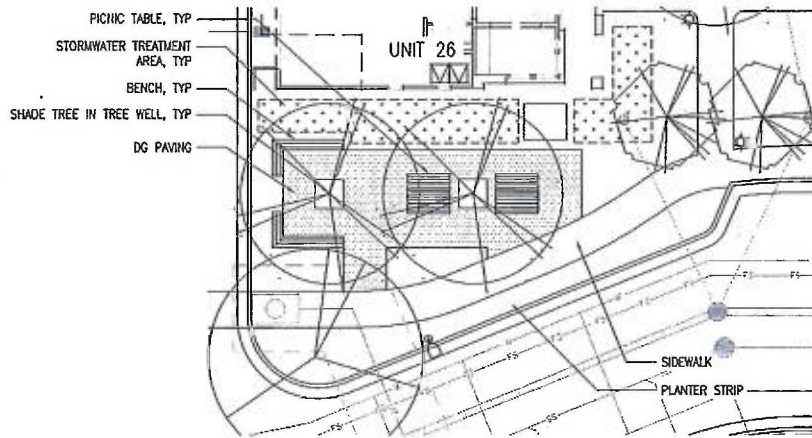
MOONLITE LANES TOWNHOMES - PROPOSED COMMON OPEN SPACE {*Santa Clara, CA*}



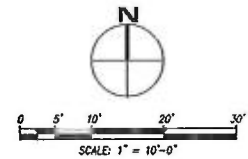
PROPOSED COMMON OPEN SPACE
JETT 5.18.18

MOONLITE LANES TOWNHOMES – CONCEPT 1

{Santa Clara, CA}



MOONLITE LANES
LOUNGE OPTION
SCALE: 1"=10'-0"

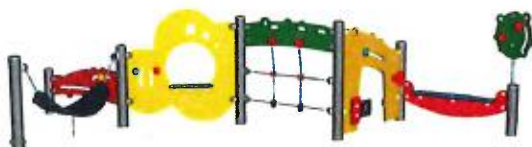
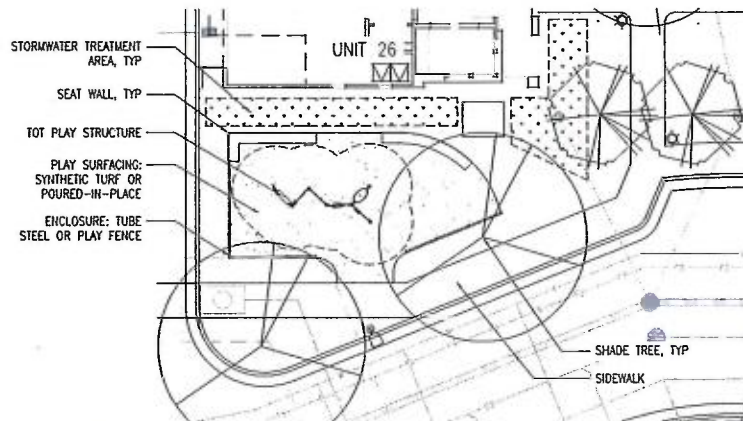


PROMETHEUS REAL ESTATE GROUP

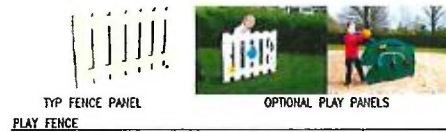
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MOONLITE LANES TOWNHOMES – CONCEPT 2

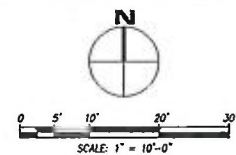
{Santa Clara, CA}



TALK & TUMBLE WITH NET UNDER 2
PLAY STRUCTURE



MOONLITE LANES
TOT LOT OPTION
SCALE: 1"=10'-0"



PROMETHEUS REAL ESTATE GROUP

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