

RESOLUTION NO. 18-8528

**A RESOLUTION OF THE CITY OF SANTA CLARA,
CALIFORNIA, APPROVING THE GENERAL PLAN
AMENDMENT FROM REGIONAL MIXED USE TO MEDIUM
DENSITY RESIDENTIAL ON A 2.87-ACRE SITE FOR THE
PROPERTY LOCATED AT 2780 EL CAMINO REAL, SANTA
CLARA**

PLN2017-12669 (General Plan Amendment)
PLN2017-12712 (Rezone)
PLN2017-12713 (Vesting Tentative Subdivision Map)
CEQ2017-01037 (Mitigated Negative Declaration)

BE IT RESOLVED BY THE CITY OF SANTA CLARA AS FOLLOWS:

WHEREAS, on June 6, 2017, Prometheus Real Estate Group ("Applicant") made an application for a General Plan Amendment in connection with development of a 2.87 acre site located at 2870 El Camino Real, which is currently occupied by the vacant 36,500 square foot Moonlite Lanes Bowling Alley, a surface parking lot, and landscaping ("Project Site") in order to change the General Plan Land Use Designation to allow a medium density residential development;

WHEREAS, the General Plan Amendment proposes to change the existing land use designation of the Project Site from Regional Mixed Use to Medium Density Residential to allow residential development at 20 dwelling units per acre (du/ac) without a commercial component;

WHEREAS, on June 27, 2017 the Applicant subsequently filed applications to rezone the Project Site from Community Commercial (CC) to Planned Development (PD) to construct 58 townhomes, at 20 units per acre, and subdivide the property into individual for-sale lots and 13 common lots to serve the development with a Vesting Tentative Subdivision Map ("Project") as shown on the Development Plans, attached hereto and incorporated herein by this reference;

WHEREAS, the Planning Commission recommended approval of the General Plan Amendment at a duly noticed public hearing on May 9, 2018;

WHEREAS, on April 25, 2018, a newspaper notice for this item was published in the *Santa Clara Weekly* for the City Council meeting of May 22, 2018, and on May 11, 2018, notices of

public hearing were also posted at three conspicuous locations within 300 feet of the Project Site and mailed to property owners within 1,000 feet of the Project Site, according to the most recent assessor's roll, and interested parties for the City Council meeting of May 22, 2018;

WHEREAS, before considering the General Plan Amendment for the Project Site, the City Council reviewed and considered the information contained in the Mitigated Negative Declaration and Mitigation Monitoring or Reporting Program for the Project; and

WHEREAS, the City Council has reviewed the General Plan Amendment and on May 22, 2018 the City Council conducted a public hearing, at which time all interested persons were given an opportunity to give testimony and provide evidence in support of and in opposition to the proposed General Plan Amendment.

NOW THEREFORE, BE IT FURTHER RESOLVED BY THE CITY OF SANTA CLARA AS FOLLOWS:

1. That the City Council hereby finds that the above Recitals are true and correct and by this reference makes them a part hereof.

2. General Plan Amendment Findings. That the City Council finds and determines that the General Plan Amendment is in the interest of the public good for the following reasons:

A. The proposed amendment is deemed to be in the public interest, in that the proposed Project provides an opportunity to locate medium density residential development in proximity to commercial uses and existing and planned transit services that would transition in scale and intensity of use with existing and planned land uses. The proposal would provide high quality ownership housing and contribute to the City's diversified housing stock. The proposal redevelops an underutilized commercial property and visually improves the Project Site and surrounding neighborhood with physical and financial investment in the construction of a modern and aesthetically pleasing townhome development, with parking, site improvements, and landscaping on the Project Site and streetscape enhancements along the public right-of-way fronting the Project Site.

B. The proposed General Plan Amendment is consistent and compatible with the rest of the General Plan and any implementation programs that may be affected, in that the proposed General Plan change would allow the development of a housing project at 20 units per acre in a manner that is compatible with approved and proposed development in the vicinity of the Project Site. The proposal is consistent with the General Plan Land Use and Transition Goals and Policies in that it transforms the property from a vacant, low-intensity commercial use to a medium density residential development that would transition in scale and intensity of use with existing and planned land uses; and is in proximity to transit with multi-modal connections to local and regional transit service to support transit ridership and reduce vehicle miles traveled.

C. The potential impacts of the proposed amendment have been assessed and have been determined not to be detrimental to the public health, safety, or welfare, in that the proposal has been analyzed in accordance with the California Environmental Quality Act (CEQA) and all feasible mitigations to reduce potential environmental impacts to less than significant levels are identified and included as part of the Project.

D. The proposed amendment has been processed in accordance with the applicable provisions of the California Government Code and the California Environmental Quality Act (CEQA), in that a Mitigated Negative Declaration has been prepared, noticed, and circulated for 30-day public review and comment to the State Office of Planning and Research, interested parties, and property owners within 1,000 feet of the Project Site was noticed and circulated on April 2, 2018 for 30-day public review and closed on May 3, 2018.

3. That, based on the findings set forth in this Resolution, the Mitigated Negative Declaration Resolution and the evidence in the City Staff Report and such other evidence as received at the public hearing on this matter the City Council hereby amends the General Plan by changing the General Plan Land Use Designation for the Project Site from Regional Mixed Use to Medium Density Residential.

4. Effective date. This resolution shall become effective immediately.

I HEREBY CERTIFY THE FOREGOING TO BE A TRUE COPY OF A RESOLUTION PASSED AND ADOPTED BY THE CITY OF SANTA CLARA, CALIFORNIA, AT A REGULAR MEETING THEREOF HELD ON THE 22nd DAY OF MAY, 2018, BY THE FOLLOWING VOTE:

AYES:	COUNCILORS:	Davis, Kolstad, Mahan, O'Neill, and Watanabe and Mayor Gillmor
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NOES:	COUNCILORS:	None
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ABSENT:	COUNCILORS:	None
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ABSTAINED:	COUNCILORS:	None
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ATTEST: *Jennifer Yamaguma*
for JENNIFER YAMAGUMA
ACTING CITY CLERK
CITY OF SANTA CLARA

Attachments Incorporated by Reference:

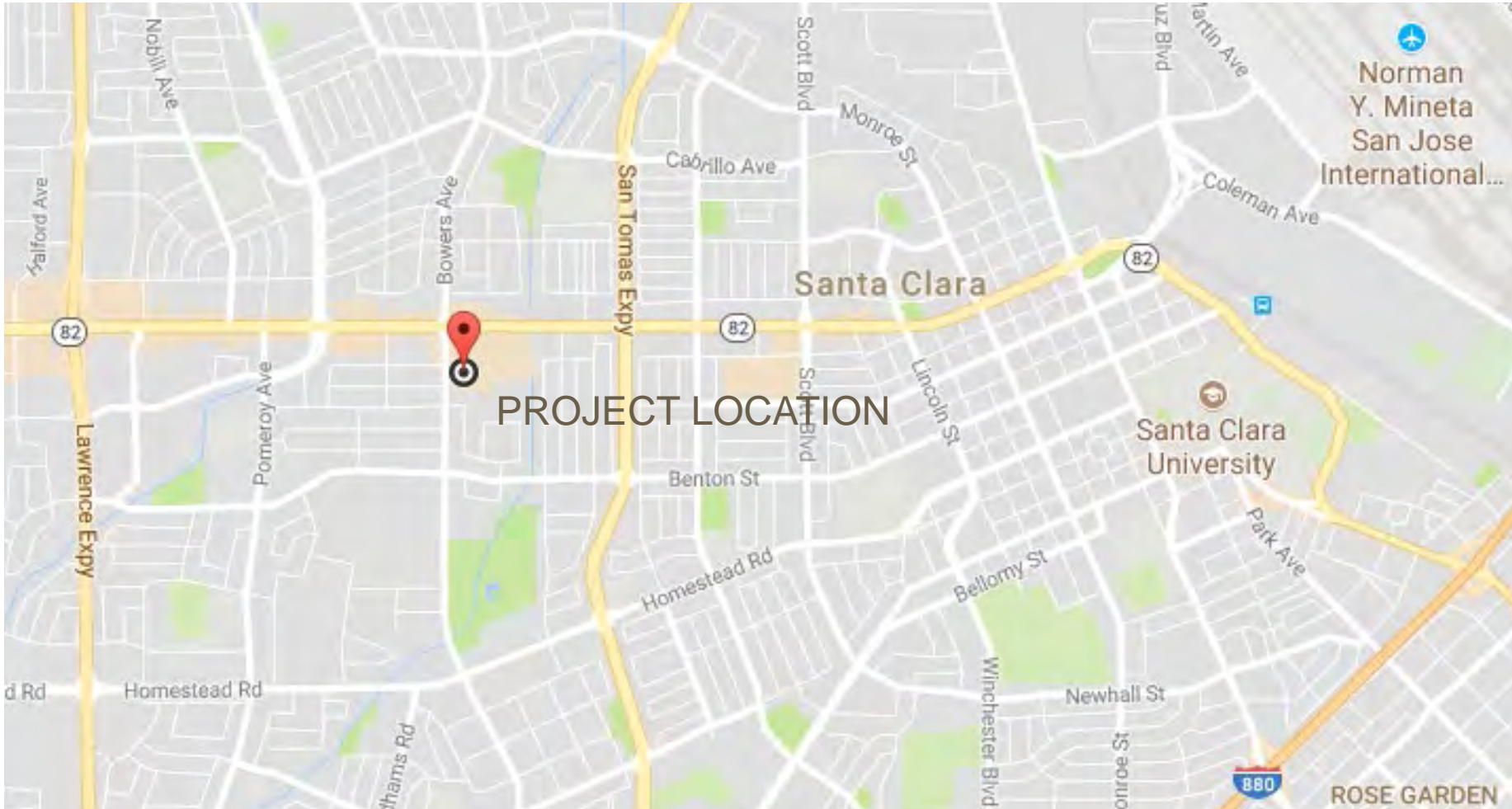
1. Development Plans

MOONLITE LANES

SANTA CLARA, CALIFORNIA
BY PROMETHEUS REAL ESTATE GROUP, INC.
PLANNING DEPARTMENT SUBMITTAL 03
DECEMBER 7, 2017



VICINITY MAP:



PROJECT DIRECTORY

OWNER/DEVELOPER:
PROMETHEUS REAL ESTATE GROUP, INC.
1900 S. NORFOLK STREET, SUITE 150, SAN MATEO, CA 94403
(650)931-3499
CONTACT: MARILYN PONTE

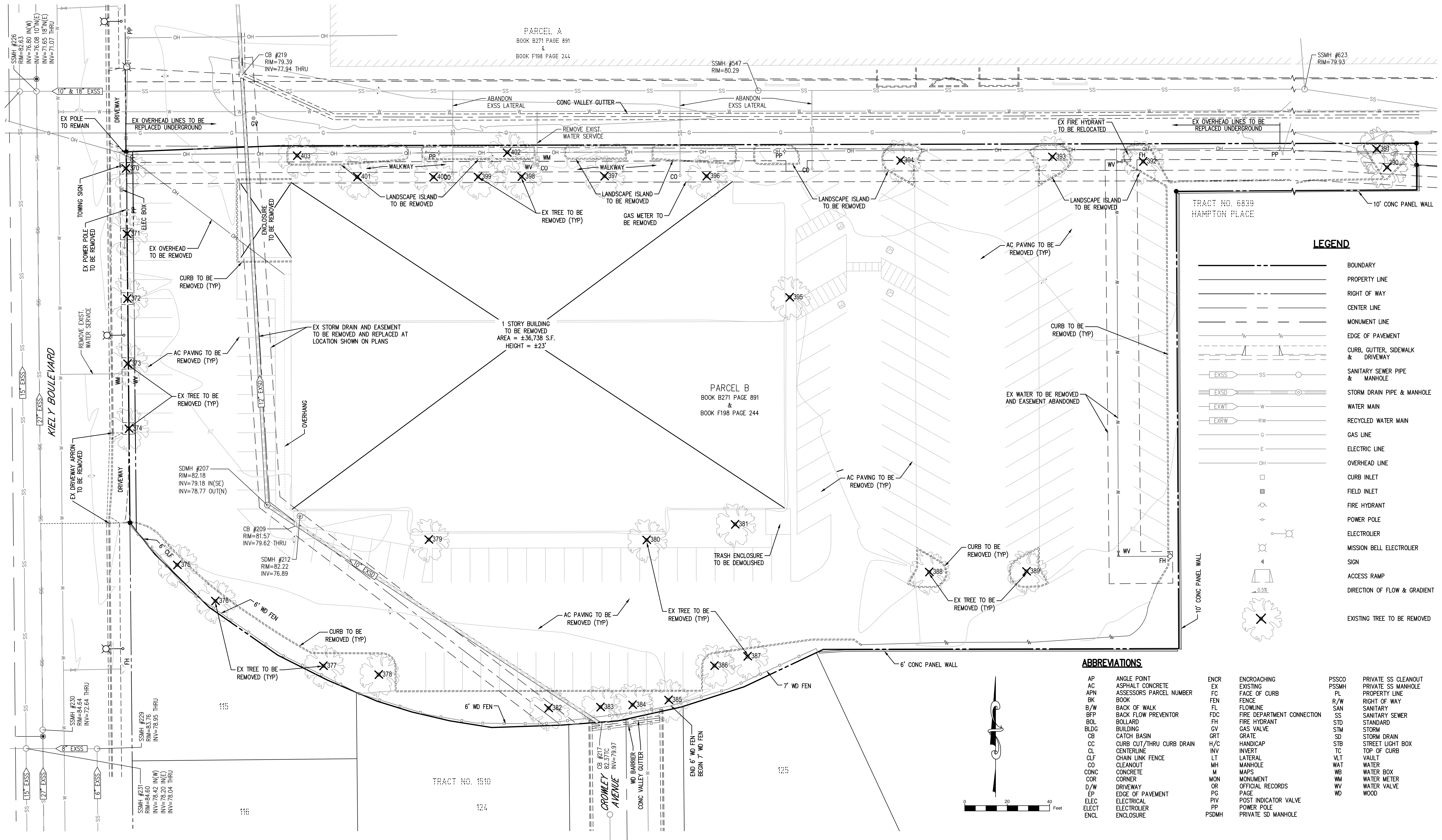
ARCHITECT:
DAHLIN
5865 OWENS DRIVE, PLEASANTON , CA 94588
(925)251-7200
CONTACT: EMILY BONATO
JOB NUMBER: 231-008

CIVIL ENGINEER:
CIVIL ENGINEERING ASSOCIATES
224 AIRPORT PARKWAY, SUITE 525, SAN JOSE, CA 95110
(408)453-1066
CONTACT: DENNIS GERBER

LANDSCAPE ARCHITECT:
JETT LANDSCAPE ARCHITECTURE + DESIGN
2 THEATRE SQUARE, SUITE 218, ORINDA , CA 94563
(925) 254-5422
CONTACT: BRUCE JETT

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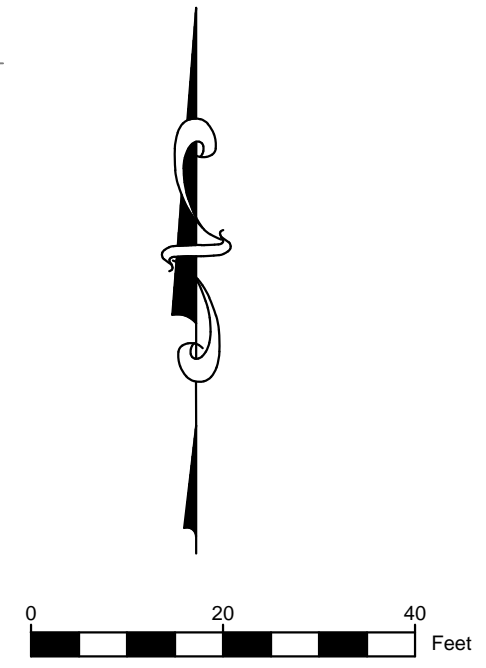
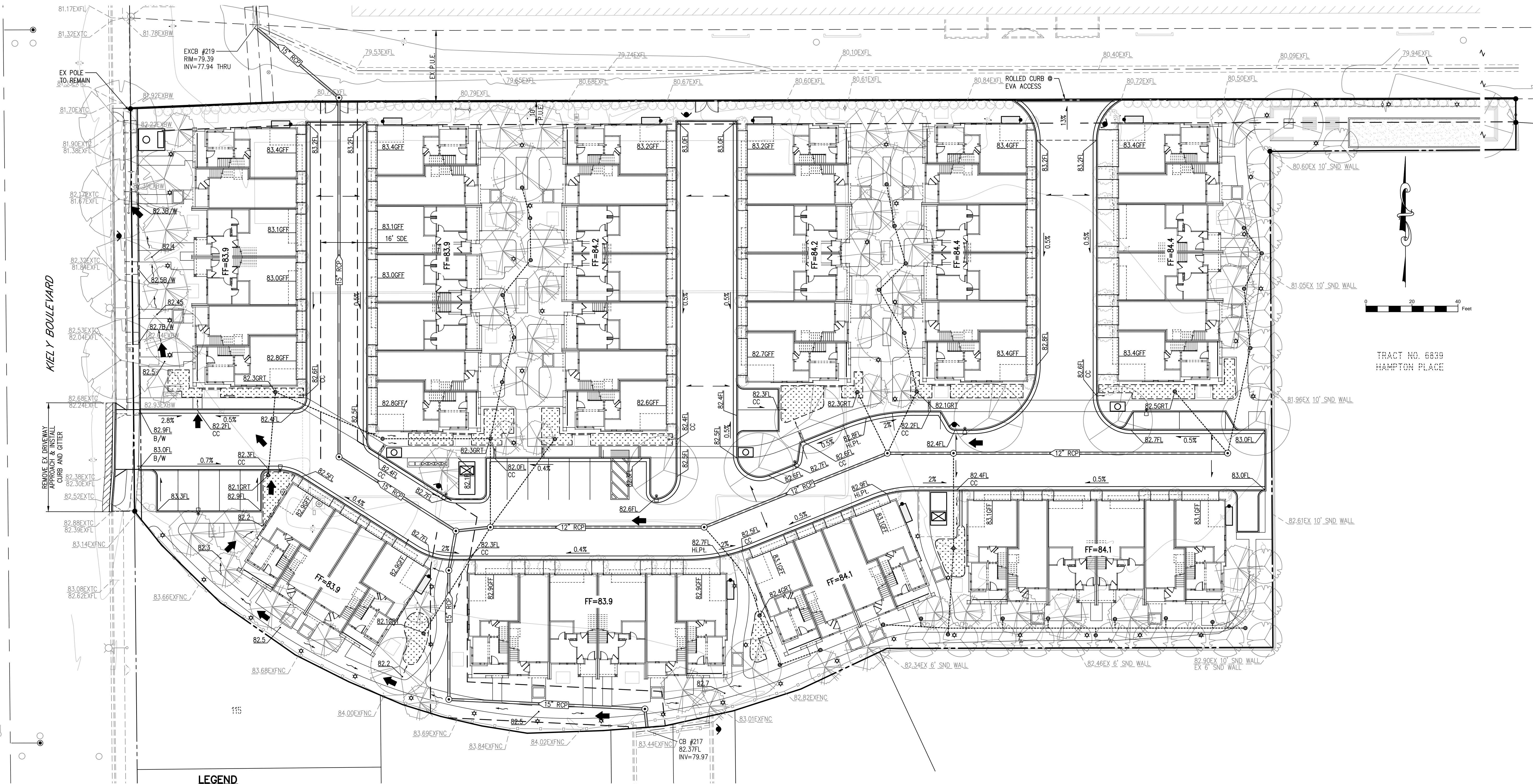
JOB# 14-130

EXISTING CONDITIONS & DEMOLITION PLAN

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



C-1
DATE 12/7/2017



LEGEND

TO BE CONSTRUCTED	EXISTING	DESCRIPTION	TO BE CONSTRUCTED	EXISTING	DESCRIPTION	TO BE CONSTRUCTED	EXISTING	DESCRIPTION
		BOUNDARY			PUBLIC STORM DRAIN PIPE & MANHOLE			PRIVATE STORM DRAIN PIPE & MANHOLE
		PROPERTY LINE			BIOTREATMENT AREA			
		CENTER LINE						
		EDGE OF PAVEMENT						
		CURB, GUTTER, SIDEWALK & DRIVEWAY						
		OVERHEAD LINE						
		CURB INLET						
		FIELD INLET						

NOTES:
1. IN CONJUNCTION WITH THE OFF-SITE IMPROVEMENTS, THE ENTIRE WIDTH OF KIELY BLVD ALONG THE PROJECT FRONTAGE SHALL REQUIRE CAPE SEALING WITH DIG OUTS.

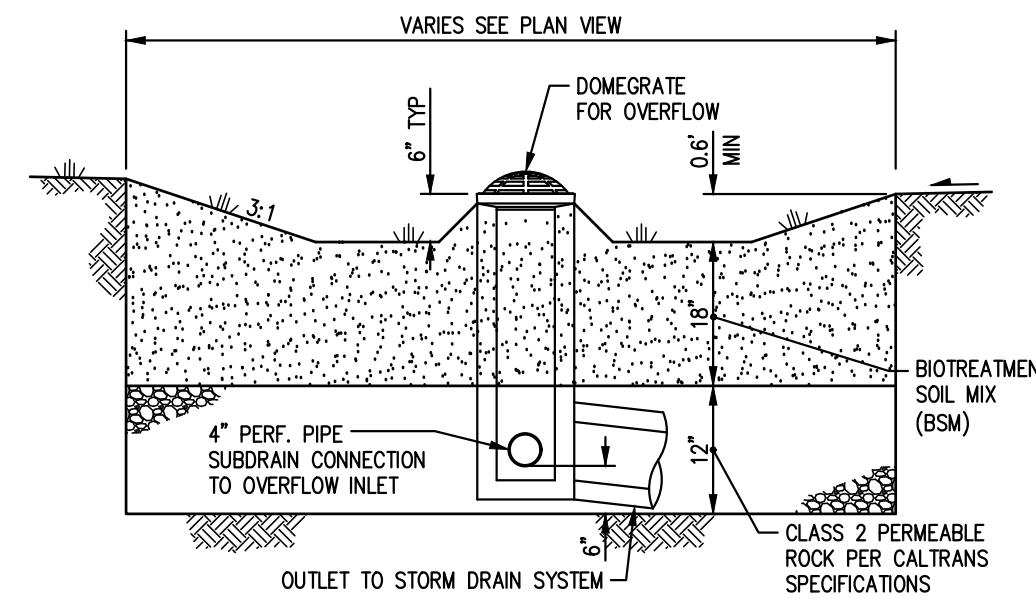
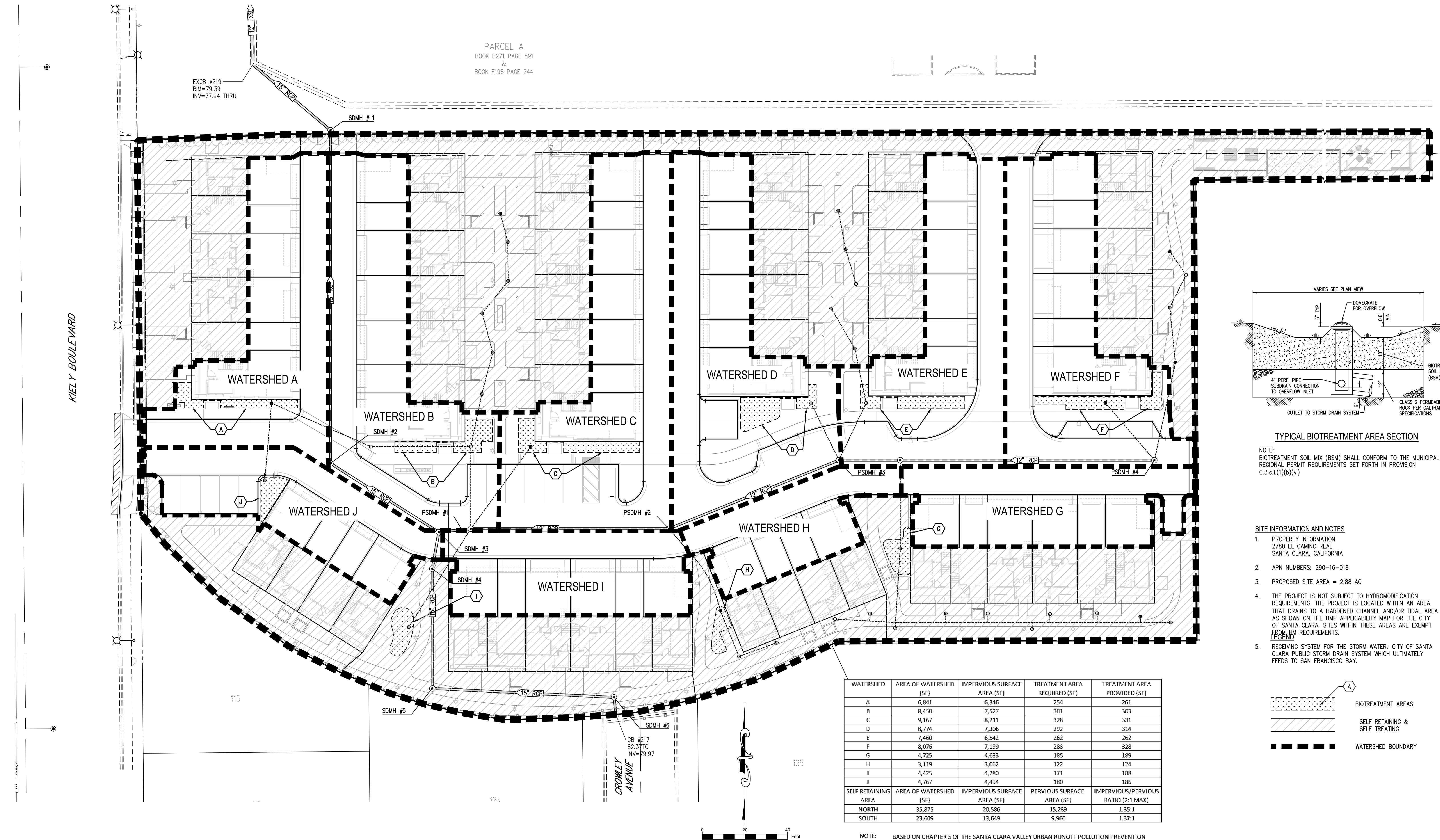
JOB# 14-130

GRADING AND DRAINAGE PLAN

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



C-2
DATE 12/7/2017



TYPICAL BIOTREATMENT AREA SECTION

NOTE:
BIOTREATMENT SOIL MIX (BSM) SHALL CONFORM TO THE MUNICIPAL
REGIONAL PERMIT REQUIREMENTS SET FORTH IN PROVISION
C.3.c.i.(1)(b)(v)

SITE INFORMATION AND NOTES

1. PROPERTY INFORMATION
2780 EL CAMINO REAL
SANTA CLARA, CALIFORNIA
2. APN NUMBERS: 290-16-018
3. PROPOSED SITE AREA = 2.88 AC
4. THE PROJECT IS NOT SUBJECT TO HYDROMODIFICATION
REQUIREMENTS. THE PROJECT IS LOCATED WITHIN AN AREA
THAT DRAINS TO A HARDENED CHANNEL AND/OR TIDAL AREA
AS SHOWN ON THE HMP APPLICABILITY MAP FOR THE CITY
OF SANTA CLARA. SITES WITHIN THESE AREAS ARE EXEMPT
FROM HM REQUIREMENTS.
5. RECEIVING SYSTEM FOR THE STORM WATER: CITY OF SANTA
CLARA PUBLIC STORM DRAIN SYSTEM WHICH ULTIMATELY
FEEDS TO SAN FRANCISCO BAY.

- LEGEND
- BIOTREATMENT AREAS
 - SELF RETAINING & SELF TREATING
 - WATERSHED BOUNDARY

WATERSHED	AREA OF WATERSHED (SF)	IMPERVIOUS SURFACE AREA (SF)	TREATMENT AREA REQUIRED (SF)	TREATMENT AREA PROVIDED (SF)
A	6,841	6,346	254	261
B	8,450	7,527	301	303
C	9,167	8,211	328	331
D	8,774	7,306	292	314
E	7,460	6,542	262	262
F	8,076	7,199	288	328
G	4,725	4,633	185	189
H	3,119	3,062	122	124
I	4,425	4,280	171	188
J	4,767	4,494	180	186
SELF RETAINING AREA	AREA OF WATERSHED (SF)	IMPERVIOUS SURFACE AREA (SF)	PERVIOUS SURFACE AREA (SF)	IMPERVIOUS/PERVIOUS RATIO (2:1 MAX)
NORTH	35,875	20,586	15,289	1.35:1
SOUTH	23,609	13,649	9,960	1.37:1

NOTE: BASED ON CHAPTER 5 OF THE SANTA CLARA VALLEY URBAN RUNOFF POLLUTION PREVENTION (SCVURPPP) PROGRAM C.3 STORMWATER HANDBOOK (2012 EDITION), THE SIMPLIFIED SIZING METHOD (4 PERCENT "RULE OF THUMB") FOR BIOTREATMENT SIZING HAS BEEN UTILIZED. THIS METHOD ENSURES SUFFICIENT LAND HAS BEEN ALLOCATED FOR STORMWATER TREATMENT.

JOB# 14-130

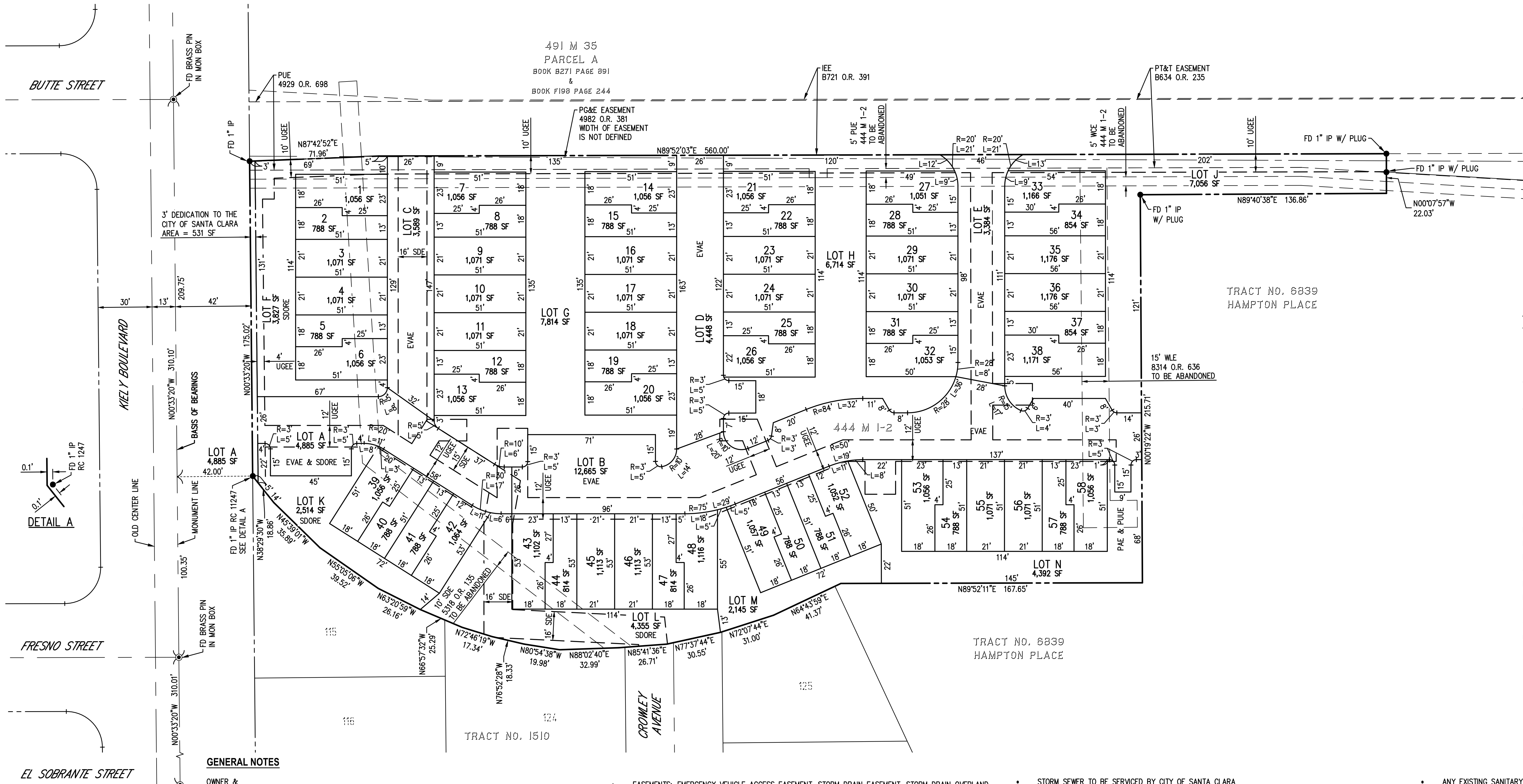
MOONLITE LANES
IN SANTA CLARA, CA
BY PROMETHEUS REAL ESTATE GROUP, INC.



C-4

DATE 12/7/2017

STORMWATER MANAGEMENT PLAN



LEGEND

---	BOUNDARY LINE
---	EXISTING RIGHT-OF-WAY
---	CENTER LINE
---	MONUMENT LINE
---	LOT LINE
---	EXISTING LOT LINE
---	EASEMENT LINE
---	EXISTING EASEMENT LINE

ABBREVIATIONS

EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
FD	FOUND
IEE	INGRESS & EGRESS EASEMENT
IP	IRON PIPE
MON	MONUMENT
O.R.	OFFICIAL RECORDS
PG&E	PACIFIC GAS & ELECTRIC COMPANY
PT&T	PACIFIC TELEPHONE & TELEGRAPH COMPANY
SDE	STORM DRAIN EASEMENT
SDORE	STORM DRAIN OVERLAND RELEASE EASMENT
UGEUE	UNDERGROUND ELECTRICAL EASEMENT
WLE	WATER LINE EASEMENT
WCE	WIRE CLEARANCE EASEMENT

GENERAL NOTES

OWNER & SUBDIVIDER: PROMETHEUS REAL ESTATE GROUP
1900 S. NORFOLK ST. STE 150
SAN MATEO, CA 94403

ENGINEER: CIVIL ENGINEERING ASSOCIATES, INC.
2055 GATEWAY PLACE, SUITE 550
SAN JOSE, CALIFORNIA 95110

- EXISTING ZONING: CC (COMMUNITY COMMERCIAL)
- EXISTING GP DESIGNATION: REGIONAL MIXED USE
- EXISTING USE: COMMERCIAL/VACANT
- PROPOSED ZONING: PD (PLANNED DEVELOPMENT)
- PROPOSED USE: RESIDENTIAL TOWNHOMES
- PROPOSED IMPROVEMENTS: DEMOLISH EXISTING BUILDINGS AND PARKING LOTS TO CONSTRUCT TOWNHOME BUILDINGS. CONSTRUCT PRIVATE STREET INFRASTRUCTURE AND PROVIDE UTILITY SERVICES INCLUDING STORM, SANITARY SEWER, WATER AND JOINT TRENCH.
- VESTING TENTATIVE MAP: THIS VESTING TENTATIVE MAP IS BEING FILED IN ACCORDANCE WITH CHAPTER 3, ARTICLE 2, SECTION 66452 OF THE SUBDIVISION MAP ACT
- BOUNDARY: BOUNDARY INFORMATION IS BASE ON RECORD AND FIELD DATA, "ALTA/ACSM LAND TITLE SURVEY - MOONLITE LANES, 2780 EL CAMINO REAL"

- EASEMENTS: EMERGENCY VEHICLE ACCESS EASEMENT, STORM DRAIN EASEMENT, STORM DRAIN OVERLAND RELEASE EASEMENT AND UNDERGROUND ELECTRICAL EASEMENT WILL BE PROVIDED.
- BOUNDARIES AND EASEMENTS DEPICTED HEREON HAVE BEEN TRANSCRIBED FROM THE DOCUMENTS REFERENCED BELOW. PORTIONS OF THESE MAY HAVE BEEN REORIENTED TO FIT TOGETHER. THIS MAY NOT BE COMPLETE OR ACCURATE. SEE COMMENTARY BELOW.
- TITLE REPORTS BY FIRST AMERICAN TITLE INSURANCE COMPANY:
NCS-698715-CC DATED OCTOBER 23, 2014
APN 290-16-018
- BASIS OF BEARINGS: THE BEARING OF NORTH 0°33'20" WEST ALONG THE MONUMENT LINE OF KIELY BOULEVARD AS SHOWN ON THAT CERTAIN PARCEL MAP RECORDED IN BOOK 444 OF MAPS AT PAGE 2 SANTA CLARA COUNTY RECORDS WAS USED AS THE BASIS OF BEARINGS SHOWN ON THIS MAP.
- BENCHMARK: CITY OF SANTA CLARA NUMBER E-10 & SANTA CLARA VALLEY WATER DISTRICT NUMBER BM-859 AT EL CAMINO REAL & BOWERS AVENUE, NORTHEAST CORNER, SANTA CLARA VALLEY WATER DISTRICT BRASS DISK IN SIDEWALK 2' BACK OF CURB, 12' EAST OF RETURN ON EL CAMINO REAL. ELEVATION = 81.45
- FEMA: THE SUBJECT PROPERTY IS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBERS 06085C0063H, DATED MAY 18, 2009, AS BEING PARTIALLY LOCATED IN FLOOD ZONE "X" (SHEDD):
- AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS OF LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.
- ASSESSOR'S PARCEL NO.: 290-16-018

- STORM SEWER TO BE SERVICED BY CITY OF SANTA CLARA
- WATER TO BE PROVIDED BY CITY OF SANTA CLARA
- SANITARY SEWER TO BE PROVIDED BY CITY OF SANTA CLARA
- FIRE PROTECTION IS TO BE PROVIDED BY CITY OF SANTA CLARA
- GAS IS TO BE PROVIDED BY PG&E
- ELECTRIC IS TO BE PROVIDED BY SILICON VALLEY POWER
- TELEPHONE IS TO BE PROVIDED BY AT&T
- CABLE TV IS TO BE PROVIDED BY COMCAST
- EXISTING LOTS: 1
- PROPOSED LOTS: 71 (58 RESIDENTIAL LOTS & 13 COMMON AREA LOTS)
- TOTAL AREA: 2.88± ACRES
- MULTIPLE FINAL MAPS MAY BE FILED PRIOR TO THE EXPIRATION OF THE TENTATIVE MAP.
- DEMOLITION PERMITS MAY BE ISSUED PRIOR TO ISSUANCE OF FINAL BUILDING PERMITS AND RECORDANCE OF THE FINAL MAP.
- ALL DIMENSIONS DEPICTED HEREON ARE APPROXIMATE AND ARE SUBJECT TO REVISION AT FINAL MAP(S) STAGE.

- ANY EXISTING SANITARY SEWER LATERALS PROPOSED TO BE REUSED MUST BE TELEVIEWED BY CITY OF SANTA CLARA AND APPROVED BY THE CITY BEFORE REUSE. A SANITARY LATERAL CLEAN-OUT SHALL BE INSTALLED AT THE PROPERTY LINE, IF ONE DOES NOT ALREADY EXIST WITHIN TWO (2) FEET OF THE PROPERTY LINE. ANY TRENCHING WITHIN THE DRIPLINE OF ALL TREES SHALL BE HAND DUG AND SO NOTED ON THE PLANS. ALL UTILITIES SERVING THE SITE SHALL BE UNDERGROUND.
- ALL EXISTING BUILDINGS ARE TO BE REMOVED.
- ALL EXISTING EASEMENTS ARE TO BE VACATED UNLESS NOTED OTHERWISE.

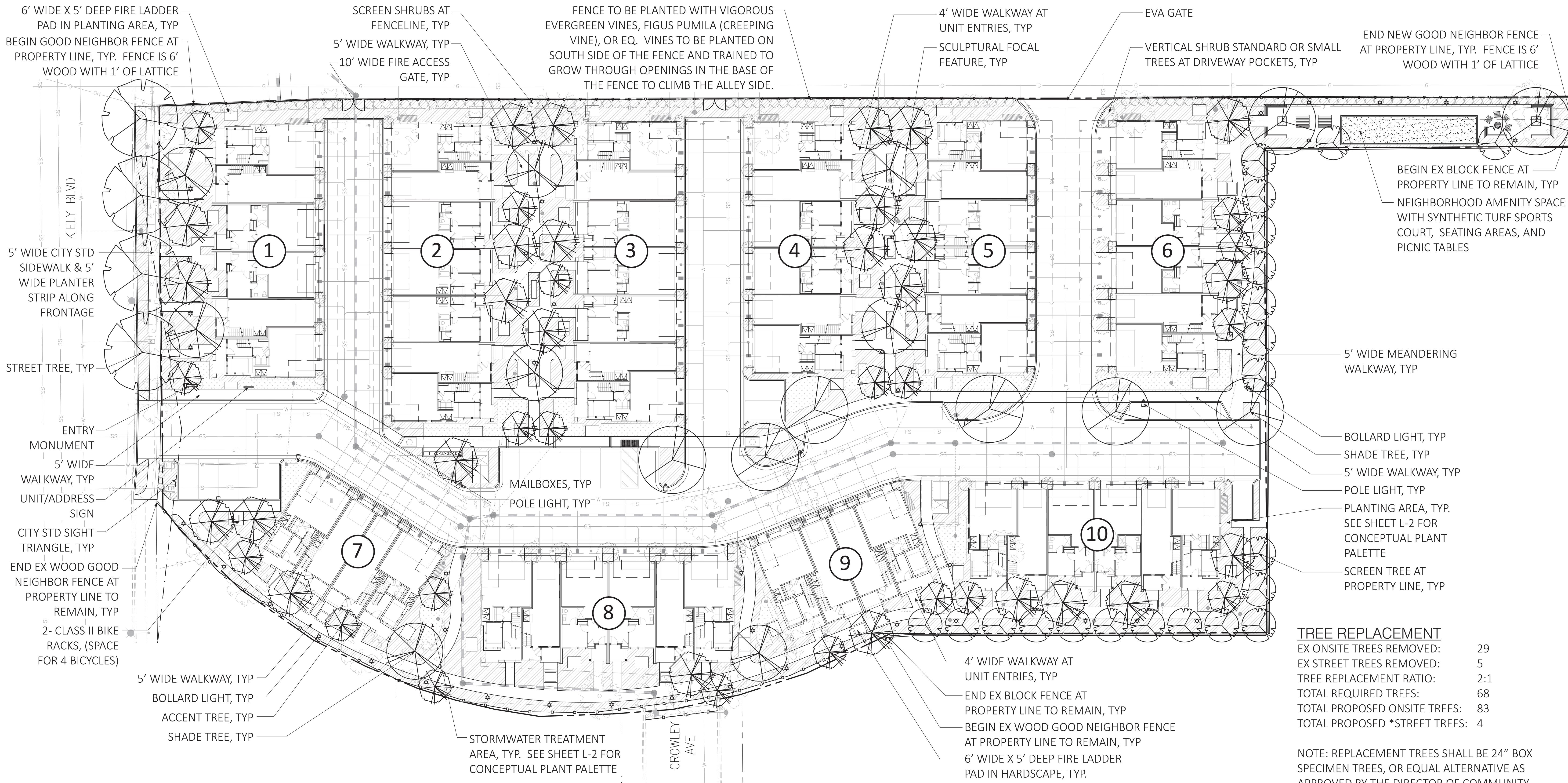
JOB# 14-130

VESTING TENTATIVE MAP

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



TM-1
DATE 12/7/2017



TREE REPLACEMENT

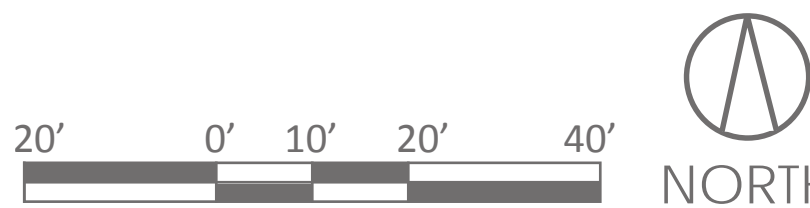
EX ONSITE TREES REMOVED:	29
EX STREET TREES REMOVED:	5
TREE REPLACEMENT RATIO:	2:1
TOTAL REQUIRED TREES:	68
TOTAL PROPOSED ONSITE TREES:	83
TOTAL PROPOSED *STREET TREES:	4

NOTE: REPLACEMENT TREES SHALL BE 24" BOX SPECIMEN TREES, OR EQUAL ALTERNATIVE AS APPROVED BY THE DIRECTOR OF COMMUNITY DEVELOPMENT.

*STREET TREES: ULMUS PARVIFOLIA, CHINESE ELM. 'DYNASTY' OR 'ALLEE' SPECIES TO BE CONFIRMED WITH CITY ARBORIST.

FIRE LADDER PAD NOTE

FIRE LADDER PADS SHALL BE 6' WIDE X 5' DEEP. LADDER PADS LOCATED IN HARDSCAPE SHALL BE CONSTRUCTED OF CONCRETE PAVEMENT TO MATCH ADJACENT PATHWAY. LADDER PADS LOCATED IN PLANTING AREAS SHALL RECEIVE A 3" LAYER OF BARK MULCH AND BE KEPT CLEAR OF PLANT MATERIAL.

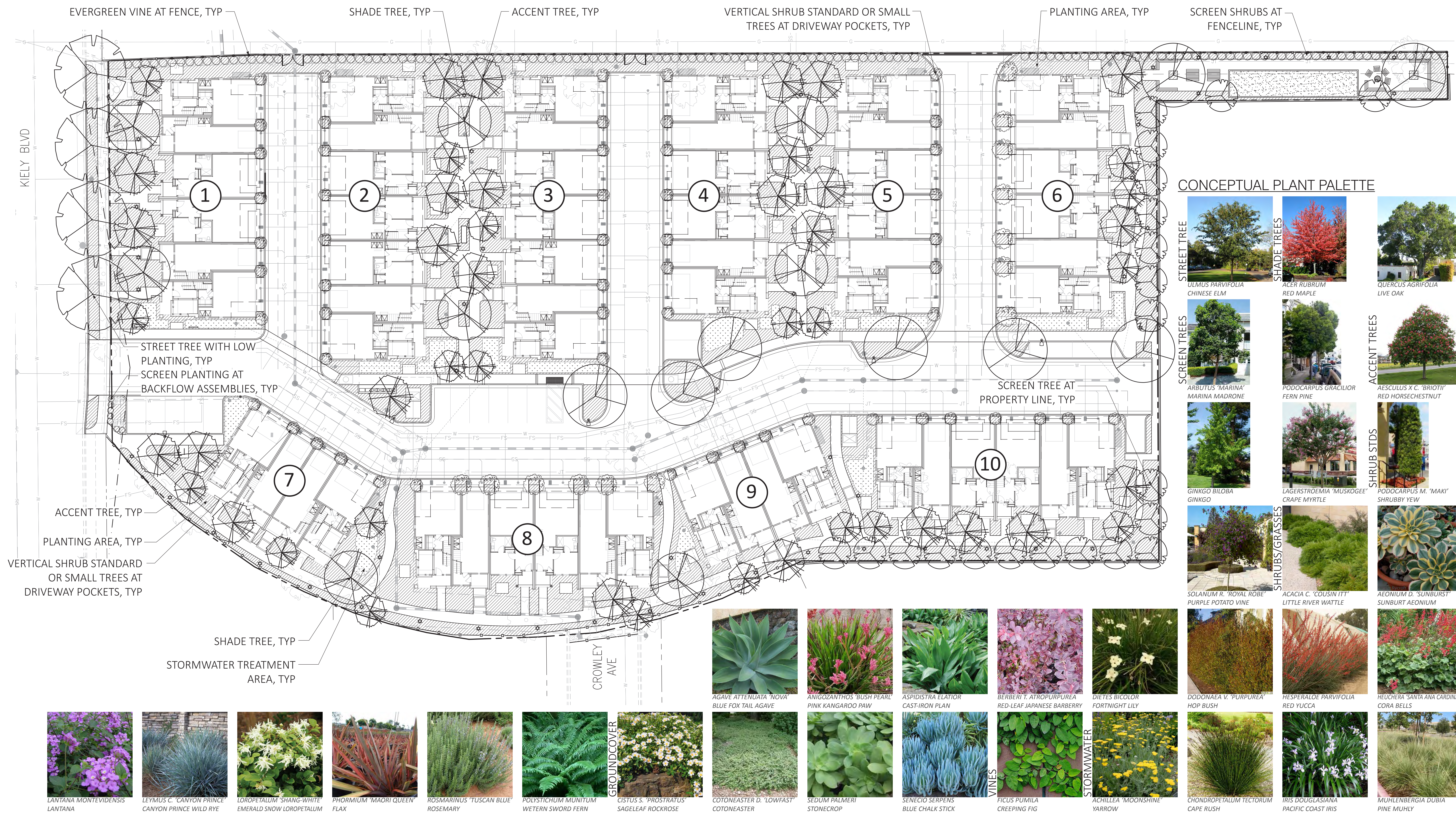


CONCEPTUAL LANDSCAPE PLAN

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



L-1
DATE 12-07-2017



CONCEPTUAL PLANTING PLAN

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





NEIGHBORHOOD AMENITY SPACE
WITH SYNTHETIC TURF SPORTS
COURT, SEATING AREAS,
AND PICNIC TABLES



ENTRY MONUMENT



SCULPTURAL FOCAL FEATURE IN PEDESTRIAN PASEO



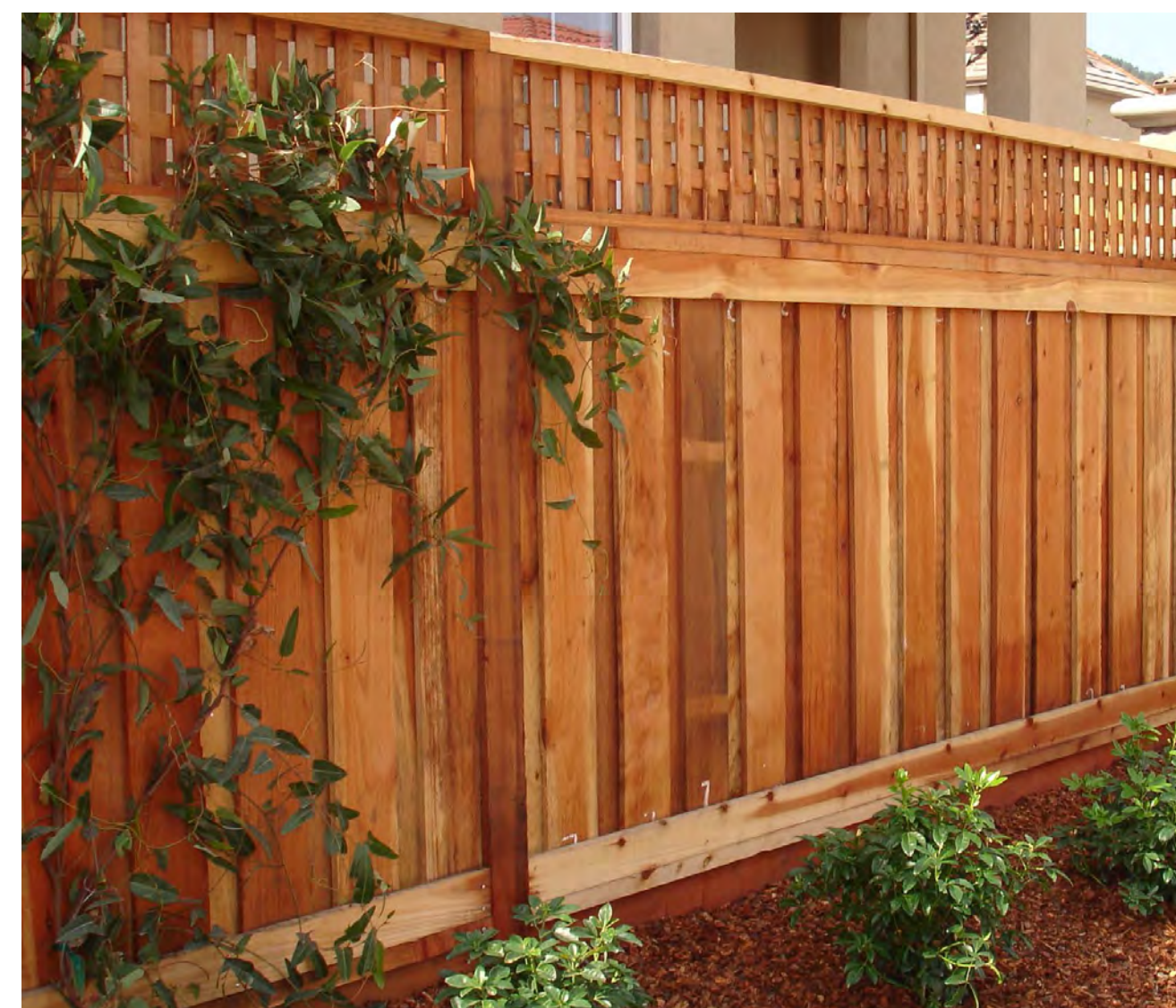
CLASS II BIKE RACKS



VERTICAL SHRUB STANDARD OR
SMALL TREES AT DRIVEWAY POCKETS



EVERGREEN VINE ON FENCE



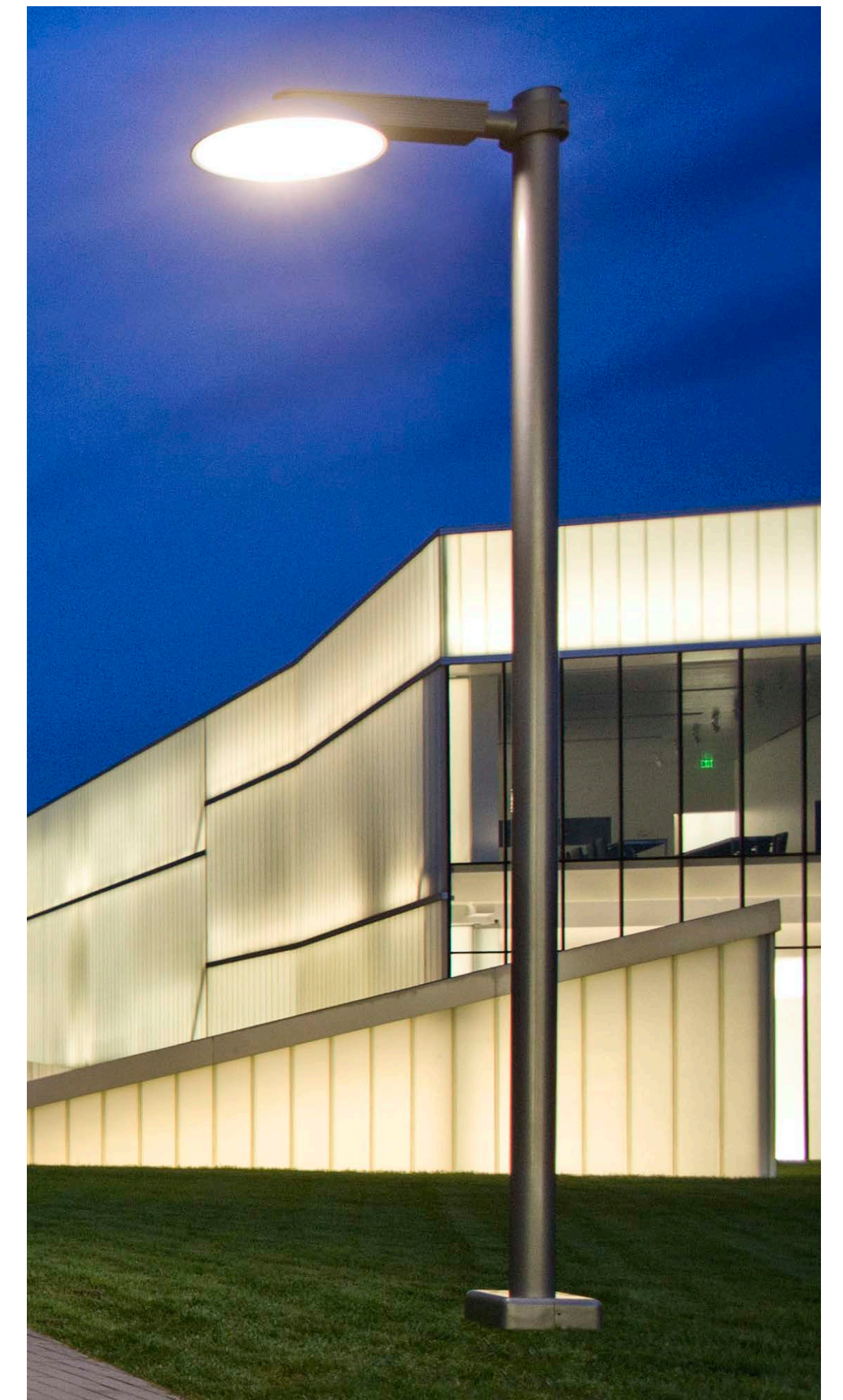
GOOD NEIGHBOR FENCE
(6' WOOD WITH 1' OF LATTICE)



MAILBOXES



SITE LIGHTING: BOLLARDS



SITE LIGHTING: POLE LIGHT

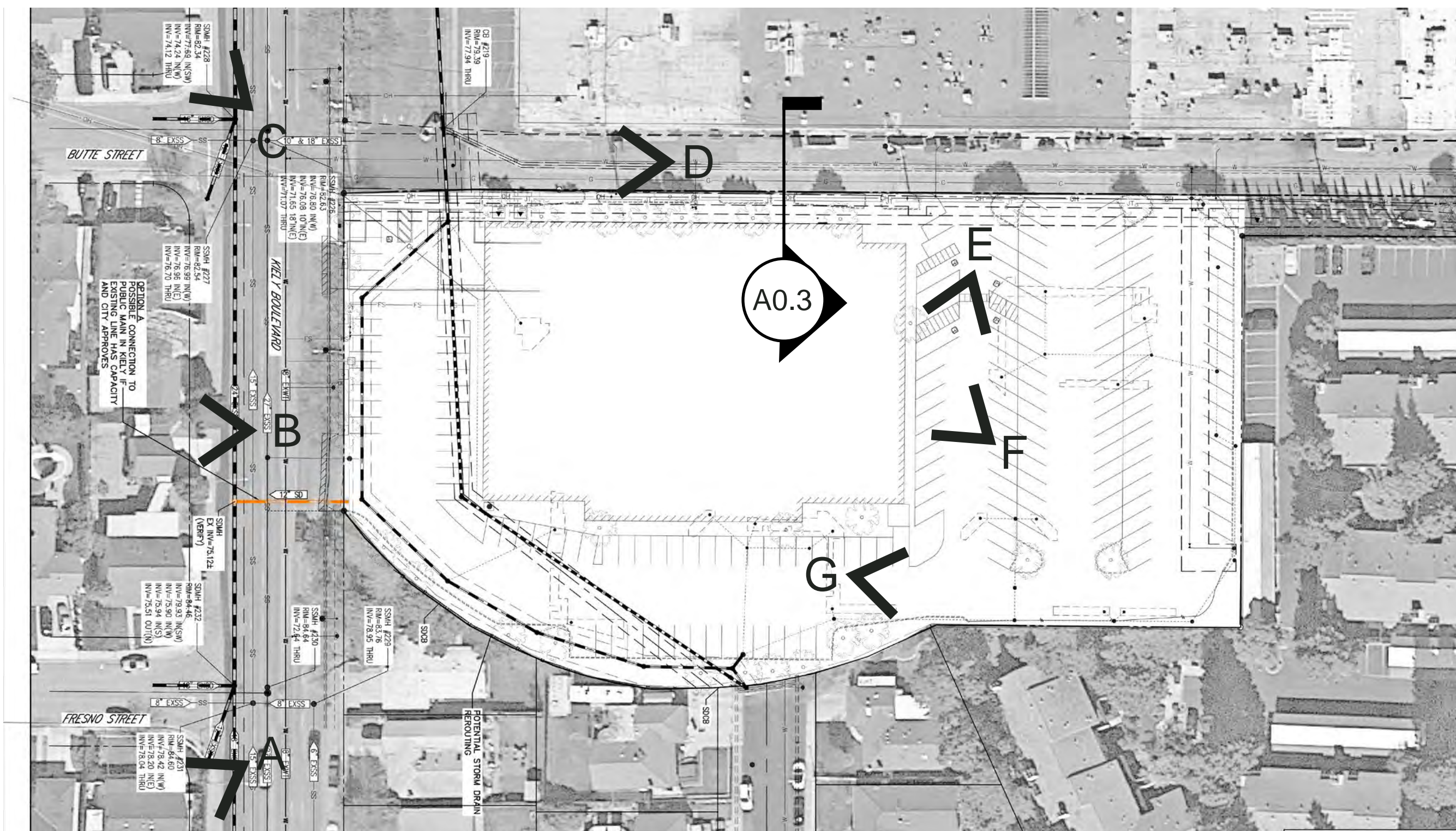
CONCEPTUAL REFERENCE IMAGES

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



L-3
DATE 12-07-2017





SITE PHOTO KEY
NOT TO SCALE



D - ALLEY VIEW 1



A - STREET VIEW 1



E - ALLEY VIEW 2



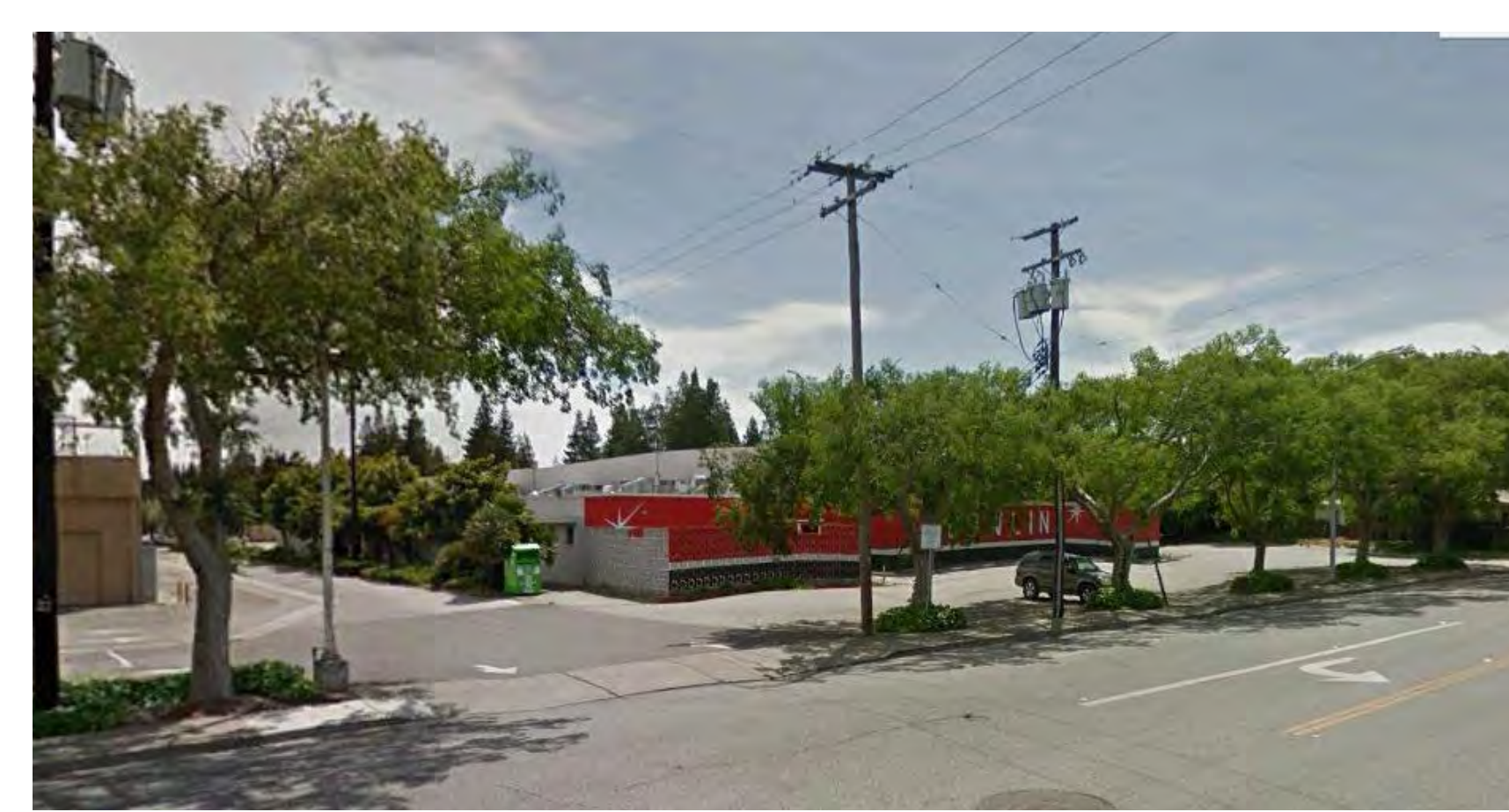
B - STREET VIEW 2



G - DRIVEWAY VIEW 2



F - DRIVEWAY VIEW 1

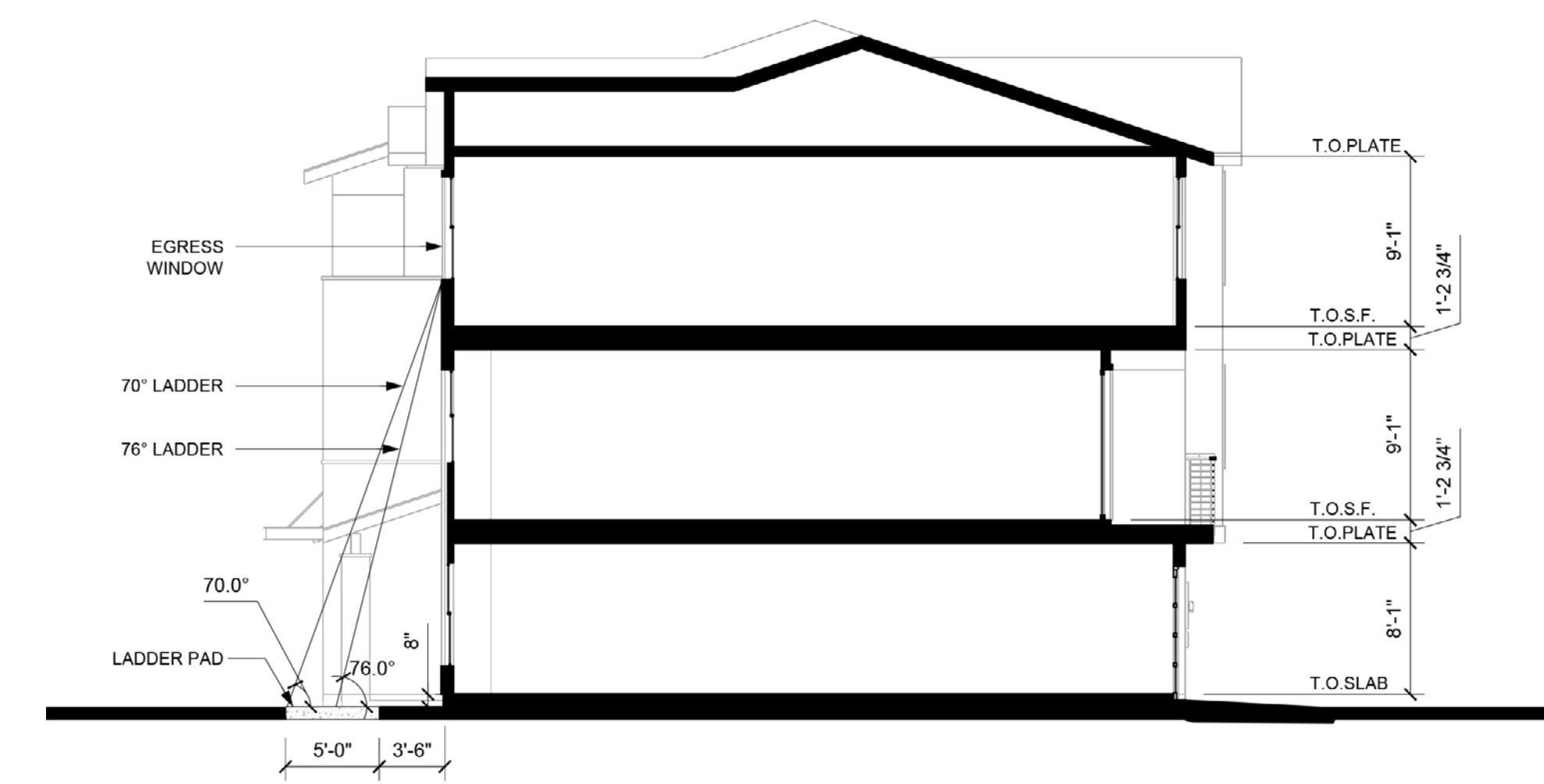
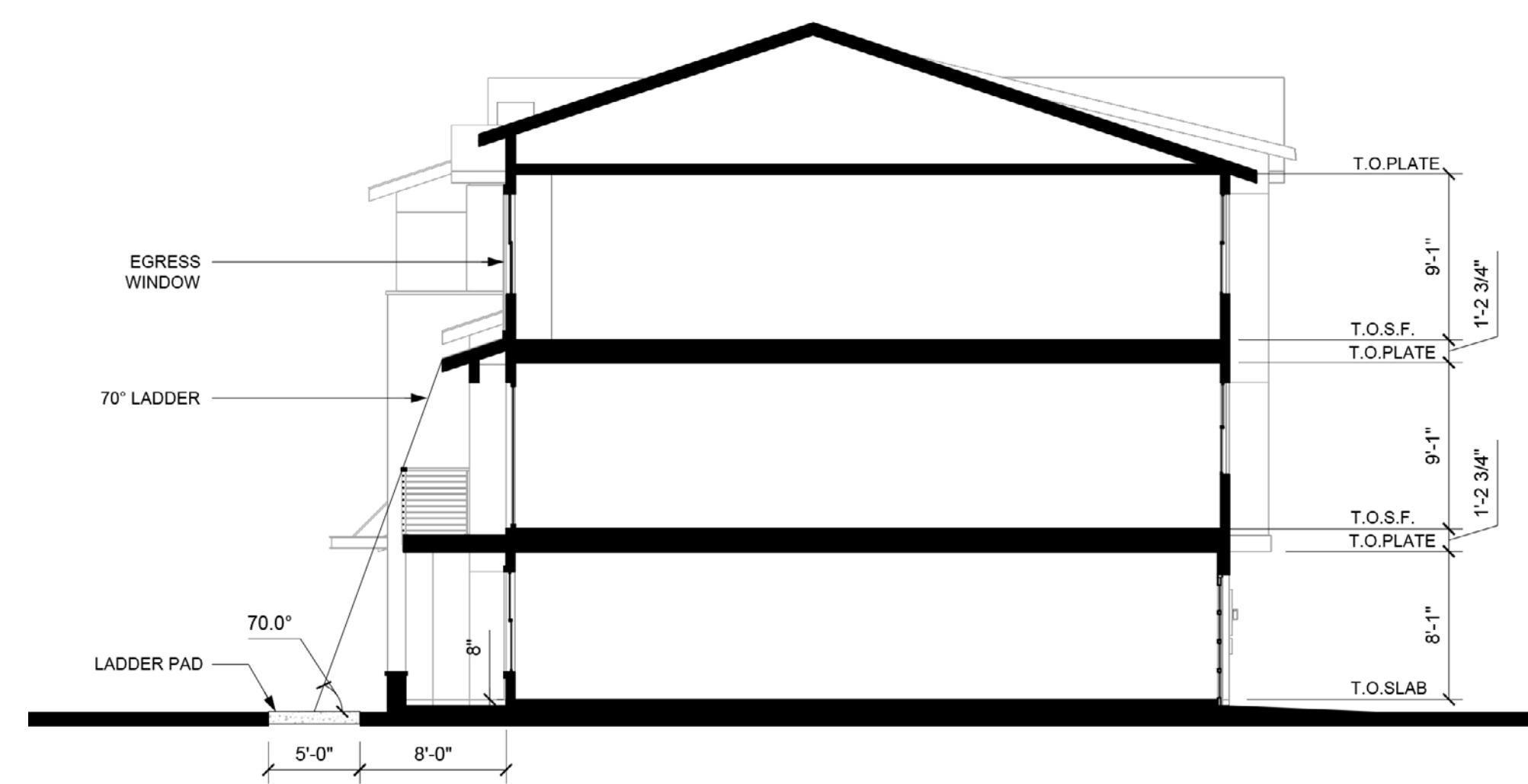
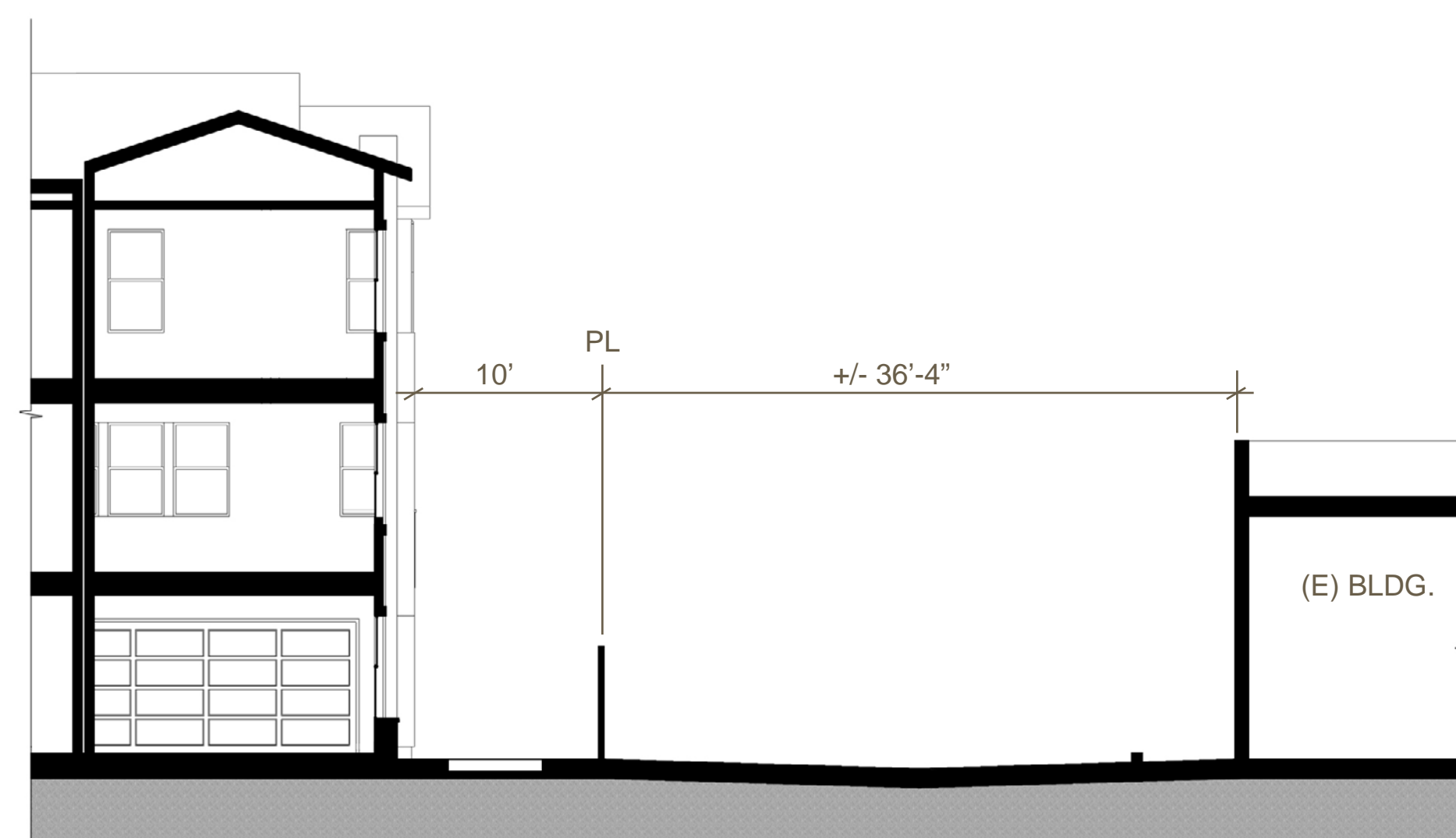
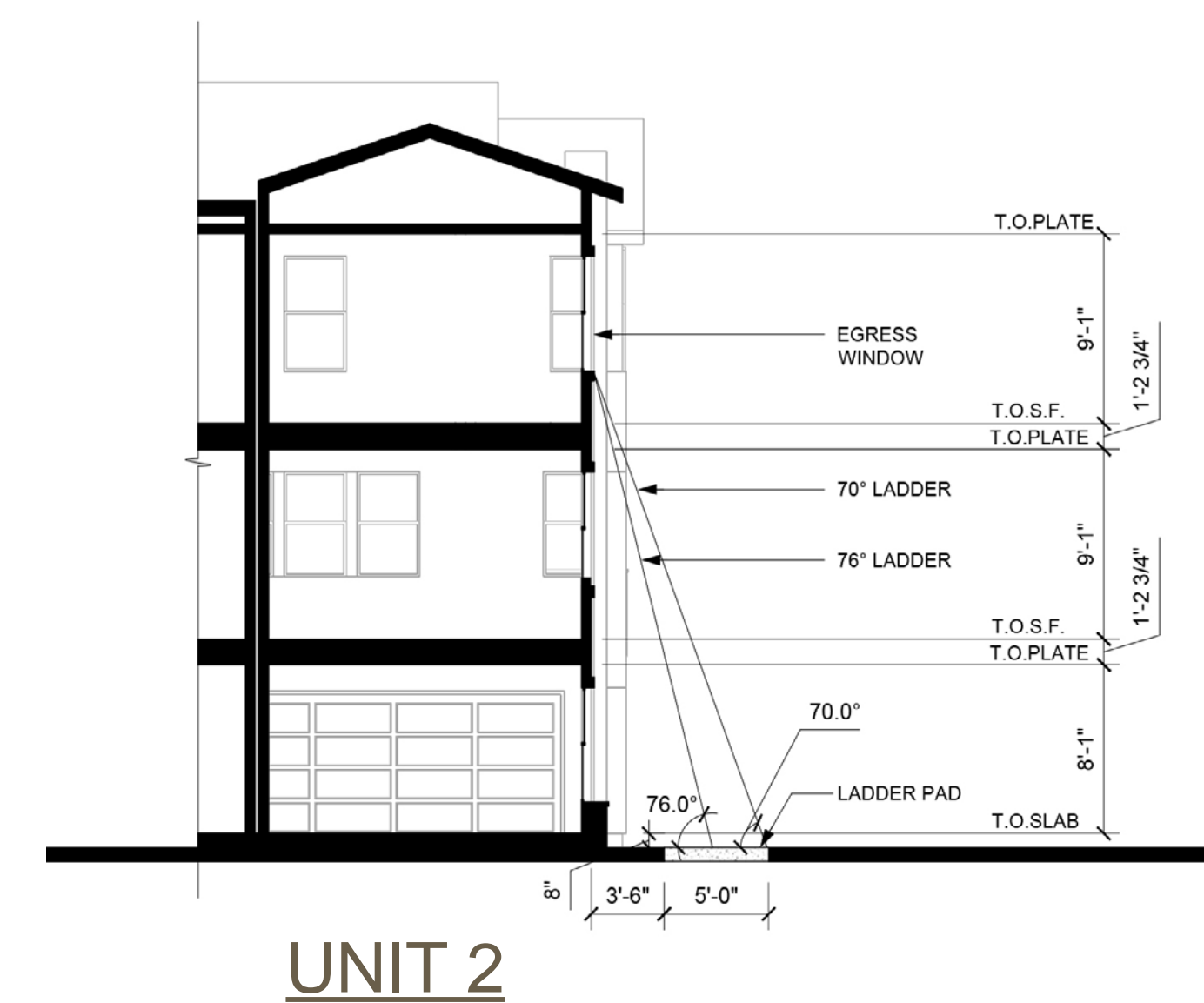
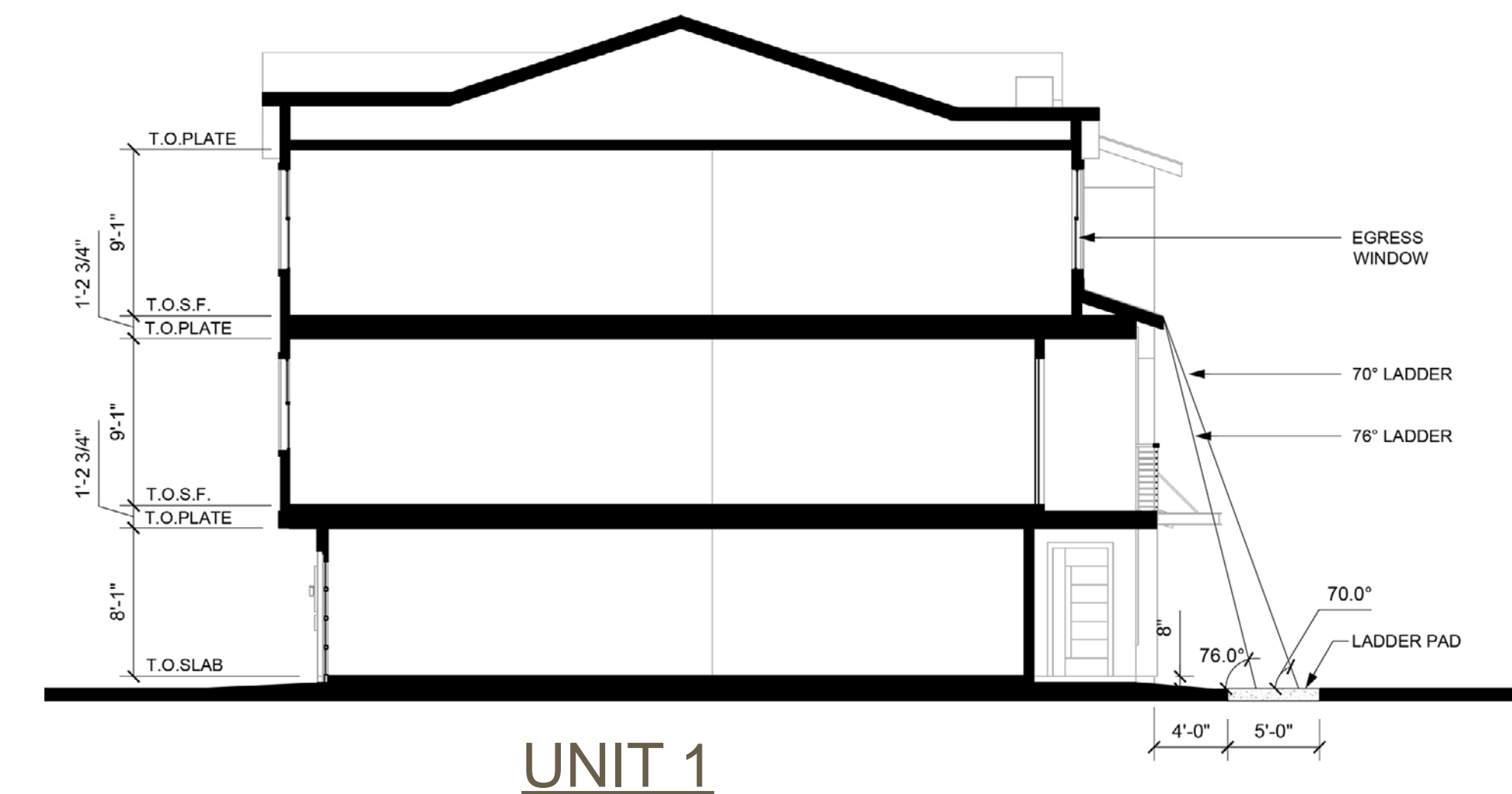


C - STREET VIEW 3

SITE PHOTOS



* FOR FIRE TRUCK ACCESS INFORMATION, SEE CIVIL DRAWINGS.
* FOR LADDER PAD INTERFACE, SEE LANDSCAPE DRAWINGS.



LADDER PAD DIAGRAM

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



A.03

DATE 12-07-2017



ENTRY
PERSPECTIVE 1

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



A.04

DATE 12-07-2017

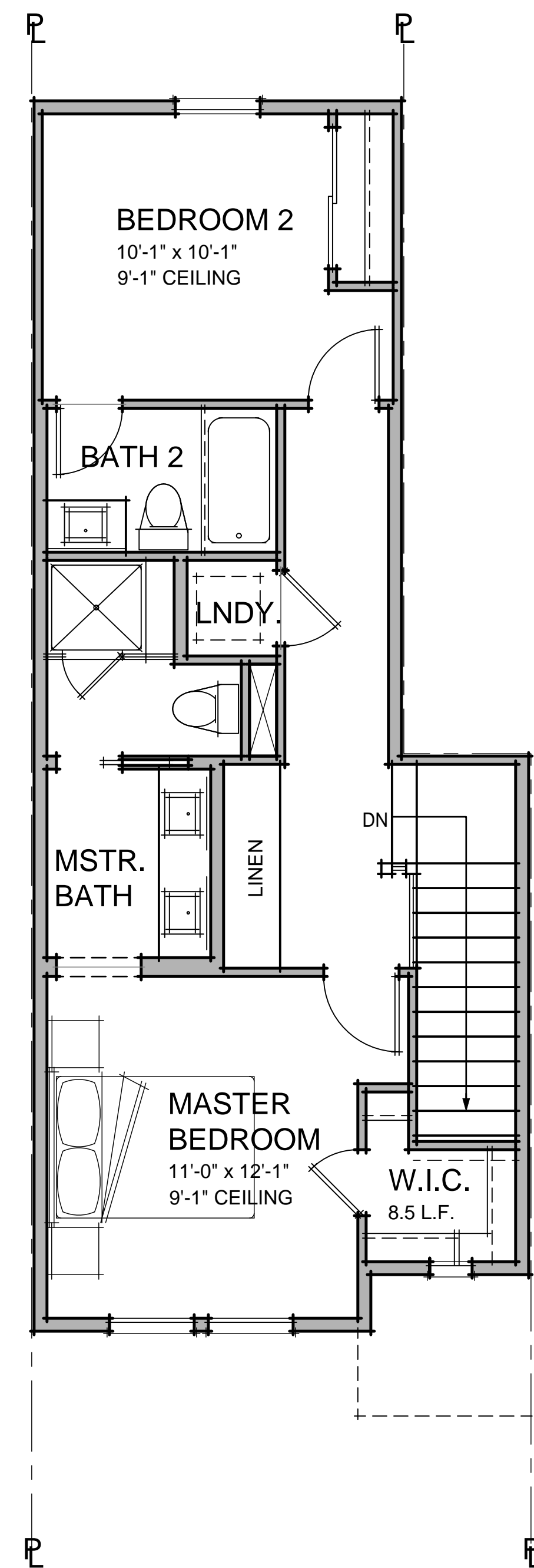


PASEO
PERSPECTIVE 2

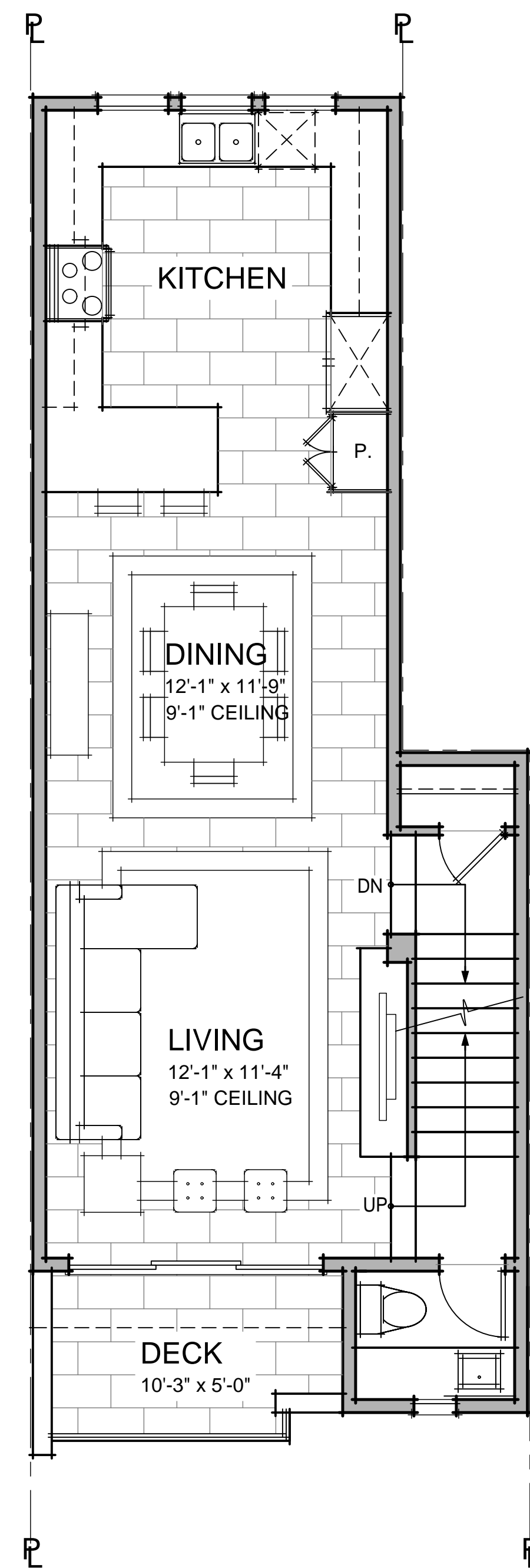
MOONLITE LANES
IN SANTA CLARA, CA
BY PROMETHEUS REAL ESTATE GROUP, INC.



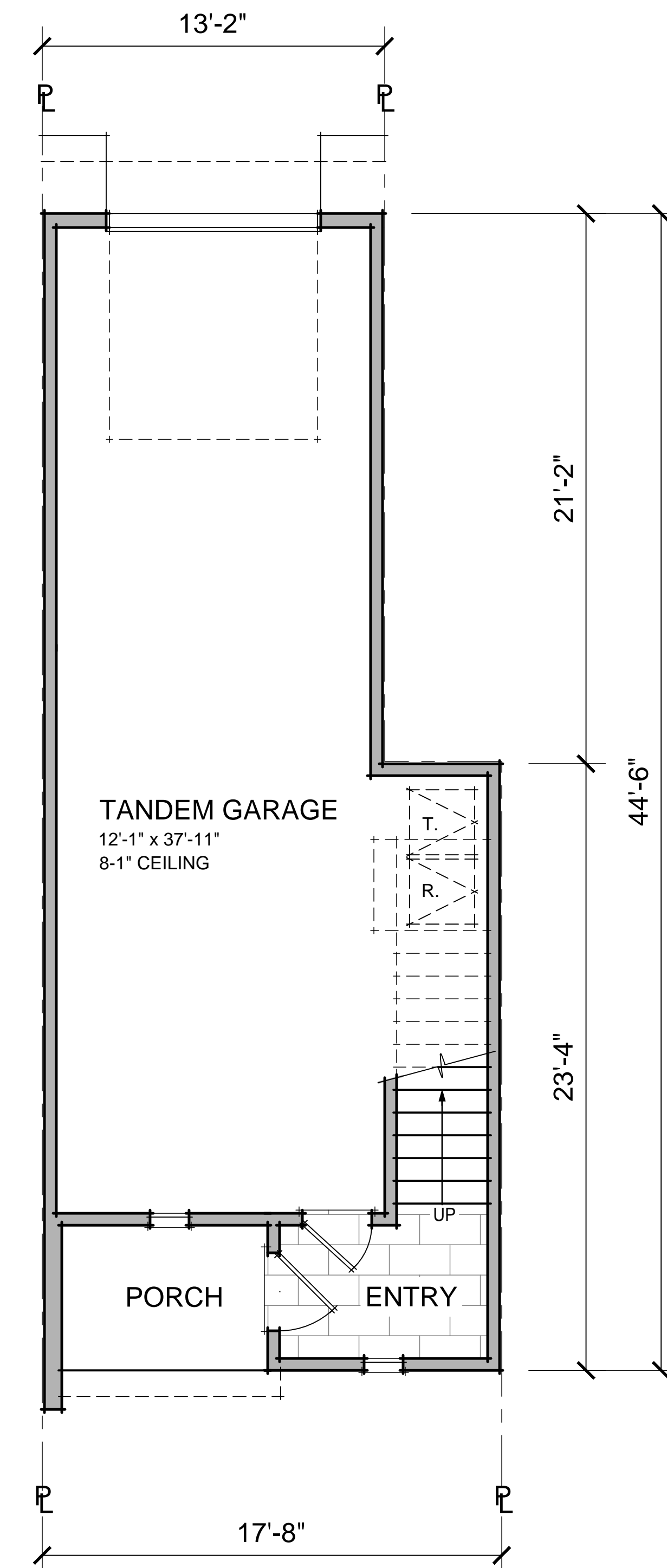
A.05
DATE 12-07-2017



THIRD FLOOR PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN

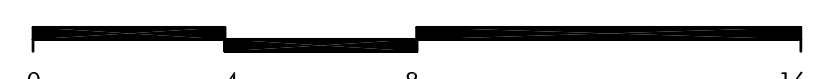
UNIT ONE

2 BEDROOMS / 2.5 BATHS

FIRST FLOOR: 54 SQ. FT.
SECOND FLOOR: 654 SQ. FT.
THIRD FLOOR: 589 SQ. FT.

TOTAL: 1297 SQ. FT.

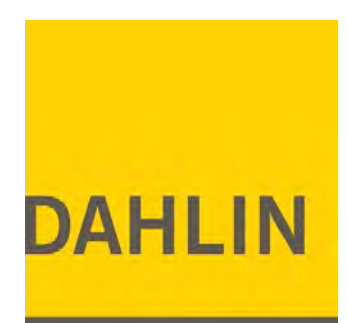
GARAGE: 582 SQ. FT.



UNIT 1
FLOOR PLANS

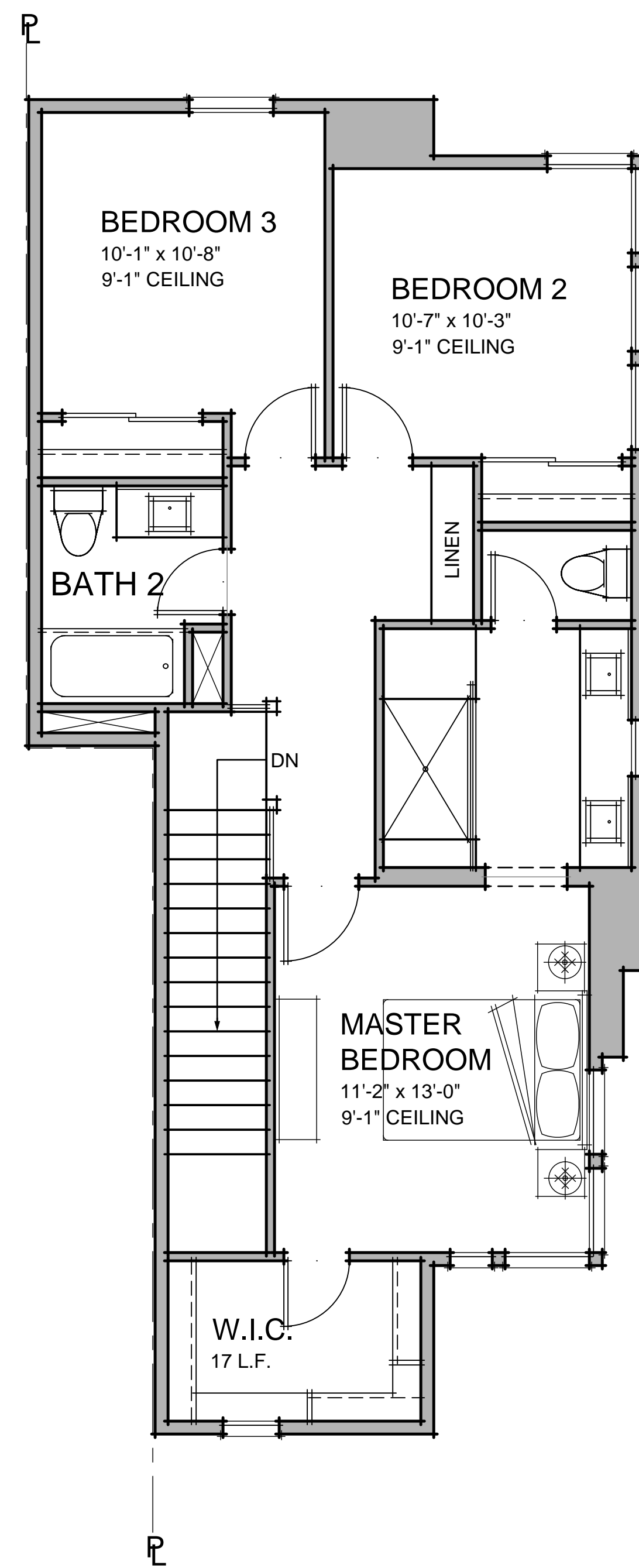
MOONLITE LANES

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

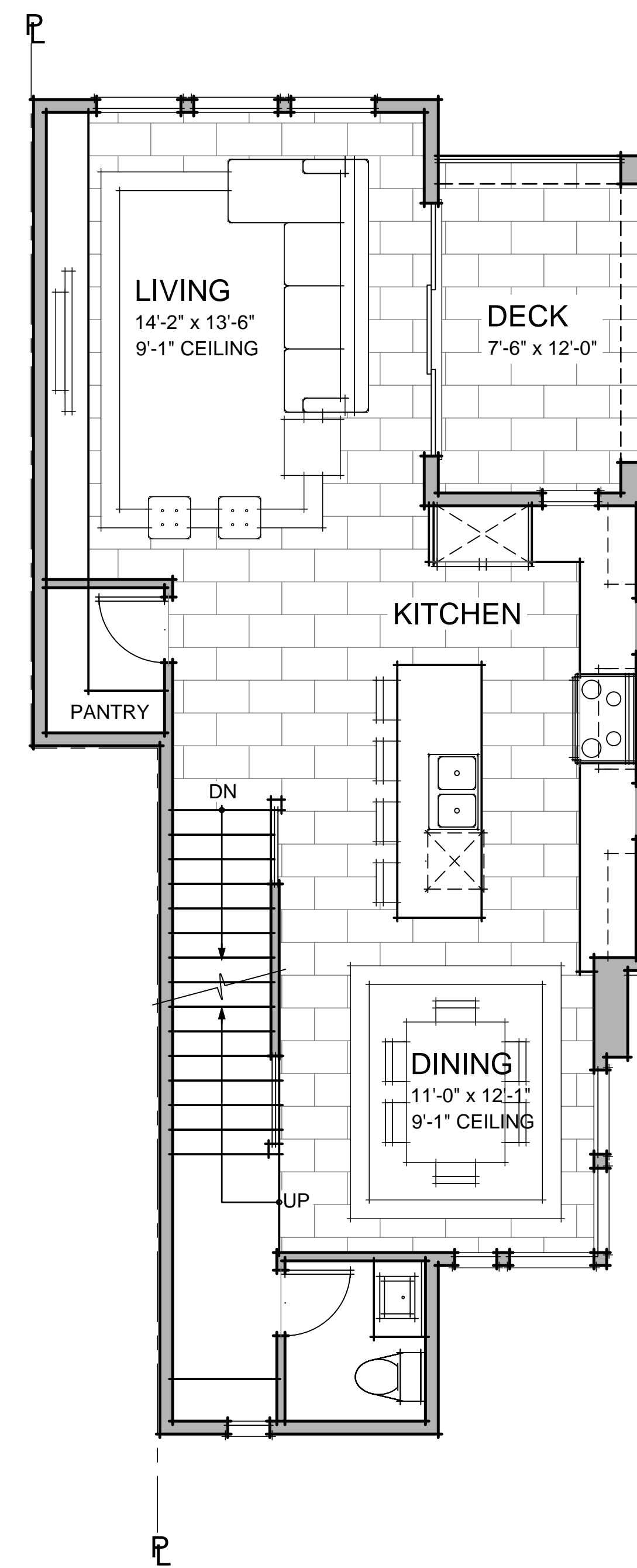


A.06

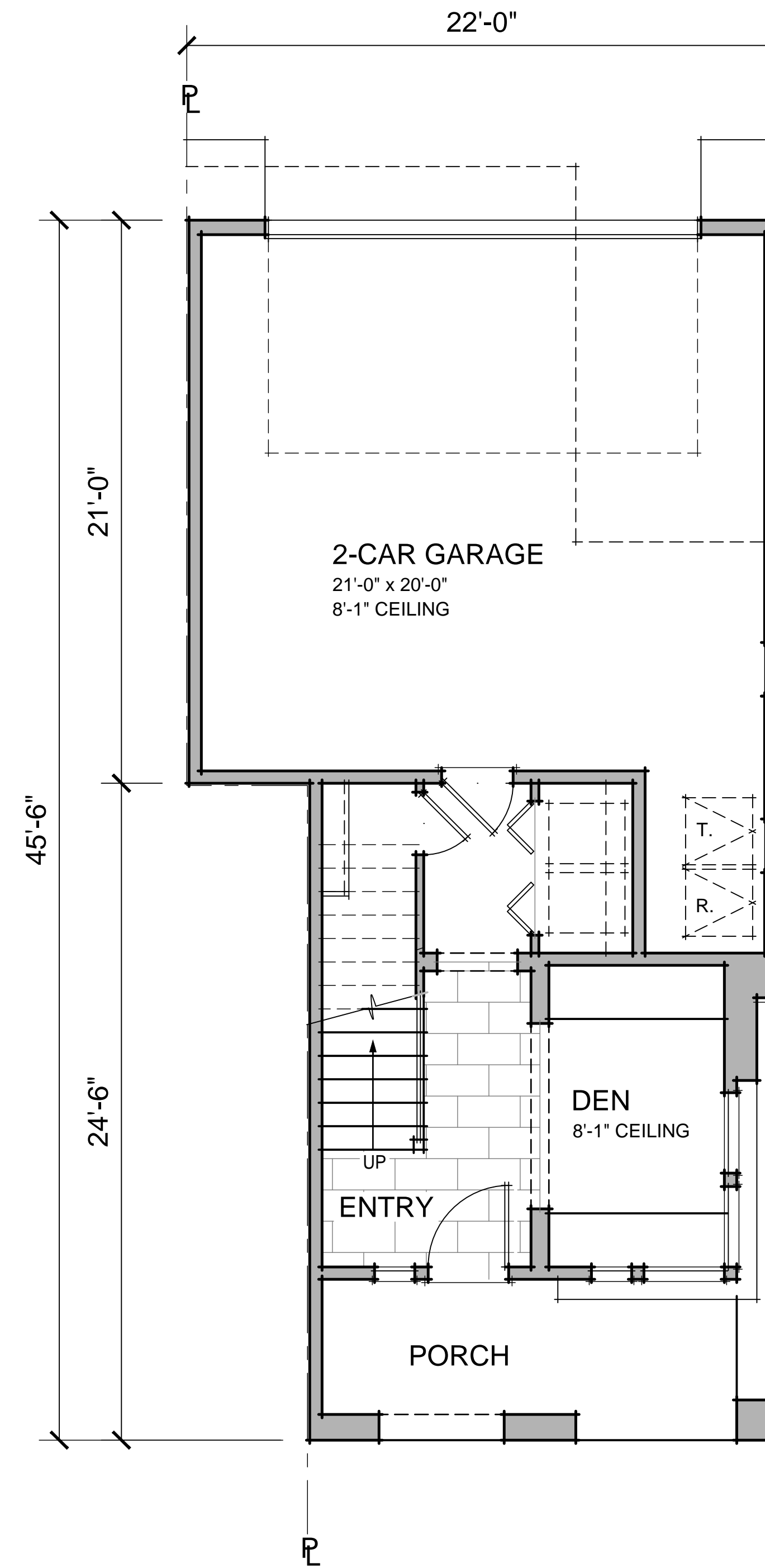
DATE 12-07-2017



THIRD FLOOR PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN

UNIT TWO

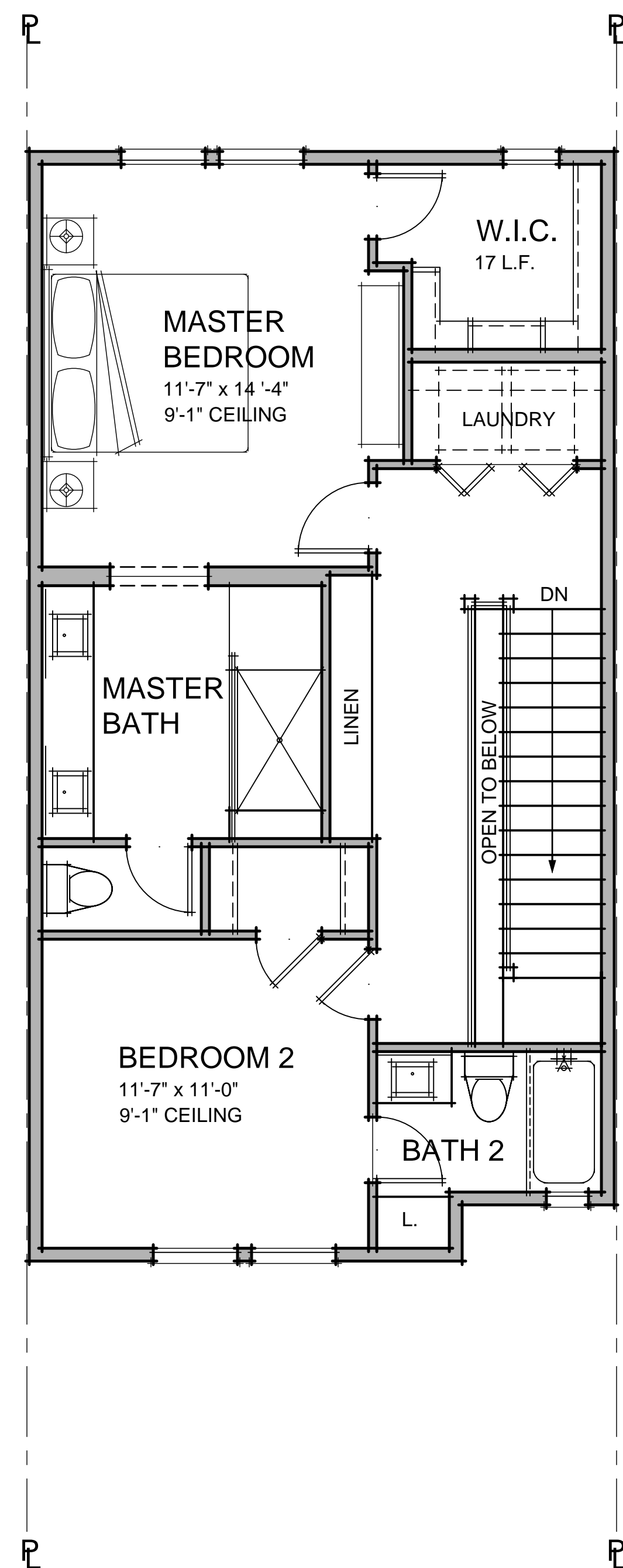
3 BEDROOMS / 2.5 BATHS + DEN

FIRST FLOOR: 283 SQ. FT.
SECOND FLOOR: 765 SQ. FT.
THIRD FLOOR: 768 SQ. FT.

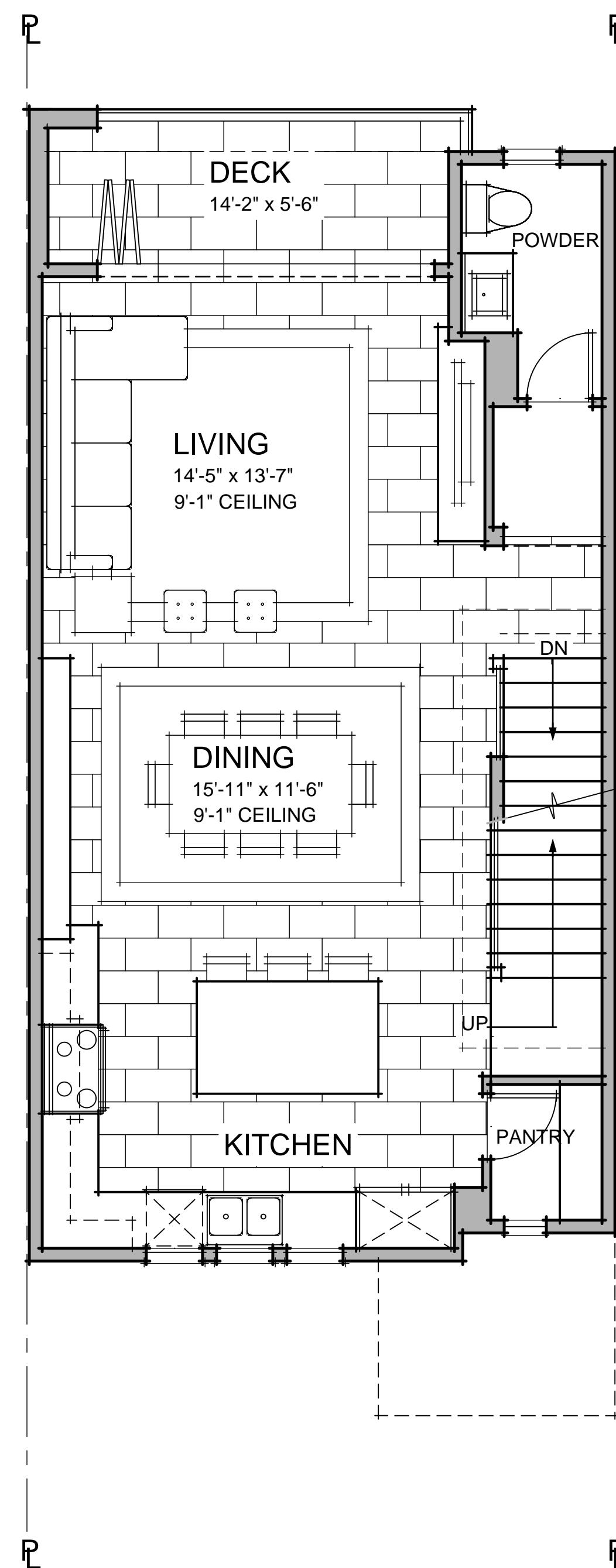
TOTAL: 1816 SQ. FT.

GARAGE: 486 SQ. FT.

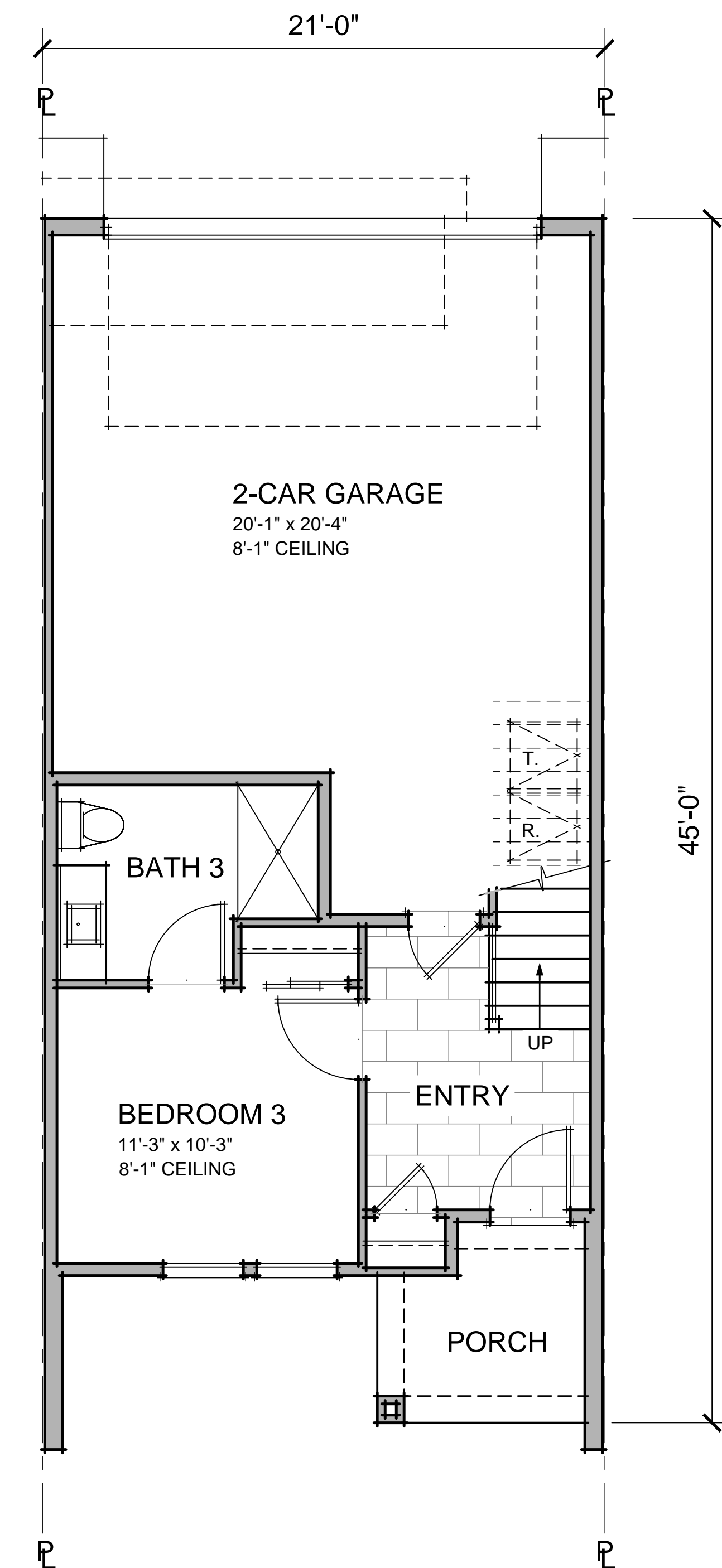
0 4 8 16
UNIT 2
FLOOR PLANS



THIRD FLOOR PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN

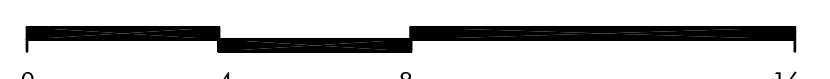
UNIT THREE (ACCESSIBLE FLR.)

3 BEDROOMS / 3.5 BATHS

FIRST FLOOR: 327 SQ. FT.
SECOND FLOOR: 758 SQ. FT.
THIRD FLOOR: 736 SQ. FT.

TOTAL: 1821 SQ. FT.

GARAGE: 485 SQ. FT.



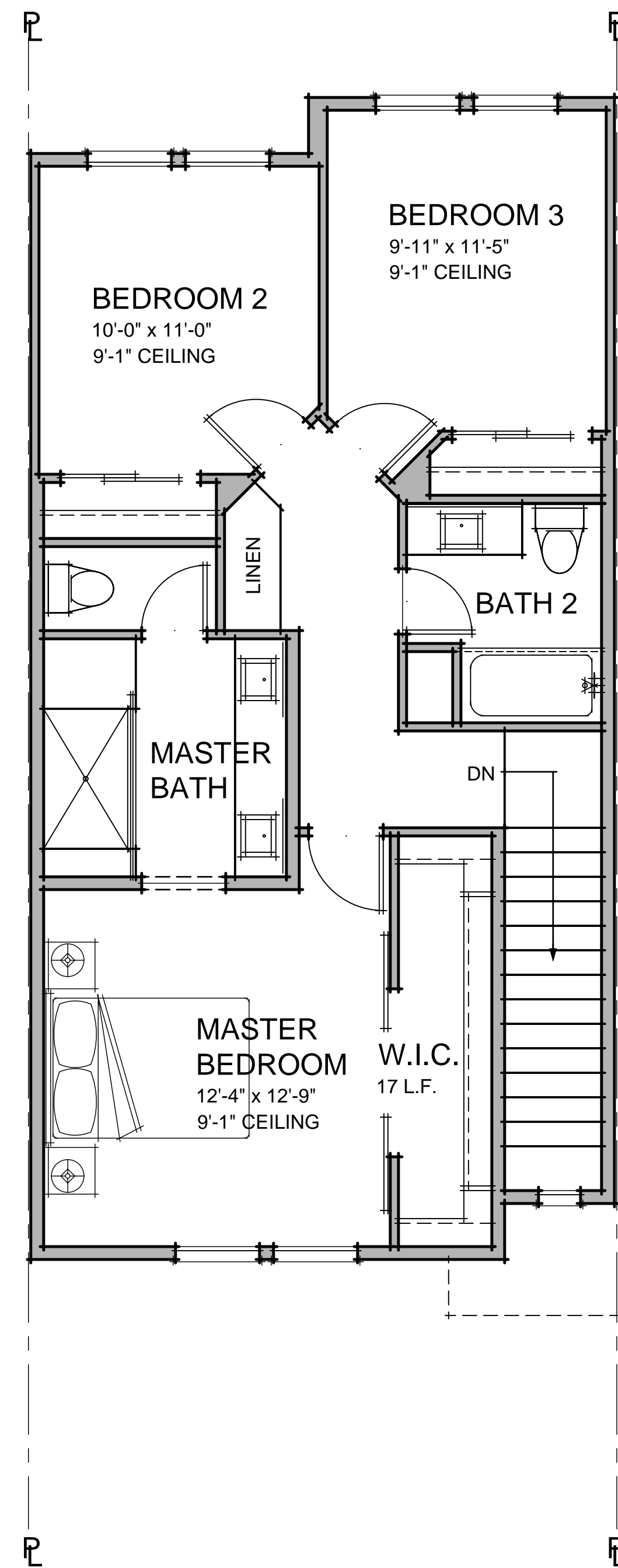
UNIT 3
FLOOR PLANS

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

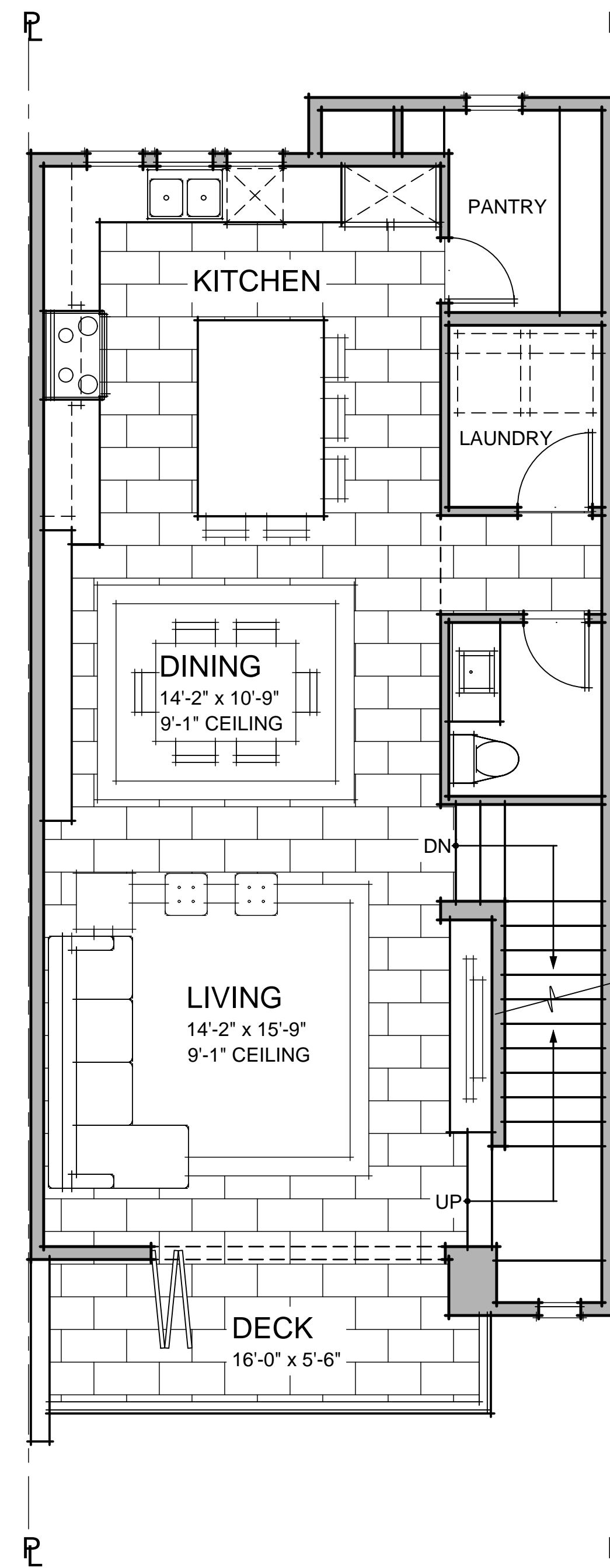


A.08

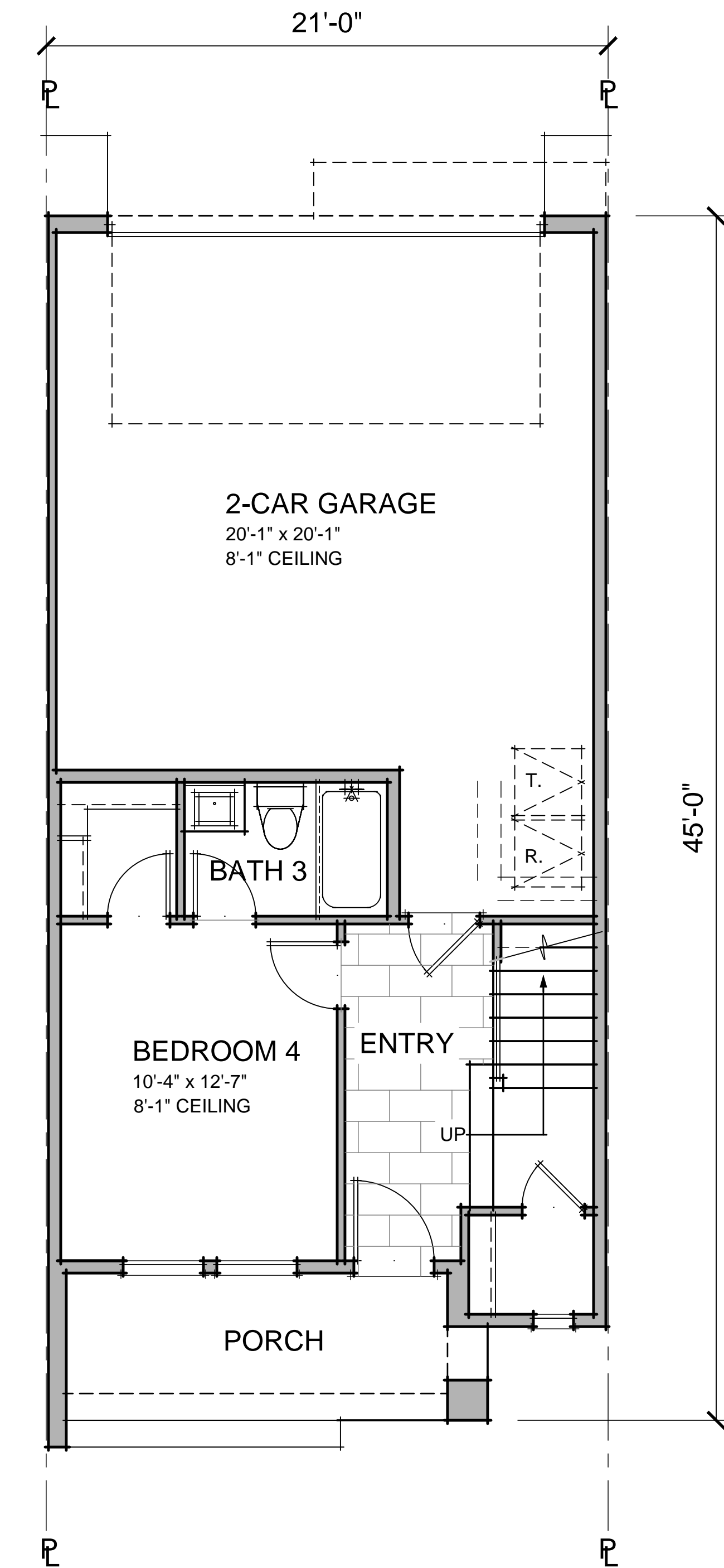
DATE 12-07-2017



THIRD FLOOR PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN

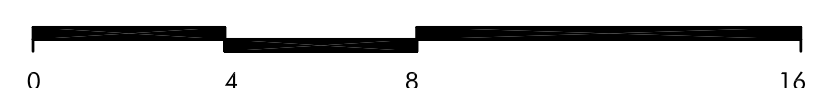
UNIT FOUR

4 BEDROOMS / 3.5 BATHS

FIRST FLOOR: 361 SQ. FT.
SECOND FLOOR: 848 SQ. FT.
THIRD FLOOR: 770 SQ. FT.

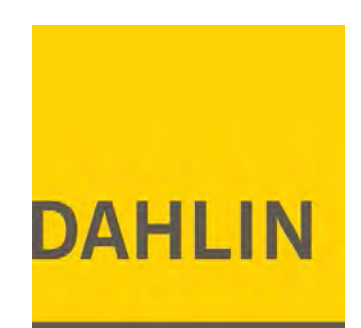
TOTAL: 1979 SQ. FT.

GARAGE: 474 SQ. FT.



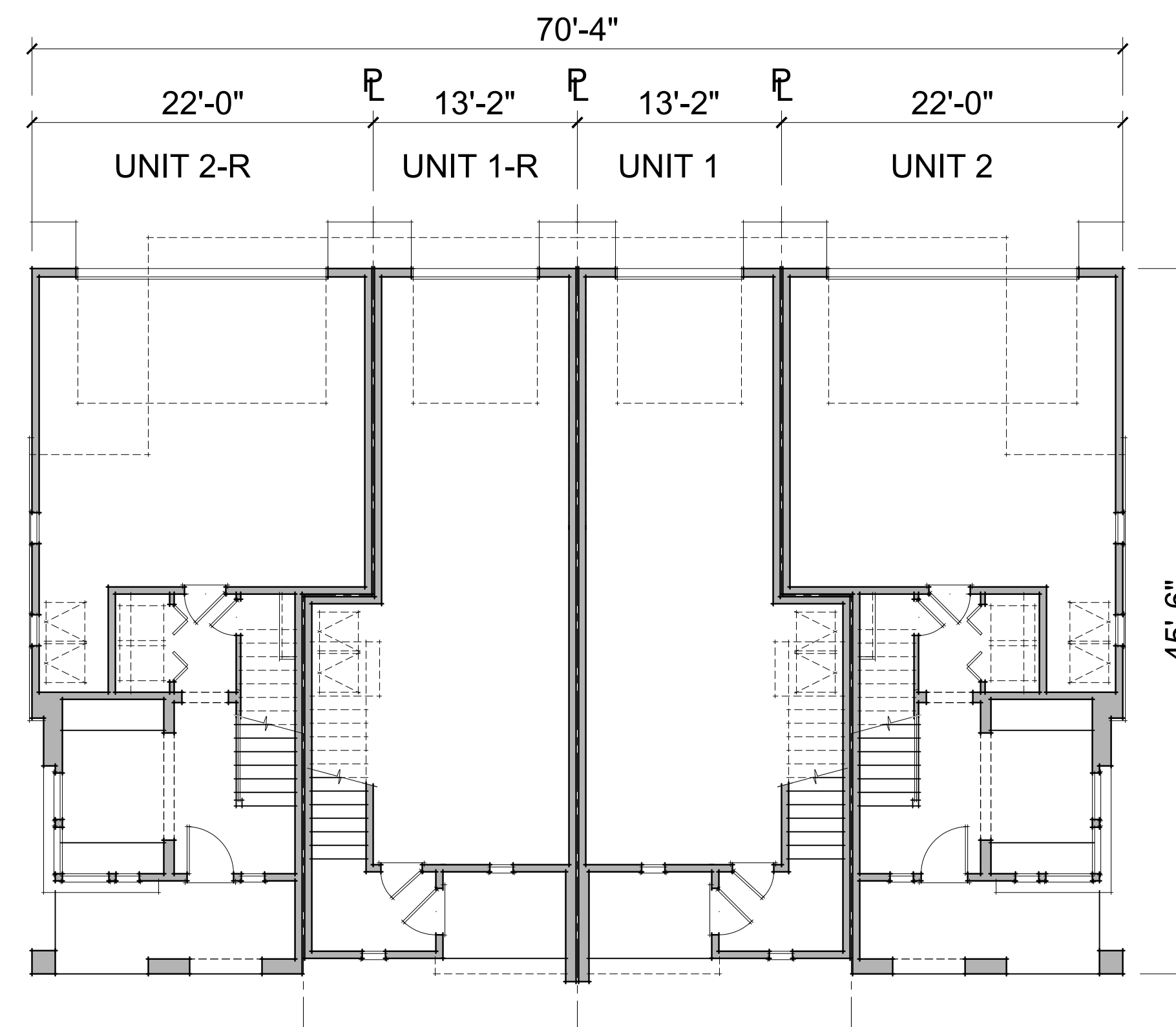
UNIT 4
FLOOR PLANS

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

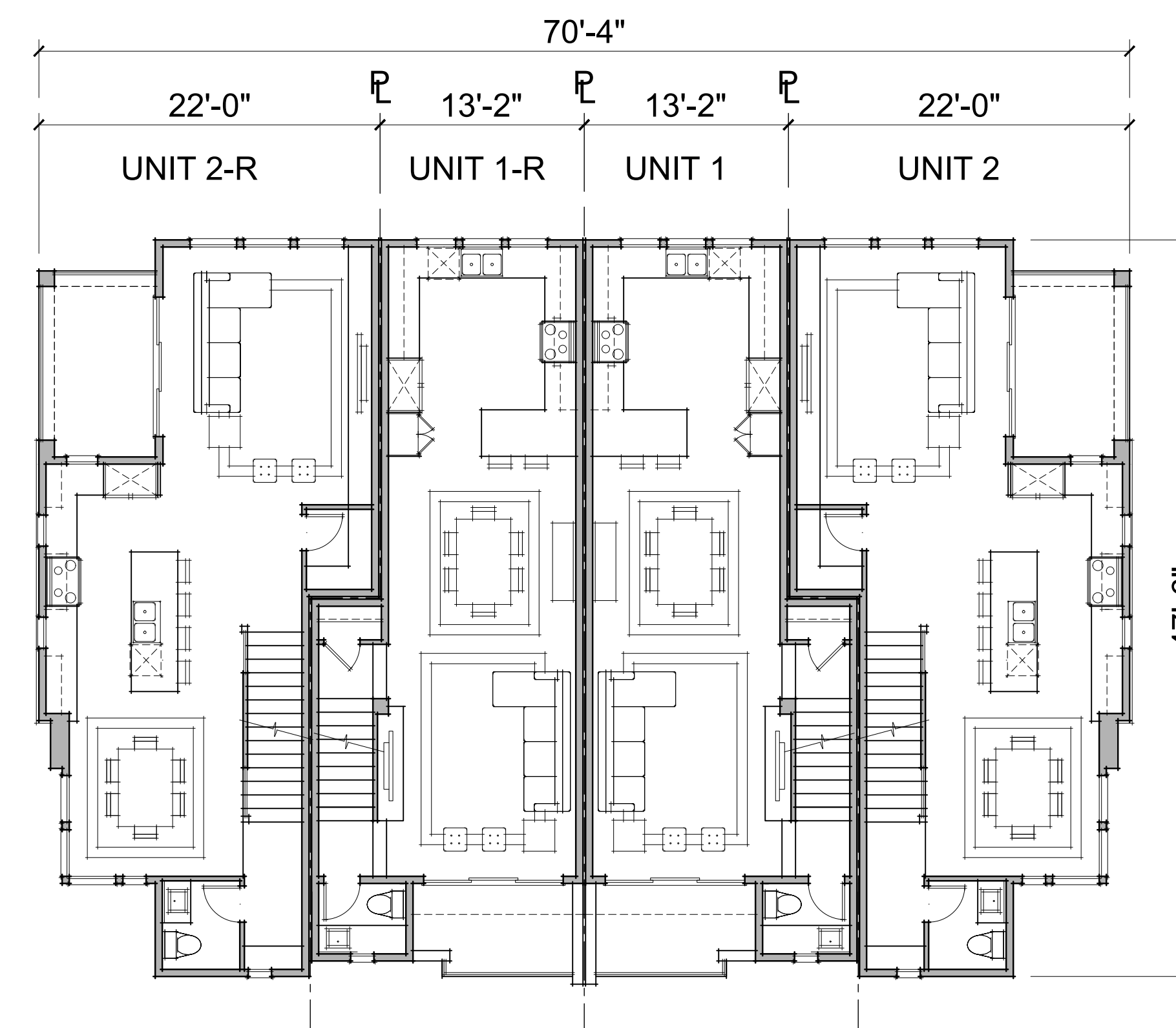


A.09

DATE 12-07-2017



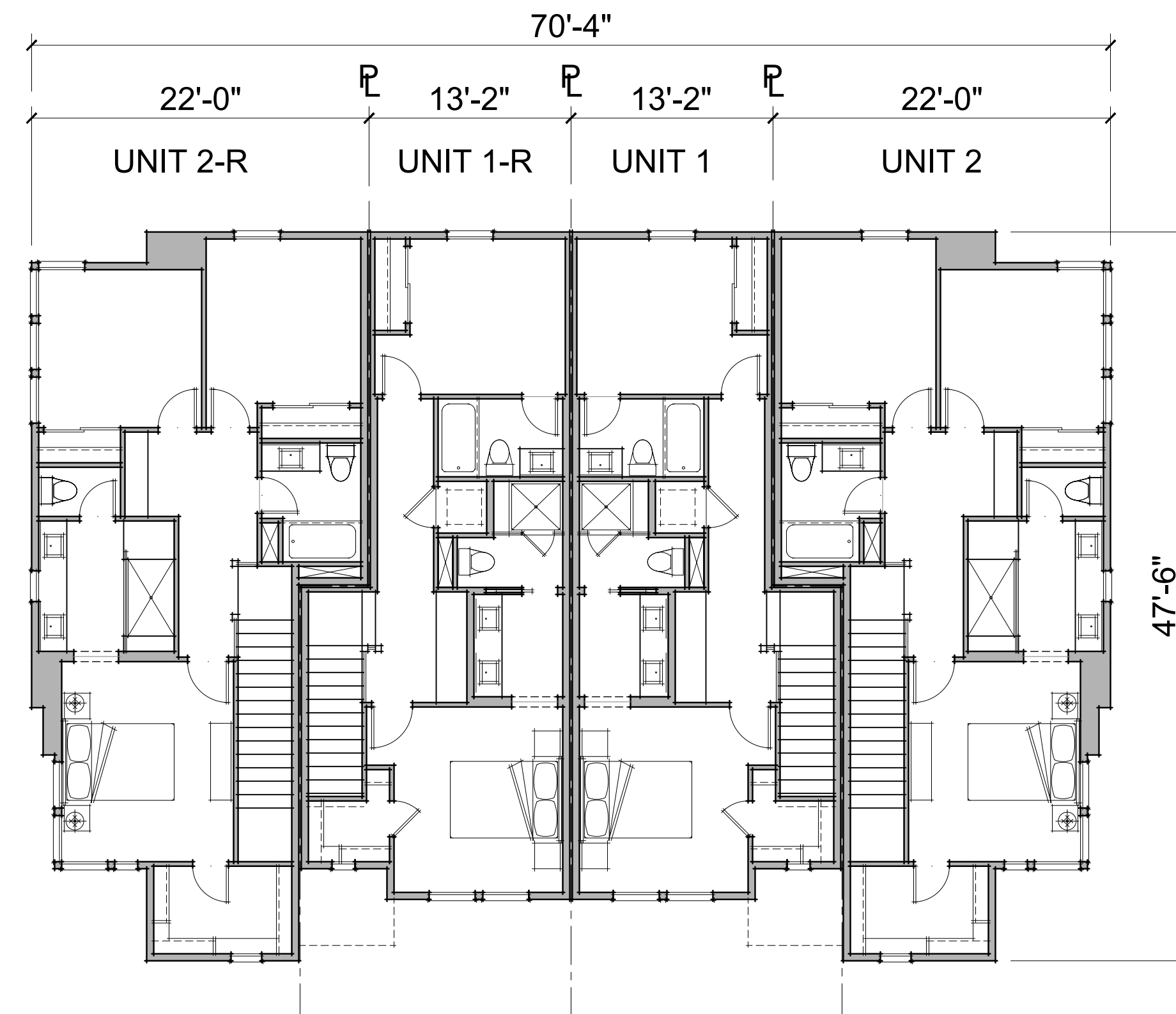
FIRST FLOOR PLAN



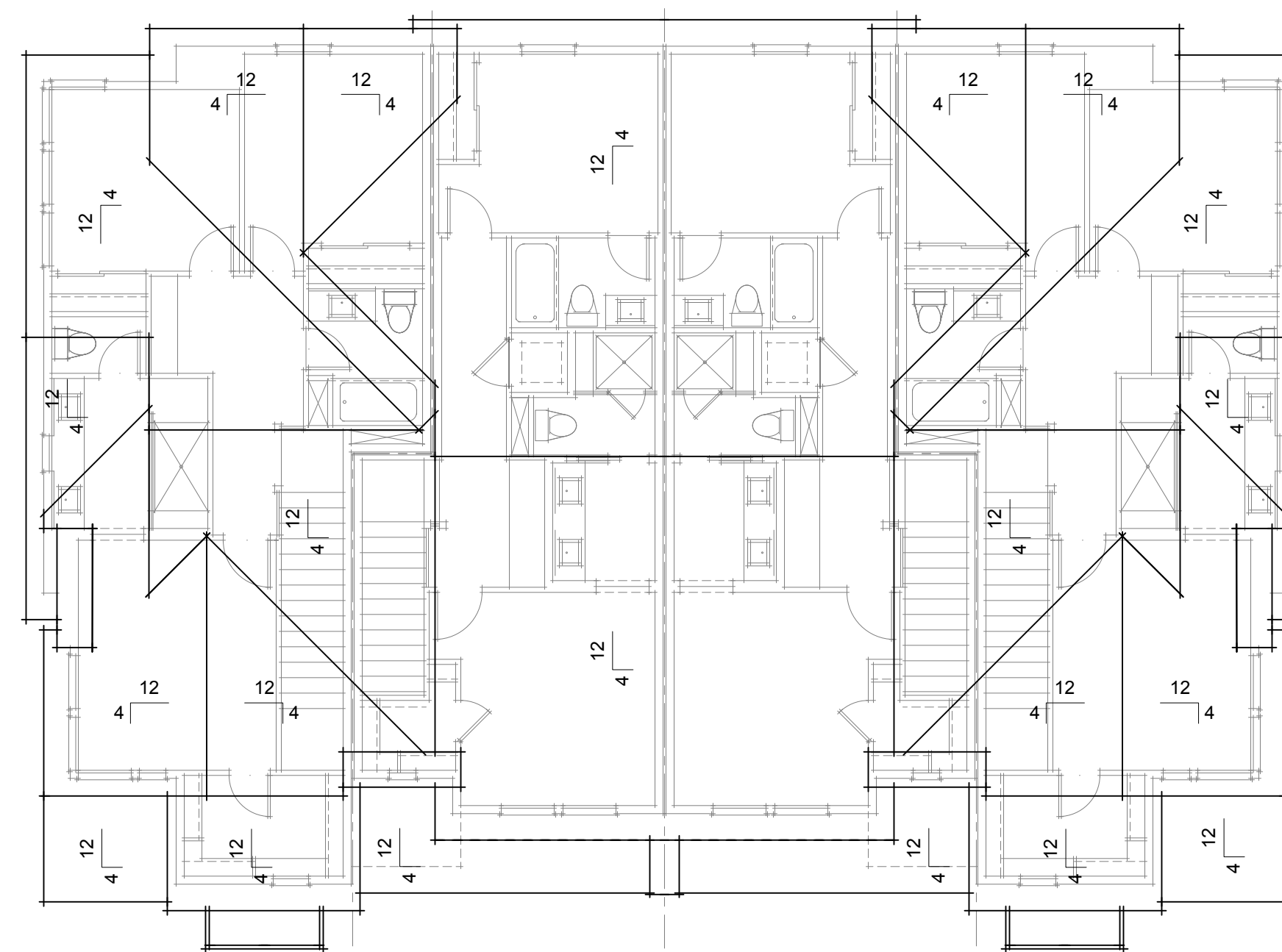
SECOND FLOOR PLAN



BUILDING TYPE 1
4-PLEX



THIRD FLOOR PLAN



ROOF PLAN



BUILDING TYPE 1
4-PLEX

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



A.11

DATE 12-07-2017

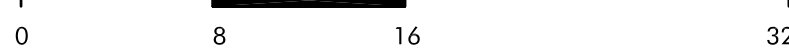
EXTERIOR ELEVATION FINISHES	
1	40 YEAR DIMENSIONAL COMPOSITION SHINGLE ROOFING
2	METAL AWNINGS
3	FIBER CEMENT LAP SIDING WITH 6" EXPOSURE
4	STUCCO FINISH
5	WOOD TRIM SURROUNDS AT FIBER CEMENT SIDING
6	STEEL RAILINGS AT BALCONIES
7	ACCENT PANEL INLAY
8	METAL SECTIONAL GARAGE DOORS
9	ACCENT PAINTED COMPOSITE FRONT DOORS
10	LOW PORCH WALL WITH CAP



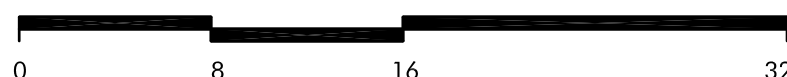
FRONT ELEVATION



REAR ELEVATION

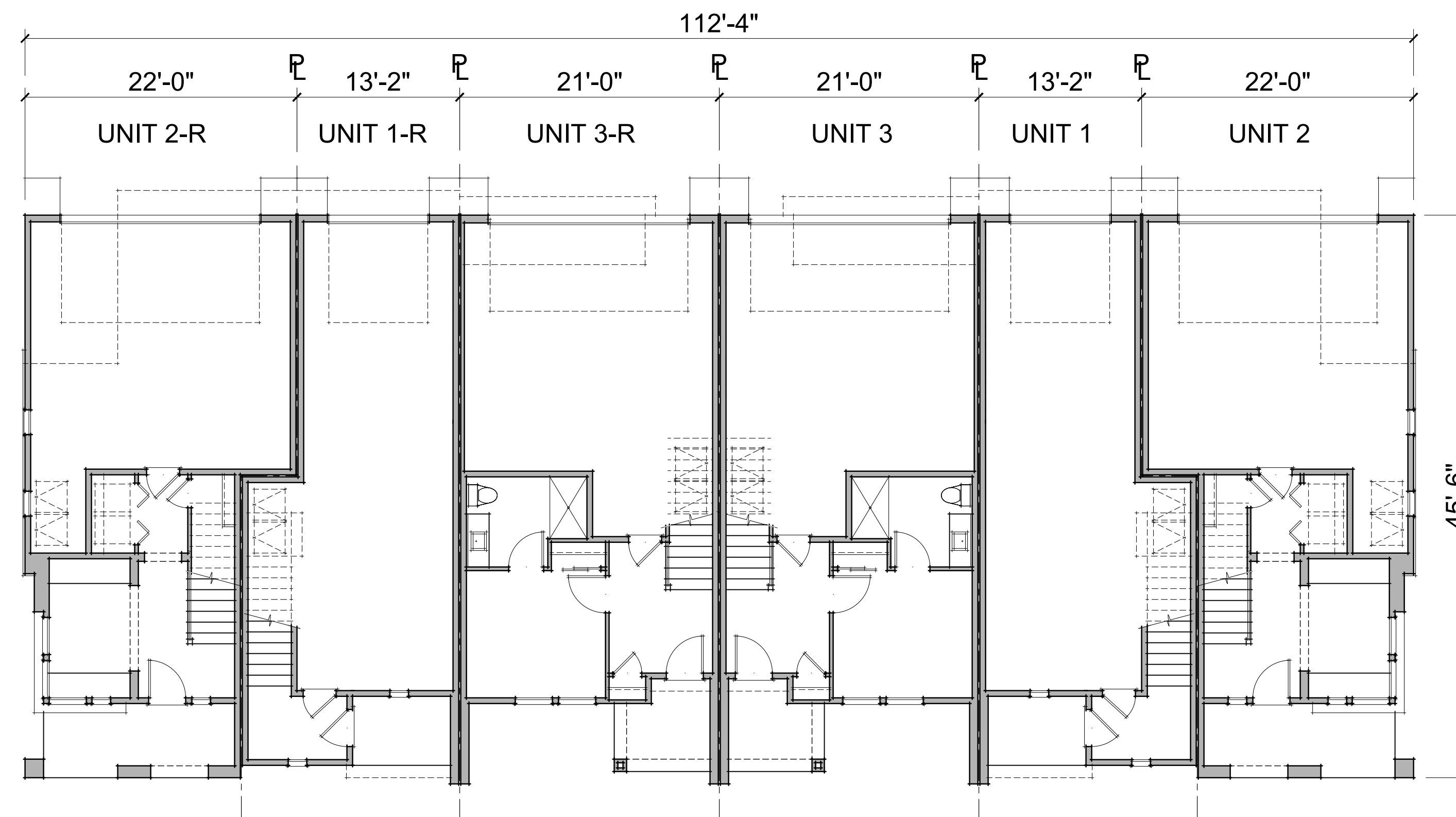


RIGHT ELEVATION
(LEFT ELEVATION SIMILAR)

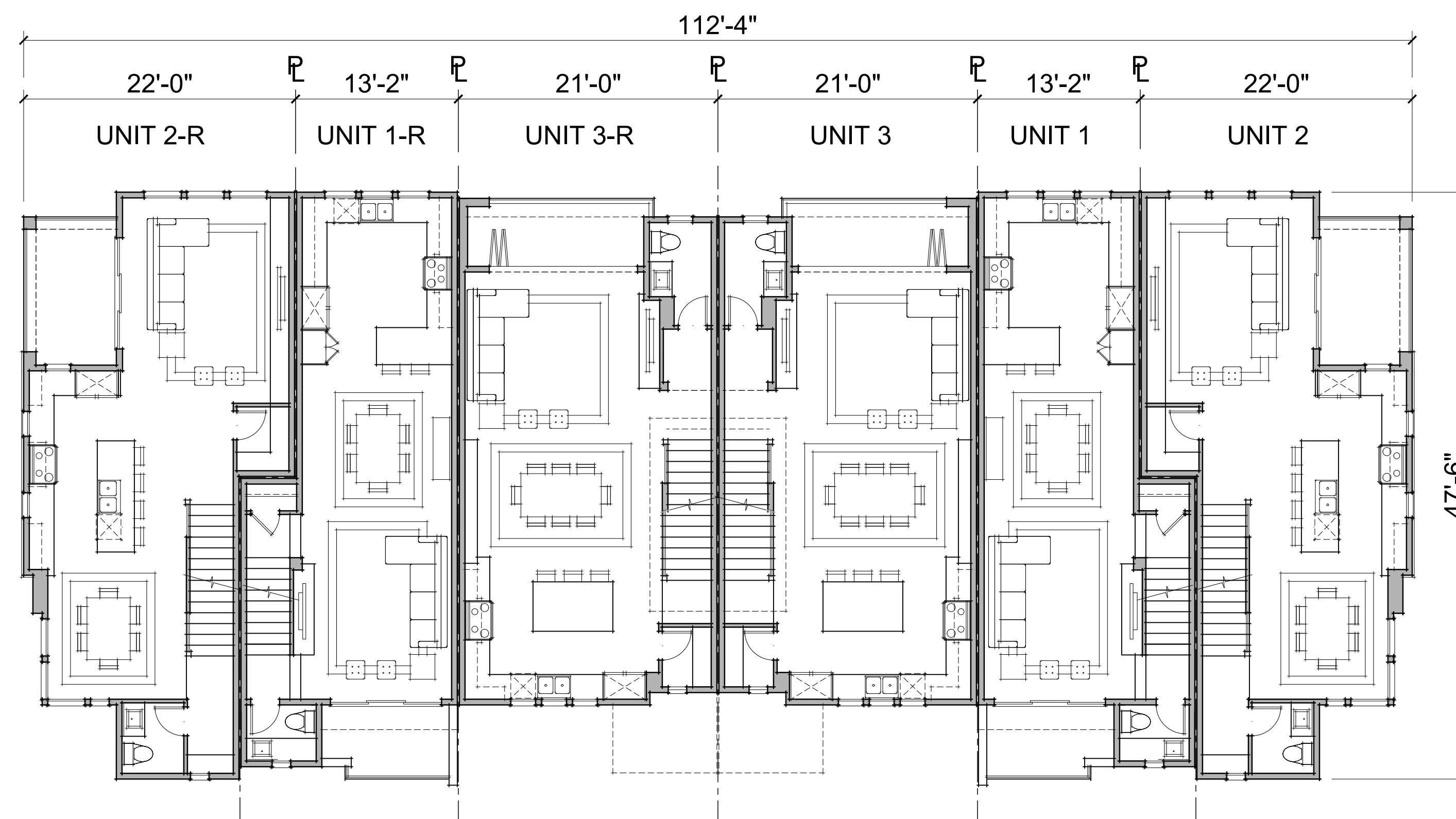


ELEVATIONS
BUILDING TYPE 1
4-PLEX

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



FIRST FLOOR PLAN

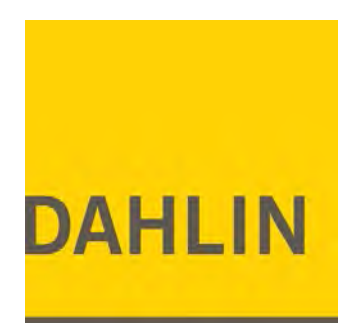


SECOND FLOOR PLAN



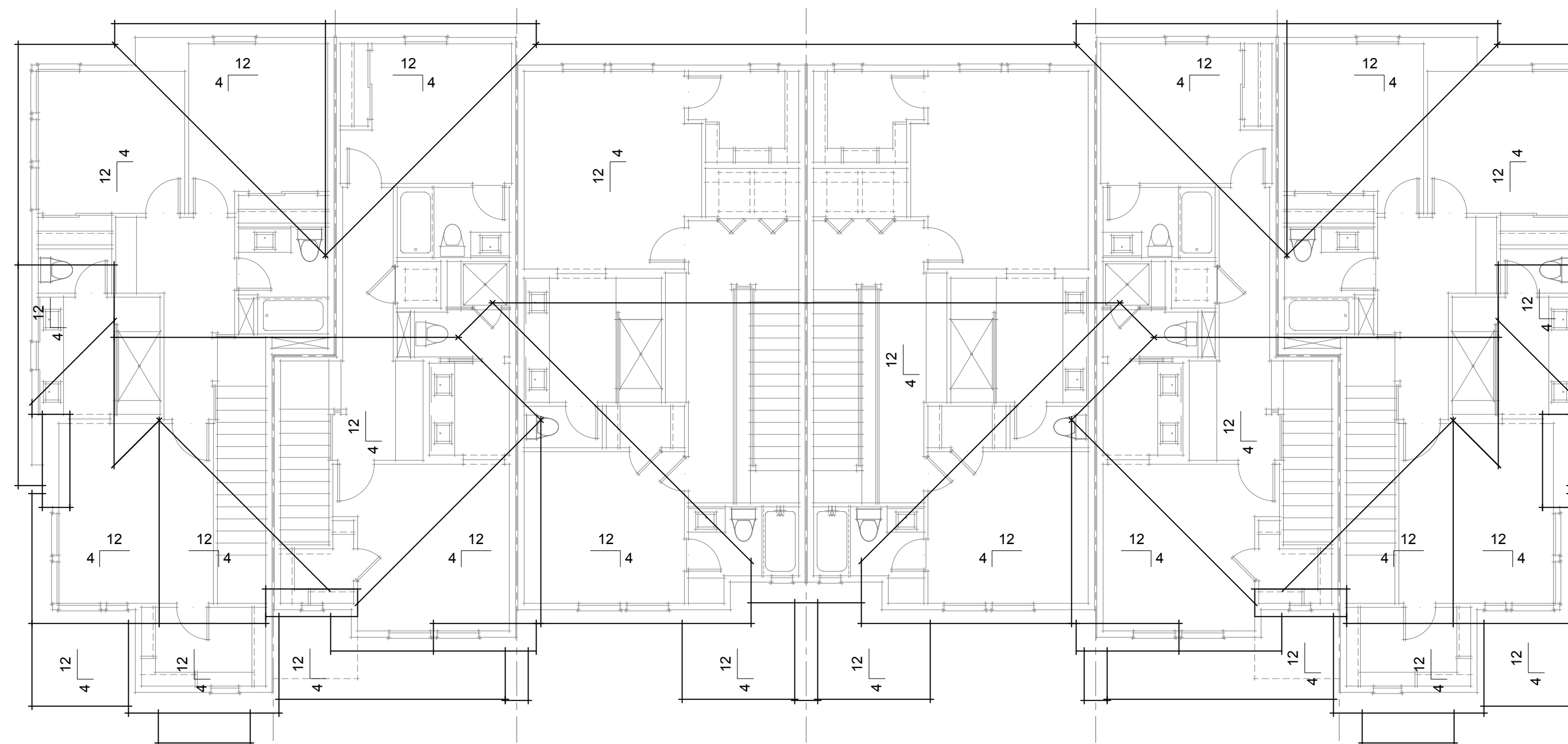
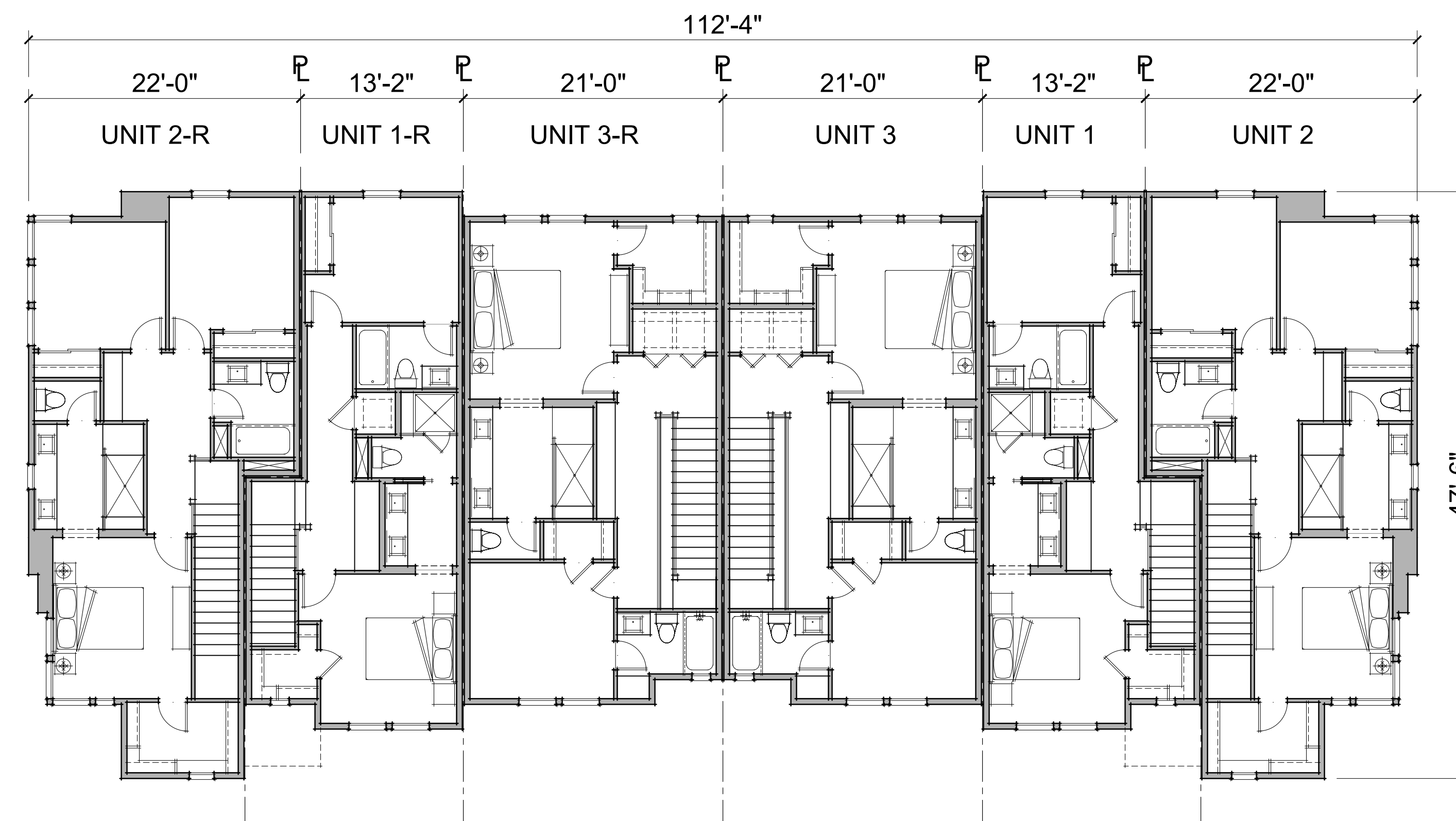
BUILDING TYPE 2
6-PLEX

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



A.13

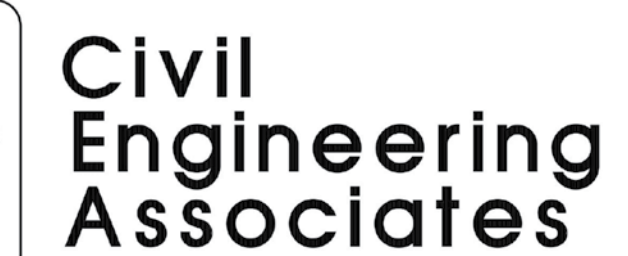
DATE 12-07-2017



BUILDING TYPE 2

6-PLEX

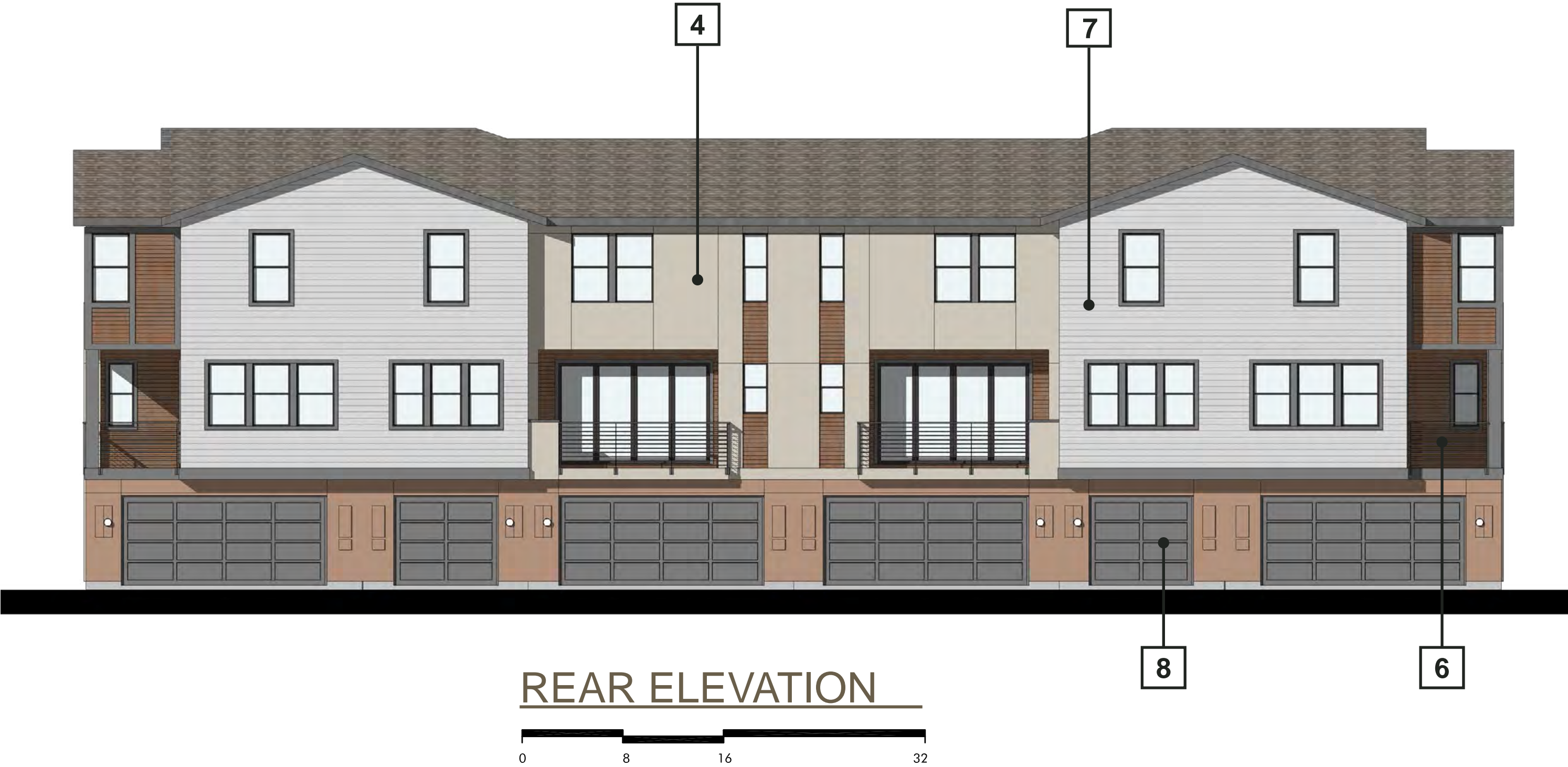
MOONLITE LANES
IN SANTA CLARA, CA
BY PROMETHEUS REAL ESTATE GROUP, INC.



A.14

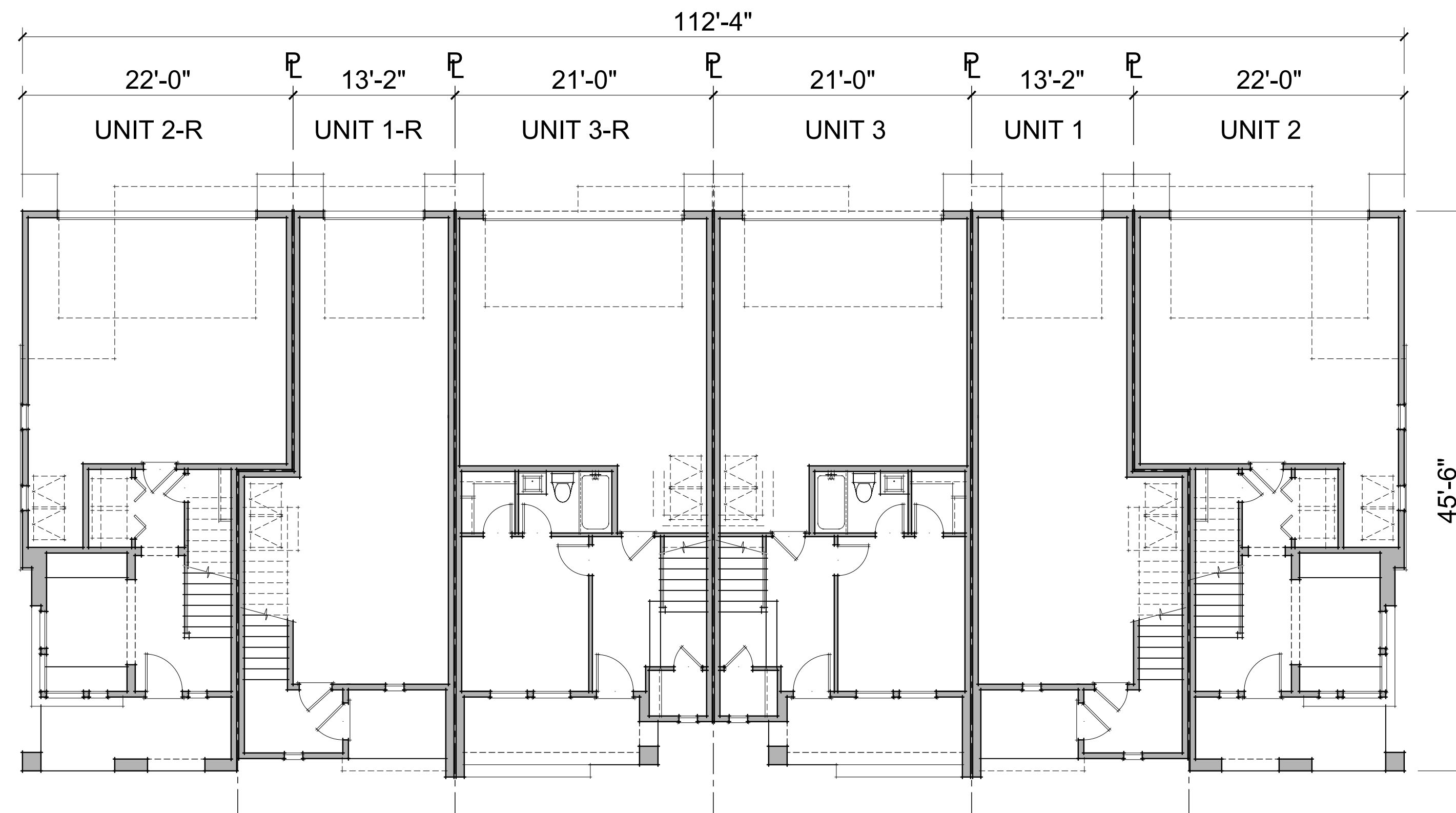
DATE 12-07-2017

EXTERIOR ELEVATION FINISHES	
1	40 YEAR DIMENSIONAL COMPOSITION SHINGLE ROOFING
2	METAL AWNINGS
3	FIBER CEMENT LAP SIDING WITH 6" EXPOSURE
4	STUCCO FINISH
5	WOOD TRIM SURROUNDS AT FIBER CEMENT SIDING
6	STEEL RAILINGS AT BALCONIES
7	ACCENT PANEL INLAY
8	METAL SECTIONAL GARAGE DOORS
9	ACCENT PAINTED COMPOSITE FRONT DOORS
10	LOW PORCH WALL WITH CAP

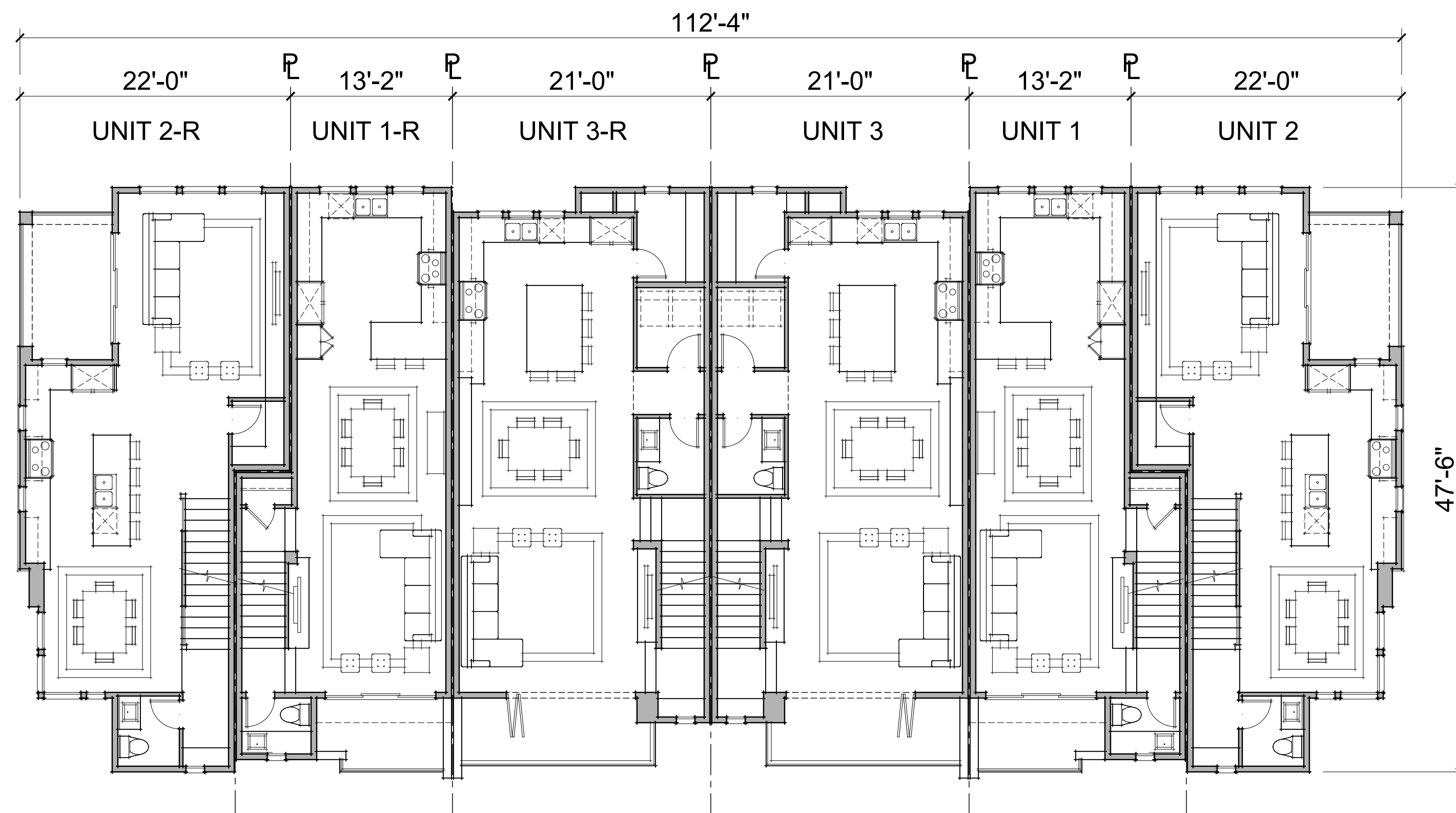


ELEVATIONS
BUILDING TYPE 2
6-PLEX

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



FIRST FLOOR PLAN



SECOND FLOOR PLAN



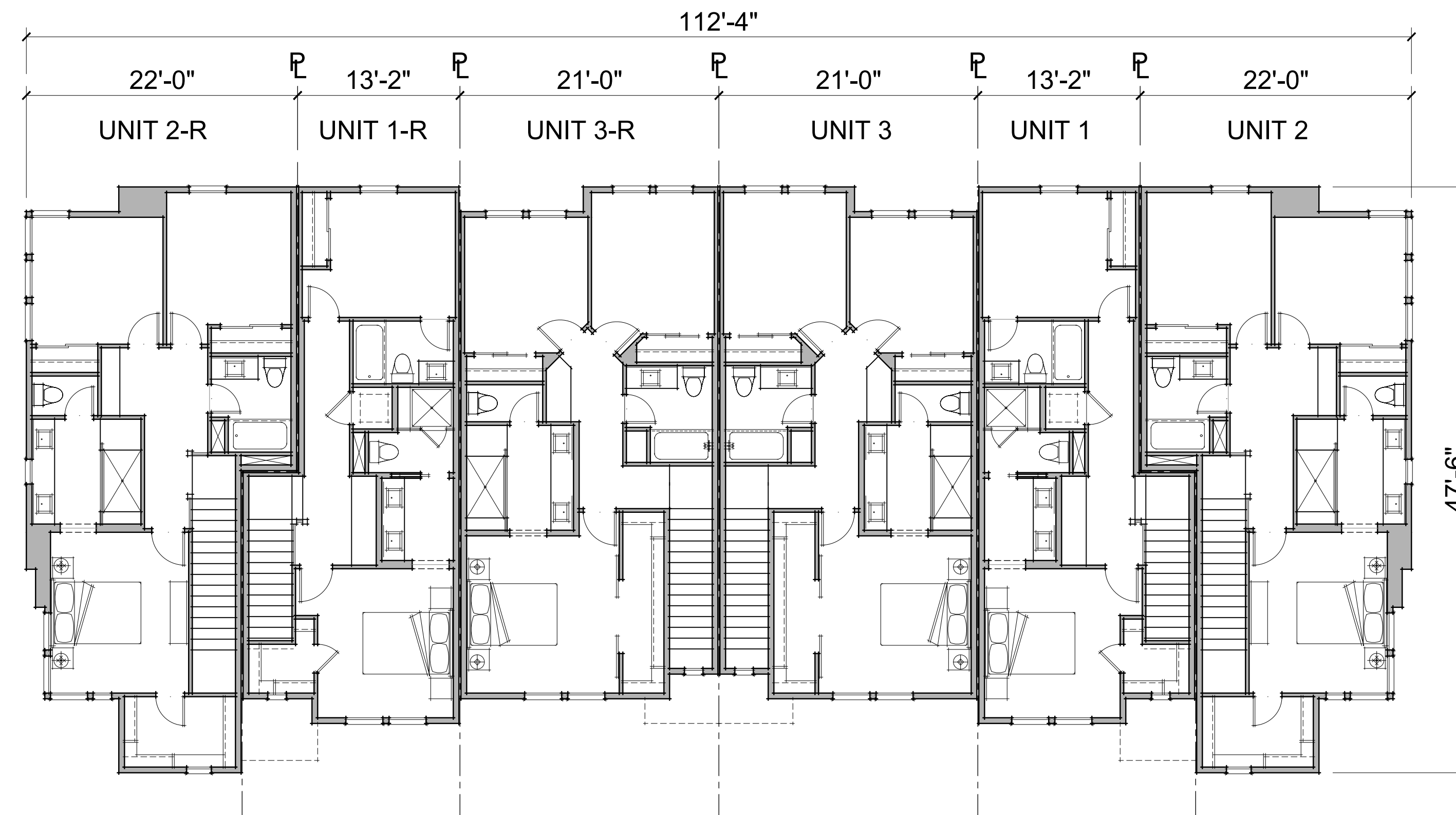
BUILDING TYPE 3
6-PLEX

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

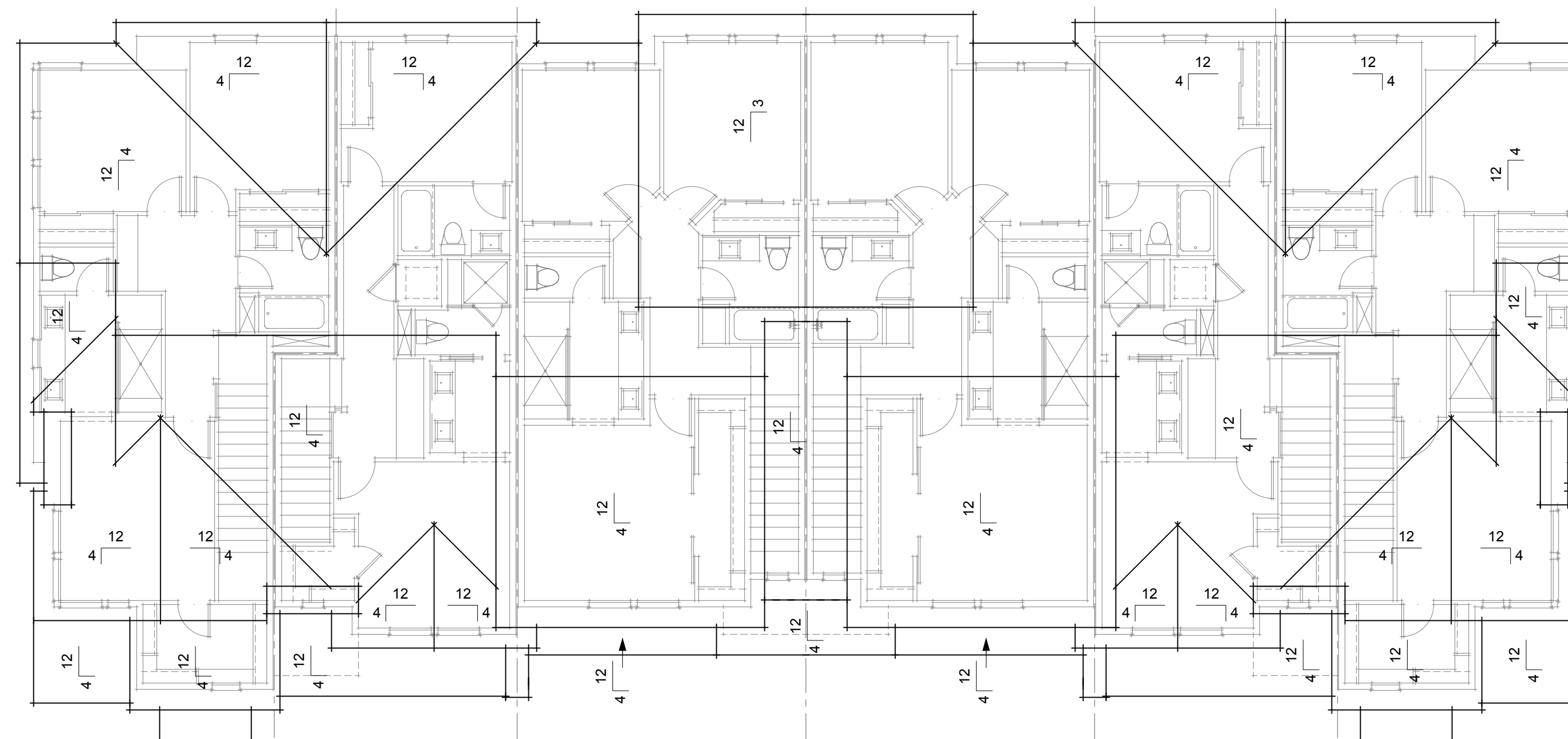


A.16

DATE 12-07-2017



THIRD FLOOR PLAN



ROOF PLAN

0 8 16 32

BUILDING TYPE 3
6-PLEX

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



A.17
DATE 12-07-2017

EXTERIOR ELEVATION FINISHES	
1	40 YEAR DIMENSIONAL COMPOSITION SHINGLE ROOFING
2	METAL AWNINGS
3	FIBER CEMENT LAP SIDING WITH 6" EXPOSURE
4	STUCCO FINISH
5	WOOD TRIM SURROUNDS AT FIBER CEMENT SIDING
6	STEEL RAILINGS AT BALCONIES
7	ACCENT PANEL INLAY
8	METAL SECTIONAL GARAGE DOORS
9	ACCENT PAINTED COMPOSITE FRONT DOORS
10	LOW PORCH WALL WITH CAP



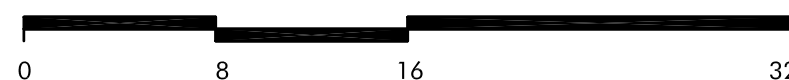
FRONT ELEVATION



REAR ELEVATION

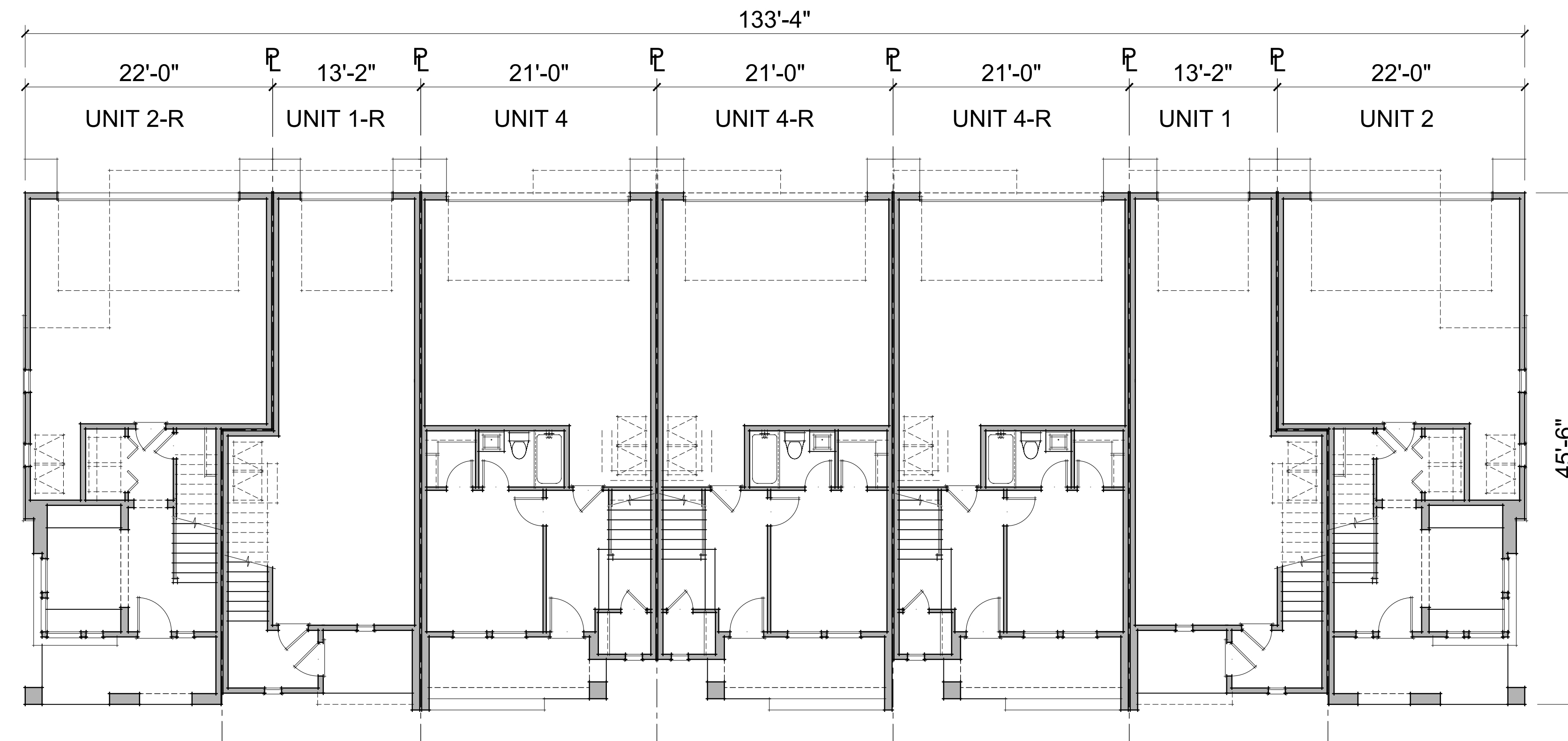


RIGHT ELEVATION
(LEFT ELEVATION SIMILAR)

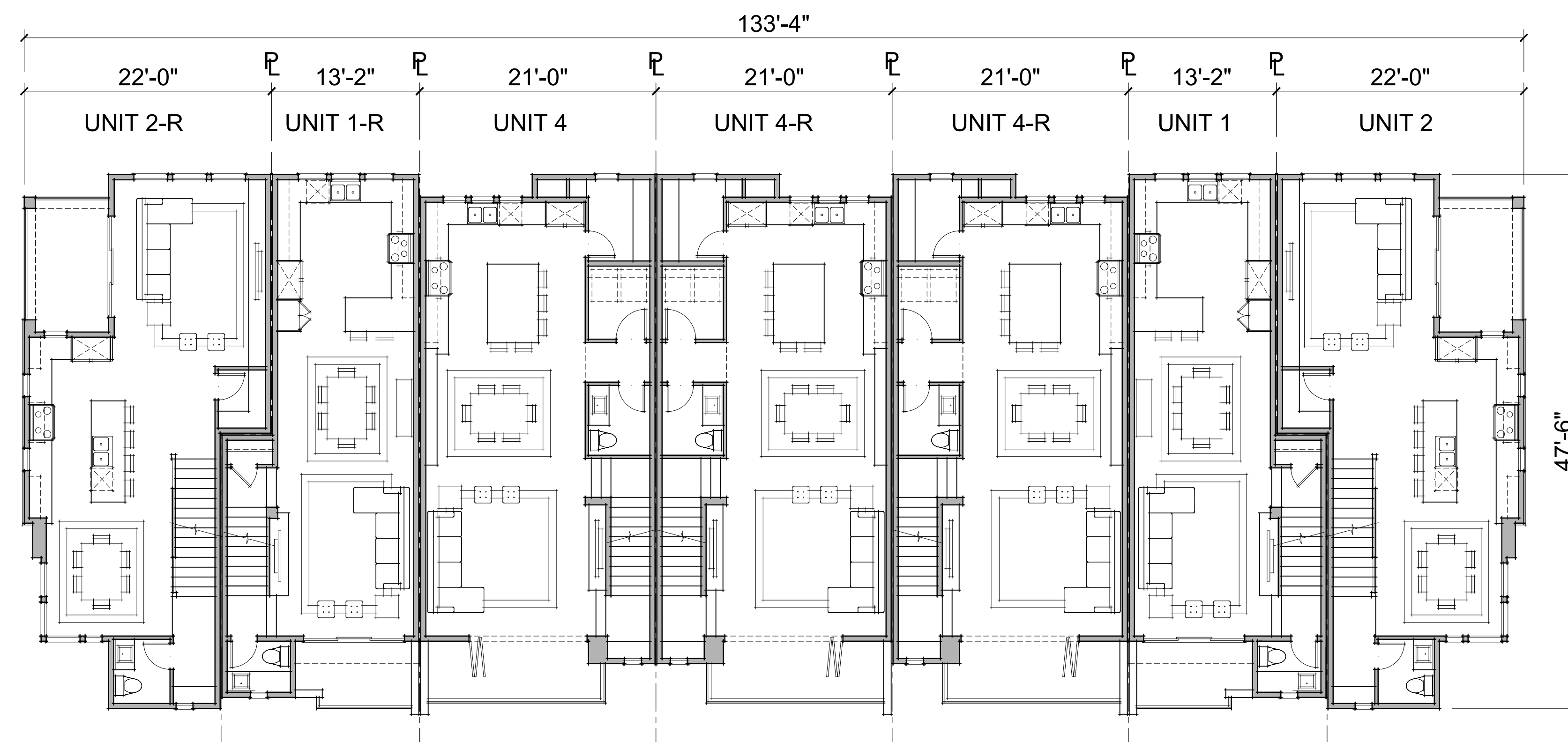


ELEVATIONS
BUILDING TYPE 3
6-PLEX

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



FIRST FLOOR PLAN



SECOND FLOOR PLAN



BUILDING TYPE 4
7-PLEX

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

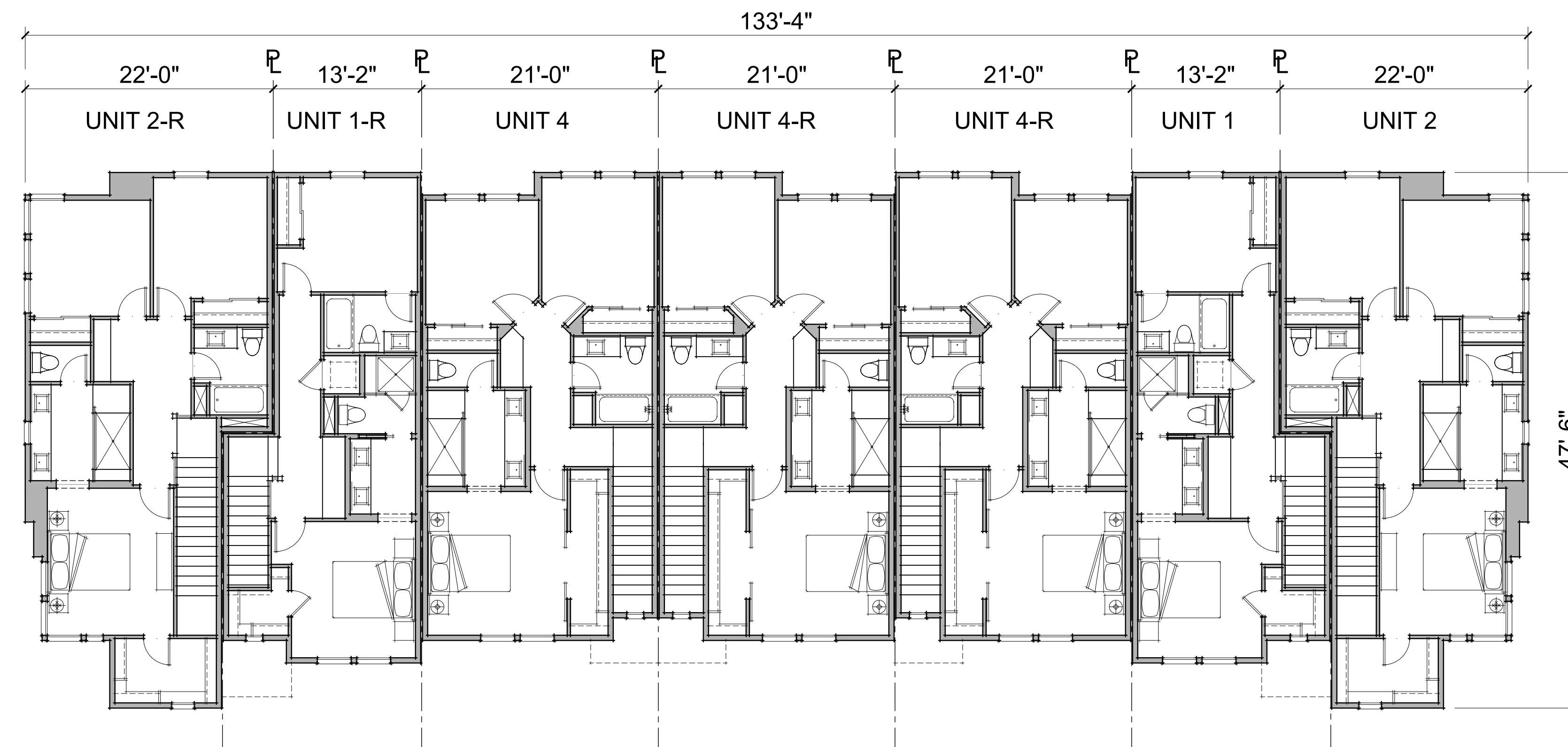


Civil Engineering Associates

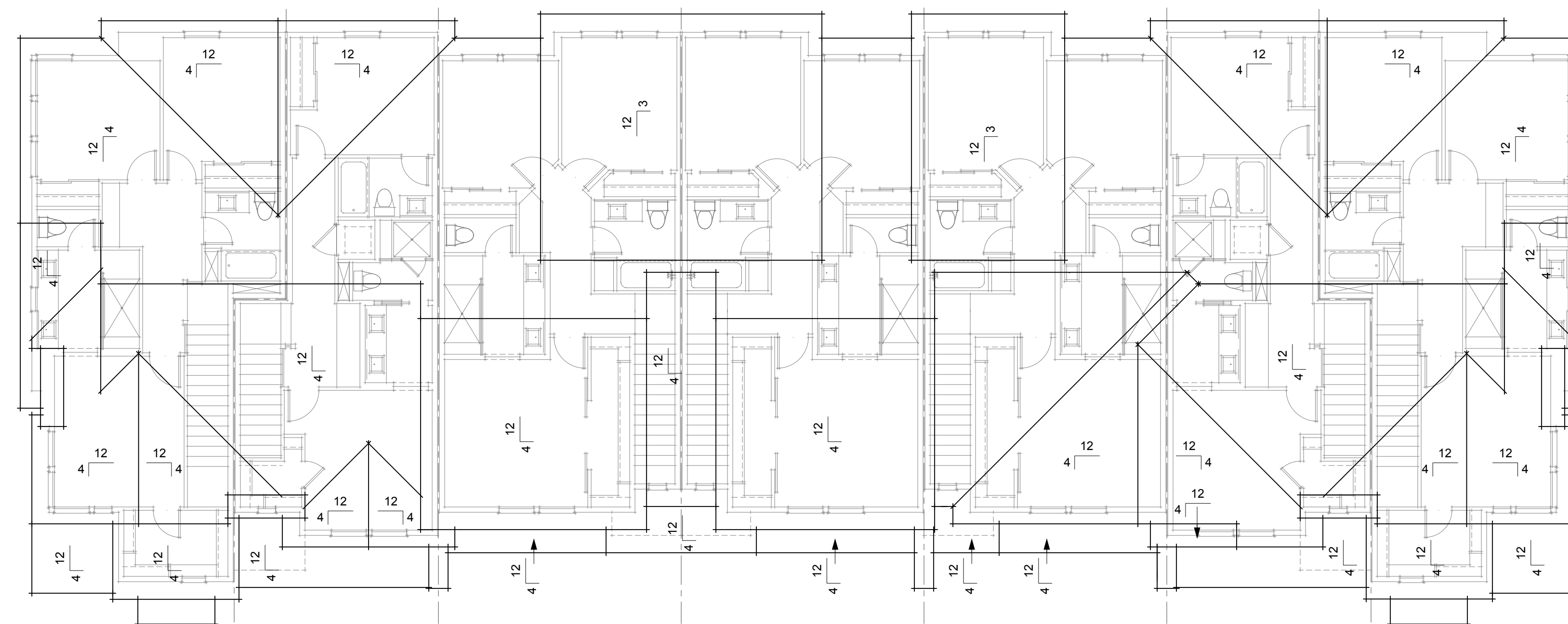


A.19

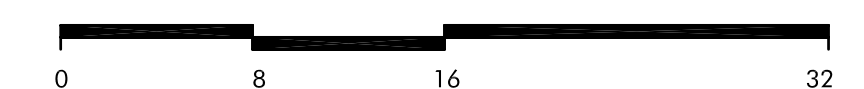
DATE 12-07-2017



THIRD FLOOR PLAN



ROOF PLAN



BUILDING TYPE 4
6-PLEX

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



A.20
DATE 12-07-2017



EXTERIOR ELEVATION FINISHES	
1	40 YEAR DIMENSIONAL COMPOSITION SHINGLE ROOFING
2	METAL AWNINGS
3	FIBER CEMENT LAP SIDING WITH 6" EXPOSURE
4	STUCCO FINISH
5	WOOD TRIM SURROUNDS AT FIBER CEMENT SIDING
6	STEEL RAILINGS AT BALCONIES
7	ACCENT PANEL INLAY
8	METAL SECTIONAL GARAGE DOORS
9	ACCENT PAINTED COMPOSITE FRONT DOORS
10	LOW PORCH WALL WITH CAP

FRONT ELEVATION



REAR ELEVATION

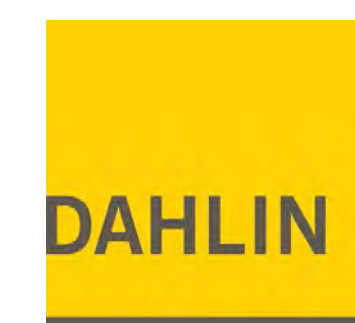


RIGHT ELEVATION
(LEFT ELEVATION SIMILAR)



ELEVATIONS
BUILDING TYPE 4
7-PLEX

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



A.21
DATE 12-07-2017