

VIA EMAIL

March 13, 2018

Ms. Elaheh Kerachian
City of Santa Clara
1500 Warburton Ave
Santa Clara, CA 94050

RE: 575 Benton mixed-use development- General Plan goal and policies

Dear Ela,

This letter is written to demonstrate that the proposed development meets the City's General Plan goals and policies identified below.

5.4.3-G1 Development in proximity to the Santa Clara Station that capitalizes on transit and results in high intensity uses.

The 5.8 acre site is located across the street from the Santa Clara CalTrain station and currently consists low density and low intensity uses including industrial, commercial and residential uses. The proposed development is high-density mixed-use development with 355 residential units including live/work and 22,000 SF commercial space with a 6-story garage structure. This type of development is consistent with this GP policy of locating higher intensity uses in close proximity to the train station.

5.4.3-GS a mix of uses, with emphasis on office, hotel and residential development.

The proposed mixed-use development includes a focus on residential with a density of 61 du/acre. Higher density residential is the highest and best use for transit oriented development.

5.4.3-P7 Provide appropriate transition between new development and adjacent uses consistent with General Plan Transition Policies.

The proposed development fronts along El Camino Real, Benton and The Alameda. Retaining the two historical homes along The Alameda and creating a public park area adjacent to the two homes further reduces the massing along The Alameda which is adjacent to a single family residential neighborhood across Fremont Street. This lower massing creates a desired transition of single family and open space to gradual increase to 3 to 4 stories from The Alameda east to El Camino Real.

5.4.3-P10 Orient building and street frontages to the ground level with residential entries, stoops and windows and commercial storefronts.

The proposed development fronts along El Camino Real, Benton and The Alameda. The commercial spaces along El Camino Real and Benton will include commercial storefronts with direct access from the

sidewalk. The residential units along The Alameda will include stoops with direct access to the units creating the street level access desired. The Benton live/work units will have commercial storefronts with access to the live/work units from Benton which also creates the street level access desired for the Santa Clara Station Area.

5.4.3-P11 Encourage parking consolidation, alternate parking arrangements or reduced parking ratio within the Santa Clara Station Focus Area to promote the use of alternate transportation modes.

The proposed residential parking ratio of 1.5 spaces/residential unit is lower parking ratio than for typical residential developments. The close proximity to the CalTrain station and studies of other developments located in similar proximity to transit support a lower than typical parking ratio. Additionally, it is anticipated that residential parking will be shared with retail parking and vice versa during certain hours.

5.4.3-P12 Minimize surface parking by requiring below-grade or structured parking facilities with active uses along the street frontages.

The proposed development includes a 6-story garage structure to accommodate both residential and commercial parking. Further to the GP policy, the El Camino Real frontage will include residential and commercial uses. The Benton frontage will include commercial uses. Therefore, meeting the intent of this policy.

In addition to the above Santa Clara Station Area goals and policies, the proposed development meets ***General Plan Section 5.6.1-G1 Preservation of historic resources and neighborhoods.***

The current approvals identify two historical homes to be relocated within the City of Santa Clara. The proposed development plan retains the two homes as part of the development site, thereby, preserving the historical resources in their original neighborhood which is a General Plan goal.

5.10.1- P4 Protect...all other trees over 36 inches in circumference measured from 48 inches above-grade on private and public property as well as in the public right-of-way.

Along The Alameda on private property exists a magnolia tree with a 35" diameter. While this tree is not 36" diameter as the policy notes, it is noteworthy to mention that this tree is intended to be preserved in its current location.

In summary, by creating a well-designed mixed-use, residential community, the proposed plan is an opportunity to help the City achieve not only many of the overall General Plan goals, but also helps achieve many of the Santa Clara Focus Area goals and policies which include (and is noted in the current Development Agreement):

- Redevelopment of underutilized properties.
- Maintaining the integrity and character of existing residential neighborhoods with improved pedestrian amenities and local-serving retail as well as retail to serve the Santa Clara CalTrain Station.

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- Helping meet the city's housing goals, therefore, improving the jobs/housing balance within the City.
- Providing higher-density development along established transit corridors.
- Creating a residential community of such design, scale and character that complements and enhances the character of the surrounding area and uses.
- Provide additional affordable units and thereby improve the range of types and levels of affordability of residential units within the City of Santa Clara.

Thank you for your continued support of this development proposal.

Sincerely,
Prometheus Real Estate Group

Marilyn Ponte
Development Director