



March 14, 2018

Via Email (acrabtree@SantaClaraCA.gov)

Andrew Crabtree
Community Development Director
City of Santa Clara
1500 Warburton Avenue
Santa Clara, CA 95050

Re: Development Agreement for Mission Town Center (Mixed Use) Between The City of Santa Clara and 575-675 Benton Street LLC and Ordinance No. 1952

Dear Mr. Crabtree:

We write on behalf of Benton and El Camino, LP, ("Developer") the current owner of the Mission Town Center property that is the subject of the above-referenced Development Agreement (a copy is attached for your reference), and successor-in-interest to 575-675 Benton Street LLC, the former owner of the property.

Pursuant to the Development Agreement Section 11 (and the minor change process in 11.2.b.) and City Code 17.10.290, Developer requests an amendment to the above-referenced Development Agreement to reflect the new ownership and the following matters:

Introductory Paragraph: Amend name of Developer to Benton and El Camino, LP, a California limited partnership.

Recitals, D and Section 2.5 "Permitted Uses": Amend (i) the number of rental apartment units to 355 (from 318) and related amendment to increase residential density if necessary and (ii) the conditioned amenity and leasing space in the residential buildings to approximately 5,000 to 6,000 gross square feet (from approximately 10,000 gross square feet). As discussed with City staff, the amenities will be relocated to roof level of the garage for access to extraordinary views to the south and west and will include a state-of-the art pool, spa, club room and fitness room, while also preserving three distinctive courtyards on grade, and the pet spa and leasing office, also on grade.

Recital E and Exhibit B: Amend if necessary to indicate increase in height from 73 feet to 86'6" feet (to top of parapet) for rooftop amenities area within the interior garage area, out of line of site from grade.

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4.5.a "Relocation of Historic Architectural Resources": Amend to delete this requirement since the two historic homes at 3370 The Alameda and 3410 The Alameda will remain on-site, and this section concerning relocation of the homes is inapplicable.

4.8.a.(i) "Parkland Dedications – Public Plazas": Amend to one contiguous parkland dedication of approximately 0.14 acres (from two public plazas of approximately 0.15 acres).

4.8.b "Fees Due in Lieu of Parkland Dedication": Amend as necessary to reflect any recalculation/credits including based on new unit count. It is my understanding that Parks & Recs has prepared an updated calculation.

4.11 "Voluntary Transportation Contribution": Amend to state that Developer shall make improvements serving the property totaling up \$310,000. Improvements may include enhanced crosswalks, bicycle lockers, for example.

17.1 "Notices": Amend to delete former owner's contact information and add current Developer's contact information.

We look forward to working with you on this. Thank you for your consideration and assistance. Please contact Marilyn Ponte at [REDACTED] or at [REDACTED] with any questions.

Sincerely,

[REDACTED]
Jonathan Moss
EVP and Partner

cc: Alexander Abbe, City Attorney, via Email
Manuel Pineda, Assistant City Manager, via Email
Elaheh Kerachian, Associate Planner, via Email