

January 4, 2019

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

Re: 2232-2240 El Camino Real – PD Rezoning Entitlement [PLN2017-12723] - Extension Request

Dear Andrew,

The following letter is submitted pursuant to Section 18.54.070(b) of the Santa Clara Municipal Code to formally request the extension of the PD Rezoning Entitlement and Architectural approvals for the 2232-2240 El Camino Real Mixed Use Senior Apartment project for a period of two years. Since the project was approved, SummerHill has closed escrow on both parcels and we look forward to continue working with the City on this exciting project, which will provide a needed asset to the Santa Clara community.

As you are aware, significant changes were made during the approval process, including converting the project from non-age restricted apartments to senior apartments. As a result, SummerHill decided to take time to find a partner experienced in developing senior housing. SummerHill has now partnered with an experienced local senior housing developer and is working with that entity. Construction drawings are being developed, a \$1.5 million investment, with submittal for building permit plan check anticipated in August.

In addition, as you will recall, there are unique existing easements and site conditions requiring us to perform extraordinary work prior to the start of building construction. This work includes rerouting the existing underground public utilities that cross the project site and serve adjacent properties, followed by the implementation of a Santa Clara County-approved removal action work plan (RAW) to address impacted soils. SummerHill has recently perfected its agreements with the adjacent property owners regarding the easements and has approval from Santa Clara County to proceed with the RAW. Construction drawings for the rerouting are being developed and the work anticipated start in August.

Since acquiring the property, we have also allowed the Mayuri Restaurant to continue to remain in operation rent-free.



COMMUNITIES OF DISTINCTION

Thank you for your consideration. Please let me know if you have any questions or need additional information.

Sincerely,

A handwritten signature in blue ink, appearing to read "Elaine Breeze".

Elaine Breeze

Vice President of Development

Cc: Reena Brilliot, Planning Manager
Linda Klein, Esq., Cox Castle