

Brookwood Equities

ATLANTA
LOS ANGELES
PALM BEACH
SAN FRANCISCO
SEATTLE

April 19, 2018

Jeff Schwilk
Community Development Department of Santa Clara
1500 Warburton Avenue
Santa Clara, CA 95050

Subject: 2500 ECR Updated Planning Application

Dear Jeff:

Please find the attached updated Planning Application for 2500 El Camino Real to accompany our PCC submittal.

Please let me myself know if you have any questions. We look forward to continuing to work with you on this process.

Sincerely,

Alan Katz

Envision. Advance. Assure



PLANNING APPLICATION

CITY OF SANTA CLARA PLANNING DIVISION

1500 Warburton Avenue, Santa Clara, California 95050

(408) 615-2450 Fax: (408) 247-9857

E-mail Planning@santacalaraca.gov

Website: www.santacalaraca.gov

See reverse side for application requirements

APPLICATION FOR:

(Please check all applicable boxes)

- ☐ VARIANCE
- ☐ USE PERMIT
- ☐ ZONING CHANGE
- ☐ TENTATIVE MAP
- ☐ TENTATIVE PARCEL MAP
- ☐ LOT LINE ADJUSTMENT
- ☐ MODIFICATION
- ☐ SPECIAL PERMIT
- ☐ HISTORICAL & LANDMARKS COMMISSION
- ☒ GENERAL PLAN AMENDMENT
- ☐ OFF-SITE PARKING PERMIT
- ☒ (OTHER):

ARCHITECTURAL REVIEW FOR:

- ☐ RESIDENTIAL
- ☐ NON-RESIDENTIAL
- ☐ MIXED-USE
- ☐ LANDSCAPE
- ☐ SIGNS
- ☐ TEMPORARY SIGNS

FOR PLANNING STAFF USE ONLY

Checked in by: _____ on _____

Fee: _____ Receipt number: _____

PCC-SC meeting date: _____

Tentative Commission date: _____

Tentative AC meeting date: _____

File number(s): _____

ENVIRONMENTAL REVIEW:

☐ EXEMPT ☐ NEG DEC ☐ EIR

Fax to: _____

Fax #: _____

Project Address: 2400 - 2570 El Camino Real and 2565 Arroyo Drive

Building area: See Attached (SA) square feet

County Assessor's Parcel Number (APN): S A - - - - -

Gross lot area: _____ acres / square feet

Development Project Description: SA

Hazardous Wastes and Substances Statement (Calif. Gov. Code 65962.5):

- ☒ This site is not included on the Hazardous Wastes and Substances Sites List
- ☐ This site is on the Hazardous Wastes and Substances Sites List.
(A copy of this list is available in the Planning Office)

Date of list: 01/19/2016

Regulatory ID #: _____

☒ Urban Runoff Pollution Prevention Program (URPPP) information provided to applicant
Please print all information legibly, including correct zip code.

Applicant: Alan Katz

Mailing address: One Embarcadero C

Day phone: (415) 402-0202

Company: Brookwood Equities

City: San Francisco

Fax #: _____

Signature: _____

Zip code: 94111

E-Mail (Optional): akatz@brookwoodgroup.com

Property Owner: Lou Mariani

Mailing address: 2500 El Camino Real

Day phone: (408) 243-1431

Company: El Camino ECR LLC

City: Santa Clara

Fax #: _____

Signature: _____

Zip code: 95051

E-Mail (Optional): loumariani@comcast.net

NOTE: Please attach the names and full addresses, including zip codes, of all other involved parties to which you would like agendas and minutes sent.

Statement of justification for the above APPLICATION (this statement will be included in the staff report to the Planning Commission; a separate statement may be attached, if necessary): Contact staff for assistance on preparing a statement.

SA

Tentative Map / Tentative Parcel Map / Lot-Line Adjustment application only:

Engineering firm: Mission Engineers

Engineer's name: Philippe Auger

Address: 2355 De La Cruz Blvd

Phone #: (408) 727-8262

Santa Clara, CA 95050

Fax #: (408) 727-8285

Internet E-Mail (Optional) mission@missionengineersinc.com

Engineer's signature

STAFF COMMENTS:

TO BE COMPLETE, IN ADDITION TO FILING THE APPROPRIATE APPLICATION FEES AND ANY REQUIRED ENVIRONMENTAL INFORMATION, THE FOLLOWING PLANS AND DATA MUST ACCOMPANY THE PLANNING APPLICATION, BASED UPON THE TYPE REQUEST BEING MADE:

Note: All submittals must be black line drawings. No blue line drawings will be accepted

<u>TYPE OF REQUEST</u>	<u>Required materials to be submitted (stapled and collated)</u> (Please refer to the SCHEDULE below)
Application for:	
VARIANCE, USE PERMIT, or ZONING CHANGE.....	12 COPIES of A; 12 COPIES of B; 12 COPIES of C; 1 COPY of D
MODIFICATION.....	4 COPIES of A; 4 COPIES of B; 4 COPIES of C
TENTATIVE MAP, TENTATIVE PARCEL MAP, or LOT-LINE ADJUSTMENT.....	12 COPIES of A; One (1) 8 1/2" x 11" reduction of A
HISTORICAL and LANDMARKS COMMISSION.....	11 COPIES of A; 11 COPIES of B; 11 COPIES of C; 1 copy of D All copies by 11"x17"
SPECIAL PERMIT, GENERAL PLAN AMENDMENT, or TEMPORARY SIGN PERMIT, OFF-SITE PARKING PERMIT	(See Planning Division Personnel)
Architectural Review for:	
RESIDENTIAL, NON-RESIDENTIAL, or MIXED-USE.....	4 COPIES of A; 4 COPIES of B; 4 COPIES of C
LANDSCAPING.....	4 COPIES of E; 4 COPIES of F
SIGNS.....	4 COPIES of G; 4 COPIES of H

GENERAL NOTES:

- ☒ A non-refundable filing fee must accompany this application, when applicable; checks payable to the City of Santa Clara.
- ☒ Extra copies of these materials and/or additional information, such as photos or exterior-surface-material samples, may be requested by staff based upon pre-application discussions or upon review of application.
- ☒ All applications and materials, including reductions, must be LEGIBLE in order for the application to be deemed complete.
- ☒ An application may be deemed incomplete and its review delayed if any of the required materials are not provided.

REQUIRED PLANS

- A. **Fully dimensioned SITE PLAN showing:**
- ☒ Property lines, including distance from street centerlines and face of curb; official plan lines for streets; building setback lines; all easements and public/private utilities; fences
 - ☒ Lot square footage, building square footage (including carports, covered patios, sheds, etc.); percent of lot coverage
 - ☒ Existing and proposed buildings and other structures (including roof peaks and overhangs)
 - ☒ Driveways, parking spaces and circulation (including sidewalks); planted areas (see landscaping checklist if applicable)
 - ☒ Trash enclosures (except for single-family residential); screens for roof-mounted or ground mounted tanks, equipment, etc.
 - ☒ Exterior lighting (except for single-family residential)
 - ☒ Required and proposed parking layout and data (including compact and handicapped stalls) and restaurant seating counts
- B. ☒ **FLOOR PLAN** indicating existing and proposed areas (including interior dimensions of covered parking areas)
- C. **Fully dimensioned ELEVATIONS showing:**
- ☒ All principal proposed views; Existing elevations (including materials)
 - ☒ Proposed materials, textures and colors of exposed surfaces
- D. ☒ **One 8 1/2" X 11"** reduction of each sheet in A., B. and C.
- E. **Fully dimensioned LANDSCAPE SITE PLAN showing:**
- ☒ Property lines, including distance from street centerlines and face of curb; existing and proposed building outlines
 - ☒ Major underground utilities (including existing underground wells or tanks)
 - ☒ Existing trees with trunks over one foot in diameter
 - ☒ Outline of all planted areas showing the required 6-inch concrete curbing
 - ☒ Precise location, or pattern and spacing of all plants (keyed to schedule in paragraph AFa); location and topography of berms
 - ☒ Required irrigation system showing complete coverage
 - ☒ Right-of-way planting (if applicable)
- F. **Schedule of Plantings, preferably in table form, showing:**
- ☒ Botanical name; common name; size (container size, height, trunk diameter, spread); total number and spacing
- G. **Fully dimensioned SITE PLAN showing:**
- ☒ Property lines, including distance from street centerlines and face of curb; official plan lines for streets, building setback lines and any existing or planned above ground utilities, easements in the area of the request
 - ☒ All buildings and structures
 - ☒ Location of all existing and proposed signs; sign setbacks from property lines and structures
- H. **Fully dimensioned SIGN ELEVATIONS showing:**
- ☒ Each sign, existing and proposed, showing materials and colors
 - ☒ The building face or marquee with proposed signs attached (except for free-standing signs)
 - ☒ Square footage of all existing and proposed signs
- I. **Green Building Checklist for Planning Applications:** (Required for all Planning Applications)
- ☒ Complete Appropriate Check List
- J. **El Camino Real Corridor Development Guidelines:** (Required for all Development Applications located on El Camino Real)
- ☒ Complete Check List

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APPLICANT'S ATTACHMENT PAGES to



PLANNING APPLICATION

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For

2490 – 2570 EL CAMINO REAL AND 2565 ARROYO DRIVE

1. COUNTY ASSESSOR'S PARCEL NUMBER (APN) and SITE AREA:

West Site: 143,229 SQ. FT. (3.29 Acres)

- 2570 El Camino Real APN: 290-46-001
- 2550 El Camino Real APN: 290-46-002
- 2565 Arroyo Drive APN: 290-46-003

East Site: 167,674 SQ. FT. (3.84 Acres)

- 2500 El Camino Real APN: 290-46-016
- 2490 El Camino Real APNs 290-46-015 and 290-46-017

2. DEVELOPMENT PROJECT DESCRIPTION

The project proposes to demolish existing on-site structures and construct a mixed-use development with hotel and residential uses on the West Block (west of Buchanan Drive) and residential uses on the East Block (east of Buchanan Drive).

West Block

The proposed West Block development would include two six-story hotel structures (one with 207 rooms and one with 104 rooms) and a three-story, 30-unit apartment development. Accessory uses, such as a restaurant, bar, and banquet rooms are also proposed as part of the hotel development. The hotel structures would be oriented toward El Camino Real and the 30 apartment units would be face Arroyo Drive. The project includes a four-level parking garage (one level below-grade, one at-grade and two above-grade levels of parking) that would be surrounded almost entirely by the proposed hotel and apartment structures. Access to the parking garage would be provided via a driveway on El Camino Real and a driveway on Buchanan Drive.

East Block

A total of 232 apartment units and 20 townhomes are proposed for the East Block. The apartments would be located within a predominantly four-story building with five-stories mid-block and partially along El Camino Real, including a two-level parking garage with one of the levels being located below grade. Access to this parking garage would occur via a driveway from Buchanan Drive. The 20, two-story townhouses would face Arroyo Drive and Las Palmas Drive. Garages with two parking spaces would be located at the rear of the townhomes, which would be access via a private driveway extending from Buchanan Drive to Las Palmas Drive.

3. REQUESTED ENTITLEMENTS

The Applicant requests the following entitlements:

3. Amend the City's General Plan text to permit higher building heights for specific Community Mixed Use land use designated sites
4. Rezone 2500 El Camino Real from CT Commercial Thoroughfare and R3-25D moderate density multiple dwelling to PD-Planned Development.
5. 10% density bonus for LEED Gold or equivalent
6. Tentative Subdivision Map
7. Development Agreement
8. Certification of Environmental Impact Report
9. Adoption of a Mitigation Monitoring and Reporting Program as needed