Butcher's Corner



General Plan: High Density Residential Zoning: Butcher Property R-3/ECR Corner Office Property C-1/ECR

July 2014



July 2016 Plans



Townhome Elevations







Fremont Avenue







Interior



East (facing Tapadero Condos)



East (facing Oakwood Apts.)

El Camino Real Building – Elevations



North (El Camino Real)



South



View from El Camino Real & Wolfe Rd Toward Southwest



View Across El Camino Real

Toward Southeast



Fremont Building – Elevations



North



South (Fremont)



West

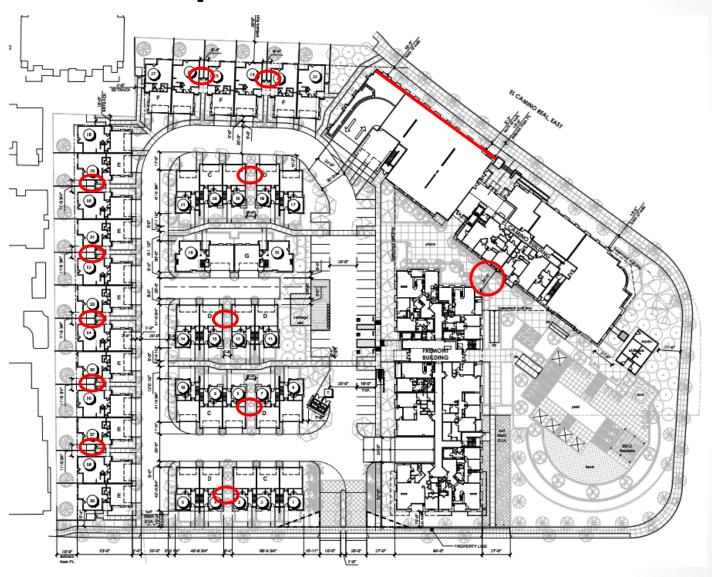


East

View across Fremont Toward North



Requested Deviations



Environmental Impact Report (EIR)

- Significant and Unavoidable Impacts:
 - Transportation (Kingfisher/Fremont) under existing, background and cumulative conditions
- Mitigation Measures:
 - Air Quality
 - Biological Resources
 - Cultural Resources
 - Noise

Planning Commission Recommendation

- Do not Certify EIR
- De Facto Denial
 - Rezoning of Medical office site from C-1/ECR to R-3/ECR
 - Special Development Permit
 - Vesting Tentative Map

Planning Commission Comments

- General Discussion/Concerns
 - Outdated traffic data and cumulative impacts
 - Views from the tallest windows
 - VTA passes vs Caltrain passes
 - Plant large low-water use/native trees
 - Infrastructure for future recycled water connection
- Concerns which would require redesign
 - 4 stories for Fremont building
 - 99 Minimum number of units
 - Ingress/egress on El Camino Real
 - Joint driveway with the Oakwood Apartments
 - Save more trees
 - Save the two additional Oak trees

Proposed Heritage Trees



Heritage Preservation Commission Recommendation

Designate All Six Trees as Heritage Resources

Community Input

- Numerous letters and email messages
- Attendance at developer outreach meetings
- Attendance at Planning Commission hearing (41 speakers)

Staff Recommendation

Alternatives

- 1. Certify EIR and related actions
- 4. Do Not Approve Heritage Designation for trees
- 5. Rezone 895 E. Fremont Avenue to R-3/ECR
- 7. Approve SDP and Vesting Tentative Map
 - Removal of one floor on Fremont building
 - Reduce mass appearance on El Camino Real