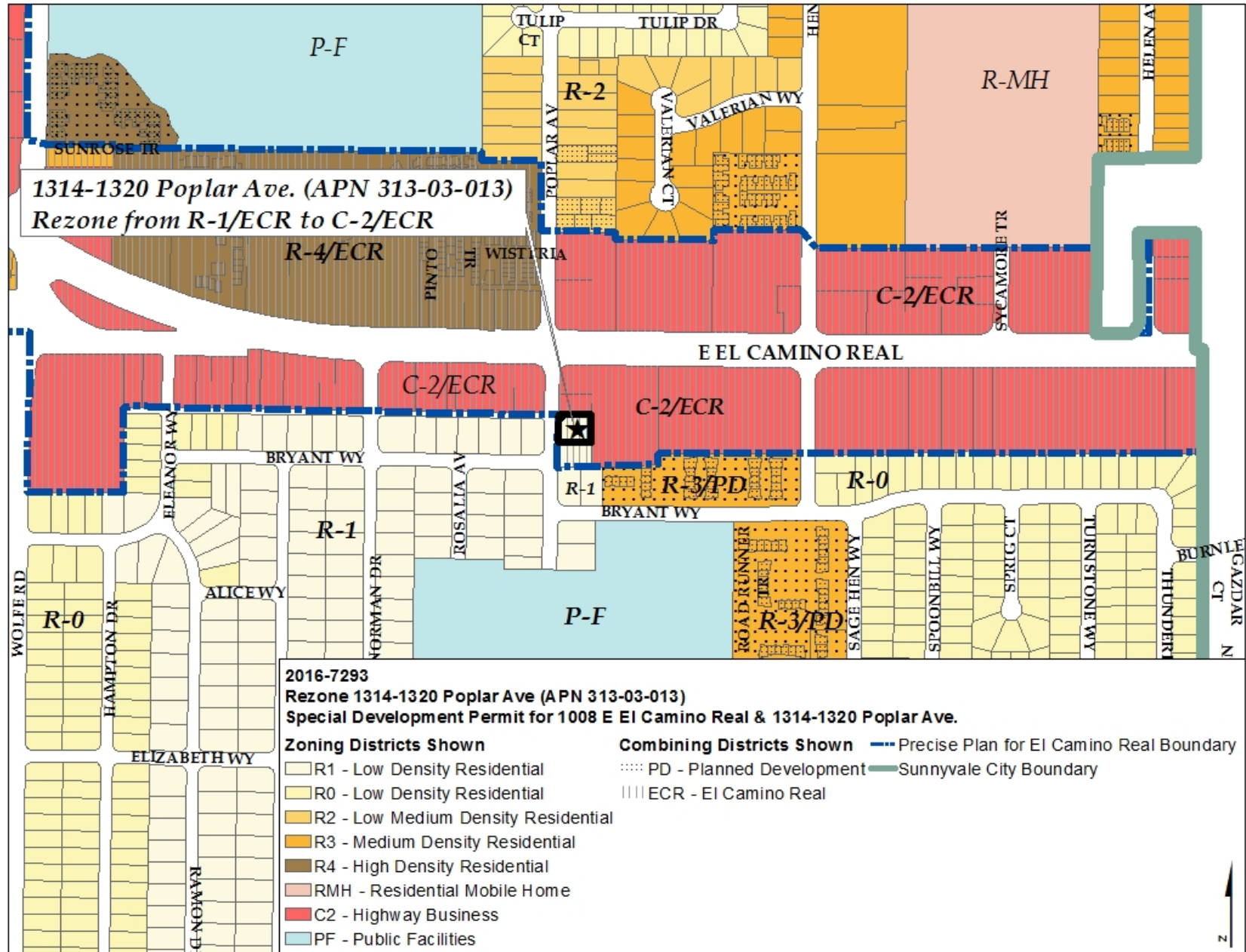


**2016-7293: 1008 E El Camino Real and  
1314-1320 Poplar Ave.  
Rezone, Special Development Permit &  
Vesting Tentative Parcel Map**



# REZONE/USE





# SITE PLAN



# SITE SECTION



SITE SECTION  
1/8" = 1'-0"



# DRONE VIEWS



5 YEARS GROWTH



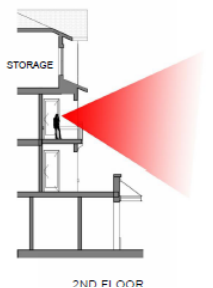
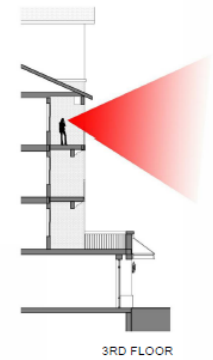
NEW PLANTINGS



5 YEARS GROWTH



NEW PLANTINGS



# PROPOSED REAR ELEVATION





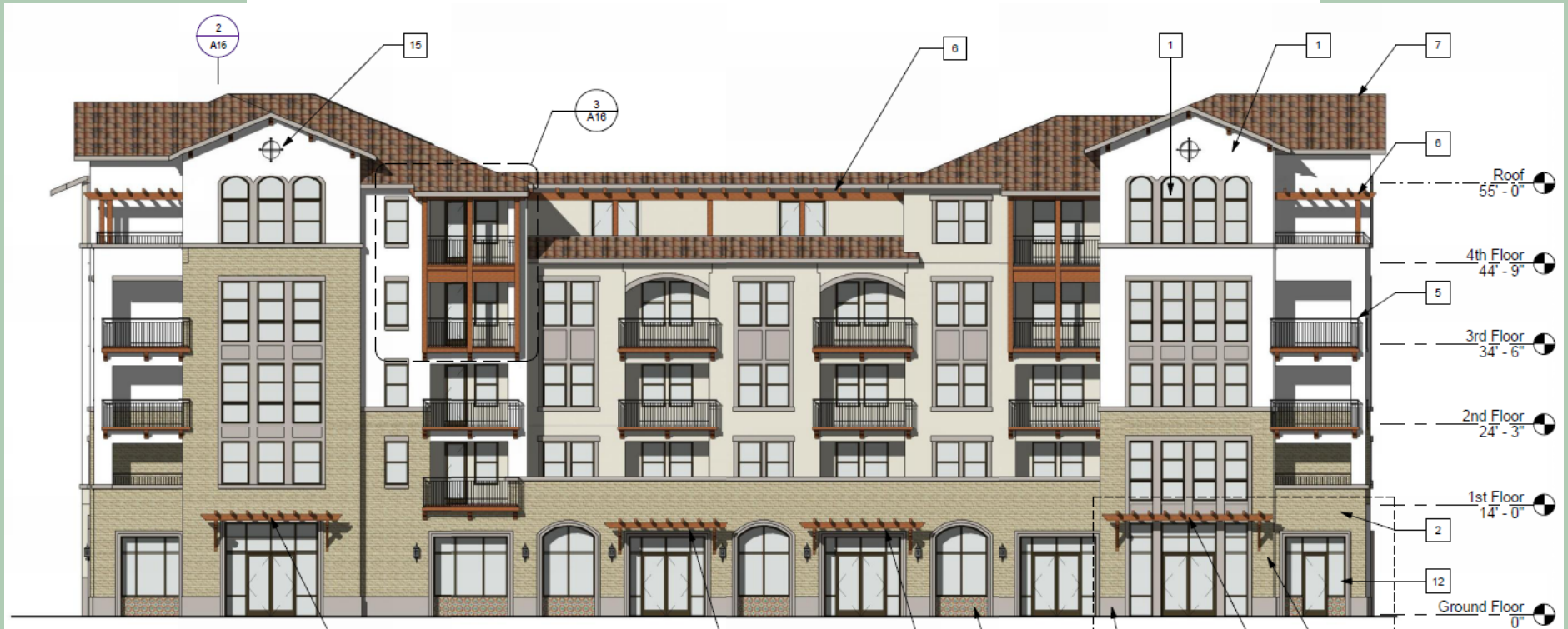
# PROPOSED EAST ELEVATION



# PROPOSED WEST ELEVATION



# PROPOSED FRONT ELEVATION





# PROPOSED POPLAR FLATS



## REQUESTED DEVIATIONS

### ☐ Parking Requirements

200 spaces provided / 201 spaces required

Compact assigned spaces

- Near major transit
- 102 secured bike parking spaces + 20 rack spaces provided / 27 secured spaces min. required
- Affordable housing

### ☐ Building Height Max

67 ft. 4 in. and 39 ft. 8 in. proposed / Max allowed 35 ft. and 60 ft

- Increased rear setback
- Exceeds min. landscaping and usable open space

## REQUESTED DEVIATIONS CONT'D.

### ☐ Distance Between Buildings

20 ft. proposed / 32 ft. required

- Increased setback on the east side for main driveway, trash and loading located adjacent to nonresidential use on the east side

### ☐ Lot Coverage

39.4% proposed / 35% max. allowed in C-2

- Exceeds min. landscaping and usable open space requirements
- Podium/underground parking
- R-5 allows 40% lot coverage



# PLANNING COMMISSION RECOMMENDATION

## ☐ **Approval with modifications to conditions:**

- Soften the front elevation and enhance side elevations
- Incorporate native large species trees along ECR frontage
- Prioritize long-term success over immediate effect in landscaping plan
- Add a park strip
- Improve pedestrian realm w/ lighting & seating
- Incorporate artwork into project frontage
- Set back five bays on ground floor
- Incorporate hip roofs instead of gables into front towers
- Require 22 affordable units remain affordable at condo conversion
- Ensure primary use of ECR driveway vs. Poplar driveway

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- **Require 22 affordable units remain affordable at condo conversion**
- **Ensure primary use of ECR driveway vs. Poplar driveway**

## STAFF RECOMMENDATION

### ☐ Alternatives 1, 3 and 6:

- (1) Make the findings required by CEQA in Attachment 4 to the report and adopt the Mitigated Negative Declaration in Attachment 6;
- (3) Introduce the ordinance in Attachment 11 to rezone 1314-1320 Poplar Ave. from R-1/ECR to C-2/ECR; and
- (6) Approve the Special Development Permit and Vesting Tentative Parcel Map with the recommended conditions of approval as modified by staff in Attachment 5.