

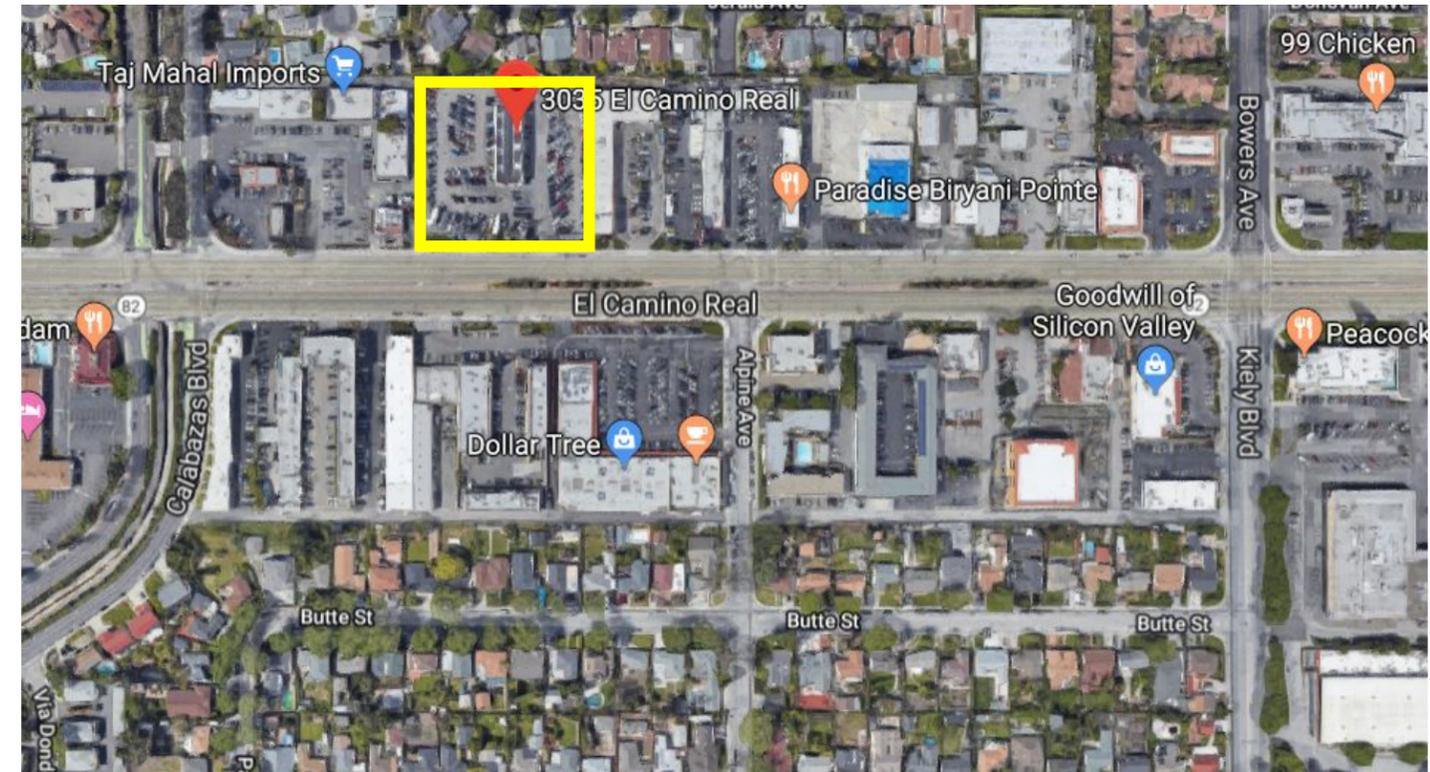
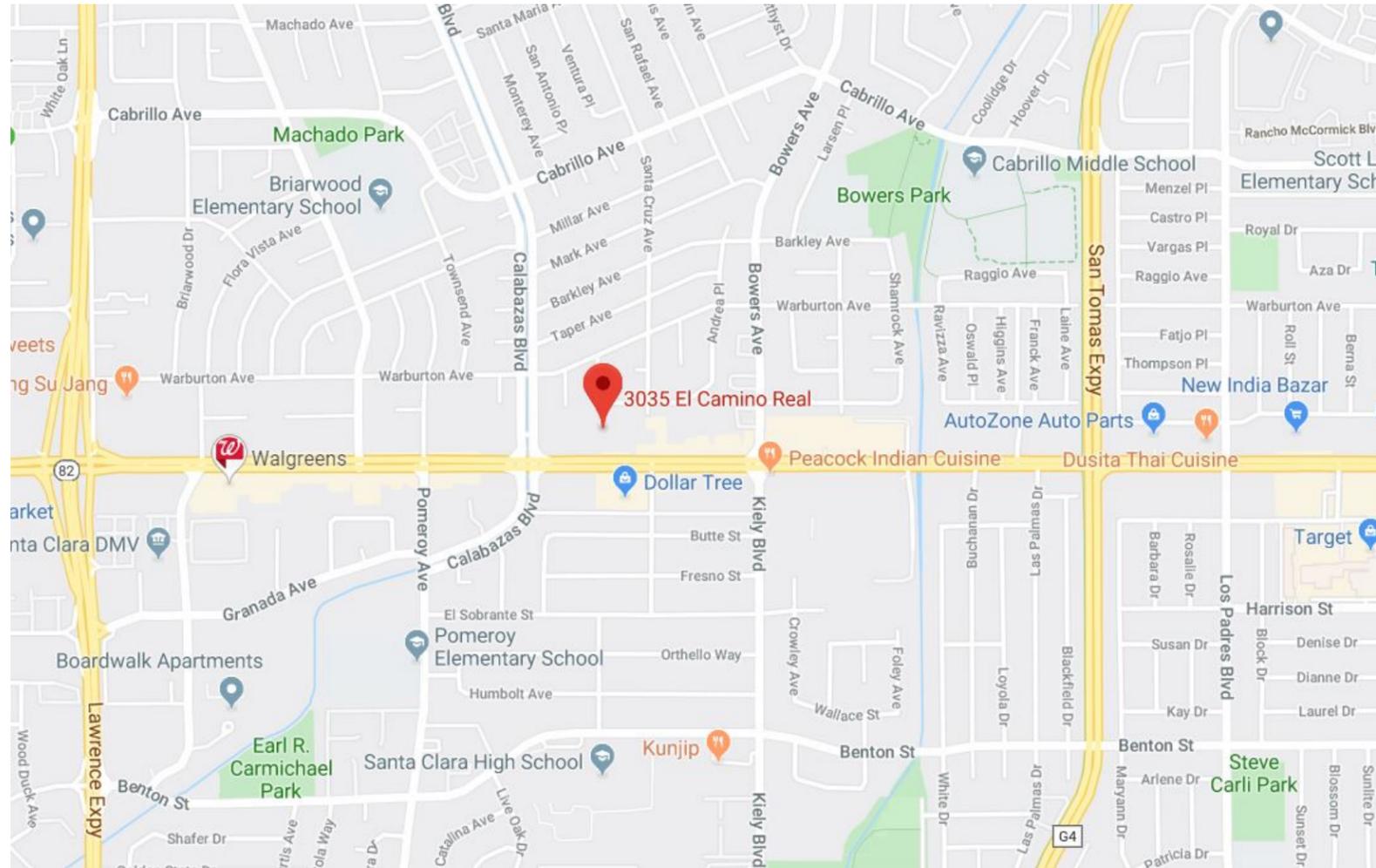


3035 El Camino Real, Santa Clara



WHA.

PROJECT LOCATION



PROJECT SUMMARY & SITE PLAN



Project Summary

Zoned: CT - Thoroughfare Commercial
 General Plan Land Use : Community Mixed Use / Residential (20 to 36 du/ac)

APN: 220-32-059
 SITE ACRE: 1.89 ac

TOTAL UNITS: + 48 du
BLD A: 26 du | Townhomes / Flats | 4 floors

Units: ± 730 sf - ± 1,650 sf
 Townhomes / Flats: 20 du
 Live / Work Units: 6 du

BLD B: 16 du | Townhomes / Flats | 3-4 floors
 Units: ± 1,400 sf - ± 2,000 sf

BLD C: 6 du | Townhomes / Flats | 4 floors
 Units: ± 1,750 sf - ± 2,000 sf

TOTAL DENSITY: 25.4 du/ac

PROVIDED PARKING:

- BLD A: 27 stalls (1 stalls / unit)
- Garage Stalls: 18 stalls (min. 10' x 20')
- Carpport Stalls: 9 stalls (9' x 18')
- BLD B & C: 2 garage stalls / unit
- Guest Parking: 22 stalls (0.47 stalls / unit)
- Head-In Stalls: 14 stalls (9' x 16' with 2' overhang into landscape)
- Parallel Stalls: 10 stalls (8' x 22')

BUILDING 'A' - ELEVATIONS

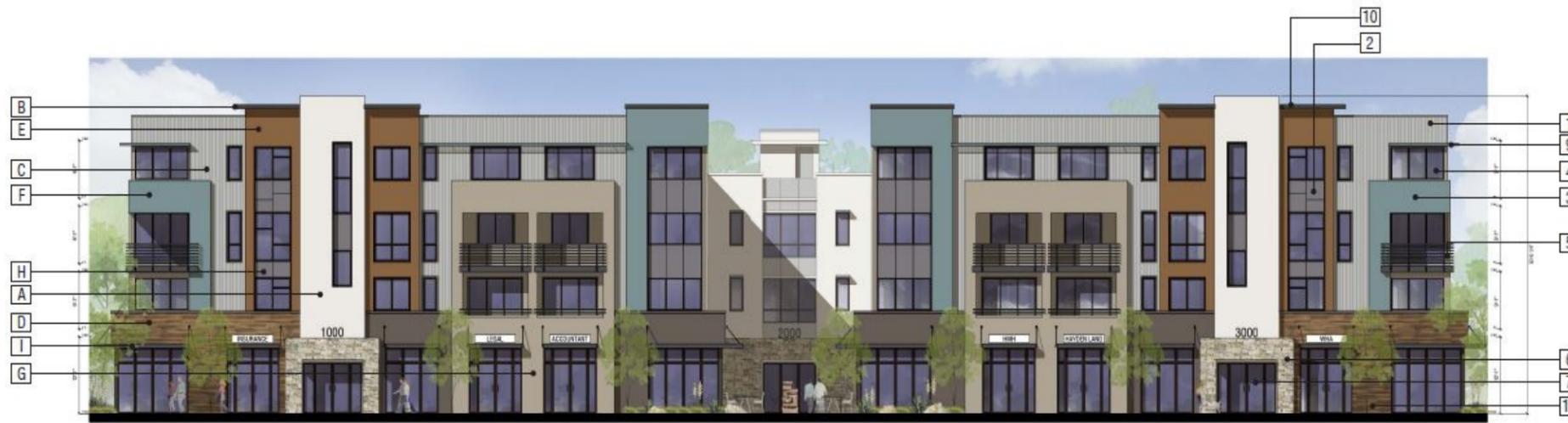
BUILDING 'A' ELEVATIONS: EXTERIOR MATERIALS:

1. HARDIE ARTISAN V-GROOVE SIDING (7" EXPOSURE)
2. FIBER CEMENT PANEL
3. STUCCO - SAND FINISH
4. INSULATED VINYL WINDOWS W/FACORY FINISH PAINT
5. GUARD RAIL: METAL HORIZONTAL RAILING
6. MANUFACTURED STONE VENEER (CREATIVE MINES/CRAFT-SPLIT MODULAR/TIMBERWOLF)
7. GLASS FRONT ENTRY DOOR
8. FIBERGLASS GARAGE DOOR
9. METAL / MESH CANOPY
10. FLAT ROOF
11. PORCELAIN BOARDFORM TILE W/ WALL APPLICATION (DAL TILE/ACACIA VALLEY/RIDGE)

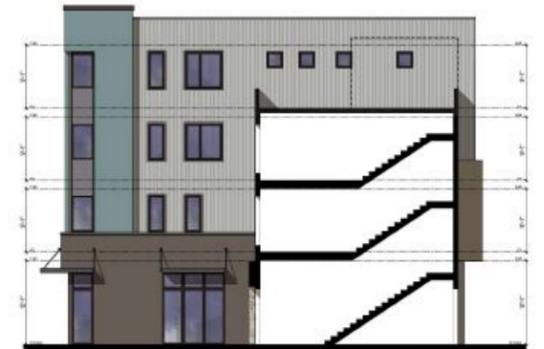
BUILDING 'A': PAINT LEGEND:

MAUFACTURER: SHERWIN WILLIAMS

- A. TRIM #1 - SW 7004 SNOWBOUND
- B. TRIM #2 - SW 7675 SEALSKIN
- C. BODY COLOR #1 - SW 7668 MARCH WIND
- D. BODY COLOR #2 - SW 7505 MANOR HOUSE
- E. BODY COLOR #3 - SW 6125 CRAFT PAPER
- F. BODY COLOR #4 - SW 6221 MOODY BLUE
- G. BODY COLOR #5 - SW 7639 ETHEREAL MOOD
- H. ACCENT COLOR #1 - SW 6277 SPECIAL GRAY
- I. ACCENT COLOR #2 - SW 9154 PERLE NOIR



EL CAMINO ELEVATION
South



COURTYARD ELEVATION
East



ALLEY ELEVATION
North



LEFT ELEVATION
West



RIGHT ELEVATION
East

BUILDING 'A' – PERSPECTIVES



LEFT ELEVATION



REAR ELEVATION



FRONT ELEVATION



EL CAMINO REAL VIEW



RESIDENTIAL ENTRY



COURTYARD VIEW



CORNER CONDITION

BUILDING A - PERSPECTIVE VIEWS

BUILDING 'B' - ELEVATIONS

BUILDING 'B' ELEVATIONS: EXTERIOR MATERIALS:

- 1. FIBER CEMENT SIDING
- 2. FIBER CEMENT TRIM
- 3. STUCCO - SAND FINISH
- 4. INSULATED VINYL WINDOWS W/FACTORY FINISH PAINT
- 5. GUARD RAIL - METAL HORIZONTAL RAILING
- 6. FIBERGLASS FRONT ENTRY DOOR
- 7. FIBERGLASS GARAGE DOOR
- 8. METAL/ MESH CANOPY
- 9. FLAT ROOF

BUILDING 'B': PAINT LEGEND:

MANUFACTURER: SHERWIN WILLIAMS

- A. TRIM - SW 7004 SNOWBOUND
- B. BODY COLOR #1 - SW 6125 CRAFT PAPER
- C. BODY COLOR #2 - SW 7015 REPOSE GRAY
- D. BODY COLOR #3 - SW 2821 DOWNING STONE
- E. BODY COLOR #4 - SW 6221 MOODY BLUE
- F. ACCENT COLOR #1 - SW 2803 ROOKWOOD
TERRA COTTA
- G. ACCENT COLOR #2 - SW 9154 PERLE NOIR



REAR ELEVATION



FRONT ELEVATION



LEFT ELEVATION



RIGHT ELEVATION

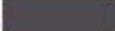
BUILDING 'C' - ELEVATIONS

BUILDING 'C' ELEVATIONS: EXTERIOR MATERIALS:

1. FIBER CEMENT SIDING
2. FIBER CEMENT TRIM
3. STUCCO - SAND FINISH
4. METAL/MESH CANOPY
5. INSULATED VINYL WINDOWS W/FACTORY FINISH PAINT
6. GUARD RAILS: METAL HORIZONTAL RAILING
7. FIBERGLASS FRONT ENTRY DOOR
8. FIBERGLASS GARAGE DOOR
9. FLAT ROOF

BUILDING 'C': PAINT LEGEND:

MAUFACTURER: SHERWIN WILLIAMS

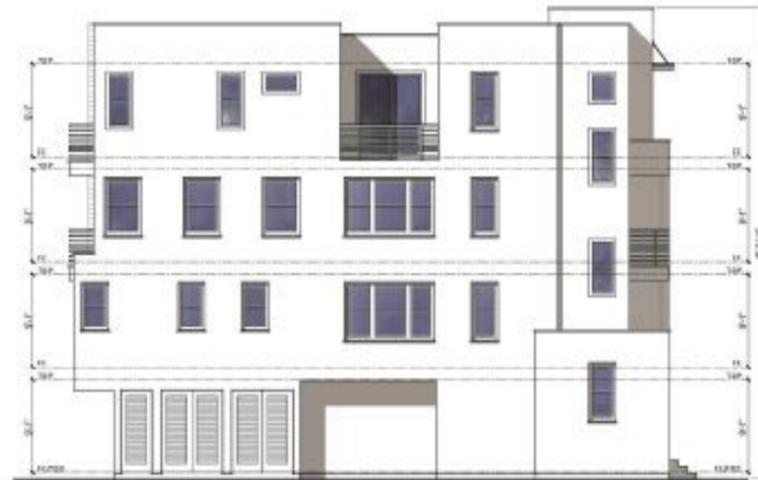
- | | | |
|----|---|---------------------------------------|
| A. |  | TRIM - SW 7004 SNOWBOUND |
| B. |  | BODY COLOR #1 - SW 6221 MOODY BLUE |
| C. |  | BODY COLOR #2 - SW 7631 CITY LOFT |
| D. |  | BODY COLOR #3 - SW 6277 SPECIAL GRAY |
| E. |  | BODY COLOR #4 - SW 7639 ETHEREAL MOOD |
| F. |  | ACCENT COLOR #1 - SW 6131 CHAMOIS |
| G. |  | ACCENT COLOR #2 - SW 9154 PERLE NOIR |



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION



FRONT ELEVATION

COMMUNITY OUTREACH

PROJECT PROCESS TRANSPARENCY



Hayden Land Company (applicant) held two community meetings on April 11th & October 18th of 2018.

Summary as follows:

- Noticed to neighbors within 1,000 feet
- Each meeting was set up as an “open house” with 4-5 stations describing the project, CEQA process, approval process, zoning and general plan conformance, etc.
- Q&A’ sessions were available on-site as well as in a handout provided to all in attendance
- +/- 40 neighbors attended the two meetings
- Project Planner Attended both meetings
- All community feedback relayed to the project design team as well as the Project Planner and integrated into the design if feasible

GOOD NEIGHBOR WORK

DESIGN CHANGES IN RESPONSE TO WHAT WE HEARD



- Designed project with Density facing El Camino Real, and tapering down toward rear property line
- Lower height (3-stories) of Townhomes neighbor rear property line, flat roofs
- Designed Project so that rear neighbors have a minimum amount of “building” facing their properties by locating open space near neighbors
- Eliminated balconies on Townhomes, reduced window sizes facing rear property line
- Offered new fences for neighbors
- Created a small plaza along El Camino Real with benches and a fountain to give pedestrians an area of respite
- Increased the sidewalk setback and landscape buffer along El Camino Real

GREEN BUILDING HIGHLIGHTS

Attractive Good Neighbor Fences

Low Flush Toilets

Water Collection Detention and Treatment



Water Efficient Irrigation System

Indoor Air Quality

Recycled Materials

Construction Waste Diversion

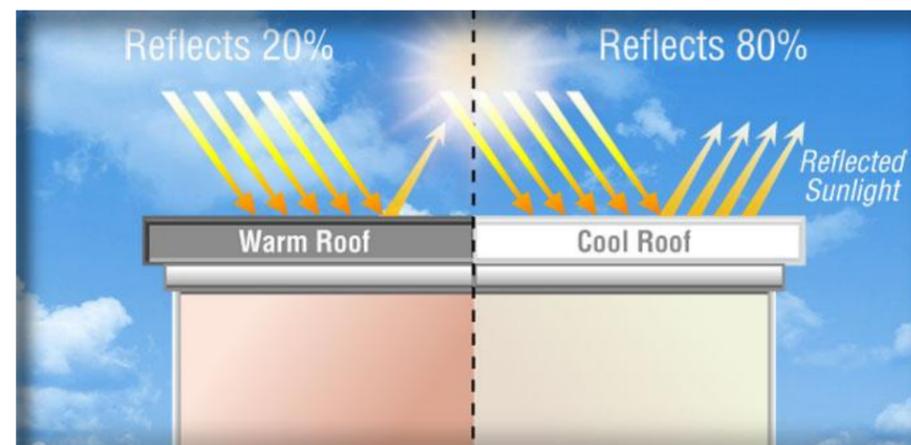
Bike Parking

Electric Vehicle Charging

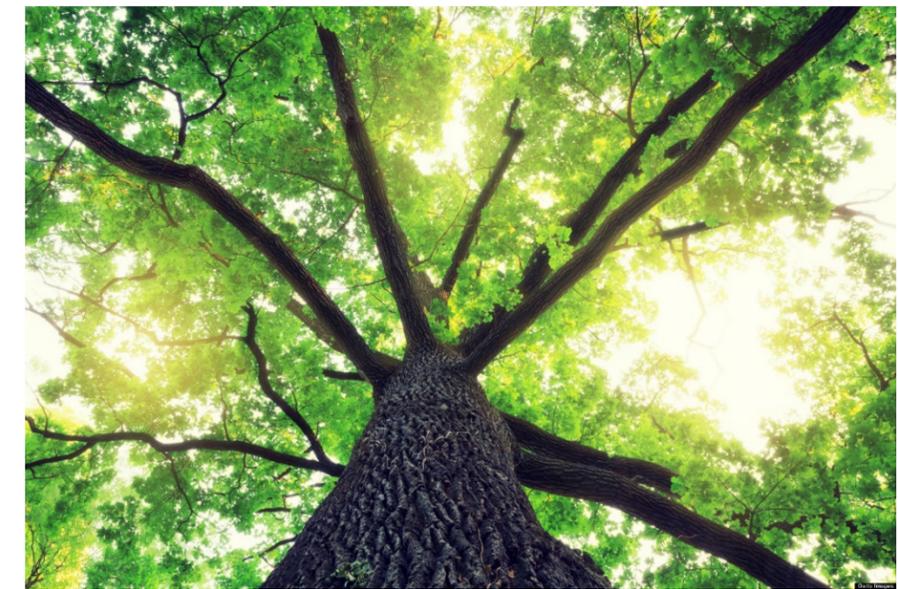


Free Transit Passes for Residents

Efficient Heating and Air Conditioning Systems



Cool Roof



Native and Drought Resistant Non-Invasive Landscaping



Solar Ready

Energy Efficient Appliances

Insulated Windows & Walls

Low Energy LED Light Fixtures

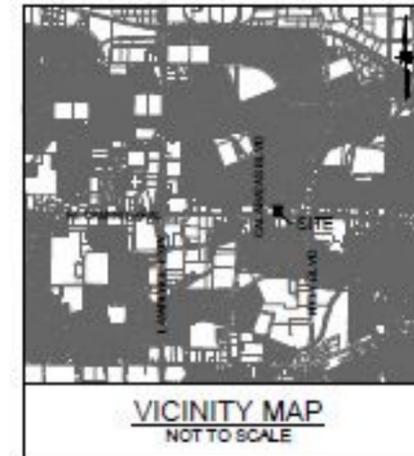
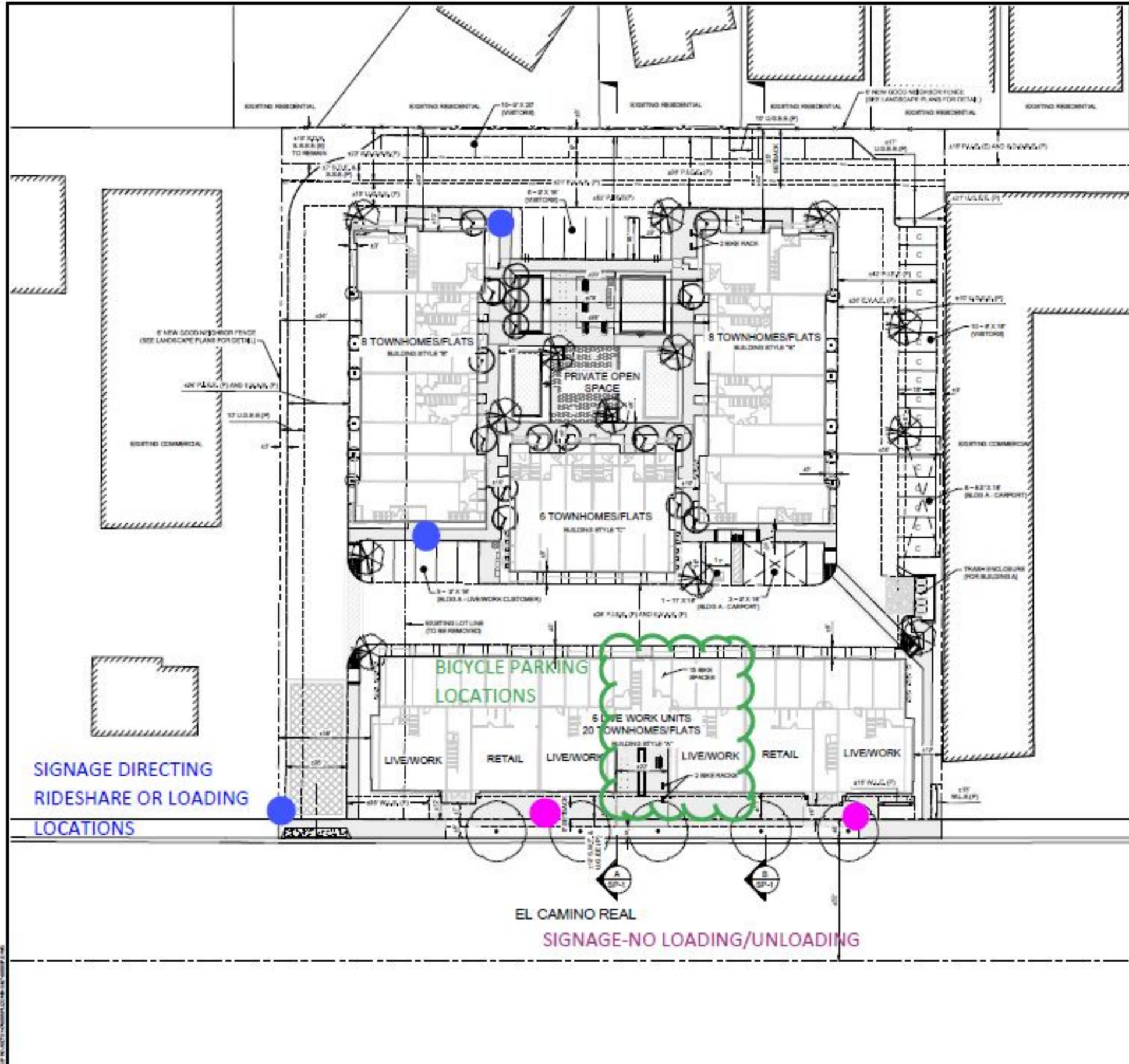
PARKING – COUNT & TDM MEASURES

| Building | Units | Vehicle Parking | Electric Charging Status | % of Spaces EVC/EVR |
|---|-----------|---------------------------------------|--------------------------|-------------------------|
| Building A | 6 | 6 Covered | 6 – EV Charger | 100% (EVC) |
| | | 4 Uncovered (assigned visitor spaces) | 1 – EV Charger | 25% (EVC) |
| Townhouse Flats | 20 | 20 Covered | 20 – EV Ready | 100% (EVR) |
| Total Assigned | 26 | 30 | | |
| <i>Required Visitor – 10% of 52 (26x2)</i> | | <i>5.2, or 5 spaces</i> | <i>1 – EV Charger</i> | <i>20% (EVC)</i> |
| Buildings B & C | | | | |
| Townhomes | 22 | 44 covered (garage) | 44 – EV Ready | 100% (EVR) |
| <i>Required Visitor – 10% of 44 garage spaces</i> | | <i>4.4, or 5 spaces</i> | <i>1 – EV Charger</i> | <i>20% (EVC)</i> |
| Subtotal Covered & Assigned Spaces | | 84 | | |
| Subtotal Unbundled & Unassigned Resident and Guest | | 18 | | |
| Total Proposed On-Site Parking | | 102 – 2.13 spaces per unit | 73 (EVC or EVR) | 72% (EVC or EVR) |

| Bicycle Parking | |
|-------------------|--------------------|
| Type | # Stalls (on rack) |
| Class I Long Term | 15 |
| Short Term | 8 |

| TDM Measure | Description |
|---|--|
| Transit Use Incentive Program | The Transit Use Incentive Program will provide all tenants with free transit passes. Participation in the region-wide Clipper Card or VTA SmartPass system will satisfy this requirement. |
| Free Use of Bicycles on Site | Two bicycles will be available for free use to all residents and will be stored in two secure bicycle parking spaces on site. Property management will be responsible for maintenance of the bicycles. |
| Unbundled Parking | Unbundled parking, which separates the sale or lease of a vehicular parking space from the sale or lease of living units, will be provided for all units. |
| New Residents Alternative Travel Modes Informative Packet | New resident packets including information about available alternative modes of transportation and nearby transit, bike and pedestrian facilities will be provided upon move-in. |
| Bike Parking | Per VTA Bicycle Technical Guideline, for residential uses such as apartments, condominiums and townhomes, one Class I bicycle parking per three units and one Class II bicycle parking per 15 units are recommended. |

PARKING, CIRCULATION, & SIGNAGE



LEGEND

| | |
|---------------------------------------|----------|
| PROJECT BOUNDARY | --- |
| SETBACK | --- |
| EXISTING PROPERTY LINE | --- |
| PROPOSED BOUNDARY | --- |
| EXISTING BOUNDARY | --- |
| CENTER LINE | --- |
| OVERHEAD LIGHT | ● |
| COMPACT PARKING | C |
| EXISTING | (P) |
| PROPOSED | (P) |
| WATER LINE BOUNDARY | W.L.B. |
| PRIVATE INGRESS/EGRESS BOUNDARY | P.L.B. |
| EMERGENCY VEHICLE ACCESS BOUNDARY | E.V.A.B. |
| UNDERGROUND ELECTRIC BOUNDARY | U.E.B. |
| PUBLIC UTILITY BOUNDARY | P.U.B. |
| STORM DRAIN OVERLAND RELEASE BOUNDARY | S.O.R.A. |
| SEWAGE BOUNDARY | S.W.B. |
| STORM DRAIN BOUNDARY | S.D.B. |
| SANITARY SEWER BOUNDARY | S.S.B. |

| | |
|-------------------------------|----------|
| FAR FOR BUILDINGS (NET AREA): | |
| BUILDING A | 0.98 |
| BUILDING B | 0.25 |
| BUILDING C | 0.16 |
| FAR FOR RETAIL SPACE | |
| | 8,189 SF |
| FAR FOR SITE | |
| | 0.97 |

PROPOSED SET BACKS:

- MINIMUM PROPOSED SETBACK AT FRONT OF THE PROPERTY FROM EL CAMINO REAL TO THE BUILDING IS 5'
- MINIMUM PROPOSED SETBACK AT REAR IS 25'

NOTE:
ALL COMPACT SPACES ARE TO BE LABELED AND STRIPED AS COMPACT AND ALL VISITOR SPACES STRIPED/SIGNED AS GUEST/VISITOR.



1870 DOWNEY ROAD (100) 887-2200
SAN JOSE, CA 95128

HAYDEN LAND COMPANY LLC
1870 DOWNEY BLVD, SUITE 101
LOS GATOS, CA 95032

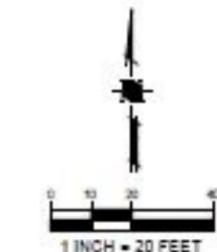
**3035 EL CAMINO REAL
PLANNED DEVELOPMENT
ZONING**
SANTA CLARA, CALIFORNIA

NOT FOR
CONSTRUCTION

| | |
|---------------|------------------|
| PROJECT NO. | 07400 |
| DATE DWG PLOD | 07/20/19 DWS |
| DESIGNED BY | DM |
| DRAWN BY | DM |
| CHECKED BY | DM |
| DATE | JANUARY 23, 2019 |
| SCALE | AS SHOWN |

CONCEPTUAL SITE
PLAN

C1



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