



Legislation Details (With Text)

**File #:** 16-525

**Type:** Public Hearing                      **Status:** Agenda Ready

**In control:** Environmental Planning Commission

**On agenda:** 5/18/2016

**Title:** 1701 West El Camino Real.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Staff Report, 2. Exhibit 1 and Attachment A, 3. Exhibit 2, 4. Exhibit 3

Date	Ver.	Action By	Action	Result
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**1701 West El Camino Real.**

Public Hearing for Consideration of a Planned Community Permit and Development Review Permit to construct a five-story, 67-unit affordable studio apartment development (including one, 1-bedroom manager's unit) and a 25 percent density bonus request with waivers; a Provisional Use Permit for roof-top amenities above the third floor and residential accessory uses utilizing the ground-floor commercial setback; a Heritage Tree Removal Permit to remove three Heritage trees (including two City street trees); and a determination that the project is exempt pursuant to Section 15194 of the CEQA Guidelines (Affordable Housing Exemption).

That the Environmental Planning Commission (EPC) adopt:

1. A Resolution Recommending the City Council Approve a Planned Community Permit and Development Review Permit for a Five-Story, 67-Unit Affordable Studio Apartment Development (Including One, 1-Bedroom Manager's Unit) with One Level of Underground Parking and a 25 Percent Density Bonus Request with Waivers, a Provisional Use Permit for roof-top amenities above the third floor and residential accessory uses utilizing the ground-floor commercial setback, and a Heritage Tree Removal Permit to Remove Three Heritage Trees (including two City street trees) at 1701 - 1707 West El Camino Real.