

PLANNING COMMISSION STUDY SESSION  
2850 S. EL CAMINO REAL  
PA19-021

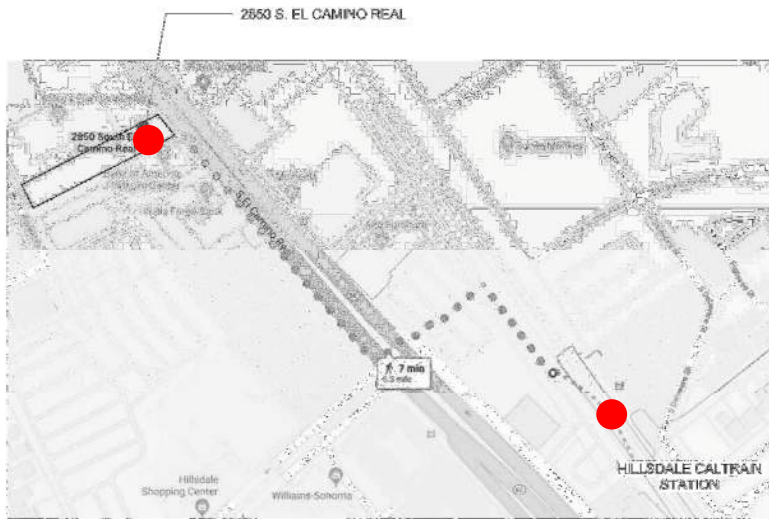
WEDNESDAY, JANUARY 29<sup>TH</sup>, 2020



# PROJECT DATA

## VICINITY MAP:

NEAREST STATION FROM SITE IS HILLSDALE CALTRAIN STATION



**ADDRESS:** 2850 S. ELCAMINO REAL

**ZONE:** C3-1/R4

**FAR:** 2

**MAX. PERMITTED HEIGHT :** 40-55 FEET

**PROPOSED HEIGHT:** 48 FEET

## **GENERAL LAND USE DESIGNATION:**

REGIONAL / COMMUNITY – COMMERCIAL /  
HIGH DENSITY MULTI-FAMILY

## **SCOPE OF WORK:**

### **A NEW 4-STORY MIXED-USE BUILDING:**

- UNDERGROUND GARAGE
- RETAIL AT LEVEL 1
- OFFICE SPACE AT LEVEL 2
- APARTMENT UNITS AT LEVELS 2 THROUGH 4

### **PROPOSED NUMBER OF UNITS:**

- (18) 2-BEDROOM UNITS - APARTMENTS

### **PARKING COUNT:**

**REQUIRED: 51**                      **PROVIDED: 51**

#### **RESIDENTIAL:**

**REQUIRED: 18**                      **PROVIDED: 18**

#### **GUEST:**

**REQUIRED: 4**                      **PROVIDED: 4**

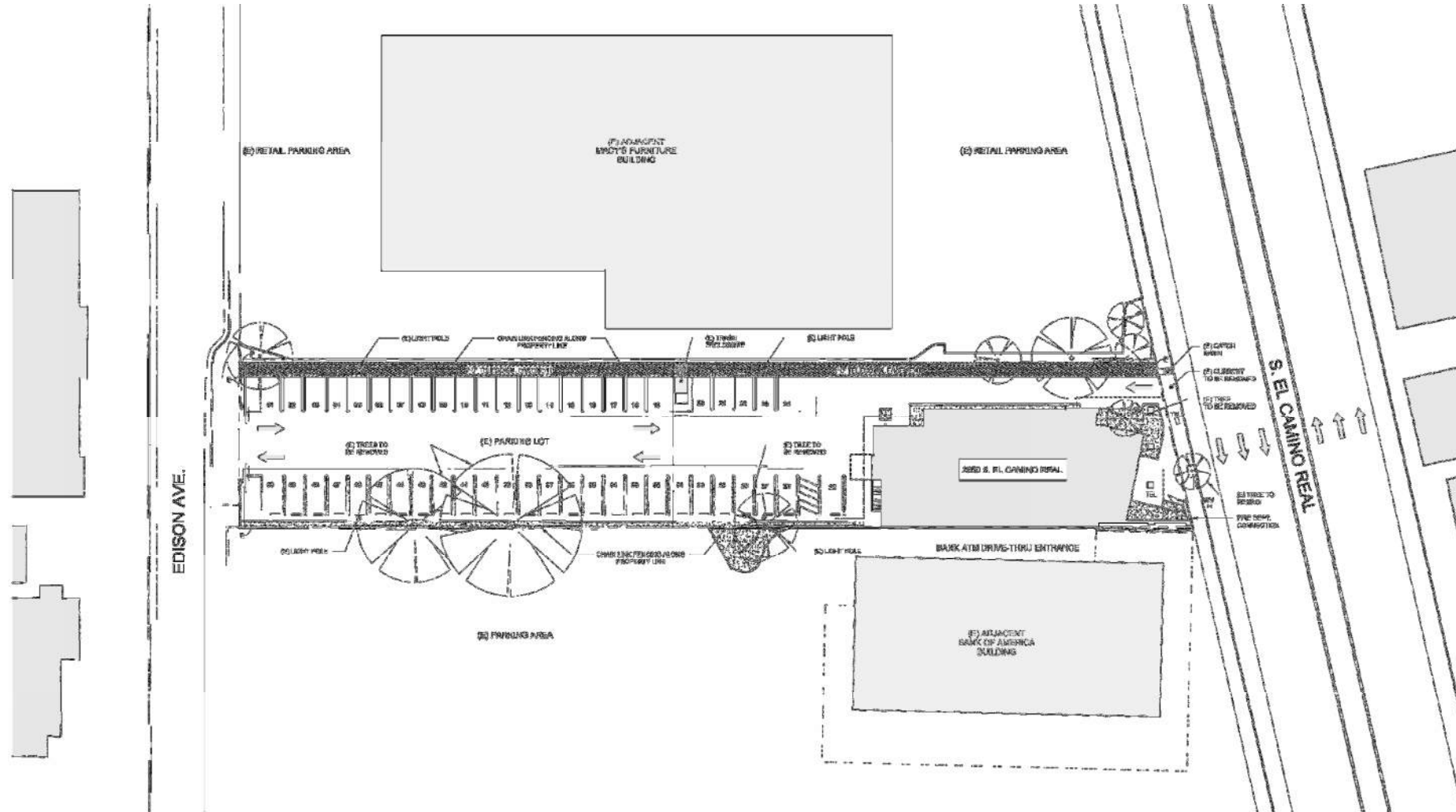
#### **OFFICE:**

**REQUIRED: 4**                      **PROVIDED: 4**

#### **RETAIL:**

**REQUIRED: 25**                      **PROVIDED: 25**

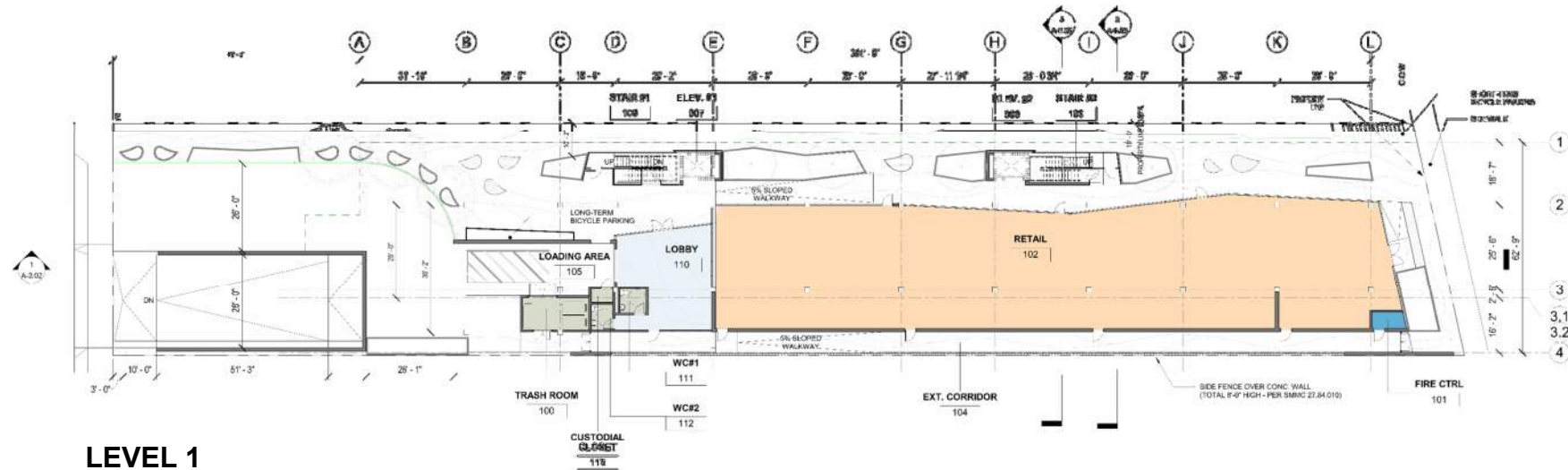
# EXISTING SITE PLAN



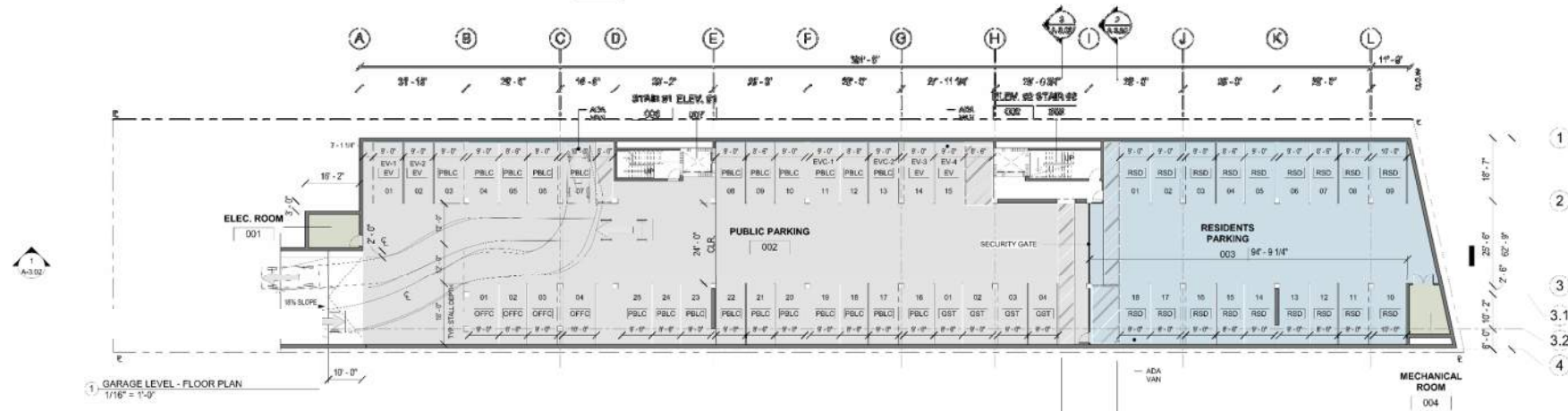
# PROPOSED LANDSCAPE SITE PLAN



# FLOOR PLANS

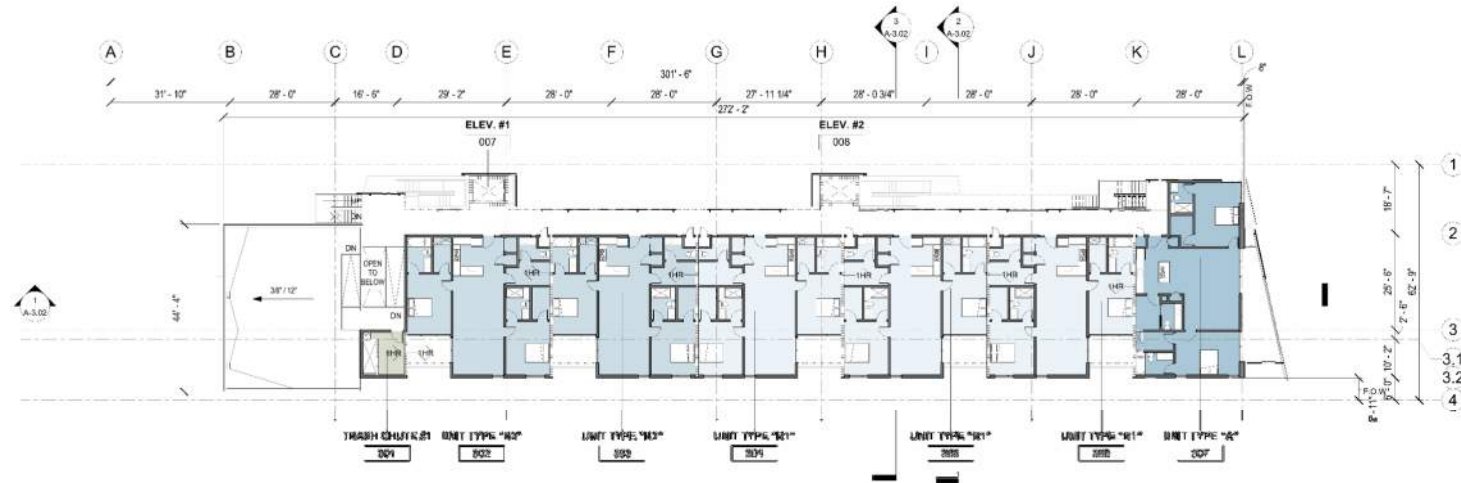


**LEVEL 1**



**UNDERGROUND GARAGE**

# FLOOR PLANS

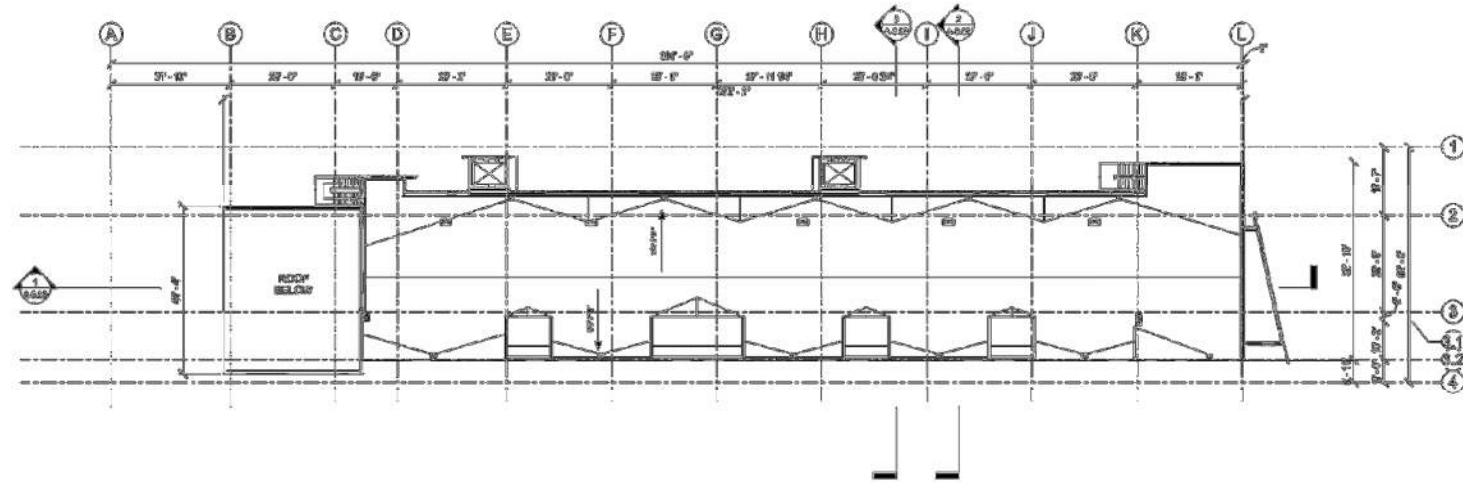


**LEVEL 3**



**LEVEL 2**

# FLOOR PLANS



**ROOF PLAN**



**LEVEL 4**

# ELEVATIONS



**WEST ELEVATION**



**EAST ELEVATION**



**MATERIALS AND FINISHES**



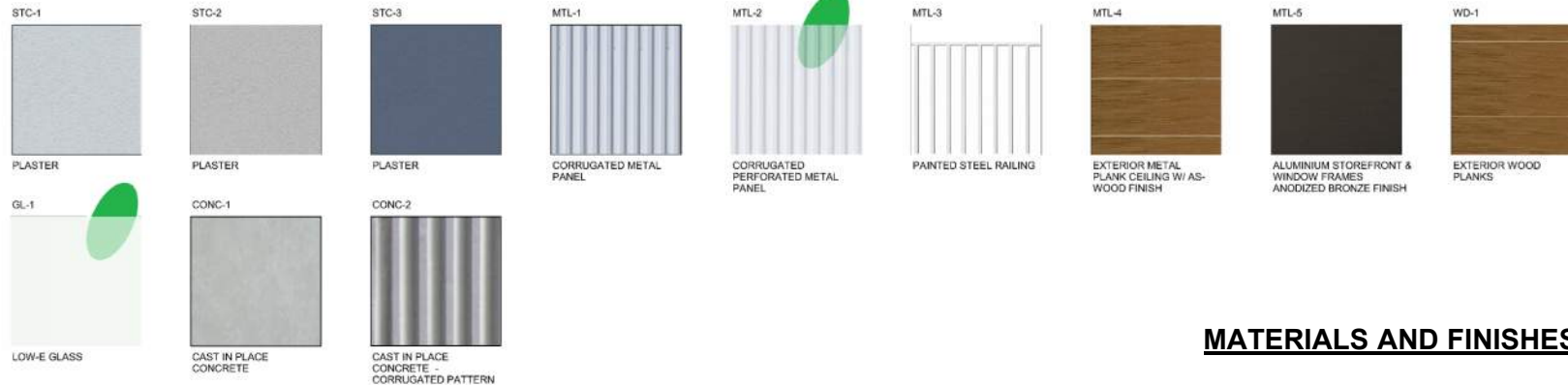
# ELEVATIONS



**NORTH ELEVATION**



**SOUTH ELEVATION**



**MATERIALS AND FINISHES**

# PERSPECTIVE VIEW



VIEW FROM EL CAMINO REAL LOOKING SOUTH

# PERSPECTIVE VIEW



VIEW FROM EL CAMINO REAL LOOKING NORTH

# PERSPECTIVE VIEW



VIEW FROM EDISON AVE. LOOKING NORTH