

# 2150 West Hillcrest Drive - Errata and Updates to June 5, 2023

## Planning Commission Materials

### Staff Report

Page 7: The project requires a General Plan Land Use Element Amendment to change the designation of the site from Commercial to Commercial/Residential as well as a change to the zoning designation from Community Shopping Center (C-3) to Specific Plan-24 (SP-24) to accommodate the proposed mixed-use development.~~The proposal requires a General Plan Amendment to the site from the Commercial land use designation to Commercial/Residential as well as a change to the zoning designation from Community Shopping Center (C-3) to Specific Plan-24 (SP-24) are necessary to accommodate the proposed mixed-use development.~~

Page 9, paragraph between the tables: ....28 affordable very-low-income units, entitling the applicant a 35 percent density bonus...

Page 10, second paragraph: ...for an overall total of 33 affordable units, ~~four~~five above the minimum amount required to qualify for the 35% density bonus.

Page 1, second paragraph: The northern building (Building A), located behind an existing landscaped berm with protected oak trees to remain in place, includes significant articulation and massing breaks. These design features include a first-floor step back at the northeast corner, a fourth floor ~~stepback~~roof deck, second floor roof decks on the north and south sides, a fourth-floor ~~roof deck~~stepback above the entire north and west facades, trellises ~~and~~ above the commercial areas, and a variety of material changes throughout to provide a visually diverse and appealing building as seen from Hillcrest Drive (see Figure 2). The site also features a public seating area on the ground floor in front of the commercial units, and conditions of approval require material changes at the driveway entries to encourage pedestrian safety and activity. While only 5,300 sq. ft. of the 40,437 square-foot building footprint will be dedicated to exclusive commercial use, the residential amenities and units in this building ~~which~~ are more commercial in nature, such as a large lobby, co-working space, live/work units, and indoor bike storage rooms, are also provided on the ground floor of Building A to contribute to its mixed-use style.

Page 27: The removal of 17 ~~other~~ protected oak trees is necessary ...

Page 30, second to last paragraph: The DAGR lists various obligations and benefits received by the parties in the Agreement. If the project is approved and constructed as proposed, the City will have 3040 market-rate, 30 very-low-income restricted affordable units, and three moderate income restricted affordable units to add to its residential stock and count towards the current RHNA requirements from the State, as well as the demolition of an ageing commercial site, inclusion of amenities such as approximately 1,050 square feet of work/share space and electric

bicycle and scooter charging stations, as well as the replacement of the existing city gateway sign.

Attachments Listed:

Attachment #7A – DAGR (~~2022-70052-DAGR~~ 2022-70777-DAGR) Ordinance

Attachment #7B – DAGR (~~2022-70052-DAGR~~ 2022-70777-DAGR) Draft Agreement

**2022-70776-Z and 2022-70778-SP Ordinance Exhibit B: Specific Plan No. 24 – Attachment #4 (Planning Commission Attachment #6B)**

Pages 1, 1-6, 3-1, 4-5, 4-23: Updated graphic

Pages 1-6, 1-7, 3-2, and 3-3: Corrected minimum number of VLI units to 28

Page 2-2 (last paragraph): “acre”

Pages 4-9 and 4-13: Third bullet on each page replaced to be consistent with conditions of approval

Page 5-10, Table 5-2: Updated base units to 246

**Project Plans – Attachment #5 (Planning Commission Attachment #8)**

Sheets 3-0 through 3-4 were replaced to correct a drafting error which removed the shading indicating units to be designated as affordable.

**Omnibus Resolution – Attachment #6 (Planning Commission Attachment #4)**

Page 7: Section 3 Item 4 - 4. ~~As the development is demolishing a 56,667 square foot commercial structure to build, in part, 5,300 of commercial space~~ The site has a current General Plan land use designation of Commercial. The proposed amendment would change the land use designation for the entire property to Commercial/Residential thereby, neither increasing nor decreasing the acreage designated as commercial. As such,...

Page 54: Condition 130, item e. Affordable units ~~should~~must be comparable in exterior appearance and overall quality of construction to market-rate dwelling units in the same residential development. The design and appearance of the affordable units shall be compatible with the design of the market-rate units.

Page 54: Condition 130, item g. Affordable units ~~should~~must be dispersed throughout the mixed-use and residential use buildings of the development in a manner acceptable to the City.

**Special Use Permit 2022-70779-SUP Resolution – Attachment #7 (Attachment #5)**

Page 9: ~~The sales and service of alcoholic beverages shall be permitted only between the hours of 9:00 a.m. and 1:30 a.m. Monday through Sunday.~~

**Development Agreement – Attachment #9 (Planning Commission Attachment #7B)**

Page 2: Recital E. On April 13~~27~~<sup>27</sup>, 2021, per the applicant Amgen, Inc.'s ("Amgen") request to change the use of the Property located at 2150 W. Hillcrest Drive from administrative offices to commercial/residential use, the City Council adopted Resolution No. 2020~~1~~<sup>1</sup>-014,...

Page 28: 19.6. Affordable units ~~should~~must be comparable in exterior appearance and overall quality of construction to market-rate dwelling units in the same residential development. The design and appearance of the affordable units shall be compatible with the design of the market-rate units.

Page 28: 19.7. Affordable units ~~should~~ must be dispersed throughout the mixed-use and residential use buildings of the development in a manner acceptable to the City.