



**CITY OF CAMPBELL**  
**Community Development Department**

November 17, 2017

**COURTESY NOTICE OF A STUDY SESSION**

Notice is hereby given that the Planning Commission of the City of Campbell has scheduled a Study Session for an Application (PRE2017-03) of Jason Check to consider a conceptual proposal to add 60 apartment units to an existing 180 unit market-rate residential apartment community (d.b.a. The Franciscan) at **601 Almarida Drive**.

The Study Session will be held on **Tuesday, November 28, 2017**, immediately following the regular Planning Commission Meeting held at 7:30 p.m., in the City Hall Council Chambers, 70 North First Street.

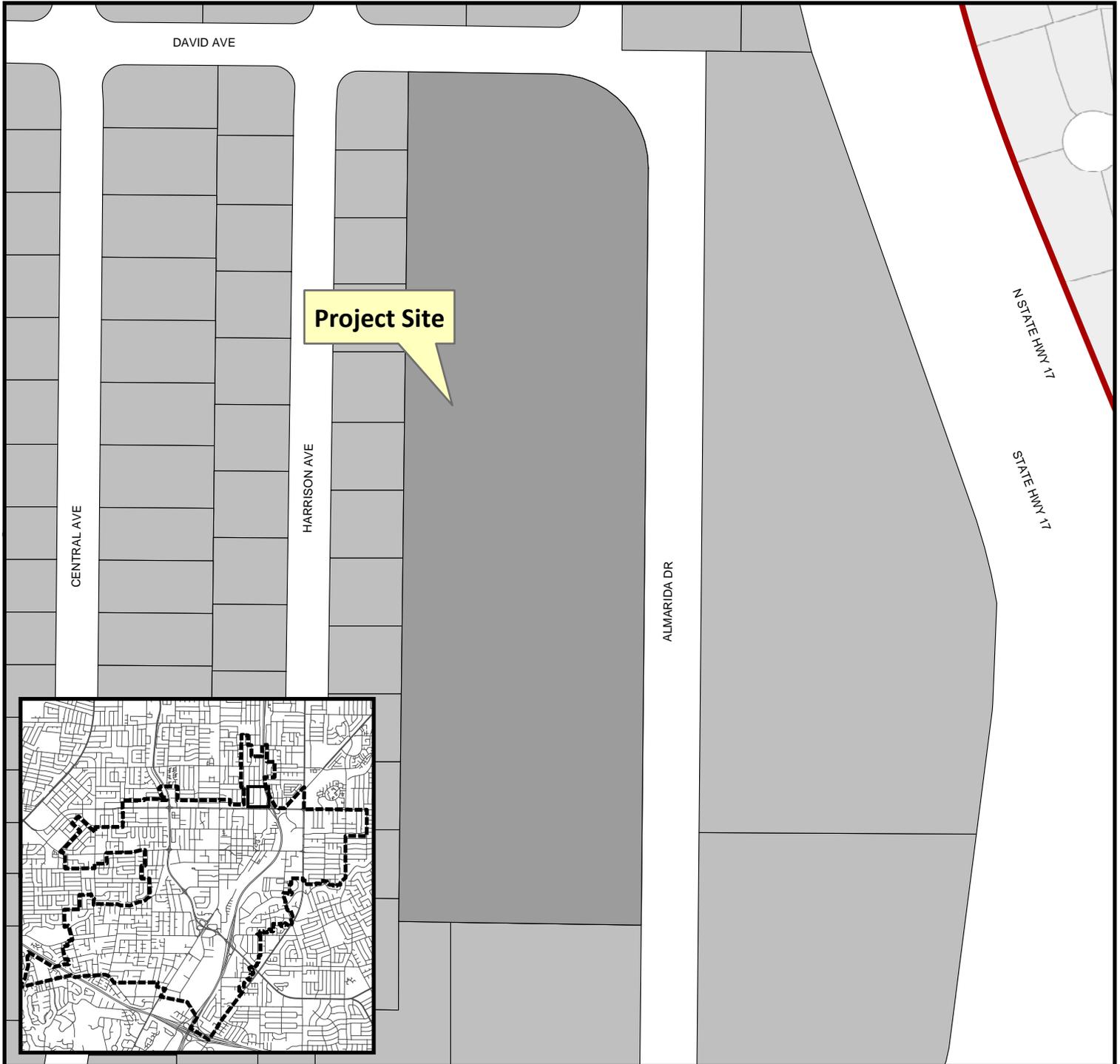
Questions or comments regarding the Study Session may be addressed to Stephen Rose, Associate Planner, in the Community Development Department at (408) 866-2140 or via email at [stephenr@cityofcampbell.com](mailto:stephenr@cityofcampbell.com).

In compliance with the Americans with Disabilities Act, listening assistive devices are available for all meetings held in the Council chambers. If you require accommodation, please contact the Community Development Department at (408) 866-2140, at least one week in advance of the meeting.

PLANNING COMMISSION  
CITY OF CAMPBELL  
PAUL KERMOYAN  
SECRETARY

PLEASE NOTE: When calling about this Notice,  
please refer to: **Study Session on 601 Almarida Dr**

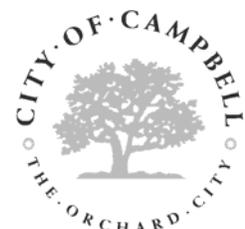
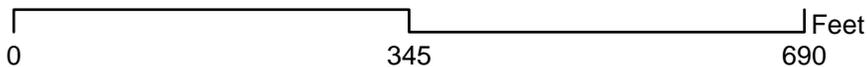
# Project Location Map



**Project Location:** 601 Almarida Drive

**Application Type:** Pre-Application

**Planning File No.:** PRE2017-003



Community Development Department  
Planning Division

# FRANCISCAN APARTMENTS DESIGN SUBMITTAL

601 ALMARIDA DRIVE  
CAMPBELL, CA 95008

SEPTEMBER 12TH, 2017



## PROJECT NARRATIVE

Applicant proposes to add 60 apartments, a new 1,500 SF clubhouse, and a pool deck to an existing market rate apartment project named The Franciscan. The Franciscan is a 1971 constructed, 180-unit garden style apartment community located at 601 Almarida Dr. in Campbell, California ("Existing Project"). The Existing Project consists of 16 two-story buildings and 4 one-story buildings on 7.48 gross acres (24.1 du/ac). The Existing Project is a mix of 90 one-bedroom and 90 two-bedroom units resulting in an average unit size of 850 square feet.

Applicant proposes to add 60 additional apartments in the location of the current swimming pool and clubhouse area ("New Project"). The Applicant does not propose to remove any of the apartments associated with the Existing Project to allow for construction of the New Project; however the temporary relocation of approximately 55 existing parking spaces will be required during construction of the new apartments.

Applicant proposes to use the state Density Bonus Law to achieve the added density at the Property resulting in a 240-unit project (32 du/ac) at its completion ("Combined Project"). The Combined Project will include an estimated 10 new BMR units at the property restricted to Very Low income residents. As part of the New Project construction, Applicant proposes to make significant repairs to the Existing Project including façade enhancements to the existing buildings fronting along Almarida Drive.

Any parking spaces removed to allow for construction of the New Project will be replaced in a new 2-level underground parking structure which will accommodate parking for the newly constructed apartments as well. An existing curb cut along Almarida will be removed and is proposed to be replaced with 10 additional open (public) surface parking spaces.

## DESIGN PACKAGE

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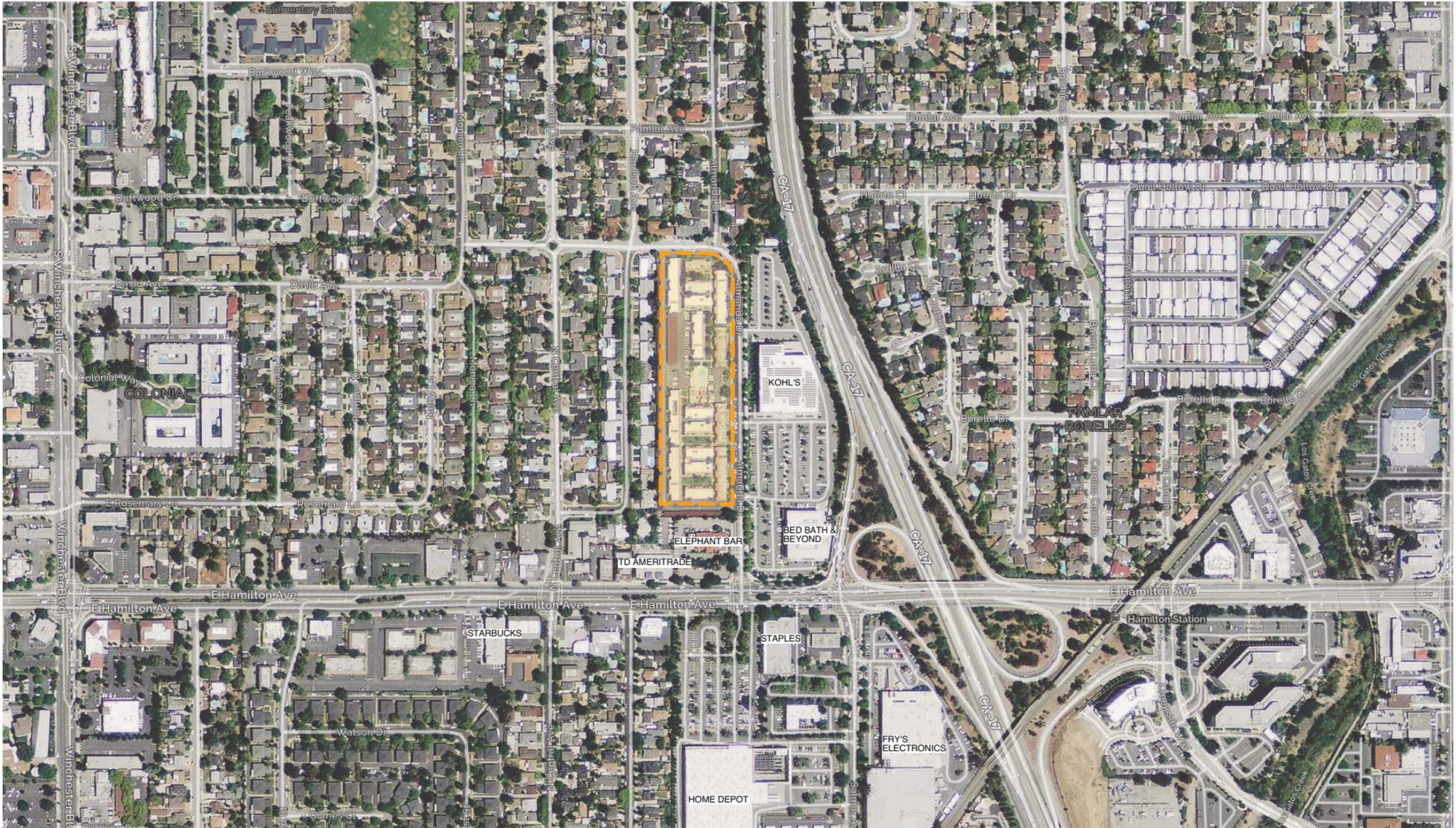
EXISTING APARTMENT FACADE  
ALONG ALMARIDA DR.

## SHEET INDEX

FRANCISCAN APARTMENTS

09.12.2017

ii

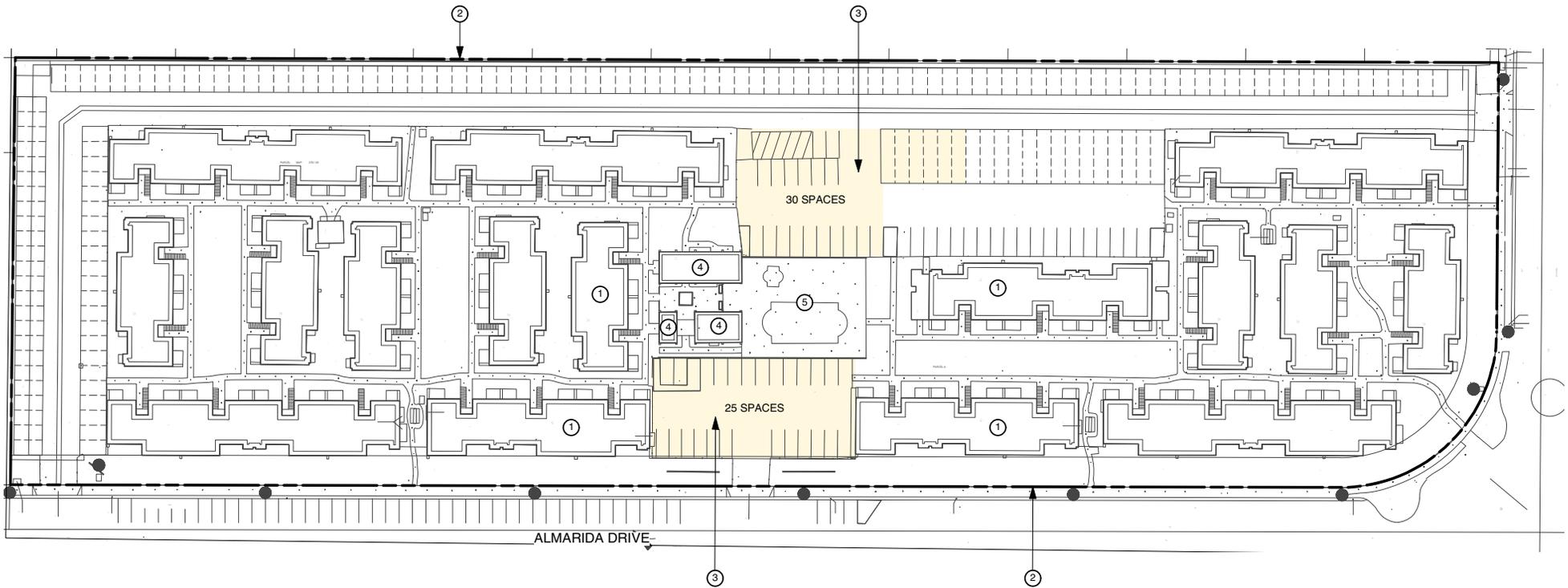


**SITE LOCATION**

All drawings and written material appearing herein constitute original, and unpublished work of the architect and may not be duplicated, used or disclosed without the written consent of the architect.

**SITE PLAN LEGEND**

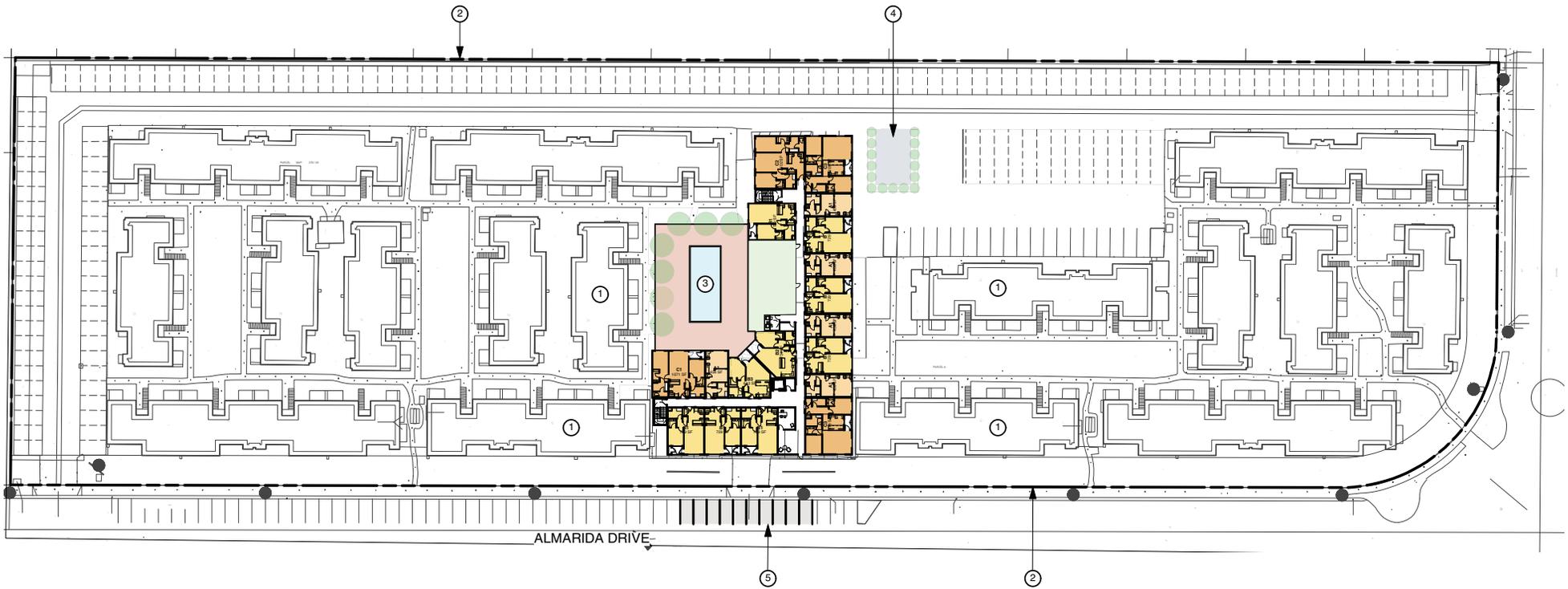
- ① EXISTING APARTMENT BUILDING TO REMAIN, TYP
- ② PROPERTY LINE
- ③ PARKING STALLS TO BE REMOVED
- ④ EXISTING BUILDINGS TO BE REMOVED
- ⑤ EXISTING POOL DECK TO BE REMOVED



**EXISTING ARCHITECTURAL SITE PLAN**

**SITE PLAN LEGEND**

- ① EXISTING APARTMENT BUILDING TO REMAIN, TYP
- ② PROPERTY LINE
- ③ NEW COURTYARD/POOL DECK
- ④ GARAGE ACCESS
- ⑤ PROPOSED PARKING STALLS



**PROPOSED ARCHITECTURAL SITE PLAN**



KOHL'S DEPARTMENT STORE ON ALMARIDA DR.



PARKING LOT BEHIND ELEPHANT BAR RESTAURANT ON ALMARIDA DR.

**STREET CONTEXT**



EXISTING FRANCISCAN APARTMENT BUILDINGS ON ALMARIDA DRIVE



EXISTING FRANCISCAN PARKING LOT AND LEASING ENTRY ON ALMARIDA DR.

**STREET CONTEXT**



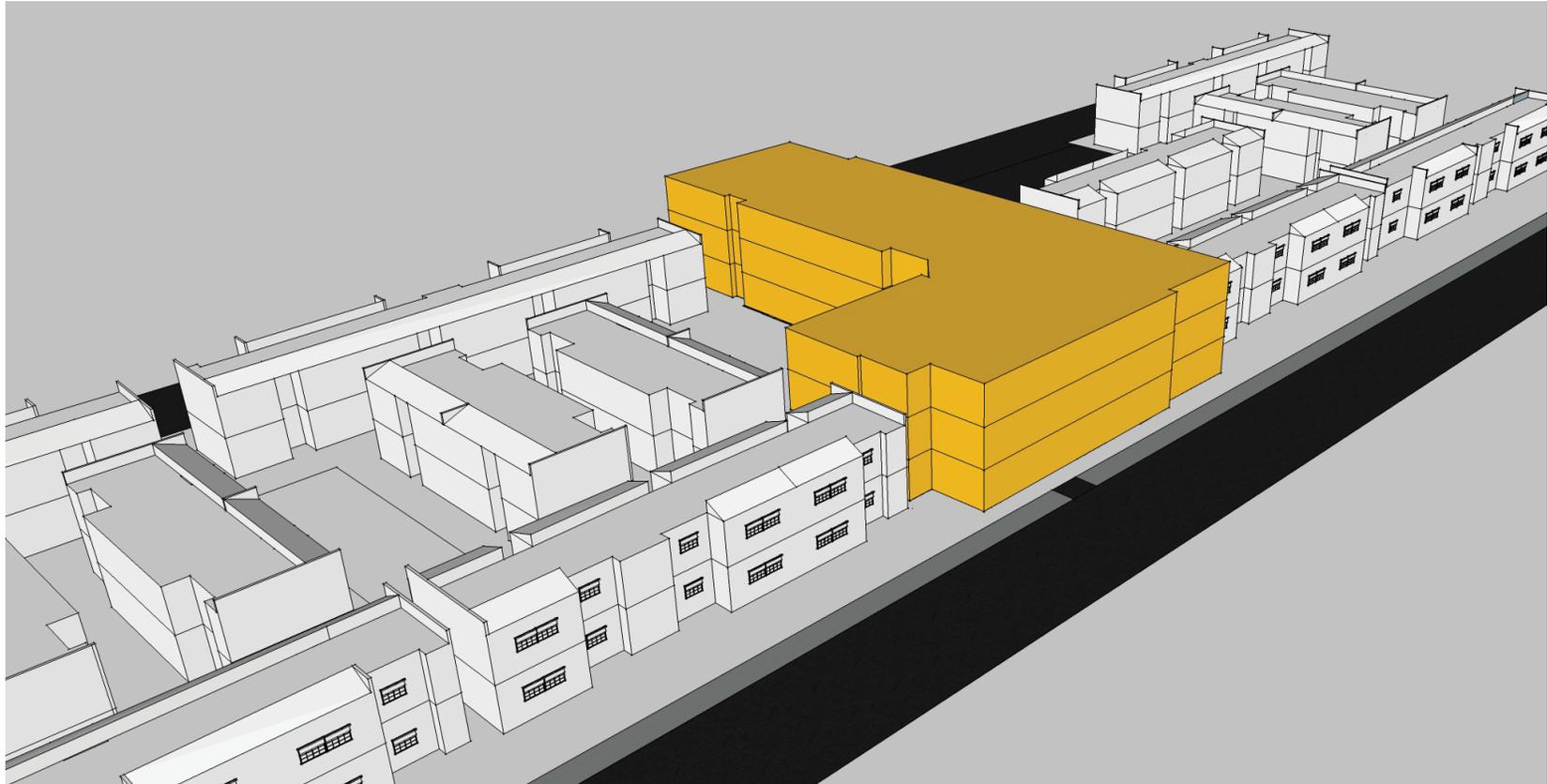
BIRD'S EYE VIEW

STREET CONTEXT

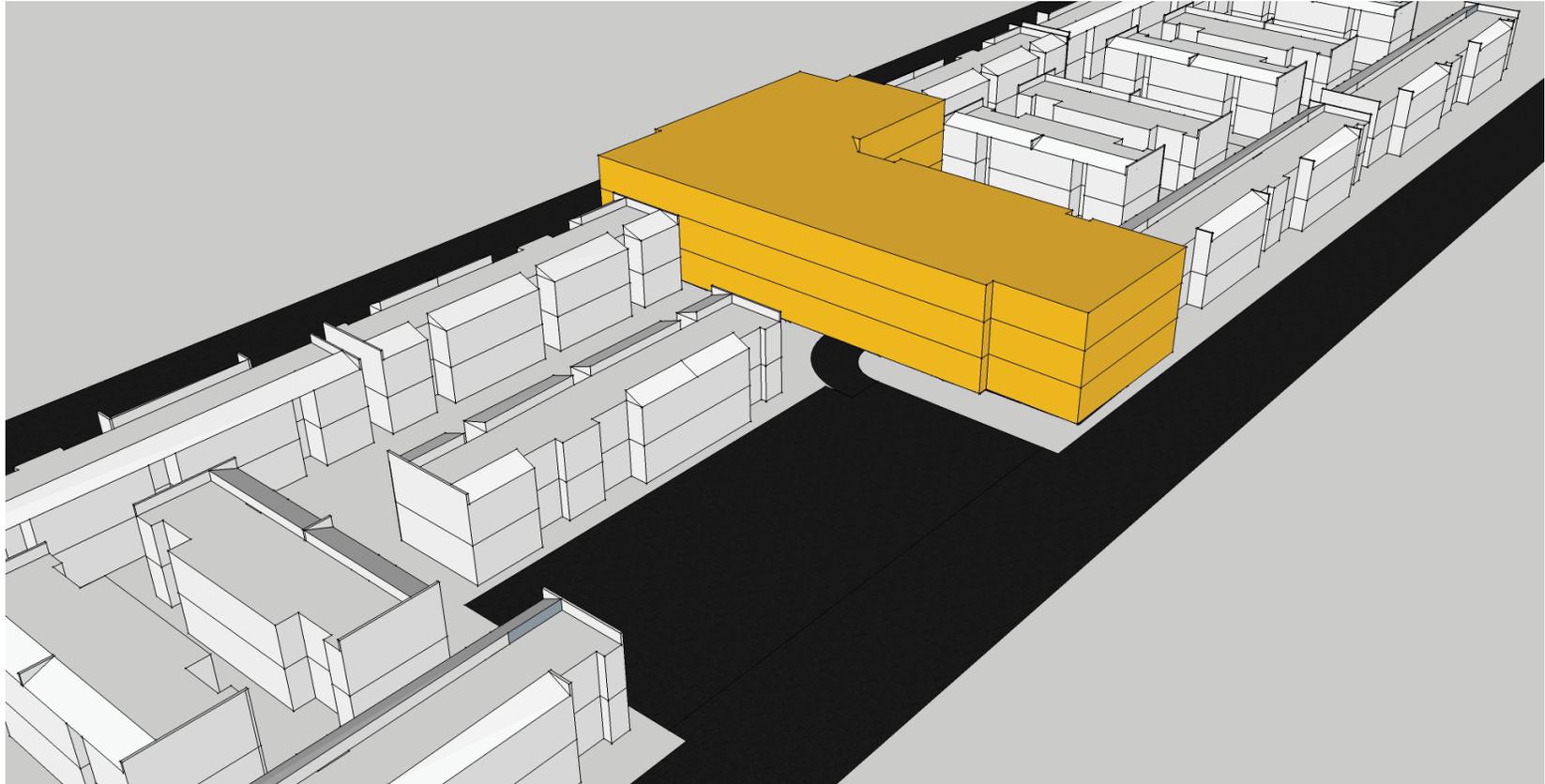
FRANCISCAN APARTMENTS

09.12.2017

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**MASSING STUDY - WEST**



**MASSING STUDY - NORTHEAST**

RAINTREE PARTNERS - FRANCISCAN APARTMENTS  
**UNIT AND AREA SUMMARY: Unit Measured Centerline Corridor, Demising and Exterior**  
 Date 08/30/2017

CONSTRUCTION TYPE: VA OVER IA  
 FLOORS: 3 WOOD OVER 2 CONCRETE

UNIT TYPE	Unit	Rentable Area* SF	Floor Levels					Total	Unit	Rentable Area by Type	
			B1	B2	1ST	2ND	3RD				
STUDIO	A1.0	1 BED/ 1BATH	456			5	5	5	15		6,840
	A1.1	1 BED/1 BATH	525			0	1	1	2		1,050
									17	28.3%	
1 BEDROOM	B1.0	1 BED/ 1BATH	729			7	8	8	23		16,767
	B1.2	1 BED/1 BATH	781			0	1	1	2		1,562
	B2.0	1 BED/1 BATH	734			1	1	1	3		2,202
	B3.0	1 BED/1 BATH	643			1	1	1	3		1,929
									31	51.7%	
2 BEDROOM	C1.0	2 BED/2 BATH	1,071			1	1	1	3		3,213
	C2.0	2 BED/2 BATH	1,102			1	1	1	3		3,306
	C3.0	2 BED/2 BATH	1,105			2	2	2	6		6,630
									12	20.0%	36,869
<b>TOTAL UNITS</b>			614	0	0	18	21	21	60	100%	

<b>Rentable Residential by floor</b> (not incl. decks)	0	0	13,143	15,178	15,178	<b>43,499</b>
<b>Gross Residential</b> (lobby, corridors, stairs, etc...) ( incl. decks)	-	-	-	-	-	0
<b>Amenity Spaces</b> (Interior Only)	-	-	1,715			1,715
<b>Leasing</b>	-	-	373			373
<b>Garage</b> (Incl. storage, utilities, ...)	28,479	28,479				56,958
<b>Total Gross</b>	28,479	28,479	15,231	15,178	15,178	<b>102,545</b>

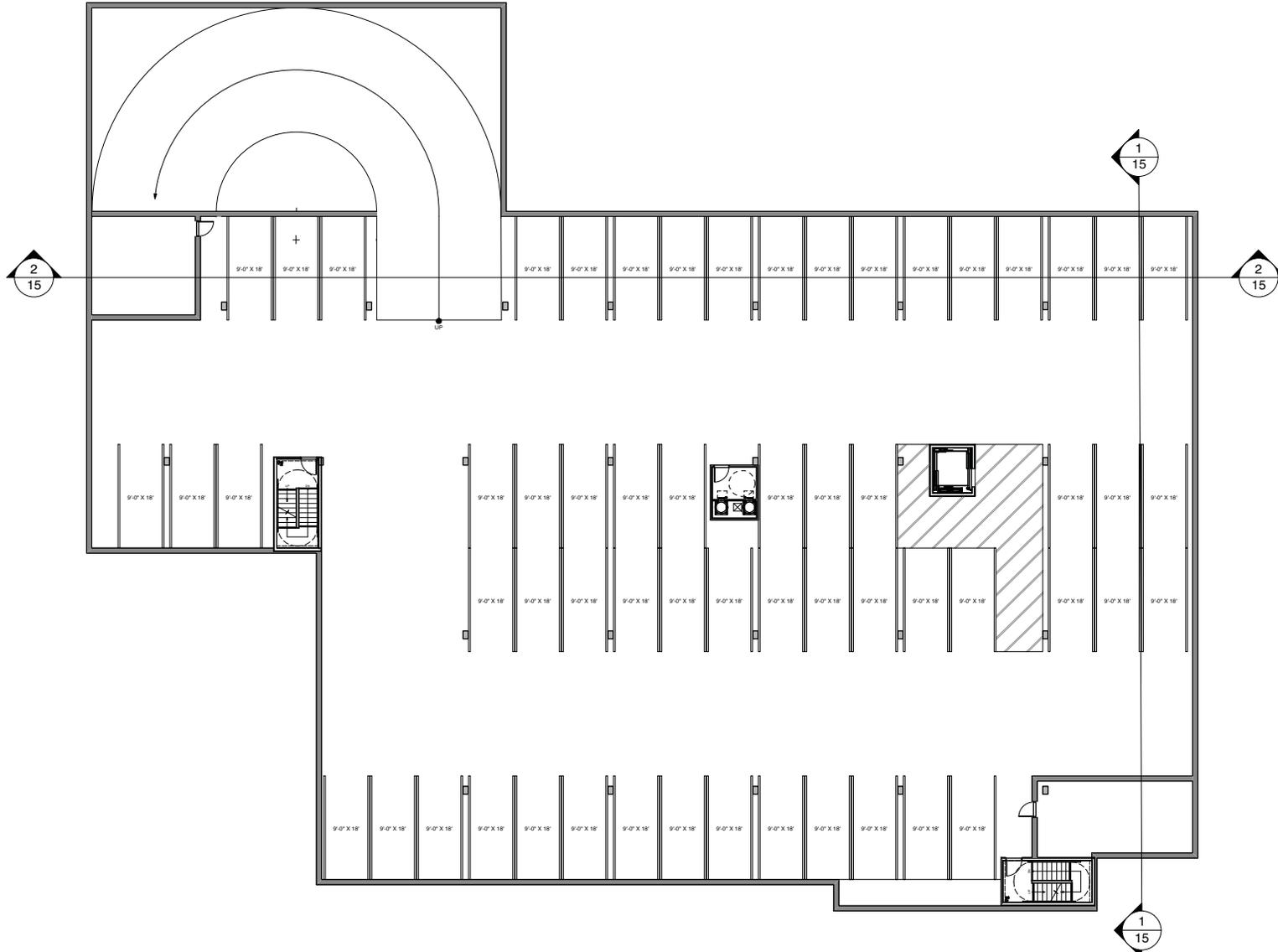
\* NET RENTABLE IS CENTERLINE OF WALL

**VEHICLE PARKING**

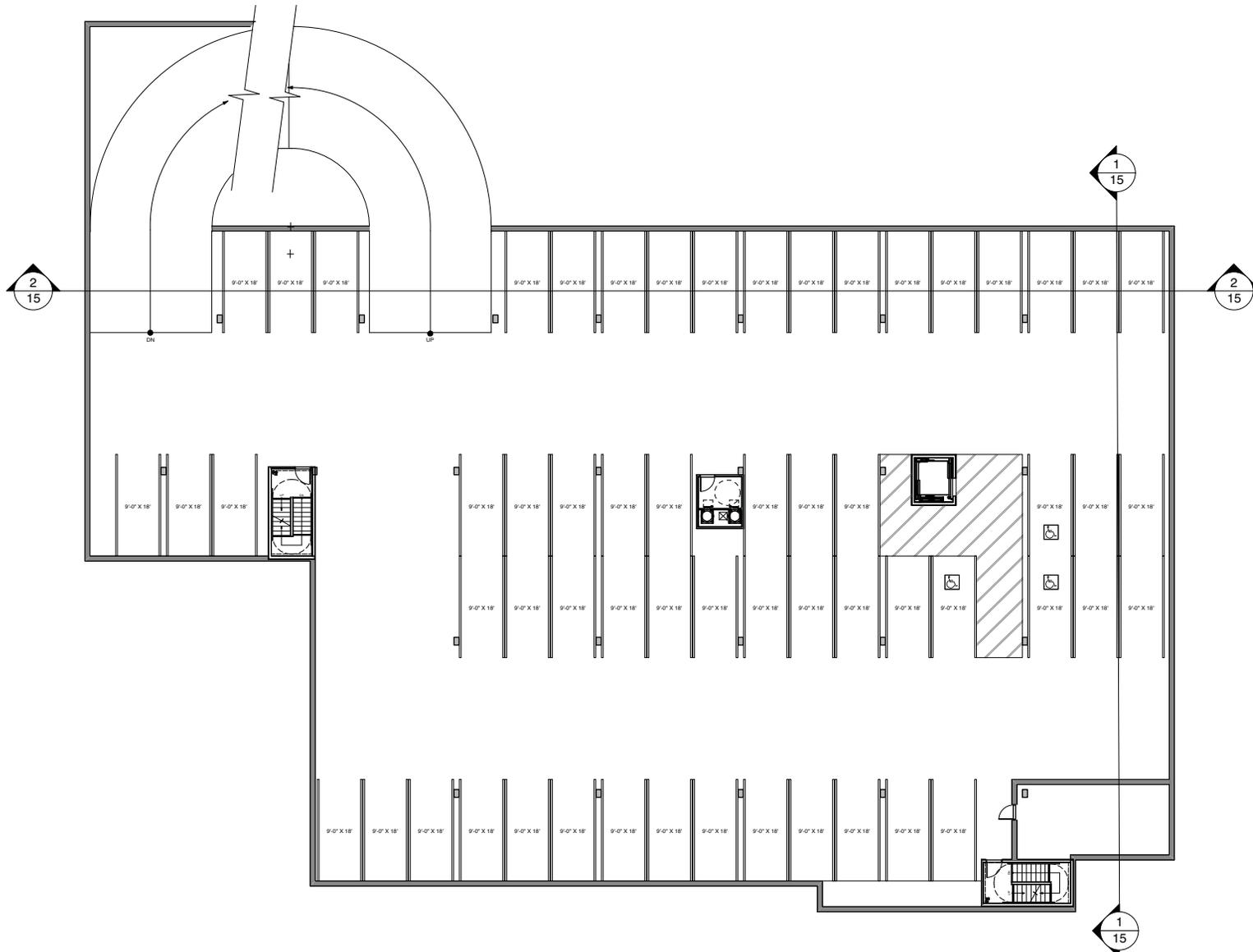
PROVIDED	(NEW) SURFACE	STANDARD	0
		<b>Floor Total</b>	<b>10</b>
	BASEMENT 1	STANDARD	0
		<b>Floor Total</b>	<b>59</b>
	BASEMENT 2	STANDARD	0
		<b>Floor Total</b>	<b>59</b>
<b>PROVIDED TOTAL</b>			<b>128</b>

Provide 1 Parking Space Per Bedroom  
 72 Total Bedrooms (new)  
 Total Parking Removed - 55 Spaces  
 72 + 55 = 127 Spaces required

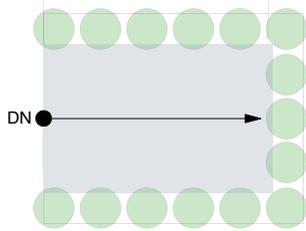
**PROJECT DATA**



FLOOR PLAN - LEVEL B1



FLOOR PLAN - LEVEL B2



FLOOR PLAN - LEVEL 1



FLOOR PLAN - LEVELS 2 & 3

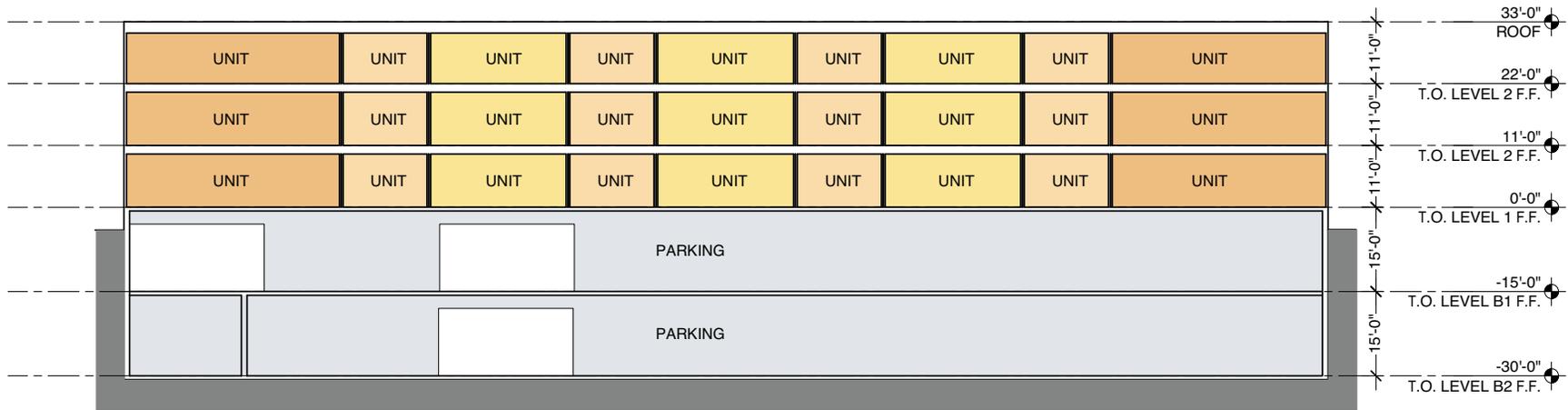


2- WEST ELEVATION

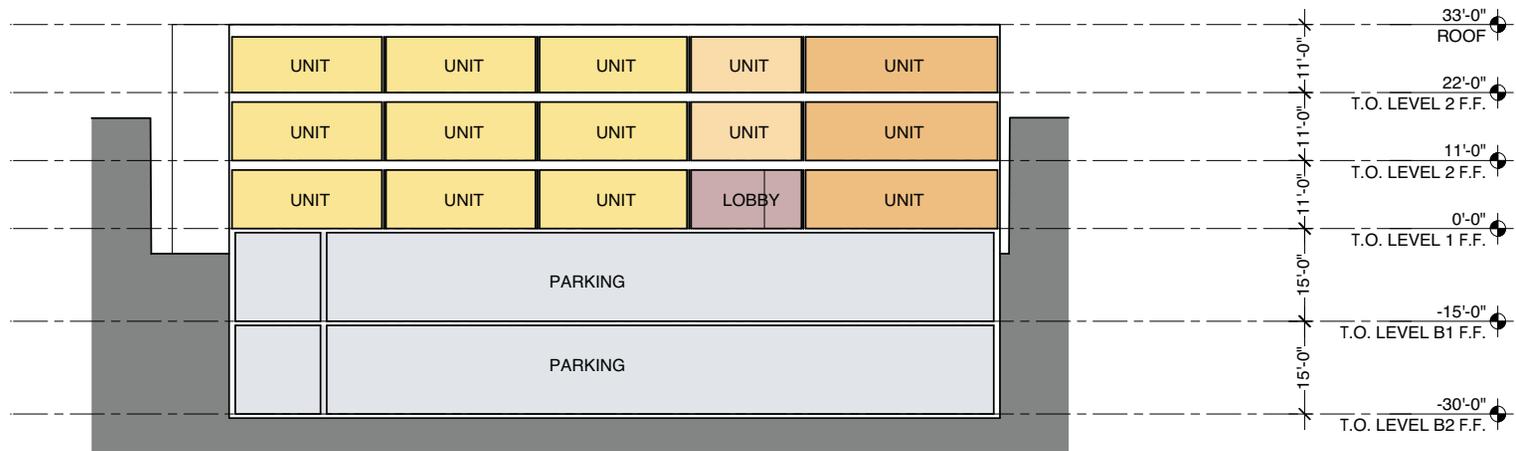


1- NORTH ELEVATION

ELEVATIONS



2 - BUILDING SECTION



1 - BUILDING SECTION

BUILDING SECTIONS