



December 21, 2021

Response to PCC Comment P3

The Meridian is a 59-unit affordable housing development located at the corner of Stevens Creek Boulevard and Buckingham Drive in Santa Clara. This large family housing development has a mix of one, two, three, and four-bedroom units wrapped around a central podium courtyard. The building is six stories, with five stories of residential units located over ground floor garage parking and residential amenity space. The ground floor is designed to have a strong storefront presence along Stevens Creek Boulevard. It will be activated by residential lobby, mail, office areas, and secured bike storage.

The project utilizes a density bonus for a reduction of parking requirements and satisfies the Transit Adjacency requirement under AB1763 which allows for four concessions, and a height increase of 33' or 3 stories. Based on the current proposal, the project complies with the Very High Density Mixed Use (VHDMU) Regulations and seeks only one concession, incentive, or waiver.

The project is also utilizing a Sustainable Communities Project Exemption (SCPE) as the project: (a) is consistent with the general use designation, density, building intensity, and applicable policies specified for the project area in a sustainable communities strategy (see California Public Resources Code Section 21155(a)); and (b) is a "transit priority project" (as defined in California Public Resources Code Section 21155(b)).