



# SARATOGA

*California*

**Community Development Department**  
13777 Fruitvale Avenue  
Saratoga, CA 95070  
408.868.1222

March 25, 2020

SHP Quito Village LLC  
c/o Steve Lynch, Director of Planning and Entitlement  
965 Page Mill Road  
Palo Alto, CA 94304

**RE:** Application No. MISC20-0001 – 19764-18850 Cox Avenue – SB35 Project Design Requests

Dear Mr. Lynch;

On March 25, 2020, the City approved your application for an SB 35-eligible, mixed-use project at Quito Village, 19764-18850 Cox Avenue ("Project"). As you are aware, SB 35 prohibits the City from requiring your Project to comply with any development standards other than those written, objective standards in place at the time of your application submittal (SB 35 Guidelines 300(b)(7).) That said, after conducting a thorough internal review of the project, the City has identified several project design modifications the City believes would improve the quality of the Project and address community concerns. As a result, the City requests that you consider these voluntary modifications. Any voluntary modifications would be processed pursuant to SB 35 Guidelines Section 301(c)(1). If you decline to modify the Project as requested, you may, of course, proceed with the Project as approved.

Please do not hesitate to contact me to discuss in more detail.

Respectfully,

*Christopher Riordan*

Christopher Riordan, AICP  
Senior Planner

Attachment A: City-Requested Items for Quito Village Project

Attachment A

**City-Requested Items for Quito Village Project**

1. To protect the privacy of the ten (10) homes on Devon Avenue and Paseo Presada bordering the project site;
  - a. Eliminate the second story decks facing these properties.
  - b. Utilize only high sill windows (66-inch minimum sill height) for the second story windows of those townhomes adjacent to these properties.
  - c. These measures would apply to 24 units contained in Buildings 3, 4, 5 and 6.
2. Design the Project to include more commercial building area to serve the community.
3. Pay fair share contribution for the future signalization of the Cox Avenue/Quito Road intersection based on impacts identified in the Hexagon Traffic analysis dated September 20, 2019.
4. Revise curb return (smaller radius) at the corner of Cox Avenue and Paseo Presada to decrease the pedestrian crossing distance and to encourage full vehicle stops at the stop sign.
5. Due to expected wear and tear during construction;
  - a. Resurface Cox Avenue from Saratoga Avenue to Paseo Presada.
  - b. Resurface Paseo Presada along the frontage of the development.
6. Show on the improvement plans that the owner/developer will improve the accessibility at both corners of the Cox Avenue/Paseo Presada intersection (south/west and north/west corners).
7. Work with the City to determine if an Assessment District will be established for the perimeter landscaping and stormwater management or provide alternative maintenance/management plan.
8. Provide a 12-foot by 45-foot loading zone by utilizing the parking spaces near the main entrance to the commercial building for restricted hours only (dual use).