



Agenda Report

25-402

Agenda Date: 6/11/2025

REPORT TO PLANNING COMMISSION

SUBJECT

PUBLIC HEARING: Action on an Addendum to the City Place Santa Clara Environmental Impact Report and Mitigation Monitoring and Reporting Program, General Plan Amendment, Zoning Code Amendments to revise the permitted uses within the Planned Development Master Community (PD-MC) land use designation and to amend the Master Community Plan (MCP) for the Related Santa Clara Project (PLN24-00060) Located at 5155 Stars and Stripes Drive to Introduce a new Scheme C Land Use Scenario, and Amendment of the Development Agreement between the City of Santa Clara and Related Santa Clara, LLC for the Related Santa Clara Project.

REPORT IN BRIEF

Applicant /Owner: Related Santa Clara, LLC/ City of Santa Clara

General Plan: Urban Center/Entertainment District

Zoning: Planned Development - Master Community (PD-MC)

Site Area: 240 acres

Existing Conditions: The site is currently vacant.

Surrounding Land Uses:

- North: SR 237 and City of San Jose
- South: Tasman Drive, Levi's Stadium and Tasman East residential development
- East: Guadalupe River, City of San Jose
- West: Great America Parkway, Office and Commercial uses

Executive Summary:

Related Santa Clara, LLC, the applicant, is proposing to modify a portion of the already approved 2016 City Council Planned Development - Master Community (PD-MC) for the Related Santa Clara project, a 240-acre mixed-use development project located directly across from Levi's Stadium. The project is a public-private partnership intended to develop as several land uses including a vibrant urban district, a mix of office, retail, residential, hotel, entertainment uses, office campus, along with substantial public open space on City-owned property that includes the site of a former landfill. The mix of land uses were approved through the PD-MC on five parcels built over seven phases and through multiple years. The heart of the project is a new mixed-use city neighborhood with a pedestrian oriented and walkable development known as "City Center" with dense residential, retail, hotel and office on Phases 4 and 5. The City Center on Parcels 4 and 5 would serve as a regional destination along with the Levi's Stadium and Convention Center. Parcel 3 is reserved for development by the City of a public park. Parcels 1 and 2 are primarily campus style office uses and with some variation could also include supportive retail.

It is important to share with the Planning Commission the broader economic climate has shifted

dramatically since the pandemic and is now causing a change in markets across the Bay Area and Santa Clara as discussed at the Special City Council Study Session on February 13, 2025 Urban Land Institute (ULI) meeting on State of Santa Clara's Real Estate & Development Market <../../../../Users/ahamid/Downloads/Agenda Packet (36).pdf> and the May 6, 2025 Special City Council Study Session on the Related Santa Clara project. The applicant now desires a land use that is more economically sustainable to respond to the changed market. Due to post pandemic shifts in the retail and office market, construction costs have risen dramatically between 5-15%, office vacancy is at 15% and retail vacancy is at 10% or more. Additional force majeure project challenges were shared at the May 6 City Council meeting. Due to the market changes, force majeure and rising interest rates, Related Santa Clara, LLC, is now proposing an amendment called Scheme C with light industrial uses which include warehouse and distribution facilities on Parcels 1 and 2 only where previously there was office campus.

The proposed modification under Scheme C maintains City Center at Parcels 4 and 5 and the public park on Parcel 3. Where there was primarily office on Parcels 1 and 2, those would now be replaced with industrial uses. On the balance, the total project build-out of 9.16 million gross square feet would remain the same as the original 2016 project. In other words, Parcels 4 and 5 would continue to have additional variety of land use types and with the addition of offices would create a more vibrant and economically sustainable City Center. City Center would have land uses that are supportive of an urban vibrant district with retail, amenities, office and residential to create a 24/7 walkable pedestrian oriented neighborhood near transit. Typical of zoning districts, the light industrial uses would be developed in a separate zoned area to allow those uses to perform and function based on the operations. City Center would develop as a regional destination with pedestrian-oriented commercial retail and services, urban residential, hotel and offices. At the May 6 meeting, Related Santa Clara, LLC reaffirmed its strong commitment to the vision of the overall project, highlighting several benefits of the revised Scheme C proposal. The new approach prioritizes development of Parcels 1 and 2 to help finance future phases and meet demand for advanced manufacturing and co-located office space. The updated plan also supports a vibrant mixed-use City Center, increases affordable housing from 10% to 15% at deeper affordability levels, and intensifies Parcel 4 with a broader mix of uses. Related remains the master developer, and cohesive design standards will guide development of the initial parcels.

Staff Recommendation: The Planning Commission adopt resolutions recommending the City Council adopt the Addendum to the City Place Santa Clara Environmental Impact Report and Mitigation Monitoring and Reporting Program, General Plan Amendment, Zoning Code Amendments to revise the permitted uses within the Planned Development Master Community (PD-MC) land use designation and to amend the Master Community Plan (MCP) for the Related Santa Clara Project (PLN24-00060) Located at 5155 Stars and Stripes Drive to Introduce a new Scheme C Land Use Scenario, and Amendment of the Development Agreement between the City of Santa Clara and Related Santa Clara, LLC for the Related Santa Clara Project.

BACKGROUND

In 2016, the City Council approved the Related Santa Clara project, which is a 240-acre mixed-use development project located directly across from Levi's Stadium. The project is a public-private partnership intended to develop as several land uses including a vibrant urban district, including a mix of office, retail, residential, hotel, and entertainment uses, an office campus, along with substantial public open space, on City-owned property that includes the site of a former landfill. At buildout, the project would include approximately 9.16 million square feet of development, creating a

new regional hub for innovation, business activity, entertainment, and community engagement.

The 2016 approvals (discussed in more detail below) included actions to comply with CEQA, General Plan and zoning amendments to designate the project site for mixed-use development, and adoption of a Master Community Plan (MCP) to govern future development, a Development Agreement vesting the applicant's ability to proceed with the project over time, and a Disposition and Development Agreement governing the terms of leasing the City's property to the applicant for development.

The project site is located on mostly vacant City-owned parcels, which in total encompass approximately 240 acres. It has a General Plan land use designation of Urban Center/Entertainment District and is zoned Planned Development - Master Community (PD-MC). These actions were approved in 2016, along with the MCP for the full 240-acre site and a Development Agreement between the City and Related Santa Clara, LLC.

On January 31, 2024, Related Santa Clara, LLC, filed an application (File No. PLN24-00060) requesting to amend the 2016 MCP to add a new Scheme C land use scenario that would introduce Light Industrial as a new land use on MCP Parcels 1 and 2, and transfer unused development intensity to Parcel 4. This land use scenario would give the applicant an alternative to the two land use scenarios adopted in the 2016 MCP (Scheme A and Scheme B), which had focused on office uses for Parcels 1 and 2, in an effort to respond to changing market demand and accelerate the timeline for commencing development on the City's property.

The project site comprises multiple legal parcels, which are generally referred to and described as five development parcels. For reference, see Attachment #11, Vicinity Map. Four of the development parcels are part of the former landfill that closed in 1994. Only Parcel 5 (8 acres on Tasman Drive across from Levi's Stadium) is not underlain by landfill.

Lafayette Street divides the project site with Parcels 1 and 2 to the east and Parcels 3, 4 and 5 to the west. The Union Pacific Railroad (UPRR) borders Parcels 3 and 4 on the west side of Lafayette Street. Stars and Stripes Boulevard runs parallel to Tasman Drive within the site on the west side of Lafayette Street. Centennial Boulevard provides access to the site from Tasman Drive through Parcel 5 and intersects Stars and Stripes Drive, bisecting Parcels 4 and 5.

The former City-owned golf course on the property (Parcels 2, 3, and 4), operated by the City's Sports & Open Space Authority under a management agreement with the American Golf Corporation, ceased operation in 2019. A bridge for pedestrians and golf carts spans Lafayette Street, connecting the eastern and western areas of the former golf course. Fire Station 10 within the project site was closed in March 2020 and improvements were made to existing Fire Station 8; a permanent new Fire Station 10 will be built as part of the project, likely along Great America Parkway just west of the project site. The BMX track and Ameresco Methane plant are still in operation. The northern portion of the site includes an existing 12.8-acre retention basin.

Approved Project and Previous Actions

On June 28, 2016, the City Council certified the Environmental Impact Report (EIR), approved General Plan Amendments, and approved the Planned Development - Master Community (PD-MC) Zoning and accompanying MCP for the Related Santa Clara project (previously known as "City Place"). The approved MCP involves demolition of the existing buildings and on-site features and

establishment of a new mixed-use neighborhood with a defined center to serve as a focal point for a pedestrian-oriented environment. It includes a phased development of up to 9.16 million gross square feet of office buildings, retail and entertainment facilities, up to 1,680 residential units, hotel rooms, surface and structured parking facilities, new open space and roads, landscaping and tree replacement, and new/upgraded/expanded infrastructure and utilities. In accordance with the MCP, each phase of the project is implemented through a Development Area Plan (DAP), which provides a more detailed land use entitlement than the MCP. After a DAP is approved, then the project progresses to the Architectural Review stage, administered by the Director of Community Development.

The MCP includes two conceptual land use schemes, Scheme A and Scheme B, to be implemented in seven phases to construct up to 9.16 million gross square feet of development. Under Scheme A, the uses for Parcels 1 and 2 are primarily office uses, and Parcels 4 and 5 are devoted to mixed-use development consisting of multi-family residential uses (up to 1,680 units). Scheme B also includes offices as primary uses for Parcels 1 and 2, and supports retail uses alongside office uses at Parcel 2. Scheme B does not include residential uses within Parcel 4 and instead includes office development equal in area to the residential development in Scheme A, along with the same amount of space for the hotel, retail, entertainment venues, and open space areas. Development on Parcel 5 includes the same amount of residential, hotel, retail, and office uses under both schemes. Also, in each scheme, most of Parcel 3 is reserved for development by the City of a public park; the southern part of Parcel 3 would be developed by the applicant as a park to serve the project.

The data comparison of the approved Scheme A and Scheme B with the proposed Scheme C is shown in Attachment #12 of this report. Both approved schemes include similar street patterns and potential locations for the new Fire Station. The MCP established a maximum building height limit across the Project site of 219 feet above mean sea level (msl), which was determined to be consistent with the Airport Land Use Commission regulations.

Future development on the site is required to conform to the MCP. Specifically, the MCP sets forth the development standards, design guidelines, project implementation procedures, development transfer provisions among parcels, permitted and conditional uses allowed within the proposed land use areas, and City approval standards for DAP applications. It anticipates up to seven potential phases of development, each of which would be governed by a DAP.

DAP and Architectural Approvals

Two DAPs (DAP 1- File No. PLN2019-14186 and DAP 2- File No. PLN2019-14249) have been approved by the City Council. DAP 1 covers Parcel 5 and represents Phase 1 of the project; the applicant and the City have entered into a ground lease for Phase 1. DAP 2 covers a large portion of Parcel 4 and represents Phase 2 of the project. The applicant and the City have not yet entered into a ground lease for Phase 2. Both DAP 1 and DAP 2 were followed by Architectural Materials Review administrative approvals to address the detailed designs of the buildings and elements of Phases 1 and 2. The City Council also approved a Vesting Tentative Subdivision Map (File No. PLN21-15283) to subdivide the area and the general surroundings, in alignment with the MCP. Summarized below are approved permits and entitlements for the project:

- *June 28, 2016*: EIR Certified and General Plan Amendment, Rezoning and accompanying MCP approved
- *March 24, 2020*: Adopted first EIR Addendum and DAP 1 approved.

- *July 13, 2020:* Adopted second EIR Addendum and DAP 2 approved
- *February 9, 2021:* A Comprehensive Sign Program for Parcels 4 and 5 approved
- *February 26, 2022:* Architectural Materials Review for DAP 1 approved administratively
- *May 25, 2022:* Architectural Materials Review for DAP 2 approved administratively
- *November 15, 2022:* A Vesting Tentative Subdivision Map for DAP 1 approved

Requested Actions

The applicant proposes to change the approved project by introducing Scheme C, which differs from the approved project in that it proposes a new industrial land use on the northeast parcels. The proposed buildings under Scheme C include up to 1.6 million gross square feet of light industrial use on Parcels 1 and 2. Because the industrial uses would occupy less area than the previously proposed offices, the remaining unused square footage from Parcels 1 and 2 would be transferred as allowed office space to the southwestern area of the site (Parcel 4/City Center). Any office space within Parcel 4 could also be reallocated to retail use on a 1:1 ratio basis. Scheme C would not exceed the maximum build-out of 9.16 million square feet across the project site specified in each development scheme.

Currently, the applicant requests that the Planning Commission serve as the recommending body to the City Council to act on the following:

1. An Addendum to the City Place Santa Clara Environmental Impact Report and Mitigation Monitoring and Reporting Program
2. A General Plan Amendment to revise the permitted uses under the Urban Center/Entertainment District land use classification to include the proposed light industrial uses on Parcels 1 and 2.
3. Zoning Code Amendments to revise the permitted uses within the Planned Development Master Community land use designation and to amend the Master Community Plan for the Related Santa Clara Project (PLN24-00060) located at 5155 Stars and Stripes Drive to introduce a new Scheme C Land Use Scenario.
4. An amendment to the Development Agreement that governs the real property relationship between the City and the applicant concerning the project site.

Planning Commission review and a recommendation to the City Council is required under Santa Clara City Code (SCCC) Chapters 18.140 and 18.142 for amendments to the General Plan, zoning, and development agreements.

Like land use Schemes A and B, implementation of Scheme C requires City Council approval of DAPs implementing Scheme C, consistent with the uses in the amended MCP, and Architectural Materials approval by the Director.

DISCUSSION

The applicant proposes changes to the approved project that was analyzed in the 2016 EIR and described in the approved MCP. Like the Land Use Schemes in the Approved MCP, Scheme C involves the demolition of the existing buildings and on-site features at the Project site and the construction of a new multi-phased, mixed-use development that is light industrial. Scheme C retains the total approved gross square footage of 9.16 million of the Approved Project, including office buildings, retail and entertainment facilities, residential units, hotel rooms, new open spaces, new roads, and new upgraded and expanded infrastructure. Summarized below are the notable

differences between the proposed Scheme C and the 2016 Approved Project:

- New Land Use Classification:** Scheme C introduces a new land use classification with approximately 1.6 million gross square feet of light industrial use in the northeastern area of the Project site (Parcels 1 and 2 or northeast parcels). As described in the MCP Scheme C Supplement, permitted uses on Parcels 1 and 2 would include Light Industrial uses, such as warehouse and distribution centers, plants, facilities, or research laboratories etc. It would also allow Small Power Plant Exemption (SPPE) data centers (data centers for which the California Energy Commission, acting as the “lead agency” under Public Resources Code

Section 25519(c) has issued a Small Power Plant Exemption pursuant to Cal. Public Resources Code Section 25541), incidental retail, restaurant, office and personal services. The Non-SPPE data centers and ancillary data centers (nine MW or less) would be allowed through a Minor Use Permit process.
- Change in Intensity:** The proposed light industrial land uses in Scheme C would reduce the intensity on the northeast parcels but, would maintain the overall 9.16 million gross square feet of the Approved Project by increasing the intensity of the approved uses allowed within the City Center area of the site (on the blocks located in Parcel 4) as shown on Attachment #9 and 10.
- Lick Mill Blvd Extension/Site Circulation:** To avoid truck traffic going through the residential development in Tasman East, just south of Parcel 1, Scheme C revises the site circulation and access configuration for Parcels 1 and 2 by eliminating the previously planned Lick Mill Boulevard Extension vehicular connection from the Tasman East Specific Plan Area adjacent to the Project site. It would, however, still include a bike and pedestrian connection from Tasman East residential development through Parcels 1 and 2 and to the mixed-use development on Parcels 4 and 5. A dedicated truck route to control the 24-hour truck operations associated with any developed warehouse and distribution facilities will be identified in the more detailed Development Area Plan. Another change from the approved project is that Scheme C includes a bridge over Lafayette Street to a connector (jug handle) from the northeast parcels to the City Center. These changes to the road network have been analyzed through a traffic report that concluded Scheme C would not result in new or more severe traffic impacts than those disclosed in the 2016 EIR.
- Building Height:** Under the adopted MCP, the building height limit across the Project site is 219 feet above msl, which is consistent with ALUC regulations. The Airport Influence Area (AIA) boundaries have changed since 2016, and the project site is now outside the AIA. The proposed MCP Scheme C revises the formulation of the height limits to permit buildings on Parcel 4 up to approximately 10-12 stories. Scheme C proposes to remove the 219 feet above mean sea level (msl) height limit on Parcel 4. The revised height limits would remain consistent with applicable General Plan Policy 5.10.5-P30 and 5.10.5-P33.
- Light Industrial Design Guidelines Chapter 5C.4:** Scheme C includes a new Chapter 5C.4 to include a comprehensive list of design guidelines for Light Industrial Uses.

General Plan Consistency

In 2016, the MCP was approved after determining that on balance, the project would be consistent with the overall General Plan. While the total project build-out (9.16 million gross square feet) would remain the same as the Approved Project, Scheme C introduces light industrial uses to the northeastern area of the project site and would increase the intensity of approved uses in the City Center. The current General Plan land use designation of Urban Center/Entertainment District for the site is intended for local and regional scale destinations that feature a mixture of pedestrian-oriented commercial retail and services, urban residential, hotel and employment generating uses. Because the current definition of the Urban Center/Entertainment District designation does not include industrial uses, the proposed Scheme C requires a General Plan Amendment to allow (per the amended MCP) the proposed light industrial uses as described in Chapter 3C.2 Land Use Concept of MCP Scheme C (Attachment #10). This is largely due to respond to market changes as described at the Special City Council Study Session on February 13, 2025 Urban Land Institute (ULI) meeting on State of Santa Clara's Real Estate & Development Market and the Special Study session on the project at the City Council meeting on May 6, 2025. The overall modification with Scheme C is still consistent with the adopted 2016 General Plan consistency findings.

In addition to the goals and policies listed in Table 3.1-7 of the 2016 EIR, the proposed Scheme C is consistent with the following General Plan Policies listed first in italics:

- *General Land Use Policies: 5.3.1 P4 Encourage new development that meets the minimum intensities and densities specified in the land use classifications or as defined through applicable Focus Area, Neighborhood Compatibility or Historic Preservation policies of the General Plan.*

The overall intensity of 9.16 gross million square feet is maintained under Scheme C consistent with the already approved 2016 MCP.

- *Commercial Land Use Goals and Policies: 5.3.3 G4 New commercial uses that respect surrounding neighborhoods and are sited to reduce potential land use conflicts.*

The amended MCP design guidelines require that the new industrial uses and loading docks will be located at least 500 feet away from residential uses and will have a landscaping buffer in between the industrial and residential uses to reduce any potential impacts or conflicts.

- *Office and Industrial Land Use Goals and Policies: 5.3.5 G2 Sufficient industrial land that meets the demand for local employment and retains the City's economic base.*

Scheme C introduces light industrial uses that would create employment opportunities within the city.

- *Office and Industrial Land Use Policies: 5.3.5 P19 Restrict the use and storage of hazardous materials for industrial uses within 500 feet of existing residential uses.*
- *Safety Goals and Policies: 5.10.5 P24 Protect City residents from the risks inherent in the transport, distribution, use and storage of hazardous materials.*

Scheme C proposes light industrial uses that may include warehouse and distribution facilities that

may contain hazardous materials. To be consistent with the above General Plan policies, such materials will be packaged to avoid any leaks during storage or transportation. Additionally, Scheme C proposes dedicated truck routes to limit the truck access to and from the northeastern parcels.

Zoning Conformance

The 2016 approval rezoned the project site from Public, Quasi-Public, and Parks and Recreation, and Commercial Park to Planned Development Master Community (PD-MC) and adopted the MCP. PD-MC is intended to create regulations for large-scale integrated developments that are compatible with the existing community. The MCP carries out the PD-MC zoning through development standards, design guidelines, project implementation procedures, development transfer provisions among parcels, and permitted and conditional uses allowed within the proposed land use areas.

The approved MCP includes two conceptual land use schemes, Scheme A and Scheme B, to be implemented in up to seven phases. To add Scheme C as a new land use scheme to the approved MCP, a zoning amendment is required to allow industrial uses within the PD-MC area. An amendment to the MCP is also required.

The proposed Scheme C was reviewed by the City's Project Clearance Committee (PCC) on March 20, 2025, and appropriate Conditions of Approval were added.

DEVELOPMENT AGREEMENT

A Development Agreement (DA) between the City and the Developer was approved in 2016. The DA has a 30-year term to allow for phased development of the project, and vests the maximum density and intensity of uses; the maximum building heights and gross floor area of land uses; and the permitted uses. It also specifies that the developer must build a minimum of 200 housing units; that 10% of residential units must be affordable to households with income that does not exceed one hundred twenty percent (120%) of the Area Median Income for Santa Clara County, as adjusted and amended from time to time; the development fees that will be paid (including a voluntary regional fee and a voluntary contribution to the Santa Clara Valley Transit Authority (VTA)); the provisions concerning escalation of existing fees or imposition of new fees; and that all mitigation measures to minimize material adverse environmental impacts of the project must be implemented. The proposed amendments to the DA require that, other than with respect to the initial 200 residential units in Phase 1, 15% of the units must be affordable to households with income that does not exceed one hundred percent (100%) of the Area Median Income for Santa Clara County, as adjusted and amended from time to time. Thus, there would be more affordable units built and at deeper levels of affordability. In addition, the proposed DA amendments require that the industrial uses within Scheme C would pay development impact fees and administrative fees at the levels as and when otherwise due, with no caps. Finally, the amended DA would add a regional traffic fee for industrial uses (similar to office uses) at \$1 per square foot.

ENVIRONMENTAL REVIEW

An Addendum to the City Place Santa Clara Environmental Impact Report (EIR) (2016) was prepared for the project by the environmental consultant firm ESA, in accordance with the California Environmental Quality Act (CEQA), and was posted on the City's website (weblink provided in Attachment #1). The Addendum concluded that any potential environmental impacts associated with development of the project site under the proposed Scheme C were adequately analyzed and covered by the analysis in the 2016 EIR. The proposed project would not trigger substantial changes

to the previously approved EIR and implementation of Scheme C would cause no new significant environmental effects and no substantial increase in the severity of previously identified significant effects than were disclosed in the 2016 EIR. Therefore, no further review or analysis under CEQA is required.

FISCAL IMPACT

There is no fiscal impact to the City for processing the requested application other than administrative time and expense typically covered by processing fees paid by the applicant.

As was previously considered by the City Council in the decisions to offer development of the Project site and subsequent approval of the initial land use entitlements, there will be social and economic benefits that will accrue to the City including the creation of jobs, property tax and sales tax revenues, and land lease revenues to the City.

COORDINATION

This report has been coordinated with the City Attorney's Office.

PUBLIC CONTACT

On May 21, 2025, a hearing notice for the Planning Commission hearing on June 11, 2025, was published in the Santa Clara Weekly and on May 21, 2025, a notice of public hearings for this item was mailed to property owners within 1,000 feet of the project side boundaries and interested parties. Staff has received four public comments on the project and they are available as Attachment # 7

Community Meetings

A community open house was hosted by the applicant on September 10, 2024, to provide information about the Scheme C land use alternative describing the different mix of land uses proposed for the northeastern part of the site. It was attended by approximately 40 members of the community. The presentation boards and a brief summary of the Community Meeting are posted on the project page. See Attachment 1 for the weblink.

ALTERNATIVES

Approve As Proposed:

1. Adopt a resolution recommending City Council adopt an Addendum to the City Place Santa Clara Environmental Impact Report (EIR) (2016) for the Related Santa Clara project at 5155 Stars and Stripes Drive.
2. Adopt a resolution recommending the City Council approve the General Plan Amendment to revise the permitted uses under the Urban Center/Entertainment District land use classification to include the proposed light industrial uses on Parcels 1 and 2 for the Related Santa Clara project at 5155 Stars and Stripes Drive.
3. Adopt a resolution recommending City Council approve a Rezone to Amend the approved Planned Development Master Community (PD-MC) to add a new Scheme C for the Related Santa Clara project at 5155 Stars and Stripes Drive.
4. Recommend approval to the Council to Amend the Development Agreement to implement aspects of Scheme C for the Related Santa Clara project at 5155 Stars and Stripes Drive.

Approve with Modifications:

5. Adopt any of the resolutions proposed in Alternatives 2, 3, or 4 with modifications regarding

allowable uses, development standards, or conditions of approval.

Denial of Proposed Project:

6. Recommend that the City Council not adopt an Addendum to the City Place Santa Clara Environmental Impact Report (EIR) (2016) for the Related Santa Clara project at 5155 Stars and Stripes Drive.
7. Recommend that the City Council deny the General Plan Amendment to revise the permitted uses under the Urban Center/Entertainment District land use classification to include the proposed light industrial uses on Parcels 1 and 2 for the Related Santa Clara project at 5155 Stars and Stripes Drive.
8. Recommend that the City Council deny a Rezone to amend the approved Planned Development Master Community (PD-MC) to add a new Scheme C for the Related Santa Clara project at 5155 Stars and Stripes Drive.
9. Recommend that the City Council deny the Amendment to the Development Agreement to implement aspects of Scheme C for the Related Santa Clara project at 5155 Stars and Stripes Drive.

RECOMMENDATION

Based on consistency with the adopted 2016 City Place Santa Clara Environmental Impact Report and Mitigation Monitoring and Reporting Program, 2010 General Plan, Zoning Code, Planned Development Master Community (PD-MC), Master Community Plan (MCP), Development Agreements, staff recommends the Planning Commission recommend approval of the amendments to the City Council as follows:

1. Adopt a resolution recommending City Council adopt an Addendum to the City Place Santa Clara Environmental Impact Report (EIR) (2016) for the Related Santa Clara project at 5155 Stars and Stripes Drive.
2. Adopt a resolution recommending the City Council approve the General Plan Amendment to revise the permitted uses under the Urban Center/Entertainment District land use classification to include the proposed light industrial uses on Parcels 1 and 2 for the Related Santa Clara project at 5155 Stars and Stripes Drive.
3. Adopt a resolution recommending City Council approve a Rezone to amend the approved Planned Development Master Community (PD-MC) to add a new Scheme C for the Related Santa Clara project at 5155 Stars and Stripes Drive.
4. Recommend approval to the Council to Amend the Development Agreement to implement aspects of Scheme C for the Related Santa Clara project at 5155 Stars and Stripes Drive.

Prepared by: Nimisha Agrawal, Senior Planner

Reviewed by: Alexander Abbe, Assistant City Attorney

Approved by: Lesley Xavier, Planning Manager

ATTACHMENTS

1. Web Links- Project Website and Addendum to 2016 EIR and MMRP
2. Resolution Recommending Council adopt the Addendum to the City Place Santa Clara EIR
3. Resolution Recommending Council to Approve the General Plan Amendment
4. Resolution Recommending Council to Approve the Rezoning
5. Resolution Recommending Council to Approve the Amendment to the Development Agreement

6. Development Agreement Amendment
7. Public Comments Received
8. Scheme C MCP Conditions of Approval
9. Master Community Plan (MCP) Scheme C Site Plan
10. Web Link- MCP Scheme C Supplement
11. Vicinity Map
12. Project Data Table

Web Links- Project Website and Addendum to 2016 EIR

Project Website:

Here you will find a summary of the project and information regarding past community meetings and prior plan submittals.

[Related Santa Clara | Projects Listing | City of Santa Clara](#)

Link to the Approve Master Community Plan (MCP)

<https://www.santaclaraca.gov/home/showpublisheddocument/58715/636679554252070000>

Environmental Website:

Here you will find documents related to the 2016 environmental assessment of the project and any information regarding meetings related to the environmental assessment of the project.

[Related Santa Clara \(formerly CityPlace Santa Clara\) | CEQA Archive | City of Santa Clara](#)

Link to the Addendum to the 2016 Santa Clara City Place Environmental Impact Report (EIR) prepared for Master Community Plan (MCP) Scheme C

[Related Santa Clara Scheme C CEQA Checklist Addendum](#)

These documents are available for viewing in the Community Development Department

FIRST AMENDMENT TO DEVELOPMENT AGREEMENT

City Place Santa Clara

This First Amendment to the Development Agreement ("**First Amendment**") is entered into as of _____, 2025 (the "First Amendment Effective Date"), by and between the City of Santa Clara ("City"), a chartered municipal corporation, and Related Santa Clara, LLC ("Developer"), a Delaware limited liability company.

R E C I T A L S

This First Amendment is made with reference to the following facts, intentions and understandings of the Parties:

A. Background. The City and Developer entered into that certain Development Agreement dated August 12, 2016 (as amended from time to time, the "**Agreement**") for the development of City Place Santa Clara. Defined terms in this First Amendment have the meanings ascribed to them in the original Development Agreement.

B. Scheme C Variant. At the request of Developer, the City has adopted an amendment to the Master Community Plan in the form of a Master Community Plan Scheme C Supplement (City Council Ordinance No. 25-____). The Master Community Plan Scheme C Supplement authorizes a new Scheme C Variant that includes the same total development area as Scheme A and Scheme B, having a total of approximately 9,164,400 square feet of mixed use, but would include (i) approximately 800,000 of retail; (ii) the same number of hotel rooms and residential units as Scheme A; (iii) approximately 4,517,400 square feet of office on Parcel 4; and (iv) approximately 1,600,000 square feet of light industrial uses on Parcels 1 and 2 (as described in the Master Community Plan Scheme C Supplement, the "Scheme C Variant"). The Master Community Plan Scheme C Supplement provides that any amount of permitted office use within the City Center Mixed-Use District (Parcels 4 and 5) may be swapped out for an equivalent square footage of retail space, subject to approval through the DAP process, or if a DAP has already been approved, then subject to approval through the Architectural Review process.

C. Environmental Review. The City analyzed the proposed potential environmental impacts of the Scheme C Variant and adopted a Fourth Addendum to EIR (City Council Resolution No. 25-____), in which it determined that the use of the Project Site under this Agreement, as amended for the Scheme C Variant, are included within the scope of the Project EIR in that the potential environmental impacts of the development and use of the Project Site for the Scheme C Variant under the DDA and the Master Community Plan are addressed in the Project EIR.

D. Scheme C Variant Project Approvals. Following the City's approval of the Fourth Addendum, the City took the following actions to implement the Scheme C Variant, all of which are deemed to be included within the definition of "Project Approvals" as set forth in the Development Agreement:

i. Amendments to the Santa Clara General Plan to revise the permitted uses under the Urban Center/Entertainment District land use designation to add a range of light industrial uses,

including general service, warehousing, storage, distribution, manufacturing and data centers for Parcels 1 and 2 (City Council Resolution No. 25-_____);

ii. Amendments to the City's Zoning Code to revise the permitted uses under the Planned Development Master Community (PD-MC) land use designation and to add a new Scheme C land use scenario to the Master Community Plan (City Council Resolution No. 25-_____);

iii. Amendments to the DDA (City Council Resolution No. 25-_____); and

iv. Approval of this First Amendment by City Council Ordinance No. _____ that authorized the City Manager to execute this Agreement on behalf of the City (the "Enacting Ordinance"). The Enacting Ordinance took effect on _____, 2025.

E. Compliance with All Legal Requirements; General Plan Consistency. City has given the required notice of its intention to adopt this First Amendment and has conducted public hearings thereon pursuant to Government Code section 65867 and Code Sections 17.10.150 through 17.10.170. As required by Government Code section 65867.5 and Code Section 17.10.180, City has found that the provisions of this Amendment and its purposes are consistent with the goals, policies, standards and land use designations specified in the General Plan (as amended by the Project Approvals).

A G R E E M E N T

In consideration of the foregoing Recitals, which are hereby incorporated into this Agreement as if set forth in full, the Parties hereby agree as follows:

I. **Development Agreement Amendments**

A. **Development Fees.**

a. Section 3.2 (Existing Development Fees) is hereby amended to add the following sentence at the end:

"Notwithstanding the foregoing, if Developer proceeds with the Scheme C Variant under the Master Community Plan, neither **Exhibit C** nor the Development Fee Vested Period under Section 3.3.1 shall apply to Development Fees for any development of the Scheme C Variant on Parcels 1 and 2, and, instead, Developer shall pay Development Fees for development of the Scheme C Variant on Parcels 1 and 2 in such amounts and at such times as is then-applicable to such development, as applied in accordance with Section 3.3.2 hereof (but without regard to the Development Fee Vested Period)."

b. Section 3.3.1 (During the Development Fee Vested Period) of the Agreement is hereby amended to add the following sentence at the end:

"Notwithstanding the foregoing, the Development Fee Vested Period shall not apply to development on Parcels 1 and 2 under the Scheme C Variant."

B. **Traffic Impact Fee Vested Period.** The first sentence of Section 3.4.1 (Current Traffic Impact Fees) is hereby amended in its entirety as follows:

“Beginning on the Effective Date and continuing until the later of (a) the date on which the Development Fee Vested Period expires and (b) the date by which building permits have been issued for at least one million five hundred thousand (1,500,000) square feet of office space on the Project Site (such time period being referred to as the “**Traffic Impact Fee Vested Period**”), Developer shall pay traffic impact fees (the “**Traffic Impact Fees**”) pursuant to Section 17.15.330 of the Code in the following amounts per square foot:”

C. **Regional Traffic Fees.** Section 3.5 of the Agreement is hereby amended to add the new underlined language:

3.5 Regional Traffic Fees. Developer agrees to pay the fixed sums of (a) One Dollar (\$1.00) per square foot of Office uses (as defined in Section 17.15.330(b)(8) of the Code), and Retail uses (as defined in the DDA), and b) Fifty Cents (\$0.50) per square foot for residential uses, and (b) \$1.00 per square foot of Light Industrial Uses (as defined in Appendix B to the Master Community Plan Scheme C Supplement) (together, the “**Regional Traffic Fees**”). The Regional Traffic Fees shall be payable to the City at the time of issuance of each Building Permit for Vertical Construction that contains office uses, retail uses, light industrial uses and/or residential uses, as applicable, based upon the square footage of such uses. Regional Traffic Fees are non-refundable, and shall not increase over the Term of this Agreement.

D. **Engineering Plan Check Fees.** Notwithstanding Section 5.1 of the Agreement, Engineering Plan Check Fees applicable to development of the Scheme C Variant on Parcels 1 and 2 shall be those in effect, as and when due.

E. **Housing Affordability.**

a. Section 1.2.5 of the Agreement is hereby amended in its entirety as follows:

“Affordable Unit” shall mean, for any residential units constructed within Phase 1, a residential unit that is affordable to households with income that does not exceed one hundred twenty percent (120%) of the Area Median Income for Santa Clara County, as adjusted and amended from time to time, and for any residential units constructed within Phase 2 or Phase 3, a residential unit that is affordable to households with income that does not exceed one hundred percent (100%) of the Area Median Income for Santa Clara County, as adjusted and amended from time to time.

b. Section 4.5.1 of the Agreement is hereby amended in its entirety as follows:

4.5.1 Voluntary Commitment. The Parties acknowledge the Project shall not be subject to the provisions of the Code adopted on or before the First Amendment Effective Date, or any future amendments thereto, with respect to affordable residential units within or in connection with the Project. Nevertheless, Developer voluntarily agrees that (i) at least ten percent (10%) of all residential units constructed in Phase 1 shall be Affordable Units; and (ii) at least fifteen percent (15%) of all residential units constructed in Phase 2 or Phase 3 shall be Affordable Units. Developer shall have the right to pay an in-lieu fee instead of constructing the Affordable Units

that are associated with any market-rate units constructed as part of Phase 1 (the “**Phase 1 Affordable Units**”) under the conditions set forth in Section 4.5.2 below.

II. **Miscellaneous**

A. Entire Agreement. This First Amendment, together with the Agreement, constitutes the entire understanding and agreement between the Parties with respect to the subject matter contained herein. All other terms and conditions of the Agreement shall remain in full force and effect.

B. Binding Effect. This First Amendment shall be binding upon and inure to the benefit of the Parties and their respective successors and assigns.

C. Governing Law. This First Amendment shall be interpreted, construed, and enforced in accordance with the laws of the State of California.

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement as of the First Amendment Effective Date.

CITY

CITY OF SANTA CLARA, a municipal corporation

By: _____
Name: Jovan Grogan
Title: City Manager

Approved as to form:

By: _____
Name: Glen Googins
Title: City Attorney

Approved on _____, 2025

City Council Ordinance No. _____

[SIGNATURES CONTINUED ON FOLLOWING PAGE]

DEVELOPER

RELATED SANTA CLARA, LLC,
a California limited liability company

By: _____
Name: _____
Title: _____

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of _____)

On _____ before me, _____, a Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of _____)

On _____ before me, _____, a Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

From: [Afshan Hamid](#)
To: [Nimisha Agrawal](#)
Cc: [Lesley Xavier](#)
Subject: Public Comment: Related Data Center Opposition
Date: Tuesday, May 13, 2025 1:41:57 PM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)
[image009.png](#)

Please save email for PC and CC public comments.

AFSHAN HAMID

Director | Community Development Department
1500 Warburton Avenue | Santa Clara, CA 95050
Direct: 408-615-5670 | ahamid@santaclaraca.gov



From: [REDACTED]
Sent: Monday, May 12, 2025 4:23 PM
To: Mayor and Council <MAYORANDCOUNCIL@SantaClaraCA.gov>
Subject: Related Data Center Opposition

You don't often get email from [REDACTED] [Learn why this is important](#)

Dear Mayor and City Council,

I am writing to express my opposition to allowing Related to replace some of the planned mixed-use space with a data center.

This project has been touted as the new city center. A city center should be a location that is desirable to visit, and therefore consists of shops, restaurants, and places of employment. A data center does not provide any of the desired characteristics of a city center as it would take away available space and fill it with servers. No one has ever said they want to go downtown to check out the nice data centers they have there. If the project is truly to be a city center, then it should be populated with what attracts people: shops, restaurants, and entertainment.

Please oppose allowing Related to build a data center in the Related Santa Clara space.

Thanks,
Brendan Croom
North Santa Clara resident

Nimisha Agrawal

From: Afshan Hamid
Sent: Tuesday, May 13, 2025 1:46 PM
To: Nimisha Agrawal
Cc: Lesley Xavier; Elizabeth Elliott
Subject: Public Comments: Proposed data center

Please save comments for PC and CC

AFSHAN HAMID
Director | Community Development Department
1500 Warburton Avenue | Santa Clara, CA 95050
Direct: 408-615-5670 | ahamid@santaclaraca.gov

-----Original Message-----

From: Mayor and Council <MAYORANDCOUNCIL@SantaClaraCA.gov>
Sent: Monday, May 12, 2025 3:36 PM
To: Mayor and Council <MAYORANDCOUNCIL@SantaClaraCA.gov>
Subject: FW: Proposed data center

Dear Mayor and Council,

We received the following email which we are forwarding for your reference.

Thank You,
Melissa Lee | Executive Assistant
Mayor & Council Offices | City of Santa Clara
(408) 615-2252
| <https://gcc02.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.santaclaraca.gov%2F&data=05%7C02%7CNAgrawal%40SantaClaraCA.gov%7Ce7d62e5915bf46b394c508dd925f2cbb%7C28ea354810694e81aa0b6e4b3271a5cb%7C0%7C0%7C638827659645428872%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIlwLjAuMDAwMCIsIlAiOiJXaW4zMtSlkFOljoITWFpbCIsIldUljoyfQ%3D%3D%7C0%7C%7C%7C&sdata=yHpimkGQ6yYIB6qhzjOorTteyx0qoVBNet46gA6afIU%3D&reserved=0>

-----Original Message-----

From: [REDACTED]
Sent: Sunday, May 11, 2025 1:24 PM
To: Mayor and Council <MAYORANDCOUNCIL@SantaClaraCA.gov>
Subject: Proposed data center

[You don't often get email from [REDACTED] Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

As a nearby resident I am opposed to data centers in the "Related" development area. The original plan for retail, residential and recreational areas is much preferred.

Thank you

Irene Brumbaugh

Sent from my iPhone

From: [PlanningCommission](#)
To: [Mary Grizzle](#); [Jovan Grogan](#); [Mayor and Council](#)
Cc: [PlanningCommission](#); [Afshan Hamid](#); [Lesley Xavier](#); [Nimisha Agrawal](#)
Subject: RE: Data Centers
Date: Wednesday, May 14, 2025 10:13:06 AM
Attachments: [image001.png](#)
[image003.png](#)

Good Morning Mary,

This is to confirm your email has been received in the Planning Division and will be provided to Planning Commissioners for their information.

Thank you for taking the time to provide your input.

Regards,

ELIZABETH ELLIOTT | Staff Aide II
Community Development Department | Planning Division
1500 Warburton Avenue | Santa Clara, CA 95050
O : 408.615.2450 Direct : 408.615.2474

From: [REDACTED]
Sent: Wednesday, May 14, 2025 10:00 AM
To: Jovan Grogan <JGrogan@Santaclaraca.gov>; Mayor and Council <MAYORANDCOUNCIL@SantaClaraCA.gov>
Cc: PlanningCommission <PLANNINGCOMMISSION@santaclaraca.gov>
Subject: Data Centers

Honorable Mayor and Councilmembers,

I'm here today to express strong opposition to the continued approval and expansion of data centers in Santa Clara.

Our city has become a magnet for these massive, windowless buildings—many of which are built on prime land that could be used for housing, public services, or a long-overdue, vibrant downtown. These data centers consume acres of land, provide very few jobs, and return little in the way of civic or cultural benefit.

They don't bring life to our neighborhoods. They bring noise, diesel emissions from backup generators, enormous water and energy consumption, and they offer no walkability, no retail, and no "there there" for the people who call Santa Clara home.

The continued overreliance on data centers is a short-term economic strategy with long-term consequences. Each one we approve is a lost opportunity to build housing, local businesses, parks, or public facilities like a new City Hall or courthouse that would serve real people, not servers.

As a lifelong advocate for our community, I urge you to consider this: Do we want Santa Clara to be a hub of community life—or a hub of warehouses for tech giants?

I ask this Council to pause further approvals of data centers and begin a serious conversation about long-term land use priorities that benefit residents, not just corporations.

Respectfully,
Mary Grizzle

From: [Nimisha Agrawal](#)
To: [Nimisha Agrawal](#)
Subject: RE: Public Comment FW: Related Santa Clara / City Place
Date: Wednesday, May 28, 2025 9:30:43 AM
Attachments: [image001.png](#)
[image004.png](#)
[image003.png](#)

From: PlanningCommission
Sent: Monday, May 19, 2025 3:06 PM
To: 'une vagabonde' <une.vagabonde@gmail.com>; Mayor and Council <MAYORANDCOUNCIL@SantaClaraCA.gov>; PlanningCommission <PLANNINGCOMMISSION@santaclaraca.gov>; Public Comment <PublicComment@santaclaraca.gov>; Afshan Hamid <AHamid@Santaclaraca.gov>; Lesley Xavier <LXavier@santaclaraca.gov>
Subject: RE: Related Santa Clara / City Place

Good Afternoon Thanh,

Your email has been received in the Planning Division and by way of my reply I am including the appropriate staff for their review.

Thank you for taking the time to provide your comments.

ELIZABETH ELLIOTT | Staff Aide II
Community Development Department | Planning Division
1500 Warburton Avenue | Santa Clara, CA 95050
O : 408.615.2450 Direct : 408.615.2474

From: une vagabonde [REDACTED]
Sent: Monday, May 19, 2025 9:25 AM
To: Mayor and Council <MAYORANDCOUNCIL@SantaClaraCA.gov>; PlanningCommission <PLANNINGCOMMISSION@santaclaraca.gov>; Public Comment <PublicComment@santaclaraca.gov>
Subject: Re: Related Santa Clara / City Place

Some people who received this message don't often get email from [REDACTED] [Learn why this is important](#)

Thank you council members for your time to fill in my knowledge gaps and provide insights from your perspective.

I've had the chance to speak up at a recent City Council meeting and met with several council members. I've learned quite a bit over the last 12 days. Writing

this petition was to stand against the planning of large intrusive data centers popping up in Santa Clara and truly design and build around people. What I read in Silicon Valley Voice, "[The new proposal would replace much of the office and retail space with light industrial space that would host data centers](#), " and then reading of Alviso's Journey from entertainment district to data center hub, [here](#), [here](#) and [here](#): and large data centers behind Bracher Park and Scott/Monroe was the catalyst for this petition. With that, our council member shared that our data centers come in various sizes and the [city won't be able to provide power to every data center that wants to come in](#), so what would go into the Related Santa Clara project is a [2-story data center](#) (page 55 & 57) and not the 4 story, 486,000 square feet data centers next to our parks and behind our homes. This zoning code and land use change would attract businesses to come in and data centers help with the technology advancements we see in our communities today. Our communities, though, will see two more approved large data centers in the next few years, [2305 Bowers](#) and [1231 Comstock](#). If it helps, the 2305 Bowers Ave building has some design aesthetics that look less sterile than other established data centers. It'd still be nice if those large canvas walls turned into [works of art](#).

Another major takeaway from this process was our council members' welcome and encouragement to speak up and to continue to be civically engaged. I loved serving on our Bicycle and Pedestrian Advisory Committee in the past and appreciated all the learning that came out of this process.

With this, I've closed [my petition](#).

Sincerely,

Thanh

On Mon, May 12, 2025 at 6:42 PM une vagabonde [REDACTED] wrote:

Thank you for the receipt. Could you tack on a better draft of the last message? Thank you for all you do!

Updated:

Dear Santa Clara City Council Members and Fellow Residents,

As a resident of Santa Clara, continuously learning, found the [project site notices](#), I am

again writing to express my strong opposition to the continued development of data centers within our city. While I understand the technological advancements that drive the need for such facilities, I believe that their proliferation in Santa Clara comes at a significant cost to the well-being, character, and future of our community. Please don't support a General Plan Amendment (to permit light industrial uses on Parcels), please don't support a Zoning Ordinance Amendment to MC-CP Zoning (to permit light industrial uses on Parcels 1 & 2) and please don't support the MCP Amendment (new Scheme C Variant Supplemental Chapter).

I urge you to carefully consider the following critical points as you evaluate future proposals for data center development:

- **Data centers create sterile environments, devoid of life and public interaction.** Designing spaces that actively exclude community engagement does not serve the best interests of Santa Clara. Our city needs vibrant spaces that foster community connections, support healthy aging, and encourage active lifestyles for all residents. Data centers offer no such benefit; they are essentially closed boxes that contribute nothing to the social fabric of our neighborhoods.
- **Data centers are disproportionately sited in Communities of Concern.** Historically, these facilities in Santa Clara have been located in areas designated for Light Industrial use, which tragically often overlap with areas identified in our own [Bicycle Master Plan \(Figure 6\)](#) as "Communities of Concern." Furthermore, as highlighted by my [map](#) or a more comprehensive listing here (<https://www.datacentermap.com/usa/california/santa-clara/>), these areas are often predominantly Hispanic. This pattern raises serious environmental justice concerns, suggesting a disproportionate distribution of burdens onto specific segments of our population. This inequitable distribution is particularly concerning when considering the City's own standards for parkland. The Parks & Recreation Department has established "research based best practices to create a Public Park Amenity & Design Standard for planning of new and expanded play spaces, with the goal of providing 2.53 acres of parkland for every 1,000 residents." We must ask: Is this an equitable standard for neighborhoods across Santa Clara, especially those already burdened by industrial uses like data centers? By prioritizing data center development in these areas, are we further depriving residents of essential amenities like parks, which contribute significantly to quality of life and community well-being?
- **Data centers undermine our commitment to smart growth and housing.** Our General Plan clearly prioritizes the development of more housing along Tasman Drive (Section 5.2.3, Priority Development Areas), accompanied by the amenities and services necessary to support a pedestrian-friendly environment with robust transit options. Data centers directly contradict this vision, occupying valuable land that could otherwise be used for much-needed housing and community-serving businesses.
- **Data centers erode the unique character of our neighborhoods.** The General Plan explicitly aims to "Preserve the unique character and identity of neighborhoods through community-initiated neighborhood planning and design elements incorporated in new development" (Section 5.3.1-P1). The monolithic and isolated nature of data centers offers no opportunity for community input or the incorporation of design elements that reflect the distinct identities of our neighborhoods.

- **Locating industrial uses with potential hazards near sensitive receptors is unacceptable.** The General Plan (page 90) itself acknowledges that light industrial uses "may be noxious or include hazardous materials and may negatively impact sensitive receptors, like children and the elderly." Planning such facilities next to parks, where our children gather and play, is a direct contradiction of our community's responsibility to protect its most vulnerable members.

Beyond these local impacts, I believe we must also consider the broader environmental and economic consequences:

- **Data centers place a significant burden on our electricity ratepayers.** The immense energy demands of these facilities can lead to increased costs for all electricity consumers in our region. ([Source](#))
- **The environmental and health costs of data centers are alarming.** Recent research from the California Institute of Technology and UC Riverside indicates that by 2030, data centers in California could contribute to 1,300 premature deaths and \$20 billion in health care costs, with greenhouse gas emissions rivaling those of all cars in the state. Furthermore, a Morgan Stanley report last fall projected that the global data center industry could produce 40% of annual U.S. emissions within five years. These are staggering figures that cannot be ignored. ([Source](#) and [Source](#))

Santa Clara has the opportunity to prioritize development that truly benefits all its residents – development that fosters community, provides housing, respects our neighborhoods, and safeguards our environment and health. I urge our City Council to stand with the community and reject further data center development in Santa Clara. Let us focus on building a city where people can thrive, not just servers.

Sincerely,

Thanh Do, a Concerned Resident of Santa Clara

On Mon, May 12, 2025 at 3:31 PM Mayor and Council

<MAYORANDCOUNCIL@santaclaraca.gov> wrote:

Hello,

Our office confirms receipt of your email which has been forwarded to the full City Council for their review.

Thank You,

Melissa Lee | Executive Assistant

Mayor & Council Offices | City of Santa Clara

(408) 615-2252 | www.santaclaraca.gov



**City of
Santa Clara**
The Center of What's Possible

From: une vagabonde [REDACTED]
Sent: Friday, May 9, 2025 6:21 PM
To: Mayor and Council <MAYORANDCOUNCIL@SantaClaraCA.gov>
Subject: Related Santa Clara / City Place

You don't often get email from une.vagabonde@gmail.com. [Learn why this is important](#)

Dear Mayor Gillmor and Council Members,

My name is Thanh, and I reside in the neighborhood located between Bracher school and Wilcox. I am writing to express my concerns regarding the increasing presence and location of data centers in our city.

I have observed the significant data centers constructed in recent years behind Bracher Park and in the Scott/Monroe neighborhoods. Based on my own map analysis, I've noted that data centers in Santa Clara are largely concentrated in the central area. This region frequently overlaps with areas identified as "Communities of Concern," which experience disproportionate environmental burdens, and also falls within areas highlighted in our Bicycle Master Plan (Figure 6). According to 2010 data, this central area is also predominantly Hispanic.

My concern extends to the proposed data center conversion at the Related development site near Levi's Stadium. This location is in a predominantly Asian area (2010 data). The site was originally planned as a substantial 3 million square foot mixed-use project – significantly larger than Santana Row – designed to include retail, restaurants, hotels, and residential units. Converting this space into a data center would replace a potentially vibrant, publicly accessible area with a facility that inherently offers no public life or activity, both inside and out.

Given the increasing housing density in North Santa Clara and the critical lack of open space, I urge you to completely deny the proposed switch of the Related development to a data center. As a team dedicated to public service and the well-being of residents, I hope it is clear that designing spaces devoid of life and public interaction is not in the best interest of our community. We need spaces that allow our communities to thrive, age well, and remain healthy and active.

While it may be too late to alter the existing large buildings behind our homes and parks, perhaps these structures could be viewed as blank canvases. I suggest exploring opportunities for large-scale murals that could feature and elevate the work of local artists, adding some visual interest and community connection to these otherwise sterile facades.

For your reference, here are the links I consulted:

- Santa Clara Bicycle Master Plan:
<https://www.santaclaraca.gov/home/showpublisheddocument/63506/636888847951800000>
- Draft Data Centers mapped in Santa Clara:
<https://www.arcgis.com/apps/mapviewer/index.html?webmap=461e84c6471f44f2b4c855a575ba762e>

Thank you for your time and consideration of this important matter. Please also let me know if you feel my analysis is off.

Sincerely,

Thanh

Pilot Knob Dr, Santa Clara

Former BPAC member (2018-2020)



CONDITIONS OF APPROVAL

PLN24-00060 5155 Stars and Stripes Boulevard

APNs: 097-01-069, 097-01-039, 104-01-102, 104-03-036, 104-03-037, 104- 03-038 and 104-03-039

Project Description: General Plan Text Amendment, Zoning Code Text Amendment and Amendment to the Master Community Plan for the Related Santa Clara Project (formerly referred to as “City Place”) to Introduce a Scheme C Land Use Scenario.

In addition to complying with all applicable codes, regulations, ordinances and resolutions, the following conditions of approval shall be applied to the Master Community Plan Scheme C Supplement (MCP). The conditions of approval and obligations cited herein may be altered as necessary and additional specific detailed conditions may be added by the Executive Project Clearance Committee (Exec PCC) to accommodate the specific development Phases provided for in individual Development Area Plans (DAPs) called for under the provisions of the Master Community Plan (MCP). Detailed requirements and conditions specific to any DAP will be applied to the Council's consideration of that DAP approval.

References herein to the term *Parcels* shall be consistent with those five identified in Exhibit 1-4 of the MCP. References herein to the term *Phases* shall be consistent with those six or seven identified in Exhibit 2C-1 or 2-2 of the MCP, as appropriate.

GENERAL

1. Prior to submitting a DAP application, the Master Developer shall submit and secure approval from the Community Development Director of an integrated MCP for Schemes A and B (if the Master Developer will pursue Schemes A or B) or an integrated MCP for Scheme C (if the Master Developer will pursue Scheme C). The integrated MCP shall include only those elements applicable to Schemes A and B or Scheme C, as applicable, and shall also include any changes incorporated into the MCP in accordance with Council approvals. The Master Developer may elect to submit both an integrated MCP for Schemes A and B and an integrated MCP for Scheme C.
 - (a)
2. All development, construction and uses shall comply with all applicable codes, regulations, ordinances and resolutions that are not otherwise altered by the specific development entitlements for the project.
3. If relocation of an existing public facility becomes necessary due to a conflict with the Developer's new improvements, then the cost of said relocation shall be borne by the Developer.
4. The project shall comply with the conditions set forth in the Development Agreement and Development and Disposition Agreement in effect between the City of Santa Clara and Related, Santa Clara, LLC.
5. The project shall comply with the mitigation measures included within the Mitigation Monitoring or Reporting Program for the Project, each of which is hereby imposed as a condition of approval.
6. Provide filtration systems for on-site residences and daycare centers as necessary to reduce operational cancer risks and exposure to particulate matter 2.5 microns in diameter or less (PM2.5). This measure only applies to on-site residences and daycare centers. The Project Developer shall implement the following measures, as necessary, to reduce cancer risks to a

level less than BAAQMD project-level thresholds:

- (a) Revised Health Risk Assessment (HRA): The Project Developer may choose to reassess the potential on-site cancer risk and PM_{2.5} concentrations to be experienced by on-site residential receptors and on-site daycare centers later in the design Phase, but prior to occupancy, and to prepare a revised HRA using updated receptor location information and more detailed assessment of risks associated with existing and project operational sources, and submit to the City for review. If the revised HRA demonstrates, to the satisfaction of the City, that the cancer risk and exposure to PM_{2.5} for all potentially exposed on-site receptors will be less than BAAQMD project-level thresholds, then no additional measures are necessary. If the revised HRA demonstrates, to the satisfaction of the City, that the cancer risk or exposure to PM_{2.5} for on-site sensitive receptors will be less than presented in the EIR but still over the BAAQMD threshold, then the control effort may be less.
 - (b) Install filtration systems on ventilation and recirculation systems. Filtration systems shall be installed on ventilation and recirculation systems within on-site residences and the heating, cooling, and ventilation systems that serve daycare centers that are exposed to risks above BAAQMD thresholds due to individual existing sources. All filters must be rated MERV 13 or higher. The Project Developer shall submit a plan for installation and maintenance of all filters in accordance with the manufacturer's recommendations to the City prior to approval of the first building permits.
7. Prepare and implement a noise control plan to reduce interior noise at sensitive land uses. The Project Developer shall conduct a design-level acoustic study that identifies exterior noise levels for residential and commercial uses on the project site. This study shall take into account existing, project, and reasonably foreseeable future noise sources (such as proposed increases in passenger rail service along the Lafayette Street corridor). Where this study finds that the exterior noise level would exceed the residential compatibility standard of 55 dBA Ldn or the commercial incompatibility standard of 65 dBA Ldn, the Project Developer shall prepare a design-level operational noise control plan to provide acceptable interior noise levels. This plan shall identify all project features and treatments that will be implemented to ensure that the project is in compliance with the interior noise standards listed in the City's General Plan and City Code as well as the standards specified for new construction within the Comprehensive Land Use Plan (CLUP) for Mineta San Jose International Airport (SJC). The study and plan shall be developed by an acoustical design professional. Design features and treatments will be identified to ensure that interior noise levels at new proposed uses are in compliance with the noise standards. The report shall be submitted to the City for review and approval prior to the issuance of building permits for the project. Depending on the noise exposure for a particular site, such treatments may include, but are not limited to, those listed below, as recommended by the acoustical design professional.
- (a) Construction of enclosures around noise-generating mechanical equipment at commercial uses.
 - (b) Use of setbacks from noise sources to maximum attenuation of noise over distance.
 - (c) Installation of noise-reducing treatments in new buildings, including:
 - High-performance, sound-rated double-glazed windows,
 - Sound-rated doors,
 - Sound-rated exterior wall construction,
 - Special acoustical details for vents,
 - Acoustical caulking at all exterior facade penetrations,
 - Sound-rated roof and ceiling constructions, and
 - Adequate mechanical ventilation so that windows and doors may be kept closed at

- the discretion of the building occupants to control environmental noise intrusion.
8. Prepare and implement a vibration control plan to reduce vibration from the Union Pacific Railroad (UPRR) for sensitive land uses. The Project Developer shall prepare a design-level operational vibration control plan that identifies all project features and treatments that would be implemented to ensure that the project is in compliance with the vibration standards recommended by the Federal Transportation Administration (FTA) relative to railway operational vibration associated with UPRR operations. The plan shall be prepared when new uses would be located within the following screening distances, as recommended by FTA (FTA 2006):
 - a. Category 1: Buildings where vibration would interfere with interior operations (600 feet).
 - b. Category 2: Residences and buildings where people normally sleep (200 feet).
 - c. Category 3: Institutional land uses with primarily daytime use (120 feet).

The plan shall take into account current and future expected passenger and freight rail service levels adjacent to the project site. The plan shall be developed by an acoustical design professional and shall include a detailed investigation of ground-borne train vibration that considers site-specific train vibration source and propagation conditions and the actual building designs. The design features and treatments shall be identified to ensure that vibration levels at new proposed uses are in compliance with FTA standards. The report shall be submitted to the City for review and approval prior to the issuance of building permits for the project. Depending on the vibration exposure for a particular site, such treatments may include, but are not limited to, those listed below, as recommended by the acoustical design professional.
 - d. Increased setbacks of noise-sensitive uses from the train track.
 - e. Foundation isolation systems to reduce the transmission of vibration into buildings with noise-sensitive uses that are near the tracks.
 9. Incorporate flood warnings for access roads for areas vulnerable to flooding. The Project Developer and the City shall coordinate to provide flood warnings for new and existing roadways that provide access to the site and are vulnerable to 100-year flood levels. The Project Developer shall review the City's flood warning and emergency response plan and submit a brief plan for the project that is consistent with the City's plan. The plan shall be submitted to the City's Emergency Services Coordinator in the City's Fire Department for review and approval. The specific frequency of expected flooding on-site access roads shall be determined by the Project Developer and reviewed by the City. Flood warnings may be temporary or permanent, depending on the frequency of expected flooding, as determined by the City. Information about alternative access/egress routes, based on flooding potential and other factors, shall also be provided by the Project Developer to the City's Emergency Services Coordinator in the City's Fire Department for review and approval. If other flood improvements are implemented that remove the flooding risk at the site access roads, then this condition of approval shall no longer be required.

ENGINEERING

- E1. Developer is responsible for cost of relocation or modification of any public facility necessary to accommodate subject development, unless the cost of relocation or modification of a utility is the responsibility of a franchisee under a franchise agreement. Planned changes to existing facilities shall be included with and described in proposed infrastructure plans required at the time of DAPs.
- E2. Following approval of Tentative Maps and/or Vesting Tentative Maps by Council, the Developer shall file Final Maps for approval and recordation to the satisfaction of the Director of Public Works prior to the issuance of building permits for the DAP, except as follows:
 - a. For DAP 1, a Tentative Map or Vesting Tentative Map shall be approved by Council prior to the

issuance of building permits for buildings located on property covered by DAP 1, and a Final Map approved to the satisfaction of the Director of Public Works shall have been filed for recordation covering property on which the building is located prior to the issuance of any certificate of occupancy for any building within DAP 1.

b. For DAP 2, a Tentative Map or Vesting Tentative Map shall be approved by Council prior to the issuance of building permits for buildings located on property covered by DAP 2, and a Final Map approved to the satisfaction of the Director of Public Works shall have been filed for recordation covering property on which the building is located prior to the issuance of any certificate of occupancy for any building within DAP 2.

- E3. Infrastructure plans that are submitted with the DAP application shall address infrastructure needs for the entire phase where the DAP infrastructure needs must rely on, may be affected by, or may affect any future phase(s) of development. The submitted DAP infrastructure plans in that case shall provide not less than conceptual plans for or a description of the design of the infrastructure in the future phase(s), to the satisfaction of the Director of Public Works. Plans shall be prepared by a Registered Civil Engineer and approved by the City Engineer prior to approval and recordation of Final Map and/or issuance of building permits.
- E4. The Sanitary sewer (SS) laterals from Parcel 1 and Parcel 2 shall connect to the westernmost 42" SS main in Lafayette Street. The SS laterals from Parcel 3 and Parcel 4 shall connect to the 42" SS main running between the two parcels from Great America Parkway to Lafayette Street. Parcel 5 shall be connected to the 12" SS main in Stars and Stripes Drive. The City shall determine available SS capacity for each main as of the time of project entitlements, including each DAP or DAP Amendment, and the Developer shall construct facility improvements to accommodate the maximum MCP development. The Developer may be reimbursed for design and construction costs above its fair share costs.
- E5. Execute Covenant(s) Running with the Land to assume maintenance responsibility for non-standard street improvements within public rights-of-way prior to the City's acceptance of said improvements. Non-standard street improvements include, but are not limited to, curb return type driveway(s).
- E6. Obtain site clearance through the Engineering Department prior to issuance of building permits. Site clearance will require payment of applicable development fees prior to issuance of the building permit. Other requirements may be identified for compliance during the site clearance process.

TRAFFIC

- TR1. If the Lick Mill Boulevard extension north of Tasman Drive is constructed as a 4-lane minor arterial road before the Developer implements the proposed Scheme C development, the Developer shall modify Lick Mill Boulevard from a 4-lane minor arterial road to a 2-lane collector street, in accordance with the street design guidelines specified in the Tasman East Specific Plan. The anticipated changes would involve lane reconfigurations to reduce travel lanes, potential improvements at the northern terminus of Lick Mill Boulevard, the addition of on-street parking, and the implementation of traffic-calming features within the existing public rights-of-way.

ELECTRIC

- EL1. DAP infrastructure plans and documents that address the electrical distribution system shall specify on-site private electric facilities and off-site public electric facilities to address the needs of the particular DAP and, conceptually, the needs of the overall phase which contains that DAP. To the extent that development of any particular DAP or phase may affect service to other phases, a conceptual plan or description of those needs shall be included in the application.

- EL2. On-site infrastructure is the Developer's responsibility. The Developer shall install the substructures required to meet Silicon Valley Power (SVP) design requirements. SVP will install all cable and equipment facilities. The Developer will pay for any and all costs associated with installation of these facilities.
- EL3. Developer shall provide the City easements and all rights of way for electric facilities and access for all facilities located on private streets or within structure boundaries.
- EL4. The Developer entered into the Esperança Substation Agreement (the "Existing Substation Agreement") with the City of Santa Clara, dated December 3, 2019. Under the Existing Substation Agreement, up to 27 MVA of electrical capacity ("Available Capacity") is allocated for the Developer's use from Esperança Substation in connection with the project described therein. In addition, SVP and Developer are in discussions to amend the Existing Substation Agreement to among other things increase the Available Capacity by an additional 6.5MVA, which amendment will be subject to both City Council approval and such other SVP requirements including but not limited to Conditions of Approval EL.6 through EL.10 (the "Pending Amendment"). If the Developer requires electrical capacity or modifies the development after approval of the Pending Amendment, a further amendment to the Existing Substation Agreement and/or a new substation agreement will be necessary to accommodate such additional capacity or project modifications. In such instances, Conditions of Approval EL 6 through EL 10, along with any other conditions reasonably required by Silicon Valley Power (SVP), shall apply.
- EL 5. SVP is currently conducting a distribution system impact system study (In Progress SIS). Developer submitted an application for the In Progress SIS in October 2024. This In Progress SIS does not include (and will not include) any data center loads in Parcels 1 and 2.
- EL 6. If Developer modifies the project described in the In Progress SIS or requires capacity above the Available Capacity, additional requirements will be required based on SVP's evaluation of the modified development and its estimated load. In such case, the Developer shall submit an updated project description to SVP with such additional information as SVP may require. If SVP determines a new or amended system impact report is required based on the new project description or request for additional capacity, Developer shall submit an application for a new or amended system impact study (either distribution and transmission, or both) or other study as required, enter into a deposit agreement as required by SVP, and pay for the cost of these studies.
- EL 7. In connection with EL 6, if the modified development's estimated load exceeds 13.5 MVA for any parcel (or such lower amount as may be determined by SVP), SVP will require a transmission system impact study which will assess the following:
- a. System capacity of SVP's electric transmission system to serve the proposed load.
 - b. System capacity of PG&E's electric transmission system to serve proposed load.
 - i. This is determined by studies performed by the California Independent System Operator (CAISO) in its yearly Transmission Planning Process (TPP).
 - ii. Any mitigation measures identified, and/or construction schedules required by PG&E to the Developer's proposed load ramp. Any PG&E identified mitigations and/or construction schedules are not controlled by SVP nor is SVP responsible for any delays caused by these project schedules. Cost, if applicable, shall be borne solely by Developer.
 - c. Determine if developer's load ramp can be accommodated
- EL.8 In connection with EL. 6, if SVP determines sufficient electric capacity is available for modified development or request for additional capacity under a system impact study (either distribution and transmission, or both) or such other study required by SVP, Developer shall secure an amendment to the Existing Substation Agreement (which would include the Pending Amendment) and, for any such requests after the Pending Amendment, a subsequent amendment and/or a new substation agreement,

in either case, on terms and conditions required by Silicon Valley Power in order to secure interim electric capacity and electric capacity for the modified development. Such amendment to the Existing Substation Agreement and/or new agreement shall contain the amount of allocated capacity and load ramp. The Developer will fully fund the design and construction of electric infrastructure improvements required by SVP in connection with the development.

- EL.9 If SVP determines no electric capacity is available for Developer's request for additional capacity, no additional electric capacity shall be provided by SVP. If SVP determines that the modified development (or request for additional capacity) must be studied in the CAISO Transmission Planning Process (TPP), the Developer shall pay the CAISO System Impact Study Fee and any other CAISO fees and costs
- EL.10 Pre-Design Work - If applicable, the Developer shall enter into a deposit agreement (in a form required by SVP) with the City, outlining the Developer's funding obligations for pre-design work related to the substation and/or distribution or transmission infrastructure necessary to support the development or any modifications thereto. Developer shall be responsible for the cost of the ampacity and grounding study (performed by SVP) for their Developer's distribution system incorporated into the pedestal design of the development. The requirements from the ampacity and grounding study shall be incorporated in the slab and pier construction on the parcels with landfill.
- EL.11 The Development shall not encroach on SVP's Underground 230kV Line trench such that it is accessible with an 18' drivable surface over its entire alignment. Areas around manholes will require additional space. Any proposed development encroachments or changes (including, but not limited to, new electrical equipment, substructures, new streets, changes in grading and cover, landscaping and bioretention) will require additional analysis by SVP to ensure the capacity rating of the 230 kV line is not negatively impacted.
- EL.12 These approvals do not grant Developer's project any electric power for its project.

Conditions E13 through E37 shall apply at the detailed design level unless SVP alters or waives any requirement in writing.

- EL.13 **Utility Plan** - Electric Utility Infrastructure must be included in Civil Composite Drawings (C4) with horizontal profiles showing clearances.
- Show existing infrastructure and easements.
 - Show new proposed infrastructure and easements per markups that will be provided once a utility plan is submitted.
 - Show all the trees.
 - Show all the electrical rooms for each building.
- EL.14 **Initial Information:** Developer shall provide a site plan showing all existing utilities, structures, easements, and trees. Developer shall also include a detailed panel schedule showing all current and proposed electric loads.
- EL.15 **Work Drawing:** Developer shall have a work drawing created for the site by either an SVP estimator or through the design process. All SVP standards and clearance requirements must be met, or variance approvals must be granted by SVP. The Developers' work drawing shall include but is not limited to: SVP substructure for primary, low voltage, streetlight, and fiber facilities. SVP facilities may extend off-site to the nearest utility connection point to tie in with existing infrastructure as deemed necessary by SVP.
- EL.16 **Encroachment Permit:** Prior to issuance of Building Permits, the Developer shall submit an encroachment permit application with an **approved** SVP Developers Work Drawing for construction of

electric utilities that comply with the latest edition of SVP Standards and Rules and Regulations, Electric Notes, and Electric Standard Details and Specifications

- EL.17 **Applicants Switchgear:** Development's main switchgear with SVP meters must meet EUSERC standards and be approved by SVP's meter shop prior to ordering. Switchgear for 12KV gear must have batteries sized for 4 hours of operation, no capacitive tripping, and 2 sets of relays, CTs, & PTs for each main. All double ended switchgear with a tie breaker must include a kirk-key interlock scheme and an SVP provided warning label for the operation of the main tiebreaker.
- EL.18 **AMI/Fiber Building Requirements:** All projects implementing high rise metering and multi-floor infrastructure requirements shall meet the requirements outlined in UG 0250 & FO1901.
- EL.19 **Easements:** Prior to the City's issuance of Building or Grading Permits, the Developer shall provide a dedicated underground electric utility easement (U.G.E.E) around the electric onsite facilities. The electric utility easement shall be a minimum of 10 feet wide around conduit and 5' minimum around equipment and vault/manhole pads. Additionally, the Developer shall submit plans defining existing easements so SVP can verify if there are any conflicts with new proposed easements or improvements. The Developer shall grant to the City, without cost, all easements and/or rights of way necessary for serving the development and for the installation of utilities (Santa Clara City Code chapter 17.15.110).
- EL.20 **Coordination Study:** For any services taken at 12KV, a coordination study will need to be conducted by the Developer prior to energizing the service for the development.
- EL.21 **Developer Switchgear:** Developer's switchgear will be inspected on site by SVP to ensure compliance with approved switchgear drawings. Electric meters and main disconnects shall be installed per Silicon Valley Power Standard MS-G7, Rev. 2.
- EL.22 **Electric Facilities:** Prior to the City's issuance of occupancy, the Developer shall construct all electric utilities per the approved SVP Developers Work Drawing. SVP will inspect all electric utility installations and all other improvements encroaching on electric facilities.
- EL.23 **Municipal Fees:** Prior to electric service energization, all applicable fees per the City of Santa Clara's Municipal Fee Schedule at time of energization shall be paid by the Developer.
- EL.24 **Costs & Expenses:** Unless expressly stated otherwise or covered by a fee to be paid by the Developer, Developer shall be responsible for all costs and expenses associated with fulfilling these conditions of approval.
- EL.25 **Access:** SVP will require 24-hour unobstructed access to all SVP equipment which includes: manholes, transformers, vaults, switches, meters, indoor electrical rooms with SVP owned equipment etc.
- EL.26 **SVP Rules and Regulations:** Developer shall comply with all applicable SVP rules, regulations, standards, guidelines, and requirements, as may be amended from time to time.
- EL.27 **SVP Equipment Clearances:**
- Access Doors:** Ten (10) foot minimum clearance in front of equipment access doors.
 - Pad Sides:** Five (5) foot minimum clearance from pad on sides without access doors.
 - Truck Access:** Eighteen (18) foot minimum width on one side of the equipment pad for truck access.
 - Barrier pipes:** (on sides accessible to vehicles)
 - Thirty (30) inches from equipment sides.
 - Forty-Eight (48) inches in front of access doors. (use removable bollards)
- EL.28 **SVP Conduit Clearances:**
- Longitudinal:** Five (5) foot minimum between new conduits/piping and existing/proposed SVP conduits.
 - Vertical:** Twelve (12) inch minimum between new conduit/pipes perpendicular to existing SVP conduits.

- c. **Poles/Posts:** Three (3) foot six (6) inches clearance required from poles (electroliner, guy stub, service clearance, self-supporting steel, and light poles), except for riser conduits. This is reduced to a three (3) foot minimum for posts (signposts, barrier pipes, bollards, fence posts, and other similar posts).
- d. **Longitudinal:** Five (5) foot minimum between new conduits/piping and existing/proposed SVP conduits
- e. **Vertical:** Twelve (12) inch minimum between new conduit/pipes perpendicular to existing SVP conduits
- f. **Poles/Posts:** Three (3) foot six (6) inches clearance required from poles (electroliner, guy stub, service clearance, self-supporting steel, and light poles), except for riser conduits. This is reduced to a three (3) foot minimum for posts (signposts, barrier pipes, bollards, fence posts, and other similar posts).

EL.29 **SVP Vault/Manhole Clearances:**

- a. **Conduits:** Five (5) foot minimum to tree root barrier or other subsurface wall or structure.
- b. **Equipment:** Five (5) foot minimum to tree root barrier. The tree canopy drip line cannot be over the SVP equipment.
- c. **Subsurface Facilities:** Five (5) foot minimum to any electric department facilities. Any existing trees in conflict will have to be removed.
- d. **Easements:** No trees shall be planted in SVP's U.G.E.E or P.U.E's.

EL.30 **Transformer & Switch Placement:** these devices and pads may only be located outdoors. Clearances to buildings are defined in UG1225. All projects are to assume mineral oil fluid, unless otherwise approved by SVP.

EL.31 **SVP Standards.** Developer shall comply with the following SVP standards (as may be amended or supplemented).

- a. UG1000 - Installation of Underground Substructures by Developers
- b. UG1250 – Encroachment Permit Clearances from Electric Facilities
- c. UG0339 – Remote Switch Pad
- d. OH1230 – Tree Clearances from Overhead Electric Lines
- e. SD1235 – Tree Planting Requirements Near Underground Electric Facilities
- f. UG1225 – Pad mounted Equipment Clearances and Protection
- g. UG0250 – High Density Residential Metering Requirements
- h. FO-1901 – Fiber Optic Splicing and Testing Methods
- i. SVP Rules and Regulations – Latest Edition

EL.32 **SVP Standards, Miscellaneous:**

- a. In the case of podium-style construction, all SVP facilities and conduit systems must be located on solid ground (aka “real dirt”) and cannot be supported on parking garage ceilings or placed on top of structures.
- b. No splice boxes are allowed between the SVP utility connection point and the Developer's main switch board.
- c. SVP does not utilize any sub-surface (below grade) devices in its system. This includes transformers, switches, etc.

EL.33 **Meter Locations:**

- a. All interior meter rooms at ground level are to have direct, outside access through only ONE door. Interior electric rooms must be enclosed in a dedicated electric room and cannot be in an open warehouse or office space.

EL.34 **Underground Service Entrance**

- a. (277/480V Service or Lower) Underground service entrance conduits and conductors shall be “privately” owned, maintained, and installed per City Building Inspection Division Codes to the SVP defined utility connection point.
- b. (12KV Service) SVP terminates cable on the Developer owned switchgear.
- c. No cross-parcel distribution is allowed. SVP service points must be within the parcels that they serve.

EL.35 Code Sections:

- a. The Developer shall provide and install electric facilities per Santa Clara City Code chapter **17.15.210**.
- b. Installation of underground facilities shall be in accordance with City of Santa Clara Electric Department standard UG-1000, latest version, and Santa Clara City Code chapter **17.15.050**.
- c. The Developer shall perform, in accordance with current City standards and specifications, all trenching, backfill, resurfacing, landscaping, conduit, junction boxes, vaults, street light foundations, equipment pads and subsurface housings required for power distribution, street lighting, and signal communication systems, as required by the City in the development of frontage and on-site property. Upon completion of improvements satisfactory to the City, the Developer will dedicate the improvement to the City subject to City’s acceptance of the work. The Developer shall further install at its cost the service facilities, consisting of service wires, cables, conductors, and associated equipment necessary to connect Developer to SVP’s electric grid. After completion of the facilities installed by the Developer, the City shall furnish and install all cable, switches, street lighting poles, luminaries, transformers, meters, and other equipment that it deems necessary for the betterment of the system per Santa Clara City Code chapter **17.15.210 (2)**.

EL.36 Existing Facilities:

- a. All existing SVP facilities, onsite or offsite, are to remain unless specifically addressed by SVP personnel in a separate document. It is the Developer’s responsibility to maintain all clearances from equipment and easements. Developer should not assume that SVP will be removing any existing facilities without detailed design drawings from SVP indicating potential removals. Simply indicating that SVP facilities are to be removed or relocated on conceptual plans does not imply that this action has been approved by SVP.
- b. Any relocation of existing electric facilities shall be at Developer’s expense.

EL.37 Generators: Non-Utility Generator equipment shall not operate in parallel with the electric utility, unless approved and reviewed by the Electric Engineering Division. All switching operations shall be “Open-Transition-Mode”, unless specifically authorized by SVP Electric Engineering Division. A Generating Facility Interconnection Application must be submitted with building permit plans. The review process may take several months depending on size and type of generator. No interconnection of a generation facility with SVP is allowed without written authorization from the SVP Electric Engineering Division.

WATER

- W1. Each DAP submittal shall indicate all service connections and facilities for potable and recycled water and sanitary sewer facilities to serve the development area. To the extent necessary, plans shall include conceptual plans to serve the remainder of the Phase or future Phases that will rely on these facilities, to the satisfaction of the Director of the Water and Sewer Utilities.
- W2. Prior to issuance of Building Permits, the Developer shall submit plans for water service to each individual building parcel, site and/or building to be connected to a public main in the public right-

of-way to the satisfaction of the Director of Water & Sewer Utilities. Additionally, different types of water use (domestic, irrigation, fire) shall be served by separate water services.

Plans shall also indicate locations of proposed fire hydrants.

FIRE DEPARTMENT

- FD1. When in the opinion of the fire code official, a new structure obstructs emergency radio communications to existing buildings or to any other locations, the Developer shall resolve the deficiency to the satisfaction of the Fire Department, which may include requirements to provide and install radio retransmission equipment necessary to restore communications capabilities. Any required equipment shall be located in a space or area within a new structure approved by the Fire Department.
- FD2. Each DAP application shall include proposed access routes for emergency service vehicles. Plans may be required to include the entire Phase in which the DAP is included and may necessitate conceptual plans for access through or to future Phases to the extent that may be necessary to the satisfaction of the Fire Chief.
- FD3. Construction and final development in each Phase and DAP shall comply with applicable fire standards, codes, and policies, including emergency access requirements.
- FD4. The Developer shall provide a replacement Fire Station in accordance with the Disposition and Development Agreement.

POLICE

- PD1. The Developer shall include, for each building, design specifications that meet the City of Santa Clara's guidelines established for radio signal penetration, as detailed in the Communications Department's Public Safety Radio System Building Penetration Guidelines. The intended use of telecommunications sites/equipment shall be clearly and accurately stated in the building documentation. The signal, of whatever nature, of any communications facility or system, shall in no way whatsoever interfere with or affect any police communication or police communication system.

PARKS AND RECREATION

- PR1. The Developer shall comply with the City's Park and Recreational Land Ordinance (SCCC Ch. 17.35), subject to conformance with and as otherwise satisfied by the provisions of the MCP, Development Agreement and Disposition and Development Agreement, to the satisfaction of the City Manager.

STREET DEPARTMENT

- ST1. Submit copies of complete landscape and automatic irrigation plans for all public rights-of-way for review and comment by City staff. The Developer is to supply and install City street trees per the MCP and City specifications. Spacing, specie, and sizes of street trees shall be subject to approval of the City Arborist.
- ST2. Special Urban Runoff Stormwater Pollution Prevention requirements apply. Provide the Street Department with information to evaluate proposed stormwater pollution prevention improvements for each Phase.
- ST3. Developer shall comply with City Development Guidelines for Solid Waste Services in each Phase, as specified by development type.

PLANNING AND BUILDING INSPECTION

- PI. DAP applications for partial Phases as described in the MCP may be required to include conceptual plans and information for areas outside of the DAP boundaries that address site access for the provision of safety and service by City forces, as well as related utility facilities, and schematic or concept plans addressing such items as open space and parks that may be constructed in future Phases on abutting sites.
- P2. Tentative Subdivision Map, Vesting Tentative Subdivision Map and/or Parcel Map applications consistent with the intent and obligations of the MCP, Development Agreement and Disposition and Development Agreement, and consistent with any parcel(s) indicated in the submission of the DAP, shall be approved by City Council prior to issuance of building permits for development within any Phase, Sub Phase or DAP within the area of that map application. Maps shall define development sites and provide for the dedication or disposition of public streets, utilities and parks/open space, to the satisfaction of the City.
- P3. The Developer will be required to prepare acoustical analyses and implement noise insulation features in building construction as required by the Mitigation Monitoring and Reporting Program.
- P4. The Developer shall be required to incorporate within the residential tenant lease agreements notification of the occurrence of aircraft traffic noise over the project site.
- P5. The Developer shall convey an avigation easement to the City of San Jose on behalf of the San Jose International Airport.
- P6. Obtain required permits and inspections from the Building Official and comply with the conditions thereof, based upon approved DAPs. Submittal of plans shall be consistent with a predetermined address numbering scheme based upon Phases identified in the MCP, to the satisfaction of the Building Official.
- P7. The Developer shall file a Notice of Intent (NOI) with the State Water Resources Control Board prior to issuance of any permit for grading or construction in accordance with an approved DAP, or as otherwise permitted or required under the obligations and rights of the Disposition and Development Agreement. A copy of the NOI shall be sent to the City Building Inspection Division. A stormwater pollution prevention plan is also required with the NOI.
- P8. Along with the submission of the first DAP within any Phase, a landscape and lighting concept plan for that Phase shall be provided and agreed upon by the Developer and the City. Landscaping and lighting concepts shall address public areas and street frontage areas, as well as open space and park areas within the Phase.
- P9. The Developer shall employ green building standards and materials in the site design and construction of structures within each DAP, designed to meet USGBC LEED standards for new construction, in accordance with the approved MCP.
- PI 0. The project will be required to comply with the City's Urban Runoff Pollution Prevention Program, including best management practice measures for construction and post-construction activity, including reducing runoff to public storm drain facilities from rooftops and paved surfaces.
- P11. Prior to the issuance of a grading or building permit, the Developer shall provide the Streets Division of Public Works third-party certification that the stormwater control plan meets applicable C.3 requirements, along with an Operations and Maintenance Agreement approved by the City for post-construction maintenance of C.3 devices/measures. Each DAP phase shall meet its C.3 requirements on its own merit. If a banking system is to be created to achieve compliance for the entire project's full implementation, the applicant shall first create area treatment surplus (credit) during the earlier DAP phase(s) to be used by subsequent project phase(s).

- P12. Trees removed shall be replaced at a ratio of two new trees for every one removed tree. Any trees not replaced at the 2:1 ratio shall be subject to in-lieu payments consistent with City policy. The developer shall be responsible for maintaining a master accounting of all tree removals, tree replacements, and in-lieu fee payments and shall provide such information with each DAP submittal and upon the City's request.
- P13. The Developer shall prepare a Construction Management Plan (CMP) for review and approval prior to the issuance of initial grading or building permits for development within any Phase, Sub Phase or DAP. To the extent that information is known, a CMP may address some or all construction within the DAP or Phase, such that a CMP may not be required for each permit as called for in the adopted Mitigation Monitoring or Reporting Program.
- P14. Construction activity not confined within an enclosed building shall be limited to the hours of 7:00 a.m. to 6:00 p.m. weekdays and 8:00 a.m. to 6:00 p.m. Saturdays for construction within 300 feet of a residential use. Construction activity shall not be allowed on Sundays or recognized State and Federal holidays.
- P15. The Comprehensive Sign Program required by the MCP for Parcels 4 and 5 shall be considered and approved or conditionally approved by the City Council before the issuance of the first building permit (for buildings excluding below grade Tasman garage) for development undertaken pursuant to the DAP for Phase 1 or Phase 2. The Comprehensive Sign Program required by the MCP for Parcels 1 and 2 shall be submitted with the initial DAP submission for Parcel 1 or 2, whichever is submitted first, and shall be considered concurrently with and approved or conditionally approved as a part of the applicable DAP by the City Council.

KEY:

G = General

P = Planning Division

BD = Building Division

H = Housing & Community Services Division

F = Fire Department

PR = Parks & Recreation Department

PD = Police Department

E = Engineering Division

Streets Division (Landscape, Solid Waste, and Stormwater)

L = Landscape

SW = Solid Waste

ST = Stormwater

SVP = Silicon Valley Power

W = Water & Sewer Department

ACKNOWLEDGEMENT AND ACCEPTANCE OF CONDITIONS OF APPROVAL

Permittee/Property Owner

The undersigned agrees to each condition of approval and acknowledges and hereby agrees to use the project property on the terms and conditions set forth in this permit.

Signature: _____

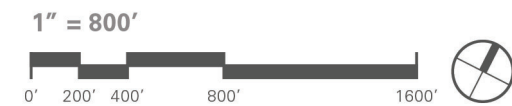
Printed Name: _____

Relationship to Property: _____

Date: _____

Pursuant to Santa Clara City Code 18.128.100, the applicant shall return this document to the Department, properly signed and dated, within 30-days following the date of the Acknowledgement.

EXHIBIT 3C-1 (SCHEME C): ILLUSTRATIVE SITE CONCEPT*



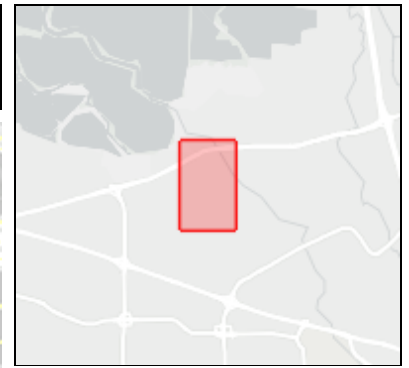
Web Link- MCP Scheme C Supplement

MCP Scheme C Supplement:

[RSC MCP Scheme C Supplement](#)

These documents are available for viewing in the Community Development Department

Zoning Map for 5155 Stars and Stripes Drive



Legend

Official City Limit

Official City Limit



Base Layers

Streets



Air Parcels



Land Parcels

Land Parcels

Flood Control Easement

Right of Ways

Common Areas

Zoning

Land Parcels

PD-MC- Planned Development- Master Community

High Density Flex OS - Parks/Open Space TN -

Transit Neighborhood



Notes

5155 Stars and Stripes Drive
Vicinity Map

created on 04/09/2025 12:35:25

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NAD_1983_2011_StatePanel_California_III_FIPS_0403_Ft_US
©City of Santa Clara

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Attachment 2: Project Data comparison**Project Number:** PLN24-00060**Project Address:** 5155 Stars and Stripes Drive**General Plan:** Urban Center/Entertainment**Zoning:** Planned Development-Master Community**LAND USE DEVELOPMENT COMPARISON BY SCHEME**

	Scheme A (under IHA)	Scheme B	Scheme C	Difference Scheme A to Scheme C	Difference Scheme B to Scheme C
City Center Mixed Use (Parcels 4 and 5) (gsf)					
Office	1,372,400	2,852,400	4,517,400	+3,145,000	+1,665,000
Retail/Food and Beverage/Entertainment	1,502,000	1,502,000	800,000	-702,000	-702,000
Residential	1,680,000 (1,680 units)	200,000 (200 units)	1,680,000 (1,680 units)	(same number of units)	+1,480,000 (+1,480 units)
Hotel	578,000 (700 rooms)	578,000 (700 rooms)	567,000 (700 rooms)	-11,000 (same number of rooms)	-11,000 (same number of rooms)
<i>Subtotal</i>	<i>5,132,400</i>	<i>5,132,400</i>	<i>7,564,400</i>	<i>+2,432,000</i>	<i>+2,432,000</i>
Northeast Parcels (Parcels 1 and 2) (gsf)					
Office	4,032,000	3,832,000	0	-4,032,000	-3,832,000
Retail	-	200,000	0	0	-200,000
Industrial/Warehouse	-	-	1,600,000	+1,600,000	+1,600,000
<i>Subtotal</i>	<i>4,032,000</i>	<i>4,032,000</i>	<i>1,600,000</i>	<i>-2,432,000</i>	<i>-2,432,000</i>
Total Project (gsf)	9,164,400	9,164,400	9,164,400	0	0

NOTE:

Scheme C permits incidental retail and personal service uses primarily serving employees and customers of the principal light industrial use, not to exceed 10 percent of the floor area of the applicable building or campus. Scheme C also permits incidental office use primarily serving the administrative needs of the principal light industrial use, not to exceed 25 percent of the applicable floor area.

SOURCES:

ICF International, 2015. *City Place Santa Clara Project Draft Environmental Impact Report*. October 2015. Prepared for the City of Santa Clara. Available at: <https://www.santaclaraca.gov/Home/Components/BusinessDirectory/BusinessDirectory/135/3649>.

Related Santa Clara, 2025. *Related Santa Clara Master Community Plan Scheme C Supplement, Chapter 8C, Infrastructure Overview – Scheme C Variant*. June 2025.