# City of Santa Clara

## Meeting Agenda

## Planning Commission

**Wednesday, February 19, 2025** **6:00 PM** **Hybrid Meeting**
**City Hall Council Chambers/Virtual**
**1500 Warburton Avenue**
**Santa Clara, CA 95050**

The City of Santa Clara is conducting Planning Commission meetings in a hybrid manner (in-person and continues to have methods for the public to participate remotely).

Via Zoom:
https://santaclaraca.zoom.us/j/91729202898
Webinar ID: 917 2920 2898 or

Phone:
1(669) 900-6833

Via the City's eComment

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**6:00 PM REGULAR MEETING**

**Call to Order**

**Pledge of Allegiance and Statement of Values**

**Roll Call**

**DECLARATION OF COMMISSION PROCEDURES**

## CONTINUANCES/EXCEPTIONS

## CONSENT CALENDAR

*Consent Calendar items may be enacted, approved or adopted, based upon the findings prepared and provided in the written staff report, by one motion unless requested to be removed by anyone for discussion or explanation. If any member of the Planning Commission, staff, the applicant or a member of the public wishes to comment on a Consent Calendar item, or would like the item to be heard on the regular agenda, please notify Planning staff, or request this action at the Planning Commission meeting when the Chair calls for these requests during the Consent Calendar review. Items listed on the Consent Calendar with associated file numbers constitute Public Hearing items.*

**1.A 25-208** Planning Commission Meeting Minutes of January 15, 2025

***Recommendation:*** Approve the Planning Commission Meeting Minutes of the January 15, 2025 Meeting.

## PUBLIC PRESENTATIONS

*Members of the public may briefly address the Commission on any item not on the agenda.*

## PUBLIC HEARING

*Items listed above under Items for Council Action will be scheduled for Council review following the conclusion of hearings and recommendations by the Planning Commission. Due to timing of notices for Council hearings and the preparation of Council agenda reports, these items will not necessarily be heard on the date the minutes from this meeting are forwarded to the Council. Please contact the Planning Division office for information on the schedule of hearings for these items.*

**2.** **24-1188** PUBLIC HEARING: Action on an Addendum to the Freedom Circle Future Focus Area Plan Environmental Impact Report and Mitigation Monitoring and Reporting Program, General Plan Amendment, Rezone, and Vesting Tentative Subdivision Map for the Property Located at 2518 Mission College Boulevard to Allow the Development of 1,792 Residential Units and Associated On- and Off-Site Improvements

***Recommendation:*** Alternatives: 1, 2, 3 and 4

1. Adopt a resolution recommending the City Council adopt the Addendum to the Freedom Circle Future Focus Area Plan Environmental Impact Report (EIR) (2022), and the Mitigation Monitoring and Reporting Program for Santa Clara Park Residential Project at 2518 Mission College Boulevard.
2. Adopt a resolution recommending the City Council approve the General Plan text amendment to add a new policy to the Freedom Circle Focus Area to clarify that a Planned Development rezone satisfies the requirement of a comprehensive plan for the project at 2518 Mission College Boulevard.
3. Adopt a resolution recommending the City Council approve a rezoning of the project site from High Intensity Office and R & D (HO-RD) to Planned Development (PD) to allow construction of residential development consisting of 1,792 units, 3,500 square feet of retail, a 4.225 acres of public parks, landscaping, and on- and off-site improvements at 2518 Mission College Boulevard, subject to conditions of approval.
4. Adopt a resolution recommending City Council approve a Vesting Tentative Subdivision Map to subdivide the land into six individual lots to serve the proposed development at 2518 Mission College Boulevard, subject to conditions of approval.

**3.** **24-1059** Action on an Update to City Council's Public Notification, Outreach & Engagement Policy for Planning Applications

***Recommendation:*** That the Planning Commission recommend the City Council adopt the updated Public Notification, Outreach & Engagement Policy for Planning Applications.

**4.** **25-96** Recommendation to City Council to Adopt a General Plan Amendment to Incorporate the Santa Clara County Multi-Jurisdictional Hazard Mitigation Plan (MJHMP) and the City of Santa Clara Local Annex into the City's General Plan

***Recommendation:*** Recommend that the City Council adopt a General Plan Amendment to incorporate the Santa Clara County Multi-Jurisdictional Hazard Mitigation Plan (MJHMP) and the City of Santa Clara Local Annex into the subsection "Emergency Preparedness" of Section 5.10.5, "Safety Goals and Policies" of the City of Santa Clara 2010-2035 General Plan.

**5.** **25-253** Planning Commission Workplan Fiscal Year 2025/2026

***Recommendation:*** There is no staff recommendation.

**REPORTS OF COMMISSION/BOARD LIAISON AND COMMITTEE:**

1. Announcements/Other Items
2. Commissioner Travel and Training Reports, Requests to attend Trainings

**DIRECTOR OF COMMUNITY DEVELOPMENT REPORTS:**

1. Planning Commission Budget Update
2. Upcoming Agenda Items
3. City Council Actions

**ADJOURNMENT:**

*The next regular scheduled meeting is on March 19, 2025 at 6:00 PM in the City Hall Council Chambers.*

**The time limit within which to commence any lawsuit or legal challenge to any quasi-adjudicative decision made by the City is governed by Section 1094.6 of the Code of Civil Procedure, unless a shorter limitation period is specified by any other provision. Under Section 1094.6, any lawsuit or legal challenge to any quasi-adjudicative decision made by the City must be filed no later than the 90th day following the date on which such decision becomes final. Any lawsuit or legal challenge, which is not filed within that 90-day period, will be barred. If a person wishes to challenge the nature of the above section in court, they may be limited to raising only those issues they or someone else raised at the meeting described in this notice, or in written correspondence delivered to the City of Santa Clara, at or prior to the meeting. In addition, judicial challenge may be limited or barred where the interested party has not sought and exhausted all available administrative remedies.**

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**If a member of the public submits a speaker card for any agenda items, their name will appear in the Minutes. If no speaker card is submitted, the Minutes will reflect "Public Speaker."**

**In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 ("ADA"), the City of Santa Clara will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities, and will ensure that all existing facilities will be made accessible to the maximum extent feasible. The City of Santa Clara will generally, upon request, provide appropriate aids and services leading to effective communication for qualified persons with disabilities including those with speech, hearing, or vision impairments so they can participate equally in the City's programs, services, and activities. The City of Santa Clara will make all reasonable modifications to policies and programs to ensure that people with disabilities have an equal opportunity to enjoy all of its programs, services, and activities.**

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**Individuals who require an auxiliary aid or service for effective communication, or**

**any other disability-related modification of policies or procedures, or other accommodation, in order to participate in a program, service, or activity of the City of Santa Clara, should contact the City's ADA Coordinator at 408-615-3000 as soon as possible but no later than 48 hours before the scheduled event.**

**25-208** **Agenda Date: 2/19/2025**

# REPORT TO PLANNING COMMISSION

## SUBJECT
Planning Commission Meeting Minutes of January 15, 2025

## RECOMMENDATION
Approve the Planning Commission Meeting Minutes of the January 15, 2025 Meeting.

Draft

# City of Santa Clara

## Meeting Minutes

## Planning Commission

**01/15/2025** **6:00 PM**

**Hybrid Meeting**
**City Hall Council**
**Chambers/Virtual**
**1500 Warburton Avenue**
**Santa Clara, CA 95050**

Revised Agenda: Public Hearing Item has been moved to Continuances

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**6:00 PM REGULAR MEETING**

**Call to Order**

**Chair Saleme** called the meeting to order at 6:00 p.m.

**Pledge of Allegiance and Statement of Values**

**Secretary Crutchlow** read the Statement of Values.

**Roll Call**

**Present** 6 - Commissioner Nancy A. Biagini, Commissioner Priya Cherukuru, Commissioner Qian Huang, Vice Chair Mario Bouza, Chair Lance Saleme, and Commissioner Eric Crutchlow

**Absent** 1 - Commissioner Yashraj Bhatnagar

**A motion was made by Commissioner Biagini, seconded by Commissioner Cherukuru to excuse Commissioner Bhatnagar.**

**Aye:** 6 - Commissioner Biagini, Commissioner Cherukuru, Commissioner Huang, Vice Chair Bouza, Chair Saleme, and Commissioner Crutchlow

**Excused:** 1 - Commissioner Bhatnagar

**DECLARATION OF COMMISSION PROCEDURES**

**Secretary Crutchlow** read the Declaration of Commission Procedures.

**CONTINUANCES/EXCEPTIONS**

**1.** 24-1118 Public Hearing: Continuance for Action on a Variance (PLN24-00514) to Locate a Six-Foot Wrought Iron Fence Within the 10-Foot Street Side Setback and Within the 20-Foot Front Setback Proposed at 572 Woodhams Road

***Recommendation:*** Staff recommends that the Planning Commission continue the request to a date uncertain, for which will be noticed by mail to property owners within 300 feet of the project site.

**A motion was made by Commissioner Crutchlow, seconded by Commissioner Bouza to approve the continuance to date to be determined and renotice the item at that time.**

**Aye:** 6 - Commissioner Biagini, Commissioner Cherukuru, Commissioner Huang, Vice Chair Bouza, Chair Saleme, and Commissioner Crutchlow

**Excused:** 1 - Commissioner Bhatnagar

## CONSENT CALENDAR

**A motion was made by Commissioner Biagini, seconded by Commissioner Bouza to approve this item.**

**Commissioner Cherukuru abstained from voting on Item 1.B due to her absence at that meeting.**

**Aye:** 6 - Commissioner Biagini, Commissioner Cherukuru, Commissioner Huang, Vice Chair Bouza, Chair Saleme, and Commissioner Crutchlow

**Excused:** 1 - Commissioner Bhatnagar

**1.A** 25-008 Planning Commission Meeting Minutes of November 6, 2024

***Recommendation:*** Approve the Planning Commission Meeting Minutes of the November 6, 2024 Meeting.

**1.B** 25-68 Planning Commission Meeting Minutes of December 4, 2024

***Recommendation:*** Approve the Planning Commission Meeting Minutes of the December 4, 2024 Meeting.

## PUBLIC PRESENTATIONS

None.

## PUBLIC HEARING

**2.** 24-1256 Public Hearing Continuance: Action on Conditional Use Permit (PLN23-00148) for a New Unmanned AT&T Telecommunication Facility with the Installation of a 60-Foot-Tall Monotree or an Alternative Design with Three 42'-6" Monopoles Located in the Parking Lot at 3111 Benton Street

***Recommendation:***

1. **Determine** that the project is categorically exempt from formal environmental review per Section 15303(d), New Construction of Utility Extensions, of the CEQA Guidelines; and
2. **Adopt** a Resolution to approve a Conditional Use Permit for a new unmanned AT&T wireless telecommunication facility with the installation of a 60-foot-tall monotree at 3111 Benton Street, subject to findings and conditions of approval.

**Planning Manager Lesley Xavier** provided the staff presentation and stated this was the fourth time this item has been heard by the Planning Commission due to several continuance.and that this project is being reviewed under the "classic code".

**Commissioners** inquired upon several items including why the City was recommending the monotree design; impact to neighboring properties and the impact to the value of the neighboring properties.

**Steve Proo, representing AT&T** provided the Applicant presentation. **Radio Frequency Engineer Enrico Cornejo** was in attendance.

**Mr.Proo** stated the applicant had done a thorough search for the location of the monopine and done their due diligence.

**Public Speakers:**
Yongli Wen
Ken Kratz
Lee Benton
Nicholas Rossi
Alexandra
Vignesh
Sherry
Linda
Diane Harrison
Public Speaker

**Commissioner Crutchlow** requested that the City have a master plan for cell towers.

**Assistant City Attorney Alexander Abbe** provided clarification on the parameters of the Shot Clock.

**A motion was made by Commissioner Crutchlow, seconded by Commissioner Biagini to close public hearing.**

**Aye:** 6 - Commissioner Biagini, Commissioner Cherukuru, Commissioner Huang, Vice Chair Bouza, Chair Saleme, and Commissioner Crutchlow

**Excused:** 1 - Commissioner Bhatnagar

**A motion was made by Commissioner Biagini, seconded by Commissioner Cherukuru to approve staff recommendation 1.**

**Aye:** 5 - Commissioner Biagini, Commissioner Cherukuru, Commissioner Huang, Vice Chair Bouza, and Chair Saleme

**Nay:** 1 - Commissioner Crutchlow

**Excused:** 1 - Commissioner Bhatnagar

**A motion was made by Commissioner Biagini, seconded by Commissioner Cherukuru to adopt Staff Alternative 2.**

**Aye:** 4 - Commissioner Biagini, Commissioner Cherukuru, Commissioner Huang, and Chair Saleme

**Nay:** 2 - Vice Chair Bouza, and Commissioner Crutchlow

**Excused:** 1 - Commissioner Bhatnagar

**3.** 24-1216 Public Hearing: Action on a Conditional Use Permit and Variances (PLN23-00513) to Allow Expansion of an Existing Service Station by Removing a Portion of the Fuel Canopy and Two Fuel Dispensers, and by Adding a 1,605 square foot Convenience Store and Self-Service Carwash within the Rear Setback for the Store at 2455 Lawrence Expressway

***Recommendation:***

1. **Adopt** a Resolution Denying a Conditional Use Permit to allow expansion of an existing service station for removing a portion of fuel canopy and two fuel dispensers, and adding a 1,605 square foot convenience store and a self-service carwash within the rear setbacks at 2455 Lawrence Expressway.

2. **Adopt** a Resolution Denying a Variance to allow reduced rear setbacks, reduced landscaping planter depth along the street frontages, reduced required landscape screening depth, reduced required tree planter depth, and reduced required shrub planter depth in connection with a proposed expansion of an existing service station at 2455 Lawrence Expressway.

**Associate Planner Daniel Sobczak** provided the staff presentation.

**Chair Saleme** announced he had an email correspondence with the Applicant.

**Architect Muthana Ibrahim** provided a sketch to Planners of an alternate plan for the project.
**Applicant/Owner Surjait Baines** stated he had a traffic report and had met with a traffic engineer for the project.

**Commissioners** inquired upon several items including noise mitigation for the proposed car wash and design aspects.

**Public Speakers:**
Nick
Bhopinder Singh
Fateh Sing
Avee Patel
Iknoor Singh
Jaspreet Singh
Jesse Singh
Linda
Dil
Sunny

**Assistant City Attorney Alexander Abbe** stated that the project does not comply with city code.

The meeting went into recess at 9:50 p.m. and reconvened at 10:04 p.m.

**A motion was made by Commissioner Biagini, seconded by Commissioner Crutchlow to close public hearing.**

**Aye:** 6 - Commissioner Biagini, Commissioner Cherukuru, Commissioner Huang, Vice Chair Bouza, Chair Saleme, and Commissioner Crutchlow

**Excused:** 1 - Commissioner Bhatnagar

**A motion was made by Commissioner Biagini, seconded by Commissioner Crutchlow to reopen public hearing.**

**Aye:** 6 - Commissioner Biagini, Commissioner Cherukuru, Commissioner Huang, Vice Chair Bouza, Chair Saleme, and Commissioner Crutchlow

**Excused:** 1 - Commissioner Bhatnagar

**A motion was made by Commissioner Biagini, seconded by Commissioner Crutchlow to continue this item  date certain to March 19, 2025.**

**Aye:** 6 - Commissioner Biagini, Commissioner Cherukuru, Commissioner Huang, Vice Chair Bouza, Chair Saleme, and Commissioner Crutchlow

**Excused:** 1 - Commissioner Bhatnagar

**4.** 24-1240 Study Session: 2024 State Housing Legislation Update

**A motion was made by Chair Saleme to extend the meeting past 10 pm**

**Aye:** 6 - Commissioner Biagini, Commissioner Cherukuru, Commissioner Huang, Vice Chair Bouza, Chair Saleme, and Commissioner Crutchlow

**Excused:** 1 - Commissioner Bhatnagar

Study Session: 2024 State Housing Legislation Update

**Assistant City Attorney Alexander Abbe** provided the staff presentation.

**Commissioners** inquired on several aspects of the presentation. **Director of Community Development Afshan Hamid** provided additional input on the presentation.

## REPORTS OF COMMISSION/BOARD LIAISON AND COMMITTEE:

1. Announcements/Other Items

2. Commissioner Travel and Training Reports, Requests to attend Trainings

**A motion was made by Commissioner Cherukuru, seconded by Commissioner Huang to expend funds for Commissioners Cherukuru, Huang and Crutchlow to attend the Joint Venture Silicon Valley (JVSV) State of the Valley event taking place on March 7, 2025.**

**Aye:** 6 - Commissioner Biagini, Commissioner Cherukuru, Commissioner Huang, Vice Chair Bouza, Chair Saleme, and Commissioner Crutchlow

**Excused:** 1 - Commissioner Bhatnagar

Joint Venture State of the Valley Conference - March 7, 2025

## DIRECTOR OF COMMUNITY DEVELOPMENT REPORTS:

1. Planning Commission Budget Update

**Staff Aide II Elizabeth Elliott** provided budget updates.

2. Upcoming Agenda Items

**Planning Manager Lesley Xavier** provided updates.

3. City Council Actions

**Planning Manager Lesley Xavier** provided staff updates.

## ADJOURNMENT:

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**24-1188** **Agenda Date: 2/19/2025**

# REPORT TO PLANNING COMMISSION

## SUBJECT

PUBLIC HEARING: Action on an Addendum to the Freedom Circle Future Focus Area Plan Environmental Impact Report and Mitigation Monitoring and Reporting Program, General Plan Amendment, Rezone, and Vesting Tentative Subdivision Map for the Property Located at 2518 Mission College Boulevard to Allow the Development of 1,792 Residential Units and Associated On- and Off-Site Improvements

## REPORT IN BRIEF

**Applicant /Owner**: Irvine Company/ Freedom Circle LLC
**General Plan:** Very High Density Residential (VHDR)
**Zoning:** High-Intensity Office/R&D (HO-RD)
**Site Area:** 25.74 acres
**Existing Conditions:** The site currently is a business park containing 12 two-story commercial buildings with surface parking and landscaping. The business park was built around 1978 and is currently mostly vacant.

**Surrounding Land Uses:**

- North: Mission College Boulevard, Office Uses
- South: Freedom Circle, Retail and Office Uses
- East: Freedom Circle, Vacant Parcel (Approved Greystar project for 1,075 residential units)
- West: Freedom Circle, Retail and Office uses

**Staff Recommendation:** The Planning Commission adopt resolutions recommending the City Council adopt the Addendum to the Freedom Circle Future Focus Area Plan Environmental Impact Report (EIR) and Mitigation Monitoring and Reporting Program; and approve the General Plan Amendment, Rezone and Vesting Tentative Subdivision Map for the property located at 2518 Mission College Boulevard to allow the development of 1,792 residential units and associated on- and off-site improvements.

## BACKGROUND

On April 22, 2024, Irvine Company (applicant) filed an application (File Nos. PLN24-00160 and PLN24-00213) for the subject proposal to redevelop the 25.74-acre parcel (APN:104-40-019) as a residential apartment community “project”, with 1,792 residential units, approximately 3,500 square feet of retail and 4.225 acres of public parks and associated on- and-offsite improvements.

The subject property currently has a General Plan land use designation of Very High Density Residential (VHDR) within the Freedom Circle Future Focus Plan Area and is zoned HO-RD (High-Intensity Office/Research and Development (R&D)). The subject property is located south of Mission

College Boulevard, encircled by Freedom Circle on the east, west and south boundaries, and has nearby access from Bowers Avenue and Great America Parkway exit on US Route 101. It is near Great America Theme Park, Santa Clara Convention Center and Levi's Stadium to the north and Santa Clara Square to the south.

Site History and Previous Actions

The subject site is within the Freedom Circle Future Focus Area. The Plan Area comprises 108 acres bounded by San Tomas Aquino Creek to the east, Great America Parkway to the west, Great America Theme Park to the north, and US Route 101 to the south ("Area"). On June 7, 2022, the City Council approved the Freedom Circle Future Focus Area Plan. Although this employment rich area was long envisioned to be a commercial center, because of the significant redevelopment interest and the City's interest in projects that would help the City achieve its Regional Housing Needs Assessment (RHNA) goals for housing production, the future focus area was approved to include 3,600 residential units, converting the sites along Freedom Circle to high-intensity residential use. The Area still intends to preserve a significant amount of commercial use and office uses, and would add approximately two million square feet of new office space.

The Council action of June 7, 2022, also included approval of the 13.3-acre Greystar project within the Area, which is bounded by San Tomas Aquino Creek to the East, Freedom Circle to the West, and US 101 freeway to the south (the "Greystar Site"). This approval included a General Plan Amendment to change the General Plan land use designation for the Greystar Site from High-Intensity Office/R&D (maximum Floor Area Ratio of 2.0) to Very High Density Residential (51-100 Dwelling Units/Acre), and allowed for the a development comprised of a total of 1,075 dwelling units in three, seven-story buildings, a 2,000 square feet of retail space, and a two-acre public park with a connection to the San Tomas Aquino Creek trail.

The Area was added as a Phase III Future Focus Area to the General Plan (Section 5.4.7), and any change in land use designation or rezoning of land within the Freedom Circle area would be subject to the requirements of the Future Focus Area Goals and Policies of the General Plan.

Requested Actions
Implementation of the project requires the following actions by the City Council:

1. General Plan text amendment to add a new policy to the Freedom Circle Future Focus Area to clarify that a Planned Development rezone satisfies the requirement of a comprehensive plan for the project
2. Rezone of the property from HO-RD to Planned Development (PD)
3. Vesting Tentative Subdivision Map to subdivide the property into six lots, and

The project also requires approval of Architectural Review. In accordance with Chapter 18.120, Architectural Review is conducted by Staff through a Development Review Hearing process, which is a Departmental hearing open for public comments.

## DISCUSSION

The developer proposes to subdivide the parcel into six lots, construct a wrap style (residential building around a multi-level parking structure) five-story building on each of the five lots. The sixth lot

will be developed as a 3.48-acre public park, with additional parkland provided as a north-south connection, resulting in a total parkland dedication of 4.225 acres. The proposal includes approximately 3,500 square feet of resident and public-serving retail space, and approximately 13,000 square feet of amenity space. Consistent with the City's affordable housing ordinance, fifteen percent of the total number of units (or 268.8 units) are required to be provided as affordable housing units. The proposal includes five percent of the units at Very Low income and 10 percent of the units as Moderate income, with an overall affordability level of less than 100 percent Area Median Income (AMI). Redevelopment of the property as proposed includes the demolition of all existing structures and site improvements (surface parking lot and landscaping) and removal and relocation of some trees.

Primary considerations for the project include consistency with the Freedom Circle Future Focus Area Plan, City's General Plan, and conformance with the City Code requirements for Planned Development Zoning and subdivision.

***General Plan Conformance***

Two Policies and one Goal of the City's General Plan require adoption of a future planning document, such as a specific plan, prior to a new development or redevelopment in the Freedom Circle Future Focus Area Plan. These General Plan policies and goal are listed below:

- *5.1.1-P8: Prior to approval of residential development for Phase III in any Future Focus Area, complete a comprehensive plan for each area* that specifies:
  - *Land Uses, with the location of residential, retail, mixed uses, public facilities, schools and parks.*
  - *Street System, with the location of neighborhood circulation elements, connections to existing roadways, pedestrian and bicycle amenities, and access to alternate transportation modes.*
  - *Community Design, with appropriate design guidelines for private development, public facilities, streetscapes and transitions to adjacent land uses.*
  - *Infrastructure and Utilities, with provisions for sufficient storm drain, sanitary sewer conveyance, wastewater treatment, water, solid waste disposal and energy capacity.*
  - *Public Services, with provisions that new development: does not have adverse impacts on libraries; arts, cultural and community facilities; police services; and fire and life safety services; and avoids impacts on schools and requires mitigation consistent with State regulations.*
  - *Fiscal Health, with an evaluation of projected costs and revenues associated with implementation of the Future Focus Area development and its potential effects on the City's budget.*
  - *Public Participation, with opportunities for community input at each stage of the planning process.*
- *5.4.7-P1: Require the adoption of the comprehensive plan prior to any rezoning within that designated Future Focus Area.*
- *Goal 5.4.7-G1: All applicable prerequisites are met, and a comprehensive plan is adopted, prior to implementation of any Future Focus Area.*

Currently, the Freedom Circle Future Focus Area Plan does not provide for development of site through an adopted specific plan. Therefore, the proposed project would require a General Plan text

amendment to add a new policy to the Freedom Circle Focus Area Plan to allow the project to proceed under a plan specific to the project site. The following text amendment is proposed to accomplish this purposes:

> *FC-P25: For the 25.74-acre Santa Clara Park project located at 2518 Mission College Boulevard, a Planned Development Rezoning shall satisfy the comprehensive plan requirements of General Plan Policies 5.1.1-P8 and 5.4.7-P1 and Goal 5.4.7-G1.*

Thus, the proposed PD Document (Attachment # 11) would serve as the "future planning document" applicable to the project and would also establish the framework for development, development assumptions, and related performance standards to implement this site-specific development proposal.

The General Plan land use designation for the project site is Very High Density Residential. This designation is intended for residential development at densities ranging from 51 to 100 units per gross acre. This density range is intended to take advantage of proximity to transit, offering an urban feel and typically comprising mid- to high-rise buildings featuring structured or below-grade parking, as well as shared outdoor space. Additionally, retail and other compatible commercial uses that activate the street are permitted on the ground floor. The proposed project is in alignment with the Freedom Circle Future Focus Area Plan.

The proposed project is consistent with the following General Plan Policies:

*General Land Use Policies*

- 5.3.1-P2: Encourage advance notification and neighborhood meetings to provide an opportunity for early community review of new development proposals.
- 5.3.1-P26: Support a community-initiated planning process so that existing neighborhoods can participate in developing more detailed plans for street, landscape and pedestrian facility improvements.

The applicant conducted public outreach through mailings and two community meetings to involve neighboring property owners in the design of the project. Notices were mailed to property owners within 1,000 feet of the project boundaries and interested parties.

- 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 proposed residential project would develop the subject site at a density of 69.6 DU/acre in conformance with the density range specified for the Very High Density Residential land use designation (51-100 DU/acre) in the Freedom Circle Future Focus Area Plan.

- 5.3.1-P8: Work with property owners to improve or redevelop underutilized and vacant properties.
- 5.3.1-P9: Require that new development provide adequate public services and facilities, infrastructure, and amenities to serve the new employment or residential growth.

The project would redevelop the subject site currently developed with 12 two-story partially vacant commercial office buildings with 1,792 residential units and public and private on- and off-site

improvements, that include private street, utilities, and landscaping.

- 5.3.1-P10: Provide opportunities for increased landscaping and trees in the community, including requirements for new development to provide street trees and a minimum 2:1 on- or off-site ratio replacement for trees removed as part of the proposal to help increase the urban forest and minimize the heat island effect.

Landscaping and preserving existing redwood trees, incorporating them into the new site plan is a primary focus of the redevelopment plan. The proposed buildings are articulated with open landscaped courtyards and setbacks allowing for additional trees and ground cover. Mature redwoods along perimeter building edges screen views and lessen the perception of building scale. The proposed development plan includes landscaping of the site and the project street frontage with a variety of plant and tree species. Of the 417 trees on site, it would replace the 287 trees that are proposed to be removed with 932 new trees, thereby exceeding the minimum replacement ratio of 2:1. In addition, 94 trees would be preserved, and 36 trees would be relocated.

- 5.3.1-P12: Encourage convenient pedestrian connections within new and existing developments.
- 5.3.1-P16: Consolidate curb cuts with new development on arterial roadways to minimize pedestrian/vehicle conflicts at driveway locations and improve traffic flow.
- 5.3.1 P15 Require new developments and major public infrastructure projects to include adequate rights-of way to accommodate all modes of transportation.
- 5.3.1-P14 Encourage Transportation Demand Management strategies and the provision of bicycle and pedestrian amenities in all new development greater than 25 housing units or more than 10,000 non residential square feet, and for City employees, in order to decrease use of the single occupant automobile and reduce vehicle miles traveled, consistent with the Climate Action Plan.

The project would construct a seven-foot wide sidewalk along the project site perimeter and a Class IV separated bikeway along Mission College Boulevard and Freedom Circle to facilitate pedestrian access and link neighboring land uses. A new 28-foot-wide two-way east/west private street roughly dividing the project site into a northern half and a southern half would be added. It would include bike lanes, six-foot pedestrian sidewalks on both sides, and a landscape parkway in-between the street and sidewalk. The curb cuts along Freedom Circle have been consolidated to open on the new east west private street to minimize the bike/pedestrian and vehicle conflicts. A north/south green pedestrian path connects Mission College Boulevard to the proposed 3.48-acre public park at the southern edge of the project site across the street from the approved two-acre public park on the Greystar project site, leading to the San Tomas Aquino Creek trail. Consistent with the City's Climate Action Plan (2022), the applicant has provided a draft Transportation Demand Management (TDM) plan demonstrating the vehicle miles travelled (VMT) reduction of 20 percent.

- P.3.1-P29: Encourage design of new development to be compatible with, and sensitive to, nearby existing and planned development, consistent with other applicable General Pan policies.

The Freedom Circle loop separates the project site from the retail and office uses on the adjacent parcels. Mature redwood trees along the perimeter screen views and lessen the perception of building scale. The proposed residential buildings are designed in a wrap style concealing the parking structure at the center.

*Transition Policies*

- 5.5.2-P1: Require that new development incorporate building articulation and architectural features, including front doors, windows, stoops, porches or bay windows along street frontages, to integrate new development into the existing neighborhoods.
- 5.5.2 P2 Implement design review guidelines for setback, heights, materials, massing, articulation and other standards to support Transition Policies and promote neighborhood compatibility.

The project incorporates four different architectural styles (Modern Palazzo, Italian, Palladian, and Formal Spanish), offsets along the building planes and a mixture of exterior materials and architectural features to create visual breaks and interest in the design for compatibility with the surrounding neighborhood. Interconnected bike and pedestrian paths connect through various courtyards and green spaces connecting to the public sidewalk fronting the site and neighboring properties.

- 5.5.2-P3: Implement site design solutions, such as landscaping and increased building setbacks, to provide buffers between nonresidential and residential uses.
- 5.5.2-P5: Require that new development provide an appropriate transition to surrounding neighborhoods.

The project includes landscaped building setbacks to transition the proposed five story Mediterranean style residential development on the site from adjacent commercial properties.

- 5.5.2 P9 Improve pedestrian amenities, including sidewalks and bicycle paths, to promote neighborhood compatibility.

-

The project would add sidewalks, bike paths, a new east west private street with dedicated bike lanes and sidewalks, and a north south pedestrian path to enhance the connection to the surrounding properties.

***Freedom Circle Future Focus Area Plan Conformance***

The long-term buildout of the Freedom Circle Future Focus Area will create a dynamic, mixed-use district that includes residential developments and community amenities as well as a diverse range of employment uses. It will complement other North Santa Clara neighborhoods and provide a complete network of pedestrian, bicycle and roadway connections to destinations including employment centers, transit stops, and trails. The Future Focus Area Plan includes goals and policies that guide development within the Freedom Circle Future Focus Area. Figure 1 of the Freedom Circle Future Focus Area Plan illustrates the locations of the various land use designations, proposed open space areas and pedestrian and bicycle connections.

Attachment #10 includes a Freedom Circle Goals & Policy Consistency Statement, provided by the applicant demonstrating consistency with these goals and policies.

***Zoning Conformance***

The project would rezone the property from HO-RD to PD. The project was deemed cleared by the City's Project Clearance Committee (PCC) on December 10, 2024, and appropriate Conditions of Approval were added.

Per Chapter 18.20 of the Zoning Code, the PD zone is limited to the properties that are at least 25 acres and are intended to allow for creative design solutions and land uses not otherwise allowed in standard zoning districts while maintaining compatibility with the existing community and allowing for greater community ownership. The proposed PD zoning establishes development standards in the density and site design compatible with existing and approved land uses surrounding the project site.

*Affordable Housing*
The proposed project is subject to the City's Affordable Housing Ordinance (Chapter 17.40) and would be required to designate 15 percent of the 1,792 units (or 268.8 units) as affordable housing for households at the following affordability levels: five percent (or 75 units) at 50 percent of AMI and the remaining 193.8 units offered at an average of one hundred percent of AMI. For the fractional unit of 0.8, the applicant has elected to provide an additional affordable unit, for a total of 194 affordable units at average of 100 percent AMI. Affordable units shall be reasonably dispersed throughout the project, and contain the same number of bedrooms as market rate units.

*Site Design and Architecture*
The project features five five-story residential wrap style buildings including 1,792 apartment units with array of residential amenities and 3,500 square feet of project serving retail located in Building 5. The project would provide a private central street through the project site to connect the east and west sides of Freedom Circle, with Buildings 1, 2, and 3 north of the road, and Buildings 4 and 5 south of the road.
The project would divide the existing 25.74-acre parcel to create six parcels of varying sizes, which would include one parcel for each of the five proposed residential buildings and one parcel for the public park to be dedicated to the city. Each of the buildings will have studio, one-bedroom and two-bedroom apartment units, and multi-level parking tucked internally, away from the street view. All parcels and buildings are of varying sizes: Building 1 (362 units); Building 2 (341 units); Building 3 (536 units); Building 4 (292 units); and Building 5 (261 units). Dividing the property between north and south is an east-to-west street connection that would accommodate vehicles as well as bicycles and pedestrians. At the center of this connection, a north-to-south pedestrian connection intersects the property between eastern and western portions leading to the future public park. This intersection and approximate center of the project site is envisioned to serve as the focal point and social hub for the development, with the retail, leasing office and amenities located here.

The current architecture is conceptual for the buildings and is an overall Mediterranean style. Formal evaluation of architecture will occur through the Architectural Review process in accordance with Chapter 18.120 of the City Code as the current proposed elevations are being refined.

***Staff comments on Architecture***
The architecture is at the conceptual level and more details will be required prior to being approved at the Development Review Hearing. Staff is requesting more details and delineation between the various styles of Mediterranean architecture such as:

a. Adding varying details between each building, such as balconies or entrances
b. Varying the entry features through distinct design elements
c. Further refinement of the material palette and color so it is a more vernacular color palette
d. Assigning a single architectural style to each of the buildings.

*Circulation and Parking*
Primary access to the project site is from Freedom Circle via Mission College Boulevard, and from Bowers and Great America exit on US Route 101 via Hichborn Drive. The project would construct a seven-foot wide sidewalk along the project site perimeter, and a Class IV separated bikeway along Freedom Circle and Mission College Boulevard. A new 28-foot-wide two-way east/west private street roughly dividing the project site into a northern half and a southern half would be added. It would include bike lanes, six-foot pedestrian sidewalks on both sides, and a landscape parkway in-between the street and sidewalk. The curb cuts along Freedom Circle would be consolidated to open onto the new east/west private street to minimize the bike/pedestrian and vehicle conflicts. A north/south pedestrian path connects Mission College Boulevard to the proposed 3.48-acre public park at the southern edge of the project site across the street from the approved two-acre public park on the Greystar project site, leading to the San Tomas Aquino Creek trail. A crosswalk is proposed on Freedom Circle on the southeast corner across from the two parks. Staff recommends a crosswalk on the intersection of the project site and the trail.

The project provides a total of 2,459 parking spaces, whereas the code requires 2,126 parking spaces. The proposed parking .exceeds the parking requirement per Zoning Code Section 18.22.050 to provide one parking space for each of the studio and one-bedroom units and 1.5 parking spaces for each of the two-bedroom units. Loading zones would be provided for each building. The proposed public park will also include a parking lot with approximately 15 parking spaces to be used by park visitors. Consistent with the City Code, the project would provide one secure private bicycle parking space per unit located in the five parking garages with electrical outlets (1,792 total bicycle parking spaces), 120 short-term, public Class II bike racks within public park space, do-it-yourself bicycle repair facilities (e.g., air pump and basic tools) so cyclists can conduct repairs as needed, and e-bike charging stations.

*Landscaping and Open Space*
The project includes a landscape plan for the site that incorporates a mixture of plant species and trees for planting within courtyards, interconnected green common areas and along the project perimeter. Of the total 417 existing onsite trees, 94 trees will be preserved, 36 trees will be transplanted, and 287 trees shall be removed. As a condition of project approval, the project will replace the removed trees at a minimum of 2:1 with 24-inch box species or equivalent. The proposed project would include the planting of approximately 932 trees, at least 24-inch box trees throughout the site, exceeding the requirement to plant 574 trees.

*Subdivision*
In accordance with Chapter 17.05 of the City Code, the project requires a tentative subdivision map. The application proposes five residential lots, and one lot dedicated for the public park. The Subdivision Committee reviewed and deemed the application cleared on December 10, 2024, satisfying code requirements, and including conditions of approval contained in Attachment # 7.

## ENVIRONMENTAL REVIEW

An Addendum to the Freedom Circle Future Focus Area Plan Environmental Impact Report (EIR) (2022) was prepared for the project by the environmental consultant firm MIG, Inc, 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 the proposed project would not cause substantial changes to the previously approved EIR. This Addendum includes four refinements to

2022 EIR mitigation measures which provide clarification and detailed protocols for project-specific implementation of the 2022 EIR mitigation measures: one in Air Quality, two in Biological Resources, and one in Cultural Resources. No further evaluation is required, and no Subsequent or Supplemental EIR is needed pursuant to State CEQA Guidelines Section 15162, and an EIR Addendum has therefore appropriately been prepared, pursuant to Section 15164. Pursuant to CEQA Guidelines Section 15164(c), this Addendum will not be circulated for public review but will be included in the public record file for the project approval.

## 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. To comply with the General Plan policy 5.1.1-P8, a fiscal evaluation of the project was prepared for the project. It concluded the project is expected to result in a positive net fiscal impact on the City's General Fund at buildout and on the Santa Clara Unified School District's (SCUSD) operating budget.

## COORDINATION

This report has been coordinated with the City Attorney's Office, Parks and Recreation Department and Public Works Department.

## PUBLIC CONTACT

On February 5, 2025, a hearing notice was published in the Santa Clara Weekly and on February 13, 2025 a notice was published in the San Jose Mercury News. On February 6 and February 13, 2025, a notice of public hearing for this item was mailed to property owners within 1,000 feet of the project side boundaries and interested parties. Staff has received several public comments on the project including from Catalyze SV, the Housing Action Coalition, and the Silicon Valley Bicycle Coalition and they are available as Attachment # 8.

*Community Meetings*

Consistent with the City's Public Outreach Policy for Planning Applications, public outreach meetings were conducted by the Property Owner/Applicant on May 13, 2024 (hybrid) and on October 16, 2024 (in-person), to engage the neighborhood community in the planning process. Notices of the meetings were mailed by the Property Owner/Applicant to properties within 1,000 feet of the project site boundaries and recording and meeting minutes were posted on the City's website. These meetings provided the community opportunities to review and comment on the proposal. Key topics at these meetings included land use and density, affordability, Transportation and Parking, preserving onsite trees, bike and pedestrian connectivity and environmental sustainable features.

## ALTERNATIVES

1. Adopt a resolution recommending the City Council adopt the Addendum to the Freedom Circle Future Focus Area Plan Environmental Impact Report (EIR) (2022), and the Mitigation Monitoring and Reporting Program for Santa Clara Park Residential Project at 2518 Mission College Boulevard.
2. Adopt a resolution recommending the City Council approve the General Plan text amendment to add a new policy to the Freedom Circle Focus Area to clarify that a Planned Development rezone satisfies the requirement of a comprehensive plan for the project at 2518 Mission College Boulevard.
3. Adopt a resolution recommending the City Council approve a rezoning of the project site from High Intensity Office and R & D (HO-RD) to Planned Development (PD) to allow construction

of residential development consisting of 1,792 units, 3,500 square feet retails, 4.225 acres of public parks, landscaping, and on- and off-site improvements at 2518 Mission College Boulevard, subject to conditions of approval.

4. Adopt a resolution recommending City Council approve a Vesting Tentative Subdivision Map to subdivide the land into six individual lots to serve the proposed development at 2518 Mission College Boulevard, subject to conditions of approval.
5. Recommend the City Council deny the General Plan text amendment to add a new policy to the Freedom Circle Focus Area that would have clarified that a Planned Development rezone satisfies the requirement of a comprehensive plan for the project at 2518 Mission College Boulevard.
6. Recommend the City Council deny the rezoning of the project site from High Intensity Office and R & D (HO-RD) to Planned Development (PD) to allow construction of residential development consisting of 1,792 units, 3,500 square feet retails, 4.225 acres of public parks, landscaping, and on- and off-site improvements at 2518 Mission College Boulevard.
7. Recommend the City Council deny the Vesting Tentative Subdivision Map to subdivide the land into six individual lots to serve the proposed development at 2518 Mission College Boulevard.

## RECOMMENDATION

Alternatives: 1, 2, 3 and 4

1. Adopt a resolution recommending the City Council adopt the Addendum to the Freedom Circle Future Focus Area Plan Environmental Impact Report (EIR) (2022), and the Mitigation Monitoring and Reporting Program for Santa Clara Park Residential Project at 2518 Mission College Boulevard.
2. Adopt a resolution recommending the City Council approve the General Plan text amendment to add a new policy to the Freedom Circle Focus Area to clarify that a Planned Development rezone satisfies the requirement of a comprehensive plan for the project at 2518 Mission College Boulevard.
3. Adopt a resolution recommending the City Council approve a rezoning of the project site from High Intensity Office and R & D (HO-RD) to Planned Development (PD) to allow construction of residential development consisting of 1,792 units, 3,500 square feet of retail, a 4.225 acres of public parks, landscaping, and on- and off-site improvements at 2518 Mission College Boulevard, subject to conditions of approval.
4. Adopt a resolution recommending City Council approve a Vesting Tentative Subdivision Map to subdivide the land into six individual lots to serve the proposed development at 2518 Mission College Boulevard, subject to conditions of approval.

Prepared by: Nimisha Agrawal, Senior Planner
Reviewed by: Alexander Abbe, Assistant City Attorney
Approved by: Lesley Xavier, Planning Manager

## ATTACHMENTS

1. Link to the Addendum to the Freedom Circle Future Focus Area Plan Environmental Impact Report (EIR) (2022)
2. Resolution Recommending Council adopt the Addendum to the Freedom Circle Future Focus Area Plan EIR
3. Resolution Recommending Council Approve the General Plan Amendment
4. Resolution Recommending Council Approve the Rezone

5. Resolution Recommending Council Approve the Vesting Tentative Subdivision Map
6. Conditions of General Plan Amendment and Rezoning Approval
7. Conditions of Tentative Subdivision Map Approval
8. Public Comments Received
9. Project Data Table
10. Freedom Circle Future Focus Area Plan Conformance
11. Planned Development Document
12. Vesting Tentative Subdivision Map
13. Vicinity Map

Link to the Addendum to the Freedom Circle Future Focus Area Plan Environmental Impact Report (EIR) (2022)

This document is available for review in the Community Development Department Planning Division

**RESOLUTION NO. _____**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA CLARA, CALIFORNIA RECOMMENDING THAT THE CITY COUNCIL APPROVE AND ADOPT AN ADDENDUM TO THE ENVIRONMENTAL IMPACT REPORT FOR THE FREEDOM CIRCLE FUTURE FOCUS AREA PLAN / GREYSTAR PROJECT GENERAL PLAN AMENDMENT, ANALYZING THE PROPOSED "SANTA CLARA PARK" RESIDENTIAL DEVELOPMENT CONSISTING OF 1,792 APARTMENT UNITS LOCATED AT 2518 MISSION COLLEGE BOULEVARD, SANTA CLARA**

PLN24-00160 (General Plan Amendment and Rezone)
PLN24-00213 (Vesting Tentative Subdivision Map)
Addendum to the Future Freedom Circle Focus Area Plan
Environmental Impact Report (SCH #2020060425)

**WHEREAS,** on April 22, 2024, Irvine Company ("Applicant"), on behalf of Freedom Circle LLC ("Owner") filed a development application for the 25.74-acre site located at 2518 Mission College Boulevard (APN:104-40-019), which is developed as a business park and consists of 12 two story commercial buildings with surface parking and site landscaping ("Project Site");

**WHEREAS,** the Owner simultaneously applied for a General Plan text amendment to add a new policy to the Freedom Circle Future Focus Area to clarify that a Planned Development rezone satisfies the requirement of a comprehensive plan; a rezone of the property from High Intensity Office and R&D (HO-RD) to Planned Development (PD); and a Vesting Tentative Subdivision Map application to allow the construction of the Santa Clara Park residential development with 1,792 apartment units in five residential buildings, associated on- and off-site improvements and 4.225 acres of public parks ("Project"), as shown on the attached Development Plans and Vesting Tentative Subdivision Map, incorporated herein by this reference;

**WHEREAS,** an Addendum was prepared for the Freedom Circle Future Focus Area Plan / Greystar Project General Plan Amendment Environmental Impact Report (EIR) (2022) ("Addendum") in accordance with the California Environmental Quality Act ("CEQA");

**WHEREAS,** the Addendum includes four refinements to 2022 EIR mitigation measures which provide clarification and detailed protocols for Santa Clara Park project-specific implementation of the 2022 EIR mitigation measures: one in Air Quality, two in Biological Resources, and one in Cultural Resources. No further evaluation is required, and no Subsequent or Supplemental EIR is needed pursuant to State CEQA Guidelines Section 15162, and an EIR Addendum has therefore appropriately been prepared, pursuant to Section 15164:

**WHEREAS,** pursuant to CEQA Guidelines Section 15164(c), this Addendum will not be circulated for public review, but will be included in the public record file for the project approval;

**WHEREAS,** a Mitigation Monitoring and Reporting Program ("MMRP") has been prepared for implementation with Project development to reduce potentially significant impacts identified in the Freedom Circle Future Focus Area Plan EIR for the Project, along with the four refinements to 2022 EIR mitigation measures, which provide clarification and detailed protocols for Santa Clara Park project-specific implementation of the 2022 EIR mitigation measures;

**WHEREAS,** on February 5, 2025, a notice of the public hearing on the proposed General Plan Amendment was published in the *Santa Clara Weekly*, and on February 13, 2025, a notice was published in the *San Jose Mercury News*, for the Planning Commission Hearing to be conducted on February 19, 2025;

**WHEREAS,** on February 6 and February 13, 2025, the notice of public hearing for the February 19, 2025, Planning Commission meeting for this item was mailed to property owners within a 1,000 foot radius of the Project Site boundaries;

**WHEREAS,** pursuant to SCCC Section 18.146.020, on February 13, 2025, notices of the public hearing of February 19, 2025 were posted at City Hall, the Central Park Library, the Mission Branch Library, the Northside Branch Library, and on the City's website; and

**WHEREAS,** on February 19, 2025, the Planning Commission held a duly noticed public hearing to consider the Project, Addendum to the Freedom Circle Future Focus Area EIR, MMRP, and all pertinent information in the record during which the Planning Commission invited and considered

any and all verbal and written testimony and evidence offered in favor of and in opposition to the Project.

**NOW THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SANTA CLARA AS FOLLOWS:**

1. That the Planning Commission hereby finds that the above Recitals are true and correct and by this reference makes them a part hereof.

2. The Planning Commission hereby finds that the proposed Project would not cause substantial changes to the previously approved Freedom Circle Future Focus Area and Greystar General Plan Amendment Project, and major revisions to the EIR would not be required.

3. The Planning Commission further finds that no substantial changes would occur with respect to the circumstances under which the previously approved Freedom Circle Future Focus Area and Greystar General Plan Amendment Project is undertaken and, therefore, no major revisions of the EIR would be required.

4. The Planning Commission also finds that there is no new information of substantial importance, which was not known and could not have been known with reasonable diligence at the time the EIR was certified, that shows (1) that the Project would have one or more significant effects not discussed in the EIR, (2) significant effects previously examined in the EIR would be substantially more severe than shown in the EIR, (3) mitigation measures or alternatives previously found not feasible would in fact be feasible and would substantially reduce one or more significant effects of the proposed project, but the Applicant declined to adopt the mitigation or alternative, or (4) mitigation measures or alternatives which are considerably different from those analyzed in the EIR would substantially reduce one or more significant effects on the environment, but the Applicant declined to adopt the mitigation measure or alternative.

5. The Planning Commission further finds that this Addendum includes four refinements to EIR mitigation measures which provide clarification and detailed protocols for Project-specific implementation of the EIR mitigation measures: one in Air Quality, two in Biological Resources,

and one in Cultural Resources. As to those refinements, the Planning Commission finds that the mitigation measures remain equally or more effective as originally proposed.

6. The Planning Commission finds that no new significant or substantially more severe significant environmental impacts have been identified compared to the EIR. Therefore, no further evaluation is required, and no Subsequent or Supplemental EIR is needed pursuant to State CEQA Guidelines Section 15162, and an EIR Addendum has therefore appropriately been prepared, pursuant to Section 15164.

7. That the Planning Commission hereby designates the Director of Community Development as the Custodian of Records for the Project, and the Planning Division at City Hall, 1500 Warburton Avenue, Santa Clara, California, is the location of the documents and other material that constitute the record of proceedings upon which this decision is based.

8. Effective date. This resolution shall become effective immediately.

I HEREBY CERTIFY THE FOREGOING TO BE A TRUE COPY OF A RESOLUTION PASSED AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF SANTA CLARA, CALIFORNIA, AT A REGULAR MEETING THEREOF HELD ON THE 19TH DAY OF FEBRUARY 2025, BY THE FOLLOWING VOTE:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAINED: COMMISSIONERS:

Attachments Incorporated by Reference:
1. Development Plans
2. Vesting Tentative Subdivision Map
3. Conditions of Approval

ATTEST: _____
AFSHAN HAMID
DIRECTOR OF COMMUNITY DEVELOPMENT
CITY OF SANTA CLARA

**RESOLUTION NO. _____**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA CLARA, CALIFORNIA RECOMMENDING THAT THE CITY COUNCIL APPROVE A GENERAL PLAN TEXT AMENDMENT ADDING A POLICY TO THE FREEDOM CIRCLE FUTURE FOCUS AREA PLAN TO CLARIFY THE REQUIREMENTS FOR PREPARING A COMPREHENSIVE PLAN PRIOR TO ADDITIONAL DEVELOPMENT**

PLN24-00160 (General Plan Amendment and Rezone)
PLN24-00213 (Vesting Tentative Subdivision Map)
Addendum to the Future Freedom Circle Focus Area Plan
Environmental Impact Report (SCH #2020060425)

**WHEREAS,** on April 22, 2024, Irvine Company ("Applicant"), on behalf of Freedom Circle LLC ("Owner") filed a development application for the 25.74-acre site located at 2518 Mission College Boulevard (APN:104-40-019), which is developed as a business park and consists of 12 two story commercial buildings with surface parking and site landscaping ("Project Site");

**WHEREAS,** the Owner simultaneously applied for a General Plan text amendment to add a new policy to the Freedom Circle Focus Area to clarify that a Planned Development rezone satisfies the requirement of a comprehensive plan; a rezone of the property from High Intensity Office and R&D (HO-RD) to Planned Development (PD); and a Vesting Tentative Subdivision Map application to allow the construction of Santa Clara Park residential development with 1,792 apartment units in five residential buildings, associated on- and off-site improvements and 4.225 acres of public parks ("Project");

**WHEREAS,** an Addendum was prepared for the Freedom Circle Future Focus Area Plan / Greystar Project General Plan Amendment Environmental Impact Report (EIR) (2022) (the "Addendum") in accordance with the California Environmental Quality Act ("CEQA") and it concluded that the proposed project would not cause substantial changes to the previously approved EIR and no further environmental evaluation is required;

**WHEREAS,** a Mitigation Monitoring and Reporting Program ("MMRP") has been prepared for implementation with Project development to reduce potentially significant impacts identified in the

Freedom Circle Future Focus Area Plan EIR for the Project, along with the four refinements to 2022 EIR mitigation measures, which provide clarification and detailed protocols for Santa Clara Park project-specific implementation of the 2022 EIR mitigation measures;

**WHEREAS,** Santa Clara City Charter Section 1007 requires that the Planning Commission provide input to the City Council on any proposed General Plan amendment;

**WHEREAS**, Government Code Section 65353 requires the Planning Commission to hold a public hearing prior to making a recommendation on the General Plan Amendment;

**WHEREAS,** on February 5, 2025, a notice of the public hearing on the proposed General Plan Amendment was published in the *Santa Clara Weekly*, and on February 13, 2025, a notice was published in the *San Jose Mercury News*, for the Planning Commission Hearing to be conducted on February 19, 2025;

**WHEREAS,** on February 6 and 13, 2025, the notice of public hearing for the February 19, 2025, Planning Commission meeting for this item was mailed to property owners within a 1,000 foot radius of the Project Site boundaries;

**WHEREAS,** pursuant to SCCC Section 18.146.020, on February 13, 2025, notices of the public hearing of February 19, 2025 were posted at City Hall, the Central Park Library, the Mission Branch Library, the Northside Branch Library, and on the City's website; and

**WHEREAS,** on February 19, 2025, the Planning Commission held a duly noticed public hearing to consider the Project, the Addendum, the MMRP, and all pertinent information in the record during which the Planning Commission invited and considered any and all verbal and written testimony and evidence offered in favor of and in opposition to the Project.

**NOW THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SANTA CLARA AS FOLLOWS:**

1. That the Planning Commission hereby finds that the above Recitals are true and correct and by this reference makes them a part hereof.

2. That the Planning Commission finds and determines that the General Plan Amendment is in the interest of the public good for the following reasons:

A. The proposed amendment is deemed to be in the public interest, in that the project provides 1,792 residential units in an urbanized area served by existing municipal services and invests in public services and infrastructure with on- and off-site improvements like a public park and complete streets along the project frontage;

B. The proposed General Plan amendment is consistent and compatible with the rest of the General Plan and any implementation programs that may be affected, in that the proposal would be in alignment with the land use designation for the site in the Freedom Circle Future Focus Area Plan, and utilizes and develops an underutilized property into an apartment community;

C. The potential impacts of the proposed amendment have been assessed and have been determined not to be detrimental to the public health, safety, or welfare, in that as proposed, it includes all feasible mitigation to reduce the potential adverse environmental effects of the project to less-than-significant levels; and

D. The proposed amendment has been processed in accordance with the applicable provisions of the California Government Code and the California Environmental Quality Act (CEQA), in that an Addendum to the Freedom Circle Future Focus Area Plan Environmental Impact Report and a Mitigation Monitoring and Reporting Program has been prepared.

3. That the Planning Commission, pursuant to Government Code § 65353, hereby recommends that the City Councilamend the General Plan by adding a new Policy FC-P25 to Section 5.4.8 (“Freedom Circle Future Focus Area Goals and Policies”) of Subchapter 5.4 (“Focus Areas”) of Chapter 5 (“Goals and Policies”) to read as follows:

“FC-P25: For the 25.74-acre Santa Clara Park project located at 2518 Mission College Boulevard, a Planned Development Rezoning shall satisfy the comprehensive plan requirements of General Plan Policies 5.1.1-P8 and 5.4.7-P1 and Goal 5.4.7-G1.”

4. Effective date. This resolution shall become effective immediately.

I HEREBY CERTIFY THE FOREGOING TO BE A TRUE COPY OF A RESOLUTION PASSED AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF SANTA CLARA, CALIFORNIA, AT A REGULAR MEETING THEREOF HELD ON THE 19TH DAY OF FEBRUARY 2025, BY THE FOLLOWING VOTE:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAINED: COMMISSIONERS:

Attachments Incorporated by Reference: None

ATTEST: _____
AFSHAN HAMID
DIRECTOR OF COMMUNITY DEVELOPMENT
CITY OF SANTA CLARA

**RESOLUTION NO. _____**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA CLARA, CALIFORNIA RECOMMENDING THAT THE CITY COUNCIL APPROVE A REZONING FROM HIGH INTENSITY OFFICE AND R & D (HO-RD) TO PLANNED DEVELOPMENT (PD) TO ALLOW RESIDENTIAL DEVELOPMENT CONSISTING OF 1,792 APARTMENT UNITS LOCATED AT 2518 MISSION COLLEGE BOULEVARD, SANTA CLARA**

PLN24-00160 (General Plan Amendment and Rezone)
PLN24-00213 (Vesting Tentative Subdivision Map)
Addendum to the Future Freedom Circle Focus Area Plan
Environmental Impact Report (SCH #2020060425)

**WHEREAS,** on April 22, 2024, Irvine Company ("Applicant"), on behalf of Freedom Circle LLC ("Owner") filed a development application for the 25.74-acre site located at 2518 Mission College Boulevard (APN:104-40-019), which is developed as a business park and consists of 12 two story commercial buildings with surface parking and site landscaping ("Project Site");

**WHEREAS,** the Owner simultaneously applied for a General Plan text amendment to add a new policy to the Freedom Circle Focus Area to clarify that a Planned Development rezone satisfies the requirement of a comprehensive plan; a rezone of the property from High Intensity Office and R&D (HO-RD) to Planned Development (PD); and a Vesting Tentative Subdivision Map application to allow the construction of the Santa Clara Park residential development with 1,792 apartment units in five residential buildings, associated on- and off-site improvements and 4.225 acres of public parks ("Project"), as shown on the attached Development Plans, incorporated herein by this reference;

**WHEREAS,** an Addendum was prepared for the Freedom Circle Future Focus Area Plan / Greystar Project General Plan Amendment Environmental Impact Report (EIR) (2022) (the "Addendum") in accordance with the California Environmental Quality Act ("CEQA") and it concluded that the proposed project would not cause substantial changes to the previously approved EIR and no further environmental evaluation is required;

**WHEREAS,** a Mitigation Monitoring and Reporting Program ("MMRP") has been prepared for implementation with Project development to reduce potentially significant impacts identified in the Freedom Circle Future Focus Area Plan EIR for the Project, along with the four refinements to 2022 EIR mitigation measures, which provide clarification and detailed protocols for Santa Clara Park project-specific implementation of the 2022 EIR mitigation measures;

**WHEREAS,** the Santa Clara City Code (SCCC) provides for the review and recommendation of the City's Planning Commission of all rezoning requests before action is to be taken by the City Council;

**WHEREAS,** on February 5, 2025, a notice of the public hearing on the proposed rezoning was published in the *Santa Clara Weekly*, and on February 13, 2025, a notice was published in the *San Jose Mercury News*, for the Planning Commission Hearing to be conducted on February 19, 2025;

**WHEREAS,** on February 6 and 13, 2025, the notice of public hearing for the February 19, 2025, Planning Commission meeting for this item was mailed to property owners within a 1,000-foot radius of the Project Site boundaries; and

**WHEREAS,** pursuant to SCCC Section 18.146.020, on February 13, 2025, notices of the public hearing of February 19, 2025 were posted at City Hall, the Central Park Library, the Mission Branch Library, the Northside Branch Library, and on the City's website;

**WHEREAS,** on February 19, 2025, the Planning Commission held a duly noticed public hearing to consider the Project, the Addendum, the MMRP, and all pertinent information in the record during which the Planning Commission invited and considered any and all verbal and written testimony and evidence offered in favor of and in opposition to the Project.

**NOW THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SANTA CLARA AS FOLLOWS:**

1. That the Planning Commission hereby finds that the above Recitals are true and correct and by this reference makes them a part hereof.

2. That the Planning Commission hereby recommends that the City Council rezone the Project Site from High Intensity Office and R&D (HO-RD) to Planned Development (PD) to allow the construction of Santa Clara Park residential development with 1,792 apartment units in five residential buildings, associated on- and off-site improvements and 4.225 acres of public parks, as shown on the attached Development Plans and conditioned as specified in the attached Conditions of Rezoning Approval, incorporated herein by this reference.

3. Effective date. This resolution shall become effective immediately.

I HEREBY CERTIFY THE FOREGOING TO BE A TRUE COPY OF A RESOLUTION PASSED AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF SANTA CLARA, CALIFORNIA, AT A REGULAR MEETING THEREOF HELD ON THE 19TH DAY OF FEBRUARY 2025, BY THE FOLLOWING VOTE:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAINED: COMMISSIONERS:

Attachments Incorporated by Reference:
1. Development Plans
2. Conditions of Rezoning Approval

ATTEST: _____
AFSHAN HAMID
DIRECTOR OF COMMUNITY DEVELOPMENT
CITY OF SANTA CLARA

**RESOLUTION NO. _____**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA CLARA, CALIFORNIA RECOMMENDING THAT THE CITY COUNCIL APPROVE A VESTING TENTATIVE SUBDIVISION MAP TO SUBDIVIDE THE PROPERTY LOCATED AT 2518 MISSION COLLEGE BOULEVARD, SANTA CLARA, INTO SIX LOTS**

PLN24-00160 (General Plan Amendment and Rezone)
PLN24-00213 (Vesting Tentative Subdivision Map)
Addendum to the Future Freedom Circle Focus Area Plan
Environmental Impact Report (SCH #2020060425)

**WHEREAS,** on April 22, 2024, Irvine Company ("Applicant"), on behalf of Freedom Circle LLC ("Owner") filed a development application for the 25.74-acre site located at 2518 Mission College Boulevard (APN:104-40-019), which is developed as a business park and consists of 12 two story commercial buildings with surface parking and site landscaping ("Project Site");

**WHEREAS,** the Owner simultaneously applied for a General Plan text amendment to add a new policy to the Freedom Circle Focus Area to clarify that a Planned Development rezone satisfies the requirement of a comprehensive plan; a rezone of the property from High Intensity Office and R&D (HO-RD) to Planned Development (PD), and a Vesting Tentative Subdivision Map application to allow the construction of the Santa Clara Park residential development with 1,792 apartment units in five residential buildings, associated on- and off-site improvements and 4.225 acres of public parks ("Project"), as shown on the attached Development Plans and Vesting Tentative Subdivision Map, incorporated herein by this reference;

**WHEREAS,** pursuant to Section 17.05.210 of the Code of the City of Santa Clara ("SCCC"), a Tentative Subdivision Map shall be required for all divisions of land into five or more parcels;

**WHEREAS,** consistent with the proposed uses under the development plan, the proposal includes the division of the site into six individual lots, as shown on the proposed Vesting Tentative Subdivision Map, attached hereto and incorporated herein by this reference;

**WHEREAS,** on December 10, 2024, the Subdivision Committee determined that the application was cleared and that the Vesting Tentative Subdivision Map be reviewed by the Planning Commission and the City Council in conformance with Section 17.05.300 of the SCCC as a Vesting Tentative Subdivision Map along with the Project;

**WHEREAS,** SCCC Section 17.05.300(g) requires that the Planning Commission make recommendations of denial, approval or conditional approval to the City Council on the Vesting Tentative Subdivision Maps;

**WHEREAS,** an Addendum was prepared for the Freedom Circle Future Focus Area Plan / Greystar Project General Plan Amendment Environmental Impact Report (EIR) (2022) (the "Addendum") in accordance with the California Environmental Quality Act ("CEQA") and it concluded that the proposed project would not cause substantial changes to the previously approved EIR and no further environmental evaluation is required;

**WHEREAS,** a Mitigation Monitoring and Reporting Program ("MMRP") has been prepared for implementation with Project development to reduce potentially significant impacts identified in the Freedom Circle Future Focus Area Plan EIR for the Project, along with the four refinements to 2022 EIR mitigation measures, which provide clarification and detailed protocols for Santa Clara Park project-specific implementation of the 2022 EIR mitigation measures;

**WHEREAS,** Section 17.05.300 (g) of the SCCC requires that the Planning Commission conduct a public hearing before considering the approval of a Vesting Tentative Subdivision Map for the division of land;

**WHEREAS,** on February 5, 2025, a notice of the public hearing on the proposed General Plan Amendment was published in the *Santa Clara Weekly*, and on February 13, 2025, a notice was published in the *San Jose Mercury News*, for the Planning Commission Hearing to be conducted on February 19, 2025;

**WHEREAS,** on February 6 and 13, 2025, the notice of public hearing for the February 19, 2025, Planning Commission meeting for this item was mailed to property owners within a 1,000-foot radius of the Project Site boundaries;

**WHEREAS**, pursuant to SCCC Section 18.146.020, on February 13, 2025, notices of the public hearing of February 19, 2025 were posted at City Hall, the Central Park Library, the Mission Branch Library, the Northside Branch Library, and on the City's website; and

**WHEREAS,** on February 19, 2025, the Planning Commission held a duly noticed public hearing to consider the Project, the Addendum, the MMRP, and all pertinent information in the record during which the Planning Commission invited and considered any and all verbal and written testimony and evidence offered in favor of and in opposition to the Project.

**NOW THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SANTA CLARA AS FOLLOWS:**

1. That the Planning Commission hereby finds that the above Recitals are true and correct and by this reference makes them a part hereof.

2. Vesting Tentative Subdivision Map Findings. Pursuant to California Government Code Sections 66426 and 66428 and SCCC Section 17.05.300(h), the Planning Commission finds and determines that:

A. The Vesting Tentative Subdivision Map is consistent with the objectives, policies, general land use and programs specified in the City's General Plan in that the proposed Vesting Tentative Subdivision Map is to allow the development of Santa Clara Park residential development with 1,792 apartment units, and on- and off-site improvements consistent with the Freedom Circle Future Focus Area Plan, and compatible with neighboring commercial development, subject to conditions set forth in the Vesting Tentative Subdivision Map Conditions of Approval, attached hereto and incorporated by this reference. The Project proposes a density of 69.6 dwelling units per acre, consistent with the Very High Residential Density General Plan

designation in the Freedom Circle Future Focus Area Plan for the Project Site, which allows residential development between 51-100 dwelling units per acre.

B. The design and improvements of the proposed subdivision are consistent with the City's General Plan in that the Vesting Tentative Subdivision Map would redevelop an underutilized and partially vacant property (Policy 5.3.1-P8), provides adequate landscaping and replaces trees at a 2:1 ratio (Policy 5.3.1-P10), includes sidewalks and consolidates curb cuts to minimize pedestrian/vehicle conflicts (Policies 5.3.1-P12 and P16), and provides a design that is compatible with and sensitive to neighboring residential development (Policy 5.3.1-P29).

C. The site is physically suitable for the proposed type of development in that the Project is designed to provide high quality housing consistent with existing and planned development in the surrounding area.

D. This site is physically suitable for the proposed density of development in that the Project Site is located in an urbanized area and allows for redevelopment consistent with the height, uses and development that are existing and planned in the surrounding area.

E. The design of the subdivision and type of improvements are not likely to cause serious health problems in that the impacts of the proposed residential subdivision have been analyzed in the previously certified Freedom Circle Future Focus Area Plan / Greystar Project General Plan Amendment EIR, and with mitigation, most impacts related to health were determined to be less than significant. For Air Quality, at the time the EIR was prepared, it did identify a significant unavoidable impact, explaining that "it cannot be definitively known or stated at this time that all development projects occurring under implementation of the Focus Area Plan would be able to reduce potential TAC emissions to levels that are below BAAQMD thresholds." However, at a project level, the Addendum analyzed the potential emissions from the proposed Project and determined that the impacts would be less-than-significant with the use of low-VOC architectural coatings.

F. The design of the subdivision and type of improvements are not likely to cause substantial environmental damage and will not substantially or unavoidably injure fish or wildlife or their habitat in that the Project Site is located in an urbanized setting, on a previously developed site, and includes mitigation measures, as identified in the Addendum to the EIR and MMRP, that reduce impacts to wildlife habitat to less than significant levels.

G. The design of the subdivision and type of improvements will not conflict with easements acquired by the public at large or use of property within the proposed subdivision in that, the Project is designed to avoid encroachments and conflicts with public easements in the site design.

H. The Vesting Tentative Subdivision Map provides, to the extent feasible, for future passive or natural heating or cooling opportunities, in that it would allow flexibility in the development standards to maximize the benefits of green building standards for site and building design.

3. Based on the findings set forth in this Resolution and the evidence in the Staff Report, the Addendum, the MMRP, and such other evidence as received at the public hearings on this matter before the Planning Commission, the Planning Commission hereby recommends approval of the Vesting Tentative Subdivision Map to the City Council, substantially in the form on file as shown in the attached Vesting Tentative Subdivision Map and Conditions of Vesting Tentative Subdivision Map Approval, incorporated herein by this reference.

4. Effective date. This resolution shall become effective immediately.

I HEREBY CERTIFY THE FOREGOING TO BE A TRUE COPY OF A RESOLUTION PASSED AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF SANTA CLARA, CALIFORNIA, AT A REGULAR MEETING THEREOF HELD ON THE 19TH DAY OF FEBRUARY 2025, BY THE FOLLOWING VOTE:

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AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAINED: COMMISSIONERS:

Attachments Incorporated by Reference:
1. Development Plans
2. Vesting Tentative Subdivision Map
3. Conditions of Approval

ATTEST: _____

AFSHAN HAMID
DIRECTOR OF COMMUNITY DEVELOPMENT
CITY OF SANTA CLARA

City of Santa Clara
The Center of What's Possible

# CONDITIONS OF GENERAL PLAN AMENDMENT AND REZONING APPROVAL

**PLN24-00160 and PLN24-00213 /2518 Mission College Blvd APN:104-40-019**

**Project Description**: Adoption of an Addendum to the to the Freedom Circle Future Focus Area Plan Environmental Impact Report and Mitigation Monitoring and Reporting Program, General Plan Amendment, Rezone, and Vesting Tentative Subdivision Map for the Property Located at 2518 Mission College Boulevard to Allow the Development of 1,792 Residential Units and Associated On- and Off-Site Improvements.

## GENERAL

G1. **Permit Expiration.** This Permit shall automatically be revoked and terminated if not used within two years of original grant or within the period of any authorized extension thereof. The date of granting this Permit is the date this Permit is approved by the Decision-making body and the appeal period has been exhausted. The expiration date is **February 19, 2027.**

G2. **Conformance with Plans.** Prior to the issuance of Building Permit, the development of the site and all associate improvements shall conform to the approved plans on file with the Community Development Department, Planning Division. No change to the plans will be made without prior review by the Planning Division through approval of a Minor Amendment or through an Architectural Review, at the discretion of the Director of Community Development or designee. Each change shall be identified and justified in writing.

G3. **Conditions on Plans.** All conditions of approval for this Permit shall be reprinted and included within the first three sheets of the building permit plan sets submitted for review and approval. At all times these conditions of approval shall be on all grading and construction plans kept on the project site.

G4. **Necessary Relocation of Public Facility.** 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.

G5. **Indemnify and Hold Harmless.** The owner or designee agrees to defend and indemnify and hold City, its officers, agents, employees, officials and representatives free and harmless from and against any and all claims, losses, damages, attorney's fees, injuries, costs, and liabilities from any suit for damages or for equitable or injunctive relief which is filed by a third party against the City by reason of its approval of owner or designee's project.

G6. **Code Compliance.** The construction permit application drawings submitted to the Santa Clara Building Division shall include an overall California Building Code analysis; proposed use and occupancy of all spaces (CBC Ch. 3), all building heights and areas (CBC Ch. 5), all proposed types of construction (CBC Ch. 6), all proposed fire and smoke protection features, including all types of all fire rated penetrations proposed (CBC Ch. 7), all proposed interior finishes fire resistance (CBC Ch. 8), all fire protection systems proposed (CBC Ch. 9), and all means of egress proposed (CBC Ch. 10). Noncombustable exterior wall, floor, and roof finishes are strongly encouraged.

a. During construction retaining a single company to install all fire related penetrations is highly recommended.
b. The grade level lobbies shall be minimum 1-hour rated all sides and above.
c. All stair shafts shall be minimum 1-hour rated.
d. All elevator shafts shall be minimum 1-hour rated.
e. All trash chute shafts shall be minimum 1-hour rated.
f. Recommendation: provide minimum two trash chutes; one for recyclables, one for trash, each trash chute to be routed down to a grade level trash collection room.
g. Any trash rooms shall be minimum 1-hour rated all sides and above.

G7. **Building Codes as Amended.** See Title 15 of the Santa Clara City Code for any amendments to the California Building Codes.

G8. **Reach Codes.** This project is subject to the provisions of the City of Santa Clara 2022 Reach Code, effective January 2022. See Ordinance No. 2034 and/or Title 15 of the Santa Clara City Code.

a. Chapter 15**.**38 – Green Building Code for additional Electric Vehicle Charging requirements for new construction.

G9. Comply with all applicable codes, regulations, ordinances and resolutions.

## COMMUNITY DEVELOPMENT – PLANNING DIVISION

### DESIGN / PERFORMANCE– PRIOR TO BUILDING PERMIT ISSUANCE

P1. **Roof Mounted Mechanical Equipment.** All roof mounted mechanical equipment shall be placed within a screened roof top enclosure depicted on the elevation drawings or located below the parapet level and shall not be visible from the ground at any distance from the building. Cross section roof drawings shall be provided at the building permit stage indicating the relative height of the screen wall or parapet. Minimum screen height or parapet depth shall be five feet or greater to match the height of any proposed equipment.

P2. **Tree Replacement (on-site).** Trees permitted by the City for removal shall be replaced on-site at a ratio of _2:1_____. (SCC 12.35.090)

P3. **Tree Replacement (Alternative Means).** If the applicant is unable to meet the 2:1 ratio requirement, trees permitted by the City for removal shall be replaced at a ratio pursuant to an alternative plan approved by the Director of Community Development. (SCC 12.35.090)

P4. **Construction Management Plan.** The owner or designee shall submit a construction management plan addressing impacts to the public during construction activities including: showing work hours, noticing of affected businesses, construction signage, noise control, storm water pollution prevention, job trailer location, contractor parking, parking enforcement, truck hauling routes, staging, concrete pours, crane lifts, scaffolding, materials storage, pedestrian safety, and traffic control. The plan shall be submitted to the Director of Community Development or designee for approval prior to issuance of demolition and building permits.

P5. Applicant shall install proposed crosswalk adjacent to the park located at the southern edge of the project site with enhanced pedestrian safety features, such as a raised crosswalk with flashing beacon, different surface materials for the crosswalk.

### DURING CONSTRUCTION -- PRIOR TO OCCUPANCY

P6. **Construction Hours.** Construction activity shall be limited to the hours of 7:00 a.m. to 6:00 p.m. weekdays and 9:00 a.m. to 6:00 p.m. Saturdays for projects within 300 feet of a residential use and shall not be allowed on recognized State and Federal holidays.

P7. **Construction Trash/Debris.** During construction activities, the owner or designee is responsible for collection and pick-up of all trash and debris on-site and adjacent public right-of-way.

P8. **Construction Parking.** Off street parking is required to be available from the time of issuance of building permits until the issuance of certificate of occupancy. 448 parking spaces shall be made available. Off-street construction parking lots are required to be maintained mud-free and dustless. If the off-street construction parking lot is located on an unpaved surface, daily street sweeping of surrounding streets is required. (SCC 18.38.030)

P9. **Landscape Water Conservation.** The owner or designee shall ensure that landscaping installation meets City water conservation criteria in a manner acceptable to the Director of Community Development.

**OPERATIONAL CONDITIONS**

P10. **Use of Garage.** The owner or designee shall ensure that the garage always be maintained free and clear for vehicle parking use. It shall not be used only for storage.

P11. **Landscaping Installation & Maintenance.** The owner or designee shall ensure that the landscaping installed and accepted with this project shall be maintained on the site as per the approved plans. Any alteration or modification to the landscaping shall not be permitted unless otherwise approved by the Director of Community Development.

P12. **Landscaping.** The owner or designee shall maintain the front yard landscaping between the house and sidewalk. New landscape areas of 500 square feet or more or rehabilitated landscape of 2,500 square feet or more shall conform to the California Department of Water Efficient Landscape Ordinance.

P13. **Transportation Demand Management (TDM) Program (Residential Project).** The owner or designee shall implement the project TDM program that includes elements to reduce vehicle miles traveled (VMT) by 20 percent with 10% through active TDM measures per the City's 2022 Climate Action Plan. A final TDM plan shall be submitted to the Director of Community Development or designee prior to Building Permit Final by the Planning Division. The property owner or designee shall monitor the project TDM program and submit an annual report to the Director of Community Development or designee. Monitoring and reporting requirements may be revised in the future if the minimum reduction is not achieved through the measures and programs initially implemented.

**MITIGATION MEASURES**

P14. **Mitigation Monitoring and Reporting Program.** The Mitigation Monitoring and Reporting Program (MMRP), prepared for this project in compliance with the California Environmental Quality Act (CEQA), shall be incorporated by reference as conditions of approval. The applicant shall comply with all specified mitigation measures in the timelines outlined in the project's MMRP.

**COMMUNITY DEVELOPMENT - BUILDING DIVISION**

**DESIGN / PERFORMANCE– PRIOR TO BUILDING PERMIT ISSUANCE**

BD1. **Addressing.** Prior to overall construction permit application, submit to the Santa Clara Building Division, 2 copies of an addressing diagram request, to be prepared by a licensed architect or engineer. The addressing diagram(s) shall include all proposed streets and all building floor plans. The addressing diagram(s) shall conform to Santa Clara City Manager Directive #5; Street Name and Building Number Changes, and Santa Clara Building Division Address Policy For Residential and Commercial Developments. The addressing diagram(s) shall indicate all unit numbers to be based off established streets, not alleys nor access-ways to garages. Allow a minimum of 10 working days for initial staff review. Please note city staff policy that existing site addresses typically are retired. Provide digital pdf printed from design software, not scanned from printed paper sheet.

a. Any building or structure that is demolished shall have its address retired and a new address/s shall be issued for the project.

BD2. **Flood Zone.** The construction permit application drawings submitted to the Santa Clara Building Division shall include a copy of the latest Federal Emergency Management Agency (FEMA) Flood Zone Map: https://msc.fema.gov/portal/home. The project drawings shall indicate how the project complies with the Santa Clara Flood Damage Prevention Code.

a. FEMA Flood Zone map designations and requirements are based on the map in effect at date of Building Permit issuance.

BD3. **Water Pollution Control.** The construction permit application drawings submitted to the Santa Clara Building Division shall include Santa Clara Valley Urban Runoff Pollution Prevention Program Low Impact Development (LID) practices http://www.scvurppp-w2k.com/nd_wp.shtml. All projects that disturb more than one acre, or projects that are part of a larger development that in total disturbs more than one acre, shall comply with the Santa Clara Valley Urban Runoff Pollution Prevention Program Best Management Practices (BMP): http://www.scvurppp-w2k.com/construction_bmp.shtml, and shall provide a Storm

Water Pollution Prevention Plan (SWPPP) by a certified Qualified SWPPP Developer (QSD). All site drainage and grading permit applications submitted to the Santa Clara Building Division shall include a city of Santa Clara "C3" data form, available on this web page:

- https://www.santaclaraca.gov/our-city/departments-g-z/public-works/environmental-programs/stormwater-pollution-prevention and will be routed to a contract consultant for review.

BD4. **Submittal Requirements.** The overall project construction permit application shall include the geotechnical, architectural, structural, energy, electrical, mechanical, and plumbing drawings and calculations. Prior to the issuance of the overall project construction permit, a conditions of approval review meeting must be held in city hall, which meeting must be attended by the on-site field superintendent(s). The meeting will not be held without the attendance of the on-site field superintendent(s). The on-site grading permit shall be a separate permit application to the Building Division.

**DURING CONSTRUCTION – PRIOR TO OCCUPANCY**

BD5. **Temporary Certificates of Occupancy.** Temporary Certificates of Occupancy (TCO) will not be routinely issued and will be considered on a very limited basis only when there is a clear and compelling reason for city staff to consider a TCO. A TCO will be approved only after all applicable City staff have approved in writing; Planning, P.W./ Engineering, Fire Prev., Santa Clara Water, Silicon Valley Power, and any other applicable agencies such as the Santa Clara County Health Dept., with the Building Division being the final approval of all TCO.'s.

**COMMUNITY DEVELOPMENT - HOUSING DIVISION**
**DESIGN / PERFORMANCE – PRIOR TO BUILDING PERMIT ISSUANCE**

H1. In accordance with the Santa Clara City Code chapter 17.40, this project is subject to the affordable housing requirements and impact fee for the proposed 1,792 units rental residential development.

The Applicant is required to provided at least fifteen percent (15%) of the units (268.8 units) as affordable housing for households at the following affordability levels: five percent (5%) or 75 units at fifty percent (50%) of Area Median Income (AMI) to qualify for a twenty percent (20%) density bonus, with the remaining 193.8 units offered at an average of one hundred percent (100%) of AMI. The fractional unit of 0.8, the applicant has elected to provide 194 affordable units at average of 100%AMI. Affordable units shall be reasonably dispersed throughout the project, contain the same number of bedrooms as market rate units. They shall be comparable to the design, appearance, material and finished quality of the market rate units in the project. Affordable units will also have the same access to the project amenities and recreational facilities as market-rate units.

Prior to issuance of Building Permits, the Developer shall enter into an Affordable Housing Agreement (AHA) with the City, which will establish the affordable rents and apply all terms and covenants ensuring the prescribed affordability, subject to the satisfaction of the Director of Community Development. Compliance with the affordable housing obligation will be memorialized in the AHA and may be subject to City Council approval. A fee of $5,868 will be required for the preparation of the AHA, due prior to its execution. Additionally, there will be an annual monitoring fee of $127 per affordable unit.

**FIRE DEPARTMENT**

**DESIGN / PERFORMANCE—PRIOR TO BUILDING PERMIT ISSUANCE**

F1. **Hazmat Clearance.** Prior to any Building Permit issuance, Hazardous Materials Closure (HMCP) is required as applicable: This is a permit is issued by the Santa Clara Fire Department, Fire Prevention & Hazardous Materials Division. Hazardous materials closure plans are required for businesses that used,

handled or stored hazardous materials. While required prior to closing a business this is not always done by the business owner, and therefore should be part of the developer's due diligence. The hazardous materials closure plans demonstrate that hazardous materials which were stored, dispensed, handled or used in the facility/business are safely transported, disposed of or reused in a manner that eliminates any threat to public health and environment.

F2. **Hazmat Clearance.** Prior to any Building Permit Issuance, a Phase II environmental assessment is required to be submitted to CRRD for review. If hazards are present that require site mitigation, cleanup, or management of chemical contaminants in soil, soil vapor, or groundwater a separate permit from one of the regulatory agencies below will be required. The type and extent of contamination on site(s) will govern which of the regulatory agencies noted below can supervise the cleanup: Department of Toxic Substances Control (DTSC); State Water Resources Control Board; or Santa Clara County, Department of Environmental Health.

If the project intends to contract with a State or County Agency for onsite/offsite environmental remediation activities the following documentation shall be provided to the Fire Prevention & Hazardous Materials Division prior to issuance of a Building Permit for demolition or grading: Oversight agency case number; and Oversight mangers contact name, phone number.

For smaller projects that are not moving soil at all, a Phase I environmental assessment may be adequate. Please contact Assistant Fire Marshal Fred Chun at fchun@santaclaraca.gov for more information.

F3. **Fire Flow Requirement.** Prior to Building Permit Issuance, provide documentation from the City of Santa Clara Water & Sewer Department that the minimum required fire-flow can be met. Fire Department fire-flow will be based on the current California Fire Code. The most restrictive departments requirement shall apply.

F4. **Fire Hydrants.** Prior to Building Permit Issuance, building plans shall show the required number, location and distribution of fire hydrants for the buildings will be based on the current California Fire Code, Appendix C as amended. The required number of fire hydrants will be based on the fire-flow before the reduction for fire sprinklers. Both public and private fire hydrants may be required.

F5. **Fire Department Access.** Prior to Building Permit Issuance, a five-foot all-weather perimeter pathway around the entire perimeter of the buildings to facilitate firefighter access is required to be incorporated into the Building permit submittal.

F6. **Fire Department Access.** Prior to the issuance of the Building Permit, approval for fire department apparatus access roads is required. Roadways must be provided to comply with all the following requirements:

- Fire apparatus access roadways shall be provided so that the exterior walls of the first story of the buildings are located not more than 150 feet from fire apparatus access as measured by an approved route around the exterior of each building. In addition, aerial apparatus roadways must be located so aerial apparatus will have clear access to the "entire" face/sides of the building. The minimum number of sides is project-specific and depends on the building configuration, building design, occupancy, and construction type, etc. As part of Building Permit Issuance, an alternative materials, design, and methods of construction and equipment permit application will need to be submitted for review and approval incorporating applicable mitigation measures as determined by the fire department for the lack of compliance. Please note acceptable mitigation methods may have been discussed during the planning stage. Those mitigations are not guaranteed until a formal alternate means permit is submitted concurrently with the Building Plans. Conversely, an acceptable mitigation method may not have been discussed and will be evaluated under an alternate means permit at the building permit stage.

- For underpasses, garages, gates, or anything similar that a Fire apparatus is required to drive under as part of the emergency vehicle access, 16 feet vertical clearance will be required. For all other areas, the “minimum” unobstructed vertical clearance shall not be less than 13 feet 6 inches.

  or

- For all other areas, the “minimum” unobstructed vertical clearance shall not be less than 13 feet 6 inches.
- The “minimum” width of aerial roadways for aerial apparatus is 26 feet.
- The minimum inside turning radius shall be 30 feet and an outside turning radius of 50 feet.
- The “minimum” width of roadways for aerial apparatus is 26 feet. Aerial access roadways shall be located a minimum of 15 feet and a maximum of 30 feet from the protected building. This requirement is only applicable when Appendix D of the Fire Code is enforceable.
- Overhead utility and power lines easements shall not be located over fire apparatus access roads or between the aerial fire apparatus roads and the buildings to avoid the possibility of injury and equipment damage from electrical hazards.
- Fire apparatus access roadways shall be all-weather surface(s) designed to support a gross vehicle weight of 75,000-pounds.
- Trees at full development must not exceed 30 feet in height and not impair aerials apparatus operations to sweep opposing sides of a building. Other obstructions such as site lighting, bio-retention, and architectural features are reviewed case-by-case to ensure they do not obstruct aerial and ground ladder access.
- Traffic control/calming devices are not permitted on any designated fire access roadway unless approved. Traffic calming devices are shown currently on this plan and are not allowed. The project has the option to remove them or provide pneumatic bollards to isolate the portion of the road they want for pedestrian access. A separate Fire Department permit is required for any barrier devices installed alone fire department apparatus access roads.

Prior to any Building Department Issuance, all fire department apparatus access roadways on private property are required to “be recorded” with the County of Santa Clara as Emergency Vehicle Access Easements (EVAE’s) and reviewed by the Fire Department. No other instruments will be considered as substitutions such as P.U.E, Ingress/Egress easements and/or City Right-of-Ways.

F7. **Emergency Responder Radio Coverage System.** Prior to Building Permit Issuance, provisions shall be made for Emergency Responder Radio Coverage System (ERRCS) equipment, including but not limited to pathway survivability in accordance with Santa Clara Emergency Responder Radio Coverage System Standard.

F8. **Fire Department Access.** Prior to the start of construction, roadways and water supplies for fire protection are required to be installed and made serviceable and maintained throughout the course of construction.

F9. **Fire Department Access.** Prior to issuance of the Building Permit, a gate permit is required to obtained. Openings for access gates located across fire apparatus access roads shall be a minimum of 20 feet of clear width. Gates shall also be provided with a minimum unobstructed vertical clearance of 16-feet. All gates installed on designated fire department access roads must be electrically automatic powered gates. Gates shall be provided with an emergency power or be of a fail-safe design, allowing the gate to be pushed open without the use of special knowledge or equipment. A Tomar Strobe Switch or 3M Opticom detector shall be installed to control the automatic gate(s) to allow emergency vehicles (e.g., fire, police, ems). Said device shall be mounted at a minimum height of eight to ten feet (8’ - 10’) above grade.

F10. **Alternative Means and Methods.** Prior to any Building Permit issuance, an alternate means or methods permits to mitigate any code deficiency must be submitted and approved. Please submit

this permit concurrently with the building plans. Please note specific mitigations may have been discussed during the planning process. None of these discussions are binding and can only be formally approved through submitting an AMMR permit. The AMMR permit is formally documenting that and still needs to be submitted. This project will require an AMMR for the following items:

**a.** Redwood trees remaining in place along aerial access roads. The project has been told to remove the trees, but are choosing to defer their decision to the building permit stage.
**b.** Hose pulls are not within 150 feet of all exterior portions of the building
**c.** Aerial access setbacks are not 15 to 30 feet on at least two sides of each building (1 short side and 1 long side). Even with the removal of the trees, aerial access setbacks will still be code deficient

F11. The Fire Department reserves the right to add or edit comments based on environmental impact reports, the CEQA process, or a Fire Department Needs Assessment.

F12. **Hazmat Information.** Prior to Building Permit Issuance, a Hazardous Materials Inventory Statement including refrigerants is required to be submitted and reviewed with the Building Permit if applicable.

F13. **Fire Safety During Construction.** Prior to Building Permit Issuance, a permit for Construction Safety & Demolition shall be submitted to the fire department for review and approval in compliance with our Construction Safety & Demolition standard.

**DURING CONSTRUCTION – PRIOR TO OCCUPANCY**

F14. **Shared Fire Protection Features that Cross Property Lines.** Prior to Building Permit Final, any EVAEs or fire protection equipment (including but not limited to fire service undergrounds, sprinkler piping, fire alarm equipment, fire pumps, ERRCS) that cross property lines or is not located on the parcel of the building it serves shall have a CC&R legally recorded detailing who is responsible for maintenance and repair of the EVAE or fire protection equipment.

F15. **Fire Protection Systems Before Occupancy.** Prior to any Certificate of Occupancy Issuance (temporary or permanent), fire-life safety systems installations must be fully installed, functional, and approved.

F16. If traffic preemption is not currently installed at Agnew and Mission College for Station 8, the project will be responsible for installing. This will be listed as a Condition of approval.

**PARKS & RECREATION DEPARTMENT**

**DESIGN / PERFORMANCE– PRIOR TO BUILDING PERMIT ISSUANCE**

PR1. **Park Impact Fees.** This memo assumes the Project is a subdivision and the Quimby Act provisions will apply. The project will generate an estimated 3441 residents (1.92 persons/household x 1792 units). Based on the Quimby Act standard of 3.0 acres/1000 residents, the amount of public parkland required for this Project to mitigate the impact of the new resident demand is approximately 10.323 acres. The equivalent fee due in lieu of parkland dedication is $69,986,560 (1792 units X $39,055).

PR2. The balance of fees due in-lieu of parkland dedication is $34,135,899, provided the developer dedicates in fee title to the City a 4.225-acre public park free of any encumbrances or easements, the value of which is approximately $25,150,430 and 4.222-acres of private active recreational amenity space valued at approximately $10,700,231 (50% of the value of the land). The value of the park improvements is unknown at this time. If any of the proposed acreage changes, calculations will be updated accordingly.

PR3. **Final Determination of Park Impact Fees.** The City recently updated the amount of fees to be paid in lieu of parkland dedication pursuant to City Code Section 17.35.040(c), based upon updated determinations of average density (persons per household) for single family and multi-family residential units, the fair market value of dedicated parkland, and the cost of parkland improvements. The Project shall be subject to the in-lieu fees adopted by City Council Resolution on October 29, 2024, whether such fee adoption is completed prior or subsequent to the Project application being deemed complete. Developer had the right to participate in the City Council proceedings regarding the amount of fees to be paid. However, Developer waives its right to request an appraisal pursuant

to SCCC 17.35.040(b)(2) with respect to the adoption of the in-lieu fees by the City Council on October 29, 2024.

PR4. **Application for Credit.** Calculations for credit includes 183,938 sq. ft. of active recreational amenity space. A credit of 50% of the value of the land devoted to the private recreational amenity space is eligible for credit against the requirement of land dedication or fees in-lieu thereof. That value of the credit is $10,700,231. City Code Section 17.35.070(b) states that the private amenity areas shall be devoted to active recreational uses, and Section 17.35.070(b) states that the space shall be reasonably adapted for use for recreational purposes. Many of the areas proposed in the project plans are dedicated to passive uses. The developer shall find ways to activate more of these areas.

PR5. Developer shall supply a covenant to maintain the private recreational amenity spaces to the City Attorney prior to approval of the final subdivision map for review and approval. Once approved by the City Attorney, such document shall be recorded simultaneously with the final subdivision map.

PR6. The Covenants, Conditions, and Restrictions (CC&R's) or other equivalent instrument for this project should expressly provide for the perpetual maintenance of private recreational spaces for the life of the Project.

PR7. **Building Permit - Payment of In-Lieu Fees.** In-lieu fees imposed under City Code 17.35 shall be due and payable to the City prior to issuance of a building permit for each dwelling unit. Final calculations will depend upon the actual number and type of units and the mix of parkland dedicated and remaining fee due, at the discretion of the City. Calculations may change if the number of units change, if any areas do not conform to City Code Chapter 17.35, and/or if the fee schedule for new residential development fees due in lieu of parkland dedication changes before this Project is deemed complete by Planning.

PR8. Per City Code Section 17.35.080, the Director of Parks and Recreation shall determine the conditions necessary to comply with the requirements for parkland dedication.

PR9. **Dedicated Parkland.** Public park plans are considered to be a conceptual design. The developer will work with this department to follow the public outreach, design review, and approval process, and it shall meet the Department's "Park Amenity & Design Standards" as well as City standards for the approximately 4.225-acre neighborhood park.

PR10. The City accepts the location of the proposed neighborhood park, provided it is dedicated to the City in fee title, is free of all encumbrances and easements (i.e. UGEEs, EVAs, water, sewer, etc.), and that there are no entrances to the building from and through the park parcel. The plan sheets show private stormwater treatment management areas (i.e. biorentention basins and silva cells) for the private buildings within the proposed public park parcel and shall be relocated. Private stormwater management treatment cannot be located in the public park, and nor shall treatment measures use the public park to address private stormwater requirements.

PR11. Egress/emergency exits from the building into the park would be an acceptable exception and should be outside of the park parcel. There shall not be any ingress access from the public park parcels into the buildings. Show all building doors on the plan sheets where they exit towards the public park.

PR12. There are size discrepancies for the neighborhood park on the plan set and the Vesting Tentative Map. The Vesting Tentative Map shows a 2.73-acre parcel proposed for the public neighborhood park and the latest landscaping sheets show a 3.35-acre parcel proposed for the public neighborhood park. All plans shall be updated to reflect the correct acreage and the correct parcel lines. The park shall be a single cohesive parcel and there shall not be any private utilities crossing public park and private parcel property lines.

PR13. Provide soil reports for the public park parcel.

PR14. The public park parcel boundary line shall be a minimum of 10-feet away from the face of any building and/or any private amenities. No-build easements shall be outside of the public park parcel. The park property lines should be a "straight line" from any building, and not follow the lines of the building. There shall be a distinct separation between private and public property.

PR15. The proposed parallel parking stalls along the park on Freedom Circle have been eliminated by the developer and an onsite parking area added. All plan sheets shall be updated accordingly. There will not be additional credit for this parking lot or the parking spaces.

PR16. The park requires its own building permit, separate from the residential development, through the City's Permitting Online Portal, Accela.
PR17. The park name will follow the City's Naming Policy.
PR18. Developer shall construct the park and maintain the park for the life of the park at the sole cost to the Developer.
PR19. Developer will provide City with GIS/Enterprise Asset Management System (EAMS) data (CAD file) for the public park facilities. The base map and design elements/assets should meet the City data dictionary definitions for each asset.
PR20. Developer shall enter into a Park Improvement Agreement and a Park Maintenance Agreement with the City which will be submitted to City Council for approval and then recorded with the County before park construction begins.
PR21. The public park shall be dedicated to the City in fee title, not a public access easement or easement of any kind, at the sole cost of the developer, and the public park parcel reflected on the vesting tentative subdivision map.
PR22. **Building Permit – Dwelling Unit Tax.** A dwelling unit tax (DUT) is also due based on the number of units and additional bedroom per City Code Chapter 3.15. The Project mix includes 525 studios, 595 one-bedroom units, and 672 two-bedroom units [$15 x 1792 bedrooms) + ($5 x 672 additional bedrooms)] for a total DUT of $30,240.

**See below for details:**

**Table 1. Computation of Parkland Dedication**

| **Project Unit Type:** Multi Fam Dwelling | **Quimby Act** |
|---|---|
| Persons/Dwelling Type | 1.92 |
| Multi Family Project Units | 1792 |
| Total New Residents | 3441 |
| Parkland Dedication Required (acres): R/1,000 x 3.0 | 10.323 |
| Equivalent In Lieu Fee | $69,986,560 |

**Table 2. Public Parkland Dedications Proposed, Service Level**

| **Parkland Proposed** | **Square Feet** | **Acres** | **Type of Dedication** |
|---|---|---|---|
| Neighborhood Park | 184,051 | 4.225 | Fee Title free of any encumbrances or easements |
| | | | |
| **Total to be dedicated:** | **184,051** | **4.225** | |
| Total Proposed Dedicated Public Parkland Value: | | | **$25,150,430** |

**Table 3. Credit for Proposed Private Onsite Park & Recreation "Active Rec Uses"**

| | Square Feet | Acres |
|---|---|---|
| Bldg 1: courtyard 1 - landscaped & furnished, park-like quiet area | *8,042* | *0.1846* |
| Bldg 1: courtyard 12 - game, fitness or sport court area | *21,348* | *0.4901* |
| Bldg 2: courtyard 2 - family picnic area | *15,099* | *0.3466* |
| Bldg 2: courtyard 3 - family picnic area | *4,016* | *0.0922* |
| Bldg 2: pool area 1 - accessible swimming pool (min dimensions of 42-ft by 75-ft) w adjacent deck & lawn areas | *33,976* | *0.7800* |
| Bldg 3: courtyard 4 - game, fitness or sport court area | *2,246* | *0.0516* |
| Bldg 3: courtyard 5 - family picnic area | *5,845* | *0.1342* |
| Bldg 3: courtyard 6 - landscaped & furnished, park-like quiet area | *3,783* | *0.0868* |
| Bldg 3: courtyard 7 - landscaped & furnished, park-like quiet area | *2,233* | *0.0513* |
| Bldg 3: courtyard 8 - family picnic area | *2,651* | *0.0609* |
| Bldg 3: courtyard 13 - family picnic area | *33,936* | *0.7791* |
| Bldg 3: fitness room - recreation center buildings & grounds | *7,200* | *0.1653* |
| Bldg 4: courtyard 9 - family picnic area | *7,372* | *0.1692* |
| Bldg 4: courtyard 10 - landscaped & furnished, park-like quiet area | *1,107* | *0.0254* |
| Bldg 4: pool area 2 - accessible swimming pool (min dimensions of 42-ft by 75-ft) w adjacent deck & lawn areas | *24,469* | *0.5617* |
| Bldg 5: courtyard 11 - family picnic area | *4,075* | *0.0935* |
| Bldg 5: courtyard tbd | *6,540* | *0.1501* |
| Total | *183,938* | *4.2226* |
| ***Credit at 50% for private Active Recreation & Equivalent Value:*** | | ***2.111 / $10,700,231*** |

**POLICE DEPARTMENT**

**DURING CONSTRUCTION – PRIOR TO OCCUPANCY**

PD1. A Coded Entry System is required for police access to enclosed parking lots and gated communities. This can be accomplished with a coded key pad system or the Police Department Knox Box key system. We understand security is a prime concern for the tenants of the project, which necessitates some sort of secure building and admittance process. By having either of these secure access systems for law enforcement, it will allow us to better respond to emergency situations should they arise in the development. Contact Sergeant John Terry at 408-615-4870 or email jterry@santaclaraca.gov to obtain information on Police Knox box program.

PD2. Applicant shall contact the Santa Clara Police Department 'Intelligence" unit (408-615-4849) for Alcohol Beverage Control (ABC) licensing review.

PD3. The developer shall meet the City of Santa Clara's guidelines established for radio signal penetration, detailed in the Communications Department's Public Safety Radio System Building Penetration Guidelines. The intended use of telecommunications sites shall be clearly and accurately stated in the use permit. 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.

**PUBLIC WORKS DEPARTMENT - ENGINEERING**

**DESIGN—PRIOR TO BUILDING PERMIT ISSUANCE**

E1. **Site Clearance.** Obtain site clearance through Public Works Department prior to issuance of Building Permit. Site clearance will require payment of applicable development fees. Other requirements may be identified for compliance during the site clearance process. Contact Public Works Department at (408) 615-3000 for further information.

E2. **Easement.** Obtain Council approval of a resolution ordering vacation of existing public easement(s) proposed to be abandoned, if any, through Public Works Department, and pay all appropriate fees, prior to start of construction.

E3. **Subdivision Map.** After City Council approval of the Tentative Map, submit the Subdivision Map, prepared by a Licensed Land Surveyor or a Registered Civil Engineer with Land Surveyor privileges to the Engineering Department. The submittal shall include a title report, closure calculations, and all appropriate fees.

E4. **Design.** The sanitary sewer (SS) discharge information (i.e., building use, square footage, point of connection to the public system, and 24-hour average and peak SS flow graphs for the peak day, showing average daily and peak daily SS flows) submitted by the developer was added to the City's Sanitary Sewer Hydraulic Model (SSHM) to determine if there is enough SS conveyance capacity in the SS trunk system to accommodate the proposed development. The SSHM output shows that there is slight surcharging in some downstream SS trunk lines. The SSHM output may change based on pending development applications and future projects. The SSHM output does not guarantee or in any way reserves or holds SS conveyance capacity until developer has Final Approval for the project. For purposes of this condition, "Final Approval" shall mean the final vote of the City Council necessary for all entitlements to be approved, unless a legal challenge is brought to the Council decisions, in which case the Final Approval shall mean the final disposition of the legal challenge.

**DURING CONSTRUCTION**

E5. **Encroachment Permit.** All work within the public right-of-way and/or public easement, which is to be performed by the Developer/Owner, the general contractor, and all subcontractors shall be submitted within a Single Encroachment Permit to be reviewed and issued by the City Public Works Department. Issuance of the Encroachment Permit and payment of all appropriate fees shall be completed prior to commencement of work, and all work under the permit shall be completed prior to issuance of occupancy permit.

E6. **Encroachment Permit.** Submit public improvement/encroachment permit plans prepared in accordance with City Public Works Department procedures which provide for the installation of public improvements directly to the Public Works Department. 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.

E7. **Encroachment Permit.** Existing non-standard or non-ADA compliant frontage improvements shall be replaced with current City standard frontage improvements as directed by the City Engineer or his designee.

E8. **Encroachment Permit.** Damaged curb, gutter, and sidewalk within the public right-of-way along property's frontage shall be repaired or replaced (to the nearest score mark) in a manner acceptable to the City Engineer or his designee. The extents of said repair or replacement within the property frontage shall be at the discretion of the City Engineer or his designee.

E9. **Encroachment Permit.** Owner or designee shall provide a complete storm drain study for the 10-year and 100-year storm events. The grading plans shall include the overland release for the 100-year storm event and any localized flooding areas. System improvements, if needed, will be at developer's expense.

E10. **Encroachment Permit.** Construct new sanitary sewer main to connect existing sanitary sewer mains along Freedom Circle.

E11. **Encroachment Permit.** Sanitary sewer and storm drain mains and laterals shall be outside the drip line of mature trees or ten (10) feet clear of the tree trunk, whichever is greater, to the satisfaction of the City Engineer.

E12. **Encroachment Permit.** Provide root barriers when the drip line of the mature trees covers the sidewalk. Root barriers for sidewalk protection shall be 16' long or extend to drip line of the mature tree, whichever is greater, and be 1.5' deep, and centered on trees. Root barriers for curb and gutter protection shall be 16' long or extend to drip line of the mature tree, whichever is greater, and be 2' deep, and centered on trees.

E13. **Encroachment Permit.** Existing streetlights shall be clear of proposed sidewalk, developer shall relocate as necessary.

E14. **Encroachment Permit.** Mission College Boulevard along the project frontage has been paved (type II slurry seal). No pavement cuts are permitted per the City pavement moratorium (Ordinance No. 1998) until after December 31, 2025. Refer to https://www.santaclaraca.gov/our-city/departments-g-z/public-works/maintenance-operations/street-maintenance/pavement-preservation-ordinance for more information.

E15. **Encroachment Permit.** Pavement treatment shall be 2" overlay with digouts for the full street width of Freedom Circle.

E16. **Easement.** Dedicate required on-site easements for any new public utilities, and/or emergency vehicle access by means of subdivision map or approved instrument at time of development.

E17. **Easement.** Dedicate sidewalk easements along the project frontage where public sidewalks extend into private property. Sidewalk easements are to be 1' behind proposed back of walk where there is landscaping behind sidewalk. Sidewalk easement where hardscape is behind sidewalk is to be at back-of-walk. Cold joint is required between public sidewalk and private hardscape.

E18. **Easement.** Record release of interest for "Agreement for installation and maintenance of landscape improvements" (C484 P109, SC14365), "Landscape improvement and maintenance easement" (C992 P12, SC14388), and "Agreement for installation and maintenance of landscape improvements" (C631 P680, SC14388-A).

E19. **Easement.** Dedicate private storm water overland release easements for overland flow crossing proposed property lines.

E20. **Agreement.** If requested, owner or designee shall prepare and submit for City approval a maintenance plan for all sidewalk, curb and gutter, landscaping and irrigation system improvements installed within the public right-of-way prior to encroachment permit issuance. Such plan shall include at a minimum, maintenance requirements for trees and shrubs, in acknowledgement of developer's/property owner's obligation under Chapter 12.30 and 17.15.

E21. **Building Permit.** File letter of map amendment/revision with FEMA for portions of proposed structure within flood zone AH.

**PUBLIC WORKS DEPARTMENT - STORMWATER**

**DESIGN / PERFORMANCE—PRIOR TO BUILDING PERMIT ISSUANCE**

ST1. **Final Stormwater Management Plan.** Prior to City's issuance of Building or Grading Permits, the applicant shall develop a Final Stormwater Management Plan, update the C.3 Data Form, the Special Project Narratives and Worksheet (as appropriate), and an Erosion and Sediment Control Plan.

ST2. **3rd Party Review of Final Stormwater Management Plan.** The Final Stormwater Management Plan and all associated calculations shall be reviewed and certified by a qualified 3rd party consultant from the SCVURPPP List of Qualified Consultants, and a 3rd party review letter (on design) shall be submitted with the Plan.

ST3. **Notice of Intent.** For project that disturbs a land area of one acre or more, the applicant shall provide a copy of the Notice of Intent (NOI) with WDID number for coverage under the State Construction General Permit. Active projects with NOI will be inspected by the City once per month during the wet season (October – April).

ST4. **Best Management Practices.** The applicant shall incorporate Best Management Practices (BMPs) into construction plans and incorporate post-construction water runoff measures into project plans. Include the SCVURPPP Countywide Construction BMPs Plan Sheet with the plans. Applicant to add Source control measures with designations from C.3 stormwater handbook, Appendix H.

ST5. **C.3 Treatment Facilities Construction Notes.** Include the C.3 Treatment Facilities Construction Notes on the Improvement Plans and/or Stormwater Control Plans.

ST6. **Decorative & Recreational Water Features.** Decorative and recreational water features such as fountains, pools, and ponds shall be designed and constructed to drain to the sanitary sewer system only.

ST7. **Small Projects.** For single-family homes and other small projects that create and/or replace 2,500 – 10,000 square feet of impervious surface area, the applicant shall implement at least one of the following site design measures:

a. Direction of roof runoff into cisterns or rain barrels
b. Direction of roof, sidewalk, walkway, patio, driveway, or parking lot runoff onto vegetated areas
c. Construction of sidewalks, walkways, patios, bike lanes, driveways, and parking lots with permeable surfaces

Plans shall specify which site design measures are selected for the project and show the direction of flow from impervious surfaces to the selected site design measures. All measures shall meet the design criteria in the 2016 C.3. Stormwater Handbook, Appendix K: Standard Specifications for Lot-Scale Measures for Small Projects.

ST8. **Interior Floor Drains.** Interior floor drains shall be plumbed to the sanitary sewer system and not connected to the City's storm drain system.

ST9. **Trash Enclosure Floor Drains.** Floor drains within trash enclosures shall be plumbed to the sanitary sewer system and not connected to the City's storm drain system.

ST10. **Architectural Copper.** The use of architectural copper is prohibited.

**DURING CONSTRUCTION OR OPERATION**

ST11. **Biotreatment Soil Media.** Applicant shall install biotreatment soil media that meets the minimum specifications as set forth in the SCVURPPP C.3 Stormwater Handbook. If percolation rate test of the biotreatment soil mix is not performed on-site, a certification letter from the supplier verifying that the soil meets the specified mix (the date of such document shall not be older than 3 months).

ST12. **Stormwater Control Measure Inspection.** At critical construction phases, all stormwater control measures shall be inspected for conformance to approved plans by a qualified 3rd party consultant from the SCVURPPP List of Qualified Consultants.

ST13. **Inspections.** Permeable Pavement, Media Filter vaults, and Trash Full Capture Devices shall be inspected by a 3rd party reviewer and/or manufacturer representative for conformance with the details and specifications of the approved plans. All new pervious concrete and porous asphalt pavements should have a minimum surface infiltration rate of 100 in./hr. as described in the SCVURPPP C.3 Handbook. A map displaying the number, location and details of full trash capture devices shall be prepared as an attachment to the Operations and Maintenance (O&M) Agreement with the City.

ST14. **Stormwater Treatment Facilities.** Stormwater treatment facilities must be designed, installed, and maintained to achieve the site design measures throughout their life in accordance to the SCVRUPPP C.3 Stormwater Handbook (Chapter 6 and Appendix C).

ST15. **Amendments to Operation & Maintenance Agreement.** Any site design measures used to reduce the size of stormwater treatment measures shall not be installed for the project without the written approval from the City, installing the corresponding resizing of other stormwater treatment measures and an amendment of the property's O&M Agreement.

ST16. **Stormwater Pollution Prevention Messaging.** Developer shall install an appropriate stormwater pollution prevention message such as "No Dumping – Flows to Bay" on any storm drains located on private property.

ST17. **Outdoor Storage Areas.** All outdoor equipment and materials storage areas shall be covered and/or bermed, or otherwise designed to limit the potential for runoff to contact pollutants.

**PRIOR TO FINAL OF BUILDING PERMIT**

ST18. **As-Built Drawings.** As-Built drawing shall be submitted to the Public Works Department.

ST19. **3rd Party Concurrence Letter.** 3rd Party concurrence letter on the C.3 facilities construction shall be submitted to the Public Works Department. The letter shall be prepared by a 3rd party consultant from the SCVURPPP List of Qualified Consultants. The City reserves the right to review the 3rd party inspection report on the C.3 stormwater facility installation.

ST20. **Final C.3 Inspection.** Applicant shall schedule and City shall conduct a final C.3 inspection.

ST21. **Operation & Maintenance Agreement.** The property owner shall enter into an Operation and Maintenance (O&M) Agreement with the City for all installed stormwater treatment measures and full trash capture devices in perpetuity. Applicants should contact Public Works Dept. - Environmental Services at (408) 615-3080 or Street@SantaClaraCA.gov for assistance completing the Agreement. For more information and to download the most recent version of the O&M Agreement, visit the City's stormwater resources website at http://santaclaraca.gov/stormwater. Inspection of permeable pavement, media filter vaults and full trash capture devices is to be done annually by December 31 of each year.

## PUBLIC WORKS DEPARTMENT - TRANSPORTATION

### DESIGN—PRIOR TO BUILDING PERMIT ISSUANCE

TR1. **Design.** A transportation impact analysis is not required as the project is covered under the Freedom Circle Focus Area Plan TIA.

TR2. **Design.** A VMT analysis is not required as the project meets the criteria for a transit priority project. However, should the provided number of parking stalls for the project exceed the amount required by City code, a VMT analysis will be required.

### DURING CONSTRUCTION

TR3. **Encroachment Permit.** Project shall be responsible for implementing the improvements, if any, identified from the traffic operations analysis.

TR4. **Encroachment Permit.** Applicant shall install proposed crosswalk adjacent to the park located at the southern edge of the project site such that it is not located along a horizontal bend along Freedom Circle roadway and shall include safety features such as a raised crosswalk with flashing beacon.

TR5. **Encroachment Permit.** This project triggers improvements at the intersection of Freedom Circle (west)/Mission College based on findings per the Freedom Circle Focus Area Plan TIA. Based on the results of the requested traffic operations analysis, the applicant shall design and construct the following:

Freedom Circle (west)/Mission College – Add an eastbound right-turn lane; Remove west leg crosswalk; Relocate bus stops to the east side of the intersection; Restripe south leg (NB approach) with 1 left-turn, 1 left-turn/through, 1 right-turn lane; Make north leg and south leg split phase; Convert Hichborn Dr. to 2-way flow and add a signal at Great America Parkway. The signal at Great America/Hichborn must allow for left and right turns in and out and synchronize the new signal with the traffic signal at Great America/Mission College.

TR6. **Encroachment Permit.** Design and construct a 8' Class IV Bike lane (6' bike lane (including gutter pan) and 2' buffer with delineators) along both sides of Freedom Circle. Provide a 50' wide Freedom Circle roadway which includes a 8' Class IV bike lane, 11' travel lane, 12' center turn lane, 11' travel lane, and 8' Class IV bike lane. Coordination with the Greystar applicant is advised for the required 8' Class IV bike lane along their project frontage.

TR7. **Encroachment Permit.** Project shall abide by all standards and elements contained in the Freedom Circle Focus Area Plan.

TR8. **Encroachment Permit.** At Mission College/Agnew Rd intersection, modify traffic signal by replacing all four existing Type 1 pole with Type 15TS pole. Remove all existing signals, head, buttons, wiring, and foundations and furnish and install new.

TR9. **Encroachment Permit.** At Mission College/Freedom Circle (west) intersection, modify traffic signal by replacing two existing Type 1 pole with Type 15TS pole. Remove all existing signals, head, buttons, wiring, and foundations and furnish and install new.

TR10. **Encroachment Permit.** Reconstruct project frontage corners of Mission College/Freedom Circle (west) and Mission College/Freedom Circle (east) to be 25-foot curb radius to be in compliance with Pedestrian Master Plan Policy 2.A.5. This would require traffic signal modifications to accommodate new corner radius and curb ramps.
TR11. **Encroachment Permit.** Design and construct minimum 5-foot sidewalk along Mission College Boulevard and Freedom Circle project frontages.
TR12. **Encroachment Permit.** All proposed driveways shall be City standard ST-8.
TR13. **Encroachment Permit.** Improvements within 10 feet of a driveway must be less than 3 feet or greater than 10 feet per City Standard Detail TR-9.
TR14. **Encroachment Permit.** Maintain street signage along Mission College Boulevard and Freedom Circle.
TR15. **Encroachment Permit.** Unused driveways in the public right-of-way shall be replaced with City standard curb, gutter, and sidewalk per City Standard Detail ST-12.
TR16. **Encroachment Permit.** Intersection safety lighting at the intersections of Mission College/Freedom Circle (east) and Mission College/Freedom Circle (west) shall be upgraded from HPS to LED on all four corners (if not currently LED).
TR17. **Building Permit.** Provide trash pickup location on-site.
TR18. **Building Permit.** Provide loading/unloading zone on-site.
TR19. **Building Permit.** Residential and Non-residential Class I bicycle parking spaces and Class II bicycle parking spaces shall be provided per the requirements in the adopted Santa Clara Zoning Code Update. Bicycle parking, as defined in Santa Clara Municipal Code 18.74.075, shall be conveniently accessible from the street, within 200 feet of a building entrance and/or highly visible area.
TR20. **Fees.** Prior to building permit occupancy, project shall pay fair share traffic fees in the amount of $410,660 for intersection improvements identified in the Freedom Circle Focus Area Plan TIA including at:
- Lawrence Expressway/Tasman Drive
- Lawrence Expressway/Lakehaven Drive
- Lawrence Expressway/US 101 SB Ramps
- Lawrence Expressway/Arques Avenue
- Great America Parkway/Patrick Henry Drive
- Patrick Henry Drive/Tasman Drive
- Old Ironsides Drive/Tasman Drive
- Great America Parkway/Great America Way
- Freedom Circle (east)/Mission College Boulevard
- Mission College Boulevard/Montague Expressway
- San Tomas Expressway/El Camino Real
- San Tomas Expressway/Scott Boulevard
- Lick Mill Boulevard/Tasman Drive
- Lafayette Street/Agnew Road
- Bowers Avenue/Central Expressway
- Scott Boulevard/Central Expressway
- Lafayette Street/Central Expressway
- De La Cruz Boulevard/Central Expressway
- Agnew Road/Montague Expressway
- Zanker Road/Montague Expressway
- North 1st Street/Montague Expressway
- Lawrence Expressway/Monroe Street
- Lawrence Expressway/Pruneridge Avenue
- Kiely Boulevard/Benton Street
- Kiely Boulevard/Homestead Road

**STREETS DIVISION**
Right of Way Landscape

**DESIGN/PERFORMANCE PRIOR TO ISSUANCE OF BUILDING PERMIT**

L1. **Tree Preservations Specifications.** Include City of Santa Clara Tree Preservation/City Arborist specifications on all improvement plans.

L2. **Mature Trees.** Identify existing mature trees to be maintained. Prepare a tree protection plans for review and approval by the City prior to any demolition, grading or other earthwork in the vicinity of existing trees on the site.

L3. **Tree Replacement.** 2:1 tree replacement ratio required for all trees removed from the right-of-way.

**DURING CONSTRUCTION OR OPERATION**

L4. **No Public Root Cutting.** No cutting of any part of ***public***, including roots, shall be done without securing prior approval of the City Arborist. Tree trimming/removal shall be done in accordance to the City of Santa Clara Tree Preservation/City Arborist specifications and with direct supervision of a certified arborist (Certification of International Society of Arboriculture).

**PRIOR TO FINAL OF BUILDING PERMIT**

L5. **In Lieu Fee.** If 2:1 replacement ratio cannot be met for removal of right of way landscape trees, tree planting fee must be paid prior to building permit final.

Solid Waste

**DESIGN/PERFORMANCE PRIOR TO ISSUANCE OF BUILDING PERMIT**

SW1. **Post-Construction Solid Waste Generation Estimation and Collection Form.** The applicant shall complete and provide the Post-Construction Solid Waste Generation Estimation and Collection Form, which includes the estimation of trash and recycling materials generated from the project. Use the City's Solid Waste Guidelines for New and Redevelopment Projects as specified by the development type. Contact the Public Works Department at Environment@SantaClaraCA.gov or (408) 615-3080 for more information.

SW2. **Site Plan.** The applicant shall provide a site plan showing all proposed locations of solid waste containers, chutes, compactors, compactor access, and trash enclosures and trash staging areas. The site plan shall show the route or access for trash and recycling collectors (trucks) including vertical clearance, turning radius and street/alley widths. All plans shall comply with the City's Solid Waste Guidelines. Solid metal roof, gates and a trench drain shall be installed within the trash enclosure and connected to the on-site sewer system. Ceiling height for compactor room shall be no less than 23 feet high. Roll up door to compactor room shall be no less than 21 feet. Vehicle shall have the ability to back straight in to compactor location.

SW3. **Construction Waste Diversion.** For projects that involve construction, demolition, or renovation of 5,000 square feet or more, the applicant shall comply with City Code Section 8.25.285 and recycle or divert at least sixty five percent (65%) of materials generated for discard by the project during demolition and construction activities. No building, demolition, or site development permit shall be issued unless and until applicant has submitted a construction and demolition debris materials check-off list. Applicant shall create a Waste Management Plan and submit, for approval, a Construction and Demolition Debris Recycling Report through the City's online tracking tool at http://santaclara.wastetracking.com/.

SW4. **Authorized Service Haulers.** This project is subject to the City's Accumulation, Transportation and Disposal of Solid Waste Ordinance (Chapter 8.25 of the Municipal Codes), which requires the handling and disposal of waste by authorized service haulers. Insert the General Notes for the Construction & Demolition (C&D) Waste Management into construction plans in accordance with the City's municipal codes prior to the issuance of a Building or Grading permit. Provide the Green Halo waste online tracking number to Building staff prior to the issuance of a demolition or building permit.

SW5. **Exclusive Franchise Hauling Area.** Project applicant shall contact the Public Works Department, Street Maintenance Division at (408) 615-3080 to verify if the property falls within the City's exclusive franchise hauling area. If so, the applicant is required to use the City's exclusive franchise hauler and rate structure for any hired debris boxes. Prior to the issuance of a Public Works clearance, the project applicant shall complete and sign the Construction and Demolition (C&D) / Waste Management Rules and Regulations Form.

**DURING CONSTRUCTION OR OPERATION**

SW6. **Waste Generation Tracking.** Applicant to track all waste generated and upload debris tags to GreenHalo for City staff review.

**PRIOR TO FINAL OF BUILDING PERMIT**

SW7. **Weight Tickets.** Prior to obtaining a Temporary or Final Certificate of Occupancy, individual weight tickets for all materials generated for discard or reuse by the project during demolition and construction activities shall be uploaded to Green Halo and submitted for review and approval by Environmental Services. At a minimum two (2) weeks review time is required.

**SILICON VALLEY POWER**

**GENERAL**

SVP1. **Applicant Design Process** available to Developer to expedite distribution electric substructure design.

SVP2. **SVP Equipment Clearances:**

a. **Access Doors:** Ten (10) foot minimum clearance in front of equipment access doors.
b. **Pad Sides:** Five (5) foot minimum clearance from pad on sides without access doors.
c. **Truck Access:** Eighteen (18) foot minimum width on one side of the equipment pad for truck access.
d. **Barrier pipes:** (on sides accessible to vehicles)
    i. Thirty (30) inches from equipment sides.
    ii. Forty-Eight (48) inches in front of access doors. (use removable bollards)

SVP3. **SVP Conduit Clearances:**

a. **Longitudinal**: Five (5) foot minimum between new conduits/piping and existing/proposed SVP conduits.
b. **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 (electrolier, 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. **Structures:** Five (5) foot minimum is required from walls, footings, retaining walls, landscape planter, or similar permanent structures.
e. **Subsurface Facilities:** Five (5) foot minimum from new splice boxes, pull boxes, manholes, vaults, or similar subsurface facilities.
f. **Fire Hydrant:** Five (5) foot minimum from fire hydrant thrust block. (Extends 5 feet on either side of the hydrant in line with the radial water pipe connected to the hydrant).

SVP4. **SVP Vault/Manhole Clearances:**

a. Ten (10) foot minimum between adjacent Vaults or Manholes.
b. Three (3) foot minimum from face of curb. (bollards required for vaults).

SVP5. **SVP Guy Anchor Clearances:** Five (5) foot minimum clearance is required between the center of anchor line and any excavation area.

SVP6. **Tree 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.

SVP7. **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.

SVP8. **SVP Standards.** Reference the listed SVP standards. All requirements of any applicable standard will apply:

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

SVP9. **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 customer’s main switch board.
c. SVP does not utilize any sub-surface (below grade) devices in its system. This includes transformers, switches, etc.

SVP10. **Meter Locations:**

a. For condominium or apartment, all electric meters and service disconnects shall be grouped at one location, outside of the building or in a accessible utility room. If they are townhomes or single-family residences, then each unit shall have its own meter, located on the structure. A double hasp locking arrangement shall be provided on the main switchboard door(s). Utility room door(s) shall have a double hasp locking arrangement or a lock box shall be provided. Utility room door(s) shall not be alarmed.
b. 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.

SVP11. **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 customer owned switchgear.
c. No cross-parcel distribution is allowed. SVP service points must be within the parcels that they serve.

SVP12. **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. Electrical improvements (including underground electrical conduits along frontage of properties) may be required if any single non-residential private improvement valued at $200,000 or for any

series of such improvements made within a three-year period **(Santa Clara City Code Title 17 Appendix A (Table III)).**

d. The developer shall provide the City, 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 City shall accept the work. Developer shall further install at his cost the service facilities, consisting of service wires, cables, conductors, and associated equipment necessary to connect a customer to the electrical supply system of and by the City. After completion of the facilities installed by 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 **(Santa Clara City Code chapter 17.15.210 (2)).**

SVP13. **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 Developers responsibility to maintain all clearances from equipment and easements. Developer to contact SVP outside of the PCC process for clear definitions of these clearance requirements. Developers 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.

SVP14. **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. 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 SVP Electric Engineering Division.

**DESIGN / PERFORMANCE – PRIOR TO ISSUANCE OF BUILDING PERMIT**

SVP15. **Initial Information:** Applicant shall provide a site plan showing all existing utilities, structures, easements, and trees. The applicant shall also include a detailed panel schedule showing all current and proposed electric loads.

SVP16. **SVP Developers Work Drawing:** Applicant shall have a developers work drawing created for the site by either an SVP estimator or through the applicant design process. All SVP standards and clearance requirements as defined in the General Section of the COA's 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(s) to tie-in with existing infrastructure as deemed necessary by SVP.

SVP17. **Encroachment Permit:** Prior to issuance of Building Permits, the applicant 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

SVP18. **Customer Switchgear:** All customers' 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.

SVP19. **AMI/Fiber Building Requirements:** All projects implementing high rise metering and multi-floor infrastructure requirements shall meet the requirements outlined in UG 0250. Project may be required to take service at 277/480V to reduce the number of SVP transformers for each building.

SVP20. **Cable Pulling Calculations:** The project will be responsible for providing cable pulling calculations using SVP standard cable for each run of cable for the site. Conduit bends that exceed 270 degrees worth of bends or can not be pulled based on the cable pulling calculations will need to be straightened out to reduce the total bend angle of the segment.

**DURING CONSTRUCTION – PRIOR TO OCCUPANCY**

SVP21. **Easements**: Prior to the City's issuance of Building or Grading Permits, the applicant shall provide a dedicated underground electric utility easement (U.G.E.E) around the electric onsite facilities (Not a P.U.E). 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 applicant shall submit plans defining existing easements so Electric Division 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 right of way necessary for serving the property of the developer and for the installation of utilities (Santa Clara City Code chapter 17.15.110).

SVP22. **Coordination Study:** For any services taken at 12KV, a coordination study will need to be conducted by the applicant prior to energizing the service.

SVP23. **Customer Switchgear:** All customer 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.

SVP24. **Electric Facilities:** Prior to the City's issuance of Occupancy, the applicant 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.

SVP25. **Municipal Fee's:** Prior to electric service energization, all applicable fees per the City of Santa Clara's Municipal Fee Schedule shall be paid.

SVP26. **Special Fee's:** Any developments which can't adhere to SVP standards, resulting in non-standard installations or equipment requirements will be responsible for any costs incurred by SVP.

SVP27. **System Impact Study –** The project is subjected to the restrictions and fees within the system impact study issued on Oct. 22, 2024.

**OPERATIONAL CONDITIONS – AFTER OCCUPANCY**

SVP28. **Access:** SVP will require 24-hour unobstructed access to all SVP equipment, manholes, transformers, vaults, meters, etc.

**WATER & SEWER DEPARTMENT**

**DESIGN / PERFORMANCE -- PRIOR TO ISSUANCE OF BUILDING PERMIT**

W1. **Recycled Water Use.** Pursuant to Chapter 13.15, Water, Article IV. Regulation of Recycled Water Service and Use, of the Municipal Code, the project is required to use recycled water for all non-potable uses where recycled water is made available and where provided for by Recycled Water regulations. This project is required to extend and connect to the City's existing Recycled Water System.

W2. **On-site Recycled Water Construction.** Construction and installation of all on-site recycled water system equipment shall not begin until the Compliance Division of Water and Sewer Utilities has approved the on-site recycled water design. Please note on-site designs are generally not the same as the Building

Permit plans. On-site recycled water plans require SBWR and California State Water Resources Control Board, Division of Drinking Water signatures for final approval.

W3. **On-site Recycled Water Inspection.** Inspections are required at all on-site recycled water systems being installed prior to backfilling trenches or cover in walls and ceilings. Request a recycled water inspection by email watercompliance@santaclaraca.gov or call (408) 615-2002. Please provide the site location, SBWR project ID, and date and time preferences. These inspections are in addition to the Building Permit inspections.

a. Need to verify separations between all potable/fire lines and recycled water lines, pipe type, pipe depths, equipment types, warning lids, tags and signs.

W4. **Potable Water Main.** The applicant shall replace the existing water main on the Mission College Boulevard frontage. This requirement may be exempt if no more than 3 services taps or cut-ins are proposed on the existing AC water main. The water main replacement shall begin and end at a valve connection and shall extend, at a minimum, the entire length of the property's frontage.

W5. **Recycled Water Main.** The project shall install a new 8" DIP recycled water main on Freedom Circle Blvd. extending from the south eastern intersection of Mission College Blvd. and Freedom Circle and from the north western intersection of Mission College Blvd and Freedom Circle to the furthest RW services from both intersections respectively.

W6. **Encroachment Permit.** Prior to issuance of Building Permits, the applicant shall submit an encroachment permit application and design plans for construction of water utilities that comply with the latest edition of the Water & Sewer Utilities Water Service and Use Rules and Regulations, Water System Notes, and Water Standard Details and Specifications. In addition, prior to the City's issuance of Occupancy, the applicant shall construct all public water utilities per the approved plans. The Water & Sewer Utilities will inspect all public water utility installations and all other improvements encroaching public water utilities.

W7. **Utility Design Plans.** Utility Design Plans shall indicate the pipe material and the size of existing water, recycled water and sewer main(s). The plans shall show the nearest existing fire hydrant and the two nearest existing water main line gate valves near the project area. The plans shall show meter and backflow configurations to scale and per City of Santa Clara Water & Sewer Utilities Standard Details. Note that all new water meters and backflow prevention devices shall be located behind the sidewalk in a landscape area. Fire hydrants should be located two feet behind monolithic sidewalk if sidewalk is present; two feet behind face of curb if no sidewalk is present, per City Std Detail 18. The plans shall provide the profile section details for utilities crossing water, sewer, or recycled water mains to ensure a 12” minimum vertical clearance is maintained.

W8. **Utility Separations.** Applicant shall adhere to and provide a note indicating that all horizontal and vertical clearances comply with State and local regulations. The applicant shall maintain a minimum 12” of vertical clearance at water service crossing with other utilities, and all required minimum horizontal clearances from water services: 10' from sanitary sewer utilities, 10’ from recycled water utilities, 8' from storm drain utilities, 5' from fire and other water utilities, 3' from abandoned water services, 5' from gas and electric utilities, and 5’ from the edge of the propose or existing driveway. For sanitary sewer, water, and recycled water utilities, the applicant shall maintain a minimum horizontal clearance of 10' from existing and proposed trees. If applicant installs tree root barriers, clearance from tree reduces to 5' (clearance must be from the edge of tree root barrier to edge of water facilities). No structures (fencing, foundation, biofiltration swales, etc.) allowed over sanitary sewer, potable water and/or recycled water utilities and easements.

W9. **Separate Services.** Applicant shall submit plans showing proposed water, recycled water, sanitary sewer, and fire services connected to a public main in the public right-of-way to the satisfaction of the Director of Water & Sewer Utilities. Different types of water and recycled water use (domestic, irrigation, fire) shall be served by separate water services, each separately tapped at the water main. Tapping on existing fire service line(s) is prohibited. Approved backflow prevention device(s) are required on all potable water services.

W10. **City Standard Meters and Backflows.** All proposed meters and backflows for all water services shall meet the current City of Santa Clara Water & Sewer Utilities Standard Details. Plans shall show meter and backflow configurations to scale.

W11. **Existing Services.** The applicant must indicate the disposition of all existing water and sewer services and mains on the plans. If the existing services will not be used, then the applicant shall properly abandon these services to the main per Water & Sewer Utilities standards and install a new service to accommodate the water needs of the project. The applicant shall bear the cost of any relocation or abandonment of existing Water Department facilities required for project construction to the satisfaction of the Director of Water and Sewer Utilities.

W12. **On-Site Storm Drain Treatment.** Prior to issuance of Building Permit, the applicant shall submit plans showing any onsite storm water treatment system. The plan shall include a section detail of the treatment system. No water, sewer, or recycled water facilities shall be located within 5-feet of any storm water treatment system.

W13. **Water Usage.** Prior to the issuance of Building Permits, the applicant shall provide documentation of water usage so the Water Division can verify the appropriate size of all proposed water meters. Please note that if the existing water services are incapable of supplying the water needs to the site, the existing services shall be abandoned, and new separate dedicated water services shall be provided for each use (domestic and irrigation).

W14. **Landscaping.** All the landscaping for the project shall comply with the California Water Conservation in Landscaping Act, Government Code Section 65591 et. seq. All plants shall be either California native or non-invasive, low water-using or moderate water-using plants. High water-using plants and nonfunctional turf are prohibited.

W15. **Water Features.** Prior to issuance of Building Permits, the applicant shall submit plan details for all water features (including but not limited to fountains and ponds) designed to include provisions for operating the system without City potable water supply and capable of being physically disconnected from source of potable water supply during City declared water conservation periods, to the satisfaction of the Director of the Water & Sewer Utilities. Decorative water features may be permanently connected to the City's recycled water supply.

W16. **Easements.** Prior to City's issuance of Building or Grading Permits, the applicant shall provide a dedicated water utility easement around the backflow prevention device onsite. The water utility easement for the water services and all other public water appurtenances shall be a minimum 15 feet wide and be adjacent to the public right-of-way without overlapping any public utility easement. Additionally, the applicant shall submit plans defining existing easements so Water Division can verify if there are any conflicts with proposed easements and water utilities.

W17. **Underground Fire Permit.** Prior to issuance of Building Permits, applicant shall submit an underground fire permit unless otherwise waived by the Fire Department. If fire flow information is needed, applicant shall coordinate with Water and Sewer Utilities Department, for fire flow information at (408)615-2000. A dedicated fire service line, with an approved backflow prevention device, shall be used for on-site fire hydrants. Fire service lines required for commercial and industrial use shall be sized appropriately per fire flow demand and code requirements.

**DURING CONSTRUCTION**

W18. **City Standard Meters and Backflow Installation.** No meters or backflows shall be installed prior to establishment of water service account with the Municipal Services Division of the Finance Department. The applicant shall provide a copy of the account information to the Water and Sewer Utilities Department Inspector and Meter Shop prior to installation of any meter or backflow. All meters and backflows approved for installation shall be tested prior to use. Water service connections shall not be used prior to authorization by the Water and Sewer Utilities inspector.

W19. **Construction Water.** This project shall use recycled water for all construction water needs for onsite and offsite construction.

W20. **Water Shortage Response Actions.** Pursuant to the City of Santa Clara's Urban Water Management Plan, during times of drought or water shortage, the City implements water shortage response actions in accordance with the level of water shortage declared. All construction activities and all new irrigation connections are subject to the Water Shortage Response Actions in effect at the time of construction and connection of the irrigation service.

Water Shortage Response Actions for Stage 2 and higher include water use restrictions that limit the use of potable water such as:

a. prohibiting the installation of new potable water irrigation services. new irrigation connections, construction, and dust control.
b. restrict the use of potable water used for construction and dust control if recycled water is available.

This project is subject to all the requirements and restrictions of the Water Shortage Response Actions in place or adopted during the duration of the project. For more information, visit the City of Santa Clara Water & Sewer Utilities website at www.santaclaraca.gov/waterconservation.

**PRIOR TO FINAL OF BUILDING PERMIT**

W21. **Record Drawings.** Upon completion of construction and prior to the City's issuance of a Certificate of Occupancy, the applicant shall provide "as-built" drawings of the public water utility infrastructure prepared by a registered civil engineer to the satisfaction of the Director of Water & Sewer Utilities Department.

W22. **Conditional Releases.** The applicant shall comply with all the requirements of any building permit conditional release requirements.

**OPERATIONAL CONDITIONS**

W23. **Onsite Recycled Water Compliance.** An active onsite recycled water system is a regulated system that must continuously be in compliance with all State, SBWR and City code requirements and regulations. The applicant shall always maintain a certified Site Supervisor and prevent any cross-connections from occurring between the onsite regulated RW system and the other plumbing systems, especially the domestic water system. The Site Supervisor for this site shall work with to the Compliance Division of Water and Sewer Utilities to remain in compliance and report any changes to the regulated system.

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**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.

City of Santa Clara
The Center of What's Possible

# CONDITIONS OF VESTING TENTATIVE MAP APPROVAL

**PLN24-00160 and PLN24-00213 /2518 Mission College Blvd APN:104-40-019**

**Project Description:** Vesting Tentative Subdivision Map to divide the existing 25.74 acre parcel located at 2518 Mission College Boulevard into six lots to allow the development of 1,792 residential units and associated on- and off-site improvements.

## GENERAL

G1. **Subdivision Expiration.** This subdivision shall automatically be revoked and terminated if not used within two years of original grant or within the period of any authorized extension thereof. The date of granting this subdivision is the date this subdivision is approved by the Decision-making body and the appeal period has exhausted. The expiration date is February 19, 2027.

G2. **Conformance with Plans.** The lot design on the subdivision map shall be designed in conformance with the subdivision map, as approved by the decision-making body.

G3. **Conditions of Plans.** All conditions of approval for this subdivision shall be reprinted and included within the first three sheets of the subdivision map sets submitted for review and approval. At all times these conditions of approval shall be on all grading and construction plans kept on the project site.

G4. **Necessary Relocation of Public Facility.** 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.

G5. **Indemnify and Hold Harmless.** The owner or designee agrees to defend and indemnify and hold City, its officers, agents, employees, officials and representatives free and harmless from and against any and all claims, losses, damages, attorney's fees, injuries, costs, and liabilities from any suit for damages or for equitable or injunctive relief which is filed by a third party against the City by reason of its approval of owner or designee's project.

G6. **Code Compliance.** The construction permit application drawings submitted to the Santa Clara Building Division shall include an overall California Building Code analysis; proposed use and occupancy of all spaces (CBC Ch. 3), all building heights and areas (CBC Ch. 5), all proposed types of construction (CBC Ch. 6), all proposed fire and smoke protection features, including all types of all fire rated penetrations proposed (CBC Ch. 7), all proposed interior finishes fire resistance (CBC Ch. 8), all fire protection systems proposed (CBC Ch. 9), and all means of egress proposed (CBC Ch. 10). Noncombustable exterior wall, floor, and roof finishes are strongly encouraged.

   a. During construction retaining a single company to install all fire related penetrations is highly recommended.
   b. The grade level lobbies shall be minimum 1-hour rated all sides and above.
   c. All stair shafts shall be minimum 1-hour rated.
   d. All elevator shafts shall be minimum 1-hour rated.
   e. All trash chute shafts shall be minimum 1-hour rated.
   f. Recommendation: provide minimum two trash chutes; one for recyclables, one for trash, each trash chute to be routed down to a grade level trash collection room.
   g. Any trash rooms shall be minimum 1-hour rated all sides and above.

G7. **Building Codes as Amended.** See Title 15 of the Santa Clara City Code for any amendments to the California Building Codes.

G8. **Reach Codes.** This project is subject to the provisions of the City of Santa Clara 2022 Reach Code, effective January 2022. See Ordinance No. 2034 and/or Title 15 of the Santa Clara City Code.
   a. Chapter 15.38 – Green Building Code for additional Electric Vehicle Charging requirements for new construction.

G9. Comply with all applicable codes, regulations, ordinances and resolutions.

**COMMUNITY DEVELOPMENT – PLANNING DIVISION**

**DESIGN / PERFORMANCE– PRIOR TO BUILDING PERMIT ISSUANCE**

P1. The project shall comply with the Conditions of General Plan Amendment and Rezoning approvals (PLN24-00160) and the mitigation measures identified in the CEQA Addendum prepared for the project.

P2. Developer shall prepare and submit Covenant, Conditions and Restrictions (CC&R's) to the City for review and approval. The approved CC&Rs are to be recorded prior to the issuance of building permits and a copy is provided to the Planning Department.

P3. **Tree Replacement (on-site).** Trees permitted by the City for removal shall be replaced on-site at a ratio of 2:1. (SCC 12.35.090)

P4. **Tree Replacement (Alternative Means).** If the applicant is unable to meet the 2:1 ratio requirement, trees permitted by the City for removal shall be replaced at a ratio pursuant to an alternative plan approved by the Director of Community Development. (SCC 12.35.090)

**OPERATIONAL CONDITIONS**

P5. **Landscaping Installation & Maintenance.** The owner or designee shall ensure that the landscaping installed and accepted with this project shall be maintained on the site as per the approved plans. Any alteration or modification to the landscaping shall not be permitted unless otherwise approved by the Director of Community Development.

P6. **Landscape Water Conservation.** The owner or designee shall ensure that landscaping installation meets City water conservation criteria in a manner acceptable to the Director of Community Development.

P7. **Landscaping.** The owner or designee shall maintain the front yard landscaping between the house and sidewalk. New landscape areas of 500 square feet or more or rehabilitated landscape of 2,500 square feet or more shall conform to the California Department of Water Efficient Landscape Ordinance.

**COMMUNITY DEVELOPMENT - BUILDING DIVISION**

**DESIGN / PERFORMANCE– PRIOR TO BUILDING PERMIT ISSUANCE**

BD1. **Addressing.** Prior to overall construction permit application, submit to the Santa Clara Building Division, 2 copies of an addressing diagram request, to be prepared by a licensed architect or engineer. The addressing diagram(s) shall include all proposed streets and all building floor plans. The addressing diagram(s) shall conform to Santa Clara City Manager Directive #5; Street Name and Building Number Changes, and Santa Clara Building Division Address Policy For Residential and Commercial Developments. The addressing diagram(s) shall indicate all unit numbers to be based off established streets, not alleys nor access-ways to garages. Allow a minimum of 10 working days for initial staff review. Please note city staff policy that existing site addresses typically are retired. Provide digital pdf printed from design software, not scanned from printed paper sheet.
   a. Any building or structure that is demolished shall have its address retired and a new address/s shall be issued for the project.

BD2. **Flood Zone.** The construction permit application drawings submitted to the Santa Clara Building Division shall include a copy of the latest Federal Emergency Management Agency (FEMA) Flood Zone Map:

https://msc.fema.gov/portal/home. The project drawings shall indicate how the project complies with the Santa Clara Flood Damage Prevention Code.

a. FEMA Flood Zone map designations and requirements are based on the map in effect at date of Building Permit issuance.

BD3. **Water Pollution Control.** The construction permit application drawings submitted to the Santa Clara Building Division shall include Santa Clara Valley Urban Runoff Pollution Prevention Program Low Impact Development (LID) practices http://www.scvurppp-w2k.com/nd_wp.shtml. All projects that disturb more than one acre, or projects that are part of a larger development that in total disturbs more than one acre, shall comply with the Santa Clara Valley Urban Runoff Pollution Prevention Program Best Management Practices (BMP): http://www.scvurppp-w2k.com/construction_bmp.shtml, and shall provide a Storm Water Pollution Prevention Plan (SWPPP) by a certified Qualified SWPPP Developer (QSD). All site drainage and grading permit applications submitted to the Santa Clara Building Division shall include a city of Santa Clara "C3" data form, available on this web page:

- https://www.santaclaraca.gov/our-city/departments-g-z/public-works/environmental-programs/stormwater-pollution-prevention and will be routed to a contract consultant for review.

BD4. **Submittal Requirements.** The overall project construction permit application shall include the geotechnical, architectural, structural, energy, electrical, mechanical, and plumbing drawings and calculations. Prior to the issuance of the overall project construction permit, a conditions of approval review meeting must be held in city hall, which meeting must be attended by the on-site field superintendent(s). The meeting will not be held without the attendance of the on-site field superintendent(s). The on-site grading permit shall be a separate permit application to the Building Division.

**DURING CONSTRUCTION – PRIOR TO OCCUPANCY**

BD5. **Temporary Certificates of Occupancy.** Temporary Certificates of Occupancy (TCO) will not be routinely issued and will be considered on a very limited basis only when there is a clear and compelling reason for city staff to consider a TCO. A TCO will be approved only after all applicable City staff have approved in writing; Planning, P.W./ Engineering, Fire Prev., Santa Clara Water, Silicon Valley Power, and any other applicable agencies such as the Santa Clara County Health Dept., with the Building Division being the final approval of all TCO.'s.

## FIRE DEPARTMENT

**DURING CONSTRUCTION – PRIOR TO OCCUPANCY**

F1. **Shared Fire Protection Features that Cross Property Lines.** Prior to Building Permit Final, any EVAEs or fire protection equipment (including but not limited to fire service undergrounds, sprinkler piping, fire alarm equipment, fire pumps, ERRCS) that cross property lines or is not located on the parcel of the building it serves shall have a CC&R legally recorded detailing who is responsible for maintenance and repair of the EVAE or fire protection equipment.

## PARKS & RECREATION DEPARTMENT

**DESIGN / PERFORMANCE—PRIOR TO BUILDING PERMIT ISSUANCE**

PR1. The Vesting Tentative Map shows a 2.73-acre parcel proposed for the public neighborhood park and the latest landscaping sheets show a 3.35-acre parcel proposed for the public neighborhood park. All plan sheets and maps shall be updated to reflect the correct acreage of 4.225 acres.

PR2. Developer shall supply a covenant to maintain the private recreational amenity spaces to the City Attorney prior to approval of the final subdivision map for review and approval. Once approved by the City Attorney, such document shall be recorded simultaneously with the final subdivision map.

PR3. The Covenants, Conditions, and Restrictions (CC&R's) or other equivalent instrument for this project should expressly provide for the perpetual maintenance of private recreational spaces for the life of the Project.

PR4. The map shall be updated to include the correct parcel for the public park.

**PUBLIC WORKS DEPARTMENT - ENGINEERING**

**DESIGN—PRIOR TO BUILDING PERMIT ISSUANCE**

E1. **Site Clearance.** Obtain site clearance through Public Works Department prior to issuance of Building Permit. Site clearance will require payment of applicable development fees. Other requirements may be identified for compliance during the site clearance process. Contact Public Works Department at (408) 615-3000 for further information.

E2. **Easement.** Obtain Council approval of a resolution ordering vacation of existing public easement(s) proposed to be abandoned, if any, through Public Works Department, and pay all appropriate fees, prior to start of construction.

E3. **Subdivision Map.** After City Council approval of the Tentative Map, submit the Subdivision Map, prepared by a Licensed Land Surveyor or a Registered Civil Engineer with Land Surveyor privileges to the Engineering Department. The submittal shall include a title report, closure calculations, and all appropriate fees.

E4. **Design.** The sanitary sewer (SS) discharge information (i.e., building use, square footage, point of connection to the public system, and 24-hour average and peak SS flow graphs for the peak day, showing average daily and peak daily SS flows) submitted by the developer was added to the City's Sanitary Sewer Hydraulic Model (SSHM) to determine if there is enough SS conveyance capacity in the SS trunk system to accommodate the proposed development. The SSHM output shows that there is slight surcharging in some downstream SS trunk lines. The SSHM output may change based on pending development applications and future projects. The SSHM output does not guarantee or in any way reserves or holds SS conveyance capacity until developer has Final Approval for the project. For purposes of this condition, "Final Approval" shall mean the final vote of the City Council necessary for all entitlements to be approved, unless a legal challenge is brought to the Council decisions, in which case the Final Approval shall mean the final disposition of the legal challenge.

**DURING CONSTRUCTION**

E5. **Encroachment Permit.** All work within the public right-of-way and/or public easement, which is to be performed by the Developer/Owner, the general contractor, and all subcontractors shall be submitted within a Single Encroachment Permit to be reviewed and issued by the City Public Works Department. Issuance of the Encroachment Permit and payment of all appropriate fees shall be completed prior to commencement of work, and all work under the permit shall be completed prior to issuance of occupancy permit.

E6. **Encroachment Permit.** Submit public improvement/encroachment permit plans prepared in accordance with City Public Works Department procedures which provide for the installation of public improvements directly to the Public Works Department. 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.

E7. **Encroachment Permit.** Existing non-standard or non-ADA compliant frontage improvements shall be replaced with current City standard frontage improvements as directed by the City Engineer or his designee.

E8. **Encroachment Permit.** Damaged curb, gutter, and sidewalk within the public right-of-way along property's frontage shall be repaired or replaced (to the nearest score mark) in a manner acceptable to

the City Engineer or his designee. The extents of said repair or replacement within the property frontage shall be at the discretion of the City Engineer or his designee.

E9. **Encroachment Permit.** Owner or designee shall provide a complete storm drain study for the 10-year and 100-year storm events. The grading plans shall include the overland release for the 100-year storm event and any localized flooding areas. System improvements, if needed, will be at developer's expense.

E10. **Encroachment Permit.** Construct new sanitary sewer main to connect existing sanitary sewer mains along Freedom Circle.

E11. **Encroachment Permit.** Sanitary sewer and storm drain mains and laterals shall be outside the drip line of mature trees or ten (10) feet clear of the tree trunk, whichever is greater, to the satisfaction of the City Engineer.

E12. **Encroachment Permit.** Provide root barriers when the drip line of the mature trees covers the sidewalk. Root barriers for sidewalk protection shall be 16' long or extend to drip line of the mature tree, whichever is greater, and be 1.5' deep, and centered on trees. Root barriers for curb and gutter protection shall be 16' long or extend to drip line of the mature tree, whichever is greater, and be 2' deep, and centered on trees.

E13. **Encroachment Permit.** Existing streetlights shall be clear of proposed sidewalk, developer shall relocate as necessary.

E14. **Encroachment Permit.** Mission College Boulevard along the project frontage has been paved (type II slurry seal). No pavement cuts are permitted per the City pavement moratorium (Ordinance No. 1998) until after December 31, 2025. Refer to https://www.santaclaraca.gov/our-city/departments-g-z/public-works/maintenance-operations/street-maintenance/pavement-preservation-ordinance for more information.

E15. **Encroachment Permit.** Pavement treatment shall be 2" overlay with digouts for the full street width of Freedom Circle.

E16. **Easement.** Dedicate required on-site easements for any new public utilities, and/or emergency vehicle access by means of subdivision map or approved instrument at time of development.

E17. **Easement.** Dedicate sidewalk easements along the project frontage where public sidewalks extend into private property. Sidewalk easements are to be 1' behind proposed back of walk where there is landscaping behind sidewalk. Sidewalk easement where hardscape is behind sidewalk is to be at back-of-walk. Cold joint is required between public sidewalk and private hardscape.

E18. **Easement.** Dedicate private storm water overland release easements for overland flow crossing proposed property lines.

E19. **Easement.** Record release of interest for "Agreement for installation and maintenance of landscape improvements" (C484 P109, SC14365), "Landscape improvement and maintenance easement" (C992 P12, SC14388), and "Agreement for installation and maintenance of landscape improvements" (C631 P680, SC14388-A).

E20. **Easement.** Dedicate private storm water overland release easements for overland flow crossing proposed property lines.

E21. **Agreement.** If requested, owner or designee shall prepare and submit for City approval a maintenance plan for all sidewalk, curb and gutter, landscaping and irrigation system improvements installed within the public right-of-way prior to encroachment permit issuance. Such plan shall include at a minimum, maintenance requirements for trees and shrubs, in acknowledgement of developer's/property owner's obligation under Chapter 12.30 and 17.15.

E22. **Building Permit.** File letter of map amendment/revision with FEMA for portions of proposed structure within flood zone AH.

## PUBLIC WORKS DEPARTMENT - STORMWATER

### DESIGN / PERFORMANCE—PRIOR TO BUILDING PERMIT ISSUANCE

ST1. **Final Stormwater Management Plan.** Prior to City's issuance of Building or Grading Permits, the applicant shall develop a Final Stormwater Management Plan, update the C.3 Data Form, the Special Project Narratives and Worksheet (as appropriate), and an Erosion and Sediment Control Plan.

ST2. **3rd Party Review of Final Stormwater Management Plan.** The Final Stormwater Management Plan and all associated calculations shall be reviewed and certified by a qualified 3rd party consultant from the SCVURPPP List of Qualified Consultants, and a 3rd party review letter (on design) shall be submitted with the Plan.

ST3. **Notice of Intent.** For project that disturbs a land area of one acre or more, the applicant shall provide a copy of the Notice of Intent (NOI) with WDID number for coverage under the State Construction General Permit. Active projects with NOI will be inspected by the City once per month during the wet season (October – April).

ST4. **Best Management Practices.** The applicant shall incorporate Best Management Practices (BMPs) into construction plans and incorporate post-construction water runoff measures into project plans. Include the SCVURPPP Countywide Construction BMPs Plan Sheet with the plans. Applicant to add Source control measures with designations from C.3 stormwater handbook, Appendix H.

ST5. **C.3 Treatment Facilities Construction Notes.** Include the C.3 Treatment Facilities Construction Notes on the Improvement Plans and/or Stormwater Control Plans.

ST6. **Decorative & Recreational Water Features.** Decorative and recreational water features such as fountains, pools, and ponds shall be designed and constructed to drain to the sanitary sewer system only.

ST7. **Small Projects.** For single-family homes and other small projects that create and/or replace 2,500 – 10,000 square feet of impervious surface area, the applicant shall implement at least one of the following site design measures:

a. Direction of roof runoff into cisterns or rain barrels
b. Direction of roof, sidewalk, walkway, patio, driveway, or parking lot runoff onto vegetated areas
c. Construction of sidewalks, walkways, patios, bike lanes, driveways, and parking lots with permeable surfaces

Plans shall specify which site design measures are selected for the project and show the direction of flow from impervious surfaces to the selected site design measures. All measures shall meet the design criteria in the 2016 C.3. Stormwater Handbook, Appendix K: Standard Specifications for Lot-Scale Measures for Small Projects.

ST8. **Interior Floor Drains.** Interior floor drains shall be plumbed to the sanitary sewer system and not connected to the City's storm drain system.

ST9. **Trash Enclosure Floor Drains.** Floor drains within trash enclosures shall be plumbed to the sanitary sewer system and not connected to the City's storm drain system.

ST10. **Architectural Copper.** The use of architectural copper is prohibited.

**DURING CONSTRUCTION OR OPERATION**

ST11. **Biotreatment Soil Media.** Applicant shall install biotreatment soil media that meets the minimum specifications as set forth in the SCVURPPP C.3 Stormwater Handbook. If percolation rate test of the biotreatment soil mix is not performed on-site, a certification letter from the supplier verifying that the soil meets the specified mix (the date of such document shall not be older than 3 months).

ST12. **Stormwater Control Measure Inspection.** At critical construction phases, all stormwater control measures shall be inspected for conformance to approved plans by a qualified 3rd party consultant from the SCVURPPP List of Qualified Consultants.

ST13. **Inspections.** Permeable Pavement, Media Filter vaults, and Trash Full Capture Devices shall be inspected by a 3rd party reviewer and/or manufacturer representative for conformance with the details and specifications of the approved plans. All new pervious concrete and porous asphalt pavements should have a minimum surface infiltration rate of 100 in./hr. as described in the SCVURPPP C.3 Handbook. A map displaying the number, location and details of full trash capture devices shall be prepared as an attachment to the Operations and Maintenance (O&M) Agreement with the City.

ST14. **Stormwater Treatment Facilities.** Stormwater treatment facilities must be designed, installed, and maintained to achieve the site design measures throughout their life in accordance to the SCVRUPPP C.3 Stormwater Handbook (Chapter 6 and Appendix C).

ST15. **Amendments to Operation & Maintenance Agreement.** Any site design measures used to reduce the size of stormwater treatment measures shall not be installed for the project without the written approval

from the City, installing the corresponding resizing of other stormwater treatment measures and an amendment of the property's O&M Agreement.

ST16. **Stormwater Pollution Prevention Messaging.** Developer shall install an appropriate stormwater pollution prevention message such as "No Dumping – Flows to Bay" on any storm drains located on private property.

ST17. **Outdoor Storage Areas.** All outdoor equipment and materials storage areas shall be covered and/or bermed, or otherwise designed to limit the potential for runoff to contact pollutants.

**PRIOR TO FINAL OF BUILDING PERMIT**

ST18. **As-Built Drawings.** As-Built drawing shall be submitted to the Public Works Department.

ST19. **3rd Party Concurrence Letter.** 3rd Party concurrence letter on the C.3 facilities construction shall be submitted to the Public Works Department. The letter shall be prepared by a 3rd party consultant from the SCVURPPP List of Qualified Consultants. The City reserves the right to review the 3rd party inspection report on the C.3 stormwater facility installation.

ST20. **Final C.3 Inspection.** Applicant shall schedule and City shall conduct a final C.3 inspection.

ST21. **Operation & Maintenance Agreement.** The property owner shall enter into an Operation and Maintenance (O&M) Agreement with the City for all installed stormwater treatment measures and full trash capture devices in perpetuity. Applicants should contact Public Works Dept. - Environmental Services at (408) 615-3080 or Street@SantaClaraCA.gov for assistance completing the Agreement. For more information and to download the most recent version of the O&M Agreement, visit the City's stormwater resources website at http://santaclaraca.gov/stormwater. Inspection of permeable pavement, media filter vaults and full trash capture devices is to be done annually by December 31 of each year.

**PUBLIC WORKS DEPARTMENT - TRANSPORTATION**

**DESIGN / PERFORMANCE—PRIOR TO BUILDING PERMIT ISSUANCE**

TR1. **Design.** A transportation impact analysis is not required as the project is covered under the Freedom Circle Focus Area Plan TIA.

TR2. **Design.** A VMT analysis is not required as the project meets the criteria for a transit priority project. However, should the provided number of parking stalls for the project exceed the amount required by City code, a VMT analysis will be required.

**DURING CONSTRUCTION – PRIOR TO OCCUPANCY**

TR3. **Encroachment Permit.** Project shall be responsible for implementing the improvements, if any, identified from the traffic operations analysis.

TR4. **Encroachment Permit.** Applicant shall install proposed crosswalk adjacent to the park located at the southern edge of the project site such that it is not located along a horizontal bend along Freedom Circle roadway and shall include safety features such as a raised crosswalk with flashing beacon.

TR5. **Encroachment Permit.** This project triggers improvements at select intersections based on findings per the Freedom Circle Focus Area Plan TIA. Based on the results of the requested traffic operations analysis, the applicant shall design and construct the following:

- Lawrence/US 101 SB Ramps – Convert EB left-turn lane to a shared left-turn/right-turn lane.
- Great America/Patrick Henry – Add a second NB left-turn lane.
- Freedom Circle (west)/Mission College – Add an eastbound right-turn lane; Remove west leg crosswalk; Relocate bus stops to the east side of the intersection; Restripe south leg (NB approach) with 1 left-turn, 1 left-turn/through, 1 right-turn lane; Make north leg and south leg split phase; Convert Hichborn Dr. to 2-way flow and add a signal at Great America Parkway.
- Great America/Mission College – Convert Hichborn Drive from one-way to two-way flow with a 60-ft right-of-way width, add traffic signal at Great America/Hichborn to allow left and right turns in and out, synchronize the new signal with the traffic signal at Great America/Mission College.
- Freedom Circle (east)/Mission College- Add a NB right-turn lane.

TR6. **Encroachment Permit.** Design and construct a 8' Class II Bike lane (6' bike lane (including gutter pan) and 2' buffer) along both sides of Freedom Circle. Provide a 50' wide Freedom Circle roadway which includes a 8' Class II bike lane, 11' travel lane, 12' center turn lane, 11' travel lane, and 8' Class II bike lane. Coordination with the Greystar applicant is advised for the required 8' Class II bike lane along their project frontage.

TR7. **Encroachment Permit.** Project shall abide by all standards and elements contained in the Freedom Circle Focus Area Plan.

TR8. **Encroachment Permit.** At Mission College/Agnew Rd intersection, modify traffic signal by replacing all four existing Type 1 pole with Type 15TS pole. Remove all existing signals, head, buttons, wiring, and foundations and furnish and install new.

TR9. **Encroachment Permit.** At Mission College/Freedom Circle (west) intersection, modify traffic signal by replacing two existing Type 1 pole with Type 15TS pole. Remove all existing signals, head, buttons, wiring, and foundations and furnish and install new.

TR10. **Encroachment Permit.** Reconstruct project frontage corners of Mission College/Freedom Circle (west) and Mission College/Freedom Circle (east) to be 25-foot curb radius to be in compliance with Pedestrian Master Plan Policy 2.A.5. This would require traffic signal modifications to accommodate new corner radius and curb ramps.

TR11. **Encroachment Permit.** Design and construct minimum 5-foot sidewalk along Mission College Boulevard and Freedom Circle project frontages.

TR12. **Encroachment Permit.** All proposed driveways shall be City standard ST-8.

TR13. **Encroachment Permit.** Improvements within 10 feet of a driveway must be less than 3 feet or greater than 10 feet per City Standard Detail TR-9.

TR14. **Encroachment Permit.** Maintain street signage along Mission College Boulevard and Freedom Circle.

TR15. **Encroachment Permit.** Unused driveways in the public right-of-way shall be replaced with City standard curb, gutter, and sidewalk per City Standard Detail ST-12.

TR16. **Encroachment Permit.** Intersection safety lighting at the intersections of Mission College/Freedom Circle (east) and Mission College/Freedom Circle (west) shall be upgraded from HPS to LED on all four corners (if not currently LED).

TR17. **Building Permit.** Provide trash pickup location on-site.

TR18. **Building Permit.** Provide loading/unloading zone on-site.

TR19. **Building Permit.** Residential and Non-residential Class I bicycle parking spaces and Class II bicycle parking spaces shall be provided per the requirements in the adopted Santa Clara Zoning Code Update. Bicycle parking, as defined in Santa Clara Municipal Code 18.74.075, shall be conveniently accessible from the street, within 200 feet of a building entrance and/or highly visible area.

TR20. **Fees.** Prior to building permit occupancy, project shall pay fair share traffic fees for intersection improvements identified in the Freedom Circle Focus Area Plan TIA including at:

- Lawrence Expressway/Tasman Drive
- Lawrence Expressway/Lakehaven Drive
- Lawrence Expressway/Arques Avenue
- Great America Parkway/Patrick Henry Drive (bikes lanes on Great America)
- Patrick Henry Drive/Tasman Drive (bike lane project)
- Old Ironsides Drive/Tasman Drive
- Old Ironsides Drive/Old Glory Lane
- Great America Parkway/Great America Way
- Great America Parkway/Old Glory Lane
- Freedom Circle (east)/Mission College Boulevard
- Mission College Boulevard/Montague Expressway
- San Tomas Expressway/El Camino Real
- San Tomas Expressway/Scott Boulevard
- Lick Mill Boulevard/Tasman Drive
- Lafayette Street/Agnew Road
- Bowers Avenue/Central Expressway

- Scott Boulevard/Central Expressway
- Lafayette Street/Central Expressway
- De La Cruz Boulevard/Central Expressway
- Agnew Road/Montague Expressway
- Zanker Road/Montague Expressway
- Lick Mill Boulevard/Montague Expressway
- North 1st Street/Montague Expressway
- Lawrence Expressway/Monroe Street
- Lawrence Expressway/Pruneridge Avenue
- Kiely Boulevard/Benton Street
- Kiely Boulevard/Homestead Road

**STREETS DIVISION**

Right of Way Landscape

**DESIGN / PERFORMANCE -- PRIOR TO ISSUANCE OF BUILDING PERMIT**

L1. **Tree Preservations Specifications.** Include City of Santa Clara Tree Preservation/City Arborist specifications on all improvement plans.

L2. **Mature Trees.** Identify existing mature trees to be maintained. Prepare a tree protection plans for review and approval by the City prior to any demolition, grading or other earthwork in the vicinity of existing trees on the site.

L3. **Tree Replacement.** 2:1 tree replacement ratio required for all trees removed from the right-of-way.

**DURING CONSTRUCTION OR OPERATION**

L4. **No Public Root Cutting.** No cutting of any part of ***public***, including roots, shall be done without securing prior approval of the City Arborist. Tree trimming/removal shall be done in accordance to the City of Santa Clara Tree Preservation/City Arborist specifications and with direct supervision of a certified arborist (Certification of International Society of Arboriculture).

**PRIOR TO FINAL OF BUILDING PERMIT**

L5. **In Lieu Fee.** If 2:1 replacement ratio cannot be met for removal of right of way landscape trees, tree planting fee must be paid prior to building permit final.

Solid Waste

**DESIGN / PERFORMANCE -- PRIOR TO ISSUANCE OF BUILDING PERMIT**

SW1. **Post-Construction Solid Waste Generation Estimation and Collection Form.** The applicant shall complete and provide the Post-Construction Solid Waste Generation Estimation and Collection Form, which includes the estimation of trash and recycling materials generated from the project. Use the City's Solid Waste Guidelines for New and Redevelopment Projects as specified by the development type. Contact the Public Works Department at Environment@SantaClaraCA.gov or (408) 615-3080 for more information.

SW2. **Site Plan.** The applicant shall provide a site plan showing all proposed locations of solid waste containers, chutes, compactors, trash enclosures and trash staging areas. The site plan shall show the route or access for trash and recycling collectors (trucks) including vertical clearance, turning radius and street/alley widths. All plans shall comply with the City's Solid Waste Guidelines. Solid metal roof, gates and a trench drain shall be installed within the trash enclosure and connected to the on-site sewer system.

SW3. **Construction Waste Diversion.** For projects that involve construction, demolition or renovation of 5,000 square feet or more, the applicant shall comply with City Code Section 8.25.285 and recycle or divert at least sixty five percent (65%) of materials generated for discard by the project during demolition and construction activities. No building, demolition, or site development permit shall be issued unless and until applicant has submitted a construction and demolition debris materials check-off list. Applicant shall

create a Waste Management Plan and submit, for approval, a Construction and Demolition Debris Recycling Report through the City's online tracking tool at http://santaclara.wastetracking.com/.

SW4. **Authorized Service Haulers.** This project is subject to the City's Accumulation, Transportation and Disposal of Solid Waste Ordinance (Chapter 8.25 of the Municipal Codes), which requires the handling and disposal of waste by authorized service haulers. Insert the General Notes for the Construction & Demolition (C&D) Waste Management into construction plans in accordance with the City's municipal codes prior to the issuance of a Building or Grading permit. Provide the Green Halo waste online tracking number to Building staff prior to the issuance of a demolition or building permit.

SW5. **Exclusive Franchise Hauling Area.** Project applicant shall contact the Public Works Department, Street Maintenance Division at (408) 615-3080 to verify if the property falls within the City's exclusive franchise hauling area. If so, the applicant is required to use the City's exclusive franchise hauler and rate structure for any hired debris boxes. Prior to the issuance of a Public Works clearance, the project applicant shall complete and sign the Construction and Demolition (C&D) / Waste Management Rules and Regulations Form.

**DURING CONSTRUCTION OR OPERATION**

SW6. **Waste Generation Tracking.** Applicant to track all waste generated and upload debris tags to GreenHalo for City staff review.

**PRIOR TO FINAL OF BUILDING PERMIT**

SW7. **Weight Tickets.** Prior to obtaining a Temporary or Final Certificate of Occupancy, individual weight tickets for all materials generated for discard or reuse by the project during demolition and construction activities shall be uploaded to Green Halo and submitted for review and approval by Environmental Services. At a minimum two (2) weeks review time is required.

**SILICON VALLEY POWER**

**DESIGN / PERFORMANCE – PRIOR TO ISSUANCE OF BUILDING PERMIT**

SVP1. Electrical services / Utility Connection Points shall be designed for each parcel.

**WATER & SEWER DEPARTMENT**

**DESIGN / PERFORMANCE -- PRIOR TO ISSUANCE OF BUILDING PERMIT**

W1. **Related Approvals.** Applicant shall comply with all related City approvals, entitlements, permits, or requirements associated with the subject property, unless explicitly superseded or revised by the Director of Water and Sewer Utilities.

W2. **Encroachment Permit.** Prior to issuance of Building Permits, the applicant shall submit an encroachment permit application and design plans for construction of water utilities that comply with the latest edition of the Water & Sewer Utilities Water Service and Use Rules and Regulations, Water System Notes, and Water Standard Details and Specifications. In addition, prior to the City's issuance of Occupancy, the applicant shall construct all public water utilities per the approved plans. The Water & Sewer Utilities will inspect all public water utility installations and all other improvements encroaching public water utilities.

W3. **Utility Design Plans.** Utility Design Plans shall indicate the pipe material and the size of existing water, recycled water and sewer main(s). The plans shall show the nearest existing fire hydrant and the two nearest existing water main line gate valves near the project area. The plans shall show meter and backflow configurations to scale and per City of Santa Clara Water & Sewer Utilities Standard Details. Note that all new water meters and backflow prevention devices shall be located behind the sidewalk in a landscape area. Fire hydrants should be located two feet behind monolithic sidewalk if sidewalk is present; two feet behind face of curb if no sidewalk is present, per City Std Detail 18. The plans shall provide the profile section details for utilities crossing water, sewer, or recycled water mains to ensure a 12" minimum vertical clearance is maintained.

W4. **Utility Separations.** Applicant shall adhere to and provide a note indicating that all horizontal and vertical clearances comply with State and local regulations. The applicant shall maintain a minimum 12" of vertical clearance at water service crossing with other utilities, and all required minimum horizontal clearances from water services: 10' from sanitary sewer utilities, 10' from recycled water utilities, 8' from storm drain utilities, 5' from fire and other water utilities, 3' from abandoned water services, 5' from gas and electric utilities, and 5' from the edge of the propose or existing driveway. For sanitary sewer, water, and recycled water utilities, the applicant shall maintain a minimum horizontal clearance of 10' from existing and proposed trees. If applicant installs tree root barriers, clearance from tree reduces to 5' (clearance must be from the edge of tree root barrier to edge of water facilities). No structures (fencing, foundation, biofiltration swales, etc.) allowed over sanitary sewer, potable water and/or recycled water utilities and easements.

W5. **Separate Services.** Applicant shall submit plans showing proposed water, recycled water, sanitary sewer, and fire services connected to a public main in the public right-of-way to the satisfaction of the Director of Water & Sewer Utilities. Different types of water and recycled water use (domestic, irrigation, fire) shall be served by separate water services, each separately tapped at the water main. Tapping on existing fire service line(s) is prohibited. Approved backflow prevention device(s) are required on all potable water services.

W6. **City Standard Meters and Backflows.** All proposed meters and backflows for all water services shall meet the current City of Santa Clara Water & Sewer Utilities Standard Details. Plans shall show meter and backflow configurations to scale.

W7. **Existing Services.** The applicant must indicate the disposition of all existing water and sewer services and mains on the plans. If the existing services will not be used, then the applicant shall properly abandon these services to the main per Water & Sewer Utilities standards and install a new service to accommodate the water needs of the project. The applicant shall bear the cost of any relocation or abandonment of existing Water Department facilities required for project construction to the satisfaction of the Director of Water and Sewer Utilities.

W8. **On-Site Storm Drain Treatment.** Prior to issuance of Building Permit, the applicant shall submit plans showing any onsite storm water treatment system. The plan shall include a section detail of the treatment system. No water, sewer, or recycled water facilities shall be located within 5-feet of any storm water treatment system.

W9. **Water Usage.** Prior to the issuance of Building Permits, the applicant shall provide documentation of water usage so the Water Division can verify the appropriate size of all proposed water meters. Please note that if the existing water services are incapable of supplying the water needs to the site, the existing services shall be abandoned, and new separate dedicated water services shall be provided for each use (domestic and irrigation).

W10. **Landscaping.** All the landscaping for the project shall comply with the California Water Conservation in Landscaping Act, Government Code Section 65591 et. seq. All plants shall be either California native or non-invasive, low water-using or moderate water-using plants. High water-using plants and nonfunctional turf are prohibited.

W11. **Water Features.** Prior to issuance of Building Permits, the applicant shall submit plan details for all water features (including but not limited to fountains and ponds) designed to include provisions for operating the system without City potable water supply and capable of being physically disconnected from source of potable water supply during City declared water conservation periods, to the satisfaction of the Director of the Water & Sewer Utilities. Decorative water features may be permanently connected to the City's recycled water supply.

W12. **Easements.** Prior to City's issuance of Building or Grading Permits, the applicant shall provide a dedicated water utility easement around the backflow prevention device onsite. The water utility easement for the water services and all other public water appurtenances shall be a minimum 15 feet wide and be adjacent to the public right-of-way without overlapping any public utility easement. Additionally, the applicant shall submit plans defining existing easements so Water Division can verify if there are any conflicts with proposed easements and water utilities.

W13. **Underground Fire Permit.** Prior to issuance of Building Permits, applicant shall submit an underground fire permit unless otherwise waived by the Fire Department. If fire flow information is needed, applicant

shall coordinate with Water and Sewer Utilities Department, for fire flow information at (408)615-2000. A dedicated fire service line, with an approved backflow prevention device, shall be used for on-site fire hydrants. Fire service lines required for commercial and industrial use shall be sized appropriately per fire flow demand and code requirements.

**DURING CONSTRUCTION**

W14. **City Standard Meters and Backflow Installation.** No meters or backflows shall be installed prior to establishment of water service account with the Municipal Services Division of the Finance Department. The applicant shall provide a copy of the account information to the Water and Sewer Utilities Department Inspector and Meter Shop prior to installation of any meter or backflow. All meters and backflows approved for installation shall be tested prior to use. Water service connections shall not be used prior to authorization by the Water and Sewer Utilities inspector.

W15. **Construction Water.** This project shall use recycled water for all construction water needs for onsite and offsite construction.

W16. **Water Shortage Response Actions.** Pursuant to the City of Santa Clara's Urban Water Management Plan, during times of drought or water shortage, the City implements water shortage response actions in accordance with the level of water shortage declared. All construction activities and all new irrigation connections are subject to the Water Shortage Response Actions in effect at the time of construction and connection of the irrigation service.

Water Shortage Response Actions for Stage 2 and higher include water use restrictions that limit the use of potable water such as:

a. prohibiting the installation of new potable water irrigation services. new irrigation connections, construction, and dust control.
b. restrict the use of potable water used for construction and dust control if recycled water is available.

This project is subject to all the requirements and restrictions of the Water Shortage Response Actions in place or adopted during the duration of the project. For more information, visit the City of Santa Clara Water & Sewer Utilities website at www.santaclaraca.gov/waterconservation.

**PRIOR TO FINAL OF BUILDING PERMIT**

W17. **Record Drawings.** Upon completion of construction and prior to the City's issuance of a Certificate of Occupancy, the applicant shall provide "as-built" drawings of the public water utility infrastructure prepared by a registered civil engineer to the satisfaction of the Director of Water & Sewer Utilities Department.

W18. **Conditional Releases.** The applicant shall comply with all the requirements of any building permit conditional release requirements.

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**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.

Correspondence
2/19/25 Planning Commission Meeting
2518 Mission College Blvd.
RTC 24-1188

**From:** [redacted]
**To:** Nimisha Agrawal
**Subject:** Building Houses with no solution for water is nonsense!
**Date:** Monday, April 29, 2024 4:33:42 PM

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> You don't often get email from [redacted]

I find it disturbing that Santa Clara is gleefully authorizing housing when we live in a desert. You expect those of us here to use less and less water while authorizing the building of more and more housing.

Where is plain common sense?

What will 1792 apartments require in the way of additional water? Let's assume 2 or 3 people, toilets, baths, laundry, dishes? And you want me to not water my 10sq feet of yard that feeds hummingbirds, bees and helps provide oxygen to the environment . Ridiculous!

What is the city's solution? It is like sticking your head in the sand. One day you turn on the faucet and there will not be one drip! How many jobs will there be when this happens.
Brenda
VenetianBeadShop.com

**From:** [redacted]
**To:** [redacted]
**Cc:** [redacted] Mayor and Council; Lisa Gillmor; Kathy Watanabe; Karen Hardy; Sudhanshu Jain; Raj Chahal; Kevin Park; Anthony Becker; Clerk; Nimisha Agrawal; Lesley Xavier; Reena Brilliot; PlanningCommission; Planning; [redacted]
**Subject:** Catalyze SV Members Score Irvine Company's Santa Clara Park
**Date:** Friday, September 20, 2024 11:05:30 AM

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> You don't often get email from [redacted]

Hello Carlene and Jim,

Thank you for presenting Irvine Company's Santa Clara Park to our members at last month's Project Advocacy Committee meeting.

Your project scored **3.43 out of 5** among our members. Overall, our members particularly liked these aspects of the project:

- bicycle infrastructure enhancements
- commitment to the preservation of existing redwood trees
- ongoing monthly meetings with the community

Although some aspects were well received, the project did not meet our 3.5 out of 5 threshold for advocacy. Our goal is for projects to score as high as possible, and we are confident that with our members' feedback, Santa Clara Park can achieve a higher score. The following documents contain our members' recommendations and suggestions:

1. Letter: Positive elements and recommendations
2. Scorecard: Our members' scores for each of our categories

In the meantime, we're happy to set up a call to answer any questions you may have about our members' feedback.

In the coming days, we will post the project on our website. The page will include the letter and scorecard shared above.

Thanks again for sharing Santa Clara Park with us. We look forward to continuing to work with you on this project.

Best,

Jake Wilde
Manager of Development Projects | Catalyze SV
www.CatalyzeSiliconValley.org

CATALYZE SV

www.CatalyzeSiliconValley.org

September 20, 2024

Carlene Matchniff
Irvine Company
5451 Great America Pkwy, #201
Santa Clara, CA 95054

Jim Cunneen
California Strategies

**RE: Irvine Company Proposal for Santa Clara Park**

Dear Carlene & Jim,

Thank you for sharing Irvine Company's Santa Clara Park with our members at our August 28 Project Advocacy Meeting. As we understand it, Santa Clara Park is a five-building, 1,792-unit mixed-income development located on a 25.74-acre site at 2518 Mission College Boulevard. The proposal will replace the existing 12 office buildings with 6.43 acres of public open space and over 1,740,000 square feet of residential space. The residential units are split between all five-story buildings that are a mix of studios, 1-bedrooms, and 2-bedrooms. Each bedroom contributes one parking space for a total of 2445 parking spaces plus an additional 90 spaces for visitors and guests. Plans also call for a small 4,000-square-foot centrally located cafe, as well as amenities for residents only, like a fitness center, co-working space, and two swimming pools. With the project well underway, our members would like to offer the following feedback and suggestions:

## Standout Elements:

### Community

As advocates of inclusive engagement, our members are pleased with Irvine Company's efforts to engage the community, especially its future plans for monthly meetings where community members can get involved in the development process. Our members recommend these meetings be advertised to the community through sufficient channels so as to reach as many folks as possible. Additionally, since Santa Clara Park is geared toward young, working professionals, some of our members want to see Irvine Company directly reach out to Mission College students, located just a few blocks down the street. The student community could be the focus of one of the monthly meetings.

### Sustainability

Our members appreciate and recognize Santa Clara Park as a standout project in our sustainability category. The project is aiming for GreenPoint Gold certification, will

have rooftop photovoltaics, and makes use of reclaimed water. These features put Santa Clara Park a head above the rest. For Santa Clara Park to improve even further in this category, some of our members would like to see the project better interface with the plants and wildlife of the San Tomas Aquino Creek. They suggest incorporating more riparian vegetation as well as pollinator-friendly trees into the project's plentiful open green space. Members also want to see the project's windows made bird-safe, as San Tomas Aquino Creek is a habitat for a plethora of diverse bird species.

**Legacy**

Members of Catalyze SV do not typically score projects in our Legacy category but felt it was important and relevant to Santa Clara Park in one regard—the preservation of the redwood trees. Our members are ecstatic to hear that Irvine Company is making the effort to preserve as many of the existing redwood trees as possible. As the site is currently a parking lot and private office campus, our members hope the community will one day be able to enjoy the redwood trees as part of a public park. We will be tracking this aspect of the project to make sure Irvine follows through on preserving the redwoods.

## Elements to Improve:

**Vibracny**

Finding and keeping commercial tenants isn't always easy. Our members understand this. Yet the more people in an area, the more it can support vibrant activity like retail and restaurants. We are impressed by Irvine Company's partial solution to this issue—operate its own in-house cafe and market. While we have never heard of this model, Irvine Company has tested a similar approach at its Redwood Place project in Sunnyvale. As described to us, this type of establishment will sell a range of goods to residents and the public, potentially filling a role similar to a convenience store. The cafe is a positive step. Our members stand by a bigger approach to vibrancy that entails more ground-floor activations near residents. We want Irvine Company to activate more space in the development for neighbors. River View Apartment Homes, a 1,308-unit Irvine Company community in San Jose, hosts a diverse collection of businesses, including restaurants, healthcare providers, and financial services. Our members note that Santa Clara Park's neighboring Irvine property, Santa Clara Square, has some noteworthy retail but lacks a substantial connection to Santa Clara Park as they are on opposite sides of Highway 101. The trail beneath the highway is not the same as a walkable neighborhood street. It is especially problematic at night or for those more vulnerable who would fear for their safety going under an overpass. Santa Clara Park should attempt to foster its own activity hub that does not rely on Santa Clara Square's existing amenities, especially considering it proposes so many homes as part of this project. It should consider complementing its solar rooftops with activation on top of them for residents. Housing is

wonderful and our region's highest need, yet we need complete neighborhoods if we're truly providing livable communities. Santa Clara Park needs to be a next-generation development.

**Transportation**

The San Tomas Aquino Creek Trail is the existing active transportation connection between Santa Clara Park and Santa Clara Square. The distance between the two properties is roughly one mile, and it would take a bicyclist at an average speed of roughly six and a half minutes on a mixed-use path. Our members appreciate that Santa Clara Park will improve cycling access from the site to the trail by installing new bike lanes along Freedom Circle. However, they are concerned regarding the reliability of the trail as the main connection to Santa Clara Square, which, in addition to a grocer and a few other businesses, primarily hosts restaurants and bars. During the day, commuting between the two locations is not an issue, but the trail closes at sunset. This means that during the busiest hours, traveling by car is the most viable option. Even if the trail were open, it would need significant lighting improvements to make it safe. It is an unfortunate situation, especially since our members are very impressed by the other cycling accommodations, like the 1,792 private bicycle stalls for residents. This is a huge effort by Irvine and represents the best of current development projects. We encourage Irvine Company, Valley Water, and Santa Clara to work together to enhance the north-south connection between these sites. As is, the only option for anyone outside of a car past sunset is to ride or walk along a six-lane highway service interchange.

**Intensity/Zoning**

Santa Clara Park proposes a total of 1,792 units split between five, five-story buildings. Our members understand this is a typical footprint for an Irvine Company project, but as advocates for dense urban housing, we want Santa Clara Park to match not just higher possible densities allowed by the construction type Irvine proposes here but also match the existing character of the neighborhood. Directly to the project's south are two 11-story buildings. To the project's west are another two 12-story buildings, and north of those is the 14-story Santa Clara Marriott. East of the project is Mission City Center, a 13-story high-rise accompanied by a separate seven-story parking garage. At only five stories, Santa Clara Park is rather short in the surrounding context. In the midst of our housing crisis, where supply is nowhere near meeting demands, our members want to see projects that maximize the use of our scarce land and deliver as many homes as possible. We urge the developer to increase the height by two to three stories. Again, an urban development in Silicon Valley in 2024 cannot leave this many homes on the table when they are feasible. We will fight hard to support Irvine Company in making this change.

**Affordability**

Santa Clara Park proposes a total of 1,792 units split between five, five-story buildings. Our members understand this is a typical footprint for an Irvine Company project, but

as advocates for dense urban housing, we want Santa Clara Park to match not just higher possible densities allowed by the construction type Irvine proposes here but also match the existing character of the neighborhood. Directly to the project's south are two 11-story buildings. To the project's west are another two 12-story buildings, and north of those is the 14-story Santa Clara Marriott. East of the project is Mission City Center, a 13-story high-rise accompanied by a separate seven-story parking garage. At only five stories, Santa Clara Park is rather short in the surrounding context. In the midst of our housing crisis, where supply is nowhere near meeting demands, our members want to see projects that maximize the use of our scarce land and deliver as many homes as possible. We urge the developer to increase the height by two to three stories. Again, an urban development in Silicon Valley in 2024 cannot leave this many homes on the table when they are feasible. We will fight hard to support Irvine Company in making this change.

Santa Clara Park has the potential to provide a home to thousands of people, and we will fight hard to turn that potential into reality. After decades of declining housing construction and underbuilding, it is crucial to maximize density whenever the opportunity arises. We hope Santa Clara and Irvine Company will work together to find a path that makes the most out of this site.

Sincerely,
Catalyze SV's staff and Project Advocacy Committee members

CC: mayorandcouncil@santaclaraca.gov
Mayor Lisa Gillmor (lgillmor@santaclaraca.gov)
Kathy Watanabe (kwatanabe@santaclaraca.gov)
Karen Hardy (khardy@santaclaraca.gov)
Suds Jain (sjain@santaclaraca.gov)
Raj Chahal (rchahal@santaclaraca.gov)
Kevin Park (kpark@santaclaraca.gov)
Anthony Becker (abecker@santaclaraca.gov)
City Clerk (Clerk@santaclaraca.gov)
Nimisha Agrawal (nagrawal@santaclaraca.gov)
Lesley Xavier (lxavier@santaclaraca.gov)
Reena Brilliot (rbrilliot@santaclaraca.gov)
Planning Commission (PlanningCommission@santaclaraca.gov)
Planning Division (planning@santaclaraca.gov)
Benjamin Demers [redacted]
Cade Story-Yetto [redacted]
Rachael Gibson [redacted]
Roseryn Bhudsabourg [redacted]
Genevieve Yip [redacted]
Carlene Matchniff [redacted]
Jim Cunneen [redacted]
Jimmy Ly [redacted]

About Catalyze SV

*Catalyze SV's Project Advocacy Committee is comprised of community members who identify, evaluate, & lead advocacy efforts around specific development projects.*

CATALYZE SV

# Project Review Scorecard

**Project Under Review:** **Santa Clara Park**
**Project Applicant:** **Irvine Company**
**Review Date:** **August 28, 2024**

*Page 4 of this scorecard explains the criteria below, as does: catalyzesiliconvalley.org/project-list*

**Community** **Score: 4/5**

As advocates of inclusive engagement, our members are pleased with Irvine Company's efforts to engage the community, especially its future plans for monthly meetings where community members can get involved in the development process. Our members recommend these meetings be advertised to the community through sufficient channels so as to reach as many folks as possible. Additionally, since Santa Clara Park is geared toward young, working professionals, some of our members want to see Irvine Company directly reach out to Mission College students, located just a few blocks down the street. The student community could be the focus of one of the monthly meetings.

**Vibrancy** **Score: 3/5**

Finding and keeping commercial tenants isn't always easy. Our members understand this. Yet the more people in an area, the more it can support vibrant activity like retail and restaurants. We are impressed by Irvine Company's partial solution to this issue—operate its own in-house cafe. While we have never heard of this model, Irvine Company has tested a similar approach at its Redwood Place project in Sunnyvale. As described to us, this type of establishment will sell a range of goods to residents and the public, potentially filling a role similar to a convenience store. The cafe is a positive step. Our members stand by a bigger approach to vibrancy that entails more ground-floor activations near residents. We want Irvine Company to activate more space in the development for neighbors. River View Apartment Homes, a 1,308-unit Irvine Company community in San Jose, hosts a diverse collection of businesses, including restaurants, healthcare providers, and financial services. Our members note that Santa Clara Park's neighboring Irvine property, Santa Clara Square, has some noteworthy retail but lacks a substantial connection to Santa Clara Park as they are on opposite sides of Highway 101. The trail beneath the highway is not the same as a walkable neighborhood street. It is especially problematic at night or for those more vulnerable who would fear for their safety going under an overpass. Santa Clara Park should attempt to foster its own activity hub that does not rely on Santa Clara Square's existing amenities, especially considering it proposes so many homes as part of this project. It should consider complementing its solar rooftops with activation on top of them for residents. Housing is wonderful and our region's highest need, yet we need complete neighborhoods if we're truly providing livable communities. Santa Clara Park needs to be a next-generation development.

**Transportation** **Score: 3/5**

The San Tomas Aquino Creek Trail is the existing active transportation connection between Santa Clara Park and Santa Clara Square. The distance between the two properties is roughly one mile, and it would take a bicyclist at an average speed of roughly six and a half minutes on a mixed-use path. Our members appreciate that Santa Clara Park will improve cycling access from the site to the trail by installing new bike lanes along Freedom Circle. However, they are concerned regarding the reliability of the trail as the main connection to Santa Clara Square, which, in addition to a grocer and a few other businesses, primarily hosts restaurants and bars. During the day, commuting between the two locations is not an issue, but the trail closes at sunset. This means that during the busiest hours, traveling by car is the most viable option. Even if the trail were open, it would need significant lighting improvements to make it safe. It is an unfortunate situation, especially since our members are very impressed by the other cycling accommodations, like the 1,792 private bicycle stalls for residents. This is a huge effort by Irvine and represents the best of current development projects. We encourage Irvine Company, Valley Water, and Santa Clara to work together to enhance the north-south connection between these sites. As is, the only option for anyone outside of a car past sunset is to ride or walk along a six-lane highway service interchange.

**Sustainability** **Score: 4/5**

Our members appreciate and recognize Santa Clara Park as a standout project in our sustainability category. The project is aiming for GreenPoint Gold certification, will have rooftop photovoltaics, and makes use of reclaimed water. These features put Santa Clara Park a head above the rest. For Santa Clara Park to improve even further in this category, some of our members would like to see the project better interface with the plants and wildlife of the San Tomas Aquino Creek. They suggest incorporating more riparian vegetation as well as pollinator-friendly trees into the project's plentiful open green space. Members also want to see the project's windows made bird-safe, as San Tomas Aquino Creek is a habitat for a plethora of diverse bird species.

**Intensity/Zoning** **Score: 3/5**

Santa Clara Park proposes a total of 1,792 units split between five, five-story buildings. Our members understand this is a typical footprint for an Irvine Company project, but as advocates for dense urban housing, we want Santa Clara Park to match not just higher possible densities allowed by the construction type Irvine proposes here but also match the existing character of the neighborhood. Directly to the project's south are two 11-story buildings. To the project's west are another two 12-story buildings, and north of those is the 14-story Santa Clara Marriott. East of the project is Mission City Center, a 13-story high-rise accompanied by a separate seven-story parking garage. At only five stories, Santa Clara Park is rather short in the surrounding context. In the midst of our housing crisis, where supply is nowhere near meeting demands, our members want to see projects that maximize the use of our scarce land and deliver as many homes as possible. We urge the developer to increase the height by two to three stories. Again, an urban development in Silicon Valley in 2024 cannot leave this many homes on the table when they are feasible. We will fight hard to support Irvine Company in making this change.

**Affordability** **Score: 3/5**

Santa Clara Park complies with the city's Affordable Housing Ordinance by providing 15% of units as deed-restricted affordable housing. Our members are glad to see these units will be on-site and integrated with the market-rate units. As presented to our members, the project aims to provide 5% of the affordable units to very low-income households, which for a two-person household is $73,750, and the remaining 10% of units will be provided to households earning the area median income, $147,450 for a household of two. Our members value deeply affordable housing and also recognize the potential for "affordable by design" units to deliver lower housing costs, but ultimately it is deed-restricted affordable housing that provides the greatest impact. While $147k meets the legal definition of affordable housing, this is well above a middle-class income, even in Silicon Valley. As such, our members encourage the developer to offer all the affordable units to households in very low or lower income levels to serve our neediest neighbors.

**Legacy** **Score: 4/5**

Members of Catalyze SV do not typically score projects in our Legacy category but felt it was important and relevant to Santa Clara Park in one regard—the preservation of the redwood trees. Our members are ecstatic to hear that Irvine Company is making the effort to preserve as many of the existing redwood trees as possible. As the site is currently a parking lot and private office campus, our members hope the community will one day be able to enjoy the redwood trees as part of a public park. We will be tracking this aspect of the project to make sure Irvine follows through on preserving the redwoods.

**Cumulative Score: 3.43 out of 5**

CATALYZE SV

## OVERVIEW

This project review scorecard provides guidelines for consistently evaluating how a proposed development aligns with Catalyze SV's values. Catalyze SV's values are:

- Inclusive, Diverse Communities
- Healthy, Sustainable Development
- Convenient Transportation Choices
- Housing Solutions for All
- Vibrant Places for People
- Equitable Community Engagement

## Grading Criteria - Merits

***Community***: The applicant is making significant efforts to reach out to the community, including underrepresented** voices, and has addressed recommendations collected through community engagement.

***Vibrancy***: The proposal seizes locational opportunities and includes features to enhance the human experience of the site and neighborhood. Public and private space is designed to promote physical, mental, and/or social well-being while connecting with parks, fresh food, and/or other community amenities.

***Transportation***: The project recognizes the growing importance of a variety of mobility solutions, incentivizes reduced automobile usage, and measures mobility after the project is built and occupied. Transportation Demand Management plans are encouraged.

***Sustainability***: The project incorporates measurable green building features. CalGreen Tier 1/2 measures and/or third-party certifications (LEED, WELL, Living Building Challenge, etc) are encouraged. Some features can be found here: https://www.catalyzesiliconvalley.org/sustainable-features.

***Intensity/Zoning***: The project utilizes nearly the full density allowed under its zoning and general plan designations.

***Affordability***: The proposal considers protections or relocation benefits for existing residential and/or commercial tenants that may be displaced. It goes beyond current government requirements for onsite, below-market-rate homes, stabilized commercial leases, or appropriate substitutes.

***Legacy (when applicable)***: The project undertakes efforts to incorporate, protect, or preserve any objects of significant cultural or historic merit identified by the community on or near the site.

** = Research has shown that renters, new residents, people of color, younger people, and females tend to be underrepresented voices on local development issues. (1 2 3)

## Grading Scale - Merits

*An average score of 3.5 is required for Catalyze SV to consider advocating full support for a project.*

1 = Fails to meet project review criteria
2 = Meets some project review criteria
3 = Meets basic project review criteria
4 = Exceeds project review criteria
5 = Goes far beyond project review criteria

N/A = Category does not apply

IRVINE COMPANY
APARTMENT DEVELOPMENT

Catalyze SV
www.CatalyzeSiliconValley.org

Dear Catalyze SV Staff & Project Advocacy Committee members:

Thank you for taking the time to review Irvine Company's proposed Santa Clara Park Project located at 2518 MIssion College Blvd, Santa Clara. We are writing to add additional information that was in process or still under review by the City of Santa Clara at the time we presented our proposed project to your group on August 28, 2024. Your support is important to us and we hope that we will be able to provide you with additional information and clarify points to gain Catalyze's support for the project.

Community

We appreciate and share CatalyzeSV's commitment to engaging with the community. We will continue our outreach throughout the entitlement process via community meetings, our project website and ongoing engagement with local residents and organizations. Upcoming community meetings will be posted on the city's website.

Sustainability

Sustainability has always been a central tenet of Irvine Company developments, an example of which are the nearby Santa Clara Square and Redwood Place developments. In response to your comments, we would like to clarify the following points from your letter:

- Reduced Runoff: The project will significantly decrease impervious area resulting in less runoff when compared to current conditions.
- Improved Water Quality: Bioretention treatment is designed to filter out pollutants prior to stormwater entering natural systems.
- Green Infrastructure Amenity: The treatment areas provide an additional landscaping amenity for pedestrian use around the site.
- Heat Reduction: Treatment areas and vegetation around the site help lower site surface temperatures when compared to current conditions.
- Installation of all electric appliances.
- The project includes 50% EV stall capacity.
- The Landscape Plant palette will be climate appropriate to the region with a focus on Mediterranean and drought tolerant species that meet or exceed local and regional water use regulations.
- Windows will be bird friendly.
- Carbon Capture and Sequestration through preserving, relocating, or reusing existing Redwood trees and planting 997 new trees.

- Photovoltaic Systems installed on garage and residential roof tops to benefit common area energy usage.
- Reducing vehicle miles traveled by 20% over existing conditions, including 10% from TDM measures, and 10% from physical design features.
- Extending reclaimed water line to complete Freedom Circle Loop.
- The sustainable features of the project would achieve LEED Gold equivalent.

Legacy

Tree preservation. Of the 417 existing trees on-site, we plan on preserving approximately 130.. This will include protecting-in-place 81 Coast Redwoods, 14 Japanese Zelkovas (large, existing street trees along Mission College), and 1 Stone Pine. We will also box and relocate another 34 existing Redwoods elsewhere on the project site. Existing trees requiring removal due to health or other reasons will be replaced at a 2:1 ratio at a size of 24" Box or larger per the City of Santa Clara guidelines. We intend to add approximately 997 new trees (quantity subject to change during the design process) which is well over the 578 required by the city's tree replacement standards. For those redwood trees unsuitable for preservation, an effort will be made (where feasible) to repurpose the salvaged wood into furniture or other site elements within the landscape.

Throughout the project will be a series of miniparks which will take inspiration from "The Life Cycle of Redwoods". Each mini-park will include themed, educational or interactive spaces focused on each phase of a redwoods growth starting from Seed, growing into Sapling, Fully Mature Tree/ Forest, and Fallen Logs. A continuous trail system throughout the community will interlink all of these spaces together and connect them to our large, neighborhood park at the southern end of the site which features several active and passive spaces tucked into several mature Redwoods Groves.

Beyond this plan, our scale and commitment to community forestry has allowed us to plant more than 550,000 trees that sequester 7 million pounds of carbon. I invite you to learn more about our community forestry program here: irvinecompany.com/communityforestry/

Vibrancy

Consistent with the City of Santa Clara's Freedom Circle Focus Area Plan, the site is designated as a high-density residential community with commercial uses adjacent. However, in addition to housing, we are offering an on-site centrally located market/cafe managed by Irvine Company to provide residents, neighboring office tenants and park users, daily food and beverages from the opening of the project. This will cut down auto trips and allow residents daily conveniences without getting into their cars.

IRVINE COMPANY
APARTMENT DEVELOPMENT

In addition, we have evaluated proximity to the food and services located within a 1-mile radius of our project. Our project design ensures the right balance of retail, and residential in both Santa Clara Park and our adjacent Santa Clara Square community, and believe this will create a cohesive, right-sized approach to mixed-use experiences.In addition, within this 1 mile radius are other retail options, including the Mercado shopping center.

Transportation

This project is designed to accommodate secure bicycle parking for each unit, located within bicycle rooms in each building garage. The project will also offer bicycle repair stations and electric bicycle charging in the bicycle rooms. Overall, the project is designed for connectivity adding 1 mile of dedicated bike lane improvements that will benefit not only this project but the region.

The San Tomas Aquino trail, is a multi-jurisdictional, and multi-functional facility (containing both trail and environmentally sensitive areas) under the jurisdiction of public entities and, thus, not an element of our proposal (nor are there any conditions that would have to be universally applicable to other development in the region for undefined improvements). As such, we respectfully suggest that the scoring for our development should not be discounted in this area.

In terms of food and services, both the Mercado shopping center and Santa Clara Square are located nearby and the development will be located conveniently to use electric bikes, scooters, bicycles, and by foot within a 10 minute walk or ride.

Intensity/Zoning

As a long-term owner committed to preserving the quality and the identity of the communities we plan, we appreciate the City's planning efforts with respect to the Freedom Circle Focus Area Plan. The Plan allows for a range of housing opportunities including developments assumed to be at a density range between 51-100 du/ac. The proposed development is about 69 du/ac. In addition to density, however, it is important to balance the character of our developments, the current pressing need for housing not only in context with adjacent land uses but in terms of the ability to deliver that housing given economic, infrastructure and overall mandated community elements such as parks, affordable housing, and other site-specific improvements. In that regard we have proposed the five-story wrap-type configuration. This product type strikes a balance between density and livability, providing both a high-quality living experience and compatible land use relative to the surrounding area and will result in housing designed to address needs of the nearby employment sectors.

IRVINE COMPANY
APARTMENT DEVELOPMENT

Affordability

Affordable housing is  an integral part of the Santa Clara Park plan. Unlike other developments that provide affordable housing off-site or pay fees (which are indeed essential elements as a part of an overall affordable housing strategy meeting other income level thresholds)  we have proposed, including deed restrictions ensuring retention of affordability levels in perpetuity, that 15% of the total units (with 5%, at 50% AMI and 10% at 100% AMI) be provided in perpetuity within the Santa Clara Park community providing those employed in nearby job centers the ability to live close to where they work.

In addition to the 15% of units designated for deed restricted affordable housing, we are also providing a wide range or unit square footage options that are intended to provide affordable by design units. These units will provide additional moderate income units to the overall market.

We are hopeful the additional information provided here will assist Catalyze SV with the re-evaluation of our original scorecard. The City of Santa Clara identified the need to focus more growth in North Santa Clara through the vision created in the Freedom Circle Future Focus Area. An important part of this vision was identifying the need for more housing. Irvine Company looks forward to addressing a significant portion of this need with the plan we have created for the Santa Clara Park Redevelopment, central to Freedom Circle. Our plan is designed to address a range of housing types, including affordable housing, resident-serving amenities, a public park system, private open space, and connectivity to the surrounding community. Thank you for your consideration of our proposed development at Freedom Circle.

Sincerely,

Carlene Matchniff

Carlene Matchniff, Vice President Entitlements
Northern California

CC: mayorandcouncil@santaclaraca.gov
Mayor Lisa Gillmor (lgillmor@santaclaraca.gov)
Kathy Watanabe (kwatanabe@santaclaraca.gov)
Karen Hardy (khardy@santaclaraca.gov)
Suds Jain (sjain@santaclaraca.gov)
Raj Chahal (rchahal@santaclaraca.gov)
Kevin Park (kpark@santaclaraca.gov)
Anthony Becker (abecker@santaclaraca.gov)

IRVINE COMPANY
APARTMENT DEVELOPMENT

City Clerk (Clerk@santaclaraca.gov)
Nimisha Agrawal (nagrawal@santaclaraca.gov)
Lesley Xavier (lxavier@santaclaraca.gov)
Reena Brilliot (rbrilliot@santaclaraca.gov)
Planning Commission (PlanningCommission@santaclaraca.gov)
Planning Division (planning@santaclaraca.gov)
Benjamin Demers [redacted]
Cade Story-Yetto [redacted]
Rachael Gibson [redacted]
Roseryn Bhudsabourg [redacted]
Genevieve Yip [redacted]

HOUSING ACTION COALITION

555 Montgomery Street, Suite 720
San Francisco, CA 94111
info@housingactioncoalition.org
housingactioncoalition.org

January 15, 2025

Santa Clara City Planning Commission
1500 Warburton Ave, Santa Clara, CA 95050

Dear Mayor Gilmor, City Councilmembers, and Planning Commissioners,

The Housing Action Coalition is pleased to endorse the Irvine Company's Santa Clara Park Apartment Community at 2518 Mission College Boulevard. After a detailed review, the committee is excited to support this project, which demonstrates a thoughtful and effective approach to addressing housing needs, affordability, and sustainability while fostering a vibrant and inclusive community.

The committee was particularly impressed by the scale and ambition of the project, which proposes 1,792 residential units, including 298 density bonus units, spread across five distinctive residential buildings. Of these, 1,206 units (70%) will be compact, averaging 667 square feet, while the remaining 586 units (30%) will average 839 square feet. The mix of studios, studios with dens, and one- and two-bedroom apartments will accommodate diverse demographic and economic needs, especially within the local workforce.

We commend the project's strong commitment to affordability, meeting the City of Santa Clara's 15% affordable housing requirement by designating 5% of the non-density bonus units for very low-income households and 10% for moderate-income households, with an average affordability of 100% AMI. This balance ensures that the development contributes significantly to Santa Clara's affordable housing stock while fostering an economically diverse community.

The State has allocated 11,632 units to Santa Clara as their Regional Housing Needs Assessment or "RHNA". Out of the 11,632 units, the City is required to build 1,981 moderate income units, and 2,872 very low income units. We commend the City's progress towards their housing goals. The Irvine Company's Santa Clara Park Apartment greatly contributes to the State mandated RHNA requirements. The committee also praises the project's exceptional design and integration of public and private open spaces. With over 6.4 acres of public parkland and 3 acres of private recreation areas, the development includes a wide variety of amenities: a flexible lawn, sports courts, playgrounds for different age groups, a dog park, and a ¾-mile walking and biking loop trail. These features create opportunities for both active and passive recreation, fostering social interaction and enhancing quality of life for residents and visitors alike.

The committee was further impressed by the project's innovative sustainability features. The integration of photovoltaic systems, high-efficiency windows, Energy Star appliances, electric heat pumps, reclaimed water systems, and tree preservation initiatives highlight a strong commitment to environmental stewardship. With plans to preserve or relocate 148 mature trees, including iconic redwoods, the development will maintain a harmonious balance between urban growth and natural beauty.

In addition, the project's focus on connectivity and accessibility is highly commendable. The site's connection with the San Tomas Aquino Creek Trail and proximity to nearby employment hubs, retail centers, and public transportation options will reduce car dependency and enhance multimodal access for residents.

HOUSING ACTION COALITION

555 Montgomery Street, Suite 720
San Francisco, CA 94111
info@housingactioncoalition.org
housingactioncoalition.org

The Housing Action Coalition is pleased to support the Irvine Company's Santa Clara Park Apartment Community. By delivering much-needed housing—including affordable units—alongside thoughtful design, sustainability, and community-focused amenities, this project sets a high standard for future development in Santa Clara.

Sincerely,

**Corey Smith**, *Executive Director*

**Nimisha Agrawal**

**Subject:** RE: Letter of Support for Proposed Irvine Company Apartment Development

**From:** Emmy Moore Minister [redacted]
**Sent:** Tuesday, January 14, 2025 2:54 PM
**To:** Mayor and Council <MAYORANDCOUNCIL@SantaClaraCA.gov>
**Subject:** Letter of Support for Proposed Irvine Company Apartment Development

You don't often get email from [redacted] Learn why this is important

Santa Clara Mayor Lisa Gillmor and

Santa Clara City Council

Santa Clara Planning Commission

City of Santa Clara

1500 Warburton Ave.

Santa Clara, CA, 95050

January 14, 2025

## Re: Letter of Support for the Proposed Apartment Development by the Irvine Company

Dear Honorable Santa Clara Mayor Gillmor, Santa Clara City Council Members and Santa Clara Planning Commissioners,

This letter is to express my support for Irvine Company's proposed apartment development (which includes 1792 units) located at 2518-2650 Mission College Blvd. and 3900-3990 Freedom Circle in Santa Clara. This well-planned project will bring multiple benefits to the City of Santa Clara and the overall community starting with the city's need for additional housing, including affordable housing.

The Irvine Company has a proven track record of developing sustainable, thoughtfully planned communities. They make it a habit to always incorporate green building practices, energy-efficient technologies, and green open space which translates into a vibrant development that is environmentally responsible.

I became familiar with this well-thought-out project by attending community meetings where the developer has shared detailed plans for all components of this project while listening closely to the concerns and suggestions of meeting attendees.

In concert with its previous projects in Santa Clara, the Irvine Company remains committed to providing efficiently designed apartment units that will help meet the market demand.

Additionally, the project will create numerous construction jobs and employment opportunities for local workers, many of whom reside within the City of Santa Clara.

Tenants attracted to this highly sustainable apartment community will contribute to our local economy through their support of nearby businesses and services.

The proposed development is strategically located which will allow many of its residents to walk, bike or utilize nearby public transit. The attractively designed buildings surrounded by drought resistant landscaping and plenty of parklike open space (including a walking trail) coupled with a recreational area for youth and a dog park, will create a welcoming environment for residents and families. The plans also include a retail component on site which is yet another added benefit for residents and those who work in the area.

It is for all the reasons above, and more, I strongly encourage the Santa Clara City Council and its Planning Commission to approve this proposed project.

Respectfully submitted,

M.E. Emmy Moo
Minister

## Nimisha Agrawal

**Subject:** RE: Letter of Support for the Proposed Santa Clara Park Apartment Development by the Irvine Company

**From:** Mary Grizzle [redacted]
**Sent:** Saturday, January 11, 2025 1:19 PM
**To:** Mayor and Council <MAYORANDCOUNCIL@SantaClaraCA.gov>; PlanningCommission <PLANNINGCOMMISSION@santaclaraca.gov>
**Subject:** Letter of Support for the Proposed Santa Clara Park Apartment Development by the Irvine Company

Mayor Gillmor, Santa Clara City Council and Santa Clara Planning Commissioners:

I am writing to strongly support Irvine Company's Santa Clara Park apartment development which includes 1792 units located on Mission College Blvd in the Freedom Circle planning area of our city. Irvine is well know for building beautiful communities including Santa Clara Square and Monticello. This new project will continue their commitment to the City of Santa Clara by building needed new housing near jobs, including affordable housing, a new public park and improved bike lanes and trails. The Irvine Company has been a wonderful community member supporting many non-profits and providing beautiful public parks. Their new proposal includes sustainable green building practices, solar rooftop energy and a commitment to preserving redwoods by designing the project around the natural environment. I attended two of their community meetings where the company shared the project details and responded to questions from the public. The proposed development is strategically located which will allow many of its residents to walk, bike or utilize nearby public transit. The public park will include equipment for youth and a dog park.

In short it will be a welcoming place for residents and the public. It is for all the reasons above, and more, that I strongly encourage the Santa Clara City Council and its Planning Commission to approve this proposed project. Thank you for your consideration in approving this project.

Mary O. Grizzle
[redacted]

## Nimisha Agrawal

**Subject:** RE: Irvines Santa Clara Park Development

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**From:** Steve Kelly [redacted]
**Sent:** Friday, January 10, 2025 8:34 PM
**To:** Mayor and Council <MAYORANDCOUNCIL@SantaClaraCA.gov>
**Subject:** RE: Irvines Santa Clara Park Development

Dear Mayor Gillmor & City Council Members,

I had the opportunity to attend the Irvines Santa Clark Park presentation.

I like the fact that it is a mixed-use development close to transit and Mission College. I also like that it is pedestrian and bike friendly with a large park on the site. I like the mixture of retail, restaurants, jobs, and other amenities on the site.

I am in support of the project at this location.

Sincerely,

Steve Kelly
3093 Forbes Ave
Santa Clara, CA 95051
Irvines Santa Clark Park presentation

## Nimisha Agrawal

**Subject:** RE: Letter of Support for the Irvine: Santa Clara Project with Park Redevelopment

**From:** ana Vargas-Smith [redacted]
**Sent:** Tuesday, January 14, 2025 1:16 PM
**To:** Mayor and Council <MAYORANDCOUNCIL@SantaClaraCA.gov>; ana Vargas-Smith [redacted]
**Subject:** Letter of Support for the Irvine: Santa Clara Project with Park Redevelopment

Dear Mayor and Council

Happy New Year!

Excited to see that Irvine has a new project near Mission College and Tech jobs that would provide much needed workforce housing to the area--more welcoming and livable spaces with retail is always the ideal.

As a long-time local Resident of Santa Clara, it's great to see a quality development project that includes green places that protect and preserve 130 heritage Redwood trees, but also creates active neighborhood-like spaces for recreation, gathering and retail--something for everyone. Not only does this project provide much needed placemaking with affordable housing strategically close to Mission College and a variety of Tech campuses, but it provides a 3 acre public park for recreation with bike and pedestrian paths that connect to light rail, nearby businesses and other retail like Santa Clara Square, grassy picnic and sports areas, a kids playground, a dog park for our furry family members and access to nearby Trails. Very Important given the density of 1700 units, that folks have access to amenities on the property and within biking and walking distance.

Irvine has a history of working with our local community to build quality and successful mixed use retail projects like Santa Clara Square, Monticello etc-- but also giving back to the community with meaningful benefits like the SC City Library Bookmobile--a favorite of mine, and a win for generations of Santa Clarans to come.

I have not seen many other developers who have delivered, not only on quality construction, public amenities and community benefits, but successfully recruited desirable quality merchants to their mixed use projects-- like Irvine has been able to do. So often the complaint by other developers is that doing retail is hard. Well not for Irvine apparently. I hope you are moved to support after reviewing the entire planned development--like I was.

Many thanks for all you do for our community

Warm Regards

Ana Vargas-Smith

**Nimisha Agrawal**

**Subject:** RE: Project Support

**From:** Charmein's Comcast [redacted]
**Sent:** Monday, January 20, 2025 6:00 PM
**To:** Mayor and Council <MAYORANDCOUNCIL@SantaClaraCA.gov>
**Subject:** Project Support

You don't often get email from [redacted] Learn why this is important

Dear Mayor Gillmor, City Council, and Planning Commissioners,

I am writing to you in support of the proposed apartment development at 2518-2650 Mission College Blvd. and 3900-3990 Freedom Circle in Santa Clara.

As a long-time property owner in Santa Clara (and one who cares deeply about the future of the city), a few months ago I attended a community meeting hosted by the Irvine Company where I learned a lot about the proposed project.

It is well planned and accompanied by appropriate amenities for the tenants including parklike open space, a dog park, walking trails, some retail offerings, and more.

This project will also help meet the cities housing shortage. I hope you will vote in favor of this project.

Sincerely,

Charmein LoCascio

Warm regards,
Charmein

## Nimisha Agrawal

**Subject:** RE: Support for Irvine Company's new and amazing project

-----Original Message-----
From: constance costa [redacted]
Sent: Saturday, January 11, 2025 6:15 PM
To: Mayor and Council <MAYORANDCOUNCIL@SantaClaraCA.gov>; PlanningCommission <PLANNINGCOMMISSION@santaclaraca.gov>
Subject: Support for Irvine Company's new and amazing project

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

Mayor Gillmor, City Council & all our Planning Commissioners:

It is with great pride that I am endorsing the Irvine Company's new development project in Freedom Circle. I am so impressed with their meticulous work that goes over and beyond the many projects that have been built locally such as recessed windows. You only have to make an appointment to see the difference for yourself all the special amenities that they provide. I might also add their responsive Service teams keep the projects lively, well kept and all their tenants happy with the many amenities Irvine Company provides, a safe environment, recreation geared for all parks and even a dog park.

For these reasons, I am giving a huge thumbs up for this development and hope that the Council and Planning Commissioners do the same.

Thank you for your consideration

Constance M. Costa
[redacted]

## Nimisha Agrawal

**To:** Mayor and Council
**Cc:** PlanningCommission; Afshan Hamid
**Subject:** RE: Irvine Project

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**From:** Ruben Camacho [redacted]
**Sent:** Tuesday, January 21, 2025 1:44 PM
**To:** Mayor and Council <MAYORANDCOUNCIL@SantaClaraCA.gov>
**Subject:** Irvine Project

You don't often get email from [redacted] Learn why this is important

Dear Mayor, Council & Planning Commission,

First off thank you for your service to Santa Clara.

It is great to hear that Irvine has a new project, North of the Bayshore, near Mission College and High Tech jobs, that would provide much needed quality housing to Santa Clara.

As a long-time local Resident of Santa Clara, my parents moved here in 1934, it's nice to see a development project, that includes park places and beautifully designed buildings.

Irvine has a strong history of working with our local community to build quality projects, like Santa Clara Square. Looking for to visiting this new wonderful development.

Asking for your support.

Best Regards

Ruben Camacho
55 plus year resident
of Santa Clara
[redacted]

Anne J. Kepner
2128 Forbes Avenue
Santa Clara, CA 95050
[redacted]

January 22, 2025

Mayor Lisa Gillmor
Santa Clara City Councilmembers
1500 Warburton Avenue
Santa Clara, CA 95050

*Sent Via Email Only:* mayorandcouncil@santaclaraca.gov

Re: Irvine Santa Clara Park Redevelopment Project

Dear Mayor Gillmor and Councilmembers,

I have been a resident of Santa Clara for more than 30 years and for the past 10 years have had the honor of serving as a Trustee for West Valley-Mission Community College District. While I live in District 6, serving as a trustee has provided me an opportunity to become familiar with the area surrounding Mission College. Our city is in need of more housing and the area near Mission College is an optimal location for new housing developments.

I have been provided an overview of the proposed Irvine Santa Clara Park Redevelopment project and, as an individual resident of Santa Clara, I support it for a number of reasons. First, the project contemplates close to 1,800 units, and 15% will be affordable housing units. As the cost of living continues to rise, it is important to add more housing units that are below market rate. Second, the proposed development is designed to encourage and promote walkability and bicycle use. These design features will likely increase the use of the nearby bike trails and public transportation, namely the light rail along Tasman. Third, this project would further support the existing retail properties near Mission College and at Santa Clara Square as well as the retail components of anticipated developments to be built north of Mission College. The vision for the area to the north and east of Mission College will result in a more vibrant and better integrated neighborhood for those who live and/or work in this part of Santa Clara.

I urge you to support the Irvine Santa Clara Park Development and look forward to the continued growth and investment in the area of Santa Clara surrounding Mission College.

Sincerely,

Anne J. Kepner

**Hello Mayor Gillmor, Council, and Planning Commission,**

**I am writing in support of the Irvine Company's project at Freedom Circle and would like to share a couple reasons why:**

**Since housing is one of the city's greatest needs, I like the 1,700+ high-density units this adds - in close proximity to a major work/office area. The high number of units that meet the affordable housing requirement further my support for this project.**

**I also like the creativity used to create a 3-acre park that will provide space for picnics, sports courts, a kids playground, a dog park, and other recreation. The apartment community itself will be friendly to bicyclists and people who want to walk to nearby Santa Clara Square, as well as their work & other dining destinations.**

**The short walk to the San Tomas Aquino Trail opens up many access and recreation opportunities.**

**Overall, I see that the project delivers on promoting community, offers accessibility, increases connectivity for residents, and is sustainable, with minimal demands on utilities.**

**The Irvine Company has been a good partner with Santa Clara for many years and has consistently demonstrated their willingness to listen to what the community wants and incorporate feedback into their designs. I have seen this first-hand through the recent community meetings I have attended for this project.**

**I hope you can support this exciting project and help provide more housing in Santa Clara.**

**Thank you for your service to The City.**

**Sincerely,**

**Brian Goldenberg**

**50+year life-long Santa Clara Resident**

**From:**

**Daniel Meyberg**

**Director of Corporate Development**

**O2 Micro International**

**3118 Patrick Henry Drive**

**Santa Clara, CA. 95054**

**To:**

**Santa Clara Mayor**

**Santa Clara City Council Members**

**Santa Clara Planning Commission**

**Subj: Support of the Irvine Santa Clara Park Redevelopment located near Mission College.**

**Dear Mayor Gillmor and members of the Santa Clara City Council and Planning Commission.**

**I am writing in support of the Irvine Santa Clara Park Redevelopment located encircling Freedom Circle Drive, This project would greatly benefit the community by providing 1,792 apartment homes that include15% affordable housing requirement. Also, 70% of the units (1,239) will be designed to be affordable for the surrounding workforce, many of whom work and support the 1.7 million sq feet of high-tech employment space, much of which is within walking distance**

**The Santa Clara Park community supports a walkable, active, and social living experience including a large public park (3+ Acres) featuring flexible lawn for various sports configurations, family picnic areas, courts and kids' playground. Walk and Bike trails are**

**throughout the development providing a ¾ mile loop trail that will link to San Tomas Aquino Creek trailhead that connects to the many high value destinations including Santa Clara Square, Levi Stadium, the Santa Clara Convention Center, Light Rail, and the extensive Bay Trail network. Mission College, Santa Clara Square, and other nearby retail properties including large neighborhood retail centers anchored by Whole Foods Grocery, are just a short walk or ride away.**

**For these reasons, I urge your support of the Irvine Santa Clara Park Redevelopment. I feel this development will greatly benefit Santa Clara now and in the extended future.**

**Sincerely,**

**Daniel Meyberg**

**January 23, 2025**

**Dear Santa Clara Mayor, City Council and Planning Commission,**

**The Irvine Company's proposed Santa Clara apartment project will benefit the community and local businesses. Below are some positive points to consider:**

**1. Increased Housing Supply: The project can help address housing shortages in the area, and with units making it more affordable to live in Santa Clara.**

**2. Economic Growth: New residents often lead to increased demand for local businesses, potentially boosting sales for shops, restaurants, and services in the area.**

**3. Job Creation: The construction of the apartments will create jobs, both in the short term during the building phase and in the long term as new businesses emerge to help serve the growing population.**

**4. Improved Infrastructure: Development often comes with upgrades to existing infrastructure, including roads, public transport, and utilities, which can enhance the quality of life for all residents.**

**5. Community Amenities: This project has designated open space, a dog park, plus walking trails which will encourage recreation and promote social interaction.**

**6. Sustainability Initiatives: This project includes eco-friendly design and technology, which add to sustainability efforts and can lower the overall carbon footprint of the area.**

**7. Diversity and Inclusion: By providing various housing options, the project can foster a more diverse community, promoting inclusivity and access for different demographics.**

**8. Tax Revenue: Increased housing and business activity like this proposed project can lead to increased tax revenues, which can be directed towards public services and improvements like schools, public safety, and community programs.**

**I advocate for the proposed Irvine Company apartment housing project, and I encourage you to vote in favor of it, as it presents many positive benefits for the community.**

**Sincerely,**

**Michael B. Villalpando, Principle**

**National Compassion Holiday, Founder**

**Hello, my name is Mike Walke (Santa Clara Resident) and I would like to offer my support of the Irvine Company's proposed apartment development located south of Mission College Boulevard. As you know 1,792 apartment homes are planned to be built on this site. The plan includes 269 (15 %) affordable housing units and an additional 1,239 housing units to be built in the city of Santa Clara.**

**The project includes park, bicycle, and pedestrian friendly amenities. It offer's a walkable, active, diverse experience while promoting social interaction. Integral to the site design is a 3-acre public park. The public park will feature a flexible lawn for active recreation, picnic areas, sports courts, kids' playground (with 2 separate areas serving ages 2-5 and ages 6-12), as well as a dog park. In addition, an interconnected set of trails throughout the perimeter will serve as an important public link to the San Tomas Aquino Creek trailhead.**

**During community meetings the Irvine Company has committed to safeguarding heritage trees in their existing locations and strategically relocates trees deemed suitable for transplanting. The landscape plan envisions preserving approximately 130 existing trees, including Redwoods and other species.**

**The Irvine Company has held three significant community meetings reaching out to hundreds of residents like me. In addition, Irvine supports many nonprofits in our community as well.**

**I thank you in advance for your support of the Irvine Apartment Community project!**

**Sincerely**

**Mike Walke**

**cc: Mayor and Council**

**From:** [redacted]
**To:** Nimisha Agrawal
**Cc:** [redacted]
**Subject:** Public comments on 2518 Mission College
**Date:** Wednesday, February 12, 2025 3:32:53 PM

---

Hello Nimisha (City Traffic Engineer and developer team cc'ed),

Thank you for meeting with me last week. Can you please forward my comments along to the Planning Commission and include in their packet?

The Silicon Valley Bicycle Coalition is pleased to support the project at 2518 Mission College, with recommendations. The developer and owner, Irvine Group, proactively engaged the coalition with a presentation on the project. We support the project as it offers a mix of affordable as well as "affordable by design" units that will help address the affordable housing crisis. The developer commits to adding Class IV lanes on Freedom Circle and secure bike lockers with one space per unit. SVBC also reviewed the project's proposed TDM measures and we have the following recommendations of the Planning Commission:

- While we are pleased to see commitment to secure bike parking facilities, we are skeptical of real mode shifts occurring without supporting programs and incentives. We offer the following recommendations to strengthen the mode-shift opportunities:
- Built-in timelines/coordination between the City, subject property owner and adjacent to ensure the roads and trail improvements are completed in a timely manner.
- More robust funding for transit passes. SVBC staff managed the TDM work on an affordable housing project that provided 1 year of free Caltrain passes to residents. A Clipper card that provided access to VTA, Bikeshare, Caltrain and Amtrak would help shift people out of their cars.
- Work with the developer to bring Bikeshare to their site and the trail entry/exit. Provide reduced or free bikeshare for residents.
- Provide e-bike charging stations for residents similar to the e-car requirements that many cities now have. Add these to the bike locker areas.
- Ensure that the developer-owned connecting parks/facilities to the trail promote well-designed active uses and amenities such as tot lots, water bottle refill stations, etc.
- SVBC would like to work with the developer and city to provide resources to residents about our programs, such as our valet bike parking for Levi's stadium, which is a short bike ride away along a Class I trail from the project site.

Thank you for the opportunity to comment on this project. Please feel free to reach out to me with any questions.

Best,
--
**Matt Jones** | he/him/his
Director of Advocacy
Silicon Valley Bicycle Coalition

**Take Action** | **Bike Resources**
**Volunteer** | **Donate**

Dear Commissioners,

I am writing to express strong support for the Irvine Company's Santa Clara Park Apartment Community at 2518 Mission College Boulevard. This project will help address Santa Clara's housing needs while creating a sustainable and welcoming community.

The project includes 1,792 apartments, with a variety of unit sizes to serve different needs. It also dedicates 15% of the units to affordable housing—5% for very low-income households and 10% for moderate-income households—helping meet the city's housing goals.

I am excited about the project's open spaces, which include over 6 acres of public parks and 3 acres of private recreation areas. Features like sports courts, playgrounds, a dog park, and walking trails will benefit both residents and the community.

The development's sustainability features are also impressive. These include solar panels, energy-efficient appliances, and systems for conserving water. Preserving 148 mature trees, including redwoods, shows the project's commitment to the environment.

The location of the project is ideal, with access to trails, jobs, shopping, and public transit. Its connection to the San Tomas Aquino Creek Trail and proximity to major employment hubs will enhance accessibility and reduce car dependency, making it easier for residents to get around while supporting sustainable transportation options.

This project is a great step toward meeting Santa Clara's housing needs and creating a more sustainable and inclusive city. I encourage you to approve it and help bring these benefits to our community.

Sincerely,
Elizabeth Barcelos
[redacted]
95113

Dear Commissioners,

My name is Noah, and I have lived in Santa Clara my entire life. I now attend USC, where I study Urban Sustainable Planning. I am writing to express strong support for the Irvine Company's Santa Clara Park Apartment Community at 2518 Mission College Boulevard. This project will help address Santa Clara's housing needs while creating a sustainable and welcoming community.

The project includes 1,792 apartments, with a variety of unit sizes to serve different needs. It also dedicates 15% of the units to affordable housing—5% for very low-income households and 10% for moderate-income households—helping meet the city's housing goals.

I am excited about the project's open spaces, which include over 6 acres of public parks and 3 acres of private recreation areas. Features like sports courts, playgrounds, a dog park, and walking trails will benefit both residents and the community.

The development's sustainability features are also impressive. These include solar panels, energy-efficient appliances, and systems for conserving water. Preserving 148 mature trees, including redwoods, shows the project's commitment to the environment.

The location of the project is ideal, with access to trails, jobs, shopping, and public transit. Its connection to the San Tomas Aquino Creek Trail and proximity to major employment hubs will enhance accessibility and reduce car dependency, making it easier for residents to get around while supporting sustainable transportation options.

This project is a great step toward meeting Santa Clara's housing needs and creating a more sustainable and inclusive city. I encourage you to approve it and help bring these benefits to our community. If more projects like these are not developed at a much higher rate, rents will remain high, and all my friends and I will have to leave the South Bay.

Sincerely,
Noah Schneider
[redacted]
95050

Dear Commissioners,

I support the Irvine Company's Santa Clara Park Apartment Community at 2518 Mission College Boulevard. This project will help address Santa Clara's housing shortage while creating a sustainable and welcoming community.

I am a renter living in Santa Clara County who has struggled to find and afford housing. Our community desperately needs more homes at all income levels. I am excited that this project includes 1,792 apartments, with 15% of the homes dedicated to affordable housing—5% for very low-income households and 10% for moderate-income households—helping meet the city's housing goals.

Furthermore, the location of the project is ideal, with access to trails, jobs, shopping, and public transit.

This project is a great step toward meeting Santa Clara's housing needs and creating a more sustainable and inclusive city. I encourage you to approve it without delay.

Sincerely,
Elizabeth Conlan
[redacted]
95118

Dear Commissioners,

Affordable housing is the foremost crisis facing our region, and we should welcome new homes into our community. I am writing to express strong support for the Irvine Company's Santa Clara Park Apartment Community at 2518 Mission College Boulevard. This project will help address Santa Clara's housing needs while creating a sustainable and welcoming community.

The project includes 1,792 apartments, with a variety of unit sizes to serve different needs. It also dedicates 15% of the units to affordable housing—5% for very low-income households and 10% for moderate-income households—helping meet the city's housing goals.
I am excited about the project's open spaces, which include over 6 acres of public parks and 3 acres of private recreation areas. Features like sports courts, playgrounds, a dog park, and walking trails will benefit both residents and the community.

The development's sustainability features are also impressive. These include solar panels, energy-efficient appliances, and systems for conserving water. Preserving 148 mature trees, including redwoods, shows the project's commitment to the environment.

The location of the project is ideal, with access to trails, jobs, shopping, and public transit. Its connection to the San Tomas Aquino Creek Trail and proximity to major employment hubs will enhance accessibility and reduce car dependency, making it easier for residents to get around while supporting sustainable transportation options.

This project is a great step toward meeting Santa Clara's housing needs and creating a more sustainable and inclusive city. I encourage you to approve it and help bring these benefits to our community.

Sincerely,
Kate Conley
[redacted]
94041

Dear Commissioners,

I am writing to express strong support for the Irvine Company's Santa Clara Park Apartment Community at 2518 Mission College Boulevard. This project will help address Santa Clara's housing needs while creating a sustainable and welcoming community.

The project includes 1,792 apartments, with a variety of unit sizes to serve different needs. It also dedicates 15% of the units to affordable housing—5% for very low-income households and 10% for moderate-income households—helping meet the city's housing goals.

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Sincerely,
Calum Brydon
[redacted]
94040

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Sincerely,
Michael Tessaro
[redacted]
95127

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Sincerely,
Janet Holt
[redacted]
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Sincerely,
Eugene Toh
[redacted]
95050

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Sincerely,
Dan Kletter
[redacted]
94043

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Sincerely,
Savita Nataraj

[redacted]
95118

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Sincerely,
Jose Medeiros
[redacted]

95150

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**Attachment 9: Project Data Table**

**Project Address: 2518 Mission College Blvd.**
**Project Number: PLN24-00160 and PLN24-00213**
**Proposed Zoning: Planned Development (PD)**

| Standard | Existing | Proposed |
|---|---|---|
| **Lot Area (SF) (min):** | 25.74 acres | 25.74 acres divided into 6 lots.<br>• Lot1: 3.71 acres<br>• Lot 2: 4.38 acres<br>• Lot 3: 5.88 acres<br>• Lot4: 5.11 acres<br>• Lot 5: 3.94 acres<br>• Lot 6: 2.73 acres |
| **Building Area/units** | 12 two-story office buildings | Building 1: 516, 840 sq. ft/ 362 units<br>Building 2: 504, 130 sq. ft/ 341 units<br>Building 3: 763,530 sq. ft/ 536 units<br>Building 4: 527,730 sq. ft/ 292 units<br>Building 5: 471,690 sq. ft/ 261 units |
| **Total:** | 427,380 sq. ft. | 1,766,170 GSF Building Area<br>1,017,750 GSF Garage |
| **Building Coverage (All):** | - | 50.64% |
| **Retail Area** | - | 3,500 |
| **Parking:** | - | Building 1: 500<br>Building 2: 474<br>Building 3: 728<br>Building 4: 398<br>Building 5: 359<br>Total: 2,459 |
| **Guest:** | - | 20 |
| **Class 1 Bicycle:** | - | 1,792 |
| **Class 2 Bicycle:** | - | 120 |
| **Trees** | 417 | 287 trees removed |
| **Private recreation space:** | - | 3.08 acres |
| **Public recreation space:** | - | 3.35 acres Public Park |

**The following goals and policies will guide the development of the Freedom Circle Focus Area:**

FC-G1:
Develop an urban-scale mixed-use activity center in North Santa Clara to support economic vitality while increasing residential options.

SC Park Redevelopment in FCFAP provides housing near jobs centers and is a multi-modal community providing internal and external connectivity supporting economic vitality, and offering a range of housing products, sizes and pricing to offer options to new residents.

FC-G2: Provide for a range of housing types and densities to accommodate future residents and to create diversity in building scale and typology.

There are 1,792 units offered ranging in size from 385 SF to over 1,300 SF. There are two product types, all with studio, and one and two bedroom units. The project consists of 5, five story residential buildings organized around parks, open spaces and 1,200 smaller sized units, with many affordable by design.

FC-G3: Create a complete neighborhood that provides easy access to day-to-day services and amenities for residents, employees and visitors

The project is located within a 10 minute walk or bike ride along the San Tomas Aquino Creek Trail to provide services and amenities for residents and visitors alike. It is also located within the core area where thousands of jobs are offered and entertainment venues.

FC-G4: Reduce reliance on private vehicles and improve jobs/housing balance by locating amenities and jobs that can be comfortably and safely accessed from housing by walking.

The project is designed to provide connectivity throughout with a multi-modal and transit supportive approach to the design. There is pedestrian and bicycle public access north-south and east-west connecting the project to the greater community.

FC-G5: Create a human scaled public realm through inviting architecture and urban design.

The master planned community has a human scaled realm established by a series of defined open spaces marked by strong architectural forms and mature redwood trees. Each building is classically composed and proportioned in Mediterranean architectural styles. An interconnected network through various courtyards provides outdoor recreation including pools, outdoor dining and recreation.

FC-G6: Improve multi-modal transportation options and connections.

The entire project is focused on multi-modal design, through trials and accessible public connectivity, ample bicycle and electric vehicle charging and parking in secured garages.

FC-G7: Enhance connectivity to the San Tomas Aquino Creek trail. III.

The project is designed to provide safe access from Mission College through the project with varied amenities to enjoy along the way, to reach the southern public park and then a crosswalk that takes both pedestrians and bicyclists to cross over to connect directly to the San Tomas Aquino Creek Trail. The project will also bring one mile of new bicycle lanes which will provide easy access to the trail along Freedom Circle Drive.

Policies:

FC-P1: Allow for a range of housing density and development intensity throughout the plan area, consistent with the General Plan designations and overall buildout capacity.

The project is consistent with the General Plan density range of 51-100 du/ac. There are a range of apartment sizes and income levels.

FC-P2: Co-locate commercial, recreational and other active uses to create nodes of activity throughout the plan area

A central node will act as a public gathering space with ground floor uses and activation. At the center of this activation will be a 3,500 SF public-serving cafe/market .Other
points of activation include co-working space for the residents and a large fitness center

.FC-P3:Require active street frontages and ground floor uses to create a pedestrian-friendly, cohesive urban environment

The plan is designed with a strong pedestrian orientation. An interconnected network of ground floor active uses offers an active street frontage to the Main St. designed to accommodate residents as well as visitors to the central cafe.

FC-P4: Provide public parkland and privately-owned public open space (POPOs) that is accessible to all residents and visitors, adequate to meet resident activity needs, and consistent with the General Plan requirements and other City regulations.

The project aims to address the essential need for accessible public parkland and privately owned public open space (POPOs) for all residents and visitors. The project will provide 9.5 acres of such spaces, strategically distributed to cater to various recreational and community gathering needs. Notably, a 2.7 acre neighborhood park is located on the southern portion of the site, serving as a focal point for community engagement and outdoor activities.

FC-P5: Require the provision of open space, or payment of in-lieu fees for parks and open space for residential development, consistent with the City's Parkland Dedication Ordinance.

The project will follow all provisions of the city parkland dedication ordinance and Quimby Act guidelines, consistent with the General Plan.

FC-P6: Prioritize size, shape, and location of public parkland to ensure that amenities are usable, programmable, and flexible.

Applicant will work with city staff to ensure amenities are usable, programmable, and flexible and meet the requirements of the City's Park ordinance.

FC-P7: Encourage sensitive design and site planning to mitigate the scale and height of larger buildings through use of building massing, setbacks, façade articulation, fenestration, varied parapets and roof lines, and pedestrian-scaled architectural details.

The planned apartment community is envisioned as a dynamic area that meets the objective of the FCFAP. The project consists of five wrap buildings of Type III construction which hide the parking structure from view. Buildings are articulated with generous open landscaped courtyards and setbacks.

FC-P8: Provide appropriate transitions between new development in the Focus Area and adjacent uses consistent with General Plan Transition Policies.

The project has been thoughtfully designed to integrate within the FCFA existing and planned land uses providing transition of uses and taking into consideration adjacency including shared infrastructure, and alignment of connectivity within the planning area.

FC-P9: Require that building facades and entrances directly face street frontages, with a high proportion of transparent windows facing the street for nonresidential uses.

The project design will reflect a high degree of facades and entrances directly facing street frontages with a high degree of transparent windows facing the street for all non-residential uses particularly those in the central node.

FC-P10: Minimize surface parking by requiring below-grade or structured parking facilities with active uses along street frontages.

All residential parking is located within structured parking garages. The public park edge will include street parking consistent with complete streets programming for public parking usage.

FC-P11: Establish parking ratios that support transit, active transportation and shared vehicle use

The project is designed to the minimum city parking requirements. The project does not include guest parking, includes one bicycle parking spot per unit, and connects to public bikeway systems.

FC-P12: Encourage shared parking between uses and parcels, including the shared use of existing structures.

Not applicable to this project. Tenant parking is restricted to individual residential buildings.

FC-P13: Establish affordable housing requirements for residential and residential mixed-use developments that support regional growth goals, City policy, and local need.

The project will include 5% very low income deed restricted units, and 10% moderate income restricted units for a total 15% affordable housing designation.

FC-P14: Provide new street, bicycle and pedestrian networks that break down large blocks and sites, accommodate multiple modes of travel, and maximize connections to activity hubs and transit facilities.

Large blocks are broken down with pedestrian and resident access through the center of the project. Bike paths on the exterior and interior of the project encourage connectivity to the San Tomas Aquino trail system and broader Santa Clara bike path system.

FC-P15: Develop design standards and guidelines to support active ground-floor environments, welcoming public spaces, and safe and comfortable sidewalks and pathways.

The project design standards and guidelines will support active ground floor environments where applicable.

FC-P16: Design and program the plan area and sites to encourage walking, bicycling and transit use.

Multi-modal connectivity is fundamental to the planning of this project. With over 1 mile of new bicycle lanes added and public pedestrian and bicycle connectivity bisecting the project site, this policy has been met.

FC-P17: Minimize environmental impacts through sustainable building and infrastructure design, consistent with CALGreen and Santa Clara Climate Action Plan requirements.

Buildings will be designed in accordance with Title 24 regulations, Cal Green and Santa Clara Climate Action Plan requirements.

FC-P18: Redesign Mission College Boulevard, Freedom Circle, and Hichborn Drive to better balance space dedicated to vehicles, bicycles, and pedestrians.

The project team will coordinate with city staff based on recommendations from traffic operational analysis to redesign respective streets as needed.

FC-P19: Redesign Mission College Boulevard, Freedom Circle, and Hichborn Drive to facilitate safe and comfortable pedestrian crossings.

The project team will coordinate with city staff based on recommendations from traffic operational analysis to redesign respective streets as needed.

FC-P20: Maintain VTA bus transit service in the Focus Area Plan area and improve transit stops and shelters

The project team will coordinate with staff to maintain bus transit service and improve transit stops where needed.

FC-P21: Design pedestrian and bicycle networks and infrastructure to facilitate access to transit stops on Great America Parkway, Mission College and Tasman Drive

Pedestrian and bicycle networks and infrastructure will facilitate access to transit stops on Great America Parkway, Mission College and Tasman Drive, including connectivity to San Tomas Aquino trail and widening of Hichborn drive.

FC-P22: Locate loading zones and rideshare pick-up / drop-off areas away from bus stops.

Loading zones and rideshare pick-up / drop off areas will be located away from bus stops

FCP23: Require developments to contribute to City vehicle miles traveled (VMT) goals and implement a variety of sustainable transit solutions as a Transportation Demand Management (TDM) program.

The project area is located in a Transit Supportive Area of the city and will contribute to these goals as required.

FC-P24: Require developers and property owners to coordinate with North Santa Clara employers and stakeholders to explore participating in a private transit systems and/or a Transportation Management Agency (TMA) as part of the Specific Plan process

Acknowledged. Applicant to coordinate as part of the entitlement process.

# SANTA CLARA PARK

IRVINE COMPANY
APARTMENT DEVELOPMENT

01.29.2025

**PD REZONING APPLICATION**

*Illustrative Visualization of the proposed development*

## | PROJECT TEAM |

**CLIENT**
Irvine Company Apartment Development

**ARCHITECT**
MVE + Partners

**CIVIL ENGINEERING**
BKF Engineering

**LANDSCAPE ARCHITECT**
EPTDESIGN

**TRAFFIC**
FEHR & PEERS

**ENVIROMENTAL**
ROUX Associates

**CEQA**
MIG, Inc.

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# 01 | Introduction

## 1.1 PROJECT DESCRIPTION

The proposed project provides an opportunity, consistent with the Freedom Circle Focus Area Plan, to redevelop the existing Office complex and create a high-density apartment community, creating a sense of place through connecting housing opportunities to project-based amenities, on-site recreation, and public and private park spaces in a multi-modal environment. The project consists of 1,792 (inclusive of 298 Density Bonus Units) apartment units with approximately 1,766,170 gross square feet (GSF) of residential buildings and 1,017,750 GSF of garage square feet. The overall site density is 69.7 dwelling units per acre. Of the 1,792 units proposed, 1,239 of these units will average 667 SF per unit. These units make up 70% of the total units in the project. The remaining 553 units will average 839 SF per unit. All product types will contain a range of studios, studios plus dens, one and two bedrooms, and have been designed with the surrounding workforce in mind. The project will feature 15% affordable units with 5% very low AMI and 10% moderate at 100% AMI. The proposed project includes approximately 3,500 GSF of resident and public-serving retail space and 13,100 GSF of amenity space.

Additional retail uses serving this site are located nearby at Santa Clara Square, accessed through the walkable San Tomas Aquino Creek Trail, and other nearby retail properties in the Patrick Henry and Mission College area. These facilities are within a 2-mile radius of this site. This project implements the vision of the Freedom Circle Focus Area and will be approved through a Planned Development Rezoning specifically for this property.

The proposal will develop new residential neighborhoods in conjunction with appropriate affordable housing, amenities, parks, and open space in a transit supportive region. Other infrastructure improvements (i.e., sewer, water, and storm drainage) would also be constructed or expanded to serve the proposed project.

## 1.2 PROJECT LOCATION

**Figure 1.2:** *Illustrative Visualization of the proposed development*

# 02 | Land Use

## 2.1 Community Context

The subject site is a 25.74-acre parcel of land currently developed for Office and R&D uses within the central portion of the Freedom Circle Focus Area in the City of Santa Clara. The Focus Area Plan designated the site to allow high-density residential development. The site is located directly south of Mission College Boulevard and encircled by Freedom Circle Drive on the property's west, east, and south boundaries. Primary access to the site would be from Great America Parkway to Mission College Boulevard, conveniently located off the Bowers/ Great America exit via the 101 freeway.

Irvine Company is proposing to redevelop the site and provide an apartment community in compliance with the recently approved residential plan for the future of this portion of the Freedom Circle Focus Area. The proposed project includes street improvements and upgrades for pedestrians and bicycles that will improve connectivity and intersection operations. The apartment community is also within walking distance of the San Tomas Aquino Creek Trail, which provides a direct pedestrian link to Santa Clara Square, Levi Stadium, the Santa Clara Convention Center, Light Rail, and the extensive Bay Trail network. The project will also include both public and private open space and recreation and will include project-serving retail for residents and the general public utilizing the project's park.

In addition, the Santa Clara Park Apartment Community is within a short walk, bike ride, or drive to Irvine Company's Master planned Santa Clara Square. This nearby community provides 1.7 million square feet of high-tech employment space, a 125,000-square-foot neighborhood retail center anchored by Whole Foods Grocery, Fleming's Steakhouse, Il Fornaio, Eureka, and Puesto, and another 40,000 square feet of ground floor retail along an activated mixed-use frontage to a similar sized residential community. This community is built within the backdrop of 11 acres of public parks and private recreation areas.

The Freedom Circle Focus Area covers approximately 108 acres and currently contains predominantly commercial uses such as biotech and electronics, business offices, a hotel (Marriott), and various support services (such as car rental, UPS store, medical/dental, and restaurants). Great America Parkway generally bounds the Plan Area to the west, California's Great America amusement park to the north, San Tomas Aquino Creek to the east, and U.S. 101 to the south. The Plan Area is relatively flat and developed, with buildings ranging in height from two and three stories to up to 13 stories (Marriott Hotel) in the west; buildings in the rest of the Plan Area range from one to three stories. Directly to the east of the proposed Irvine Company project is the entitled Greystar project, proposed to be a 1,075-unit multi-family residential project (with some project-serving retail and a two-acre public park) proposed for two currently vacant parcels formerly owned by Intel Corporation in the southeastern portion of the Future Focus Plan Area. The Plan Area is generally underutilized, and some buildings are vacant. (Plan area-wide description, excerpt from Freedom Circle Focus Area DEIR section 2.1.1)

Currently, no residential land uses, public parks, or historic structures exist in the Plan Area. The proposal will facilitate changing the current underutilized office use, consistent with the Focus Area Plan, into a walkable, connected urban high-density community with various amenities for its residents and the general public visiting the project's parks and using pedestrian and bicycle features.

Consistent with the Freedom Circle Focus plan, a comprehensive rezoning plan will be filed with this project. The City certified a Programmatic EIR for the Freedom Circle Future Focus Area, such that subsequent implementing projects, including but not limited to a General Plan Amendment, PD Rezone, Architectural Review, on- and off-site utilities, and/or all project amenities and features necessary to implement the plan may tier off of the certified document by utilizing a CEQA Checklist or an Addendum (perhaps with focused project-specific studies).

## 2.2 Regional Context Map

**Figure 2.2-1:** *Regional Location and Aerial*

**Figure 2.1-2:** *Site Plan*

## 2.3 Existing Land Use

The Santa Clara Park (SCP) project existing land use is office/R&D consisting of 427,379 SF and will be redeveloped to a residential community. The SCP site is located within the approximately 108-acre Freedom Circle Future Focus Area Plan Area, as designated by the General Plan, in the northwestern part of the city and generally bounded by Great America Parkway to the west, California's Great America amusement park to the north, San Tomas Aquino Creek to the east, and U.S. 101 to the south. Except for the currently vacant Greystar project site located in the southeast portion of the Future Focus Area Plan Area, the Plan Area is essentially built out and is in an area of the city primarily designated in the General Plan as High Intensity Office/R&D with some Regional Commercial, with uses such as biotech and electronics, business offices, hotels, and various support services (such as car rental, UPS store, medical/dental, and restaurants).

According to the General Plan Land Use Diagram, the site is designated as Very High Density Residential (51-100 dwelling units per acre). The Freedom Circle Future Focus Area was added as a Phase III Future Focus Area to the General Plan in 2022. Per the General Plan and Freedom Circle Focus Area Plan, any change in land use designation or rezoning of land within the Freedom Circle area is subject to the requirements of the Future Focus Area Goals and Policies of the General Plan. The SCP project will accomplish this via its proposed General Plan Amendment and rezoning.

Buildings cover about 23 percent of the Future Focus Area Plan Area. The Plan Area has a "superblock street layout" with ample surface parking that supports dependence on cars. The buildings are spaced relatively far apart, with surface parking lots in between. Pedestrian linkages are limited.

## 2.4 Connectivity

**Figure 2.4-1:** *Regional Connectivity*

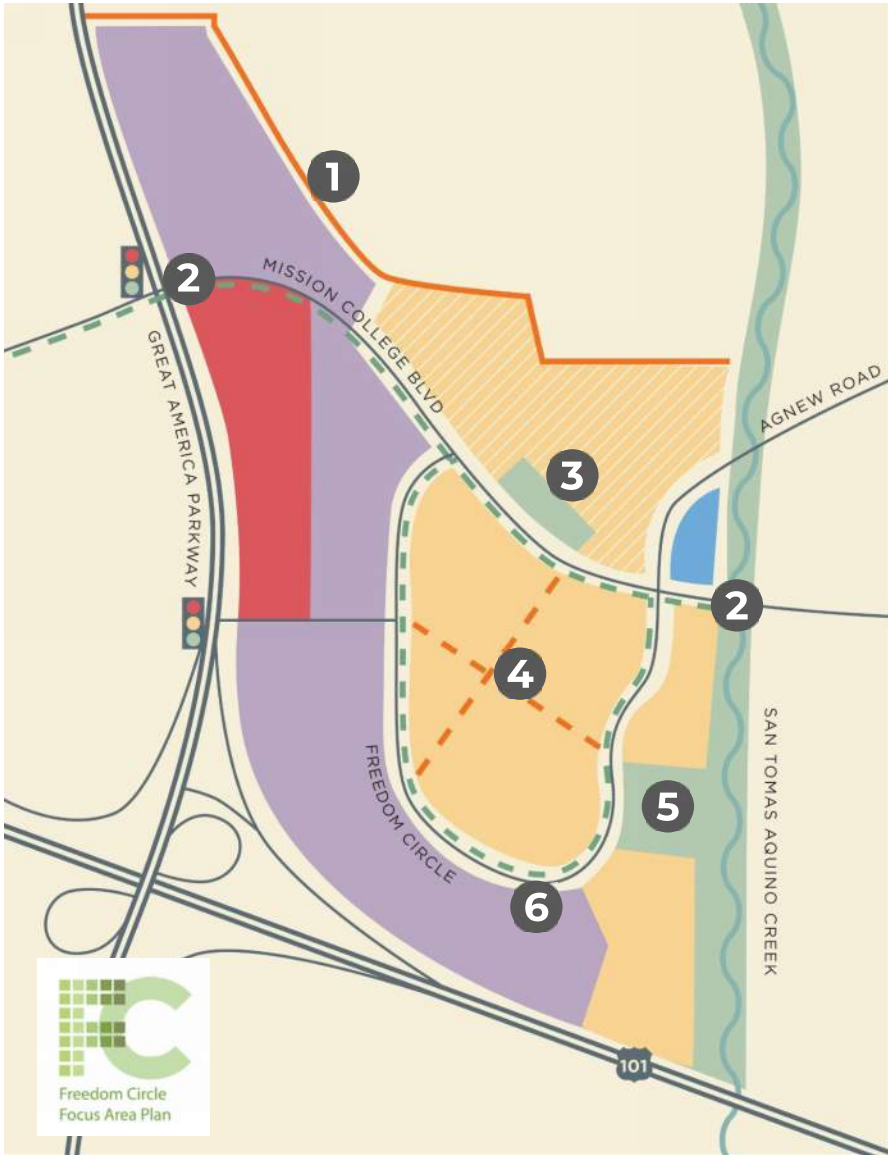



**Figure 2.4-2:** *Freedom Circle Focus Area Plan*

1 A multi-use path along the northern boundary of the Focus Area will offer another cross-site connector for bikes and pedestrians.

2 Gateways along Mission College Blvd. at the Focus Area boundaries will be established to reinforce imageability, and highlight features and amenities.

3 A central node will act as a public/quasi-public gathering space and prioritize ground-floor active uses.

4 Establishing pedestrian and bike network to increase internal walkability and cross-site connectivity while opening up opportunities for ground-floor activation.

5 A two-acre community park will provide an open space and offer facilities to enhance connectivity to the San Tomas Aquino Creek Trail. Open and active ground-floor frontages, well-designed landscaping and on-site amenities will ensure vibrancy.

6 A “Freedom Loop” Multi-Use path will create a safe and functional bike and pedestrian route to enhance connectivity and link to on- and off-site trail path networks.

**Figure 2.4-3:** *Amenities*

## 2.5 Mobility

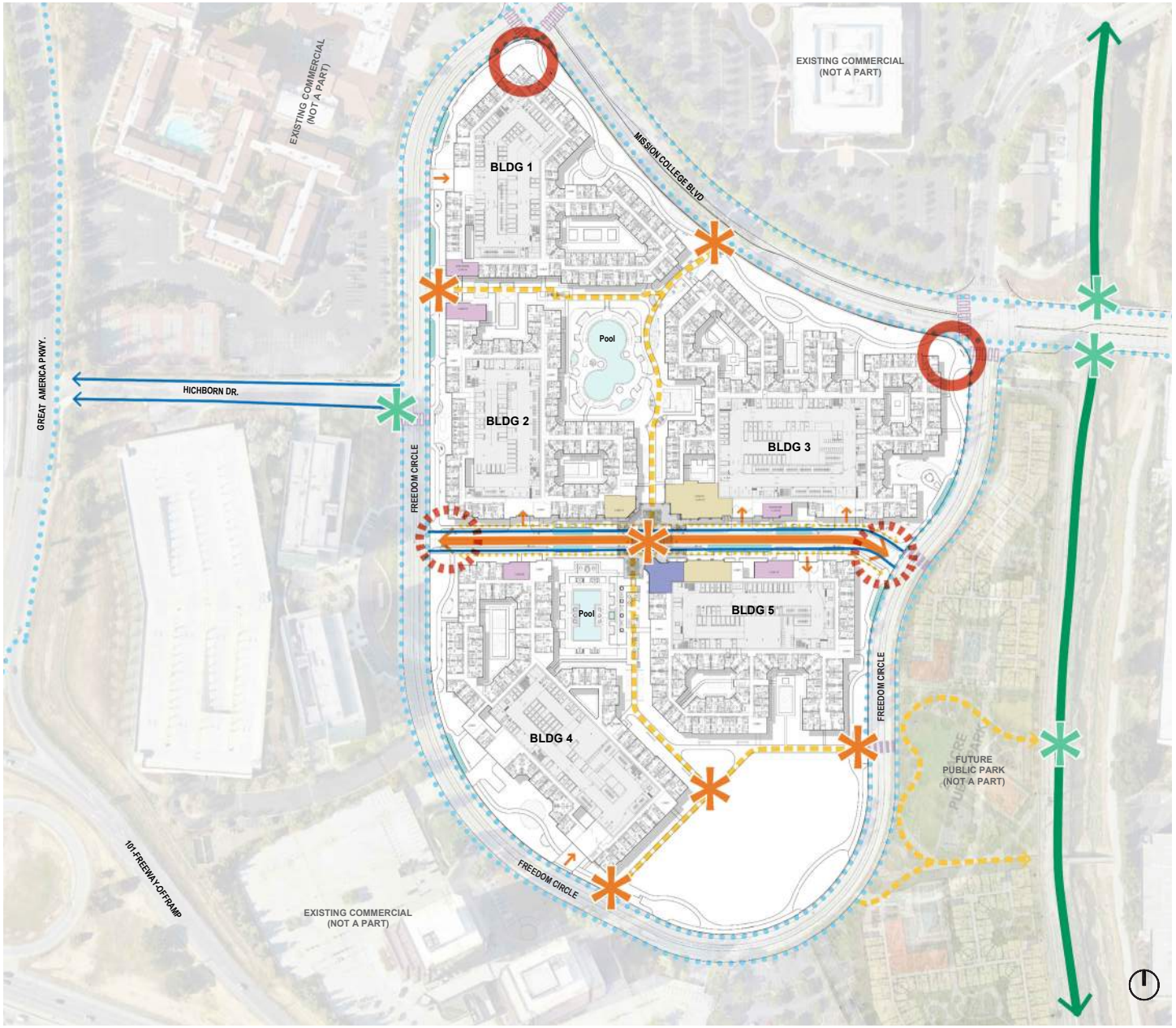



**Figure 2.5:** *Project Circulation*

# 2.6 Transportation Demand Mangement

TDM Program

This chapter provides details on the TDM measures offered to onsite residents, employees (leasing office and maintenance), and visitors. The measures are designed to allow visitors and residents to reduce single occupancy vehicle trips to and from the development. To gauge the effectiveness of the TDM program monitoring and evaluation of the program will occur as described in the Monitoring and Reporting section. The goal of the TDM program is to reduce vehicle miles travelled (VMT) by 20%, with 10% from project design features, and 10% from active TDM measures per the city's Climate Action Plan (2022).

TDM Strategies

The TDM strategies offered to Santa Clara Park residents, employees, and visitors include measures to encourage transit use, ridesharing, walking, biking, and car sharing for commute trips as well as trips off-site during the day. There is a strong emphasis on providing tools and information to residents to help them plan their commute by bike, transit, or ride-sharing as well as encouraging them to use these modes both to and from the site as well as internally within the site. Visitors are also provided with information about alternative modes to the site.***(Figure 2.6)*** illustrates the strategies that are provided to Santa Clara Park in terms of physical design features and TDM programs and services.

**Housing Density and Destination Accessibility**

As mentioned in the project description, the Santa Clara Park Redevelopment Project would construct 1,792 residential dwelling units (15% affordable units) of the 2,500 dwelling units remaining in the Focus Area Plan, or 70% of the remaining residential units allowed under the Focus Area Plan. The 25.7-acre site with 427,380 square feet of existing office space will be replaced by 1,792 residential units with over nine acres of public and private recreation and open space. Santa Clara Park is near major destinations, including Levi's Stadium, Great America Theme Park, Santa Clara Convention Center, employment clusters in Santa Clara and North San Jose, and Mission College west of the Project site on Mission College Boulevard. Destination accessibility is measured in terms of the number of jobs or other attractions reachable within a given travel time, which tends to be the highest at central locations and lowest at peripheral ones. Proximity to major destinations reduces vehicle trip lengths, thereby reducing VMT. It also increases the potential for people to walk and bike to these destinations and therefore reduces Project-generated VMT.

| TDM Measure | Description |
|---|---|
| **Project Design Features - 10%** | |
| Housing Density | Included in project description |
| Destination Accessibility | Project location (near jobs, retail, & entertainment) |
| Bicycle Parking (Short-Term) | Included in project design |
| Bicycle Parking (Long-Term) | Included in project design |
| On-Site Bike Repair Facilities | Included in project design |
| Pedestrian Network | Included in project design |
| Multimodal Signage and Amenities | Included in project design |
| **Active TDM Measures - 10%** | |
| Unbundled Parking | Residents can make the choice on whether to have parking |
| Carshare Program / Carshare Parking | Residents will have access to an on-site carshare vehicle |
| Transportation Coordinator / Commute Trip Reduction Marketing | On-site TDM contact will be identified to coordinate TDM programs |
| Trip Reduction Information | Move in package that describes the TDM programs and identifies nearby transit options |
| Orientation to TDM Program | Trip reduction information package provided to residents at move in |
| Rideshare/Ridematching Services | Ridematching services will be provided by Rideshare SF Bay https://511.org/carpool |
| Emergency/Guaranteed Ride Home Program | Reimbursement of taxi or rideshare cost for residents that use public transit will be sponsored by Irvine Company |
| Transit Fare Subsidy (VTA and/or Caltrain) | Offer a one-time free monthly pass on move-in as incentive to use transit |

Source: Fehr & Peers, 2024.

**Figure 2.6:** *TDM Measure Chart*

## 2.7 Affordable Housing

The proposed project will comply with the City's affordable housing ordinance for residential rental projects. Irvine Company will memorialize the details in an Affordable Housing Rental Agreement, representing an equal value satisfying the City's 15% requirement while maintaining a 100% AMI across the affordable units. The proposal is 5% of non-density bonus units at Very Low and 10% of non-density bonus at Moderate, averaging 100% AMI. The affortable units will be spread out evenly between all five buildings and will have the same proportion of studios, one bedroom, and two bedroom units as the market rate units. As 5% of the affordable units will be Very Low, one concession plus any necessary waivers or reductions of development standards under the State Density Bonus Law are authorized.

**Figure 2.7:** *Affordable Housing Concept*

## 2.8 Public Concept Inspiration

There is a robust park & open space program for Santa Clara Park and it has been designed around native redwoods found on-site.

The life cycle of a redwood is inspiration for the public park system at Santa Clara Park.

*"It first starts out as a seed from a cone which sprouts, or 'germinates.' The seed grows into a seedling, then after many, many years, into a mature tree. at which point it spreads new seeds through "outplanting" and dropping of cones which grow into new saplings. Often, after the sequoia dies, life continues to develop as other plants in the redwood forest start to grow on the dead tree. The process creates a circular loop of growth, maturity, death, and new life."*

The stages of a Redwood Tree Growth:

- Seedling
- Sprout
- Young Tree / Sapling
- Outplanting
- Fully Grown / Mature Tree
- Fallen / Ancient Tree

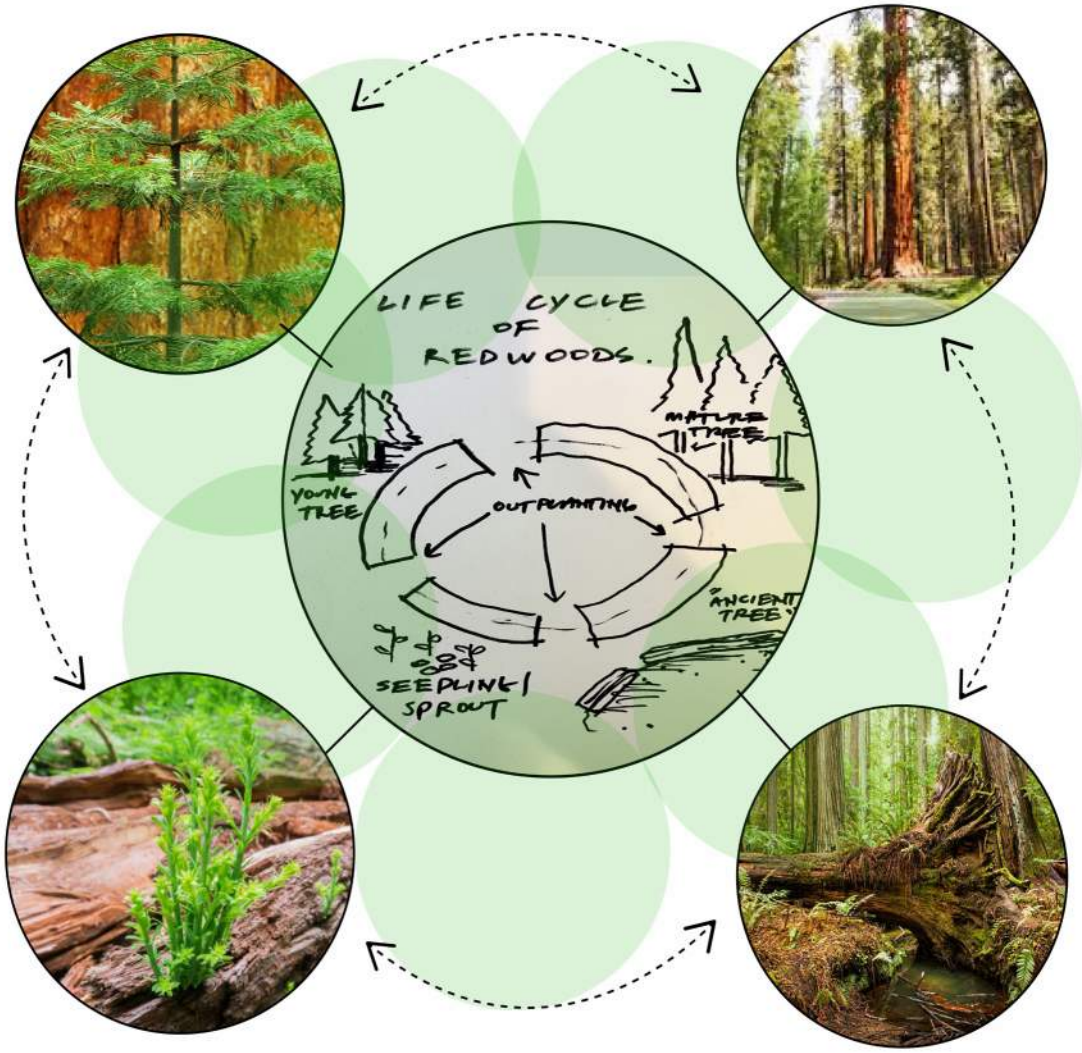



**Figure 2.8-1:** *Redwood Life Cycle*

**THE SAPLING OPEN SPACE**
A PLACE FOR GROWTH AND EXPLORATION

**THE OUTPLANTING PARK**
A PLACE FOR SOCIALIZATION

**THE REFLECTION PARK**
A PLACE FOR REFLECTION

**THE "FULL CIRCLE" PARK**
A PLACE WHERE ALL CYCLES OF THE REDWOOD TREES ARE REFLECTED

**Figure 2.8-2:** *Overall Parks Zone Diagram*

## 2.9 Publicly Dedicated Parkland

The proposed Santa Clara Park development emphasizes the design and implementation of public open space. These public areas help shape and define the neighborhood character by creating a sense of community, focusing on intentional placemaking. Santa Clara Park Apartment Community creates a walkable, active, diverse experience while promoting social interaction, sustainability, and accessibility.

Integral to the site design is a park program composed of two distinct elements:

**Public Neighborhood Park:**
The buildings at Santa Clara Park will be nestled into a Public Park and open space system that will span throughout the entire site and feature a variety of passive and active amenities throughout. Included within this public park network will be a large open space at the southern end of the site, which will feature a flexible lawn for active recreation, picnic areas, sports courts, kids' playground (with separate areas serving ages 2-5 and 6-12), and a dog park. In addition, an interconnected set of mini-parks throughout the perimeter and interior portion of the site will provide a ¾ mile loop trail, passive and active recreation opportunities, and will serve as an important public linkage from the neighboring Freedom Circle District to the trailhead at the local San Tomas Aquino Creek.

**Private/Community-Serving Park Areas:**
Additionally, 3.91 acres of private park space will provide residents with recreation opportunities, including two large pool areas, outdoor dining, picnic areas, game/lounge areas, and passive garden spaces spread throughout the entire community. These spaces will allow residents to engage in passive and active recreation near their homes. The project will also feature 0.085 acres of private building amenity spaces.

The plan respects the Freedom Circle Future Focus Area's desire to integrate publicly available open spaces within the proposed project. To that end, the project has been designed with a north-south linear park starting at Mission College Boulevard, opening up to a public park fronting Freedom Circle Drive. An east-west "Main Street" bisects the project and provides access through the site, connecting both sides of the Freedom Circle Drive loop, thereby providing multi-modal connectivity. The two adjacent projects offer parks and open space to the public by complementing each other in design and allowing for contiguous use of the park amenities. Park amenities and open spaces have been added and designed to serve all ages in the community through active and passive recreational opportunities.

The framework for this new community includes a multi-layered landscape focus. The development is committed to preserving many mature specimen trees on site and integrating them seamlessly into the new site plan. This effort safeguards the heritage trees in their existing locations and strategically relocates trees deemed suitable for transplanting. The result will be a harmonious coexistence of the new buildings and park within the context of these established trees, creating a mature verdant landscape setting within the City. The landscape plan envisions preserving approximately 130 existing trees, including Redwoods and other species (pending review of City Arborist and Landscape Contractor), which will either be protected in place or transplanted to different locations throughout the site. For those redwood trees that are unsuitable for preservation, an effort will be made (where feasible) to re-purpose the salvaged wood into furniture or other site elements. Existing trees requiring removal will be replaced at a 2:1 ratio at a size of 24" Box or larger per the City of Santa Clara guidelines. The new trees will be carefully selected for shade, utility screening, or other visual interest to complement the overall landscape composition.

Overall, the Santa Clara Park Apartment Community will feature over 4.78 acres of continuous public park space and over 3.91 acres of private park and amenity spaces, all nestled under the grandeur of the existing redwood trees.

| Elements of Play | Ages 2-5 | | Ages 6-12 | | Total Playground Capacity |
|---|---|---|---|---|---|
| | Play | Capacity (Ages 2-5) | Play | Capacity (Ages 6-12) | |
| Balancing | ✓ | 1-2 | ✓ | 1-2 | 2-4 |
| Sliding | ✓ | 1-2 | ✓ | 1-2 | 2-4 |
| Brachiating | ✓ | 1-2 | ✓ | 1-2 | 2-4 |
| Spinning | ✓ | 1-2 | ✓ | 1-2 | 2-4 |
| Climbing | ✓ | 1-2 | ✓ | 1-2 | 2-4 |
| Swinging | ✓ | 1-2 | ✓ | 1-2 | 2-4 |
| Running / Free Play | ✓ | 1-2 | ✓ | 1-2 | 2-4 |
| Total: | | 7-14 | | 7-14 | 14-28 |
| Inclusive Play Elements | ✓ | 1-2 | ✓ | 1-2 | 2-4 |

NOTE:
- Elements of Play, Equipment and Capacity pending final design review and approval.
- More detailed information to be provided through the public input design review and approval process.

**Figure 2.9-1:** *Neighborhood Park Zone Diagram*

| PARK CREDIT LEGEND | | |
|---|---|---|
| | **PUBLIC OPEN SPACE - 100% CREDIT** | |
| | MINI PARK 1 | 0.81 AC (35,154 S.F.) |
| | MINI PARK 2 | 0.49 AC (21,394 S.F.) |
| | NEIGHBORHOOD PARK | 3.48 AC (151,928 S.F.) |
| | **SUBTOTAL** | **4.78 AC (208,476 S.F.)** |
| | **PRIVATE OPEN SPACE - 50% CREDIT** | |
| | (REFER TO THE ITEMIZED PRIVATE OPEN SPACE BREAKDOWN BELOW) | |
| | PER CITY OF SANTA CLARA, THE FOLLOWING (4) ELEMENTS WILL BE PROVIDED WITHIN THE PRIVATE PARK AREAS: | |
| | - LANDSCAPED & FURNISHED AREAS | |
| | - PICNIC AREAS | |
| | - POOL AREAS | |
| | - FITNESS AND GAME AREAS | |
| | **SUBTOTAL** | **3.91 AC (170,198 S.F.)** |
| | **50% CREDIT x 2.91 AC =** | **1.95 AC** |
| | **PRIVATE BUILDING AMENITY SPACES - 50% CREDIT** | |
| | FITNESS | |
| | **SUBTOTAL** | **0.17 AC (7,200 S.F.)** |
| | **50% CREDIT x 0.17 AC =** | **0.085 AC** |
| | LANDSCAPE SETBACK / BUFFER ZONE - NO CREDIT | |
| | **TOTAL PARK CREDIT AREA (PUBLIC + PRIVATE)** | |
| | **4.78AC + 1.95 AC + 0.085 AC = 6.81 AC** | |

**This exhibit is subject to Parks Departments confirmation*

**Figure 2.9-2:** *Park Credit Plan*

## 2.10 Private Open Space

The Santa Clara Park Community is envisioned as a dynamic neighborhood that embodies the objectives of the Focus Area Plan. At the southern end of the site is the community-scaled public park, which connects to the City-spanning San Tomas Aquino Creek Trail via a neighboring park. The project consists of five residential "wrap" buildings with an array of residential amenities. Santa Clara Park features two distinctive apartment communities to serve a broader base of customers better while providing product segmentation. These distinct communities are separated by a new pedestrian-friendly internal private street that will act as the residential neighborhood's focal point and social hub.

The community's strong pedestrian character is established by a series of defined open spaces marked by architectural forms and mature redwood trees. A tree-lined central promenade from Mission College Blvd to Freedom Circle is the primary pedestrian link to the public park, passing through the heart of the community and bisecting the new private street. An interconnected network through various courtyards provides outdoor recreation, including pools, outdoor dining, seating, shade structures, and play areas. The plan allows for direct pedestrian and bicycle access to adjacent neighborhoods.

**LEGEND - ARCHITECTURE**

- RESIDENTIAL UNITS
- AMENITY / COMMON AREAS
- BUILDING ENTRY / EXIT LOCATIONS

NOTE:
ALL PUBLIC PARK PROGRAMMING IS SHOWN FOR REFERENCE ONLY. PARK DESIGN AND PROGRAMMING WILL BE VETTED AND CONFIRMED THROUGH MEETINGS WITH THE CITY OF SANTA CLARA AND COMMUNITY ENGAGEMENT PER THE CITY'S GUIDELINES

FOR MORE INFORMATION REGARDING PROPOSED PROGRAMMING FOR THE PUBLIC PARK SPACES, PLEASE REFER TO SHEETS L113 - L121

**KEYMAP**



**Figure 2.10-1:** *Landscape Site Plan (North Side)*

**LEGEND - ARCHITECTURE**

- RESIDENTIAL UNITS
- AMENITY / COMMON AREAS
- BUILDING ENTRY / EXIT LOCATIONS

**PRIVATE STREET**
*(REFER TO FIGURE 3.2)*

NOTE:
ALL PUBLIC PARK PROGRAMMING IS SHOWN FOR REFERENCE ONLY. PARK DESIGN AND PROGRAMMING WILL BE VETTED AND CONFIRMED THROUGH MEETINGS WITH THE CITY OF SANTA CLARA AND COMMUNITY ENGAGEMENT PER THE CITY'S GUIDELINES

FOR MORE INFORMATION REGARDING PROPOSED PROGRAMMING FOR THE PUBLIC PARK SPACES, PLEASE REFER TO SHEETS L113 - L121

**KEYMAP**

**Figure 2.10-2:** *Landscape Site Plan (South Side)*

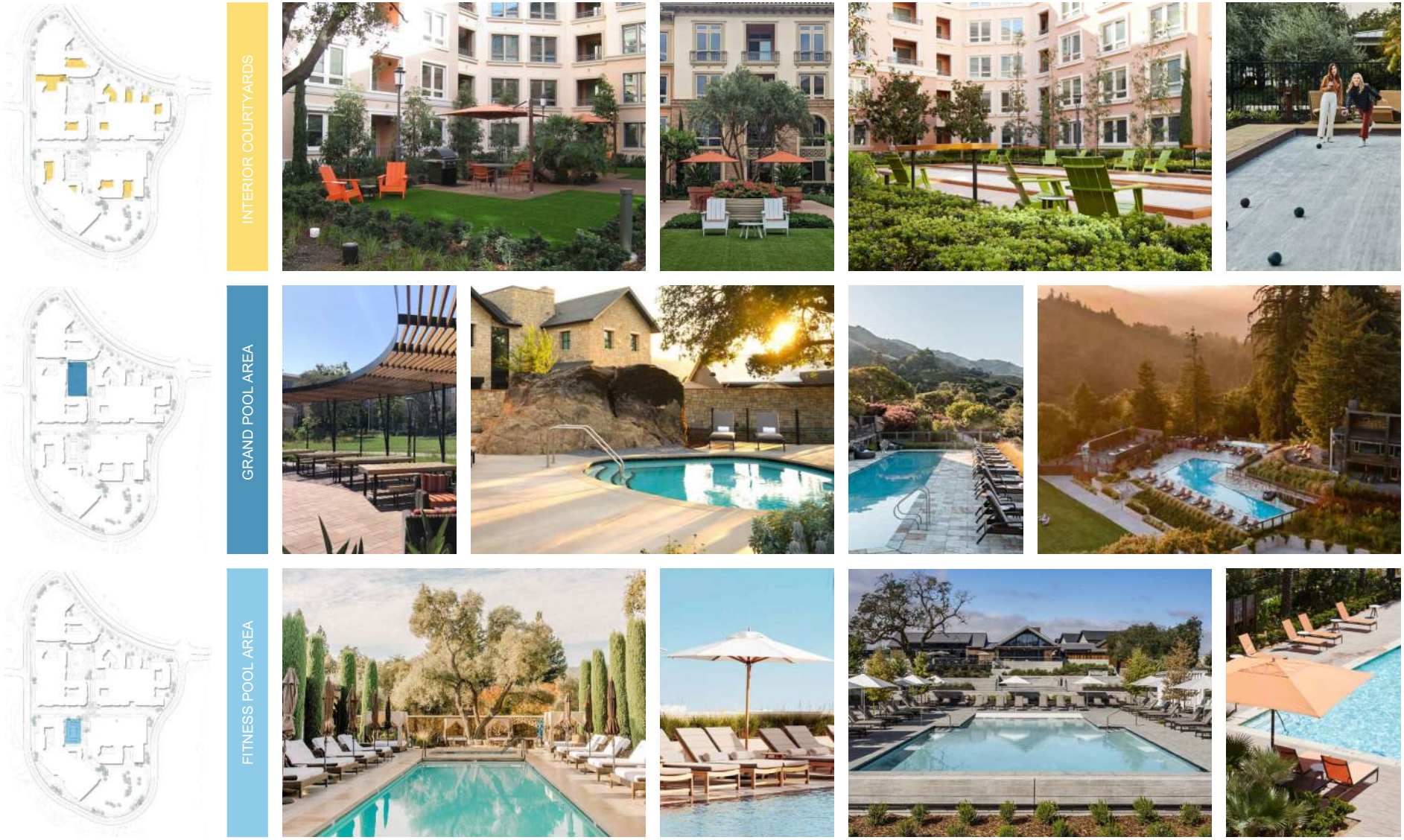



**Figure 2.10-3:** *Landscape Concept Design Imagery*

URBAN PLAZA

PRIVATE INTERIOR STREET

**Figure 2.10-4:** *Landscape Concept Design Imagery*

## 2.11 Sustainability

The project would support sustainability through incorporation of the following City Climate Action Plan measures:

- Solar photovoltaic panels on the roofs of all project buildings
- EV charging stations
- All-electric building construction (with exceptions for gas hot water and pool heaters, and BBQs/fire pits)
- Electric appliances and electric mechanical systems and equipment
- Secure bike parking, including outlets for charging electric bikes.

Additional sustainability design elements would include reuse of salvageable building materials and use of carbon-smart building materials; integration of natural stormwater systems at the site to reduce runoff and filter potential stormwater pollutants; use of recycled water for irrigation purposes; use of landscaping, green infrastructure, and natural stormwater systems to lower surface temperatures and reduce heat gain; compliance with CalGreen Tier 1 energy efficiency requirements; consistency with City all-electric Reach codes, including the use of solar photovoltaic panels on garage and residential rooftops, electric vehicle charging stations (50 percent electric vehicle stall capacity), and all-electric building construction (excepting hot water systems and BBQ/fire pits); achievement of LEED Gold equivalent sustainable design; development of a TDM Program that reduces VMT by 20 percent, including 10 percent from TDM measures and 10 percent from physical design features  compliance with State solid waste laws that reduce organic waste by 75 percent; and planting new trees possibly exceeding city requirements.

**Figure 2.11:** *Environmental Features*

# 03 | Streets

## 3.1 Design Principles

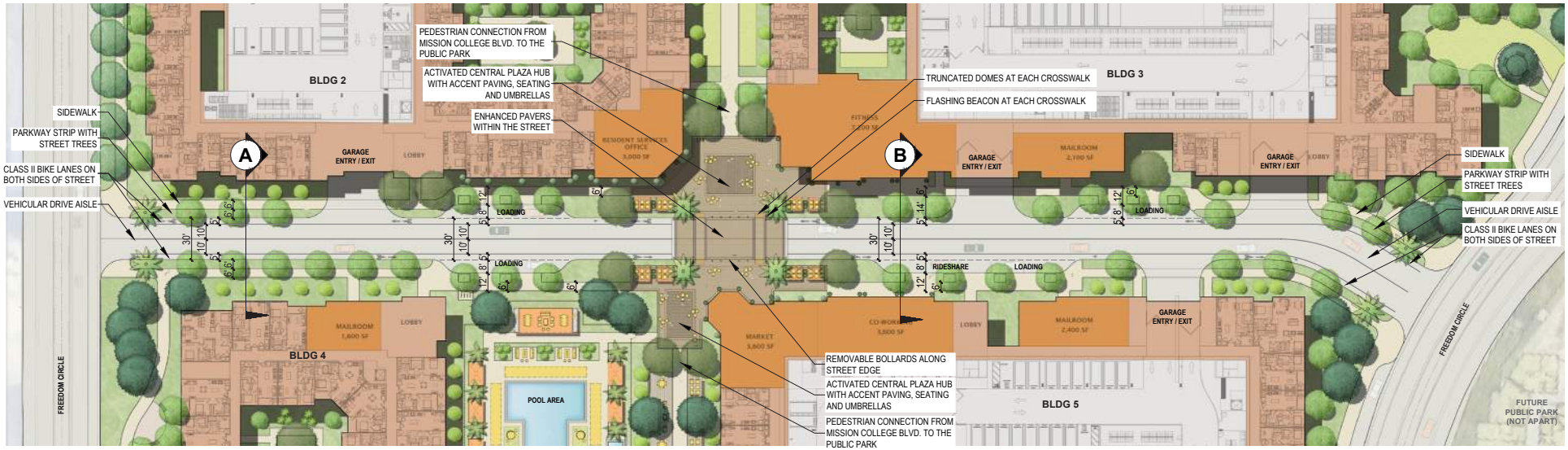
Access to the project site is from Freedom Circle, via Mission College Boulevard. Driveway access to the project buildings would be provided as follows:

- Building 1 – one driveway, via Freedom Circle
- Building 2 – one driveway via the new private street (which connects to Freedom Circle)
- Building 3 – two driveways, both via the new private street (which connects to Freedom Circle)
- Building 4 – one driveway, via Freedom Circle
- Building 5 – one driveway via the new private street (which connects to Freedom Circle).

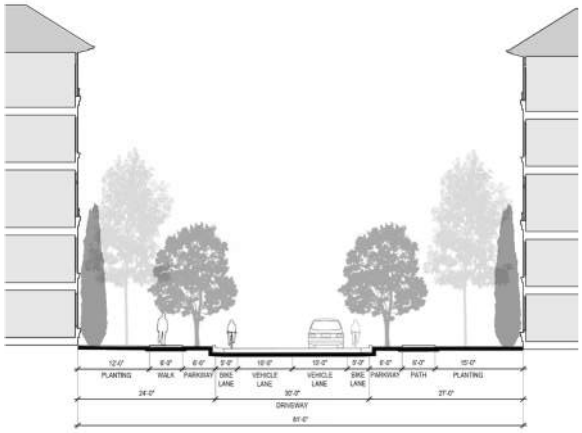
Additional circulation would be provided as follows:

- A new 28-foot-wide two-way private street, including Class II bike lanes, roughly dividing the project site into a northern half (Buildings 1, 2, and 3) and a southern half (Buildings 4 and 5); 6-foot pedestrian sidewalks are located adjacent to both sides of the street, with a landscape parkway in-between the street and sidewalk. ***(Refer to Figure 3.1-1)***
- A public pedestrian path between Buildings 1/2 and Building 3 from Mission College Boulevard to the private street; between Building 4 and Building 5 from the private street to the park in the southeastern part of the project site; and generally from west to east and adjacent to Building 4 and Building 5 along the northern boundary of the park.
- A Class IV bike lane around the project site perimeter ("Freedom Circle Bike Lane"). ***(Refer to Figure 3.1-2, 3.1-3 and 3.1-4)***
- A Class IV bike lane proposed for Mission College Boulevard.

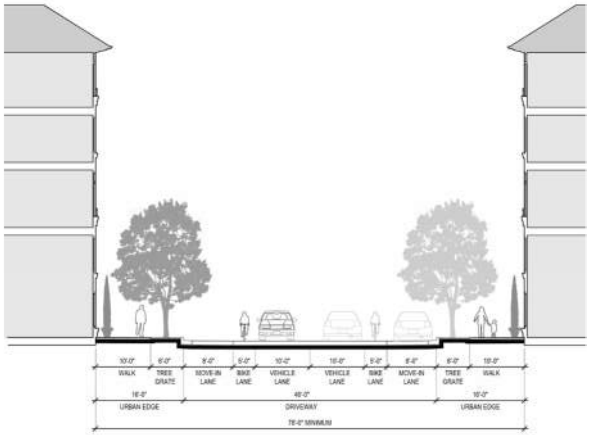
Loading zones would be provided for each building. An on-site parking lot consisting of 15 stalls for the Neighborhood Park would be provided in the park parcel. Final parking layout for the proposed park is subject to Parks and Traffic division review. The project proposes three new crosswalks, two of which were already proposed in the Freedom Circle Focus Area Plan.




**SITE PLAN ENLARGEMENT**




**A** **SECTION - PRIVATE STREET 'A' AT PARKWAY CONDITION**
SCALE: 1" = 10'-0"




**B** **SECTION - PRIVATE STREET 'A' AT LOADING ZONE**
SCALE: 1" = 10'-0"

**KEYMAP**

**Figure 3.1-1:** *Private Street- Plan and Sections*

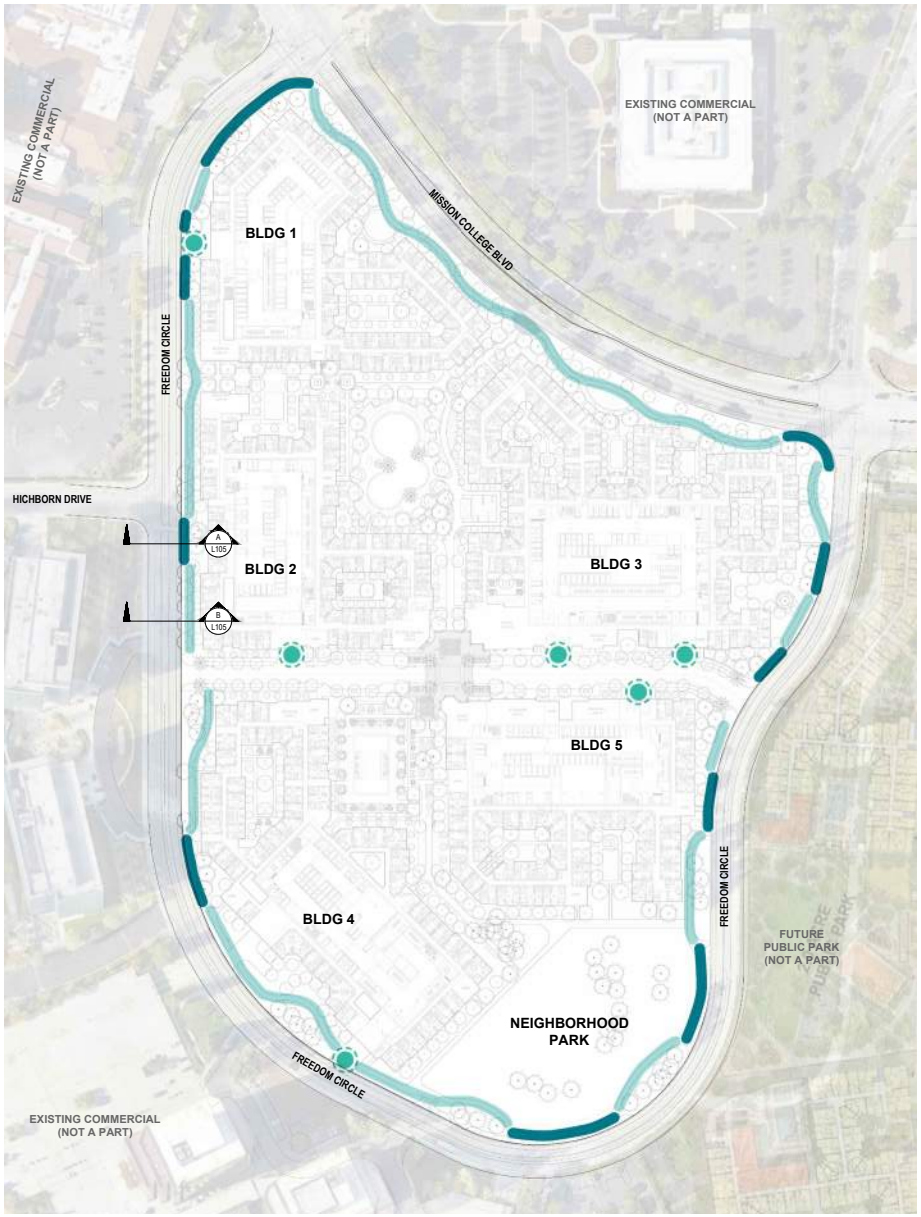
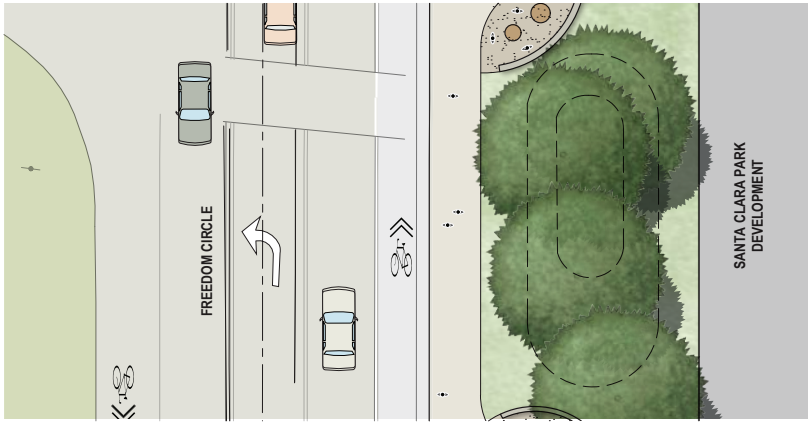
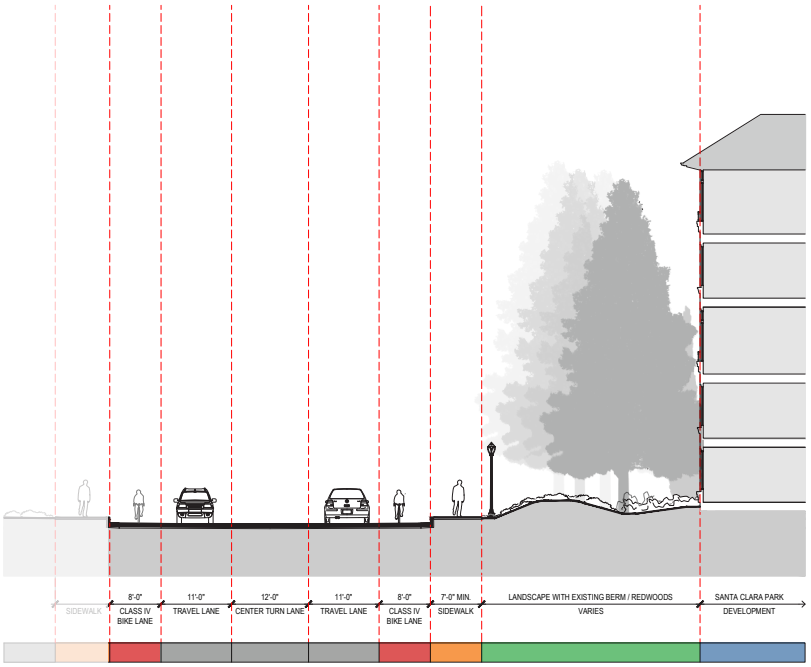
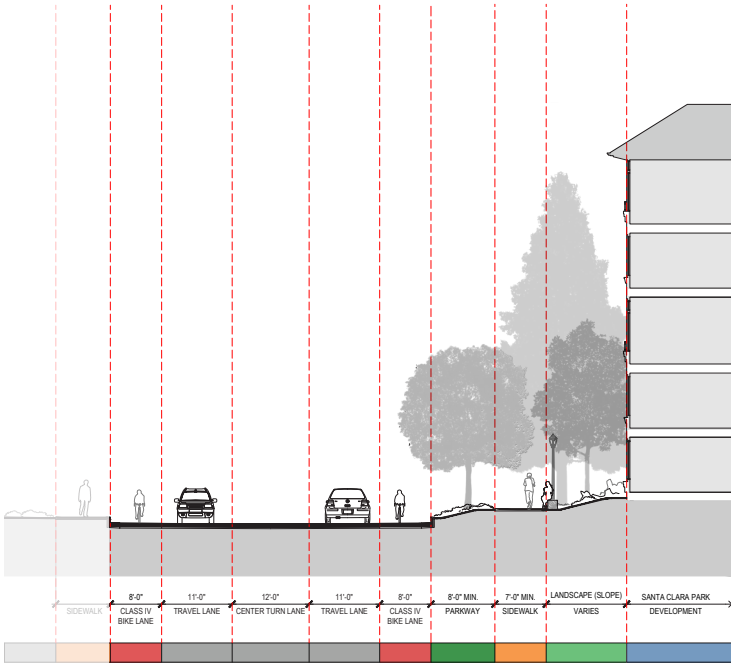



**Figure 3.1-2:** *Complete Street- Overall Diagram*






A FREEDOM CIRCLE - COMPLETE STREETS
CONDITION TYPE A (ATTACHED SIDEWALK)




B FREEDOM CIRCLE - COMPLETE STREETS
CONDITION TYPE B (DETACHED SIDEWALK)

**Figure 3.1-3:** *Complete Street Exhibit - Sections*

# 04 | Design Guidelines & Standards

## 4.1 Massing and Architecture

Santa Clara Park Apartment Community is envisioned as a dynamic neighborhood that embodies the objectives of the Focus Area Plan. At the southern end of the site is the community-scaled public park, which connects to the City-spanning San Tomas Aquino Creek Trail via a neighboring park. The project consists of five residential "wrap" buildings of Type III construction featuring 1,792 apartment homes with an array of residential amenities. Santa Clara Park features two distinctive apartment communities to serve a broader base of customers better while providing product segmentation. These distinct communities are separated by a new pedestrian-friendly internal private street that will act as the residential neighborhood's focal point and social hub.

The community's strong pedestrian character is established by a series of defined open spaces marked by architectural forms and mature redwood trees. A tree-lined central promenade from Mission College Blvd to Freedom Circle is the primary pedestrian link to the public park, passing through the heart of the community and bisecting the new private street. An interconnected network through various courtyards provides outdoor recreation, including pools, outdoor dining, seating, shade structures, and play areas. The plan allows for direct pedestrian and bicycle access to adjacent neighborhoods.

Each building is classically composed and proportioned in Mediterranean architectural styles. Large storefront details and modulated eave lines highlight entry points. Colors and materials highlight variations and textures. Open landscaped courtyards and setbacks articulate the buildings. Large redwoods along perimeter building edges screen views, lessening the perception of building scale. All five buildings are configured to completely conceal the vertically structured parking.

On the north side of the private street, "Building 1" consists of 362 units in Type III construction and 500 parking spaces. "Building 2" has 341 units in Type III construction and 474 parking spaces. "Building 3" consists of 536 units in Type III construction and 728 parking spaces. Buildings 1, 2, and 3 provide smaller, more affordable unit sizes than Buildings 4 and 5.

On the south side of the private street, "Building 4" consists of 292 units in Type III construction with 398 parking spaces, and "Building 5" provides 261 units in Type III construction with 359 parking spaces.

Each building has a Type IIA construction garage surrounded by a Type III construction residential building. The proposed project has approximately 2,459 parking spaces within five Type IIA construction garages, totaling approximately 1,017,750 GSF.

*The following exhibits are conceptual and will be finalized through the city's Architectural Review Process.*

EAVE PROFILE

DOOR SURROUND & WAINSCOT DETAIL

TRIM BAND PROFILE & ENHANCED PLASTER

RAILING DETAIL

## STYLE 1: FORMAL ITALIAN PALETTE

BODY COLOR 1

BODY COLOR 2

BODY COLOR 3

ROOF TILE COLOR

## STYLE 1: FORMAL ITALIAN PALETTE

FLAT PARAPET ROOF

DOOR SURROUND & WAINSCOT DETAIL

TRIM BAND PROFILE

WINDOW GROUPING AND  PANEL

## STYLE 2: MODERN PALAZZO PALETTE

BODY COLOR 1

BODY COLOR 2

BODY COLOR 3

TRIM COLOR

## STYLE 2: MODERN PALAZZO PALETTE COLOR SCHEME A

BODY COLOR 1

BODY COLOR 2

BODY COLOR 3

TRIM COLOR

## STYLE 2: MODERN PALAZZO PALETTE COLOR SCHEME B

24" OVERHANG WITH DECORATIVE RAFTER TAILS

DOOR SURROUND TRIM & FIRED CLAY BRICK

TRELLIS DETAILS

ORNAMENT RAILING DETAIL

## STYLE 3: FORMAL SPANISH PALETTE

BODY COLOR 1

BODY COLOR 2

BODY COLOR 3

ROOF TILE COLOR

## STYLE 3: FORMAL SPANISH PALETTE

15″ OVERHANG WITH DECORATIVE RAFTER TAILS

TRANSOM MASSING ELEMENT

DECORATIVE FINIAL

ELEGANT RAILING DETAIL

## STYLE 4: PALLADIAN PALETTE

BODY COLOR 1

BODY COLOR 2

BODY COLOR 3

ROOF TILE COLOR

## STYLE 4: PALLADIAN PALETTE

## 4.2 Development Standards

| | |
|---|---|
| Development Feature<br>(minimum unless otherwise indicated) | Santa Clara Park |
| **Parcel Area (minimum) are required for each NEWLY CREATE parcel.** | |
| Parcel Area | 10,000 |
| Street Frontage (feet) | 70 |
| **Structural Coverage (Maximum percentage)** | |
| Parcel Area (less than 10,000 sq.ft.) | None |
| Parcel Area (greater than 10,000 sq.ft.) | None |
| **Setbacks (minimum) - Setback lines are measured from the back of walk** | |
| Residential (front, side corner and interior) | 10' |
| Mixed-Use (front, side corner and interior) | 0' |
| Office (front, side corner and interior) | 0' |
| **Height (maximum) measured in front** | |
| Height (within 20 feet of the R1-6L, R1-8L and R2... | 32' |
| Height (all other zones) | 100' |
| **Number of Stories (maximum)** | |
| Number of Stories (all other zones) | 10 |
| **Gross Residential Density (minimum to maximum) shown in number of dwelling units per acre** | |
| Allowable Density | 51 - 100 du/acre |
| **Recreation Space for Multi-family Dwellings (minimum) measured in square feet per dwlling unit** | |
| Private Recreation Space | 25 GSF/ Unit |
| Common Recreation Space (per unit) | 65 GSF/ Unit |

**Figure 4.2:** *Development Matrix*

## 4.3 Parking

| RESIDENTIAL PARKING REQUIRED & PROVIDED | | | | | |
|---|---|---|---|---|---|
| BUILDING | UNIT TYPE | COUNT | RESIDENTIAL PARKING FACTOR | REQUIRED RESIDENTIAL STALLS | PROVIDED RESIDENTIAL PARKING |
| 1 | 1 BEDROOM | 79 | 1 | 79 | |
| 1 | 2 BEDROOM | 138 | 2 | 276 | |
| 1 | STUDIO | 145 | 1 | 145 | |
| | | 362 | | 500 | 500 |
| 2 | 1 BEDROOM | 68 | 1 | 68 | |
| 2 | 2 BEDROOM | 133 | 2 | 266 | |
| 2 | STUDIO | 140 | 1 | 140 | |
| | | 341 | | 474 | 474 |
| 3 | 1 BEDROOM | 120 | 1 | 120 | |
| 3 | 2 BEDROOM | 192 | 2 | 384 | |
| 3 | STUDIO | 224 | 1 | 224 | |
| | | 536 | | 728 | 728 |
| 4 | 1 BEDROOM | 186 | 1 | 186 | |
| 4 | 2 BEDROOM | 106 | 2 | 212 | |
| | | 292 | | 398 | 398 |
| 5 | 1 BEDROOM | 163 | 1 | 163 | |
| 5 | 2 BEDROOM | 98 | 2 | 196 | |
| | | 261 | | 359 | 359 |
| | | 1792 | | 2459 | 2459 |

**Figure 4.3:** *Parking Matrix*

## 4.4 Loading and Services

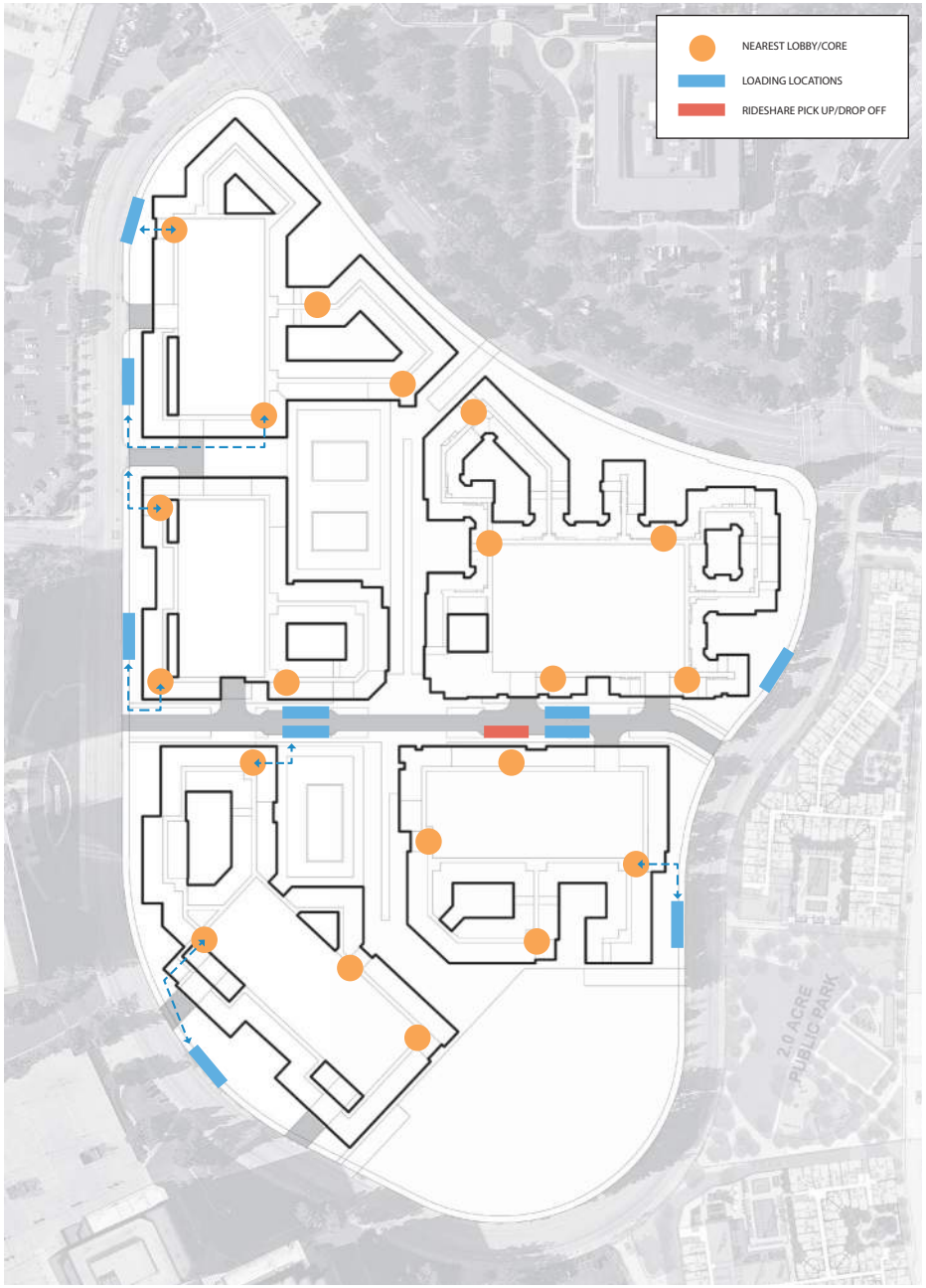
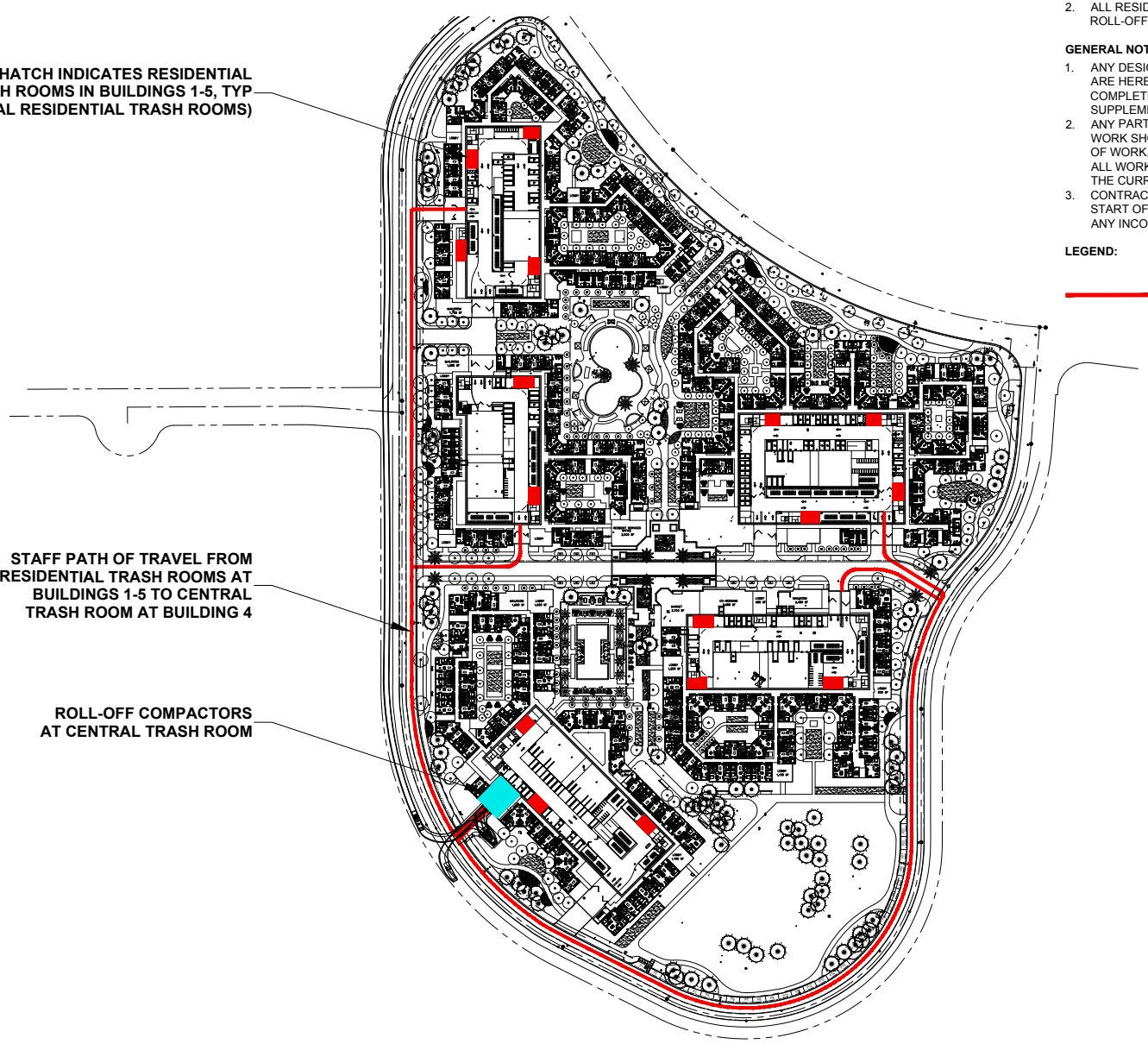



**Figure 4.4-1:** *Loading Areas Diagram*




**SHEET NOTES:**

**KEY PLAN. OVERALL SITE.**

1. RESIDENTIAL TRASH: STAFF SHALL TRANSPORT CONTAINERS TO CENTRAL TRASH ROOM AT BUILDING 4 FOR EMPTYING WITH TAYLOR-DUNN BIGFOOT CARRIER.
2. ALL RESIDENTIAL TRASH TO BE COMMINGLED AT CENTRAL TRASH ROOM ROLL-OFF COMPACTORS.

**GENERAL NOTES.**

1. ANY DESIGNS OR SOLUTIONS SHOWN IN DRAWING, EITHER DIRECT OR IMPLIED, ARE HEREBY CLARIFIED AS EXAMPLES AND SHALL NOT BE CONSIDERED COMPLETE DESIGNS FOR CONSTRUCTION. THESE DRAWINGS ARE INTENDED TO SUPPLEMENT THE SUBMITTAL PACKAGE FROM ARCHITECT.
2. ANY PARTIAL INFORMATION, OMISSIONS, OR INACCURATE DESCRIPTIONS OF WORK SHOWN IN DRAWINGS, WHICH ARE NECESSARY TO PERFORM THE SCOPE OF WORK, SHALL NOT RELIEVE THE CONTRACTOR FROM COMPLETION OF WORK. ALL WORK SHALL BE PERFORMED TO SATISFY THE MINIMUM REQUIREMENTS OF THE CURRENT APPLICABLE BUILDING CODES.
3. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO START OF CONSTRUCTION. THE ARCHITECT SHALL BE PROMPTLY NOTIFIED OF ANY INCONSISTENCIES AND/OR DISCREPANCIES.

**LEGEND:**

STAFF PATH OF TRAVEL FROM RESIDENTIAL TRASH ROOMS AT BUILDING 1-5 TO CENTRAL TRASH ROOM AT BUILDING 4.

**Figure 4.4-2:** *Trash Compactor Plan*

# 05 | Infrastructure & Utilities

# 5.1 Infrastructure & Utilities

A review of the Freedom Circle Focus Area Plan (FCFAP) and discussions with City/Agency staff indicate that there will be connection points to existing utility mains in the city right-of-way, as described below.

Sanitary Sewer: City block maps indicate that two separate 12" mains run the length of Freedom Circle (E & W), both connecting to the 12" main running westwards on Mission College Boulevard, per the FCFAP EIR and the future project-specific Development Impact Analysis (DIA). It is our understanding that there will be no upsizing of the 12" VCP main running between Freedom Circle (W) and Great America, and no upsizing required along the immediate project frontage, which is not anticipated in the full build-out condition in the Freedom Circle Focus Area EIR.

Storm Drain: City block maps indicate there is a 24" main that begins south of the Hichborn/ Freedom Circle (W) intersection. This 24" main runs south, then east, and loops back north along Freedom Circle (E) and increases to 54". It turns east into the Freedom Circle Storm Drain Pump Station at the southeast corner of the Freedom Circle (E)/Agnew/Mission College intersection, just north of the Greystar project site. There is a 15" main located in Mission College that begins just west of Agnew and travels west towards Great America. A 12" main existing in the Hitchborn/Freedom Circle (W) intersection heads north and increases to an 18" main before connecting to the existing main in Mission College.

The existing site consists mainly of impervious surfaces, such as parking lots, on-site sidewalks, and buildings. The proposed project will increase the pervious area on-site and provide LID stormwater treatment areas and source control measures, decreasing the stormwater runoff from the project site into the city mains.

Water: Per City block maps, there is a 12" main (installed in 1975) that runs through the northern side of Mission College. In addition, there is a 12" main (installed in 1977) that loops Freedom Circle (E & W) and connects to the Mission College main at both intersections. An abandoned 12" main (installed in 1970) exists within the project boundary, running east-west approximately in line with Hichborn Drive, which will either be removed or remain in place if it doesn't impact the proposed project improvements. The project will replace the existing water main with a proposed ductile iron pipe main from Freedom Circle (W) & Mission College to the new ductile iron pipe main in Freedom Circle (E) constructed as a part of the Greystar Development. Should the Greystar Development water main improvements not occur, the project will extend this water main replacement back to Mission College & Freedom Circle (E).

The FCFAP EIR included a Water Supply Assessment (WSA) for the full build-out of the FCFAP. Per the approved EIR and WSA, and as city code requires, the project intends to utilize recycled water as an alternative to potable water for irrigation and dual plumbing (where feasible) to alleviate the overall project demand for potable water. As listed in the conclusion of the WSA of the FCFAP EIR, the proposed development anticipates the possibility of fair-share water supply or capacity fees, additional water efficiency standards, and the establishment of annual project water budgets.

Recycled Water: Per City block maps, a 12" main (installed in 1998) runs along the southern side of Mission College. No recycled water main facilities are currently available in Freedom Circle. Where new recycled water laterals are required, the project will construct and extend a new 8" recycled water main from the connection point to Mission College.

Electric: The project is bound by existing Silicon Valley Power (SVP) facilities within Freedom Circle (E & W) on the east, south, and west within Mission College Blvd on the North. SVP is anticipating tying the project services into existing facilities located west, north, and south of the project boundary. Relocation of existing electric infrastructure along the project frontage may be required. Some SVP equipment (conduits, manholes, vaults, etc.) may remain to serve properties on the opposite side of Freedom Circle & Mission College. Approximate unit counts have been provided to SVP for reference. SVP system impact study was completed and it is expected that the project will make a fair share contribution to the Agnew substation expansion.

Gas: The current parcel is served by PG&E low-pressure service lines connected to a high-pressure distribution main on the opposite side of Freedom Circle and Mission College Blvd. Approximately ten (10) gas meter services will be removed and capped at the high-pressure distribution main within Freedom Circle (E & W) and Mission College. The high-pressure distribution lines can serve as future gas tie-in locations. Although individual gas metering of residential units is not allowed in the city code, there are provisions for new gas services for various types of housing facilities.

# 06 | Public Services

# 6.1 Public Services

**Fire Protection and Emergency Medical Service:**

The Santa Clara Fire Department (SCFD) has ten fire stations (one of which temporarily closed in March 2020 and is scheduled for replacement and relocation), with eight fire engines, two ladder trucks, one rescue unit, two ambulances, one hazardous materials unit, and one command vehicle. The Plan Area would be served by Station 8, which is located at 2400 Agnew Road. Secondary responding stations to the area would be Station 6, located at 888 Agnew Road; Station 9, located at 3011 Corvin Drive; and Station 5, located at 1912 Bowers Avenue. The Freedom Circle Focus Area Plan does not propose new or expanded fire protection/EMS facilities.

The Santa Clara Park (SCP) project site is located in the southern portion of the Plan Area and also would be served by Station 8, which is about 285 feet northeast of the project site, across Mission College Boulevard on Agnew Road. Station 6 is less than one mile from the project site, and Station 9 is slightly more than one mile from the project site, depending on the route taken.

**Police Protection:**

The Santa Clara Police Department (SCPD) is located at 601 El Camino Real. The Northside Substation, at 3992 Rivermark Parkway, is a satellite facility with limited hours. SCPD operations are broken into six beats; Beats 1 through 5 are south of U.S. 101, and Beat 6 covers the entire city area north of U.S. 101 plus the area between the Central Expressway and U.S. 101. The Plan Area is in Beat 6, and the project site is also in Beat 6. The Focus Area Plan does not propose new or expanded police facilities.

**Public Schools:**

The Plan Area, including the proposed SCP project, is in the Santa Clara Unified School District (SCUSD). The SCUSD is comprised of 27 schools, seven of which are located north of U.S. 101, including five elementary schools, two middle schools, and one high school. The Focus Area Plan does not propose new or expanded school facilities.

**Parks:**

City park and recreational facilities are comprised of approximately 268 improved acres and 85 unimproved acres. There are no public parks or recreational facilities currently in the Future Focus Area Plan Area, including the project site which contains 12 existing on-site buildings but no parks or recreational facilities. The Focus Area Plan calls for providing public parkland and privately-owned public open space, consistent with the general plan requirements and other city regulations, and provision of open space or payment of in-lieu fees for parks and open space for residential development, consistent with the City's Parkland Dedication Ordinance.

**Other Public Facilities:**

The City has three libraries: (1) Central Park Library; (2) the Northside Branch Library; and (3) the Mission Branch Library. The City also operates four community centers. The Focus Area Plan does not propose new or expanded public facilities.

## 6.2 Impact to Public Services

**Impact to Fire Protection and Emergency Medical Service:**

The SCP project would result in the construction of 1,792 dwelling units. This total is less than the 2,500 remaining units evaluated in the 2022 EIR and would require fewer additional fire service/ EMS staff than projected in the 2022 EIR. As discussed above, the 2022 EIR concluded that no significant impact was identified related to fire protection/EMS, no new or expanded fire protection/EMS facilities were needed, and no mitigation would be required. Because the total number of units proposed for the SCP project is less than the number of units evaluated for the Focus Area Plan, the environmental effects related to fire protection/EMS resulting from the SCP project would be reduced in scale. The SCP project's impact related to fire protection/ EMS would remain less than significant as identified in the 2022 EIR.

**Impact to Police Protection:**

The SCP project would result in the construction of 1,792 dwelling units. This total is less than the 2,500 remaining units evaluated in the 2022 EIR and would require fewer additional police staff than projected in the 2022 EIR. As discussed above, the 2022 EIR concluded that no significant impact was identified related to police services, no new or expanded police facilities were needed, and no mitigation would be required. Because the total number of units proposed for the SCP project is less than the number of units evaluated for the Focus Area Plan, environmental effects related to police services resulting from the SCP project would be reduced in scale. The SCP project's impact related to police services would remain less than significant as identified in the 2022 EIR.

**Impact to Parks:**

The project would result in the construction of 1,792 dwelling units. This total is less than the 2,500 remaining units evaluated in the 2022 EIR and would result in fewer new residents using city parks than projected in the 2022 EIR. As discussed above, the 2022 EIR concluded that no significant impact was identified related to parks, new parkland and/or payment of in-lieu park dedication fees would be required of all new development in the Future Focus Area Plan Area, and the City's park improvements ordinance would provide adequate mitigation. Because the total number of units proposed for the SCP project is less than the number of units evaluated for the Focus Area Plan, environmental effects related to parks resulting from the SCP project would be reduced in scale. The SCP project proposes approximately 6.48 acres of public park and open space, including a 2.70-acre neighborhood park (to be dedicated to the city), plus an additional 1.54 acres of credit for private open space and building amenities space. The project would pay additional in-lieu park improvement fees as determined in consultation with the City's Parks and Recreation Department (The Parkland Dedication Requirement) to help mitigate future parks impacts. The SCP project's impact related to parks would remain less than significant as identified in the 2022 EIR.

**Impact to 0ther Public Facilities:**

The project would result in the construction of 1,792 dwelling units. This total is less than the 2,500 remaining units evaluated in the 2022 EIR and would generate fewer new residents than projected in the 2022 EIR. As discussed above, the 2022 EIR concluded that no significant impact was identified related to other public facilities, and no new or expanded public facilities were being proposed by the City. Because the total number of units proposed for the SCP project is less than the number of units evaluated for the Focus Area Plan, the environmental effects related to other public facilities resulting from the SCP project would be reduced in scale. The SCP project's impact related to other public facilities would remain less than significant as identified in the 2022 EIR.

# 07 | Fiscal Analysis

# 7.1 Fiscal Analysis

*Fiscal Analysis has been added as an attachment at the end of this document. See Attachment 'A'*

# 08 | Community Outreach

## 8.1 Public Participation

The project team deeply values the insights and perspectives of the surrounding community and local residents in shaping the vision for Santa Clara Park. To foster collaboration, the team hosted three widely advertised community meetings, drawing over 150 attendees, including community stakeholders and city leaders from diverse regions and backgrounds.

In addition to these large gatherings, individual meetings were conducted with key stakeholders and community members to gather more focused feedback on the project's design and implementation. There will also be additional opportunities to provide input on the public park design as a part of the City's standard design review process.

### Key topics discussed with the Community:

**Land Use and Density**:
- 1,792 units, 25.7 acres, 70 DU/acre

**Affordability:**
- 15% on-site , 5% VL (50%AMI), 10% (100%AMI) 67% of units affordable by design

**Transportation and Parking:**
- Regional Connectivity, Parking City minimum parking ratio, Unbundled parking, 1:1 Bicycle parking/unit in garages

**Preservation:**
- Preservation of a large percentage of existing redwood trees and relocation of redwood trees, including salvage and reuse where possible

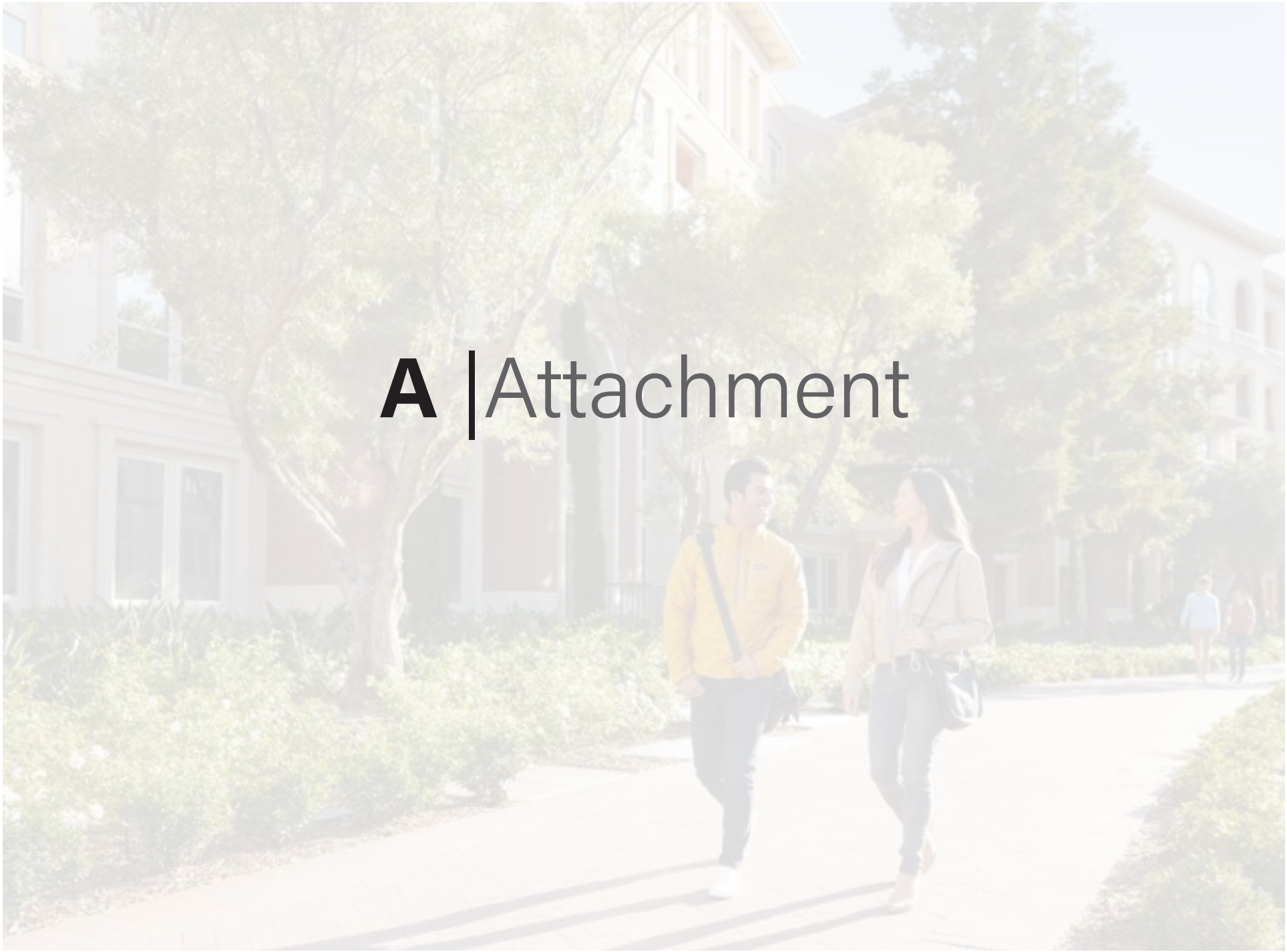
**Urban Design:**
- Pedestrian-friendly design, Main street serves as front door of new community, Connectivity for pedestrians and bicyclists

**Environmental - Sustainable Features:**
- Photovoltaic systems on roofs and garages, on-site tree relocation and preservation, LEED Gold Equivalent, All Electric Appliances, High efficiency windows /HVAC systems, Electric Heat pump space heating, Reclaimed Water system, 20% reduction in VMT through TDM measures

**Figure 8.1-1:** *Community Benefits*

**Figure 8.1-2:** *Community Input*

**Figure 8.1-3:** *Community Outreach*



# A |Attachment

# MEMORANDUM

To: Nimisha Agrawal, Senior Planner; City of Santa Clara

From: Teifion Rice-Evans, Luke Foelsch, and Rosanna Ren; Economic & Planning Systems

Subject: Fiscal Impact Analysis of Santa Clara Park; EPS #251006

Date: February 11, 2025

The Santa Clara Park project (Project), located in the northern portion of the City of Santa Clara, proposes to redevelop an approximately 26-acre site within the Freedom Circle Focus Area. The parcel is currently zoned for Office and R&D uses but the Freedom Circle Focus Area Plan would allow high-density residential development. The proposal envisions a new multifamily development with 1,792 units and approximately 16,600 gross square feet of resident-serving amenities and retail space. The proposal also includes approximately 6.4 acres of public parkland and 3 acres of private park amenity space.

This memo summarizes the Project's estimated annual fiscal impacts on the City of Santa Clara's General Fund and Santa Clara Unified School District (SCUSD)'s Operating Budget. It also provides an estimate of one-time permitting fees and development impact fee revenues generated by the Project that would accrue to the City and SCUSD. The full set of fiscal impact analysis tables are provided in the **Appendix**. All results are expressed in constant 2025 dollars.

The Project will provide 15 percent inclusionary units (269 units). 75 units will be offered at Very Low Income levels, or 50 percent of Area Median Income (AMI). The remaining 194 units will be offered at Moderate Income levels, defined by the City as 100 percent of AMI. Overall, this presents a deeper level of affordability than required by the City's Affordable Housing Ordinance.

In order to determine the net fiscal impact of the Project it was important to recognize that the existing site generates some revenue to the City. To account for these existing revenues, the analysis nets out the assessed value associated with the site at present as well as estimates of the SVP revenues that would

*The Economics of Land Use*

*Economic & Planning Systems, Inc.*
*1330 Broadway*
*Suite 450*
*Oakland, CA 94612*
*510 841 9190 tel*

*Oakland*
*Sacramento*
*Denver*
*Los Angeles*

***www.epsys.com***

accrue to the City from the existing buildings' electricity use. Existing site uses will also require public services, representing a cost to the City. Because it is difficult to quantify these costs, they are not netted out from the analysis, meaning that the estimates provided are conservative estimates of the net new fiscal impacts associated with the Project.

To conduct this analysis in a timely manner, EPS followed the same approach as the fiscal impact analysis recently used to assess the fiscal impacts of Mission Point. The fiscal impact analysis was updated to reflect Project-specific information at Santa Clara Park, including the development program, affordable housing program, expected rents, and student generation rates. The fiscal impact methodology and assumptions were also revised to be consistent with the KMA peer review of the Mission Point fiscal impact analysis conducted for the City of Santa Clara, which suggested alternative methodologies or calculations for some expenditure items.

## Key Findings

1. **The Project is expected to result in a positive net fiscal impact on the City's General Fund at buildout of approximately $295,200 annually.**

   The estimated fiscal impact of the Santa Clara Park project at buildout on the City's General Fund is an annual surplus of $285,1900 (2025 dollars). As shown in **Table 1**, the Project will generate about $2.2 million annually in net new revenues to the General Fund and require annual General Fund expenditures of about $1.9 million to provide police, fire, public works, parks, and other services.

**Table 1 Annual Fiscal Impacts at Buildout to City of Santa Clara General Fund**

| Item | Total Annual Estimates at Project Buildout ($2025) |
|---|---|
| **Estimated GF Revenue** | |
| Property Tax | $1,079,100 |
| Property Tax In Lieu of VLF | $361,800 |
| Documentary Transfer Tax | $33,300 |
| Sales and Use Tax | $286,200 |
| Franchise Tax | $111,300 |
| Fines and Penalties | $30,200 |
| Licenses and Permits | $184,800 |
| SVP Transfer | $70,000 |
| **Total Revenues** | **$2,156,600** |
| **Estimated GF Expenditures** | |
| General Government | $211,900 |
| Library | $180,700 |
| Community Development | $29,000 |
| Public Works | $243,400 |
| Parks & Recreation | $204,300 |
| Police | $649,800 |
| Fire | $352,300 |
| **Total Expenditures** | **$1,871,500** |
| **Total Net Annual Fiscal Impact** | **$285,100** |

Note: Values rounded to nearest hundred. Numbers may not sum due to rounding.

*Sources: Economic & Planning Systems, Inc.*

**2. The Project will result in a substantial positive net impact on the Santa Clara Unified School District's (SCUSD) operating budget of around $2.2 million annually.**

The Project is expected to generate approximately $4.4 million in annual new revenues for the SCUSD operations budget at buildout. Because SCUSD is a basic aid school district (where a share of new property taxes generated by new development are retained by the School District), the new assessed value of the project generates substantial new revenues to the SCUSD. Property tax accounts for approximately 94 percent of the estimated new revenues. The addition of new school-aged children to SCUSD generated by the Project is estimated to result in additional operational expenditures of $2.2 million. The net positive fiscal impact of the project amounts to an additional $2.2 million annually for SCUSD as shown in **Table 2**.

**Table 2 Annual Fiscal Impacts at Buildout to Santa Clara Unified School District General Fund**

| Item | Approach | | Total |
|---|---|---|---|
| New Student Enrollment | | | 75 |
| Project Estimated Average Daily Attendance (ADA) | | | 71 |
| **New Costs** | **$31,621** | **per ADA** | **$2,235,985** |
| **New Revenues** | | | |
| Local Revenues | | | |
| Property Tax to SCUSD | 38.4% | of property tax allocation | $4,130,409 |
| Other Local Revenue | $1,259 | per ADA | $89,028 |
| Federal Revenues | $476 | per ADA | $33,629 |
| Other State Revenue | $2,713 | per ADA | $191,816 |
| **Total Revenue** | | | **$4,444,882** |
| **Net Annual Fiscal Impact** | | | **$2,208,897** |

*Sources: Santa Clara Unified School District; Economic & Planning Systems, Inc.*

**3. The Project is estimated to generate $79.4 million in one-time permitting and development impact fees for City of Santa Clara and Santa Clara Unified School District capital facilities through project buildout based on current fee schedules. The park in-lieu component of this estimate will be reduced once the value of the dedicated park improvements has been established.**

As shown in **Table 3**, the Project will pay a broad range of types of fees to the City or the School District. School District development impact fees will sum to $9.3 million. The City will receive $12.3 million in park in-lieu fees (based on the credit calculations noted), $9.8 million in Building Department fees, as well as fees for water, wastewater, and electric utility fees and substation fees among others. After accounting for credits from the planned parkland dedication, the City has estimated the park in-lieu obligation at $34.1 million, prior for accounting for the credits for the dedicated park improvements, the value of which is not known at this time.

**Table 3 Development Fees generated by Project**

| Item | Per-Unit Fees | Total Project Fees (2025$) |
|---|---|---|
| School Fees | $5,170 | $9,264,640 |
| Park In Lieu Fees[1] | $19,049 | $34,135,899 |
| Traffic Impact Fee[2] | $647 | $1,159,424 |
| Water Connection Fee | $1,500 | $2,688,000 |
| Sewer Outlet Charge | $1,500 | $2,688,000 |
| Wastewater Treatment Fee | $1,187 | $2,127,104 |
| Electric Utility Fees | $2,245 | $4,023,040 |
| Electrical Substation | $3,292 | $5,900,000 |
| Other Infrastructure Fees | $4,218 | $7,558,656 |
| Building Department | $5,500 | $9,856,000 |
| **Total** | **$44,308** | **$79,400,763** |

[1] This parkland in-lieu fee incorporates credits for developer dedication of 4.225 acres of public parkland and 4,222 acres of private recreational amenity space. The value of the park improvements is not known at this time but will be further credited against the in-lieu fee obligation once

[2] Assumes a TIF of $647 per unit.

*Source: City of Santa Clara; Irvine Company.*

*The Economics of Land Use*

# APPENDIX A

# FISCAL IMPACT ANALYSIS OF SANTA CLARA PARK

*Economic & Planning Systems, Inc.*
*1330 Broadway*
*Suite 450*
*Oakland, CA 94612*
*510 841 9190 tel*

*Oakland*
*Sacramento*
*Denver*
*Los Angeles*

***www.epsys.com***

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## Development Impact Fees and Charges


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# 1. City of Santa Clara General Fund Impacts

**Table 1 City of Santa Clara General Fund Net Annual Fiscal Impact Summary**

| Item | Total Annual Estimates at Project Buildout ($2025) |
|---|---|
| **Estimated GF Revenue** | |
| Property Tax | $1,079,100 |
| Property Tax In Lieu of VLF | $361,800 |
| Documentary Transfer Tax | $33,300 |
| Sales and Use Tax | $286,200 |
| Franchise Tax | $111,300 |
| Fines and Penalties | $30,200 |
| Licenses and Permits | $184,800 |
| SVP Transfer | $70,000 |
| **Total Revenues** | **$2,156,600** |
| **Estimated GF Expenditures** | |
| General Government | $211,900 |
| Library | $180,700 |
| Community Development | $29,000 |
| Public Works | $243,400 |
| Parks & Recreation | $204,300 |
| Police | $649,800 |
| Fire | $352,300 |
| **Total Expenditures** | **$1,871,500** |
| **Total Net Annual Fiscal Impact** | **$285,100** |

Note: Values rounded to nearest hundred. Numbers may not sum due to rounding.

*Sources: Economic & Planning Systems, Inc.*

## Table 2 General Assumptions for City of Santa Clara

| Item | Amount | Sources |
|---|---|---|
| Population | 132,048 | CA DOF (1/1/2024) |
| Jobs[1] | 126,815 | JobsEQ (2024 Q2) |
| Citywide Daytime Population[2] | 195,456 | CA DOF/ JobsEQ |
| Persons per Household[3] | 1.92 | U.S. Census |
| Persons per Household[4] | 2.27 | CEQA based estimate |

[1] Reflects a 4-quarter moving average from the latest available date (2024 Q2)

[2] Daytime population is calculated by adding total residential population and half of total employment. This weighting reflects the cost of providing service to one worker compared to one resident based on the assumption that a worker spends approximately half of their day in the City.

[3] This estimate of persons per household is from U.S. Census data and used in the estimate of Parks & Recreation service costs.

[4] This estimate of persons per household is from the project's CEQA documents and used for most daytime population estimates in this analysis, except for Parks & Recreation service costs.

*Sources: California Department of Finance (2024); JobsEQ (2024); Economic & Planning Systems, Inc.*

## Table 3 Santa Clara Park Program Description and Daytime Population

| Item | Total[1] | Projected Population[2] Estimate | | Total | Daytime Pop.[3] |
|---|---|---|---|---|---|
| Residential[4] | | | | | |
| BMR - Very Low | 75 units | 2.27 | persons/HH | 170 | 170 |
| BMR - Moderate | 194 units | 2.27 | persons/HH | 440 | 440 |
| Market Rate | 1,523 units | 2.27 | persons/HH | 3,457 | 3,457 |
| **Total** | **1,792 units** | | | **4,068** | **4,068** |
| BMR - Very Low | 75 units | 1.92 | persons/HH | 144 | 144 |
| BMR - Moderate | 194 units | 1.92 | persons/HH | 372 | 372 |
| Market Rate | 1,523 units | 1.92 | persons/HH | 2,924 | 2,924 |
| **Total** | **1,792 units** | | | **3,441** | **3,441** |

[1] Provided by Irvine Company.

[2] Based on CEQA documents and US Census data.

[3] Daytime population is calculated by adding total residential population and half of total employment. It represents a measure of public service demand in which employees are given one-half the weight of residents because of more modest service demands. Residents are given a full weight of one. Because this project is entirely residential does not anticipate any employee generation, the daytime population and the resident population are identical.

[4] The estimate of Parks and Recreation services costs uses a persons per household estimate of 1.92, requiring a separate calculation of daytime population.

*Sources: Irvine Company; Economic & Planning Systems, Inc.*

## Table 4 Santa Clara Park Project Impact on General Fund Revenues

| Item | General Fund Revenue Budget FY 2024/25 | Allocation or Estimating Factor | | Total Project Revenues |
|---|---|---|---|---|
| **General Revenues** | | | | |
| Property Tax | $72,330,000 | 10.0% | of 1% of base assessed value | $1,079,087 |
| Property Tax In Lieu of VLF[1] | $22,061,000 | | See Table 6. | $361,775 |
| Documentary Transfer Tax | $1,600,000 | $0.55 | per $1,000 in AV | $33,324 |
| Sales and Use Tax | $62,900,000 | 1.0% | of estimated taxable sales | $286,168 |
| Franchise Tax | $5,350,000 | $27.37 | per daytime population | $111,345 |
| Fines and Penalties | $1,452,000 | $7.43 | per daytime population | $30,219 |
| Licenses and Permits | $8,878,000 | $45.42 | per daytime population | $184,770 |
| SVP Transfer | $34,500,000 | | See Table 8. | $69,951 |
| Transient Occupancy Tax | $22,850,000 | | Not estimated | n/a |
| Other Service Fees | $41,722,435 | | Not estimated | n/a |
| Other Revenue[2] | $23,927,558 | | Not estimated | n/a |
| **Total Revenues** | **$297,570,993** | | | **$2,156,638** |

[1] Property Tax In Lieu of VLF estimate provided by the City of Santa Clara, Feb. 2025.
[2] Encompasses all revenue items not shown here, including: Rents and Leases, State/Other Agencies, Interest, Other Revenue, and Transfers From.
*Sources: City of Santa Clara Adopted Budget FY2024/25 [accessed on Open Book]; City of Santa Clara Finance Department.*

## Table 5 Santa Clara Park Assessed Value Estimates

| Item | Units[1] | Assessed Value | |
|---|---|---|---|
| | | Estimate[2] | Total |
| Residential | | | |
| BMR - Very Low | 75 units | $331,081 per unit | $24,831,100 |
| BMR - Moderate | 194 units | $622,972 per unit | $120,856,568 |
| Market Rate | 1,523 units | $700,000 per unit | $1,066,100,000 |
| **Total** | **1,792 units** | | **$1,211,787,668** |

[1] Provided by Irvine Company.
[2] Assessed value estimates are provided by developer or estimated by EPS from monthly rents using a capitalized value approach.

*Sources: Irvine Company; Economic & Planning Systems*

## Table 6 Santa Clara Park Property Tax Estimates

| Item | Assumption / Factor | Buildout |
|---|---|---|
| **Property Tax** | | |
| Existing Assessed Value[1] | | $137,000,000 |
| New Assessed Value[2] | | $1,211,787,668 |
| Net Value Increase | | $1,074,787,668 |
| Property Tax | 1.0% of net value increase | $10,747,877 |
| **Santa Clara General Fund Property Tax[3]** | 10.0% of property tax | **$1,079,087** |
| **Property Tax In Lieu of VLF** | | |
| Existing Citywide Property Tax in Lieu of VLF[4] | | $22,061,000 |
| Citywide Assessed Value[5] | | $65,540,487,233 |
| Net Assessed Value Increase[6] | | 1.64% |
| **Net New Property Tax In Lieu of VLF[7]** | | **$361,775** |
| **Real Property Document Transfer Tax** | | |
| New Assessed Value | | |
| BMR - Very Low | | $24,831,100 |
| BMR - Moderate | | $120,856,568 |
| Market Rate | | $1,066,100,000 |
| Total | | **$1,211,787,668** |
| Annual Turnover[8] | | |
| BMR - Very Low | 5.0% per Year | $1,241,555 |
| BMR - Moderate | 5.0% per Year | $6,042,828 |
| Market Rate | 5.0% per Year | $53,305,000 |
| Total | | $60,589,383 |
| **Transfer Tax** | $0.55 per $1,000 in AV | **$33,324** |

[1] Provided by Irvine Company.

[2] See Table 5.

[3] Reflects Tax Rate Area 007-029.

[4] See Table 4.

[5] Citywide valuation based on the Santa Clara County Assessor Annual Report for FY 2024/25.

[6] Calculated by dividing net value increase by citywide assessed value.

[7] Calculated by multiplying existing property tax in lieu of VLF by net assessed value increase percentage.

[8] EPS assumption based on long-term averages. A turnover rate of 5 percent suggests that properties turn over approximately once every 20 years.

*Sources: City of Santa Clara; County of Santa Clara; and Economic & Planning Systems, Inc.*

## Table 7 Santa Clara Park Sales Tax Revenue Estimates

| Item | Assumptions | Annual Total at Buildout |
|---|---|---|
| **HOUSEHOLD TAXABLE RETAIL SALES** | | |
| Market-Rate Units | | |
| Average annual income[1] | | $153,141 |
| Taxable spending per household[2] | 21.1% of total income | $32,290 |
| Total taxable spending | 1,523 Market-Rate Units | $49,177,647 |
| Below Market Rate Units - Very Low | | |
| Average annual income[1] | | $74,680 |
| Taxable spending per household[2] | 27.3% of total income | $20,418 |
| Total taxable spending | 75 BMR Units | $1,531,373 |
| Below Market Rate Units - Moderate | | |
| Average annual income[1] | | $140,520 |
| Taxable spending per household[2] | 23.9% of total income | $33,632 |
| Total taxable spending | 194 BMR Units | $6,524,572 |
| Total Sales Generated by New Residents | | |
| Total New Household Taxable Spending | | $57,233,591 |
| Expenditures Captured by Santa Clara[3] | 50% of taxable expenditures | $28,616,796 |
| **Total New Taxable Retail Sales** | | $28,616,796 |
| **Total New Sales Tax** | 1.0% of taxable sales | **$286,168** |

[1] Household incomes derived from unit pricing provided by Irvine Co.
[2] Taxable spending based on Bureau of Labor Statistics Consumer Expenditure Survey (2023) for income ranges.
[3] Assumes 50 percent of taxable retail spending by City of Santa Clara residents is captured by retailers within the City based on the amount and range of retail supply in the City.
*Sources: Irvine Co.; Bureau of Labor Statistics (BLS); Economic & Planning Systems, Inc.*

**Table 8 Santa Clara Park Silicon Valley Power (SVP) Transfer Revenue Estimate**

| Description | *Formula* | Value | Unit |
|---|---|---|---|
| Annual SVP Service Area Electricity Use | | | |
| Annual SVP Gigawatt Hours[1] | *a* | 4,418.54 | GWh |
| Million BTUs[2] per Gigawatt | *b* | 3,412.14 | MMBtu / GW |
| Million BTUs per Year | *c = a * b* | 15,076,696 | MMBtu / Yr. |
| Project Electric Use | | | |
| Residential Square Footage[3] | *d* | 1,747,900 | SF |
| Million BTUs per SF per Year[4] | *e* | 0.0265 | |
| Est. Ann. Project Energy Consumption | *f = d * e* | 46,401 | MMBtu / Yr. |
| Existing Site Electric Use | | | |
| Office Square Footage[5] | *g* | 427,500 | SF |
| (less) vacancies[5] | *h* | 162,974 | SF |
| Occupied Office Square Footage | *i = g - h* | 264,526 | SF |
| Million BTUs per SF per Year[4] | *j* | 0.0598 | |
| Est. Ann. Existing Project Energy Consumption | *k = i * j* | 15,832 | MMBtu / Yr. |
| Net Increase in Electricity Use from Project | *l = f - k* | 30,569 | MMBtu / Yr. |
| Percent Increase in Usage for SVP Service Area | *m = l / c* | 0.20% | |
| SVP Transfer Revenues to City FY 24/25[6] | *n* | $34,500,000 | |
| Estimated Impact to SVP Transfer Revenue | *= m * n* | **$69,951** | |

[1] California Energy Commission (CEC) Electricity Consumption by Entity most recent (2022) data for Silicon Valley Power (accessed January 2025).
[2] BTU = British Thermal Units.
[3] Information provided by Developer.
[4] Utilizes land use-specific rates from Appendix 3.3-1 of the Mission Point Development's DEIR under the assumption that the office and residential typologies are comparable to this project.
[5] Per CoStar Group data.
[6] Per **Table 4.**

Source: California Energy Commission; CoStar Group; Irvine Co.; Economic & Planning Systems

## Table 9 Santa Clara Park Project Impact on General Fund Expenditures

| Item | FY 2024/25 Adopted Budget Expenditures | | Cost Allocation Methodology | Total Project Expenditures |
|---|---|---|---|---|
| General Government[1] | $40,732,840 | $52.10 | Variable Average Cost per Daytime Population | $211,934 |
| Library | $11,732,505 | $44.43 | Variable Average Cost per Resident | $180,714 |
| Community Development | $5,575,313 | $7.13 | Variable Average Cost per Daytime Population | $29,008 |
| Public Works | $27,325,009 | $59.83 | Variable Average Cost per Daytime Population | $243,386 |
| Parks and Recreation[2] | $23,172,047 | $59.38 | Variable Average Cost per Resident | $204,294 |
| Police | $92,074,298 | | See Table 13 | $649,837 |
| Fire | $66,292,191 | | See Table 14 | $352,349 |
| Non-Departmental | $43,793,986 | | Not Estimated | |
| **Total General Fund Expenditures** | **$310,698,189** | | | **$1,871,523** |

[1] Includes Departments of the Mayor and City Council, City Manager, City Clerk, City Attorney, City Auditor, Human Resources, and Finance.
[2] Does not include Cemetery Division or Senior Nutrition Program as they are not funded from the General Fund.
*Sources: City of Santa Clara Adopted Budget FY2024/25 [accessed on Open Book]; Economic & Planning Systems, Inc.*

## Table 10 General Government, Library, Community Development General Fund Expenditures

| Item | Total Budget Expenditure | % Variable | Variable Net Expenditure | Expenditure Multiplier | Estimated Project Cost |
|---|---|---|---|---|---|
| General Government[1] | $40,732,840 | 25% | $10,183,210 | $52.10 per Daytime Population | $211,934 |
| Library | $11,732,505 | 50% | $5,866,253 | $44.43 per Resident | $180,714 |
| Community Development | $5,575,313 | 25% | $1,393,828 | $7.13 per Daytime Population | $29,008 |

[1] Includes Departments of the Mayor and City Council, City Manager, City Clerk, City Attorney, City Auditor, Human Resources, and Financ
*Sources: City of Santa Clara Adopted Budget FY2024/25 [accessed on Open Book]; Economic & Planning Systems, Inc.*

## Table 11 Public Works General Fund Expenditures

| Item | Total Budget Expenditure | Direct Revenues Offset[1] | % Variable | Variable Cost |
|---|---|---|---|---|
| Department of Public Works | $27,325,009 | $6,534,915 | 75% | **$15,592,571** |
| Citywide Daytime Population[2] | | | | 195,456 |
| Variable Cost per Daytime Population | | | | $79.78 |
| Adjustment for Private Street Maintenance[3] | | | 75% | |
| Variable Expenditure Multiplier per Daytime Population | | | | $59.83 |
| Project Daytime Population[4] | | | | 4,068 |
| **Estimated Project Cost** | | | | **$243,386** |

[1] Demonstrates expenditures recovered by direct revenues from the General Fund, as described in City of Santa Clara's Open Book Budget Portal.
[2] Per Table 2.
[3] Given that project streets will be privately maintained, only 75% of the variable cost applies to project. Source: KMA
[4] Per Table 3.

*Sources: City of Santa Clara Adopted Budget FY2024/25 [accessed on Open Book]; Economic & Planning Systems, Inc.*

**Table 12 Parks and Recreation General Fund Expenditures**

| Item | Total Budget Expenditure | Direct Revenue Offset[1] | % Variable | Variable Cost |
|---|---|---|---|---|
| Administration | $2,462,405 | $134,000 | 75% | $1,746,304 |
| Parks[2] | $8,866,933 | $0 | 0% | $0 |
| Pools | $1,404,648 | $0 | 75% | $1,053,486 |
| Buildings | $1,309,229 | $0 | 75% | $981,922 |
| Operations | $536,641 | $0 | 75% | $402,481 |
| Recreational Programs | $8,592,191 | $3,717,000 | 75% | $3,656,393 |
| **Total[3]** | **$23,172,047** | **$3,851,000** | | **$7,840,586** |
| Citywide Residential Population[4] | | | | 132,048 |
| Variable Expenditure Multiplier per Resident | | | | $59.38 |
| Project Residential Population[5] | | | | 3,441 |
| **Estimated Project Cost** | | | | **$204,294** |

[1] Includes General Fund revenue from charges for parks and recreation services as provided in the City of Santa Clara Open Budget Portal (2025).

[2] The Project's parks will be privately maintained, therefore incurring no cost on the General Fund.

[3] Budget expenditures breakdown for Parks, Pools, Buildings, and Operations, provided by City of Santa Clara. Excludes expenditures or revenues from the Senior Nutrition Program or the Cemetery Department, as funding for these programs originates from sources other than the General Fund.

[4] Per Table 2.

[5] Per Table 3.

*Sources: City of Santa Clara Adopted Budget FY2024/25 [accessed on Open Book]; Economic & Planning Systems, Inc.*

## Table 13 Police General Fund Expenditures

| Item | Total Budget Expenditures[1] | Direct Revenue Offset[2] | % Variable[2] | Variable Cost |
|---|---|---|---|---|
| **Adopted Budget 2024/25** | | | | |
| Administrative Services | $22,485,358 | $588,550 | 75% | $16,422,606 |
| Field Operations | $47,967,153 | $435,000 | 100% | $47,532,153 |
| Investigations | $17,118,935 | $55,000 | 100% | $17,063,935 |
| Special Operations | $4,502,852 | $0 | 0% | $0 |
| **Total** | **$92,074,298** | **$1,078,550** | | **$81,018,694** |
| Police Calls for Service (2023)[3] | | | | 37,558 |
| Variable Cost per Service Call | | | | **$2,157** |

| Proposed Project Service Call Estimate | Call Generation Rate[4] | Development[5] | Est. Calls for Service |
|---|---|---|---|
| Market Rate Residential | 0.1410 Ann. Calls / DU | 1,523 DU | 215 |
| Affordable Residential | 0.3214 Ann. Calls / DU | 269 DU | 86 |
| **Total Annual Calls for Service** | | 1,792 DU | **301** |
| **Estimated Police Service Expenditure** | | | **$649,837** |

[1] Per City of Santa Clara Open Budget Portal (2025).

[2] Variable cost reduction percentages based on *Mission Point Project, Fiscal Impact Analysis Peer Review and Testing of Alternatives* Memorandum prepared by Keyser Marston Associates (KMA) for the City of Santa Clara, November 14th, 2024.

[3] Represents 2023 calls for service (excluding traffic-related incidents that are unallocable to specific land uses). Information via *Mission Point Project, Fiscal Impact Analysis Peer Review and Testing of Alternatives Memorandum* prepared by KMA.

[4] Assumption via *Mission Point Project, Fiscal Impact Analysis Peer Review and Testing of Alternatives* Memorandum prepared by KMA. Based on Santa Clara Square and St. Anton Apartment data provided by City of Santa Clara Police Department and

[5] Per Developer.

Source: KMA/City of Santa Clara; Irvine Company; Economic & Planning Systems

## Table 14 Fire General Fund Expenditures

| Item | Total Budget Expenditures[1] | Direct Revenue Offset[2] | % Variable[2] | Variable Cost |
|---|---|---|---|---|
| **Adopted Budget 2024/25** | | | | |
| Administration | $5,124,943 | $0 | 75% | $3,843,707 |
| Field Operations | $54,076,635 | $5,000 | 100% | $54,071,635 |
| Community Risk Reduction | $3,912,419 | $3,246,000 | 0% | $0 |
| Training | $1,520,632 | $0 | 0% | $0 |
| Emergency Medical Services | $1,373,117 | $425,000 | 100% | $948,117 |
| Office of Emergency Services | $284,445 | $0 | 0% | $0 |
| **Total** | **$66,292,191** | **$3,676,000** | | **$58,863,459** |
| Fire/EMS Calls for Service (2023)[3] | | | | 10,586 |
| Variable Cost per Service Call | | | | **$5,561** |

| Proposed Project Service Call Estimate | Call Generation Rate[4] | Development[5] | Est. Calls for Service |
|---|---|---|---|
| Market Rate Residential | 0.0344 Ann. Calls / DU | 1,523 DU | 52 |
| Affordable Residential | 0.0408 Ann. Calls / DU | 269 DU | 11 |
| **Total Annual Calls for Service** | | 1,792 DU | **63** |
| **Estimated Fire/EMS Service Expenditure** | | | **$352,349** |

[1] City of Santa Clara Open Budget Portal (2025).

[2] Variable cost reduction percentages based on *Mission Point Project, Fiscal Impact Analysis Peer Review and Testing of Alternatives* Memorandum prepared by Keyser Marston Associates (KMA) for the City of Santa Clara, November 14th, 2024. Variable cost percentage for Administration adjusted per City's recommendation, Feb. 2025.

[3] Represents 2023 Fire/EMS calls for service via *Mission Point Project, Fiscal Impact Analysis Peer Review and Testing of Alternatives* Memorandum prepared by KMA for the City of Santa Clara.

[4] Assumption via *Mission Point Project, Fiscal Impact Analysis Peer Review and Testing of Alternatives* Memorandum prepared by KMA. Based on Santa Clara Square and St. Anton Apartment data provided by City of Santa Clara Fire Department and utilized in that memorandum.

[5] Per Developer.

Source: KMA/City of Santa Clara; Irvine Company; Economic & Planning Systems

# 2. Santa Clara Unified School District

**Table 15 Santa Clara Unified School District Fiscal Impact Summary**

| Item | | Approach | Total |
|---|---|---|---|
| New Student Enrollment | | | 75 |
| Project Estimated Average Daily Attendance (ADA) | | | 71 |
| **New Costs** | **$31,621** | **per ADA** | **$2,235,985** |
| **New Revenues** | | | |
| Local Revenues | | | |
| Property Tax to SCUSD | 38.4% | of property tax allocation | $4,130,409 |
| Other Local Revenue | $1,259 | per ADA | $89,028 |
| Federal Revenues | $476 | per ADA | $33,629 |
| Other State Revenue | $2,713 | per ADA | $191,816 |
| **Total Revenue** | | | **$4,444,882** |
| **Net Annual Fiscal Impact** | | | **$2,208,897** |

*Sources: Santa Clara Unified School District; Economic & Planning Systems, Inc.*

## Table 16 Santa Clara Park Student Generation Projections

| Item | Student Generation Rate per Unit | Residential Units[1] | Total |
|---|---|---|---|
| **Current Students Enrollment[2]** | | | |
| Actual Enrollment | | | 13,919 |
| Average Daily Attendance | | | 13,077 |
| Ratio of Attendance | | | 94% |
| **New Student Generation[3]** | | | |
| Market Rate Residential Units | 0.042 | 1,523 | 64 |
| Below Market Rate Residential Units | | | |
| Very Low | 0.042 | 75 | 3.15 |
| Moderate | 0.042 | 194 | 8 |
| New Student Enrollment | | | 75 |
| **Additional Average Daily Attendance[4]** | | | **71** |

[1] Project program includes 1,792 residential units with 15% below-market rate units.

[2] Provided by Ed-Data.org for 2022/23.

[3] Student generation rates provided by JCJ Partners.

[4] Derived by applying the ratio of attendance to the new student enrollment.

*Sources: Santa Clara Unified School District; Ed.Data.org; JCJ Partners, LLC.; Irvine Company; Economic & Planning Systems.*

**Table 17 Santa Clara Unified School District Budget Summary**

| Item | FY2024/2025 Adopted Budget | Per ADA |
|---|---|---|
| **School District Revenues** | | |
| Local Revenues | | |
| Property Tax | $332,572,070 | $25,432 |
| Other Local Revenue | $16,464,436 | $1,259 |
| Federal Revenues | $6,219,120 | $476 |
| Other State Revenue | $35,473,666 | $2,713 |
| **Total Revenue** | **$390,729,292** | **$29,879** |
| **School District Expenditures[1]** | **$413,513,398** | **$31,621** |

[1] This analysis reflects the District's revenues and expenditure items and doe not reflect the beginning fund balance of each year which carries over from yea to year as this balance is not expected to be generated from additional student For FY 2024/25, the District expects a beginning fund balance of $96.2 million.
*Sources: Santa Clara Unified School District FY 2024/2025 Adopted Budget; Economic & Planning Systems, Inc.*

**Table 18 Santa Clara Unified School District Property Tax Estimate**

| Item | | Amount |
|---|---|---|
| Existing Assessed Value[1] | | $137,000,000 |
| New Assessed Value[2] | | $1,211,787,668 |
| Net Assessed Value Increase | | **$1,074,787,668** |
| Annual Base Property Tax Payments | 1.0% | $10,747,877 |
| **Net New SCUSD Property Taxes** | **38.4% allocated to SCUSD** | **$4,130,409** |

[1] Based on the valuation from the Santa Clara County Assessor's Office.

[2] Refer to Fiscal Impact Analysis.

*Sources: County of Santa Clara; Economic & Planning Systems, Inc.*

# 3. Development Impact Fees and Charges

**Table 19 Santa Clara Park Impact Fees**

| Item | Per-Unit Fees | Total Project Fees (2025$) |
|---|---|---|
| School Fees | $5,170 | $9,264,640 |
| Park In Lieu Fees[1] | $19,049 | $34,135,899 |
| Traffic Impact Fee[2] | $647 | $1,159,424 |
| Water Connection Fee | $1,500 | $2,688,000 |
| Sewer Outlet Charge | $1,500 | $2,688,000 |
| Wastewater Treatment Fee | $1,187 | $2,127,104 |
| Electric Utility Fees | $2,245 | $4,023,040 |
| Electrical Substation | $3,292 | $5,900,000 |
| Other Infrastructure Fees | $4,218 | $7,558,656 |
| Building Department | $5,500 | $9,856,000 |
| **Total** | **$44,308** | **$79,400,763** |

[1] This parkland in-lieu fee incorporates credits for developer dedication of 4.225 acres of public parkland and 4,222 acres of private recreational amenity space. The value of the park improvements is not known at this time but will be further credited against the in-lieu fee obligation once

[2] Assumes a TIF of $647 per unit.

*Source: City of Santa Clara; Irvine Company.*

© BKF Engineers

# SANTA CLARA PARK
# VESTING TENTATIVE SUBDIVISION MAP
# 2518 MISSION COLLEGE BOULEVARD
# SANTA CLARA, CALIFORNIA
# APN #: 104-40-019

## SURVEY NOTES

1. THE LOCATIONS OF EXISTING UNDERGROUND FACILITIES SHOWN ON THESE DRAWINGS ARE APPROXIMATE AND ARE BASED ON OBSERVED TOPOGRAPHIC SURFACE FEATURES AND AVAILABLE INFORMATION. THE PROFESSIONAL PREPARING THIS MAP ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THESE FACILITIES OR FOR THE INADVERTENT OMISSION OF RELATED INFORMATION.
2. TOPOGRAPHIC INFORMATION SHOWN HEREON WAS OBTAINED FROM A FIELD SURVEY CONDUCTED BY BKF ENGINEERS ON JANUARY 2024.
3. TREE DIAMETERS ARE MEASURED AT CHEST HEIGHT (48"). DRIPLINE DIAMETERS AND TREE SPECIES ARE APPROXIMATE ONLY AND SHOULD BE VERIFIED BY A CERTIFIED ARBORIST. ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
4. DATE OF THE FIELD SURVEY: JANUARY 29, 2024.
5. EXISTING BOUNDARY AND EASEMENTS SHOWN ON THIS SURVEY ARE PER FIRST AMERICAN TITLE INSURANCE COMPANY PRELIMINARY TITLE REPORT, ORDER NO. NCS-728983A-SA1, DATED MAY 25, 2023

## GENERAL NOTES

1. VESTING TENTATIVE SUBDIVISION MAP: THIS VESTING TENTATIVE SUBDIVISION MAP CONFORMS TO THE REQUIREMENTS OF CHAPTER 17, ARTICLE IV, SECTION 17.05.300, "SUBDIVISION OF FIVE OR MORE PARCELS (MINOR SUBDIVISIONS)" OF THE CITY OF SANTA CLARA MUNICIPAL CODE. THE VESTING TENTATIVE SUBDIVISION MAP WILL CREATE SIX (6) PARCELS FROM THE ONE (1) EXISTING PARCEL. PARCEL 6 IS CREATED ON THIS MAP IS FOR FUTURE DEDICATION TO THE CITY OF SANTA CLARA.
2. UTILITIES: UTILITY SIZING AND LOCATIONS ARE PRELIMINARY AND SUBJECT TO FINAL ENGINEERING DESIGN. SEE UTILITY CLEARANCE REQUIREMENTS NOTES ON SHEET C6.0
3. EASEMENTS: EXISTING EASEMENTS AND THEIR FUTURE DISPOSITION ARE SHOWN IN EXISTING CONDITIONS SHEETS C2.0 AND C2.1.
4. UTILITIES THAT ARE PROPOSED TO BE INSTALLED ON THE 3925 FREEDOM CIRCLE PROJECT ARE SHOWN AS EXISTING CONDITIONS ON THESE PLANS.

**PUBLIC WATER EASEMENT:**
A PUBLIC WATER UTILITY EASEMENT WILL BE PROVIDED AND WILL ACCOMPANY EACH WATER SERVICE CONNECTION UP TO THE LATERAL, METER, AND BACKFLOW DEVICES TO THE EXTENT THEY ARE ON PRIVATE PROPERTY. SEE SHEET C5.0 & C5.1 FOR THE LOCATION OF THE NEW DOMESTIC AND RECYCLED WATER SERVICE CONNECTIONS.

**PRIVATE FIRE SERVICE EASEMENT:**
FIRE MAINS IN PRIVATE STREET 'A' REPRESENT CENTER LINE OF 5' WIDE PRIVATE FIRE SERVICE EASEMENT FOR THE BENEFIT OF PARCEL 2, PARCEL 3, PARCEL 4, AND PARCEL 5

**SIDEWALK EASEMENT:**
A PUBLIC SIDEWALK EASEMENT WILL BE PROVIDED ALONG THE NEW MEANDERING SIDEWALK. PLEASE SEE THE LANDSCAPE SHEETS FOR THE LAYOUT AND LOCATION OF NEW FRONTAGE SIDEWALK.

**PUBLIC ACCESS EASEMENT:**
A PUBLIC ACCESS EASEMENT WILL BE PROVIDED ALONG THE PEDESTRIAN PATHWAYS THAT RUN PARALLELS TO PRIVATE STREET A.

**PRIVATE STORM DRAIN EASEMENT:**
STORM DRAIN MAINS LOCATED IN PRIVATE STREET 'A' REPRESENT THE CENTERLINE OF 5' WIDE PRIVATE EASEMENTS FOR THE BENEFIT OF PARCELS 2, 3, 4, & 5. PRIVATE STORM DRAIN MAINS LOCATED ON THE NORTHERN SIDE OF THE SITE BETWEEN PARCEL 1 AND 3 REPRESENT THE CENTERLINE OF 5' WIDE PRIVATE EASEMENTS FOR THE BENEFIT OF PARCELS 1,2, AND 3.

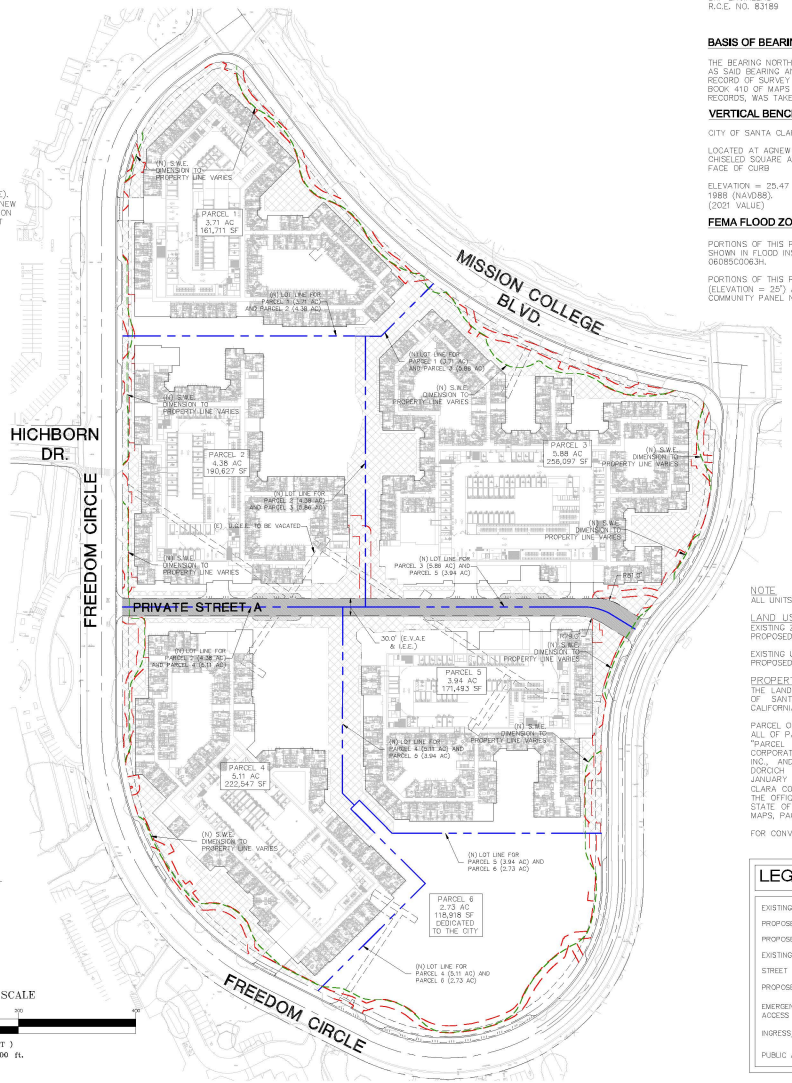
**PRIVATE SANITARY SEWER EASEMENT:**
SANITARY SEWER MAINS LOCATED IN PRIVATE STREET 'A' REPRESENT THE CENTERLINE OF 5' WIDE PRIVATE EASEMENTS FOR THE BENEFIT OF PARCELS 2, 3, 4, & 5.

**UNDERGROUND ELECTRIC EASEMENT:**
SILICON VALLEY POWER (SVP) UTILITY STRUCTURES AND ASSOCIATED CONDUIT WILL BE PLACED IN THEIR OWN RESPECTIVE UNDERGROUND ELECTRIC EASEMENTS (U.G.E.E.). THE NEW U.G.E.E. WILL EXTEND 5' BEYOND THE EDGE OF NEW SVP STRUCTURES AND CONDUIT. THE CONCEPTUAL LOCATION OF THE CONDUIT AND STRUCTURES ARE SHOWN ON SHEET C5.0 & C5.1. THE FINAL LOCATION OF THIS NEW U.G.E.E. WILL BE FULLY DETERMINED UPON COMPLETION OF THE DESIGN OF SVP FACILITIES.

## ABBREVIATIONS

| SYMBOL | DESCRIPTION |
|---|---|
| AB | AGGREGATE BASE |
| AC | ASPHALT CONCRETE |
| AD | AREA DRAIN |
| AGG | AGGREGATE |
| APPROX | APPROXIMATE |
| BC | BEGINNING OF CURVE |
| BCR | BEGIN CURB RETURN |
| BLDG | BUILDING |
| BM | BENCH MARK |
| BO | BLOWOFF |
| BOV | BLOWOFF VALVE |
| BVC | BEGIN VERTICAL CURVE |
| BW | BACK OF WALK/BOTTOM OF WALL |
| CDS | CUL-DE-SAC |
| C&G | CURB & GUTTER |
| ℄ . CL | CENTERLINE |
| CMP | CORRUGATED METAL PIPE |
| CO | CLEANOUT |
| CONC | CONCRETE |
| CR | CURB RETURN |
| CVC | CENTER OF VERTICAL CURVE |
| DEFL | DEFLECTION |
| DI | DROP INLET |
| DIP | DUCTILE IRON PIPE |
| DIA | DIAMETER |
| DW | DOMESTIC WATER |
| D/W | DRIVEWAY |
| DWG | DRAWING |
| E | ELECTRIC |
| (E) | EAST / EXISTING |
| EC | END OF CURVE |
| ECR | END OF CURB RETURN |
| E.E. | ELECTRICAL EASEMENT |
| EL | ELEVATION |
| EP | EDGE OF PAVEMENT |
| E.V.A.E. | EMERGENCY VEHICLE ACCESS EASEMENT |
| E.V.I.E.E. | EMERGENCY VEHICLE INGRESS EGRESS EASEMENT |
| EVC | END VERTICAL CURVE |
| EW | EACHWAY |
| EX | EXISTING |
| (F) | FUTURE |
| F/C OR FOC | FACE OF CURB |
| FF | FINISHED FLOOR ELEVATION |
| FG | FINISHED GRADE |
| FH | FIRE HYDRANT |
| FL | FLOW LINE |
| FM | FORCE MAIN |
| FOB | FACE OF BUILDING |
| FP | FINISHED PAVEMENT |
| FS | FIRE SERVICE |
| FT | FEET |
| G | GAS |
| GB | GRADE BREAK |
| GE | GARAGE ELEVATION |
| GM | GAS METER |
| HP | HIGH POINT |
| HV | HIGH VOLTAGE |
| I.E.E. | INGRESS/EGRESS EASEMENT |
| INV | INVERT |
| IRR | IRRIGATION |
| JT | JOINT TRENCH |
| LAT | LATERAL |
| L | LENGTH |
| LF | LINEAR FEET |
| LG | LIP OF GUTTER |

| SYMBOL | DESCRIPTION |
|---|---|
| LP | LOW POINT |
| LT | LEFT |
| MAX | MAXIMUM |
| MH | MANHOLE |
| MIN | MINIMUM |
| MON | MONUMENT |
| (N) | NORTH / NEW |
| NO., # | NUMBER |
| NTS | NOT TO SCALE |
| P.A.E. | PUBLIC ACCESS EASEMENT |
| PCC | PORTLAND CEMENT CONCRETE |
| PE | PAD ELEVATION |
| PG&E | PACIFIC GAS AND ELECTRIC |
| PL | PROPERTY LINE |
| P.O.C. | POINT OF CONNECTION |
| PRC | POINT OF REVERSE CURVE |
| PROP | PROPOSED |
| P.S.D.E. | PRIVATE STORM DRAIN EASEMENT |
| P.S.E. | PUBLIC SERVICE EASEMENT |
| PT | POINT |
| P.U.E. | PUBLIC UTILITY EASEMENT |
| P.U.U.E. | PRIVATE UNDERGROUND UTILITY EASEMENT |
| PV | PAVEMENT |
| PVC | POLYVINYL CHLORIDE |
| PVI | POINT OF VERTICAL INTERSECTION |
| R | RADIUS |
| RCP | REINFORCED CONCRETE PIPE |
| RCW | RECYCLED WATER |
| RIM | RIM ELEVATION |
| RT | RIGHT |
| R/W | RIGHT OF WAY |
| S | SLOPE |
| (S) | SOUTH |
| S.A.D. | SEE ARCHITECTURAL DRAWINGS |
| SD | STORM DRAIN |
| S.D.E. | STORM DRAIN EASEMENT |
| SDMH | STORM DRAIN MANHOLE |
| SHT. | SHEET |
| S.L.D. | SEE LANDSCAPE DRAWINGS |
| S.P.D. | SEE PLUMBING DRAWINGS |
| SS | SANITARY SEWER |
| S.S.D. | SEE STRUCTURAL DRAWINGS |
| SSMH | SANITARY SEWER MANHOLE |
| ST. | STREET |
| STA | STATION |
| STD | STANDARD |
| S/W OR SW | SIDEWALK |
| S.W.E. | SIDEWALK EASEMENT |
| SVP | SILICON VALLEY POWER |
| T OR TELE | TELEPHONE |
| T&B | TOP AND BOTTOM |
| TC | TOP OF CURB |
| TD | TRENCH DRAIN |
| TEMP | TEMPORARY |
| TG | TOP OF GRATE |
| TP | TOP OF PAVEMENT |
| TW | TOP OF WALL |
| TYP. | TYPICAL |
| U.G.E.E. | UNDERGROUND ELECTRICAL EASEMENT |
| VC | VERTICAL CURVE |
| VERT. | VERTICAL |
| W | WATER |
| (W) | WEST |
| W/ | WITH |
| W | WATERLINE |
| W.C.E. | WIRE CLEARANCE EASEMENT |
| WM | WATER METER |
| WV | WATER VALVE |




GRAPHIC SCALE
100 0 50 100 200 400
( IN FEET )
1 inch = 100 ft.

## SURVEYOR'S STATEMENT

THIS TENTATIVE MAP HAS BEEN PREPARED BY ME OR UNDER MY DIRECTION, AT THE REQUEST OF IRVINE COMPANY ON NOVEMBER 22, 2024.

**PRELIMNARY**

JOHN KOROYAN
P.L.S. NO. 8883
JKOROYAN@BKF.COM

LICENSED LAND SURVEYOR — JOHN KOROYAN — No. 8883 — STATE OF CALIFORNIA

## ENGINEER'S STATEMENT

THIS TENTATIVE MAP HAS BEEN PREPARED BY ME OR UNDER MY DIRECTION, AT THE REQUEST OF IRVINE COMPANY ON NOVEMBER 22, 2024.

PATRICK CHAN, P.E. DATE:
BKF ENGINEERS
R.C.E. NO. 83189

## BASIS OF BEARINGS

THE BEARING NORTH 36°27'53" WEST, BETWEEN FOUND MONUMENTS AS SAID BEARING AND MONUMENTS ARE SHOWN ON THAT CERTAIN RECORD OF SURVEY FILED FOR RECORD ON DECEMBER 29, 1977, IN BOOK 410 OF MAPS AT PAGES 29 & 30, SANTA CLARA COUNTY RECORDS, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS SURVEY.

## VERTICAL BENCHMARK

CITY OF SANTA CLARA, BM NO. D-2:

LOCATED AT AGNEW ROAD & SAN TOMAS AQUIND CREEK, PK NAIL IN CHISELED SQUARE AT CENTER SOUTH SIDE OF SIDE OF BRIDGE AT FACE OF CURB

ELEVATION = 25.47 FEET PER NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
(2001 VALUE)

## FEMA FLOOD ZONE:

PORTIONS OF THIS PROPERTY ARE LOCATED WITHIN ZONE X AS SHOWN IN FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 06085C0063H.

PORTIONS OF THIS PROPERTY ARE ALSO LOCATED WITHIN ZONE AH (ELEVATION = 25') AS SHOWN IN FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 06085C0063H

LOCATION MAP
N.T.S

## PROJECT INFORMATION

| | | |
|---|---|---|
| 1. | PROJECT ADDRESS: | 2518 MISSION COLLEGE BOULEVARD SANTA CLARA, CA 95054 |
| 2. | APN #: | 104-40-019 |
| 3. | OWNER/SUBDIVIDER: | IRVINE COMPANY 550 NEWPORT CENTER DRIVE, NEWPORT BEACH, CA 92660 CONTACT: GREG JASSO 949-720-2875 |
| 4. | CIVIL ENGINEER: | BKF ENGINEERS 1730 N. FIRST STREET, SUITE 600 SAN JOSE, CA 95112 CONTACT: PATRICK CHAN 408-467-9100 |

## SHEET INDEX

| SHEET NUMBER | SHEET NAME | DESCRIPTION |
|---|---|---|
| CIVIL SHEETS | | |
| 1 | C1.0 | VESTING TENTATIVE MAP |
| 3 | C2.0 | EXISTING CONDITIONS |
| 3 | C2.1 | EXISTING CONDITIONS |
| 4 | C3.0 | PRELIMINARY SITE PLAN |
| 5 | C3.1 | PRELIMINARY SITE PLAN |
| 6 | C3.2 | PRELIMINARY SITE PLAN SECTIONS |
| 7 | C4.0 | PRELIMINARY GRADING & DRAINAGE PLAN |
| 8 | C4.1 | PRELIMINARY GRADING & DRAINAGE PLAN |
| 9 | C5.0 | PRELIMINARY UTILITY PLAN |
| 10 | C5.1 | PRELIMINARY UTILITY PLAN |
| 11 | C5.2 | PRELIMINARY UTILITY NOTES |
| 12 | C6.0 | PRELIMINARY STORMWATER CONTROL PLAN |
| 13 | C6.1 | PRELIMINARY STORMWATER CONTROL PLAN |
| 14 | C6.2 | PRELIMINARY STORMWATER CONTROL DETAILS |
| 15 | C7.0 | PRELIMINARY FIRE ACCESS PLAN |
| 16 | C7.1 | PRELIMINARY FIRE ACCESS PLAN |

**NOTE**
ALL UNITS WILL BE FOR RENT.

**LAND USE AND ZONING DESIGNATIONS**
EXISTING ZONING: OG – GENERAL OFFICE ZONING DISTRICTS
PROPOSED ZONING: PD REZONING

EXISTING USE: OFFICE BUILDINGS AND ASSOCIATED PARKING.
PROPOSED USE: RESIDENTIAL, COMMERCIAL AND OPEN SPACE.

**PROPERTY DESCRIPTION**
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF SANTA CLARA, COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL ONE:
ALL OF PARCEL 1, AS SHOWN UPON THAT CERTAIN MAP ENTITLED, "PARCEL MAP BEING A RESUBDIVISION OF LANDS OF MARRIOTT CORPORATION, SUCCESSOR BY MERGER TO FESPAR ENTERPRISES, INC., AND MARRIOTT HOTELS INC., AND STEPHEN AND MARY DORCICH AS SHOWN ON RECORD OF SURVEY RECORDED ON JANUARY 12, 1977 IN BOOK 386 OF MAPS, PAGE 54, SANTA CLARA COUNTY RECORDS", WHICH MAP WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, ON DECEMBER 29, 1977 IN BOOK 410 OF MAPS, PAGES 29 AND 30.

FOR CONVEYANCING PURPOSES ONLY: APN 104-40-019

**STORM WATER OVERLAND RELEASE EASEMENT**
PARCEL 1 WILL PROVIDE A STORM WATER OVERLAND RELEASE EASEMENT THROUGH THE ONSITE OVERLAND RELEASE PATH FOR THE BENEFIT OF PARCEL 2 AND PARCEL 3 AS NEEDED.

PARCEL 2 WILL PROVIDE A STORM WATER OVERLAND RELEASE EASEMENT THROUGH THE ONSITE OVERLAND RELEASE PATH FOR THE BENEFIT OF PARCEL 1, PARCEL 3, AND PARCEL 4 AS NEEDED.

PARCEL 3 WILL PROVIDE A STORM WATER OVERLAND RELEASE EASEMENT THROUGH THE ONSITE OVERLAND RELEASE PATH FOR THE BENEFIT OF PARCEL 1, PARCEL 2, AND PARCEL 5 AS NEEDED.

PARCEL 4 WILL PROVIDE A STORM WATER OVERLAND RELEASE EASEMENT THROUGH THE ONSITE OVERLAND RELEASE PATH FOR THE BENEFIT OF PARCEL 5 AND PARCEL 2 AS NEEDED.

PARCEL 5 WILL PROVIDE A STORM WATER OVERLAND RELEASE EASEMENT THROUGH THE ONSITE OVERLAND RELEASE PATH FOR THE BENEFIT OF PARCEL 3 AND PARCEL 4 AS NEEDED.

## LEGEND

- EXISTING PROPERTY LINE
- PROPOSED U.G.E.E.
- PROPOSED S.W.E.
- EXISTING EASEMENT (TO BE VACATED)
- STREET CENTERLINE
- PROPOSED PROPERTY LINE
- EMERGENCY VEHICLE ACCESS EASEMENT (E.V.A.E.)
- INGRESS/EGRESS EASEMENT
- PUBLIC ACCESS EASEMENT

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SUITE 600
SAN JOSE, CA 95112
(408) 467-9100
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VESTING TENTATIVE MAP
SANTA CLARA PARK REDEVELOPMENT
APPLICATION FILE PLN24-00017
SANTA CLARA COUNTY, CALIFORNIA

PROFESSIONAL ENGINEER — PATRICK K. CHAN — 83428 — CIVIL — REGISTERED — PRELIMINARY — NOT FOR CONSTRUCTION — STATE OF CALIFORNIA

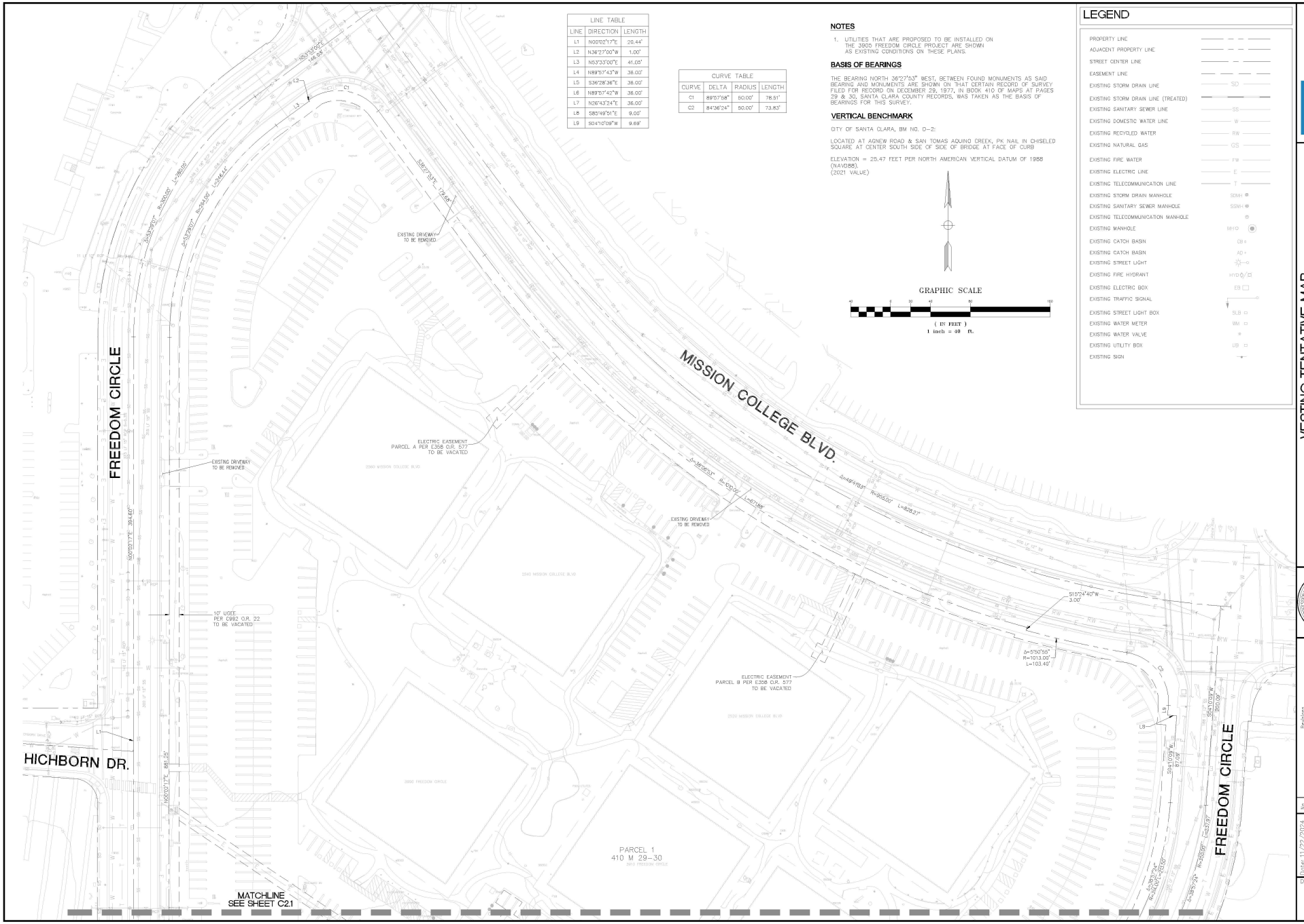
Revisions | No.

Date: 11/22/2024
Scale: AS SHOWN
Designed: JJ
Drawn: KH
Approved: KC
Job No: 20231160

Drawing Number:
C1.0

DRAWING NAME: \\BKF-SJ\vol4\2023\231160_Santa_Clara_Park_at_Freedom_Circle_DD\ENG-L\Sheets\PLANNING\C1_TITLE-SHEET.dwg
PLOT DATE: 11-22-24
PLOTTED BY: chris

© BKF Engineers


FREEDOM CIRCLE
MISSION COLLEGE BLVD.
HICHBORN DR.
FREEDOM CIRCLE
EXISTING DRIVEWAY TO BE REMOVED
EXISTING DRIVEWAY TO BE REMOVED
EXISTING DRIVEWAY TO BE REMOVED
ELECTRIC EASEMENT PARCEL A PER E358 O.R. 577 TO BE VACATED
ELECTRIC EASEMENT PARCEL B PER E358 O.R. 577 TO BE VACATED
10' UGCE PER D882 O.R. 22 TO BE VACATED
PARCEL 1 410 M 29-30
MATCHLINE SEE SHEET C2.1
2560 MISSION COLLEGE BLVD
2540 MISSION COLLEGE BLVD
2520 MISSION COLLEGE BLVD
2900 FREEDOM CIRCLE
2910 FREEDOM CIRCLE
N00°02'17"E 394.60'
N00°02'17"E 881.26'
S35°57'00"E 145.09'
S62°27'53"E 178.84'
S15°24'40"W 3.00'
Δ=5°50'55" R=1013.00' L=103.40'
S41°09'05"W 87.08'
S41°09'05"W 300.08'
R=1000.00' L=237.89'
R=1000.00' L=238.72'
R=1000.00' L=238.72

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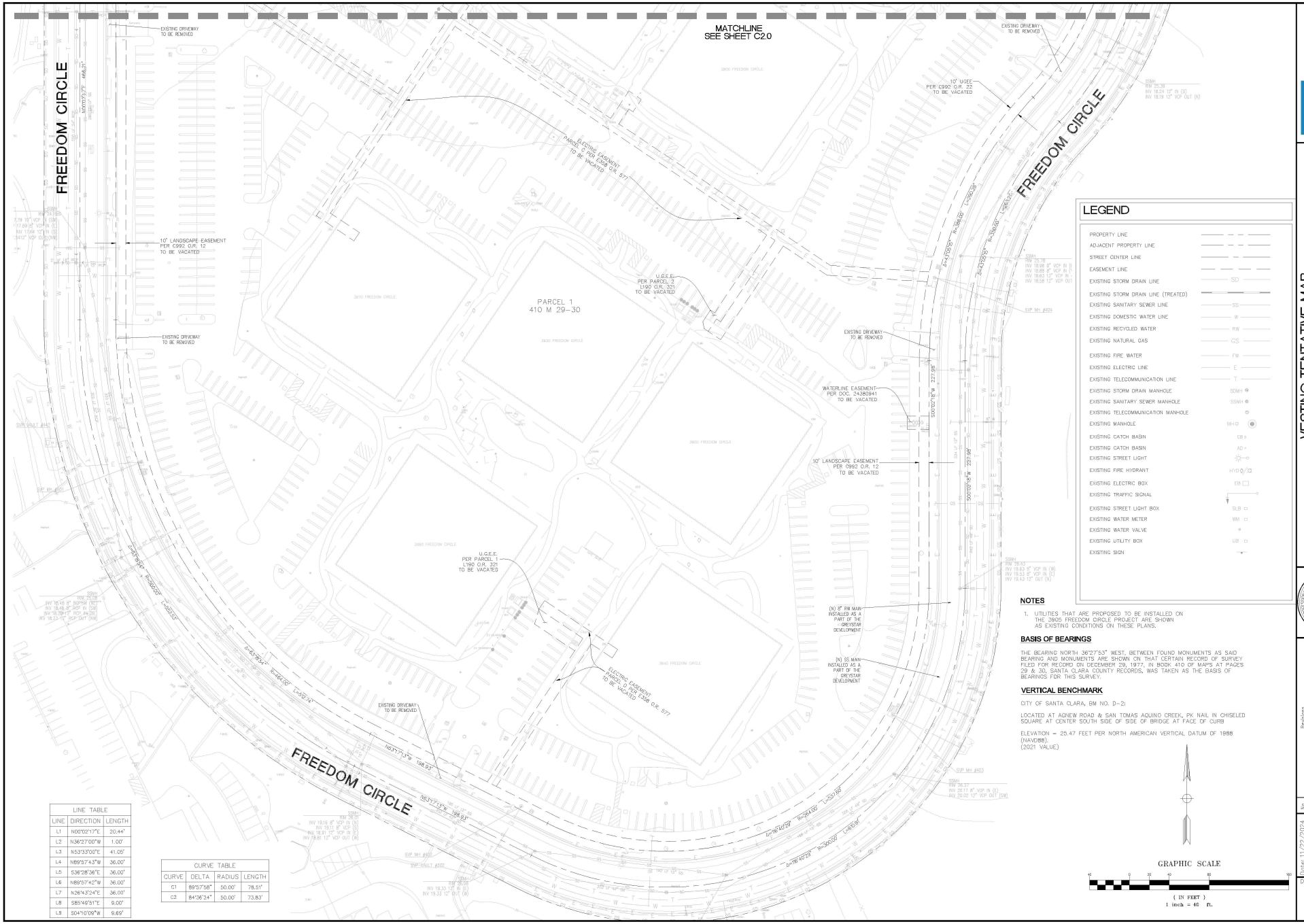


## LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- STREET CENTER LINE
- EASEMENT LINE
- EXISTING STORM DRAIN LINE (SD)
- EXISTING STORM DRAIN LINE (TREATED)
- EXISTING SANITARY SEWER LINE (SS)
- EXISTING DOMESTIC WATER LINE (W)
- EXISTING RECYCLED WATER (RW)
- EXISTING NATURAL GAS (GS)
- EXISTING FIRE WATER (FW)
- EXISTING ELECTRIC LINE (E)
- EXISTING TELECOMMUNICATION LINE (T)
- EXISTING STORM DRAIN MANHOLE (SDMH)
- EXISTING SANITARY SEWER MANHOLE (SSMH)
- EXISTING TELECOMMUNICATION MANHOLE
- EXISTING MANHOLE (MH)
- EXISTING CATCH BASIN (CB)
- EXISTING CATCH BASIN (AD)
- EXISTING STREET LIGHT
- EXISTING FIRE HYDRANT (HYD)
- EXISTING ELECTRIC BOX (EB)
- EXISTING TRAFFIC SIGNAL
- EXISTING STREET LIGHT BOX (SLB)
- EXISTING WATER METER (WM)
- EXISTING WATER VALVE
- EXISTING UTILITY BOX (UB)
- EXISTING SIGN

## NOTES

1. UTILITIES THAT ARE PROPOSED TO BE INSTALLED ON THE 3905 FREEDOM CIRCLE PROJECT ARE SHOWN AS EXISTING CONDITIONS ON THESE PLANS.

## BASIS OF BEARINGS

THE BEARING NORTH 36°27'53" WEST, BETWEEN FOUND MONUMENTS AS SAID BEARING AND MONUMENTS ARE SHOWN ON THAT CERTAIN RECORD OF SURVEY FILED FOR RECORD ON DECEMBER 29, 1977, IN BOOK 410 OF MAPS AT PAGES 29 & 30, SANTA CLARA COUNTY RECORDS, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS SURVEY.

## VERTICAL BENCHMARK

CITY OF SANTA CLARA, BM NO. D-2:

LOCATED AT AGNEW ROAD & SAN TOMAS AQUINO CREEK, PK NAIL IN CHISELED SQUARE AT CENTER SOUTH SIDE OF SIDE OF BRIDGE AT FACE OF CURB

ELEVATION = 25.47 FEET PER NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
(2021 VALUE)

GRAPHIC SCALE

40 0 20 40 80 160

( IN FEET )
1 inch = 40 ft.

| LINE TABLE | | |
|---|---|---|
| LINE | DIRECTION | LENGTH |
| L1 | N00°02'17"E | 20.44' |
| L2 | N36°27'00"W | 1.00' |
| L3 | N53°33'00"E | 41.05' |
| L4 | N89°57'43"W | 36.00' |
| L5 | S36°28'36"E | 36.00' |
| L6 | N89°57'42"W | 36.00' |
| L7 | N26°43'24"E | 36.00' |
| L8 | S85°49'51"E | 9.00' |
| L9 | S04°10'09"W | 9.69' |

| CURVE TABLE | | | |
|---|---|---|---|
| CURVE | DELTA | RADIUS | LENGTH |
| C1 | 89°57'58" | 50.00' | 78.51' |
| C2 | 84°36'24" | 50.00' | 73.83' |

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SAN JOSE, CA 95112
(408) 467-9100
www.bkf.com

# VESTING TENTATIVE MAP
# SANTA CLARA PARK REDEVELOPMENT
# EXISTING CONDITIONS

SANTA CLARA COUNTY, CALIFORNIA

PRELIMINARY
NOT FOR CONSTRUCTION

| No. | Revisions |
|---|---|

Date: 11/22/2024
Scale: 1"=40'
Designed:
Drawn: KH
Approved: KC
Job No: 20231160

Drawing Number:
C2.1

DRAWING NAME: \\BKF-SJ\vol4\2023\231160_Santa_Clara_Park_at_Freedom_Circle_DD\ENG-L\Sheets\PLANNING\C2_EX-COND.dwg
PLOT DATE: 11-22-24
PLOTTED BY: chrd

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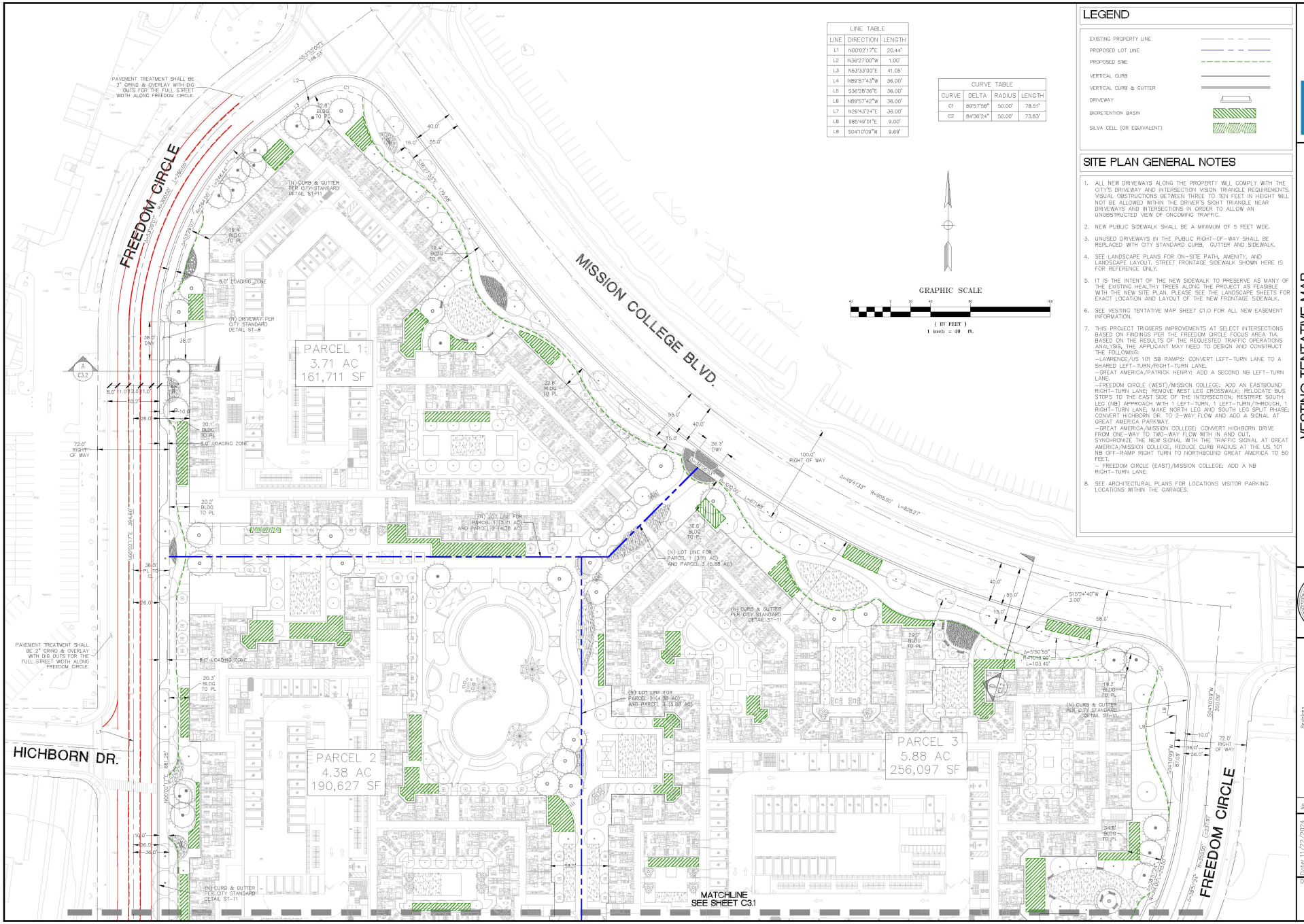


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## LEGEND

- EXISTING PROPERTY LINE
- PROPOSED LOT LINE
- PROPOSED SWE
- VERTICAL CURB
- VERTICAL CURB & GUTTER
- DRIVEWAY
- BIORETENTION BASIN
- SILVA CELL (OR EQUIVALENT)

## SITE PLAN GENERAL NOTES

1. ALL NEW DRIVEWAYS ALONG THE PROPERTY WILL COMPLY WITH THE CITY'S DRIVEWAY AND INTERSECTION VISION TRIANGLE REQUIREMENTS. VISUAL OBSTRUCTIONS BETWEEN THREE TO TEN FEET IN HEIGHT WILL NOT BE ALLOWED WITHIN THE DRIVER'S SIGHT TRIANGLE NEAR DRIVEWAYS AND INTERSECTIONS IN ORDER TO ALLOW AN UNOBSTRUCTED VIEW OF ONCOMING TRAFFIC.
2. NEW PUBLIC SIDEWALK SHALL BE A MINIMUM OF 5 FEET WIDE.
3. UNUSED DRIVEWAYS IN THE PUBLIC RIGHT-OF-WAY SHALL BE REPLACED WITH CITY STANDARD CURB, GUTTER AND SIDEWALK.
4. SEE LANDSCAPE PLANS FOR ON-SITE PATH, AMENITY, AND LANDSCAPE LAYOUT. STREET FRONTAGE SIDEWALK SHOWN HERE IS FOR REFERENCE ONLY.
5. IT IS THE INTENT OF THE NEW SIDEWALK TO PRESERVE AS MANY OF THE EXISTING HEALTHY TREES ALONG THE PROJECT AS FEASIBLE WITH THE NEW SITE PLAN. PLEASE SEE THE LANDSCAPE SHEETS FOR EXACT LOCATION AND LAYOUT OF THE NEW FRONTAGE SIDEWALK.
6. SEE VESTING TENTATIVE MAP SHEET C1.0 FOR ALL NEW EASEMENT INFORMATION.
7. THIS PROJECT TRIGGERS IMPROVEMENTS AT SELECT INTERSECTIONS BASED ON FINDINGS PER THE FREEDOM CIRCLE FOCUS AREA TIA. BASED ON THE RESULTS OF THE REQUESTED TRAFFIC OPERATIONS ANALYSIS, THE APPLICANT MAY NEED TO DESIGN AND CONSTRUCT THE FOLLOWING:
   - LAWRENCE/US 101 SB RAMPS: CONVERT LEFT-TURN LANE TO A SHARED LEFT-TURN/RIGHT-TURN LANE.
   - GREAT AMERICA/PATRICK HENRY: ADD A SECOND NB LEFT-TURN LANE.
   - FREEDOM CIRCLE (WEST)/MISSION COLLEGE: ADD AN EASTBOUND RIGHT-TURN LANE; REMOVE WEST LEG CROSSWALK; RELOCATE BUS STOPS TO THE EAST SIDE OF THE INTERSECTION; RESTRIPE SOUTH LEG (NB) APPROACH WITH 1 LEFT-TURN, 1 LEFT-TURN/THROUGH, 1 RIGHT-TURN LANE; MAKE NORTH LEG AND SOUTH LEG SPLIT PHASE; CONVERT HICHBORN DR. TO 2-WAY FLOW AND ADD A SIGNAL AT GREAT AMERICA PARKWAY.
   - GREAT AMERICA/MISSION COLLEGE: CONVERT HICHBORN DRIVE FROM ONE-WAY TO TWO-WAY FLOW WITH IN AND OUT, SYNCHRONIZE THE NEW SIGNAL WITH THE TRAFFIC SIGNAL AT GREAT AMERICA/MISSION COLLEGE, REDUCE CURB RADIUS AT THE US 101 NB OFF-RAMP RIGHT TURN TO NORTHBOUND GREAT AMERICA TO 50 FEET.
   - FREEDOM CIRCLE (EAST)/MISSION COLLEGE: ADD A NB RIGHT-TURN LANE.
8. SEE ARCHITECTURAL PLANS FOR LOCATIONS VISITOR PARKING LOCATIONS WITHIN THE GARAGES.

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# VESTING TENTATIVE MAP
# SANTA CLARA PARK REDEVELOPMENT
# PRELIMINARY SITE PLAN

SANTA CLARA COUNTY CALIFORNIA

SANTA CLARA

PROFESSIONAL ENGINEER — CHRISTOPHER M. KEPLINGER — No. 63426 — CIVIL — PRELIMINARY — STATE OF CALIFORNIA

Revisions

| No. | |
|---|---|
| | |

Date: 11/22/2024
Scale: 1" = 40'
Designed: LL
Drawn: KH
Approved: KC
Job No: 20231160

Drawing Number:
C3.0

DRAWING NAME: \\BKF-Sj\vol4\2023\231160_Santa_Clara_Park_at_Freedom_Circle_DD\ENG-L\Sheets\PLANNING\C3_SITE-PLAN.dwg
PLOT DATE: 11-22-24 PLOTTED BY: chris

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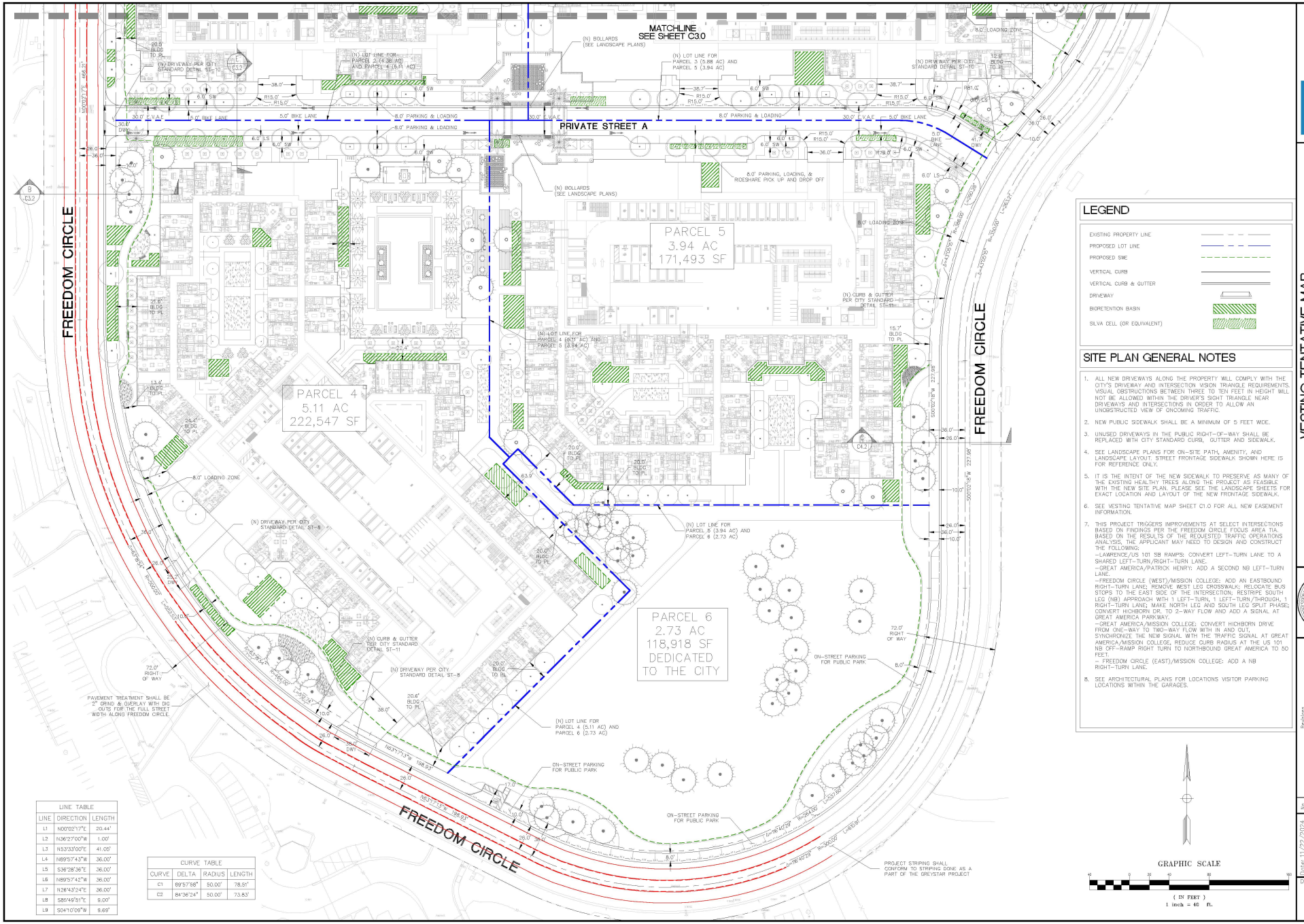


## LEGEND

- EXISTING PROPERTY LINE
- PROPOSED LOT LINE
- PROPOSED SWE
- VERTICAL CURB
- VERTICAL CURB & GUTTER
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GRAPHIC SCALE

( IN FEET )
1 inch = 40 ft.

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| L6 | N89°57'42"W | 36.00' |
| L7 | N26°43'24"E | 36.00' |
| L8 | S86°49'51"E | 9.00' |
| L9 | S04°10'09"W | 9.69' |

| CURVE TABLE | | | |
|---|---|---|---|
| CURVE | DELTA | RADIUS | LENGTH |
| C1 | 89°57'58" | 50.00' | 78.51' |
| C2 | 84°36'24" | 50.00' | 73.83' |

BKF
1730 N. FIRST STREET
SUITE 600
SAN JOSE, CA 95112
(408) 467-9100
www.bkf.com

# VESTING TENTATIVE MAP
# SANTA CLARA PARK REDEVELOPMENT
# PRELIMINARY SITE PLAN

SANTA CLARA COUNTY, CALIFORNIA

PROFESSIONAL ENGINEER
CHRISTOPHER K. CHAN
PRELIMINARY
No. 63426
CIVIL
STATE OF CALIFORNIA

Revisions

Date: 11/22/2024
Scale: 1"=40'
Designed: LL
Drawn: KH
Approved: KC
Job No: 20231160

Drawing Number:
C3.1

DRAWING NAME: \\BKF-SJ\vol4\2023\231160_Santa_Clara_Park_at_Freedom_Circle_DD\ENG-L\Sheets\PLANNING\C3_SITE-PLAN.dwg
PLOT DATE: 11-22-24
PLOTTED BY: chris

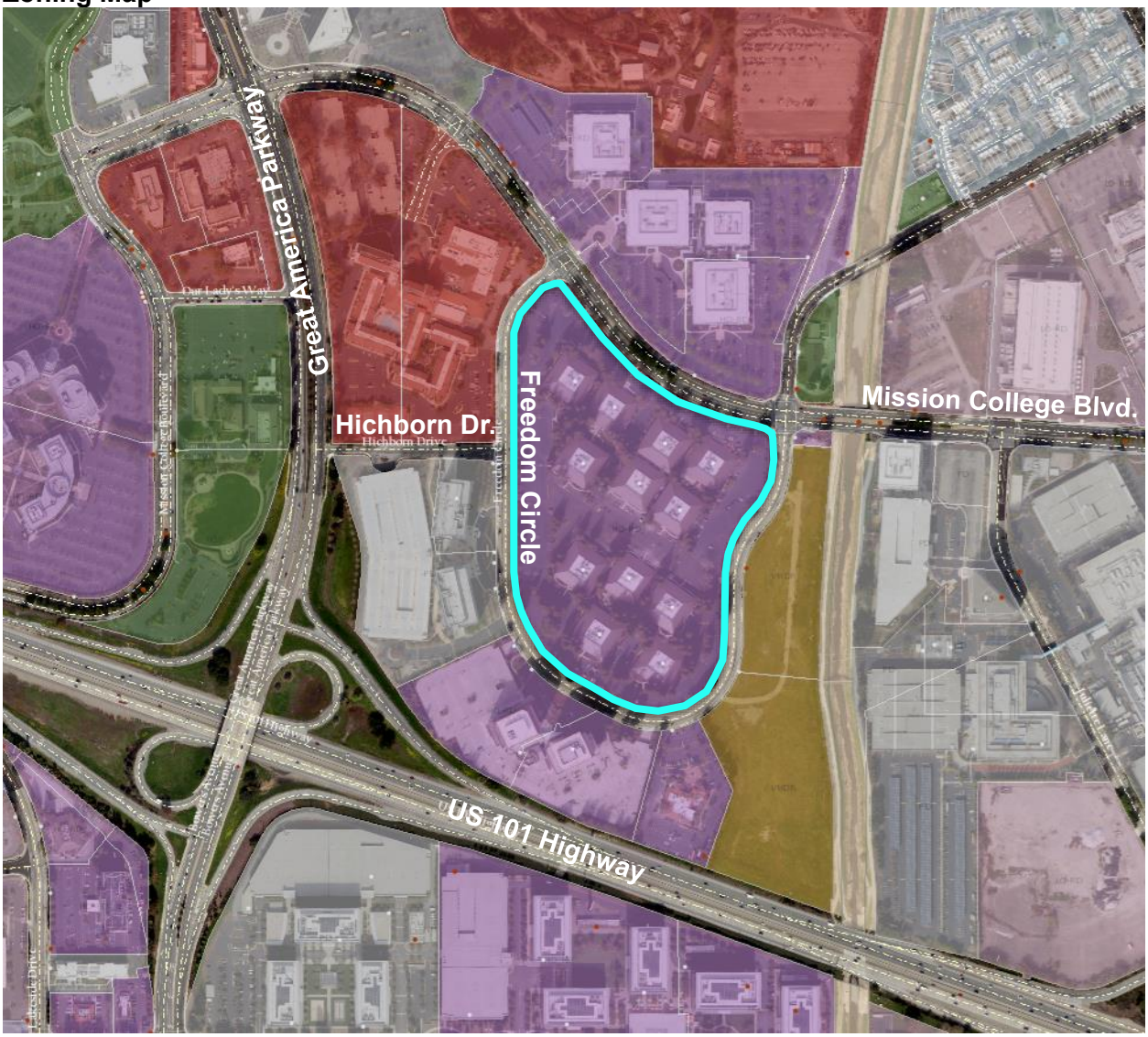
City of Santa Clara
The Center of What's Possible

# Vicinity Map

**PLN24-00160 and PLN24-00213 /2518 Mission College Blvd APN:104-40-019**

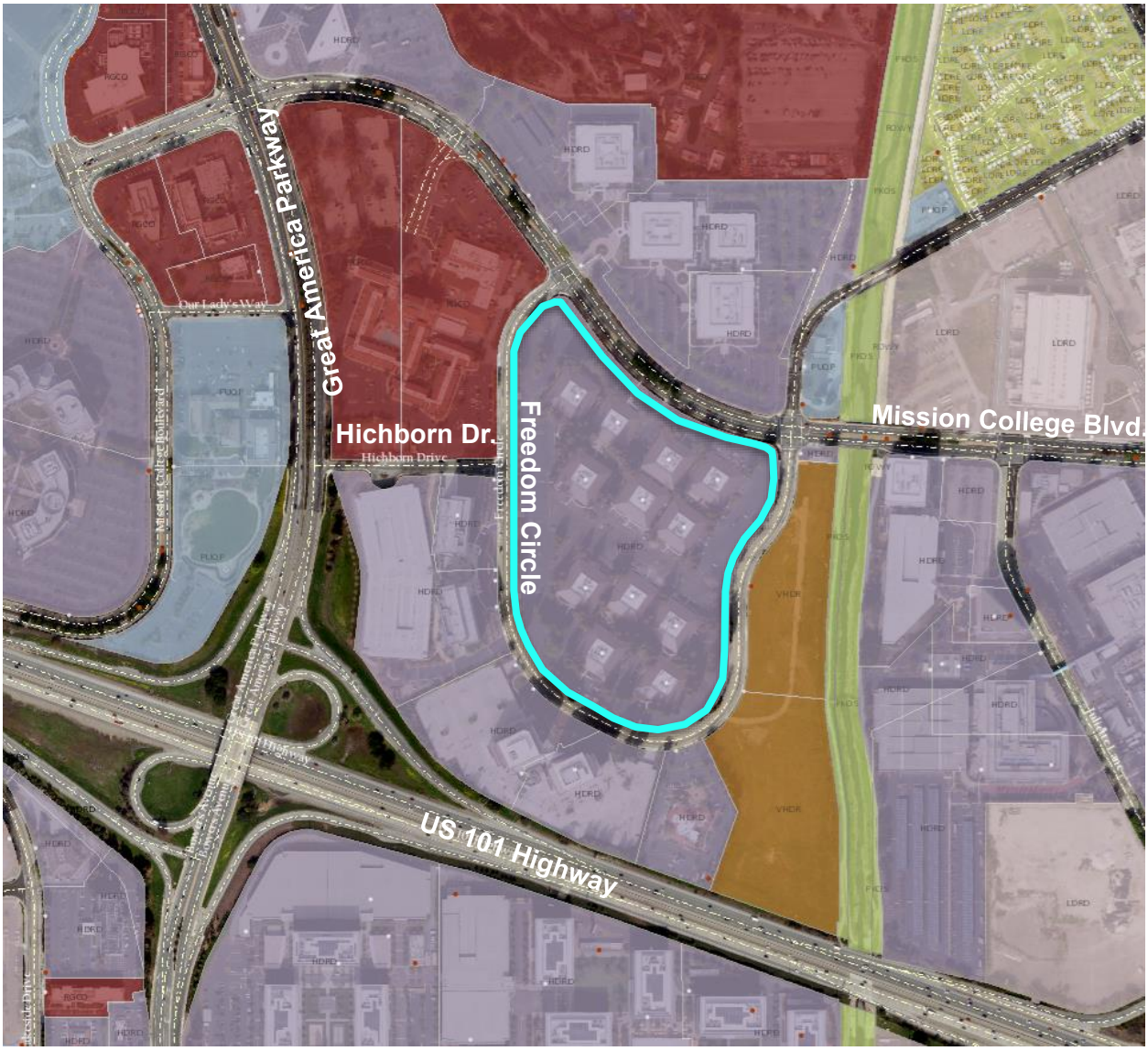
**Project Description**: Adoption of an Addendum to the to the Freedom Circle Future Focus Area Plan Environmental Impact Report and Mitigation Monitoring and Reporting Program, General Plan Amendment, Rezone, and Vesting Tentative Subdivision Map for the Property Located at 2518 Mission College Boulevard to Allow the Development of 1,792 Residential Units and Associated On- and Off-Site Improvements.

**Zoning Map**




Existing Zoning: High Intensity Office and R&D

**General Plan Map**




Existing General Plan designation: High Intensity Office and R&D

# REPORT TO PLANNING COMMISSION

## SUBJECT

Action on an Update to City Council's Public Notification, Outreach & Engagement Policy for Planning Applications

## BACKGROUND

The City Council's policy for public outreach for Planning applications, adopted June 27, 2017, aims to enhance community engagement, and ensure transparency in the planning process. The Community Development Department (Department) is responsible for implementing this policy and continually improving public engagement activities. The pandemic and post-pandemic conditions, along with new State laws, have significantly impacted how the Department conducts business and processes housing applications. These changes, combined with the rapid adoption of new technologies to bridge communication gaps, have prompted a review and update of the policy.

The efforts to update the policy began in 2022, with community meetings held in December 2022 and July 2023. The updates to the policy primarily focus on three key areas:

1) Notification Activities: Enhancing how and when the community is informed about planning applications.
2) Outreach Activities: Improving methods to reach out to the community and gather input.
3) Engagement Activities: Ensuring continuous and meaningful engagement with the community throughout the planning process.

## DISCUSSION

In addition to the requirements for public notification in the City Code (Chapter 18.146), the Department also implemented the Public Outreach Policy for Planning Applications (Policy) adopted in June 2017. Facilitation of inclusive community participation is an important goal for the City's conduct of the land use development process. The intent of this adopted Policy is to provide the public with enhanced access to information related to land use development activity within Santa Clara, to encourage community members to be informed and engage in the public process for the review of development proposals. A desired outcome of this Policy is that community feedback is incorporated into the design of the development proposals, while meeting or exceeding notification requirements in State Law.

During the last seven years of implementing this policy, there have been notable events that influenced the way the City conducts its business and how the public generally receives information. First, the 2020 pandemic; second, the introduction of new State housing laws; and third, the acceleration of technology, transforming the delivery and communication of services.

At the onset of the pandemic, City Hall was closed to the public and staff because of public health

and safety reasons. In response, the City transitioned its business to remote transactions, and over time to hybrid and finally post-pandemic conditions where City Hall is fully open to the public. In Community Development, all planning applications and materials are now submitted electronically online, whereas in the past, these were all submitted in-person with hardcopies. Public meetings were for a time all virtual and now these meetings are hybrid, with both in-person and online participation. Community meetings have, for the most part since the pandemic, been virtually conducted and attended.

Recent State laws, such as Senate Bill (SB) 9 (2017), 35 (2021), 684 (2023) and others, have the intent of increasing housing supply by subjecting applications for housing developments to a specified streamlined, ministerial approval process if the development satisfies certain objective planning standards. While SB 330 still allows discretionary review, the law limits the number of public hearings, including community meetings conducted by the City to five. Where prior to the enactment of these laws, housing projects could take many months to get resolved, under the recent legislation, approvals now take significantly less time.

Lastly, the use of technology has accelerated, and people are embracing technology more. For example, prior to the pandemic the use of video conferencing was seldom used, deemed cumbersome and complicated, whereas now Zoom and Teams (formerly Skype) are widely accepted means of communication. Paperless and contactless forms of transmitting information have also increased, leading to more widely accepted use of email and other electronic forms of communication. Smartphone use continues to rise, and additional communication tools and apps (quick response or QR code readers and social media, etc.) coupled with broadband technology have made them easier to use for daily tasks.

Considering these circumstances, this is an opportune time to update the policy and further establish procedures in the process for applicants and the public.

Summary of Updates

The updated policy, now titled “Public Notification, Outreach & Engagement for Planning Applications,” reflects a more comprehensive approach. This change acknowledges that many new housing projects follow a ministerial or streamlined process, meaning the City has little or no discretion in their approval. The revised policy emphasizes the importance of seeking community input early and continuously throughout the planning process. A draft of the revised policy is in Attachment #2. Three key areas in the Policy include notification, outreach, and engagement.

Notification activities ensure that the community is well-informed about housing projects, even when no discretion is permitted under State law. These activities help ensure that the community stays informed and can follow the project’s progress. Examples of projects include:

- Second dwellings and lot splits pursuant to SB 9 (2021), when submitted as a preliminary Planning application.
- Subdivisions creating 10 or fewer residential lots pursuant to SB 684 (2023).

Outreach activities are for projects that adhere to the City’s General Plan without using State laws that prohibit discretionary review. Ensuring the community is informed and can provide input is essential for fostering transparency and trust. These activities help ensure that the community is well-

informed and has ample opportunity to provide input, leading to more inclusive and well-supported projects. Examples of projects include:

- Rezonings, consistent with the General Plan
- Conditional Use Permits
- Tentative subdivision maps (not including SB 9 lot splits)

Engagement activities are crucial when amending a General Plan land use designation, especially when shifting to a residential designation from non-residential or lower residential density. This process ensures that the community has a voice in shaping the future land use and identifying potential community benefits. These activities help ensure transparency and community involvement, leading to better outcomes for the project and the community. Examples include:

- An amendment to the existing General Plan land use designation to a residential designation when the current designation is non-residential.
- An amendment to an existing residential General Plan land use designation to a differing density.
- Long-range planning projects, including but not limited to specific plans, significant zoning code amendments, General Plan updates, and other policy documents.

All development projects will be subject to a combination of the following, depending on the size and type of the project:

1) On-Site Posting: Displaying information about the project at the project site to inform residents and passersby.
2) Website Posting: Providing regular updates and detailed information about the project on a dedicated website.
3) Ongoing Communication: Engaging with the community continuously through newsletters, emails, or other communication channels.
4) Social Media: For larger projects, utilizing social media platforms to reach a broader audience and communicate project details and schedules.
5) Community Meetings: Holding meetings to discuss the project, gather feedback, and address any concerns from the community.

The extent of notification, outreach and engagement would depend on the type, size, and potential community interest in the project. Projects are defined by size and level of interest:

- A minor development proposal is considered a minor use permit, temporary use permit, reasonable accommodations request, and an off-site parking permit that have their noticing requirements prescribed in the City Code. *Minor development proposals are not subject to the Policy unless deemed a significant interest development proposal.*
- A small development proposal relates to the demolition, construction, renovation, or expansion of a single-family house that requires a public hearing or up to four residential units; or accessory units that require a public hearing; or projects involving minor use permits.
- A standard development proposal is a project that involves between five and 49 dwelling units, up to 30,000 square feet of commercial or 50,000 square feet of office or industrial use.
- A large development proposal involves over 49 dwelling units, over 30,000 square feet of

commercial or over 50,000 square feet of office or industrial uses.
- A significant interest development proposal is a project that has a high potential for significant interest at a Citywide level.
- Other projects that may require different levels of outreach are listed separately in the Policy's Public Outreach Matrix, such as data centers and drive-in/through establishments.

Throughout the update process, staff heard that early communication on upcoming projects is important. The updated Policy includes a requirement that a public notice, including a project description and tentative schedule, .be sent out within 35 days of the project being filed if no community meeting is necessary. Otherwise, the community meeting notice will serve as the early notification since those would occur between 60 and 90 days of the project being filed. Depending on the type of project, the mailing radius ranges between 300 feet from the subject property to one-quarter of a mile. This proactive approach can help alleviate misunderstandings and foster a more collaborative environment.

What are Other Jurisdictions Doing?
There are limited examples of other local jurisdictions with adopted public outreach policies for Planning applications, including the City of San José, City of Sunnyvale, City of Cupertino, and the City of East Palo Alto. Similarly, these policies address types of projects and the extent of outreach. Based on the research, Santa Clara has the most robust policy.

Conclusion
Updates to the Policy are necessary to reflect changes and emerging trends. The proposed changes are the culmination of outreach efforts and represent best practices moving forward.

## ENVIRONMENTAL REVIEW
The policy is not a project as defined by the California Environmental Quality Act (CEQA).

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

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

## PUBLIC CONTACT
On December 1, 2022, the City conducted an in-person meeting community at the Central Library and followed this up with a virtual community meeting on December 8, 2022. On July 12 and July 17, 2023, the City conducted virtual community meetings. Following these meetings, a public draft of the policy was available for comment through an online platform, Konveio, where the public provided comments. In summary, public comments included: increasing the radius for notification; a preference for hybrid meeting format over virtual format; add community events in addition to community meetings; and developers should partner with community-based organizations. As demonstrated in the draft policy, the notification radius was increased for large and significant projects; community meetings are proposed to be hybrid; participating in community events and partnering with community-based organizations are encouraged.

Notice of this Planning Commission meeting was advertised on the City's social media accounts and sent to the City's Planning Community Meetings e-notify list. A publication took place in the SC Weekly on February 5, 2025.

Public contact was also made by posting the Commission agenda on the City's official notice bulletin board outside City Hall Council Chambers. A complete agenda packet is available on the City's website and in the City Clerk's Office at least 72 hours prior to a Regular Meeting and 24 hours prior to a Special Meeting. A hard copy of any agenda report may be requested by contacting the City Clerk's Office at (408) 615-2220, email clerk@santaclaraca.gov <mailto:clerk@santaclaraca.gov> or at the public information desk at any City of Santa Clara public library.

## ALTERNATIVES

The Planning Commission may recommend no changes to the current policy or recommend changes to the draft policy.

## RECOMMENDATION

That the Planning Commission recommend the City Council adopt the updated Public Notification, Outreach & Engagement Policy for Planning Applications.

Reviewed by: Lesley Xavier, Planning Manager
Approved by: Afshan Hamid, Director, Community Development Department

## ATTACHMENTS

1. June 14, 2017, Adopted Public Outreach Policy for Planning Applications
2. Draft Public Notification, Outreach & Engagement Policy for Planning Applications
3. Weblink to a redline version Draft Policy
4. Public Comments

# Public Notification, Outreach, & Engagement Policy for Planning Applications

The facilitation of inclusive community participation is an important goal for the City's conduct of the land use development process. The intent of this policy is to inform City practices that will provide the public with enhanced access to information related to land use development activity within Santa Clara to encourage community members to be informed and engage in the public process for the review of development proposals. The desired outcome of this Policy would be the extent to which the developer incorporates community feedback into the project design.

The Policy establishes notification, outreach, and engagement requirements for the City of Santa Clara that will be implemented in addition to the minimum noticing requirements provided by State law. Notification, outreach, and engagement activities are based on the City's level of discretion in deciding on a particular development proposal.

## Definitions

**Initial Development Proposal.** For Large and Significant Interest Development Proposals, developers are encouraged to submit preliminary information about a project with conceptual drawings that include a tentative site plan and draft architectural renderings. The Director of Community Development also has the discretion to require an Initial Development Proposal for any project of any size.

**Minor Development Proposal.** Minor Use Permits, Off-Site Parking Permits, Reasonable Accommodation requests and Temporary Use Permits that have noticing requirements prescribed in the City Code. *These projects are not subject to this Policy unless deemed a Significant Interest Development Proposal.*

**Small Development Proposal.** A development proposal related to the construction, renovation, demolition, or expansion of a single-family house that requires a public hearing; up to four residential units; accessory structures that require a public hearing. Does not include minor use permits.

**Standard Development Proposal.** A development proposal that involves between five and 49 dwelling units, up to 30,000 square feet of commercial, or up to 50,000 square feet of office or industrial uses.

**Large Development Proposal.** A development proposal that involves over 49 dwelling units, 30,000 square feet or more of commercial uses, or 50,000 square feet or more of office or industrial uses.

**Significant Interest Development Proposal.** A development proposal that the Director determines has a high potential for a large degree of interest at a Citywide level.

**Project Manager.** A Community Development Department staff member who is responsible for processing the land use/or development applications.

## Process

Development projects will need to advance through several stages of public notification, depending on the size and type of the project.

**1. Initial Public Notification.**

**Purpose & Intent**
The intent of the Initial Public Notification is to ensure that stakeholders and other interested parties have as much advance notice as possible of proposals. This provides stakeholders the opportunity to be informed about decisions that may affect them.

- ***On-Site Posting.*** For projects specified in Matrix A, the applicant is responsible for installing an on-site notification sign on the project site, consistent with the size and content requirements listed in this policy. The applicant is responsible for installing an on-site notification sign on the project site within the **30 days** of the application submittal. The Community Development Department will maintain a template that contains the format and contents of an "on-site posting" sign. The sign will reference, through use of a QR code and weblink address, a connection to the City's project webpage for updated information. The applicant shall provide photo documentation that the sign has been posted to the Project Manager.

- ***Mailed Notices.*** Notices will be sent to all property owners and tenants within the radius specified in Matrix A.
    - If no community meeting is required, then a notice will be sent within **35 days** of applying.
    - If a community meeting is required, then the community meeting notice will serve as the "initial public notification".

- ***Website Posting.*** For proposals specified in Matrix A, once the City receives a development application or an initial development proposal, the City will add information about the Project to the online, publicly accessible, recently filed projects list (updated, at a minimum, monthly, or more frequently).
    - The City project webpage will also include updated plans, video recordings of community meetings, community meeting notes, and frequently asked questions.

**2. Community Meeting.**

**Purpose & Intent**
The purpose of community meetings is to inform stakeholders and other interested parties about the development proposals, answer questions, receive public comment, and address project issues before the Public Hearing.

**Methods, Timing & Logistics**

Methods & Timing

For Standard, Large, and Significant Interest proposals, there should be at least one noticed community meeting within **60 days** of filing the application but in any event, must be held no more than **90 days** following the filing of the application. There should be a second noticed community meeting for Significant Interest proposals. Subject to the discretion of the Director of Community Development, attendance and presentation at a regularly scheduled community group or organization meeting may qualify as a community meeting, as may an Initial Visioning Meeting associated with an Initial Development Proposal. Additionally, applicants may take advantage of participating at existing community events, such as the City's Art & Wine Festival, however, this would be in addition to the community meeting.

Applicants are also encouraged to team up with a third-party whom specializes in community engagement or create partnerships with existing community-based organizations to help with connecting with hard-to-reach populations.

Logistics

The applicant shall coordinate with the Project Manager regarding the community meeting for logistics (time, place, and format). The community meeting at a minimum shall provide an overview of the project, identify potential issues, and allow ample time with stakeholders for questions and answers.

- **Meeting Format.** To increase public attendance, community meetings will be conducted as hybrid. Attendance would be in person for the applicant and Project Manager while the community may participate in person or virtually.

- **Recordings.** Meetings will be recorded and posted on the City's project webpage.

- **Time.** If these meetings are scheduled during weekdays, they are encouraged to start after 5:30 PM.

Additional community meetings may be necessary at the discretion of the Director of Community Development for reasons not limited to but including change in scope for the project, additional community interest and a project that has been in process for longer than a year.

**Community Meeting Noticing**

All modes of community meeting noticing will be sent and/or posted online at least **10 days** in advance of the meeting, with a target of at least **14 days** prior to the meeting, consistent with the below outreach methods:

- ***Mailed Notices.*** Notices will be sent to all property owners and tenants within the radius specified in Matrix A.

- ***Website Posting.*** Notice of the community meeting will be provided on the Community Development Department's Planning Community Meetings webpage (http://www.santaclaraca.gov/government/departments/communitydevelopment/planning-division/planning-community-meetings), as well as the City's online calendars.

- ***E-Mails.*** E-mails will be sent to individuals that have identified themselves as interested parties for the specific project and to those who have signed up for Planning Community

Meeting emails through the City's eNotify system. Those on the notification list will be sent recordings and materials from community meeting(s); information on changes to the project; and information on the community meetings or other hearings.

- ***Social Media*.** Announcements will be posted on the City's social media accounts, such as Facebook and Nextdoor, to increase awareness of projects.
    - Increase Access to Non-English Speakers. The City may utilize social media targeting tools available to extend reach to non-English speaking community members.

A template of the community meeting notice shall be maintained by the Community Development Department. At a minimum, the notice shall include who is conducting the meeting, contact information for the applicant and City Project Manager, the topic of the meeting, the location of the subject property, time, and place of the meeting and sufficient information to provide the community with a basic understanding of the project.

**3. Public Hearing.**

**Purpose & Intent**

The Council recognizes the importance of using larger radii for mailing notices as a tool to broaden the awareness of stakeholders in the vicinity of a pending land use or development action. Therefore, for many types of approvals, this Policy goes beyond the State's notification requirements. By keeping the community informed about land use and development decisions, the City promotes a transparent process that encourages genuine and effective involvement with stakeholders.

**Public Hearing Noticing**

All modes of public hearing noticing will be sent and/or posted online at least **10 days** in advance of the hearing, with a target of at least **14 days** prior to the meeting, consistent with the below outreach methods.

- ***Mailed Notices.*** Notices will be sent to all property owners and tenants within the radius specified in Matrix A.

- ***Website Posting.*** Notice of the public hearing will be provided on the individual hearing body's agenda webpage.

- ***E-Mails.*** E-mails will be sent to individuals that have identified themselves as interested parties for the specific project and to those who have signed up for email alerts through the City's eNotify system for the hearing body to which the project will be presented.

- ***Social Media.*** Large and Significant Interest proposal public hearing announcements will be posted on the City's social media accounts, such as Facebook and Nextdoor.

- ***Publishing.*** For Large or Significant Interest proposals, notice of a public hearing may be advertised in the newspaper.

## Types of Activities

All development projects will be subject to a combination of on-site posting, website posting, email communications, social media, and community meetings, depending on the size and type of the project.

**Notification Activities**

Are to be provided for the community to be informed about projects, which are typically housing projects, for which the City has limited authority to require discretionary changes , pursuant to State law. Projects that utilize State housing laws such as SB 9 (2017), SB 35 (2021), and AB 3194 (2018), adhere to the Notification Activities. The purpose of Notification Activities is to share with the community the project details and schedule. Examples:

- Second dwellings and lot splits pursuant to SB 9 (2021), when a preliminary Planning application is submitted
- Subdivisions creating 10 or fewer residential lots pursuant to SB 684 (2023)

**Outreach activities**

Are to be provided for the community to be informed and provide input into a project which as proposed, adheres to the City's General Plan and is not utilizing State laws that limit most discretionary changes. Projects that adhere to the City's General Plan will at a minimum implement the City's intended land use vision (type of land use and density) for the site; however, through the implementation of outreach activities, the community can provide input on the architecture, site design, and raise issues of concern that should be addressed by the project. Examples:

- Rezonings, consistent with General Plan
- Conditional Use Permits
- Tentative Subdivision Maps (not including SB 9 lot splits)

**Engagement activities**

For more significant projects, engagement activities involve additional outreach to allow the community to identify or provide feedback on potential community benefits that would enhance the greater community with the implementation of the project. Projects triggering engagement activities would need to file an initial development proposal with conceptual drawings that include a tentative site plan and draft architectural renderings.

In addition, developers must hold an initial visioning meeting (conducted in the same way as community meetings) during the preliminary review stage to allow for community to provide input on potential future land uses on the site or for the consideration of the development of the site plan and architecture. The applicant will also request feedback from the community regarding potential community benefit(s) that would provide amenities or attributes desirable and/or accessible to the broader community.

In addition to the initial visioning meeting, a community meeting(s) would still be required, (see community meetings section for logistics), within the first two months after the formal development application has been filed, to share proposed plans and respond to feedback received during the initial visioning meeting. Examples:

- An amendment to the existing General Plan land use designation to a residential designation, when the current designation is nonresidential
- An amendment to an existing residential General Plan land use designation to a differing density
- Long-range planning projects, including, but not limited to specific plans, significant Zoning Ordinance amendments, General Plan updates, and other policy documents, will

be treated as Significant Interest proposals in accordance with the Public Outreach Matrix. For these long-range projects, other community engagement tools such as the creation of a community task force or citizen advisory committee; surveys; and workshop(s) will be utilized.

## Public Outreach Policy and State / City Law Consistency

The City and Developer shall achieve substantial compliance with the requirements in this Policy, as well as with any applicable notification criteria contained in State statutes or City ordinances.

**Additional Outreach**
The Project Manager for each application will maintain a list of interested parties for each application and said list will be notified by email when environmental documents are available for review and at least **10 days** in advance of community meetings or public hearings. The Director of Community Development maintains the discretion to require mailed notices to a larger radius than that called for by this policy.

**Process and Alternate Language Information**
All notifications will link to information on City planning processes as well as how community members can access information in languages other than English.

Additional outreach modes and efforts may be required above and beyond what are called for in this policy based on the type of project.

**Matrix A: Outreach Modes**

| Method | Minor | Small | Standard | Large | Significant Interest |
|---|---|---|---|---|---|
| **On-Site Posting** | | 11”x17” | 2’x3’ | 4’x6’ | 4’x6’ |
| **Initial Mailed Notice** | | | X | X | X |
| **Website Posting** | | | X | X | X |
| **Ongoing Communication** | | X | X | X | X |
| **Mailing Radius** | ● | 300 feet | 500 feet | ¼ mile | ¼ mile |
| **Initial Visioning Meeting** | | X | X | X | X |
| **Community Meeting** | | | X | X | X |
| Mailed Notices | | | X | X | X |
| Online Calendar/ Website Posting | | | X | X | X |
| Email to Interested Parties and E-Notify | | | X | X | X |
| Social Media | | | X | X | X |
| **Public Hearing** | | | | | |
| Mailed Notices | | X | X | X | X |
| Online Calendar/ Website Posting | | X | X | X | X |

| Method | Minor | Small | Standard | Large | Significant Interest |
|---|---|---|---|---|---|
| E-Mail to Interested Parties and eNotify | | | X | X | X |
| Social Media | | | ● | X | X |
| Newspaper Notice | | | ● | ● | ● |
| **Projects Without Public Hearing** | | | | | |
| Mailed Notices | ● | | | | |
| Online Posting | ● | | | | |

X Always required
● May be required (Refer to City Code)

**Matrix B: Application Types and Specific Uses**

| Application Type / Specific Uses | Minor | Small | Standard | Large | Significant Interest |
|---|---|---|---|---|---|
| **Applications[1]** | | | | | |
| Architectural Review (DRH) | | X | X | X | |
| Architectural Review (OTC) | O | | | | |
| Conditional Use Permit | | | X | X | |
| Conforming Rezone with General Plan Designation | | X | | | |
| General Plan Amendment | | | X | | |
| Minor Use Permit | O | | | | |
| Off-Site Parking Permits | O | | | | |
| Reasonable Accommodation | O | | | | |
| Rezoning/Text Amendment | | | X | | |
| Significant Property Alteration (Major) | | X | | | |
| Temporary Use Permit | O | | | | |
| Tentative Subdivision Map | | | X | | |
| Variance | | | X | | |
| **Specific Uses** | | | | | |
| Data Centers[2] | | | | X | |

| Application Type / Specific Uses | Minor | Small | Standard | Large | Significant Interest |
|---|---|---|---|---|---|
| Drive-In/Drive-Through establishments | | | | | X |

1. *For any of the above applications, the Director may make a determination that the application qualifies as a significant interest project.*
2. *For projects requiring a public hearing.*

X Requirement
O See City Code for noticing requirements

**References**

06/27/2017 City Council adopted Public Outreach Policy for Planning Applications by Resolution 17-8456
XX/XX/XXXX City Council Amended and Adopted _____ by Resolution XX-XXXX

**Weblink:**

Redlines of the Draft Update to Public Outreach Policy for Planning Applications:

https://www.santaclaraca.gov/home/showpublisheddocument/86195/638748761945300000

Correspondence
2/19/25 Planning Commission Meeting
Public Outreach Policy for Planning Applications
RTC 24-1059

**From:** [redacted]
**To:** Sheldon Ah Sing
**Subject:** Re: Draft Update to Public Outreach Policy for Planning Applications
**Date:** Tuesday, February 11, 2025 4:55:04 PM

---

Hello Sheldon,

Thank you so much, this is helpful!

I also appreciated the statement in the document that Community Meeting will be conducted as hybrid meetings. To make that more clear perhaps rather than the wording "will be conducted as hybrid" this might warrant use of the word 'shall,' as in "shall be conducted as hybrid."

Plus I was glad to see a section on Website Posting that will include initial plans, updated plans, video recordings, community meeting notes and a FAQ.

These additions will make the City of Santa Clara's development processes more transparent and also bring them into line with other local city governments' requirements.

Sincerely,

Susan Hinton

> On Feb 11, 2025, at 13:14, Sheldon Ah Sing <sahsing@santaclaraca.gov> wrote:
>
> Hi Susan,
>
> Thanks for the suggestion on the comparison documents. There is now a redline document available online. You can find the file at the link below:
>
> https://www.santaclaraca.gov/home/showpublisheddocument/86195
>
> **Sheldon S. Ah Sing, AICP** | Development Review Officer
> Community Development Department | Planning Division
> 1500 Warburton Avenue | Santa Clara, CA 95050
> D: 408.615.2480 | email: SAhSing@SantaClaraCA.gov
>
> www.SantaClaraCA.gov
> <image003.png>
>
> ---
>
> **From:** [redacted]
> **Sent:** Monday, February 10, 2025 1:01 PM
> **To:** Planning Public Comment <PlanningPublicComment@santaclaraca.gov>
> **Subject:** Re: Draft Update to Public Outreach Policy for Planning Applications
>
> You don't often get email from [redacted]
> Subject: **Comments on the February 2025 Draft Update to Public Outreach Policy for Planning Applications**
>
> Dear City Planners and City Planning Commission,
>
> The draft focuses on where and when to make public outreach notices, with no guidance on content guidance.
>
> **1) As for the draft itself, it would have been massively helpful to have seen the specific changes that are being proposed.**
>
> To see a legislative body that does this quite well, visit https://leginfo.legislature.ca.gov/. In a specific example, see nearly any bill's "Compare Versions" tab.
> https://leginfo.legislature.ca.gov/faces/billVersionsCompareClient.xhtml?bill_id=202520260SB45
>
> While the City of Santa Clara may not have the bandwidth to set up as nice a website as the state, surely use of any standard word processor, for example Microsoft Word, allows for edit tracking and version comparison.

2) Content guidance, for example:

- **Why not insist that when a presentation will be given on a certain day and time, that the presentation be made available in advance**, in the same way that City Council Agendas must include accompanying documentation, including presentations, to be uploaded before the meeting?

Today, in 2025, we have a quite good internet. Posting documents ahead of a meeting should be a slam dunk.

3) **All presentation meetings should include remote participation, with the ability to make comments and ask questions..**

This is because some citizens can't easily travel. Also this saves GHG used in driving across the city.

Again, in 2025, we have a quite good internet. Posting documents ahead of a meeting should be a slam dunk.

Sincerely,

Susan Hinton
Resident of the City of Santa Clara for 35 years.

**From:** Planning Public Comment <PlanningPublicComment@santaclaraca.gov>
**Sent:** Tuesday, February 11, 2025 8:29 AM
**To:** Clysta Seney [redacted] Planning Public Comment <PlanningPublicComment@santaclaraca.gov>; Sheldon Ah Sing <sahsing@santaclaraca.gov>; Lesley Xavier <LXavier@santaclaraca.gov>
**Subject:** RE: Public Outreach Comment

Good Morning,
Your email has been received in the Planning Division, 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

---

-----Original Message-----
From: Clysta Seney [redacted]
Sent: Monday, February 10, 2025 1:12 PM
To: Planning Public Comment <PlanningPublicComment@santaclaraca.gov>
Subject: Public Outreach Comment

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

Included in the City of Santa Clara are four main waterways: Calabazas, San Tomas Aquino, Saratoga, and the Guadalupe River.
Is it possible to add a Trails/Waterways Specific Use which includes notifying any Santa Clara citizen interested in developments adjacent to trails and waterways?

I am thinking of how Levi Stadium has impacted the bottom of the San Francisco Bay. The developer

could have helped pay for mitigations to area closures that the stadium events require that would facilitate bicyclists and pedestrians to move easily and securely through those neighborhoods. Now it seems it's all on the community to resolve and shoulder after the fact.

As the City builds up and up and up with fewer parking spaces there will be impacts to corridors that are much further away including other cities. Such a special use could help those seeking proactive and regional solutions.

If not, is there another way that a citizen who cares about waterways and trails can be advised of planning developments which could significantly impact the current or future use of them?

Thank you for your outreach.

**From:** Planning Public Comment
**To:** [redacted] Sheldon Ah Sing; Lesley Xavier
**Subject:** RE: Feedback on the Policy for Public Outreach for Planning Applications
**Date:** Tuesday, February 11, 2025 8:27:30 AM
**Attachments:** image001.png
image003.png

---

Good Morning,
Your email has been received in the Planning Division, 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:** Jesse Wang [redacted]
**Sent:** Monday, February 10, 2025 12:36 PM
**To:** Planning Public Comment <PlanningPublicComment@santaclaraca.gov>
**Subject:** Feedback on the Policy for Public Outreach for Planning Applications

> You don't often get email from [redacted] Learn why this is important

Hello,

The draft policy contains lots of wording about how the city will reach the public, but it does not say much about how the city will collect feedback. I know there is a formal process to give feedback when showing up to city meetings in person, but I would say the majority of working families are not able to make it to those meetings. Sometimes there are online surveys, which is a good way to provide feedback. I would ask that the city also look to other ways via social media or web platforms to provide feedback. Perhaps utilizing the MySantaClara app, or comments from the online meeting streams. Also regarding social media, I would like to suggest the City of Santa Clara to have representation on BlueSky. This is a twitter like platform, but it is open-source and has well enforced moderation for social conduct. It would be nice to offer engagement on this platform, which is not a billionaire owned platform such as facebook/twitter/instagram. In fact, it would be great if the City of Santa Clara ceased its relationship with Twitter.

Thanks,
--
Jesse Wang

**From:** [redacted]
**To:** Sheldon Ah Sing
**Cc:** [redacted] Lesley Xavier
**Subject:** Re: Draft policy
**Date:** Monday, February 10, 2025 5:54:31 PM
**Attachments:** image006.png
image001.png
image002.png
image003.png

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Sheldon,

Thanks again for meeting with Jhaid and me two weeks ago and doing so with such patience and grace.

Thanks for touching base with your colleagues thereafter. Jhaid and I appreciate your reflections below and the efforts to make the policy better. Your current proposal is an improvement from the old policy.

That being said, if we understood your email below, the City is making zero changes to the draft based on our feedback last week. That's too bad. Y'all are missing an easy opportunity — to incorporate ideas from a community-based organization with community engagement expertise that will be affected by the policy. Your decision will inform our advocacy going forward, including our forthcoming action alert.

If you have any other insights on your process leading into next week, please let us know. Otherwise, we'll see you next week and please expect some emails coming your way from our members.

Take good care - Alex

--
Alex Shoor
Executive Director | Catalyze SV
www.CatalyzeSiliconValley.org
Get Catalyze SV apparel | Schedule time w/Alex

> On Feb 7, 2025, at 3:22 PM, Sheldon Ah Sing <sahsing@santaclaraca.gov> wrote:
>
> Hi Jhaid,
>
> Thank you for your feedback on the draft public outreach policy. We appreciate working with our stakeholders on this important initiative. Releasing the draft ahead of the Planning Commission meeting was in response to stakeholders requesting that we release the document with sufficient time for all to provide feedback. We wanted to address some of your comments as well as provide additional context.
>
> Our intention is to present the draft policy to the Planning Commission on February 19 and hear from all stakeholders. The Planning Commission at their discretion may recommend no changes to the existing policy or additional changes to the draft policy.
>
> Catalyze SV and the City share a common interest in improving the City's outreach for Planning projects—which include private development applications, like conditional use permits; as well as City-sponsored projects, like new specific plans. It is our understanding that there are not many other cities in the area that have a public outreach policy for Planning applications, which reflects our innovation.
>
> An aim of this policy is to measure how effectively the project sponsor integrates community feedback into the project's design based on the outreach. We are trying to establish a process where we can include informing, consulting, involving and where possible collaboration with stakeholders. Not every project scope is the same and every project has different levels of interest from the community. We are trying to create and maintain a balance between effective outreach and aligning with the State's goals and expectations on housing production. Regarding non-residential development, we can expect that there would be more interest in projects that are within the vicinity of residential properties. The draft policy includes flexibility that will allow the City to achieve these outreach goals. We are trying to match the outreach with what may be the expected interest in the project, some of which would not be known until a project is submitted and we conduct the early and initial outreach.
>
> The policy categorizes projects into "small", "standard", "large" and "significant interest". Large and significant interest projects are similar and have the same requirements. There may be times when a small or standard project would be considered a significant interest project and subject to increased outreach.

We recognize that technology and outreach methods change over time and just because the policy does not specifically mention a technology or method does not mean that it cannot be used.

Clarifying “initial visioning meetings” are for projects with General Plan amendments and zoning amendments.

Hopefully, this provides some context. Let me know if you would like to discuss further.

**Sheldon S. Ah Sing, AICP** | Development Review Officer
Community Development Department | Planning Division
1500 Warburton Avenue | Santa Clara, CA 95050
D: 408.615.2480 | email: SAhSing@SantaClaraCA.gov

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**From:** Jhaid Parreno [redacted]
**Sent:** Friday, January 31, 2025 4:57 PM
**To:** Sheldon Ah Sing <sahsing@santaclaraca.gov>
**Cc:** Alexander Shoor [redacted]
**Subject:** Re: Draft policy

Good afternoon Sheldon,

Thank you once again for meeting with us today. We appreciate the opportunity to discuss the draft policy.

As discussed, here is a copy of the draft with our comments and notes for your review. We look forward to hearing back from you next week regarding any updates based on our conversation.

As a courtesy to you and City staff, we'd like to reiterate that Catalyze SV will be sending out an action alert to encourage participation in the upcoming planning meeting. This will also provide an additional perspective on the draft that aligns with our organizational values.

We plan to emphasize our key priorities for this policy, which include:

- Equity focus
- Community engagement bench
- Early involvement and notification

Thank you for your continued partnership, and I look forward to hearing from you next week!

**From:** [redacted]
**To:** PlanningCommission
**Cc:** Afshan Hamid; Lesley Xavier; Sheldon Ah Sing; Alexander Abbe; [redacted]
**Subject:** Re: City"s Community Engagement Policy Coming to Your Commission on 2/19
**Date:** Monday, February 3, 2025 3:00:26 PM
**Attachments:** image003.png

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You don't often get email from [redacted] Learn why this is important

Elizabeth,

Thank for you your response. And for including staff we've worked with like Lesley and Sheldon; we had a very productive meeting with Sheldon last week (thank you for the time, Sheldon!).

We look forward to staying in touch with y'all at the City leading into the 2/19 PC meeting - Alex

--
Alex Shoor
Executive Director | Catalyze SV
www.CatalyzeSiliconValley.org
Get Catalyze SV apparel | Schedule time w/Alex

On Feb 3, 2025, at 12:11 PM, PlanningCommission <PLANNINGCOMMISSION@santaclaraca.gov> wrote:

Good Afternoon Alex,
This is to confirm that your email has been received in the Planning Division and by way of my reply I am included the appropriate city staff for their review. Please note, your comments will be part of the public record on this item.

Thank you,

**Elizabeth Elliott** | Staff Aide II
Community Development Department | Planning Division
1500 Warburton Avenue | Santa Clara, CA 95050
O: 408.615.2450 | D: 408.615.2474

www.SantaClaraCA.gov

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**From:** Alex Shoor [redacted]
**Sent:** Friday, January 31, 2025 8:28 PM
**To:** PlanningCommission <PLANNINGCOMMISSION@santaclaraca.gov>; Lance Saleme <LSaleme@SantaClaraCA.gov>; Mario Bouza <mbouza@Santaclaraca.gov>; Yashraj Bhatnagar <YBhatnagar@Santaclaraca.gov>; Qian Huang <QHuang@Santaclaraca.gov>; Priya Cherukuru <PCherukuru@SantaClaraCA.gov>; Nancy Biagini <NBiagini@SantaClaraCA.gov>; Eric Crutchlow <ecrutchlow@santaclaraca.gov>
**Cc:** Jhaid Parreno [redacted]
**Subject:** City's Community Engagement Policy Coming to Your Commission on 2/19

You don't often get email from [redacted] Learn why this is important

Santa Clara Planning Commissioners,

For Catalyze SV, community engagement is at the heart of what we do.

On May 20, 2021, Catalyze SV members from our Community Engagement Committee had a very fruitful, collaborative meeting with six City of Santa Clara Planning staff about reforms to the City's community

engagement policy. Our members provided in-depth, specific feedback on how the City's community engagement policy could be strengthened, including our top recommendations:

1. bring community into the process earlier and
2. ensure underrepresented communities are represented.

Since then, we have waited patiently — and regularly asked for updates — as the City paused its progress on these reforms.

After we emailed city staff inquiring about an update on January 17, 2025, we learned that an advanced draft policy was published and that you will vote on it on February 19, *before* we had an opportunity to provide input on the draft.

So our next step was this: today, we provided line-by-line feedback to the city staff member working on the policy on what we like about the draft and how to improve it (let us know if you'd like a copy of this). But we don't know if any of those recommendations will be incorporated into the draft coming to you on November 19.

So this email to you is about previewing our involvement in this policy and giving you a heads up that we expect to be advocating for the best possible policy in the weeks ahead.

If the City puts that on the table for you on 2/19, outstanding, we'll advocate for it wholeheartedly! If not, we may be asking you to send the policy back to staff for further input before you take another vote on it.

If you have any questions for Catalyze SV, please feel free to reach out to me directly (as always, probably best to avoid replying all to avoid any Brown Act violations). Also, we're happy to meet with Commissioners individually over the next 2+ weeks. Would that be valuable to you in your process?

Thanks for your continued service to, and sacrifice for, Santa Clara,
Alex

P.S. Catalyze SV has been one of the sole community-based organizations engaged in this policy with Santa Clara. We wish the City and more organizations were collaborating on it to achieve a broader, more well-rounded perspective. We believe such input from community groups is critical to a great, equitable policy.

--
Alex Shoor
Executive Director | Catalyze SV
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# Public Notification, Outreach, & Engagement Policy for Planning Applications

The facilitation of inclusive community participation is an important goal for the City's conduct of the land use development process. The intent of this policy is to inform City practices that will provide the public with enhanced access to information related to land use development activity within Santa Clara to encourage community members to be informed and engage in the public process for the review of development proposals. The desired outcome of this Policy would be the extent to which the developer incorporates community feedback into the project design.

The Policy establishes notification, outreach, and engagement requirements for the City of Santa Clara that will be implemented in addition to the minimum noticing requirements provided by State law. Notification, outreach, and engagement activities are based on the City's level of discretion in deciding on a particular development proposal.

## Definitions

**Initial Development Proposal.** For Large and Significant Interest Development Proposals, developers are encouraged to submit preliminary information about a project with conceptual drawings that include a tentative site plan and draft architectural renderings. The Director of Community Development also has the discretion to require an Initial Development Proposal for any project of any size.

**Minor Development Proposal.** Minor Use Permits, Off-Site Parking Permits, Reasonable Accommodation requests and Temporary Use Permits that have noticing requirements prescribed in the City Code. *These projects are not subject to this Policy unless deemed a Significant Interest Development Proposal.*

**Small Development Proposal.** A development proposal related to the construction, renovation, demolition, or expansion of a single-family house that requires a public hearing; up to four residential units; accessory structures that require a public hearing. Does not include minor use permits.

**Standard Development Proposal.** A development proposal that involves between five and 49 dwelling units, up to 30,000 square feet of commercial, or up to 50,000 square feet of office or industrial uses.

**Large Development Proposal.** A development proposal that involves over 49 dwelling units, 30,000 square feet or more of commercial uses, or 50,000 square feet or more of office or industrial uses.

# Summary of Comments on Draft Updated Public Outreach Policy 20241219_CatalyzeSV comments.pdf

## Page: 1

Number: 1 Author: Alex Shoor Date: 1/31/2025 3:14:17 PM
No mention of best practices in other places or national research?

Number: 2 Author: Alex Shoor Date: 1/31/2025 3:14:19 PM
if it's policy, shouldn't it be to dictate, not inform city policy?

Number: 3 Author: Alex Shoor Date: 1/31/2025 3:14:14 PM
right off the bat, they seem to be on the inform end of the spectrum.

Number: 4 Author: Alex Shoor Date: 1/31/2025 3:14:20 PM
redundant with "public with enhanced access to information"

Number: 5 Author: Alex Shoor Date: 1/31/2025 4:28:14 PM
Not sure what this means? It doesn't seem like an outcome.

Number: 6 Author: Jhaid Parreno Date: 1/31/2025 3:14:51 PM
Is there clarification on "level of discretion" ?

**Significant Interest Development Proposal.** A development proposal that the Director determines has a high potential for a large degree of interest at a Citywide level.

**Project Manager.** A Community Development Department staff member who is responsible for processing the land use/or development applications.

## Process

Development projects will need to advance through several stages of public notification, depending on the size and type of the project.

**1. Initial Public Notification.**

**Purpose & Intent**
The intent of the Initial Public Notification is to ensure that stakeholders and other interested parties have as much advance notice as possible of proposals. This provides stakeholders the opportunity to be informed about decisions that may affect them.

- ***On-Site Posting.*** For projects specified in Matrix A, the applicant is responsible for installing an on-site notification sign on the project site, consistent with the size and content requirements listed in this policy. The applicant is responsible for installing an on-site notification sign on the project site within the **30 days** of the application submittal. The Community Development Department will maintain a template that contains the format and contents of an "on-site posting" sign. The sign will reference, through use of a QR code and weblink address, a connection to the City's project webpage for updated information. The applicant shall provide photo documentation that the sign has been posted to the Project Manager.

- ***Mailed Notices.*** Notices will be sent to all property owners and tenants within the radius specified in Matrix A.
    - If no community meeting is required, then a notice will be sent within **35 days** of applying.
    - If a community meeting is required, then the community meeting notice will serve as the "initial public notification".

- ***Website Posting.*** For proposals specified in Matrix A, once the City receives a development application or an initial development proposal, the City will add information about the Project to the online, publicly accessible, recently filed projects list (updated, at a minimum, monthly, or more frequently).
    - The City project webpage will also include updated plans, video recordings of community meetings, community meeting notes, and frequently asked questions.

**2. Community Meeting.**

**Purpose & Intent**
The purpose of community meetings is to inform stakeholders and other interested parties about the development proposals, answer questions, receive public comment, and address project issues before the Public Hearing.

**Methods, Timing & Logistics**

# Page: 2

Number: 1 Author: Alex Shoor Date: 1/31/2025 3:53:11 PM
What about public lands?

Number: 2 Author: Alex Shoor Date: 1/31/2025 3:14:20 PM
Can we get more specific here and make it less subjective? How about a project that is 10 acres or more? Or above 500 homes?

Number: 3 Author: Alex Shoor Date: 1/31/2025 3:14:21 PM
That's good.

Number: 4 Author: Alex Shoor Date: 1/31/2025 3:14:25 PM
how about a asynchronous way for community members to offer input, like an online survey / comment wall?

Number: 5 Author: Alex Shoor Date: 1/31/2025 3:14:23 PM
Include all of the following or some?

Number: 6 Author: Alex Shoor Date: 1/31/2025 3:14:24 PM
Notes taken by the City?

Number: 7 Author: Alex Shoor Date: 1/31/2025 3:14:22 PM
Excellent!

Number: 8 Author: Alex Shoor Date: 1/31/2025 3:14:25 PM
The purpose of each community meeting is different, depending on the project. Community meetings should generally NOT be held when simply "informing" community members of a development in which they have little to no say.

Number: 9 Author: Alex Shoor Date: 1/31/2025 3:14:26 PM
For what purpose? Receiving the comment itself isn't valuable if it floats up into an ether that doesn't impact decision-makers.

Methods & Timing

For Standard, Large, and Significant Interest proposals, there should be at least one noticed community meeting within **60 days** of filing the application but in any event, must be held no more than **90 days** following the filing of the application. There should be a second noticed community meeting for Significant Interest proposals. Subject to the discretion of the Director of Community Development, attendance and presentation at a regularly scheduled community group or organization meeting may qualify as a community meeting, as may an Initial Visioning Meeting associated with an Initial Development Proposal. Additionally, applicants may take advantage of participating at existing community events, such as the City's Art & Wine Festival, however, this would be in addition to the community meeting.

Applicants are also encouraged to team up with a third-party whom specializes in community engagement or create partnerships with existing community-based organizations to help with connecting with hard-to-reach populations.

Logistics

The applicant shall coordinate with the Project Manager regarding the community meeting for logistics (time, place, and format). The community meeting at a minimum shall provide an overview of the project, identify potential issues, and allow ample time with stakeholders for questions and answers.

- **Meeting Format.** To increase public attendance, community meetings will be conducted as hybrid. Attendance would be in person for the applicant and Project Manager while the community may participate in person or virtually.

- **Recordings.** Meetings will be recorded and posted on the City's project webpage.

- **Time.** If these meetings are scheduled during weekdays, they are encouraged to start after 5:30 PM.

Additional community meetings may be necessary at the discretion of the Director of Community Development for reasons not limited to but including change in scope for the project, additional community interest and a project that has been in process for longer than a year.

**Community Meeting Noticing**

All modes of community meeting noticing will be sent and/or posted online at least **10 days** in advance of the meeting, with a target of at least **14 days** prior to the meeting, consistent with the below outreach methods:

- ***Mailed Notices.*** Notices will be sent to all property owners and tenants within the radius specified in Matrix A.

- ***Website Posting.*** Notice of the community meeting will be provided on the Community Development Department's Planning Community Meetings webpage (http://www.santaclaraca.gov/government/departments/communitydevelopment/planning-division/planning-community-meetings), as well as the City's online calendars.

- ***E-Mails.*** E-mails will be sent to individuals that have identified themselves as interested parties for the specific project and to those who have signed up for Planning Community

# Page: 3

Number: 1 Author: Alex Shoor Date: 1/31/2025 3:14:27 PM
Community meetings for projects that are approved by-right don't make a lot of sense.

Number: 2 Author: Alex Shoor Date: 1/31/2025 3:14:32 PM
The number of community meetings is less important than the purpose of said meetings.

Number: 3 Author: Alex Shoor Date: 1/31/2025 3:14:28 PM
recommend striking this. An existing entity with its own meetings isn't open in the same way a normal city community meeting is.

Number: 4 Author: Alex Shoor Date: 1/31/2025 3:14:29 PM
also recommend striking for same reason as above.

Number: 5 Author: Alex Shoor Date: 1/31/2025 3:14:29 PM
Excellent, yes!

Number: 6 Author: Jhaid Parreno Date: 1/31/2025 4:29:02 PM
Good.

> Author: Jhaid Parreno Date: 1/27/2025 11:53:58 AM
> Advocate for a joint Community Engagement bench (private and CBO) like City of SJ

> Author: Jhaid Parreno Date: 1/31/2025 4:29:02 PM
> Catalyze SV pushes for "must" instead of "encouraged"

Number: 7 Author: Alex Shoor Date: 1/31/2025 3:14:31 PM
Yes!

Number: 8 Author: Alex Shoor Date: 1/31/2025 3:14:30 PM
Should equity be called out here?

Number: 9 Author: Jhaid Parreno Date: 1/31/2025 4:11:11 PM
Child care? Food for in-person participants? Language support?

> Author: Alex Shoor Date: 1/27/2025 11:57:35 AM
> Meeting should outline what is legally allowed to be built by right vs where there is opportunity for community input.

> Author: Alex Shoor Date: 1/31/2025 4:11:11 PM
> And share agenda ahead of time.

Number: 10 Author: Alex Shoor Date: 1/31/2025 3:14:33 PM
Good!

Number: 11 Author: Alex Shoor Date: 1/31/2025 3:14:34 PM
Makes sense. As long as there is someone to moderate/assist with the folks online.

Number: 12 Author: Alex Shoor Date: 1/31/2025 3:14:34 PM
Super!

Number: 13 Author: Alex Shoor Date: 1/31/2025 3:14:35 PM
Makes sense.

Number: 14 Author: Alex Shoor Date: 1/31/2025 3:14:36 PM
This should re-start the community engagement process. We want to incentivize developers proceeding with initial plans during which community is often most engaged. Major changes to project often come under the radar. Also, this one should not be at Director's discretion.

Number: 15 Author: Alex Shoor Date: 1/31/2025 3:14:37 PM
Can you do 21 days?

Number: 16 Author: Alex Shoor Date: 1/31/2025 3:14:37 PM
Yes, that's great!

Meeting emails through the City's eNotify system. Those on the notification list will be sent recordings and materials from community meeting(s); information on changes to the project; and information on the community meetings or other hearings.

- ***Social Media*.** Announcements will be posted on the City's social media accounts, such as Facebook and Nextdoor, to increase awareness of projects.
    - Increase Access to Non-English Speakers. The City may utilize social media targeting tools available to extend reach to non-English speaking community members.

A template of the community meeting notice shall be maintained by the Community Development Department. At a minimum, the notice shall include who is conducting the meeting, contact information for the applicant and City Project Manager, the topic of the meeting, the location of the subject property, time, and place of the meeting and sufficient information to provide the community with a basic understanding of the project.

**3. Public Hearing.**

**Purpose & Intent**

The Council recognizes the importance of using larger radii for mailing notices as a tool to broaden the awareness of stakeholders in the vicinity of a pending land use or development action. Therefore, for many types of approvals, this Policy goes beyond the State's notification requirements. By keeping the community informed about land use and development decisions, the City promotes a transparent process that encourages genuine and effective involvement with stakeholders.

**Public Hearing Noticing**

All modes of public hearing noticing will be sent and/or posted online at least **10 days** in advance of the hearing, with a target of at least **14 days** prior to the meeting, consistent with the below outreach methods.

- ***Mailed Notices.*** Notices will be sent to all property owners and tenants within the radius specified in Matrix A.

- ***Website Posting.*** Notice of the public hearing will be provided on the individual hearing body's agenda webpage.

- ***E-Mails.*** E-mails will be sent to individuals that have identified themselves as interested parties for the specific project and to those who have signed up for email alerts through the City's eNotify system for the hearing body to which the project will be presented.

- ***Social Media.*** Large and Significant Interest proposal public hearing announcements will be posted on the City's social media accounts, such as Facebook and Nextdoor.

- ***Publishing.*** For Large or Significant Interest proposals, notice of a public hearing may be advertised in the newspaper.

## Types of Activities

# Page: 4

Number: 1 Author: Jhaid Parreno Date: 1/23/2025 4:44:38 PM
Good.

Number: 2 Author: Alex Shoor Date: 1/31/2025 3:14:38 PM
ambiguous. Can you please be more specific?

Number: 3 Author: Alex Shoor Date: 1/31/2025 3:14:15 PM
Noticing should be in easy to understand language and accessible who can't see or don't read English.

Author: Alex Shoor Date: 1/31/2025 3:14:15 PM
How about specifying city process for this project?

Number: 4 Author: Alex Shoor Date: 1/31/2025 3:14:39 PM
Nice objective!

Number: 5 Author: Alex Shoor Date: 1/31/2025 3:14:40 PM
Same comment above. More time possible?

All development projects will be subject to a combination of on-site posting, website posting, email communications, social media, and community meetings, depending on the size and type of the project.

**Notification Activities**

Are to be provided for the community to be informed about projects, which are typically housing projects, for which the City has limited authority to require discretionary changes , pursuant to State law. Projects that utilize State housing laws such as SB 9 (2017), SB 35 (2021), and AB 3194 (2018), adhere to the Notification Activities. The purpose of Notification Activities is to share with the community the project details and schedule. Examples:

- Second dwellings and lot splits pursuant to SB 9 (2021), when a preliminary Planning application is submitted
- Subdivisions creating 10 or fewer residential lots pursuant to SB 684 (2023)

**Outreach activities**

Are to be provided for the community to be informed and provide input into a project which as proposed, adheres to the City's General Plan and is not utilizing State laws that limit most discretionary changes. Projects that adhere to the City's General Plan will at a minimum implement the City's intended land use vision (type of land use and density) for the site; however, through the implementation of outreach activities, the community can provide input on the architecture, site design, and raise issues of concern that should be addressed by the project. Examples:

- Rezonings, consistent with General Plan
- Conditional Use Permits
- Tentative Subdivision Maps (not including SB 9 lot splits)

**Engagement activities**

For more significant projects, engagement activities involve additional outreach to allow the community to identify or provide feedback on potential community benefits that would enhance the greater community with the implementation of the project. Projects triggering engagement activities would need to file an initial development proposal with conceptual drawings that include a tentative site plan and draft architectural renderings.

In addition, developers must hold an initial visioning meeting (conducted in the same way as community meetings) during the preliminary review stage to allow for community to provide input on potential future land uses on the site or for the consideration of the development of the site plan and architecture. The applicant will also request feedback from the community regarding potential community benefit(s) that would provide amenities or attributes desirable and/or accessible to the broader community.

In addition to the initial visioning meeting, a community meeting(s) would still be required, (see community meetings section for logistics), within the first two months after the formal development application has been filed, to share proposed plans and respond to feedback received during the initial visioning meeting. Examples:

- An amendment to the existing General Plan land use designation to a residential designation, when the current designation is nonresidential
- An amendment to an existing residential General Plan land use designation to a differing density
- Long-range planning projects, including, but not limited to specific plans, significant Zoning Ordinance amendments, General Plan updates, and other policy documents, will

# Page: 5

Number: 1 Author: Alex Shoor Date: 1/31/2025 3:14:41 PM
Don't understand this section. Add more clarity. How do these laws affect SC's community engagement approach/policy?

Number: 2 Author: Alex Shoor Date: 1/31/2025 3:14:42 PM
Now I'm seeing signs of IAP2's Spectrum here, great!

Number: 3 Author: Alex Shoor Date: 1/27/2025 12:01:36 PM
For any project where there is opportunity for community benefits, not just "significant projects".

Number: 4 Author: Jhaid Parreno Date: 1/31/2025 4:29:20 PM
Nice!

Number: 5 Author: Jhaid Parreno Date: 1/27/2025 12:01:35 PM
Good.

Number: 6 Author: Alex Shoor Date: 1/31/2025 3:14:42 PM
Good name for it.

be treated as Significant Interest proposals in accordance with the Public Outreach Matrix. For these long-range projects, other community engagement tools such as the creation of a community task force or citizen advisory committee; surveys; and workshop(s) will be utilized.

## Public Outreach Policy and State / City Law Consistency

The City and Developer shall achieve substantial compliance with the requirements in this Policy, as well as with any applicable notification criteria contained in State statutes or City ordinances.

**Additional Outreach**

The Project Manager for each application will maintain a list of interested parties for each application and said list will be notified by email when environmental documents are available for review and at least **10 days** in advance of community meetings or public hearings. The Director of Community Development maintains the discretion to require mailed notices to a larger radius than that called for by this policy.

**Process and Alternate Language Information**

All notifications will link to information on City planning processes as well as how community members can access information in languages other than English.

Additional outreach modes and efforts may be required above and beyond what are called for in this policy based on the type of project.

**Matrix A: Outreach Modes**

| Method | Minor | Small | Standard | Large | Significant Interest |
|---|---|---|---|---|---|
| **On-Site Posting** | | 11”x17” | 2’x3’ | 4’x6’ | 4’x6’ |
| **Initial Mailed Notice** | | | X | X | X |
| **Website Posting** | | | X | X | X |
| **Ongoing Communication** | | X | X | X | X |
| **Mailing Radius** | ● | 300 feet | 500 feet | ¼ mile | ¼ mile |
| **Initial Visioning Meeting** | | X | X | X | X |
| **Community Meeting** | | | X | X | X |
| Mailed Notices | | | X | X | X |
| Online Calendar/ Website Posting | | | X | X | X |
| Email to Interested Parties and E-Notify | | | X | X | X |
| Social Media | | | X | X | X |
| **Public Hearing** | | | | | |
| Mailed Notices | | X | X | X | X |
| Online Calendar/ Website Posting | | X | X | X | X |

# Page: 6

Number: 1 Author: Jhaid Parreno Date: 1/23/2025 5:00:46 PM
Good.

Number: 2 Author: Alex Shoor Date: 1/31/2025 3:14:43 PM
21 days. People are busy. Their calendars fill up. They need more notice. And if you want folks there, City should give it to them.

Number: 3 Author: Jhaid Parreno Date: 1/23/2025 5:01:48 PM
There is no requirement or guideline for translation?

Number: 4 Author: Alex Shoor Date: 1/27/2025 11:59:37 AM
Need to be bigger.

| Method | Minor | Small | Standard | Large | Significant Interest |
|---|---|---|---|---|---|
| E-Mail to Interested Parties and eNotify | | | X | X | X |
| Social Media | | | ● | X | X |
| Newspaper Notice | | | ● | ● | ● |
| **Projects Without Public Hearing** | | | | | |
| Mailed Notices | ● | | | | |
| Online Posting | ● | | | | |
| X Always required<br>● May be required (Refer to City Code) | | | | | |

**Matrix B: Application Types and Specific Uses**

| Application Type / Specific Uses | Minor | Small | Standard | Large | Significant Interest |
|---|---|---|---|---|---|
| **Applications**[1] | | | | | |
| Architectural Review (DRH) | | X | X | X | |
| Architectural Review (OTC) | O | | | | |
| Conditional Use Permit | | | X | X | |
| Conforming Rezone with General Plan Designation | | X | | | |
| General Plan Amendment | | | X | | |
| Minor Use Permit | O | | | | |
| Off-Site Parking Permits | O | | | | |
| Reasonable Accommodation | O | | | | |
| Rezoning/Text Amendment | | | X | | |
| Significant Property Alteration (Major) | | X | | | |
| Temporary Use Permit | O | | | | |
| Tentative Subdivision Map | | | X | | |
| Variance | | | X | | |
| **Specific Uses** | | | | | |
| Data Centers[2] | | | | X | |

| Application Type / Specific Uses | Minor | Small | Standard | Large | Significant Interest |
|---|---|---|---|---|---|
| Drive-In/Drive-Through establishments | | | | | X |

1. *For any of the above applications, the Director may make a determination that the application qualifies as a significant interest project.*
2. *For projects requiring a public hearing.*

X Requirement
O See City Code for noticing requirements

**References**
06/27/2017 City Council adopted Public Outreach Policy for Planning Applications by Resolution 17-8456
XX/XX/XXXX City Council Amended and Adopted _____ by Resolution XX-XXXX

**From:** Planning Public Comment
**To:** [redacted] Sheldon Ah Sing
**Subject:** RE: Comment on Updated Public Outreach Policy
**Date:** Tuesday, February 4, 2025 8:47:13 AM
**Attachments:** image001.png
image003.png

---

Thank you, Mark.
Your email and comments have been received in the Planning Division; we appreciate you taking the time to provide your input.

**Elizabeth Elliott** | Staff Aide II
Community Development Department | Planning Division
1500 Warburton Avenue | Santa Clara, CA 95050
O: 408.615.2450 | D: 408.615.2474

www.SantaClaraCA.gov

-----Original Message-----
From: ltmk [redacted]
Sent: Monday, February 3, 2025 6:08 PM
To: Planning Public Comment <PlanningPublicComment@santaclaraca.gov>
Subject: Comment on Updated Public Outreach Policy

Include a process for reminding city residents of the options to be informed about development projects. Perhaps this could include inclusion in city wide publications or emails and social media. Email notifications are likely the most effective but residents need to subscribe to them.

Mark Kelsey
[redacted]

**From:** J'Carlin [redacted]
**Sent:** Thursday, February 13, 2025 2:33 PM
**To:** PlanningCommission <PLANNINGCOMMISSION@santaclaraca.gov>; Lance Saleme <LSaleme@SantaClaraCA.gov>; Mario Bouza <mbouza@Santaclaraca.gov>; Yashraj Bhatnagar <YBhatnagar@Santaclaraca.gov>; Qian Huang <QHuang@Santaclaraca.gov>; Priya Cherukuru <PCherukuru@SantaClaraCA.gov>; Nancy Biagini <NBiagini@SantaClaraCA.gov>; Eric Crutchlow <ecrutchlow@santaclaraca.gov>; [redacted] Sheldon Ah Sing <sahsing@santaclaraca.gov>; Lesley Xavier <LXavier@santaclaraca.gov>; Manager <Manager@santaclaraca.gov>; Planning Public Comment <PlanningPublicComment@santaclaraca.gov>
**Subject:** Public Outreach Policy Needs Fixes Before Moving Forward

Some people who received this message don't often get email from [redacted] Learn why this is important

Dear Santa Clara Planning Commissioners, I care deeply about Santa Clara having an inclusive, collaborative, constructive community engagement policy. That's why I support Catalyze SV's call for you to return this policy to staff for refinement before approving it, rather than sending it to the Council now. I believe the policy is majorly lacking in 4 main areas: 1. It does not specifically speak to equity. Traditionally, the community engagement process has left out the voices of marginalized communities. Santa Clara has an opportunity to right that inequity. Community engagement policies should specify how they will connect with hard-to-reach communities. For instance, community meetings must include efforts like interpretation and translation, children's activities or childcare, online options for participation, and food. 2. The proposed policy should include stronger provisions about mobilizing the existing community to assist developers with community engagement. One way to do this is for Santa Clara to create a "bench" of community engagement contractors, especially local nonprofit organizations, that can be easily enlisted to assist developers in reaching the community. 3. The policy should be improved to reflect the number one piece of feedback from Catalyze SV members: more developments should take in early feedback from community members about what they'd like development to bring to their neighborhoods. 4. The policy needs to create a transparent feedback loop that

emphasizes how community feedback will be documented and shared publicly, as well as what ideas from the community developers will or will not be able to implement and why. Community engagement is a lot more meaningful when government and developers reflect back on what they learned and how it improved their plans. The Planning Commission needs to direct staff to make major revisions based on my input above and to solicit a wider variety of nonprofits to provide input on the policy. Only then should the policy return to the Planning Commission for approval. Sincerely,

Carlin Black

Aka J'Carlin

**25-96** **Agenda Date: 2/19/2025**

## REPORT TO PLANNING COMMISSION

### SUBJECT
Recommendation to City Council to Adopt a General Plan Amendment to Incorporate the Santa Clara County Multi-Jurisdictional Hazard Mitigation Plan (MJHMP) and the City of Santa Clara Local Annex into the City's General Plan

### BACKGROUND
In November 2022, the City of Santa Clara participated in a coalition of Santa Clara County cities and special districts preparing to lessen the impacts of natural hazards by updating the Santa Clara County Multi-Jurisdictional Hazard Mitigation Plan (MJHMP). A MJHMP is a document that outlines strategies to reduce the vulnerability of a community across multiple jurisdictions to natural and man-made hazards by identifying potential risks, assessing vulnerabilities, and developing mitigation actions to minimize damage from disasters, often requiring collaboration between cities, counties, and state agencies. The MJHMP allows the City to access Federal Emergency Management Agency (FEMA) funding in case of a natural disaster.

The City Council adopted the MJHMP and the City of Santa Clara Local Annex on August 27, 2024 (Attachment 3). This is the fourth update to the Hazard Mitigation Plan, which was initially approved in 2005.

As a follow-on action, the City is proposing a General Plan Amendment to recognize the updated MJHMP in the Safety Element of the City’s General Plan. This update will provide consistency between the City’s documents.

### DISCUSSION
The proposed General Plan Amendment updates existing language in the Emergency Preparedness subsection of Section 5.10.5, Safety Goals and Policies, to reference the most recent update to the MJHMP.

Incorporation of the MJHMP and Local Annex makes the City eligible to be considered for part or all of its local-share costs on eligible Public Assistance projects to be provided by the state through the California Disaster Assistance Act (CDAA). A CDAA (AB 2140 (2006)) fact sheet is attached to this report (Attachment 2).

AB 2140 also directs the City to include web links to the MJHMP and Local Annex. The links are included in the proposed resolution (Attachment 1). The report includes links to the MJHMP (Attachment 4) and the Local Annex (Attachment 5).

There are no known disadvantages to incorporating the most recent update of the MJHMP and Local

Annex into the General Plan.

## ENVIRONMENTAL REVIEW

The action being considered would make a minor update to the 2010-2035 General Plan, and the City Council certified an Environmental Impact Report (EIR) for the General Plan on November 16, 2010. The proposed amendment updates the existing hazard mitigation plan in the General Plan and the update does not introduce new or more significant environmental effects than those discussed in the EIR, and therefore no further environmental review is warranted.

## COORDINATION

This report has been coordinated with the City Attorney's Office and the Office of Emergency Services.

## PUBLIC CONTACT

On February 5, 2025, a hearing notice was published in the Santa Clara Weekly. Public contact was also made by posting the Council agenda on the City's official-notice bulletin board outside City Hall Council Chambers. A complete agenda packet is available on the City's website and in the City Clerk's Office at least 72 hours prior to a Regular Meeting and 24 hours prior to a Special Meeting. A hard copy of any agenda report may be requested by contacting the City Clerk's Office at (408) 615-2220, email clerk@santaclaraca.gov <mailto:clerk@santaclaraca.gov> or at the public information desk at any City of Santa Clara public library.

## RECOMMENDATION

Recommend that the City Council adopt a General Plan Amendment to incorporate the Santa Clara County Multi-Jurisdictional Hazard Mitigation Plan (MJHMP) and the City of Santa Clara Local Annex into the subsection "Emergency Preparedness" of Section 5.10.5, "Safety Goals and Policies" of the City of Santa Clara 2010-2035 General Plan.

Reviewed by: Alexander Abbe, Assistant City Attorney
Approved by: Afshan Hamid, Community Development Director

## ATTACHMENTS

1. LHMP recommendation resolution
2. AB 2140 fact sheet
3. RTC 24-1433 adoption report
4. Santa Clara County Multi-jurisdictional Hazard Mitigation Plan (MJHMP) <https://files.santaclaracounty.gov/exjcpb1566/2024-10/final-vol-i-santa-clara-county-mjhmp_7-26-2024.pdf>
5. City of Santa Clara Local Annex <https://www.santaclaraca.gov/home/showpublisheddocument/85991/638732399897128007>

**RESOLUTION NO. _____**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA CLARA, CALIFORNIA RECOMMENDING THAT THE CITY COUNCIL ADOPT A GENERAL PLAN AMENDMENT INCORPORATING THE MULTI-JURISDICTIONAL HAZARD MITIGATION PLAN AND THE CITY'S LOCAL ANNEX INTO THE CITY'S GENERAL PLAN**

**WHEREAS,** the City of Santa Clara recognizes the threat that natural hazards pose to people and property within the City;

**WHEREAS,** the City of Santa Clara has participated in the preparation of a multi-hazard mitigation plan, hereby known as the Santa Clara County Multi-Jurisdictional Hazard Mitigation Plan (MJHMP) and the City of Santa Clara Annex in accordance with federal laws, including the Robert T. Stafford Disaster Relief and Emergency Assistance Act, as amended; the National Flood Insurance Act of 1968, as amended; and the National Dam Safety Program Act, as amended;

**WHEREAS,** the Santa Clara County Multi-Jurisdictional Hazard Mitigation Plan (MJHMP), dated 2023, and the City of Santa Clara Annex, dated February 21, 2024, identify mitigation goals and actions to reduce or eliminate long-term risks to people and property in Santa Clara from the impacts of future hazards and disasters;

**WHEREAS,** the City Council adopted the Santa Clara County Multi-jurisdictional Hazard Mitigation Plan and the City of Santa Clara Annex on August 27, 2024; and

**WHEREAS,** the City Council now wishes to incorporate the MJHMP and Local Annex into the City's General Plan.

**NOW THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SANTA CLARA AS FOLLOWS:**

1. That the Planning Commission hereby finds that the above Recitals are true and correct and by this reference makes them a part hereof.

2. That the Planning Commission hereby makes the following findings in support of the General Plan Amendment:

A. The proposed amendment is deemed to be in the public interest, in that participation in the MJHMP and Santa Clara Annex will reduce the vulnerability of the City to disasters and their effects, will promote individual and community safety and the ability to adapt to changing conditions, will promote community vitality after a disaster, and will provide educate the community on response and recovery resource requirements after a disaster;

B. The proposed General Plan amendment is consistent and compatible with the rest of the General Plan and any implementation programs that may be affected, in that state law mandates that all General Plans contain a Safety Element, and the MHJMP is an update to the existing hazard prevention plan that was already a component of the General Plan Safety Element;

C. The potential impacts of the proposed amendment have been assessed and have been determined not to be detrimental to the public health, safety, or welfare, in that the MHJMP is a multi-jurisdictional plan to reduce injury, death, and property damage that can result from a disaster; and

D. The proposed amendment has been processed in accordance with the applicable provisions of the California Government Code and the California Environmental Quality Act (CEQA), in that the proposed action would update the Safety Element of the General Plan, and the City Council certified an Environmental Impact Report (EIR) for the 2010-2035 General Plan on November 16, 2010. The proposed amendment updates the existing hazard mitigation plan in the General Plan and the update does not introduce new or more significant environmental effects than those discussed in the EIR.

3. That the Planning Commission hereby recommends that the City Council amend the subsection entitled “Emergency Preparedness” of Subsection 5.10.5 (“Safety Goals and

Policies") of Section 5.10 ("Environmental Quality") of Chapter 5 ("Goals and Policies") of the City of Santa Clara 2010-2035 General Plan to read as follows:

"Emergency preparedness is an effective method of reducing risk to life and property from natural disasters, such as earthquakes or fires, through planning. In Santa Clara, planning for emergency response has resulted in the adoption of the ~~Local Hazard Mitigation Plan (LHMP),~~ Multi-jurisdictional Hazard Mitigation Plan for Santa Clara County and the Local Annex for the City of Santa Clara in conformance with the Federal Disaster Mitigation Act (DMA).

~~"In 2003, the federal Disaster Mitigation Act established a national hazard mitigation program to reduce the loss of life and property, human suffering, economic disruption and disaster assistance costs resulting from natural disasters. The DMA also provided a source of pre-disaster hazard mitigation funding to assist local governments in implementing effective hazard mitigation measures to ensure the continued functionality of critical services and facilities after a natural disaster. In accordance with the DMA, local agencies are required to adopt a LHMP to be eligible for Federal Emergency Management Authority (FEMA) funding for pre-disaster hazard mitigation and projects that prevent disaster.~~

~~"The City of Santa Clara participated in the Multi-Jurisdictional Regional Hazard Mitigation Plan entitled, Taming Natural Disasters, developed in cooperation with other local agencies and the Association of Bay Area Governments (ABAG). The Plan provides jurisdiction-specific information that has been reviewed and approved by FEMA.~~

"The Multi-jurisdictional Hazard Mitigation Plan for Santa Clara County and the Local Annex for the City of Santa Clara was developed in accordance with the Disaster Mitigation Act of 2000 (DMA 2000) and followed FEMA's Local Hazard Mitigation Plan guidance. The LHMP incorporates a process where hazards are identified and profiled, the people and facilities at risk are analyzed, and mitigation actions are developed to reduce or eliminate hazard risk. The implementation of these mitigation actions, which include both short and long-term strategies, involve planning, policy changes, programs, projects, and other activities.

"The Multi-jurisdictional Hazard Mitigation Plan for Santa Clara County is available at the following web address: https://files.santaclaracounty.gov/exjcpb1566/2024-10/final-vol-i-santa-clara-county-mjhmp_7-26-2024.pdf

"The City of Santa Clara Local Annex is available at the following web address: https://www.santaclaraca.gov/home/showpublisheddocument/85991/638732399897128007"

4. Effective date. This resolution shall become effective immediately.

I HEREBY CERTIFY THE FOREGOING TO BE A TRUE COPY OF A RESOLUTION PASSED AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF SANTA CLARA, CALIFORNIA, AT A REGULAR MEETING THEREOF HELD ON THE ___ DAY OF _____, 2025, BY THE FOLLOWING VOTE:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAINED: COMMISSIONERS:

ATTEST: _____
AFSHAN HAMID, AICP
DIRECTOR OF COMMUNITY DEVELOPMENT
CITY OF SANTA CLARA

Attachments Incorporated by Reference: None

# Assembly Bill 2140 (AB 2140) Fact Sheet

## *Information for Counties and Cities*

## What is AB 2140?

Passed in 2006, Assembly Bill No. 2140 (AB 2140) allows California counties and cities to be considered for additional state cost-share on eligible Public Assistance projects by adopting their current, FEMA-approved local hazard mitigation plans (LHMPs) into the Safety Element of their General Plan. This adoption, along with other requirements, makes the county or city eligible to be considered for part or all of its local-share costs on eligible Public Assistance projects to be provided by the state through the California Disaster Assistance Act (CDAA). For more information regarding Public Assistance, please visit Cal OES Public Assistance Division.

## How Can AB 2140 Help Counties, Cities, and Your Citizens?

For eligible Public Assistance projects, the typical local (non-federal) cost share is 25% of the total project cost. CDAA can allow the state to pay up to 18.75% of the non-federal share, that would otherwise fall upon the county or city, to pay for eligible Public Assistance projects once the legislature has passed a bill allowing additional state funding after a disaster occurs. Upon approval of the legislature, counties and cities that are AB 2140 compliant are also eligible to be considered for the remaining 6.25% local share to be funded by the state, essentially covering the entire local-share cost for eligible Public Assistance projects. Please note that funding is not guaranteed.

## What Do You Need to Know?

- AB 2140 is **not** a requirement; it is an optional state incentive to help counties and cities become more resilient to natural hazards. Be sure to work with your planning department as the process proceeds.
- There are multiple steps that must be completed before Cal OES can issue a letter of AB 2140 compliance. These steps are listed in detail below in the section *What Are the Steps to Become AB 2140 Compliant?*
- Be aware that adopting the LHMP via a formal resolution is a federal requirement for FEMA to officially "approve" the LHMP and does not make your jurisdiction automatically AB 2140 compliant. AB 2140 is a state incentive which also requires adopting your LHMP into the Safety Element of your General Plan. However, both adoptions can take place at the same time using the same adoption resolution.
- AB 2140 compliance expires when the LHMP expires. You must re-adopt the LHMP itself **AND** adopt the LHMP into the Safety Element of your General Plan each time you update your LHMP in order to continue compliance.
- For multi-jurisdiction hazard mitigation plans (MJHMPs), the county and each city in the MJHMP must adopt its own specific annex into its own General Plan

Safety Element. Annex jurisdictions are not covered under the county's adoption.

- Special districts are not eligible for AB 2140 compliance as they do not have General Plans.
- For additional information on General Plan and Safety Element requirements please contact the California Office of Planning and Research (OPR).

## What Are the Steps to Become AB 2140 Compliant?

1. Complete and submit an LHMP to the Governor's Office of Emergency Services (Cal OES). A jurisdiction must have a current, FEMA-approved LHMP.
    a. Cal OES will provide an initial review and, if applicable, request required revisions based on the FEMA LHMP Guidance.
    b. Once Cal OES has determined the plan has met all FEMA LHMP requirements, Cal OES will then forward the LHMP to FEMA for final review and approval.
    c. For questions or assistance, please contact the Cal OES Local Mitigation Planning Unit at MitigationPlanning@CalOES.ca.gov.

2. LHMP adoption **AND** adoption into the Safety Element of the General Plan
    a. Adopt the LHMP via a formal resolution following your jurisdiction's typical procedure once FEMA has issued "approvable pending adoption" (APA) status. Once FEMA receives a signed adoption resolution, they can then issue an official "approval" notice for your LHMP.
        i. A sample adoption resolution for your LHMP is provided in Appendix B of the FEMA LHMP Policy Guide.
    b. At this time, you may also choose to adopt the LHMP into the Safety Element of your General Plan using the same resolution in order to meet a requirement of AB 2140 compliance (see step 3).
        i. Within the Safety Element update adoption resolution, there must be language specific to adopting the LHMP into the Safety Element of the General Plan, and the resolution must be signed and approved before the LHMP expires. This adoption can occur at the same time the LHMP is adopted to comply with FEMA requirements, or it can occur after the LHMP is approved but before it expires after five years.
    c. At any time during the life of an approved LHMP a jurisdiction may choose to adopt the LHMP into the Safety Element of their General Plan, however, when the LHMP expires, AB 2140 compliance will also expire.

3. Safety Element Language
    a. The local agency must include language specific to the LHMP within the Safety Element of their General Plan **and** make the LHMP easily accessible in its entirety as a weblink, appendices, or attachment (see step 4).
    b. Jurisdictions should follow their own internal procedures for Safety Element language, however, below is sample language that may be used:
        i. "The Local Hazard Mitigation Plan (LHMP) for the [*Add Jurisdiction Name*] planning area was developed in accordance with the Disaster Mitigation Act of 2000 (DMA 2000) and followed FEMA's Local Hazard Mitigation Plan guidance. The LHMP incorporates a process where hazards are identified and profiled, the people and facilities at risk are analyzed, and mitigation actions are developed to reduce or eliminate hazard risk. The implementation of these mitigation actions, which include both short and long-term strategies, involve planning, policy changes, programs, projects, and other activities. (Add a web link or language directing to the LHMP attachment or appendix within the Safety Element. Discussed further in step #4 below.)"

4. LHMP Accessibility and Links
    a. The current, approved LHMP must be easily accessible and available to the public viewing the Safety Element. This requirement can be met by linking the LHMP electronically to the General Plan Safety Element or by including the LHMP in its entirety as an attachment or appendix in the Safety Element and referencing its location with the plan.
    b. Web links should be monitored so that they are in working condition and bring the viewer to the most recent approved version of the LHMP.

5. E-mail the link to the updated General Plan Safety Element web page along with the signed adoption resolution(s) to the Cal OES AB 2140 inbox AB2140@CalOES.ca.gov for review and approval.

## Frequently Asked Questions

Q: Who do I contact if I have additional questions regarding my LHMP or AB 2140 status?
A: For questions regarding AB 2140 compliance please contact AB2140@CalOES.ca.gov. For questions pertaining to your LHMP, please contact the Cal OES Local Hazard Mitigation Planning team at MitigationPlanning@CalOES.ca.gov.

Q: If a county is AB 2140 compliant, are its cities automatically covered?
A: No. Each county and city must:
1. Have either your own stand-alone LHMP or have an annex in a MJHMP.
2. Have adopted your approved stand-alone LHMP or annex into your own General Plan Safety Element.

Q: Can a jurisdiction obtain AB 2140 compliance before their LHMP is approvable pending adoption (APA) from FEMA?
A: No. The LHMP must be either APA or officially "approved" by FEMA before you may adopt to obtain AB 2140 compliance.

Q: Are special districts covered under their county's LHMP since they do not have their own general plan?
A: No. Special districts are not qualified for additional cost share under AB 2140 because they do not have a General Plan.

Q: If a county or city becomes AB 2140 compliant, does this compliance last forever?
A: No. AB 2140 compliance expires on the day the LHMP expires. You must re-adopt your LHMP into your General Plan Safety Element each time you update your LHMP.

Q: Once a county or city becomes AB 2140 compliant, are they guaranteed funding?
A: No. You will be eligible to be considered for additional CDAA funding upon approval of the legislature. There is no guarantee of funding.

Q: Can a city or county adopt their LHMP to obtain AB 2140 compliance at the same time they adopt their LHMP to fulfill the FEMA requirement when the LHMP is approvable pending adoption?
A: Yes, this is a viable option. It is crucial, however, that Cal OES receives a copy of the adoption resolution to ensure compliance. Your jurisdiction is

not compliant until Cal OES has documentation and has issued a compliance letter.

Q: If the actual LHMP is added to the General Plan, but not within the Safety Element, is language still required in the Safety Element?
A: Yes, language specific to the LHMP and a web link, appendix, or language within the Safety Element that directs the public to the most current, approved LHMP in its entirety is required to be in the Safety Element.

## AB 2140 Compliance Checklist

In order to issue a letter of AB 2140 compliance, Cal OES will review and verify that your jurisdiction has performed the following:

- ✓ Has a current, FEMA-approved or approvable pending adoption (APA) LHMP.
- ✓ Formally adopted the LHMP via resolution.
- ✓ Formally adopted the most current, approved LHMP into the Safety Element of your General Plan via resolution.
- ✓ Included language within the Safety Element of your General Plan that references your LHMP.
- ✓ Included a web link, appendix, or language within the Safety Element that directs the public to the most current, approved LHMP *in its entirety*.
- ✓ E-mailed the link to the updated General Plan Safety Element web page along with the signed, adoption resolution(s) to the Cal OES AB 2140 inbox AB2140@caloes.ca.gov for review and approval.

**For AB 2140 Questions:** AB2140@CalOES.ca.gov

**For LHMP Questions:** MitigationPlanning@CalOES.ca.gov

**For Public Assistance and CDAA Questions:** DisasterRecovery@CalOES.ca.gov

# Legislation Details (With Text)

| | | | |
|---|---|---|---|
| **File #:** | 24-1433 **Version:** 1 | **Name:** | |
| **Type:** | Consent Calendar | **Status:** | Agenda Ready |
| **File created:** | 3/15/2023 | **In control:** | Council and Authorities Concurrent Meeting |
| **On agenda:** | 8/27/2024 | **Final action:** | |
| **Title:** | Action on a Resolution Adopting all of the Santa Clara County Multi-Jurisdictional Hazard Mitigation Plan, Volume 1, and the Volume 2 City of Santa Clara Annex | | |
| **Sponsors:** | | | |
| **Indexes:** | | | |
| **Code sections:** | | | |
| **Attachments:** | 1. Resolution Adopting all of the Santa Clara County Multi-Jurisdictional Hazard Mitigation Plan, Volume 1, and the City of Santa Clara Annex, 2. Santa Clara County Multi-Jurisdictional Hazard Mitigation Plan, Volume 1, 3. City of Santa Clara Annex, 2023, 4. 2017 Annex L, Hazard Mitigation Plan, Volume 1, 5. 2017 Annex L, Hazard Mitigation Plan, Volume 2, 6. Resolution No. 24-9355 | | |

| Date | Ver. | Action By | Action | Result |
|---|---|---|---|---|
| 8/27/2024 | 1 | Council and Authorities Concurrent Meeting | Approved the Consent Calendar | Pass |

# REPORT TO COUNCIL

## SUBJECT

Action on a Resolution Adopting all of the Santa Clara County Multi-Jurisdictional Hazard Mitigation Plan, Volume 1, and the Volume 2 City of Santa Clara Annex

## COUNCIL PILLAR

Deliver and Enhance High Quality Efficient Services and Infrastructure

## BACKGROUND

The Santa Clara County Office of Emergency Management (SCCOEM) was awarded a grant to complete the update of the Multi-Jurisdictional Hazard Mitigation Plan (MJHMP), since the current plan was due to be updated at the end of 2022.

In November 2022, the City of Santa Clara participated in a coalition of Santa Clara County cities and special districts that embarked on a planning process to prepare for and lessen the impacts of specified natural hazards by updating the Santa Clara County Operational Area (OA) Hazard Mitigation Plan (HMP). The partnership was formed to pool resources and to create a uniform hazard mitigation strategy that can be consistently applied to the defined planning area and used to ensure eligibility for specified grant funding success.

This effort represents the fourth comprehensive update to the initial hazard mitigation plan, approved by the Federal Emergency Management Agency (FEMA) in November of 2005. The updated Plan complies with the requirements outlined in FEMA's Local Mitigation Policy Planning Guide (April 2022), the requirements of which apply to all plans seeking agency approval on or after April 19, 2023. The result of the organizational effort will be a FEMA and California Office of Emergency

Services (Cal OES) approved multi-jurisdictional, multi-hazard mitigation plan.

Fourteen (14) jurisdictions and three (3) special districts within the Santa Clara County OA-defined as the unincorporated county, incorporated jurisdictions, and special districts within the geographical boundaries of Santa Clara County-participated in the MJHMP prepared in early 2023 by the Santa Clara County Office of Emergency Management with support from the consulting firm, IEM (Innovative Emergency Management).

Locally, a 19-member City of Santa Clara Local Planning Team, led by the City's Office of Emergency Services, collaborated to review and develop the plan. All participating local jurisdictions were responsible for assisting in the development of the hazard and vulnerability assessments and the mitigation action strategies for their respective jurisdictions and organizations. The Plan presents the accumulated information in a unified framework to ensure a comprehensive and coordinated plan covering the entire Santa Clara County OA planning area. Each jurisdiction has been responsible for the review and approval of their individual annexes of Volume 2 of the Plan. Additionally, the plan has been aligned with the goals, objectives and priorities of the State's multi-hazard mitigation plan.

Internal and community stakeholders and residents were also invited to contribute by sharing local knowledge of their individual area's vulnerability to natural hazards based on past occurrences. Public involvement has been solicited via a comprehensive public outreach campaign that included listening sessions, town hall meetings, digital surveys in multiple languages, and social media updates. Finally, the public was provided the opportunity to review and provide input on the draft hazard mitigation plan.

Plan development followed a phased approach:

Phase 1: Schedule of Work
Phase 2: Determine the Planning Area and Resources
Phase 3: Build the Planning Team
Phase 4: Create an Outreach Strategy
Phase 5: Review Community Capabilities
Phase 6: Risk Assessment
Phase 7: Develop a Mitigation Strategy
Phase 8: Draft Local Hazard Mitigation Plan with Public Input and Maintenance Procedures
Phase 9: Develop Final Local Hazard Mitigation Plan
Phase 10: Submit for State and Federal Review
Phase 11: Adopt Final Local Hazard Mitigation Plan

## DISCUSSION

Hazard mitigation is defined in this context as any sustained action taken to reduce or eliminate long-term risk to life and property from a hazard event. Mitigation planning is the systematic process of learning about the hazards that can affect the community, setting clear goals, identifying appropriate actions, and following through with an effective mitigation strategy. Mitigation encourages long-term reduction of hazard vulnerability and can reduce the enormous cost of disasters to property owners and all levels of government. Mitigation can also protect critical community facilities, reduce exposure to liability, and minimize post-disaster community disruption. Hazard mitigation planning is the foundation for mitigation investments, and hazard mitigation plans are required to be updated, approved, and adopted every five (5) years to maintain eligibility for multiple federal mitigation grant programs. Through the update process, mitigation actions are developed as a part of a community-

based, risk-informed decision-making process

The hazard identification and profiling in the hazard mitigation plan addresses the following hazards of concern within the planning area:

1. Earthquake
2. Flood
3. Dam and Levee Failure
4. Severe Weather
5. Drought
6. Climate Changes
7. Wildfire/Smoke/Air Quality
8. Tsunami
9. Landslide/Mass Movement

The most recent City of Santa Clara's Hazard Mitigation Plan (HMP) was adopted by the City Council on December 19, 2017, as Annex L of the City's Emergency Operations Plan. The Federal Emergency Management Agency (FEMA) determined Volume 2 of the HMP to also be the City's Floodplain Management Plan during the 2018 audit of the City's National Flood Insurance Program's (NFIP) Community Rating System (CRS). Consequently, an Annual Evaluation of the HMP is required by FEMA as part of their annual audit of the City's CRS.

The CRS is a voluntary incentive program that recognizes and encourages floodplain management activities that exceed the minimum NFIP requirements. Flood insurance premium rates for residents and businesses are discounted to reflect the reduced flood risk. The City is currently designated as CRS Class 7, which means the City's residents and businesses in a Special Flood Hazard Area (SFHA) are eligible for a 15% insurance premium discount, and others in the City not in a SFHA are eligible for a 5% insurance premium discount.

The County Board of Supervisors adopted Volume 1 the Santa Clara County Multi-Jurisdictional Hazard Mitigation Plan 2023 Update (MJHMP) on December 12, 2023. Volume 1 encompasses the entire Operational Area (OA), and the Volume 2 annexes are specific for each City.

Once the hazard mitigation plan is adopted, the City will become eligible to apply for federal hazard mitigation project funding from both the Pre-Disaster Mitigation Grant Program (PDM) and the Hazard Mitigation Grant Program (HMGP).

There are no known disadvantages to adopting the plan.

## ENVIRONMENTAL REVIEW

The action being considered does not constitute a "project" within the meaning of the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines section 15378(b)(5) in that it is a governmental organizational or administrative activity that will not result in direct or indirect changes in the environment.

## FISCAL IMPACT

There is no immediate fiscal impact. The City will have the ability to apply for federal mitigation grant funds cited above which would potentially decrease the financial burden on the City after Council adopts the plan. Failure to approve the plan will make the City continue to be ineligible for federal

hazard mitigation grant program funding.

## COORDINATION

This report has been coordinated with the City Attorney's Office, City Manager's Office, Communications, the Office of Emergency Services, Silicon Valley Power, and the Community Development, Finance, Fire, Police, Public Works, and Water & Sewer Utilities departments.

## PUBLIC CONTACT

Public contact was made by posting the Council agenda on the City's official-notice bulletin board outside City Hall Council Chambers. A complete agenda packet is available on the City's website and in the City Clerk's Office at least 72 hours prior to a Regular Meeting and 24 hours prior to a Special Meeting. A hard copy of any agenda report may be requested by contacting the City Clerk's Office at (408) 615-2220, email clerk@santaclaraca.gov <mailto:clerk@santaclaraca.gov> or at the public information desk at any City of Santa Clara public library.

## RECOMMENDATION

1. Adopt all of the Santa Clara County Multi-Jurisdictional Hazard Mitigation Plan, Volume 1, and the Volume 2 City of Santa Clara Annex

Reviewed by: David Flamm, Emergency Services Officer
Approved by: Jovan D. Grogan, City Manager

## ATTACHMENTS

1. Resolution Adopting all of the Santa Clara County Multi-Jurisdictional Hazard Mitigation Plan, Volume 1, and the City of Santa Clara Annex
2. Santa Clara County Multi-Jurisdictional Hazard Mitigation Plan, Volume 1
3. City of Santa Clara Annex, 2023
4. 2017 Annex L, Hazard Mitigation Plan, Volume 1
5. 2017 Annex L, Hazard Mitigation Plan, Volume 2

**25-253** **Agenda Date: 2/19/2025**

# REPORT TO PLANNING COMMISSION

## SUBJECT
Planning Commission Workplan Fiscal Year 2025/2026

## BACKGROUND
The City Manager's Office and City Clerk's Office are implementing an annual workplan process for all Boards, Committees, and Commissions within the City. For the Planning Commission who has a set scope per Charter and is quasi-judicial body, no workplan is needed, but a broad-based list of types of items needed to conduct business such as relevant training may go before the bodies.

## DISCUSSION
In accordance with the new annual workplan process, the Planning Commission shall develop a yearly workplan by March 2025. Following completion, the workplan will be reviewed and approved in May 2025 with a corresponding Council presentation. At a June or July City Council meeting, the Chair and/or Vice Chair will present the workplan to the City Council. The workplan will be implemented starting in August of each year.

Attachment 1 to this report is a draft of the workplan. This was developed based on past study session requests, past conference attendance, and the list of land use priorities that the Planning Commission presented to the City Council for its consideration during its priority setting process in 2024. Staff will update the workplan to include additional details after the meeting.

## RECOMMENDATION
There is no staff recommendation.

## ATTACHMENTS
1. Draft Planning Commission Workplan

City of Santa Clara
The Center of What's Possible

# PLANNING COMMISSION

## CHARTER, CITY CODE, AND WORK PLAN

## FY 2025/26

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# City Charter

City Charter Section 1007 Planning Commission - Duties and powers states that the Planning Commission shall have power and be required to:

(a) After a public hearing thereon, recommend to the City Council the adoption, amendment, or repeal of the General Plan or any part thereof for the physical development of the City;

(b) Exercise such functions with respect to land subdivisions, planning, and zoning as may be prescribed by ordinance; and

(c) Exercise such planning, zoning, environmental or other function as now or may be hereafter authorized by the State of California in so far as they do not conflict with the provisions of this Charter.

# City Code

**Title 18 – Zoning Code**, of the City of Santa Clara City Code includes the following Chapters that outlines the role of the Planning Commission.

**Chapter 18.112.020 Authority for Land Use and Zoning Decisions**

The Planning Commission is the Review Authority on:

- Conditional Use Permits and Major Modifications, and
- Variances.

The Planning Commission is a recommending body to the City Council on:

- General Plan Land Use and Text Amendments,
- Specific Plan Land U se and Text Amendments, and
- Zoning Code Text and Map Amendments.

**18.114.050 – Findings and Decision – Conditional Use Permit and Major Modifications**

A. The proposed use is consistent with the General Plan and any applicable specific plan;
B. The proposed use is allowed within the subject zone and complies with all other applicable provisions of this Zoning Code and the City Code;
C. The design, location, size, and operating characteristics of the proposed use are compatible with the allowed uses in the vicinity;
D. Operation of the use at the location proposed would not be detrimental to the harmonious an orderly growth of the City, or endanger, jeopardize, or otherwise constitute a hazard to the public convenience, health, interest, safety, or general welfare; and
E. The subject site is:
    1) Physically suitable in terms of design, location, operating characteristics, shape, size, topography, and the provision of public and emergency vehicle (e.g., fire and medical) access and public services and utilities;
    2) and Served by highways and streets adequate in width and improvement to carry the type and quantity of traffic the proposed use would likely generate.

**18.124.050 – Findings and Decision – Variances**

Required Variance Findings. The Review Authority may approve a Variance application only after first making all the following findings:

A. There are special circumstances or conditions applicable to the subject property or existing

buildings (e.g., location, shape, size, surroundings, topography, or other physical features) that do not apply generally to other properties in the vicinity under an identical zoning classification;

B. Strict compliance with Zoning Code requirements would deprive the subject property of privileges enjoyed by other property in the vicinity and under an identical zoning classification;
C. Approving the Variance would not constitute a grant of special privilege inconsistent with the limitations on other properties in the same vicinity and zone in which the subject property is situated; and Granting the Variance will not adversely affect the interests of the public or the interests of residents and property owners in the vicinity of the subject property in question.

**18.142.040 - Planning Commission Action on Amendments**

A. All Amendments. After the public hearing, the Planning Commission shall forward a written recommendation to the Council whether to approve, approve in modified form, or deny the proposed amendment.
B. Recommendations on Zoning Code and Zoning Map Amendments. A recommendation for approval, approval in modified form, or denial of a Zoning Code or Zoning Map amendment shall require the affirmative vote of the majority of the entire membership of the Planning Commission. In the event the Planning Commission is unable to reach agreement on a recommendation, the amendment shall be forwarded to the Council with no recommendation.
C. Recommendations on General Plan Amendments. A recommendation for approval or approval in modified form of a General Plan amendment shall require the affirmative vote of the majority of the entire membership of the Planning Commission. In the event the Planning Commission is unable to reach agreement on a recommendation, the amendment shall be forwarded to the Council with a recommendation of denial.

**Title 17 – Development, Chapter 17.05 Subdivisions**, of the City of Santa Clara City Code includes the following Chapters that outline the role of the Planning Commission as it relates to the division of land within the City.

**Chapter 17.05.110 – Responsibilities**

(g) Planning Commission. The Planning Commission shall be responsible for making recommendations for approval, conditional approval, or denial of the tentative map for subdivisions of five or more lots or units and reporting its recommendations to the City Council; and hearing of appeals for minor subdivisions of four or fewer parcels.

The Planning Commission's recommendation to approve or conditionally approve or deny the tentative map, are based on finding that the proposed subdivision, together with the provisions for its design and improvement, is consistent or not consistent with the General Plan adopted by the City of Santa Clara and all applicable provisions of this Code.

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# Workplan

Based on the Charter, the Planning Commission is a quasi-judicial body which acts in an advisory capacity to the City Council in all matters pertaining to the physical development of the City and consists of seven commissioners that are volunteers and are appointed by the City Council.

As prescribed by Ordinance, after a public hearing, the Commission makes a recommendation to the City Council on:

- General Plan Amendments
- Zoning of Real Property
- Changes to the Zoning Code
- Land Subdivisions

And, after a public hearing, the Commission takes final action, except in the event of an appeal, for the granting of any:

- Conditional Use Permit and Major Modification
- Variances
- Appeals of Director's Decision's

**Per the City Code, when making decisions, the Planning Commission must find that a project is:**

- consistent with the General Plan
- any applicable Specific Plan
- the subject zone
- applicable provisions of the Zoning Code and the City Code
- that the design, location, size, and operating characteristics of the proposed use are compatible with the allowed uses
- that the operation of the use at the location would not be detrimental to the harmonious and orderly growth of the City or constitute hazard to the public convenience, health, interest, safety, or general welfare
- that the site is physically suitable for the project/use in terms of design, location, operating characteristics, shape, size, topography, and the provision of public and emergency vehicle access and public services and utilities
- that the site is served by highways and streets adequate in width and improvement to carry the type and quantity of traffic the proposed use would likely generate

**To make informed decisions, the Commission seeks trainings on topics relevant to their decision making by attending conferences and procuring study sessions on relevant topics. These items are reflected in their workplan. In addition, during the course of its work, the Planning Commission has also identified a list of land use priorities for City Council to consider during its priority setting process, which is also reflected in the workplan.**

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## 1. Conferences and Trainings

| Action | Subcommittee | Timeline | Notes | Budget |
|---|---|---|---|---|
| Joint Venture Silicon Valley State of the Valley | | | | |
| LCC Planning Commissioner Academy | | March 2025 | | |
| APA National Conference | | | | |
| APA California Conference | | | | |
| Institute for Local Government (ILG) | | | | |
| CEQA | | | | |
| State of the City | | | | |
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## 2. Study Sessions

| Action | Subcommittee | Timeline | Notes | Budget |
|---|---|---|---|---|
| Yearly Housing Legislation Enacted by the State Legislature | | January 2025 | | |
| ULI Study Session | | February 2025 | | |
| Mobile Food Vendor Ordinance | | April 2025 | | |
| CEQA | | May 2025 | | |
| Data Centers | | May 2025 | | |
| Infrastructure Planning to Support Future Growth | | | | |
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## 3. Land Use Priorities for Council Consideration

| Action | Subcommittee | Timeline | Notes | Budget |
|---|---|---|---|---|
| Data Center Standards and Location Requirements | | | | |
| Entertainment District | | | | |
| Supportive Housing Solutions – Tiny Homes; Moveable Homes | | | | |
| Sustainability | | | | |
| Vacant & Blighted Building Ordinance | | | | |
| Skilled Labor Policy | | | | |
| Citizen Commission Overseeing SVP | | | | |
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