25-961 **Agenda Date: 10/1/2025**

REPORT TO DEVELOPMENT REVIEW HEARING

SUBJECT

Public Hearing: Action on the Architectural Review (PLN25-00240) for NVIDIA Phase 3 for Construction of a 345,475 Square-Foot Office Building, 2,737 Space Parking Structure, and a Pedestrian Bridge Spanning San Tomas Aquino Creek located at 2400 Condensa Street. CEQA Status: Addendum to the San Tomas Business Park Campus Project EIR.

File No.: PLN25-00240
Location: 2400 Condensa Street, a portion of the 35.6-acre NVIDIA Campus on the south side of Condensa Street between San Tomas Aquino Creek Trail and Northwestern Parkway; APN: 216-28-128; the property is zoned PD - Planned Development.
Applicant: Devcon Construction
Owner(s): NVIDIA
Request: Architectural Review for of the NVIDIA Campus Phase III for construction of a 345,475 square-foot office building, 2,737 space parking structure, 36 surface parking spaces, and other site improvements including a pedestrian bridge spanning San Tomas Aquino Creek

PROJECT DATA

The Project Data and Compliance Table is included as Attachment 2.

POINTS FOR CONSIDERATION

- The project site is located in an urban/industrial area immediately south of Central Expressway, adjacent to San Tomas Expressway. The project site is bound by Central Expressway to the north, San Tomas Expressway to the east, Walsh Avenue to the south, and San Tomas Aquino Creek and single-story industrial buildings to the west. See Vicinity Map in Attachment 1.
- The site is currently developed with a surface parking lot with approximately 650 parking spaces and an approximately 144,417 square foot building that is currently in process for demolition under a separate permit (BLD24-02582).
- Per the Santa Clara City Code 18.120(D)(5), the request requires Architectural Review approval through a Development Review Hearing.
- In December 2008, the San Tomas Business Park Campus Project was approved for a total of 1.95 million square feet of office and R&D space within three 650,000-square-foot buildings. A Development Agreement (PLN2008-07178) accompanied the project allowing construction phasing over a 15-year period. The Development Agreement was subsequently extended several times, ultimately through August 2026. Phases I and II of the project are complete. The following summarizes amendments to the project since its initial approval:
    - In June 2013, the project was modified to reduce the size of the Phase I and Phase II

buildings to 509,400 square feet each and to increase the size of the Phase III building to 931,200 square feet.
    - In February 2018, the project was modified to increase the size of the Phase II building from 509,400 to 754,100 square feet and to decrease the size of the Phase III building from 931,200 to 700,100 square feet. The modification also added a trellis structure up to 93 feet in height between the Phase I and Phase II buildings to cover an elevated walkway and onsite open space amenity. In addition, construction of the pedestrian bridge over San Tomas Aquino Creek was deferred to Phase III.
- The current proposal modifies the September 2018 approval by reducing the size of the Phase III building from 700,100 square feet to a maximum of 350,000 square feet. It also reduces the parking garage capacity from 3,809 spaces to 3,000 spaces, consisting of one level of below-grade parking and four levels of above-grade parking. In addition, the project includes 36 surface parking spaces and construction of the pedestrian bridge spanning San Tomas Aquino Creek connecting the Phase III building with the existing campus.
    - With these changes, the project remains consistent with the Planned Development zoning and the Development Agreement.
- The proposal was deemed cleared from the Project Clearance Committee (PCC) on September 16, 2025, and is consistent with the Planned Development Zoning.
- Vehicular access to the site would be provided via three, new full-access driveways along Condensa Street. The western and center driveways would provide direct access to the surface lot and new parking garage while the eastern driveway would be used by vehicles dropping off and picking up passengers.
- The design of the proposed Phase III building is consistent with the design of the existing Phase I and II buildings and incorporates similar design elements and materials. The ground level consists of a concrete façade, while upper stories include metal panels, undulating perforated metal paneling, and glass. The design also includes trellis features on the roof over outdoor amenities.
- A total of 127 on-site trees are proposed for removal, which requires a 2:1 replacement ratio with 24-inch box trees or a 1:1 replacement ratio with 36-inch box or larger trees. The applicant proposes to plant 148 replacement trees, consisting of a mix of 36-inch and 48-inch box sizes.
- The proposed project meets the required findings set forth in Santa Clara City Code 18.120.
- There are no active City code enforcement cases for this property.
- A neighborhood notice was distributed within a 1000-foot radius of the subject site for this project review.

FINDINGS SUPPORTING STAFF'S RECOMMEDATION

Granting the Architectural Review approval requires the following findings consistent with City Code Section 18.120.020(F):

1) *That any off-street parking area, screening strips, and other facilities and improvements necessary to secure the purpose and intent of this title and the general plan of the City area a part of the proposed development, in that:*
    - Vehicular access to the site would be provided via three, new full-access driveways along Condensa Street. The western and center driveways would provide direct access to the surface lot and new parking garage while the eastern driveway would be used by vehicles dropping off and picking up passengers.

- The parking garage includes 3,000 parking spaces (one level of below-grade parking and three levels of above-grade parking). In addition, the project includes 36 surface parking spaces

2) That the design and location of the proposed development and its relation to neighboring developments and traffic is such that it will not impair the desirability of investment or occupation in the neighborhood, will not unreasonably interfere with the use and enjoyment of neighboring developments, and will not create traffic congestion or hazard, in that:

- The proposed construction would not create any traffic congestion or hazards.
- The public streets are of adequate size to accommodate the proposed development.
- The proposed design stays consistent with the scale of the adjacent campus buildings and is compatible with the adjacent industrial uses.

3) That the design and location of the proposed development is such that it is in keeping with the character of the neighborhood and is such as not to be detrimental to the harmonious development contemplated by this title and the general plan of the City, in that:

- The design of the proposed Phase III building and outdoor trellis structure is consistent with the design of the existing Phase I and II buildings and incorporates similar design elements and materials.

4) That the granting of such approval will not, under the circumstances of the particular case, materially affect adversely the health, comfort or general welfare of persons residing or working in the neighborhood of said development, and will not be materially detrimental to the public welfare or injuries to property or improvements in said neighborhood, in that:

- The project is subject to the California Building code and City Code requirements, which serve to regulate new construction to protect public health, safety, and general welfare.
- The project provides adequate on-site circulation, parking, and access, thereby minimizing traffic and parking impacts on surrounding properties. In addition, the project is the final building within an established office/R&D campus where large-scale development of this type is anticipated and compatible with adjacent land uses.

5) That the proposed development, as set forth in the plans and drawings, are consistent with the set of more detailed policies and criteria for architectural review as approved and updated from time to time by the City Council, which set shall be maintained in the planning division office. The policies and criteria so approved shall be fully effective and operative to the same extent as if written into and made a part of this title, in that:

- The proposed construction complies with the approved Planned Development Zoning and proposes landscaping, screening, and site design to minimize the visual impacts of the parking garage adjacent to the expressway.
- The proposed construction complies with the intent of the Santa Clara General Plan and all relevant policies.
- The design of the proposed Phase III building is consistent with the design of the existing Phase I and II buildings and incorporates similar design elements and materials. The ground level consists of a concrete façade, while upper stories include metal panels, undulating perforated metal paneling, and glass.

CONDITIONS OF APPROVAL

Conditions of approval are proposed for the project and are contained in Attachment 4.

ENVIRONMENTAL REVIEW

The action being considered reflects the determination contained within the Addendum to the San Tomas Business Park Campus Project Environmental Impact Report (EIR), pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15164. The addendum concluded that pursuant to CEQA Guidelines Section 15162 that no subsequent EIR is necessary.

The modified project would construct an approximately 350,000 square foot building on the Phase 3 site, a net decrease of 350,100 square feet when compared to the 2018 approved project. Since the building would be smaller in size, the modified project would not result in any new impacts or substantially increase the severity of the previously identified operational transportation impacts.

PUBLIC CONTACT

Public contact was made by posting the Development Review Hearing 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. 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.

A public hearing notice was mailed to property owners within a 1000-foot radius of the project site on September 4, 2025. As of the writing of this report, planning staff has not received public comments for this application.

A virtual community meeting was held for the project on July 9, 2025. Approximately three members of the public attended the meeting. Attendees asked questions about the proposed design and staff amenities within the building.

RECOMMENDATION

Consider the Addendum to the San Tomas Business Park Campus Project EIR and **Approve** the Architectural Review for the construction of 345,475 square-foot office building, 2,737 space parking structure, 36 surface parking spaces, and other site improvements including a pedestrian bridge spanning San Tomas Aquino Creek, subject to the findings and conditions of approval.

Prepared by: Rebecca Bustos, Principal Planner
Approved by: Sheldon S. Ah Sing, Development Review Officer

ATTACHMENTS

1. Vicinity Map
2. Project Data and Compliance Table
3. Web Links
4. Draft Conditions of Approval
5. Development Plans