



# **Development Review Hearing**

**Item 2:  
3065 Bowers Ave**

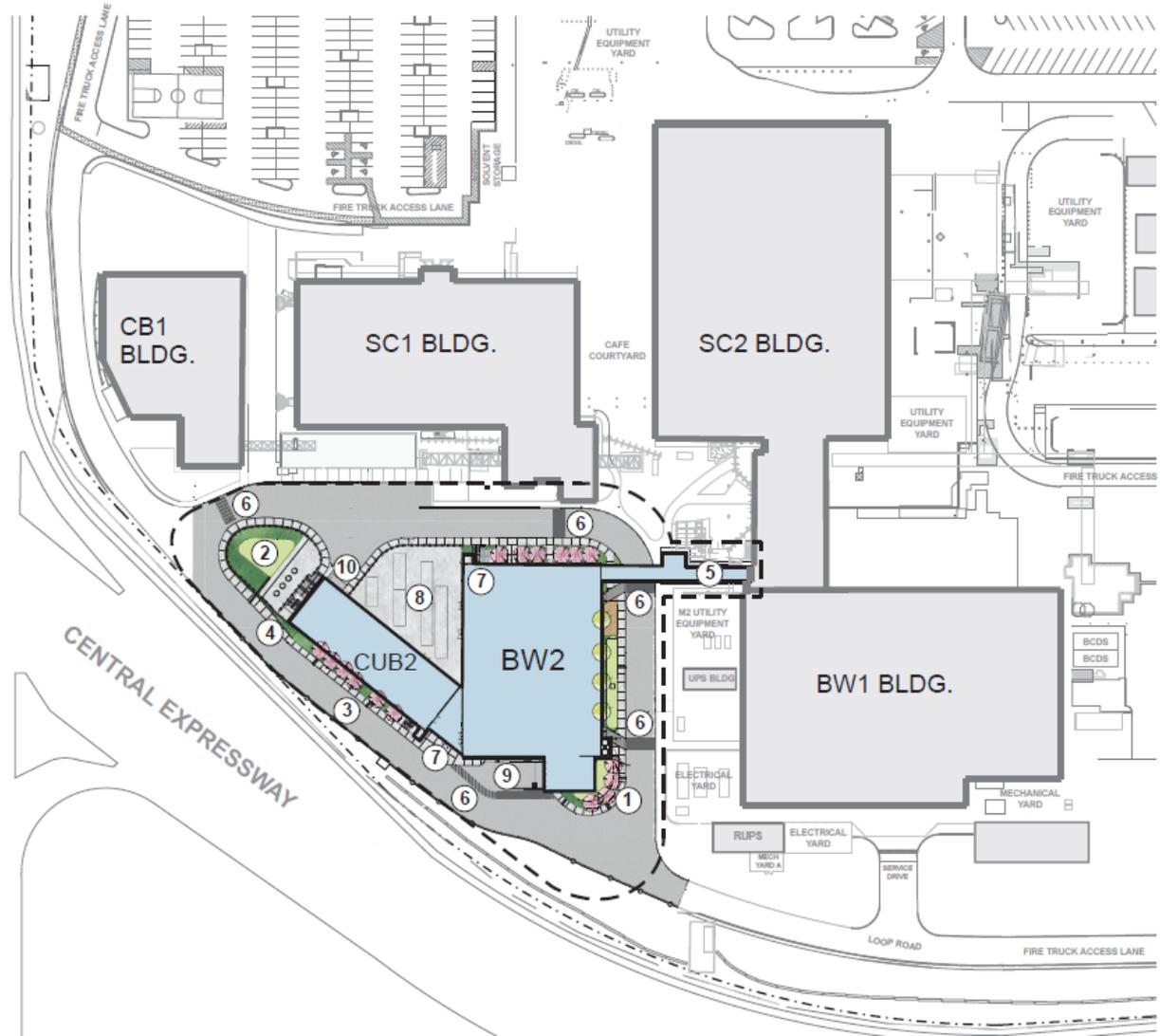
**February 11, 2026  
Steve Le, Senior Planner**

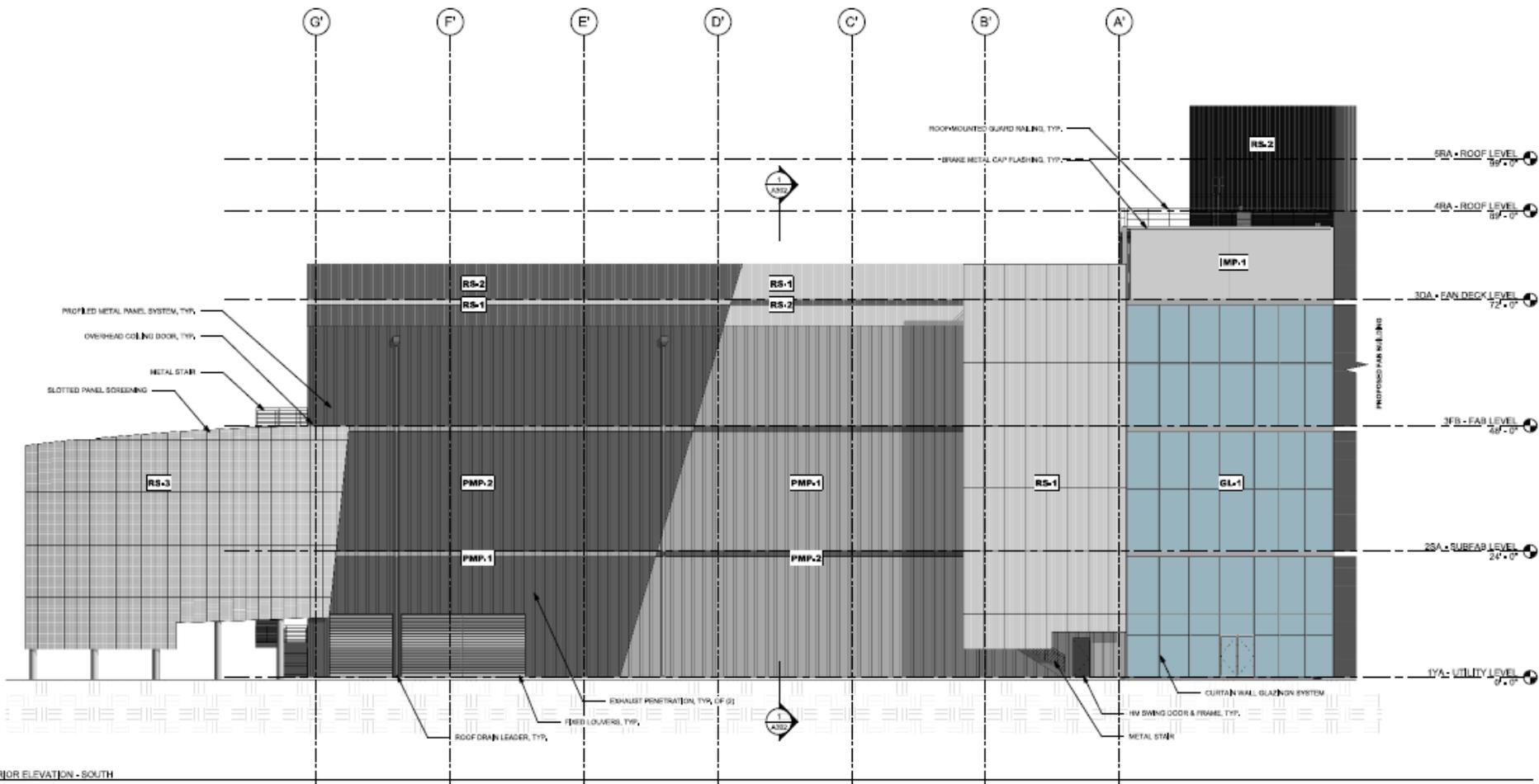


# Request

- Architectural Review for the development of a new 101,171 square foot manufacturing building (BW2) with an attached Central Utility Building (CUB2) to the serve the manufacturing facility located at 3065 Bowers Avenue.
- Per the Santa Clara City Code 18.120.020.D.4, the request requires Architectural Review approval through a Development Review Hearing for new non-residential development over 5,000 square feet.







03 JOB EXTERIOR ELEVATION - SOUTH







# Consistency with Design Guidelines / Objective Standards

The proposed project complies with the City's Design Guidelines, in that:

- Rooftop equipment is screen from the closest public right of way.
- Utilities equipment located behind the proposed building and outside street yards.
- Façade, roof and fenestration treatments are consistent through the proposed building and the recently approved CUB1 building in 2024.
- The bulk and scale of the building is appropriate for the immediate industrial and office neighborhood.



# CEQA Evaluation

- The project is found to be Categorical Exempt from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15183, in that the project is consistent with the General Plan and Zoning.



# Recommendation

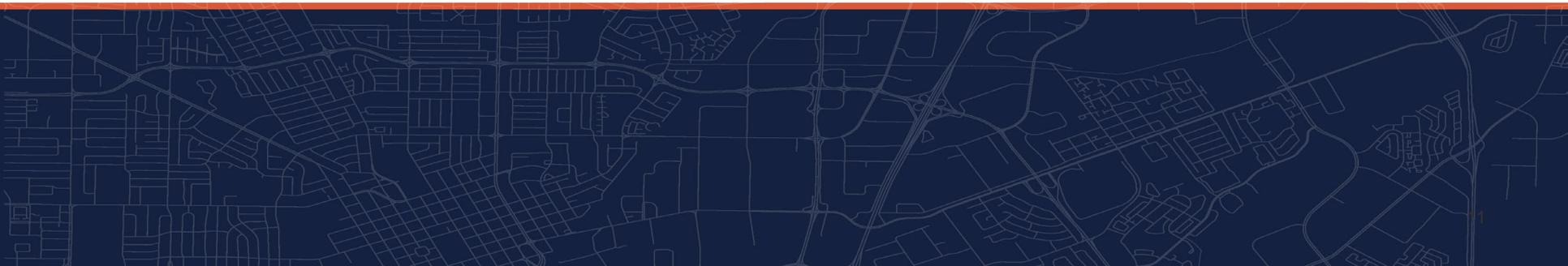
**Determine** the project to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15183 – Consistency with Community Plan or Zoning; and **approve** the Architectural Review for a new 101,171 square foot manufacturing building (BW2) with an attached Central Utility Building (CUB2) to the serve the manufacturing facility located at 3065 Bowers Avenue, subject to the findings and conditions of approval.

- Remove condition G6.f. (trash chute).
- Revised Silicon Valley Power (SVP) conditions as noted in the track changes made this afternoon. Revised conditions primarily associated with requirements for additional power capacity.



# City of Santa Clara

The Center of What's Possible





# Revised SVP Conditions

Add:

- Applicant requires an additional 5 MVA for the Project. SVP is willing to provide an additional 5 MVA for the Project at the Ramp Rate Schedule (per section 1.3 of the SIS - defined in SVP7) subject to the successful completion of all SVP conditions of approval as reasonably determined by SVP.

Modify:

~~SVP6. — / Per SVP~~

~~SVP7. The following is the summary of the findings from this Report: SVP has issued System Impact Study (SIS) dated 12.13.2024. In addition to the requirements of these SVP conditions of approval, Applicant shall comply with the SIS.~~

~~SVP8. — SVP has identified through this study that it can support the 5 MVA of capacity at the Ramp Rate Schedule (per section 1.3) with the conditions listed below.~~



# Revised SVP Conditions

## Modify:

~~SVP9-SVP8.~~ The 5 MVA capacity requires the ~~improvements below completion of the improvements identified in the SIS. which SVP shall have no liability or obligation to timely complete:~~

~~a. SVP's existing general distribution Central Substation will require the replacement of both transformers replaced with higher rated transformers. The transformer replacements must be installed and operational by 2028.~~

~~b. Additionally, the design and construction of 12-KV substructure will need to be completed as preliminary shown on appendix A.~~

~~SVP10-SVP9.~~ Applicant Intel will be required to pay certain fees and costs to support 5MVA of capacity.

a. Intel shall pay for the 5 MVA capacity in accordance with the latest City of Santa Clara Municipal Fee Schedule<sup>1</sup> & cost recovery for all the work required to accommodate the 5 MVA capacity including their pro-rata share of the cost of Central Substation transformer replacement.

~~SVP11. SVP will impose the following operational conditions for the new 12-KV service.~~

~~a. Intel shall operate the new 12-KV service independently of any of the existing services.~~



# Revised SVP Conditions

## Modify:

- ~~b. Intel shall not parallel 12 KV circuits provided by SVP downstream of the Customer Main Breaker for each service. Additionally, each main breaker shall be coordinated with the upstream SVP feeder relay breaker within SVP substations.~~
- ~~c. Intel to provide SVP revised sequence of operation between various SVP's 12 KV services to describe the operation of 12 KV services to transfer loads between various customer switchgear and clear switchgear. SVP will review and approve the document.~~
- ~~SVP12. Intel's request for an additional 5 MVA may require SVP to further study System Operating~~
- ~~SVP10. Limits (SOL) in both SVP and PG&E Transmission Systems. SVP's current SOL is 740 MW at the receiving station transformer. It is anticipated that SVP will need to manage the SOL through operational means as a result of the additional 5 MVA capacity until SVP's project to rebuild the Receiving Stations is complete. The existing projects identified may result in cost recovery. Applicant must enter into a Deposit Agreement (in a such form and content required by SVP) to fund the improvements required for the provision of the 5 MVA.~~
- ~~SVP11. If Applicant requests MVA above the 5 MVA, SVP will require an additional system impact study to assess the additional electric capacity request and, if SVP determines additional capacity is available, the provision of that additional capacity shall be subject to the requirements of the system impact study and such other SVP requirements.~~
- ~~SVP13.~~