




City Council Meeting

Public Hearing Item # 8
20-628 - Related Santa Clara Development Area Plan (DAP) 2

July 13, 2020


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Related Santa Clara

Project Background

- 240 Acre Site
- 2016 Entitlements
- 9.16M SF of Development including office, retail, food and beverage, entertainment, hotels and residential uses
- 7 Phases
- Development Area Plan (DAP) required for each phase



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DAP Purpose

- Entitle phase specific improvements
- Verify consistency with 2016 entitlements:
 - Environmental Impact Report (EIR)
 - Zoning/Master Community Plan (MCP)
 - Disposition and Development Agreement (DDA)
- Project architecture approved through subsequent administrative review



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DAP Review Process

Three required findings under Appendix C of the MCP:

- 1) The DAP Application is consistent with the applicable Development Requirements of the Phase in the MCP;
- 2) The Infrastructure that Developer proposes to construct in connection with this DAP Phase is sufficient to serve the proposed development on the subject property; and,
- 3) The proposed shared outdoor space provided for the applicable Phase in accordance with the MCP is reasonable and appropriate to the proposed level of development.

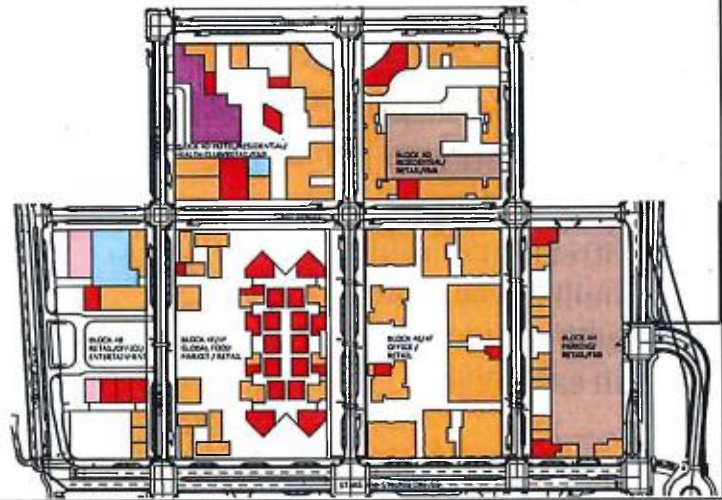
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DAP #2 Overview

- 44.5 acre area (6 Blocks)
- Land use program
 - Office: 435,000 SF
 - Retail: 405,000 SF
 - F&B: 150,000 SF
 - Entertainment: 50,000 SF
 - Hotel: 220 units
 - Residential: 500 units



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DAP #2 Consistency with MCP

- Land Uses (aligns with MCP, including some conditional uses)
- Building Height (up to 219' above MSL allowed; 204' proposed)
- Affordable Units (70 required*, 70 proposed)
 - * 50 units for Phase 2 + 20 units for Phase 1
- Parking (3,336 required*, 3,845 proposed)
 - * 25% reduction allowed for Phase 2; 14% reduction proposed

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DAP #2 Consistency with MCP: Infrastructure

- Cityplace Parkway to be completed as part of Phase 2
- Combination of public and private streets
- Streets and utilities built concurrent with development in each phase

LEGEND

CLASS 1 BIKE PATH	
CLASS 2 BIKE LANE	
CLASS 3 BIKE ROUTE	
CLASS 4 BIKE PATH	
PHASE 2 BOUNDARY	

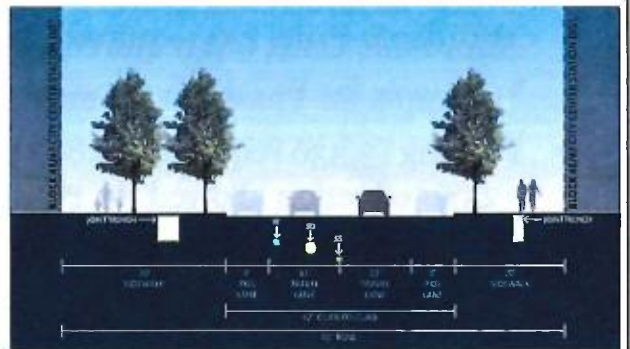


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DAP #2 Consistency with MCP: Infrastructure

- Centennial Boulevard (paseo to roadway)



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DAP #2 Consistency with MCP: Infrastructure

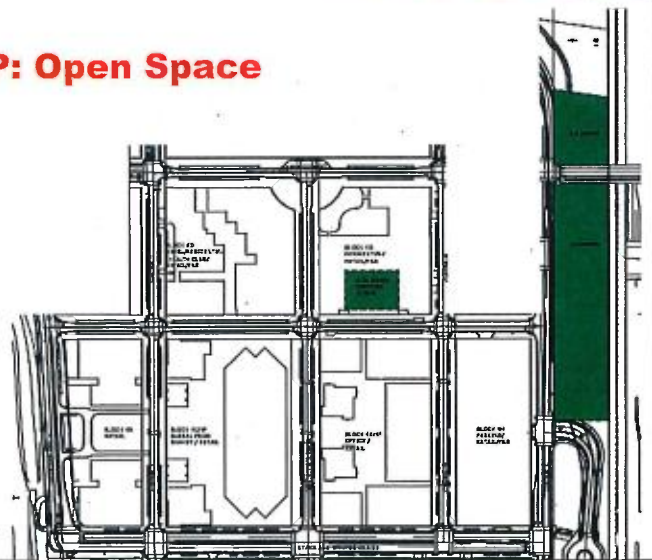
- Other minor changes from MCP
 - Avenue A southern portion – no median
 - Avenue A northern portion – no on-street parking
 - Avenue B – no median



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DAP #2 Consistency with MCP: Open Space

- Conceptual plan
- 4.25 acres dedicated open space
- Includes 0.38 acres of rooftop space on 4D (counted at 50%)
- Includes 1.21 acres deferred from Phase 1





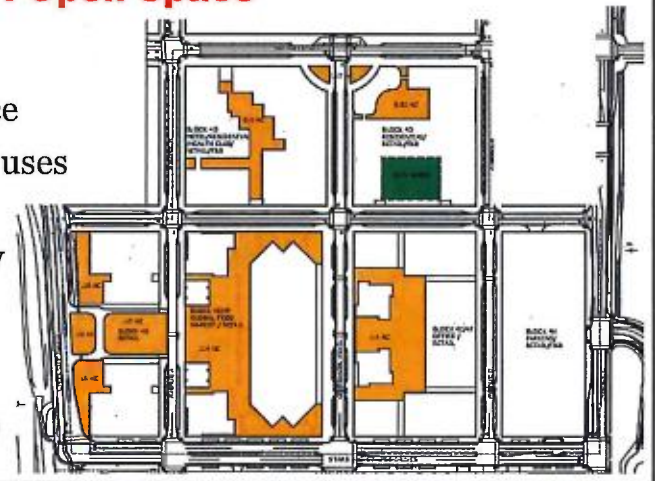


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DAP #2 Consistency with MCP: Open Space

- 0.75 acres rooftop space
- 6.39 acres of outdoor shared space
- Outdoor spaces support adjacent uses
- Amenities TBD through subsequent administrative review

 PRIVATE SHARED OUTDOOR OPEN SPACE (ROOFTOP)
 PUBLIC SHARED OUTDOOR OPEN SPACE



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DAP #2 Consistent with DDA Requirements:

- Temporary Fire Station No. 8
- Minimum Initial Buildings / Minimum Retail Buildings
- Additional Initial Buildings
- Additional Retail Buildings
- Major Department Stores
- Cumulative Summary of Uses
- Parking Management Plan

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DAP #2 Community Engagement

- 1/15/2020 – Community Open House (24 community members)
- 1/29/2020 – Planning Commission Study Session
- 5/27/2020 – Planning Commission Meeting

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DAP #2 5/27/2020 Planning Commission Hearing

- Planning Commission Recommended Approval (vote 5-1)
- Commission forwarded a request that the Council engage in additional discussions with the Developer to include additional TDM measures in the Project to ensure ample parking (vote 6-0)
- Commission Discussion Topics:
 - Consistency of DAP with MCP and DDA
 - Proposed parking reduction
 - Transportation Demand Management (TDM) measures

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DAP #2 TDM Measures

- Consistent with EIR, Project achieves significant VMT reduction through location and mix of uses; TDM provides supplemental reduction
- The Climate Action Plan as amended for the Urban Center / Entertainment District sets goals for 4% VMT reduction to be achieved through TDM measures for office development and 2% VMT reduction for residential development through TDM measures:
 - Bicycle infrastructure improvements including on site short/long-term bike parking facilities and amenities,
 - On site commuter bus/private shuttle/rideshare stops

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DAP #2 Staff Recommendation

Adopt resolutions for the Related Santa Clara (City Place) Phase I Development Area Plan application located at 5155 Stars and Stripes Drive to:

- 1) Adopt the EIR Addendum for DAP 2 for the Related Santa Clara project; and
- 2) Approve the DAP 2 Application for the Related Santa Clara project, subject to conditions.

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City Council Meeting

Public Hearing Item # 8

RTC 20-628 - Related Santa Clara Development Area Plan (DAP) 2

July 13, 2020

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City of Santa Clara
The Center of What's Possible

**Related Santa Clara – DAP 2:
DAP Consistency with MCP - Proposed Uses**

PROGRAM	MCP Vol 1, Table 3.21, pg. 41 (SF) / (UNITS)	PROPOSED (SF) / (UNITS)	DIFFERENCE (SF)	PERMISSABLE OR CONDITIONAL See MCP Vol 1, Section 3.2, pg. 37
OFFICE	296,000	435,000	139,000	Permissible
RETAIL	789,500	405,000	(384,500)	Permissible
FOOD & BEVERAGE	195,000	150,000	(45,000)	Permissible
HOTEL	298,000	180,000	(118,000)	Permissible
RESIDENTIAL APTS./ RESIDENTIAL SERVICED APARTMENTS	680,000	530,000	(150,000)	Permissible
ENTERTAINMENT	190,000	50,000	(140,000)	Permissible
TOTAL	2,448,500	1,750,000	(698,500)	

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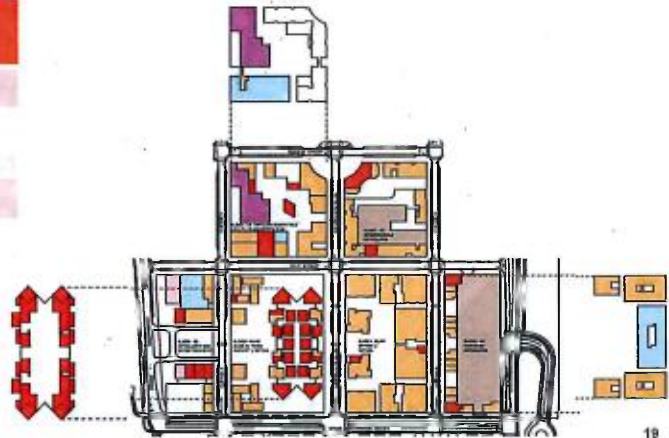
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Related Santa Clara – DAP 2: DAP Consistency with MCP - Retail Plan

Program	Phase 2 & 3 (SF)	Phase 2 (SF)
Retail	1,500,000	405,000
Food & Beverage		150,000
Entertainment		50,000
Total	1,500,000	605,000

LEGEND

	OFFICE
	FOOD & BEVERAGE
	RETAIL
	HOTEL
	RESIDENTIAL
	PARKING
	ENTERTAINMENT



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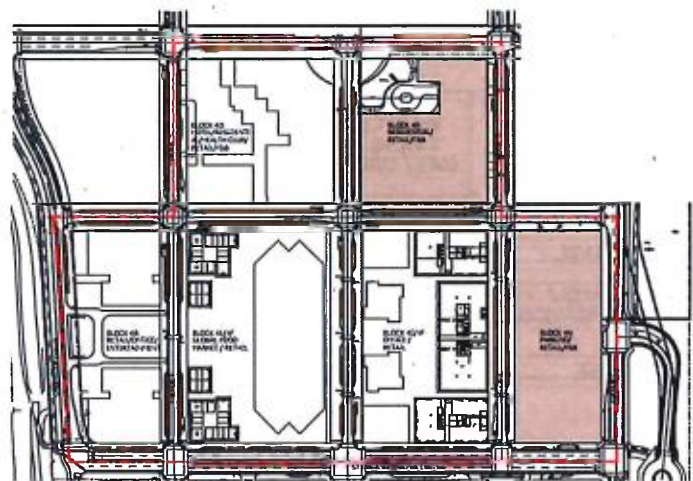
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Related Santa Clara DAP 2 Overview: Parking Plan

PARKING TYPE	NO. OF SPACES
PARKING STRUCTURE	2920
STREET PARKING	150
RESIDENTIAL PARKING	500
VALET STORAGE INCREMENT	275
TOTAL	3,845

LEGEND

	PARKING STRUCTURE
	STREET PARKING



20

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Related Santa Clara DAP 2

DAP Consistency with MCP: Required Parking

LAND USE	SIZE (SF/KEYS/UNITS)	MCP REQUIRED PARKING RATIO per TABLE 3.3, MCP pg. 46	MCP PARKING DEMAND
RETAIL	405,000	4.5 / 1,000 SF	1,823
FOOD & BEVERAGE	150,000	1.5 / 1,000 SF	225
ENTERTAINMENT	50,000	2.5 / 1,000 SF	125
SUB-TOTAL			2,173
OFFICE	435,000	3.0 / 1,000 SF	1,305
HOTEL	220	1.0 / KEY	220
RESIDENTIAL APTS./ RESIDENTIAL SERVICED APARTMENTS	500	1.5 / UNIT	750
SUBTOTAL			2,275
TOTAL			4,448

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Related Santa Clara DAP 2

DAP Consistency with MCP: Proposed Parking

LAND USE	SIZE (SF/KEYS/UNITS)	PROPOSED PARKING RATIO	PROPOSED PARKING DEMAND
RETAIL	405,000	3.9 / 1,000 SF	1,580
FOOD & BEVERAGE	150,000	1.5 / 1,000 SF	225
ENTERTAINMENT	50,000	2.5 / 1,000 SF	125
SUB-TOTAL			1,930
OFFICE	435,000	3.0 / 1,000 SF	1,305
HOTEL	220	0.5 / KEY	110
RESIDENTIAL APTS./ RESIDENTIAL SERVICED APARTMENTS	500	1.0 / UNIT	500
SUBTOTAL			1,915
TOTAL			3,845

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Related Santa Clara – DAP 2: Rendering of Building Massing

LEGEND

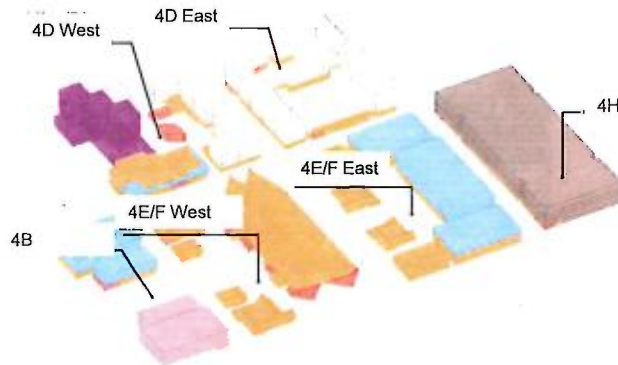
	OFFICE
	FOOD & BEVERAGE
	RETAIL
	HOTEL
	RESIDENTIAL
	PARKING
	ENTERTAINMENT



Related Santa Clara DAP 2

Overview: Building Heights

- Block 4B
5 Floors (108')
142' above MSL
- Block 4E/F West
2 Floors (118')
156' above MSL
- Block 4E/F East
5 Floors (165')
204' above MSL

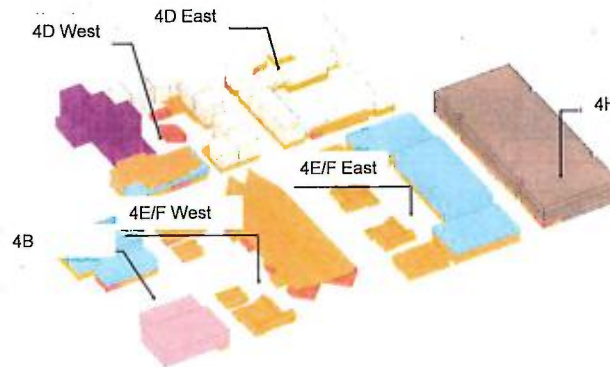




Related Santa Clara DAP 2

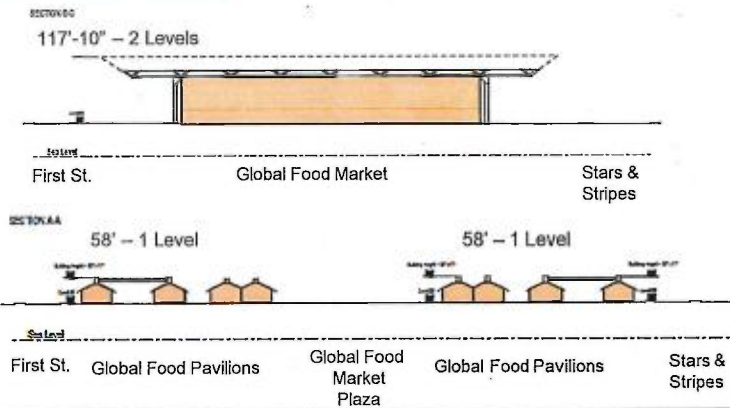
Overview: Building Heights

- Block 4H
7 Levels (69')
105' above MSL
- Block 4D West
11 Floors (149')
187' above MSL
- Block 4D East
7 Floors (85') 123'
above MSL



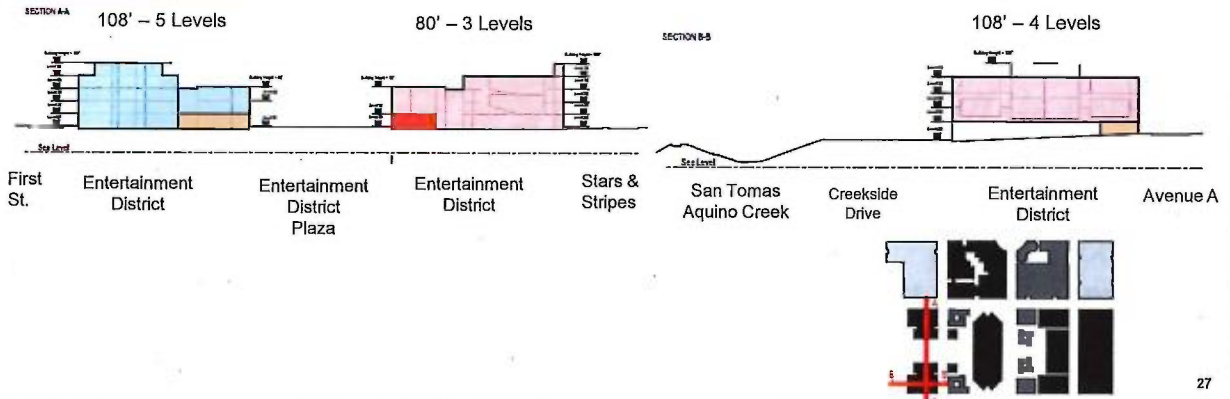
Related Santa Clara – DAP 2: Anticipated Building Heights (Block 4E/F West)

Max height 219 MSL



Related Santa Clara – DAP 2: Anticipated Building Heights (Block 4B)

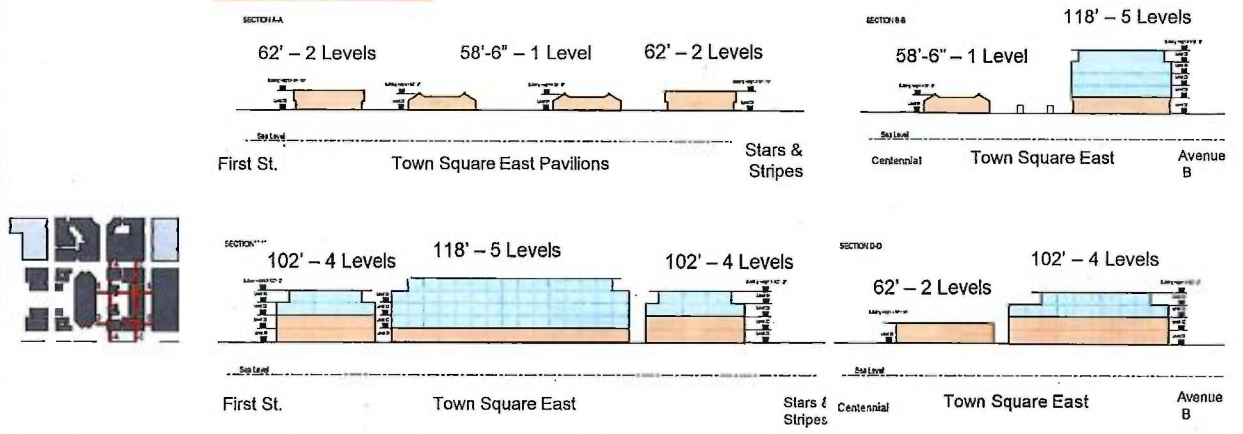
Max height 219 MSL



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Related Santa Clara – DAP 2: Anticipated Building Heights (Block 4E/F East)

Max height 219 MSL

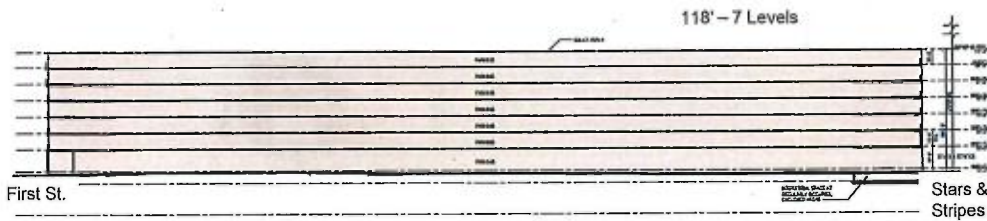
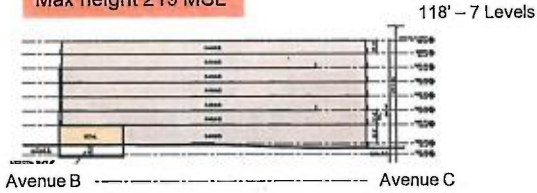


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Related Santa Clara – DAP 2: Anticipated Building Heights (Block 4H)

Max height 219 MSL



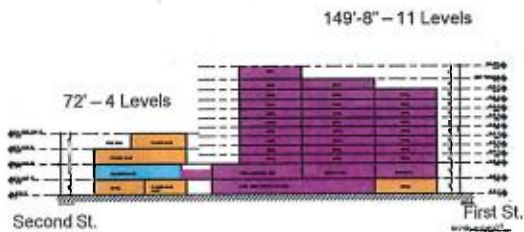
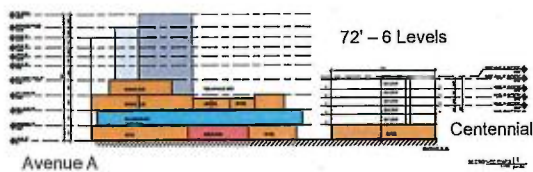
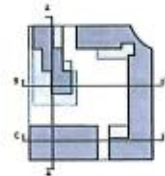
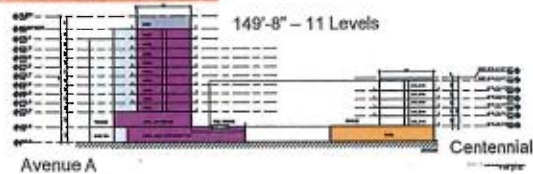
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Related Santa Clara – DAP 2: Anticipated Building Heights (Block 4D West)

Max height 219 MSL

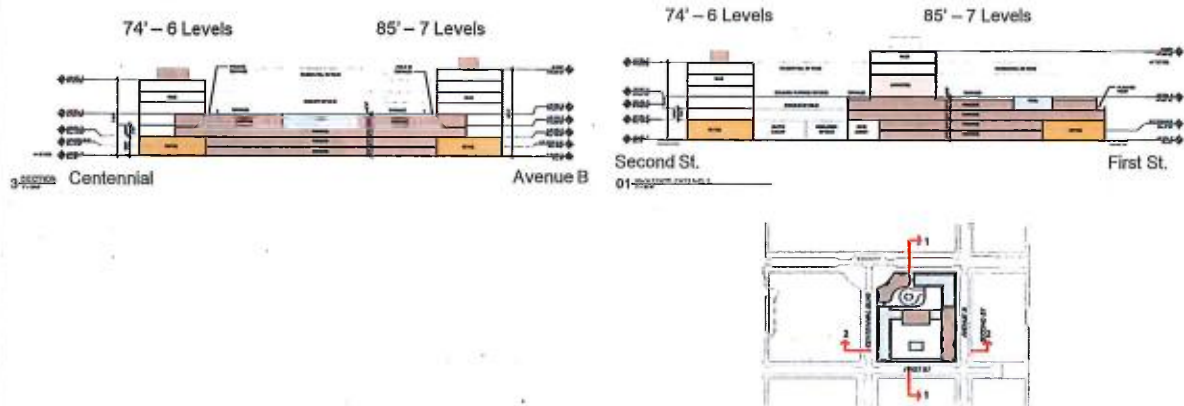


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Related Santa Clara – DAP 2: Anticipated Building Heights (Block 4D East)

Max height 219 MSL



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Related Santa Clara – DAP 2: Infrastructure – Centennial Boulevard Street Section

CENTENNIAL BLVD
(BT FIRST STREET AND SECOND STREET)

76' ROW



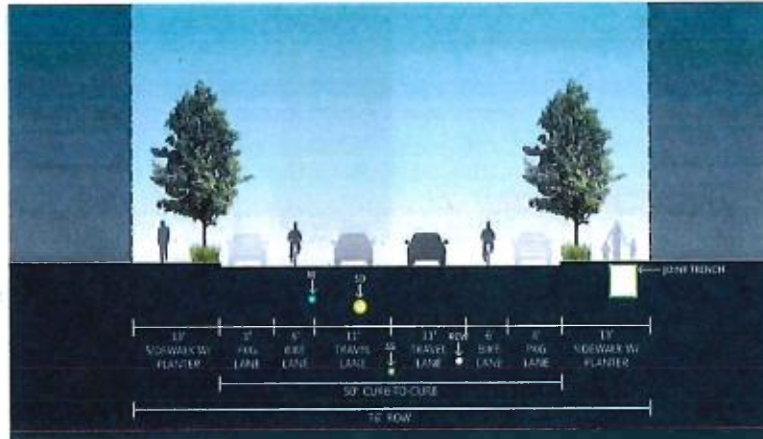
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Related Santa Clara – DAP 2: Infrastructure – Avenue A Street Section

AVENUE A
(BT STARS & STRIPES DR AND SECOND STREET)

76' ROW



33

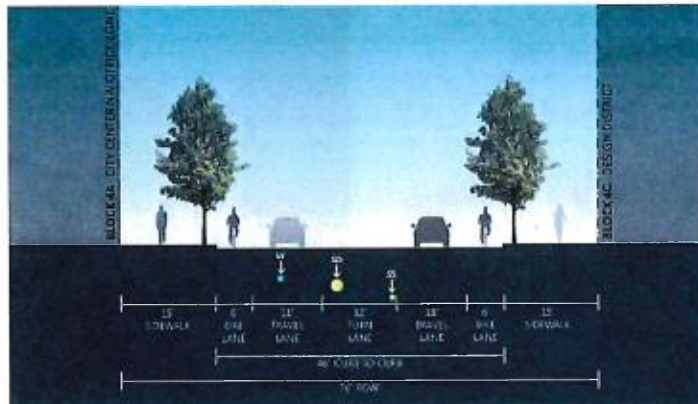
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Related Santa Clara – DAP 2: Infrastructure – Avenue A Street Section

AVENUE A
(BT SECOND STREET AND CITY PLACE PARKWAY)

76' ROW

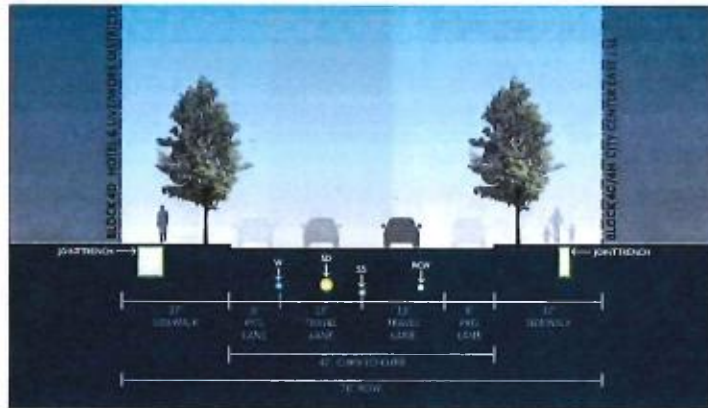


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Related Santa Clara – DAP 2: Infrastructure – Avenue B Street Section

AVENUE B
(BT STARS & STRIPES DR AND SECOND STREET)
76' ROW

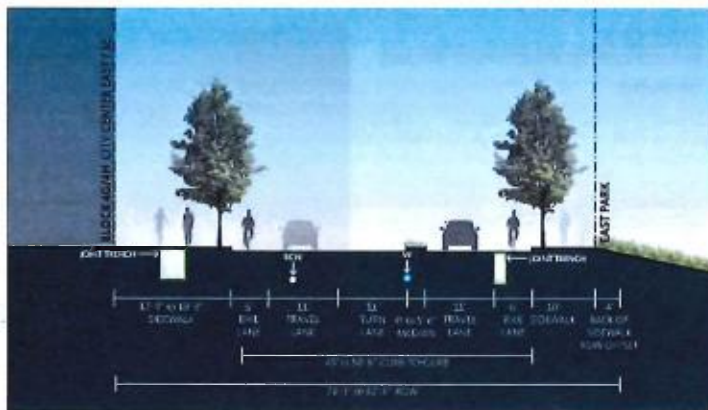


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Related Santa Clara – DAP 2: Infrastructure – Avenue C Street Section

AVENUE C
(BT TRANSIT CENTER AND FIRST STREET)
78'-3" to 82'-3" ROW



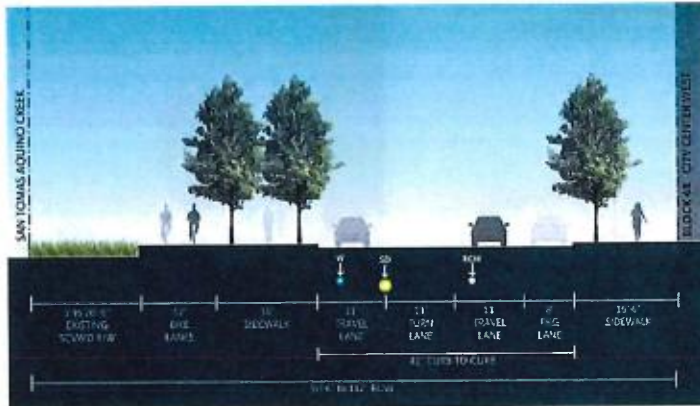
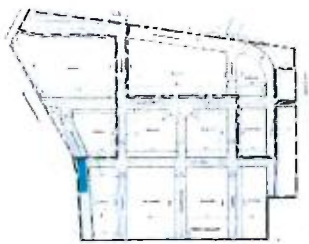
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Related Santa Clara – DAP 2: Infrastructure – Creekside Drive Street Section

CREEKSIDE DR
(BT STARS & STRIPES DR AND SECOND STREET)
90'-6" to 112' ROW



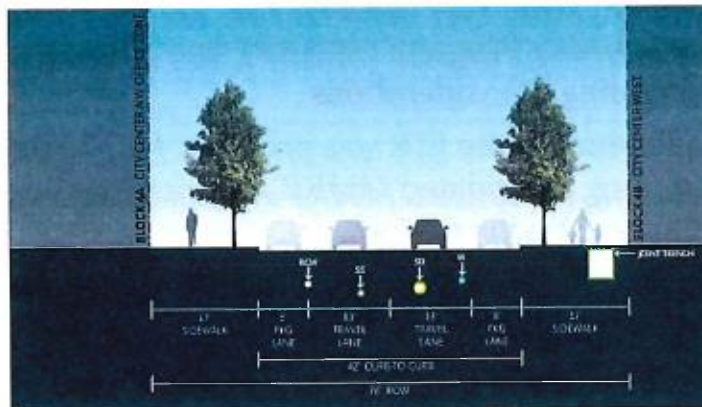
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Related Santa Clara – DAP 2: Infrastructure – First Street Section

FIRST STREET
(BT CREEKSIDE DR AND AVENUE B)

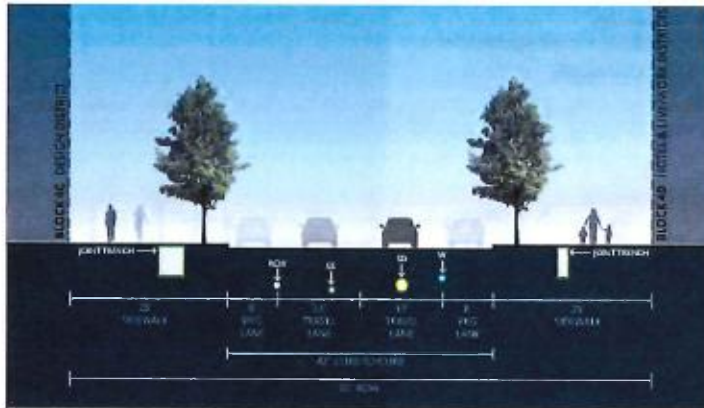


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Related Santa Clara – DAP 2: Infrastructure – Second Street Street Section

SECOND STREET
(BT AVENUE A AND AVENUE B)



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Related Santa Clara

DAP #2 CEQA Review

- June 28, 2016: City certified EIR, adopted a Mitigation Monitoring or Reporting Program (MMRP), and adopted Statement of Overriding Considerations
- Addendum to the EIR was prepared for the DAP 2 Application including an updated MMRP with notations specific to DAP 2 and a Phase 2 Traffic Report
- Addendum concludes that potential environmental impacts associated with DAP 2 have already been adequately analyzed in EIR and no further review or analysis under CEQA is required

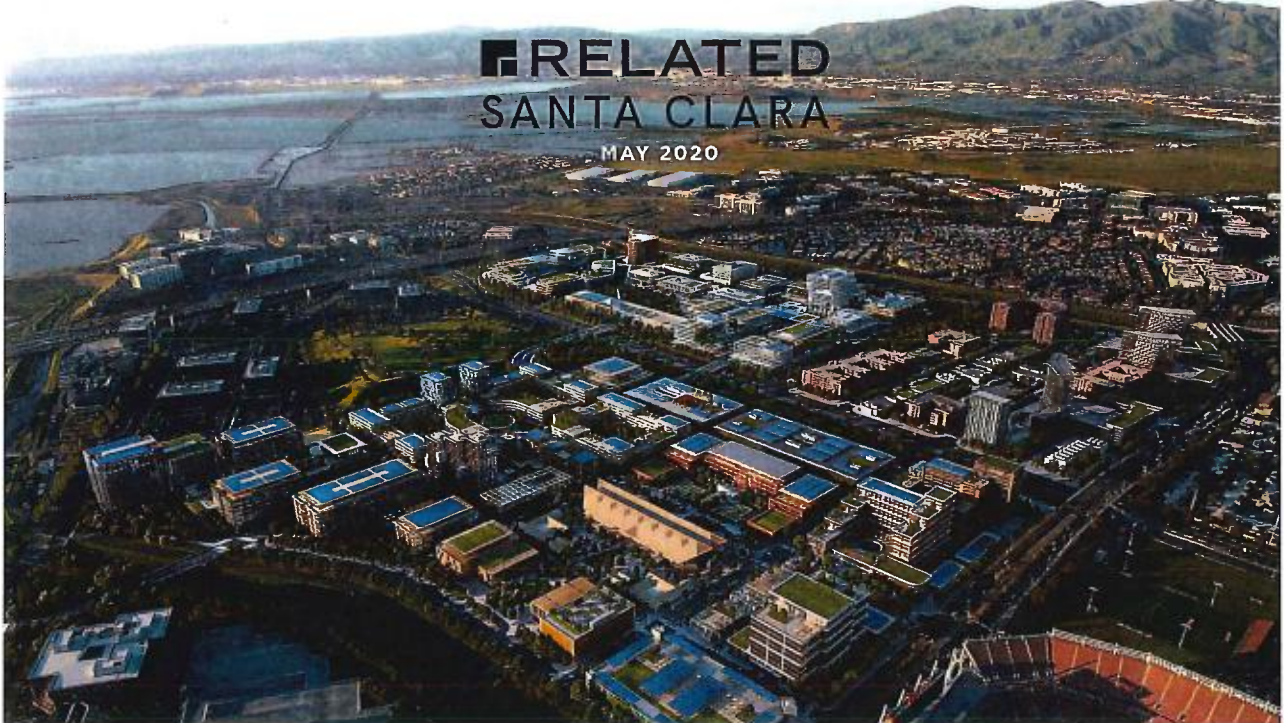
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Related Santa Clara DAP 2

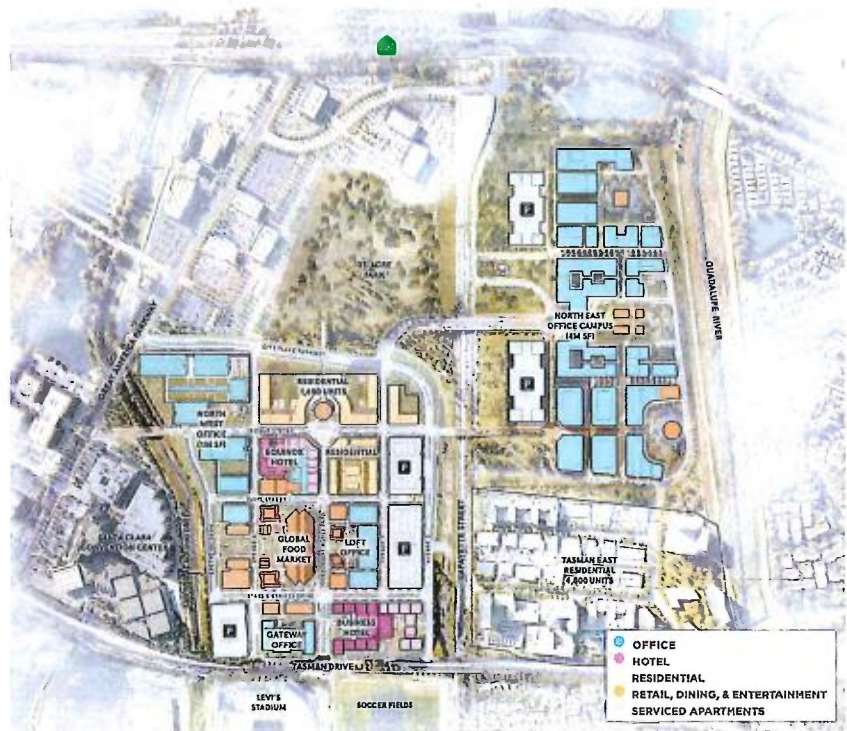
MCP Architectural Review Process

- 1) Priority Project Manager processes each Architectural Review Application using the same procedures as described for the review of DAP applications.
- 2) Community Development Director shall approve/disapprove application within 28 business days of the application being determined complete.
- 3) The Director's action may be appealed to the City Council within five (5) business days by the developers and others affected (property owners within 1000'), in accordance with City Code Section 18.108.060.



Related's Santa Clara development is an unrivaled destination where style and sophistication are realized through chef-driven restaurants, a globally-inspired food market, and a world-class collection of flagship shops, luxury brands and local favorites.

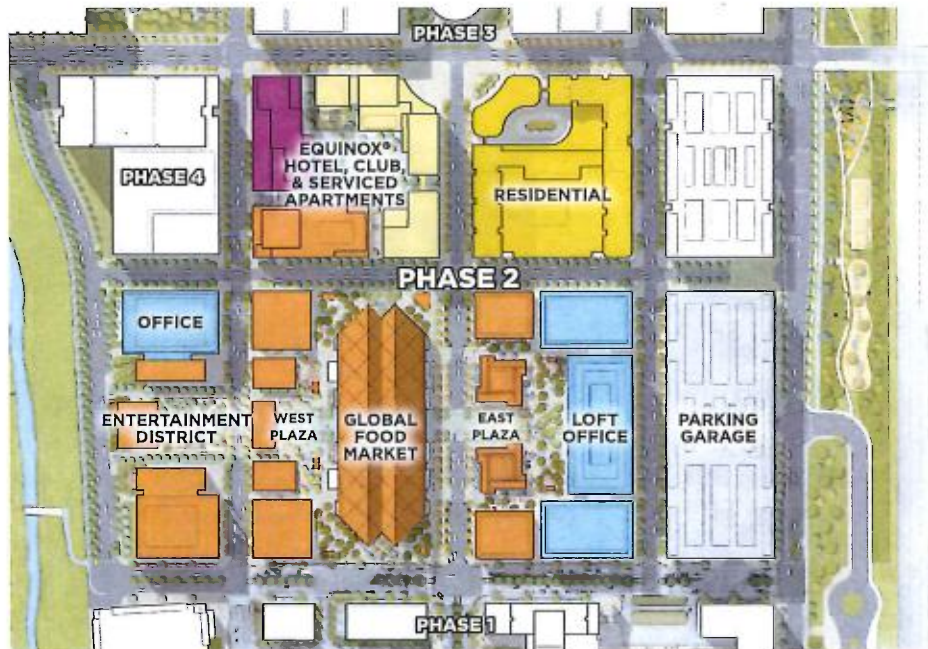
- 240
ACRES
- 9.2M SF
TOTAL PROJECT
- 5.7M SF
OFFICE
- 700
HOTEL ROOMS
- 1,680
RESIDENTIAL UNITS
- 500K SF
RETAIL
- 200K SF
FOOD & BEVERAGE
- 100K SF
ENTERTAINMENT



POST MEETING MATERIAL



- Office ■
- Residential ■
- Serviced Apartments ■
- Hotel ■
- Retail/F&B/Entertainment ■
- Parking/Utilities ■















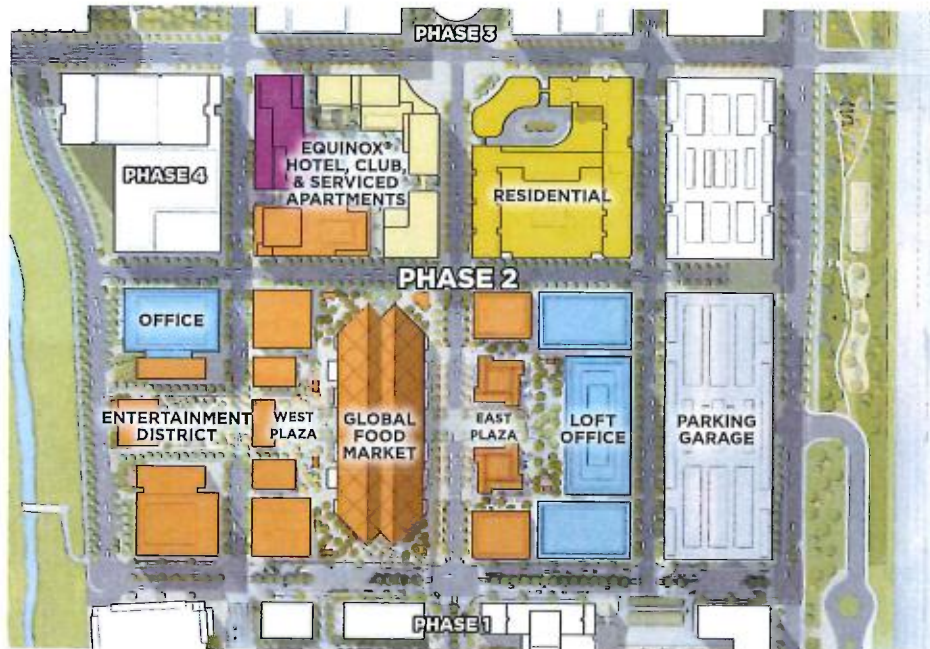








- Office ■
- Residential ■
- Serviced Apartments ■
- Hotel ■
- Retail/F&B/Entertainment ■
- Parking/Utilities ■











- Office ■
- Residential ■
- Serviced Apartments ■
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- Parking/Utilities ■



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