

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA CLARA, CALIFORNIA APPROVING THE ARCHITECTURAL REVIEW FOR THE 1200 MEMOREX DATA CENTER PROJECT LOCATED AT 1200-1310 MEMOREX DRIVE, SANTA CLARA, CALIFORNIA

PLN2019-14055 (Architectural Review)

BE IT RESOLVED BY THE CITY OF SANTA CLARA AS FOLLOWS:

WHEREAS, on August 8, 2019, Skybox Development LLC (“Applicant”) filed a development application for a 9.18-acre site located at 1200-1310 Memorex Drive which is currently occupied by three buildings: a three-story, approximately 350,037 square foot building, a two-story, approximately 45,986 square foot building, and a one-story, approximately 2,944 square foot buildings, landscaping and surface paving (“Project Site”);

WHEREAS, the development application involves Architectural Review of the development proposal to construct a four-story, 472,920 square-foot data center building with an attached six-story 87,520 square foot ancillary use office and storage component, for a combined square footage of 560,440, electrical substation, surface parking, landscaping and site improvements (“Project”), as shown on the Development Plans, attached hereto and incorporated by this reference;

WHEREAS, the Project includes the demolition of the existing buildings, surface paving and site landscaping;

WHEREAS, City Code Section 18.76.020, subsections (a) and (j) provide that architectural review shall be the responsibility of the Director of Community Development, who has the discretion to refer any architectural review of a project to the City Council, and the Director elected to refer this Project to the Council;

WHEREAS, an Environmental Impact Report (EIR) was prepared for the Project and circulated for public review between June 17, 2021 and August 2, 2021. The City received one comment letter in response to the EIR, and the City prepared responses to that comment letter. The City

Council voted to certify and the adopt the EIR at duly noticed public meeting on November 9, 2021;

WHEREAS, on October 29, 2021, the notice of public hearing for the November 9, 2021 City Council meeting was posted in three conspicuous locations within 300 feet of the Project Site, and on October 29, 2021, notice was mailed to interested parties within 1,000 feet of the Project Site boundaries, exceeding the minimum noticing to interested parties within 300 feet required in accordance with the City Code; and

WHEREAS, on November 9, 2021, the City Council held a duly noticed public hearing to consider the adoption of the EIR and approval of the architectural review of the Project, at which time all interested persons were given an opportunity to provide testimony and present evidence, both in support of and in opposition to the project.

NOW THEREFORE, BE IT FURTHER RESOLVED BY THE CITY OF SANTA CLARA AS FOLLOWS:

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

2. The City Council makes the following findings regarding the proposed architectural design of the Project:

A. That any off-street parking areas, screening strips and other facilities and improvements necessary to secure the purpose and intent of Chapter 18.76 of the City Code and the General Plan of the City are a part of the proposed development, in that a total of 113 on-site parking spaces are proposed where a total of 140 are required if the base ratio of 1 space:4000 square feet were followed, but as is typical with data centers, the 1:4000 ratio would result in an excess of parking for operations, and a minor modification to reduce the parking to 113 spaces is appropriate;

B. 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 exterior building façade provides a mix of materials and textures to create interest and treatment of the southern façade with mature landscaping will minimize visibility of the buildings ;
- C. 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 Chapter 18.76 and the General Plan of the City, in that the proposal is to redevelop and improve the project site with construction of the data center with a strong, contemporary urban design that would improve the visual character of the zone including many neighboring light industrial uses and mature landscaping planted along the southern border will minimize the visibility of the project from a residential neighborhood south of the project site;
- D. 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 the Project and will not be materially detrimental to the public welfare or injurious to property or improvements in such neighborhood, in that the project is generally consistent with adjacent industrial and commercial development in terms of visual character and quality, and all environmental impacts were analyzed in an Environmental Impact Report, and after mitigation, any impacts that would have affected public health were reduced to a less-than-significant level.
- E. That the proposed development, as set forth in the plans and drawings, is consistent with the City's Community Design Guidelines, in that the development is a modern data center facility that includes a prominent building entrance oriented to the street; the driveway entrances are appropriate in number and location so as to minimally

impact traffic movements on the street; the parking design includes convenient and safe pedestrian pathways; rooftop equipment is screened from view at ground level; trash enclosures and utility boxes are located away from the street and screened from public views; the bulk, scale, and height of the building is consistent with the neighborhood; and mature landscaping will be planted along the southern project boundary to reduce visibility of the Project from the nearby single-family residences.

3. That based upon the development plans and architectural review of the Project, the City Council hereby provides architectural approval of the Project.

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 CITY COUNCIL OF THE CITY OF SANTA CLARA, CALIFORNIA, AT A REGULAR MEETING THEREOF HELD ON THE 9th DAY OF NOVEMBER 2021, BY THE FOLLOWING VOTE:

AYES:	COUNCILORS:
NOES:	COUNCILORS:
ABSENT:	COUNCILORS:
ABSTAINED:	COUNCILORS:

ATTEST: _____
NORA PIMINTEL, MMC
ASSISTANT CITY CLERK
CITY OF SANTA CLARA