



City of Santa Clara

Planning Commission

March 6, 2024

2805 Bowers Avenue

RTC 24-172

Public Hearing Item # 3

PLN21-15069



2805 Bowers Avenue

Request

- **Environmental Impact Report and Mitigation Monitoring and Reporting Program** prepared by California Energy Commission;
- **General Plan Amendment** from High Intensity Office / Research and Development (R&D) to Light Industrial; and
- **Use Permit** to allow the demolition of an existing building to construct a 244,068 square feet data center with substation and site improvements.



2805 Bowers Avenue

Background

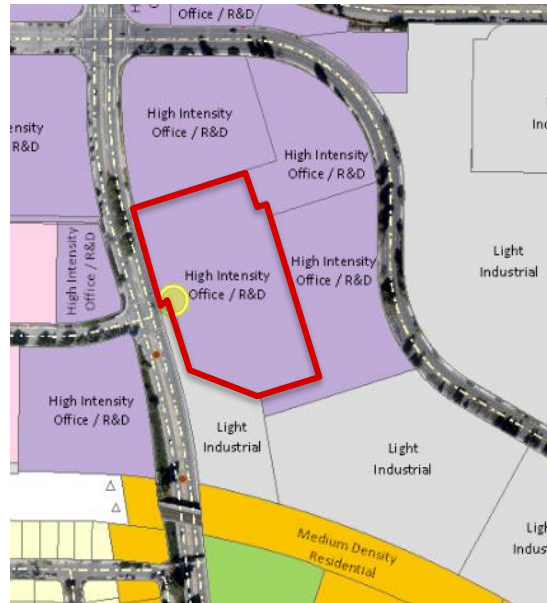
- Project **Continued** at the Planning Commission Hearing on January 31, 2024.
- Developer led **Community Meeting** held on February 22, 2024
 - » Notices mailed to 2,000-foot radius and schools and daycares in the vicinity.
 - » Attended by 15 members of the public.



2805 Bowers Avenue

Project Site

- 5.12 acres site
- General Plan: High Intensity Office / Research and Development (R&D)
- Zoning: Light Industrial (ML)
- 100,487 sq.ft. 2-story building
- Surface parking lot and perimeter landscaping



General Plan Map



Zoning Map



2805 Bowers Avenue

Project

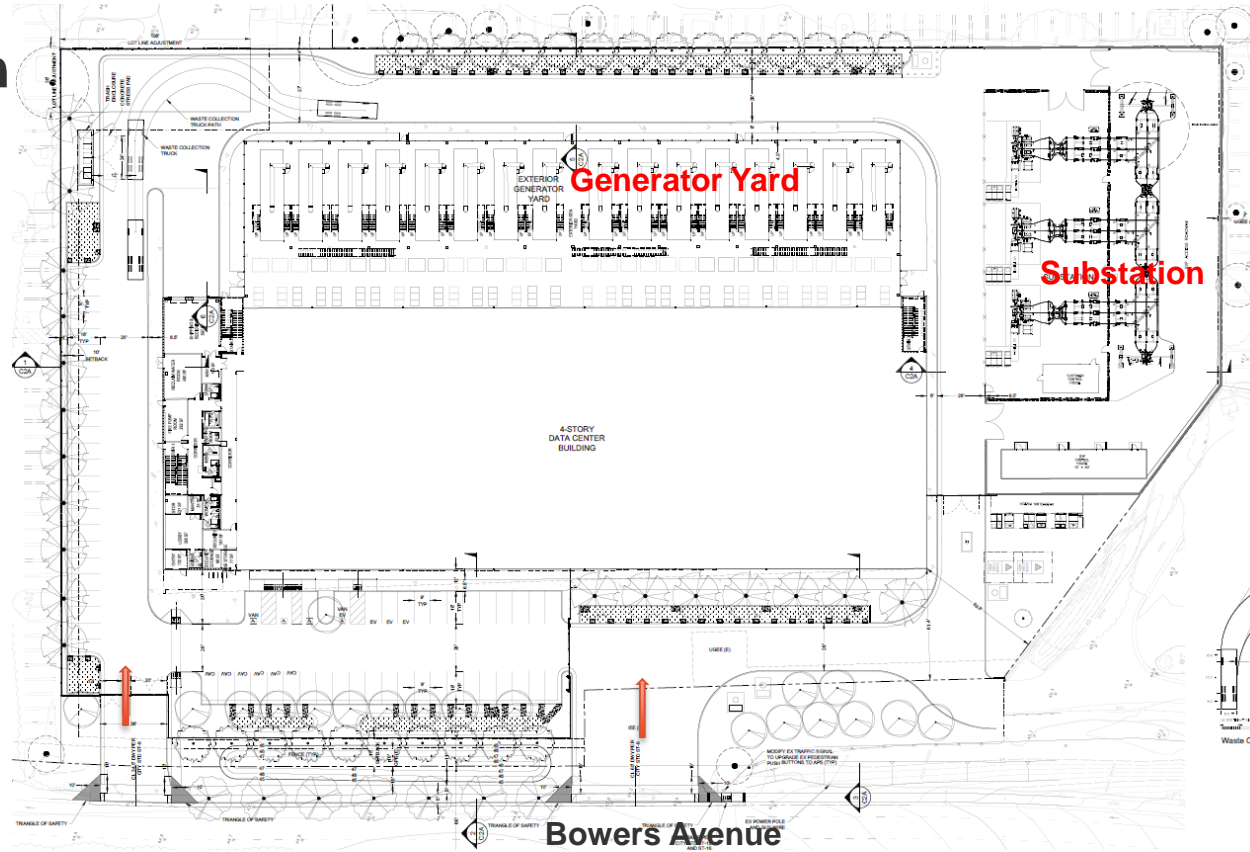
- 4-story data center (Height 84.5')
- 244,068 square feet (FAR 1.03)
- Substation (72 MVA)
- 32 Tier 4 renewable diesel-fired emergency backup generators (72 MW) within 43 feet high perforated metal screen walls with a sound attenuation blanket
- 42 air-cooled rooftop chillers behind a 15-foot-high mechanical screen wall sound attenuation blanket.
- 62 surface parking spaces
- 91 36-inch or 48-inch box trees planted





2805 Bowers Avenue

Site Plan





2805 Bowers Avenue





2805 Bowers Avenue

General Plan Consistency

- General Plan Amendment from High-Intensity Office/ R&D to Light Industrial
- FAR 1.03 exceeds the maximum allowance of 0.6 in Light Industrial designation.
- Consistent with several General Plan Policies
 - Utilizes and improves an underutilized property
 - Strengthens the existing tax base
 - Invests in public services and infrastructure



2805 Bowers Avenue

Use Permit

- Zoning designation- Light Industrial (ML) under Classic Code
- Data Centers are not listed as allowed use in ML.
- Section 18.60.050 of the Classic Code requires a Conditional Use Permit to allow installation of electric power plants, including backup generators.
- Project is consistent with ML Zoning standards.
- The project would be compatible with adjacent land uses and maintains the industrial character of the area.



2805 Bowers Avenue

CEQA

- California Energy Commission (CEC) is the lead agency for any development projects involving a power plant with a capacity to generate 50 MW or more of electricity.
- An Environmental Impact Report (EIR) and Mitigation Monitoring Reporting Program (MMRP) were prepared in accordance with the California Environmental Quality Act (CEQA) by the CEC.
- At a publicly noticed Business Meeting on November 8, 2023, the CEC granted the SPPE, certified the EIR, and adopted the MMRP.
- City as the “Responsible Agency” under CEQA must accept the EIR and adopt the MMRP prepared by the CEC.



2805 Bowers Avenue

Community Meeting- February 22, 2024

- **Questions and Concerns**
 - Security of the premises
 - Number of employees
 - Will the project will generate its own power
 - Water usage
 - Noise
 - Revenue generated



2805 Bowers Avenue

Recommendation

1. Adopt a Resolution accepting the Environmental Impact Report prepared by the California Energy Commission (CEC) and adopt the Mitigation Monitoring and Reporting Program (MMRP);
2. Adopt a Resolution recommending the City Council approve the General Plan Amendment from High Intensity Office / Research and Development to Light Industrial, subject to findings; and
3. Adopt a Resolution approving the Use Permit for the demolition of the existing building and construction of a new four-story 244,068 square foot data center with a substation and site improvements in the Light Industrial (ML) zoned property at 2805 Bowers Avenue, subject to findings and conditions of approval.



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General Plan and Zoning



General Plan-High-Intensity Office/ R&D



Zoning- Light Industrial (ML)



2805 Bowers Avenue

Neighborhood Context

Surrounding land uses:
power plant

- substation
- data center
- office and Industrial
- commercial





2805 Bowers Avenue

Street View



Existing 2-story office building



Looking North



Looking South



2805 Bowers Avenue

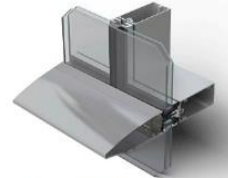
Materials Board



Metal panels with wood impression



Curtain wall system



Curtain wall system with sunshades

Curtain wall color dark gray

Sunshades and fins color anodize aluminum



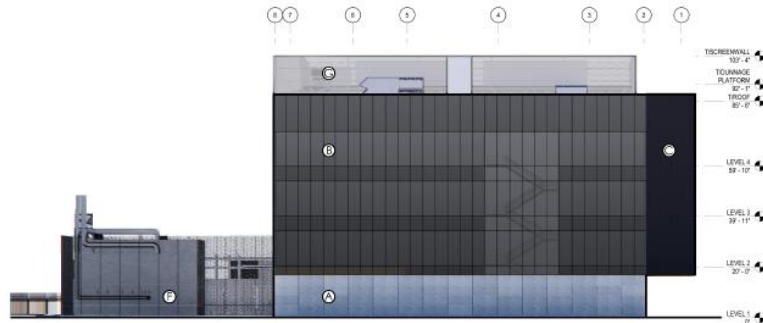


2805 Bowers Avenue








Materials Board



1 WEST ELEVATION
1/16" = 1'-0"



2 NORTH ELEVATION
1/16" = 1'-0"

-  Cementitious panels color light gray
-  Glass
-  Aluminum composite Metal panels color Graphite Mica
-  High pressure compact laminated panels
-  Cementitious panels color dark gray
-  Expanded metal mesh dark gray at stairs
-  Expanded metal mesh light gray

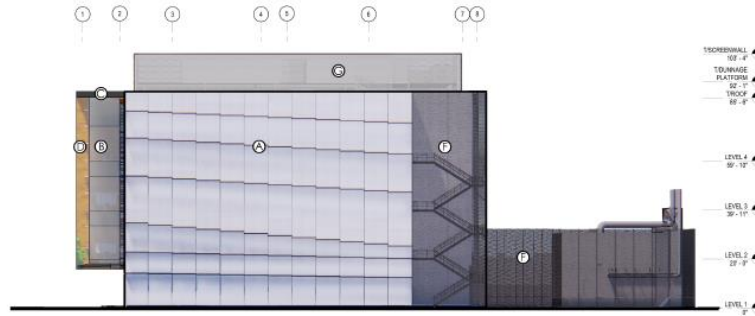


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




Materials Board



3 EAST ELEVATION
1/8" = 1'-0"



4 SOUTH ELEVATION
1/8" = 1'-0"

-  Cementitious panels color light gray
-  Glass
-  Aluminum composite Metal panels color Graphite Mica
-  High pressure compact laminated panels
-  Cementitious panels color dark gray
-  Expanded metal mesh dark gray at stairs
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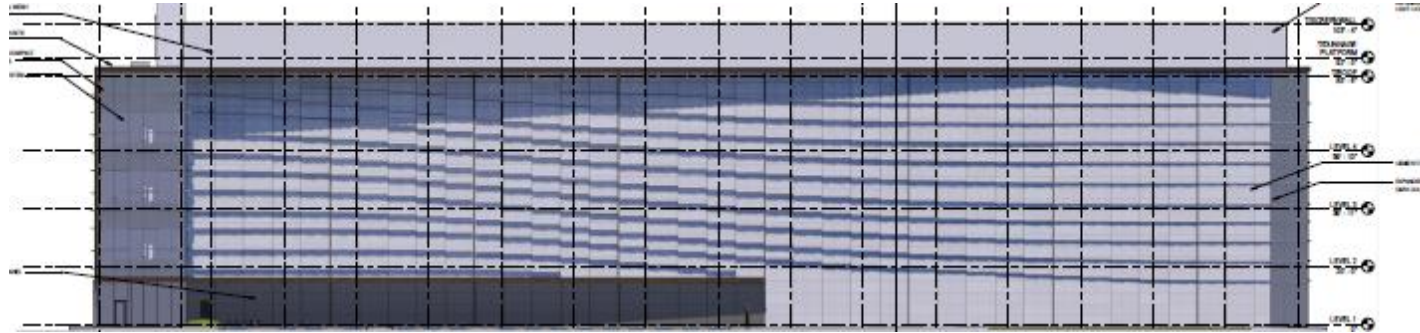
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Use Permit Findings

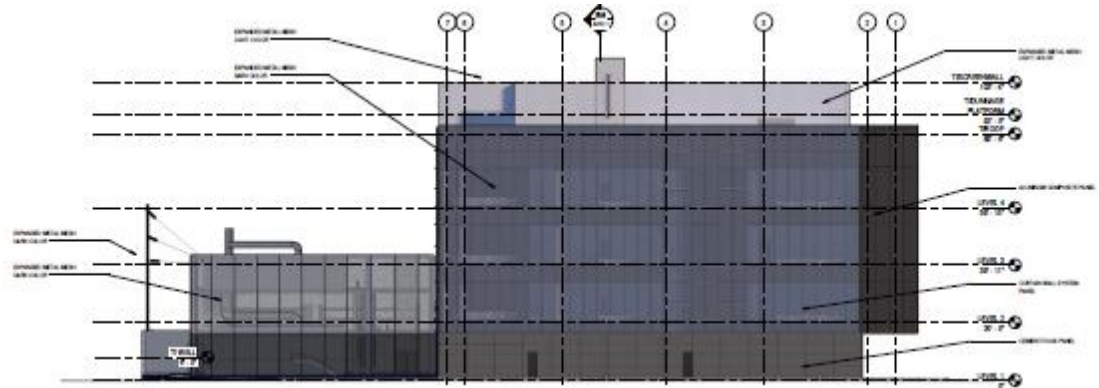
- (a) That the establishment or operation of the use or building applied for, under the circumstances of the particular case, are essential or desirable to the public convenience or welfare;
- (b) That said use will not be detrimental to any of the following:
 - (1) The health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use;
 - (2) Property or improvements in the neighborhood of such proposed use; or
 - (3) The general welfare of the City;
- (c) That said use will not impair the integrity and character of the zoning district; and
- (d) That said use is in keeping with the purposes and intent of this title.



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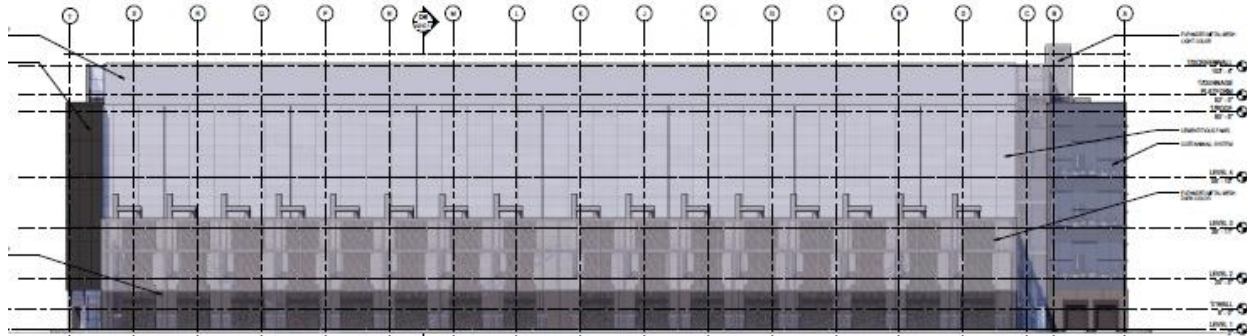
West Elevation



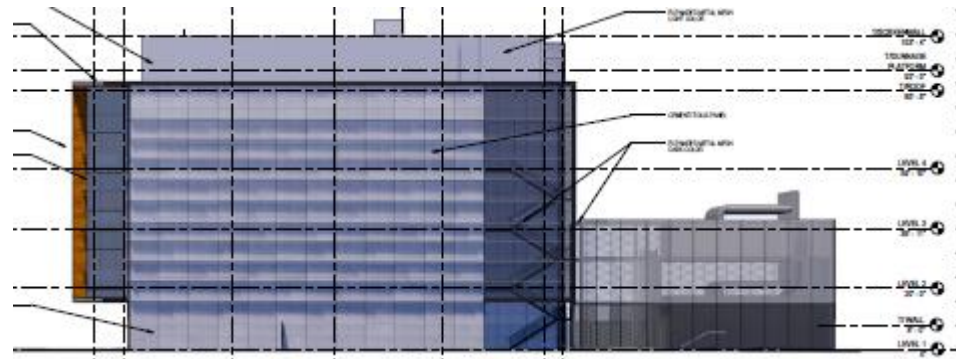
North Elevation



2805 Bowers Avenue



East Elevation



North Elevation