



City of Santa Clara **Planning Commission**

Item # 2: 2518 Mission College Blvd.

RTC 24-1188, PLN24-00160

February 19, 2025



2518 Mission College Blvd.

Request

- **Addendum** to the Freedom Circle Future Focus Area Plan Environmental Impact Report (EIR) and Mitigation Monitoring and Reporting Program (MMRP);
- **General Plan Text Amendment** to add a new policy to the Freedom Circle Future Focus Area
- **Rezone** from High Intensity Office and R & D (HO-RD) to Planned Development (PD)
- **Vesting Tentative Subdivision Map**



2518 Mission College Blvd.

Project Site

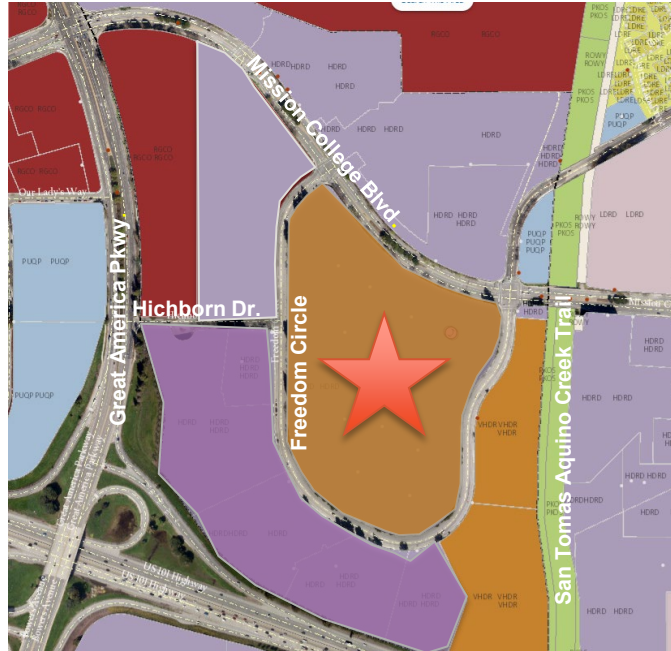
- **Site:** 25.74 acres
- **General Plan:** Very High Density Residential (51-100 du/ac)
- **Zoning:** High-Intensity Office/R&D
- **Existing Use:** 12 two-story office buildings
- **Adjacent Uses:**
 - **North:** Medical Offices (under renovation)
 - **South :** Retail and Office Uses
 - **East:** Vacant Parcel (Approved residential project by Greystar - 1,075 residential units); San Tomas Aquino Creek Trail
 - **West:** Retail and Office uses



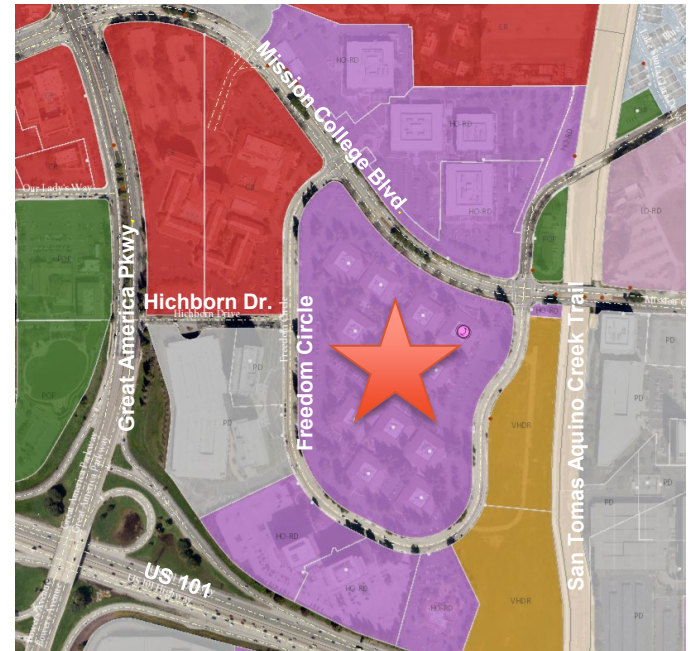


2518 Mission College Blvd.







Project Site



General Plan Map



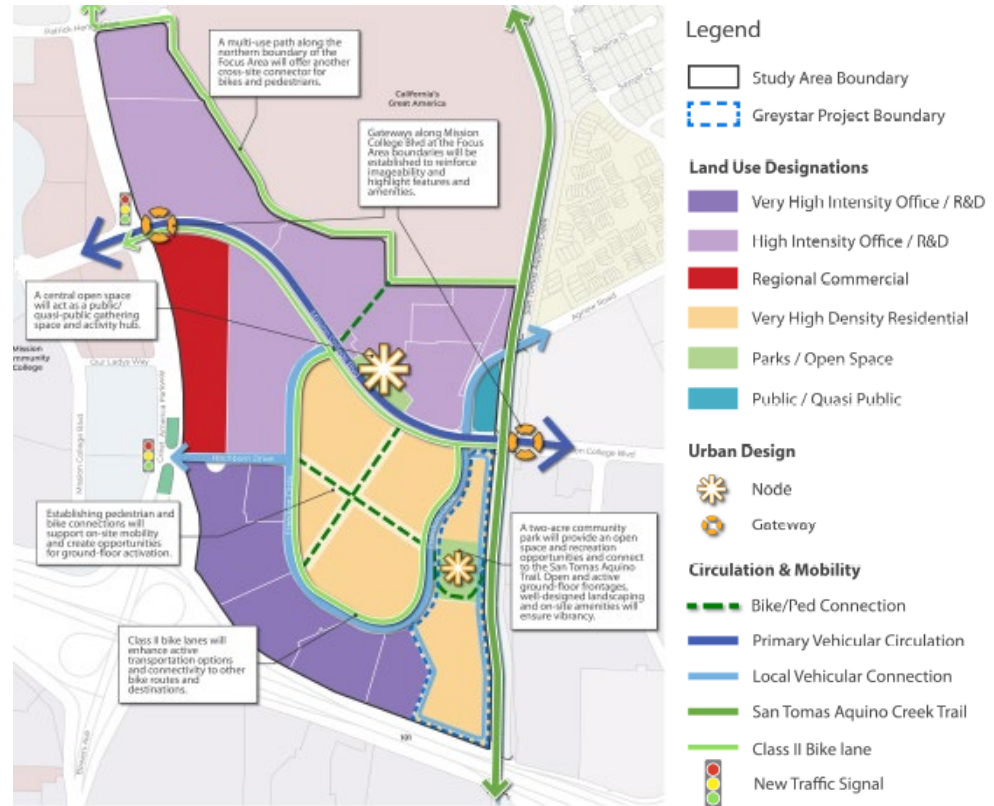
Zoning Map

-  Very High Intensity Office / R&D
-  High Intensity Office / R&D
-  Regional Commercial
-  Very High Density Residential
-  Parks / Open Space
-  Public / Quasi Public

2518 Mission College Blvd.

Background

- Project Site is within the Freedom Circle Future Focus Area Plan (Approved June 7, 2022)
- 3,600 residential units
- Greystar residential project on 13.3-acre vacant site
 - 1,075 residential units in three 7-story buildings
 - Two-acre public park
 - 2,000 square feet of neighborhood-serving retail





2518 Mission College Blvd.

Proposed Project

- 1,792 residential units; 69.6 dwelling units/acre
- Studio, one-bedroom, two-bedroom units
- Subdivide the site into six lots
- Five-story building on each of the five lots
- Sixth lot – 3.48-acre Public Park
- Additional Parkland as north-south pedestrian connection (total Parkland 4.225 acres)
- Two-way East west connection- 28 feet wide
- Approximately 3,500 square feet of resident and public-serving retail
- Approximately 13,000 square feet of Amenity space





2518 Mission College Blvd.

Proposed Project (Cont.)

- 15% Affordable units (269 units)
- 94 trees preserved, 36 relocated and 287 trees removed, 932 new trees planted
- Consolidated curb cuts along Freedom Circle
- Seven-foot-wide sidewalk and Class IV bike lanes along the site perimeter
- One bike parking per unit
- Guest parking in each building

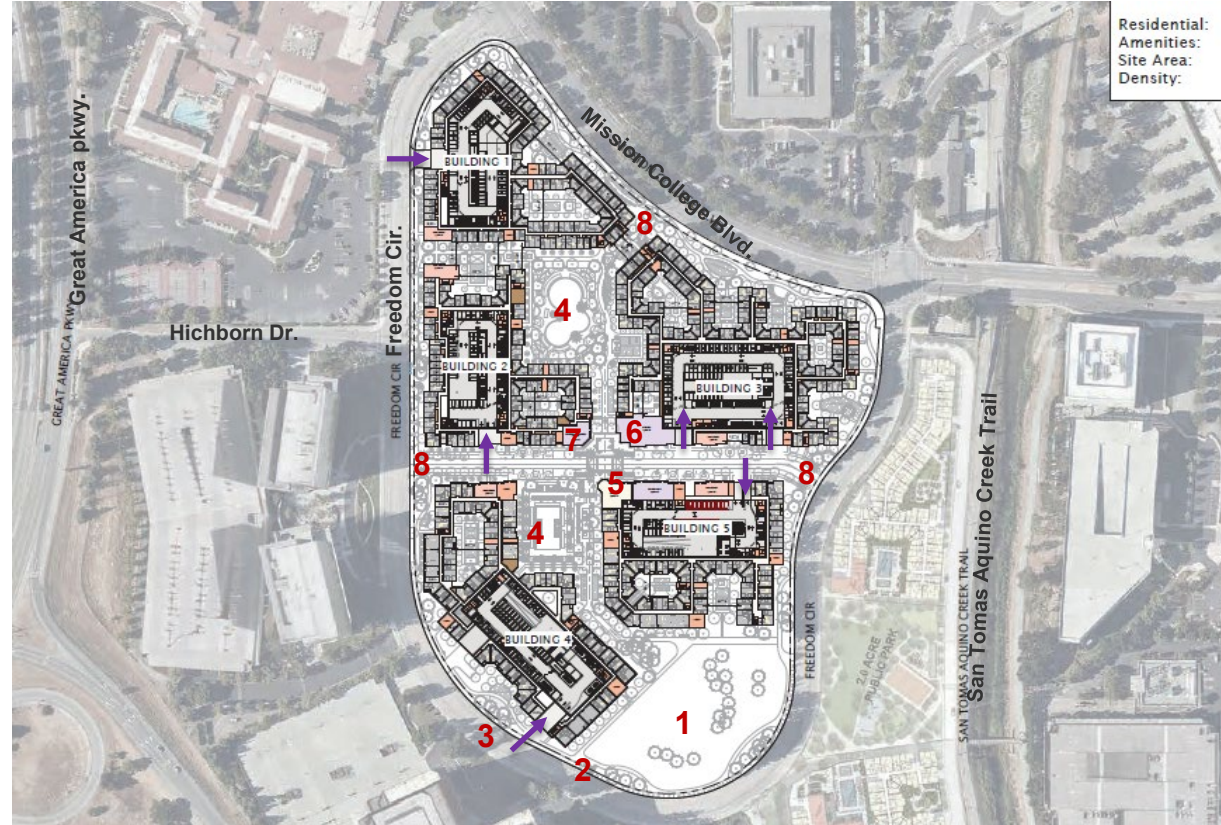




2518 Mission College Blvd.

Site Plan

1. Public Park
2. Seven-foot-wide sidewalk
3. Class IV Bike Lane
4. Private Pools
5. Retail
6. Fitness
7. Leasing Office
8. Site Access





2518 Mission College Blvd.

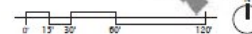
Elevations



PRIVATE STREET A ELEVATION SOUTH



PRIVATE STREET A ELEVATION NORTH

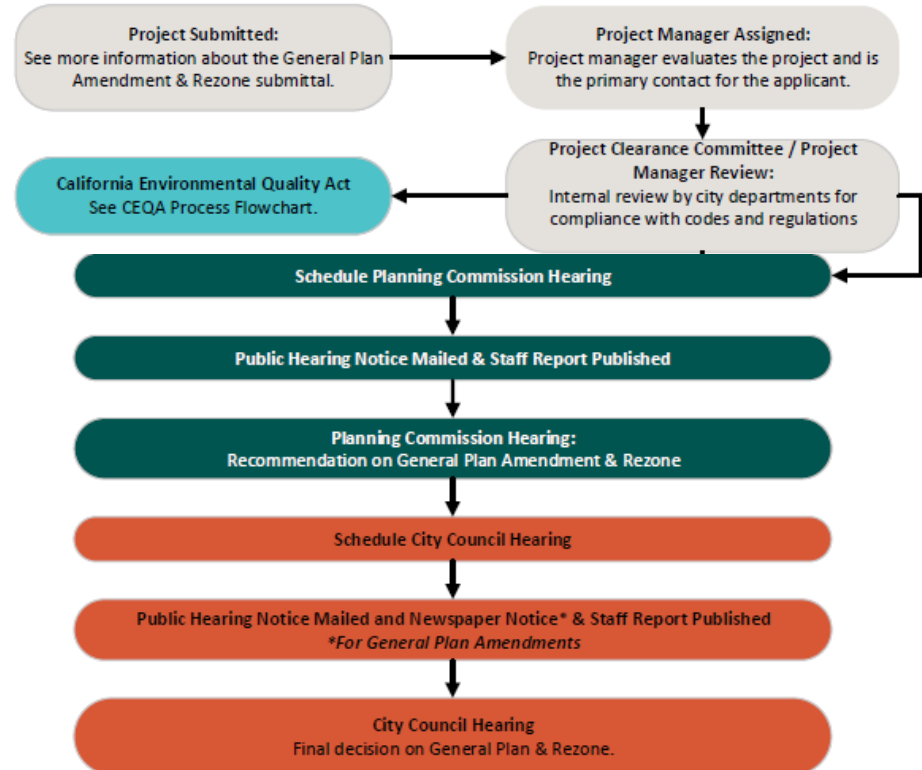




2518 Mission College Blvd.

Review Process

- Technical Review by departments at Project Clearance Committee and Subdivision Committee (PCC/SC).
- Project Cleared from PCC/SC on December 10, 2024 with Conditions of Approval.





2518 Mission College Blvd.

General Plan and Focus Area Plan Conformance

- General Plan text amendment to add a new policy
 - *FC-P25: For the 25.74-acre Santa Clara Park project located at 2518 Mission College Boulevard, a Planned Development Rezoning shall satisfy the comprehensive plan requirements of General Plan Policies 5.1.1-P8 and 5.4.7-P1 and Goal 5.4.7-G1.*
- Conformance with General Plan designation of Very High Density Residential
- Conformance with several other General Plan policies
- Consistency Statement for Freedom Circle Future Focus Area Plan
 - Provide a range of housing type
 - Multi-modal transportation options
 - Breaking down large blocks
 - Enhance connectivity to the San Tomas Aquino Creek trail.
 - Active Street frontages and pedestrian-friendly environment
 - Adequate Public and private open space



2518 Mission College Blvd.

Zoning Conformance

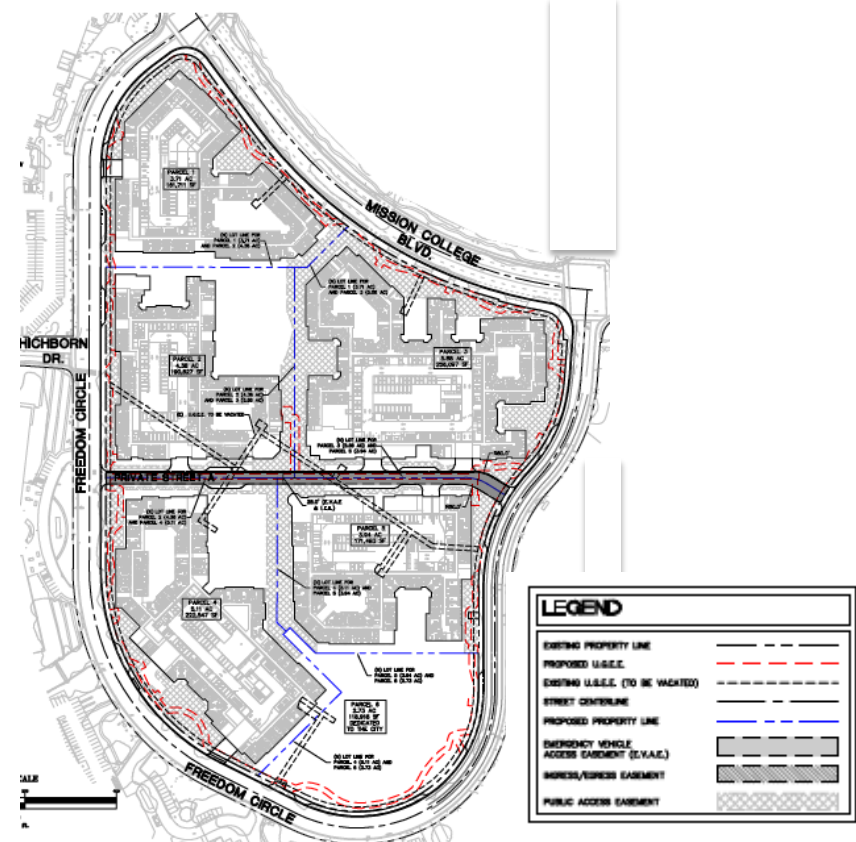
- Rezone from High Intensity Office and R&D to Planned Development (PD).
- PD Zoning limited to properties that are at least 25 acres.
- Parking: Provides 2,459 parking spaces
- Bike Parking: One per unit located in bike room with electric outlets
120 short-term class II bike racks; bike repair, e-bike charging stations
- Landscaping: 94 trees preserved, 36 relocated and 287 trees removed, 932 new trees planted



2518 Mission College Blvd.

Tentative Subdivision Map

- Five residential Lots and one lot dedicated for public park
- Subdivision Committee Cleared on December 10, 2024, with Conditions of approval

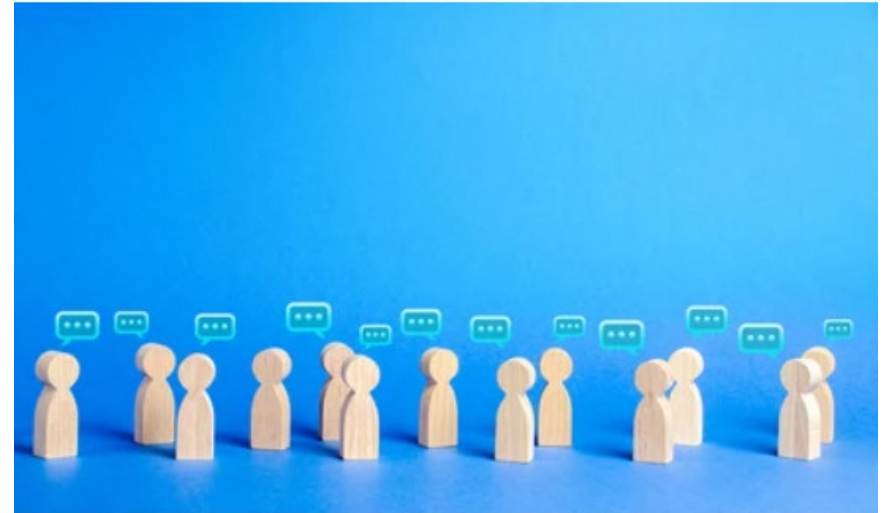




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Community Meetings and Public Comments

- Two Community Meetings: May 13, 2024, and October 16, 2024
- Received 28 public comment letters
- Catalyze SV, the Housing Action Coalition, and the Silicon Valley Bicycle Coalition





2518 Mission College Blvd.

CEQA

- An Addendum to the Freedom Circle Future Focus Area Plan Environmental Impact Report (EIR) (2022) was prepared in accordance with the California Environmental Quality Act (CEQA) and was posted on the City's website.
- This Addendum includes four refinements to 2022 EIR mitigation measures which provide clarification and detailed protocols for project-specific implementation of the 2022 EIR mitigation measures: one in Air Quality, two in Biological Resources, and one in Cultural Resources.
- The Addendum concluded that the proposed project would not cause substantial changes to the previously approved EIR.



2518 Mission College Blvd.

Recommendation

1. Adopt a resolution recommending the City Council adopt the Addendum to the Freedom Circle Future Focus Area Plan Environmental Impact Report (EIR) (2022), and the Mitigation Monitoring and Reporting Program for Santa Clara Park Residential Project at 2518 Mission College Boulevard.
2. Adopt a resolution recommending the City Council approve the General Plan text amendment to add a new policy to the Freedom Circle Focus Area to clarify that a Planned Development rezone satisfies the requirement of a comprehensive plan for the project at 2518 Mission College Boulevard.
3. Adopt a resolution recommending the City Council approve a rezoning of the project site from High Intensity Office and R & D (HO-RD) to Planned Development (PD) to allow construction of residential development consisting of 1,792 units, 3,500 square feet of retail, a 4.225 acres of public parks, landscaping, and on- and off-site improvements at 2518 Mission College Boulevard, subject to conditions of approval.
4. Adopt a resolution recommending City Council approve a Vesting Tentative Subdivision Map to subdivide the land into six individual lots to serve the proposed development at 2518 Mission College Boulevard, subject to conditions of approval.



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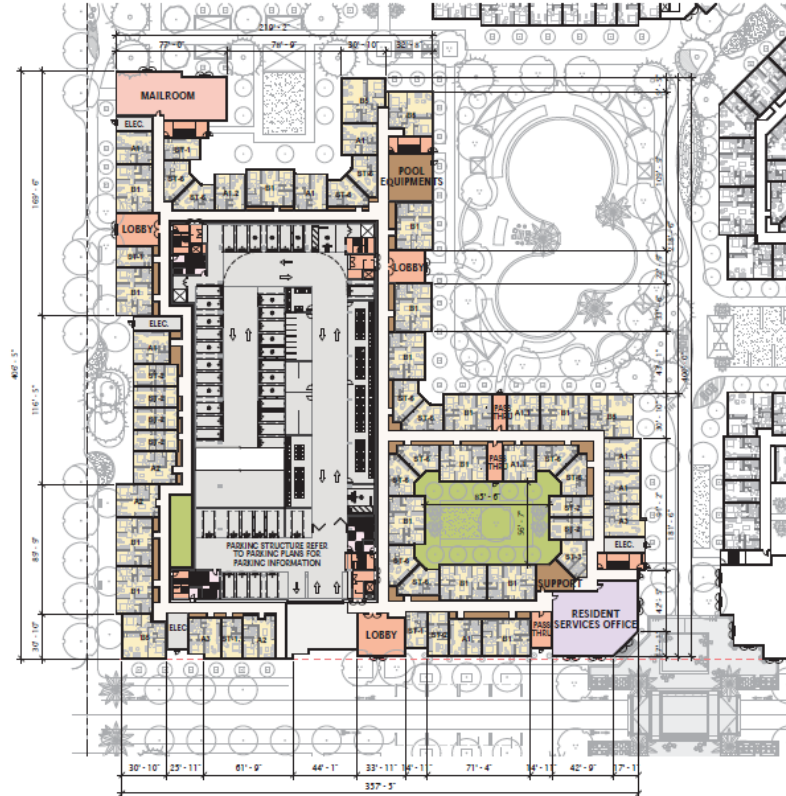
Building 1 Level 1 Plan





2518 Mission College Blvd.

Building 2 Level 1 Plan





2518 Mission College Blvd.

Building 4 Level 1 Plan

