



Development Review Hearing

**Item # : 4
2518 Mission College Blvd**

May 14, 2025

Nimisha Agrawal, Senior Planner



Request

- Architectural Review to allow the development of 1,792 residential units and associated on- and off-site improvements for the property located at 2518 Mission College Boulevard.
- Pursuant to Santa Clara City Code Section 18.120.020(D)(3), all new multi-family developments requires Architectural Review approval through a Development Review Hearing.



Existing Site

- **Acreage:** 25.74
- **Surrounding Uses:**
 - **N:** Mission College Boulevard, Office Uses
 - **S:** Freedom Circle, Retail and Office Uses
 - **E:** Freedom Circle, Vacant Parcel (Approved Greystar project for 1,075 residential units)
 - **W:** Freedom Circle, Retail and Office uses
- **Zoning:** High Intensity Office/ R&D (HO-RD)
- **General Plan Designation:**
Very High Density Residential (VHDR)



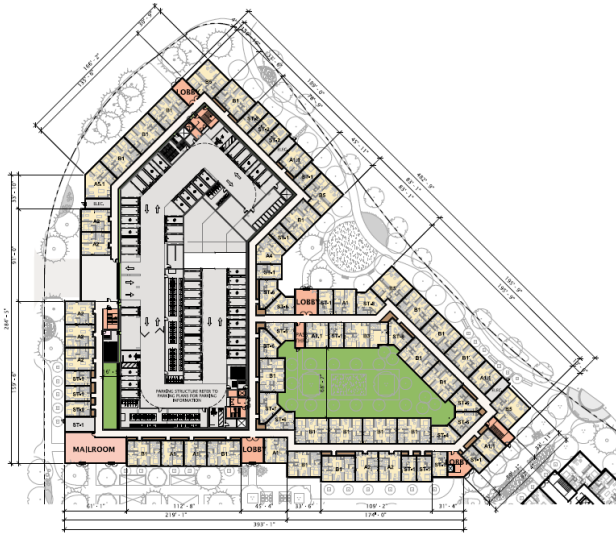


Process

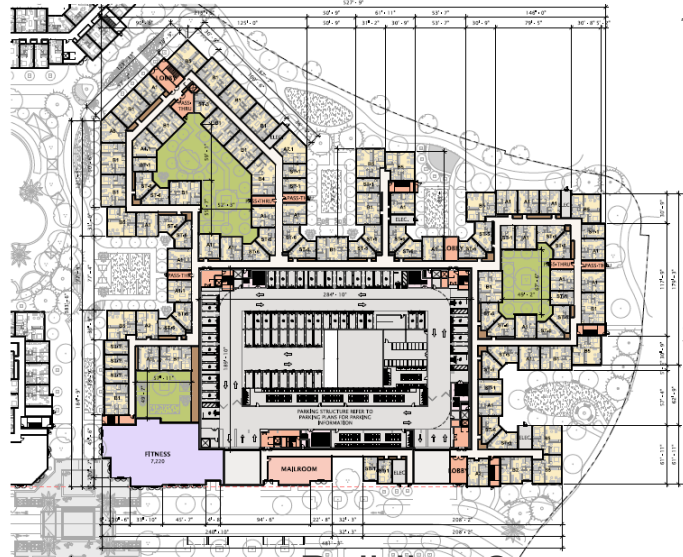
- Planning Commission Hearing: February 19, 2025
 - Recommendation of approval for General Plan text amendment, Rezone from HO-RD to Planned Development (PD) and a Vesting Tentative Map to subdivide the site into eight parcels.
 - Planning Commission recommended approval
- City Council Hearing: March 25, 2025
 - Approved the General Plan Text Amendment, Rezone from HO-RD to Planned Development (PD) and a Vesting Tentative Map to subdivide the site into eight parcels.



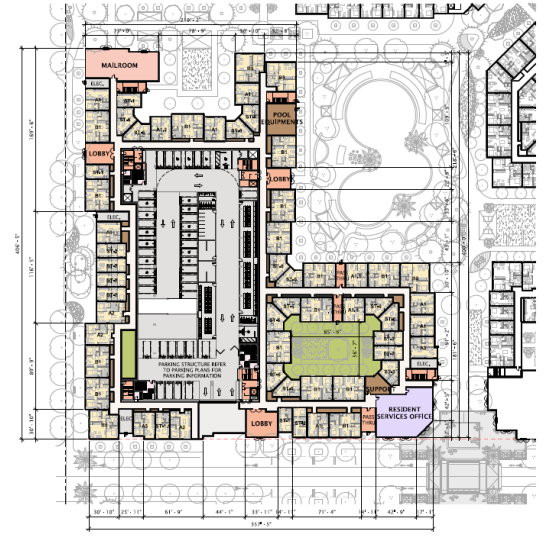




Building 1

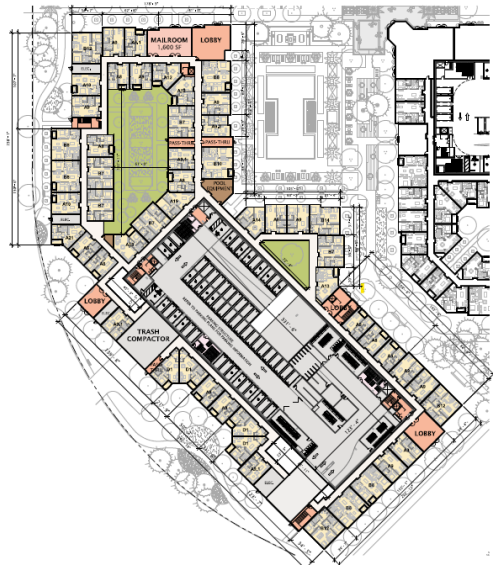


Building 2

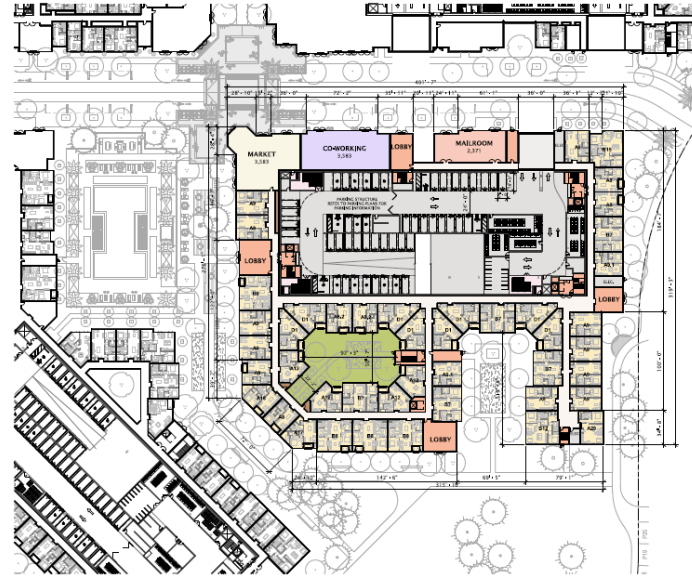


Building 3





Building 4



Building 5





Consistency with Design Guidelines / Objective Standards

The proposed project complies with the City's Community Design Guidelines, in that it improves the aesthetics of the site, creates a mix of uses by providing residential in proximity to the existing commercial uses, enhances bike and pedestrian connections, and is designed to be compatible with the existing surrounding development.



Community Meetings

- Consistent with the City's Public Outreach Policy for Planning Applications, two public outreach meetings were conducted by the Property Owner/Applicant:
 1. May 13, 2024 (hybrid)
 2. October 16, 2024 (in-person)
- Key topics at these meetings included land use and density, affordability, Transportation and Parking, preserving onsite trees, bike and pedestrian connectivity and environmentally sustainable features.
- 30 public comments received prior to the Planning Commission Hearing.



CEQA Evaluation

- An Addendum to the Freedom Circle Future Focus Area Plan Environmental Impact Report (EIR) (2022) was prepared for the project by the environmental consultant firm MIG, Inc, in accordance with the California Environmental Quality Act (CEQA) and was posted on the City's website.
- The Addendum concluded that the proposed project would not cause substantial changes to the previously approved EIR.



Recommendation

- **Determine** the project to be consistent with the prepared California Environmental Quality Act addendum, and
- **Approve** the Architectural Review to allow the development of 1,792 residential units and associated on-and off-site improvements for the property located at 2518 Mission College Blvd, subject to the findings and conditions of approval.



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