

RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA CLARA, CALIFORNIA RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ORDINANCE AMENDING THE ZONING CODE TO REVISE THE PERMITTED USES UNDER THE PLANNED DEVELOPMENT MASTER COMMUNITY (PD-MC) LAND USE DESIGNATION AND TO ADD A NEW SCHEME C LAND USE SCENARIO TO THE MASTER COMMUNITY PLAN FOR THE RELATED SANTA CLARA PROJECT LOCATED AT 5155 STARS AND STRIPES DRIVE, SANTA CLARA**

Addendum to the City Place Santa Clara Environmental Impact Report (SCH #2014072078)  
PLN24-00060 (General Plan Amendment, Rezoning, and Development Agreement Amendment)

**WHEREAS**, on January 31, 2024, Related Santa Clara, LLC (“Developer”), filed a development application to modify the approvals for a mixed-use development project on the approximately 240-acre City-owned site generally located north of Tasman Drive, east of Great America Parkway and San Tomas Aquino Creek, west of Guadalupe River, and south of State Route 237 (APNs: 104-03-043, 104-03-042, 104-03-041, 104-03-036, 104-01-102, 097-01-039, and 097-01-073), most of which was formerly occupied by a landfill, Santa Clara Golf & Tennis Club, Fire Station 10, and is now occupied by a Bicycle-Motocross (BMX) track, the Ameresco Methane Plant, the Eastside retention Basin, and vacant lots (“Project Site”);

**WHEREAS**, on June 28, 2016, the City Council: certified the City Place Santa Clara Environmental Impact Report (“EIR”) [SCH #201472078] and adopted a set of CEQA Findings, a Statement of Overriding Considerations, and a Mitigation Monitoring and Reporting Program in accordance with the requirements of the California Environmental Quality Act (“CEQA”); adopted a General Plan Amendment changing the Project Site’s land use designation to Urban Center/Entertainment District and making corresponding text and figure changes throughout the General Plan; approved a rezoning of the Project Site to the Planned Development - Master Community (PD-MC) Zoning designation governed by the accompanying Master Community

Plan (“MCP”) for the Related Santa Clara project (the “Approved Project,” previously known as “City Place”); and approved a Development Agreement and a Disposition and Development Agreement to define the Developer’s obligations to develop the Approved Project and define terms for ground leasing the Project Site to the Developer;

**WHEREAS**, as part of the Approved Project, the City rezoned the Project Site in accordance with what was at the time SCCC Chapter 18.56, which established the PD-MC Zoning designation; however, the City Council, by Ordinance No. 2066 adopted on January 9, 2024, among other things (i) renumbered SCCC Chapters 18.02 through 18.58 to Chapters 18.202 through 18.258; (ii) amended Section 18.256.010 to allow the regulations set forth in Chapter 18.256 to apply to all Planned Development – Master Community (PD-MC) zoning districts established prior to January 1, 2024; (iii) allowed all such PD-MC zoning districts established prior to January 1, 2024 to be amended pursuant to Chapter 18.142; and (iv) provided that modifications to a master community plan shall be considered changes to the zoning map and shall be made in accordance with the procedures set forth in SCCC Chapter 18.142;

**WHEREAS**, the Developer proposes to modify the Approved Project to allow a range of light industrial uses on Parcels 1 and 2 (APN 097-01-069 and 097-01-039) of the Project Site in conjunction with the already-approved office, retail, commercial, hotel, residential, and park and open spaces uses allowed throughout the Project Site without modifying the 9.16 million gross square feet of development or overall development intensities already allowed on the Project Site (the “Proposed Project”);

**WHEREAS**, the Zoning amendment proposes a text amendment to revise the permitted uses under the PD-MC Zoning designation to include a range of light industrial uses as permitted or conditionally permitted uses within that Zoning district and would add a new “Scheme C” land use scenario to the MCP and is more particularly described in the attached MCP Scheme C Supplement, which is attached to this Resolution and incorporated by this reference;

**WHEREAS**, the Developer has simultaneously applied to amend the General Plan land use

designation applicable to the Project Site to allow for a range of light industrial uses within the Urban Center/Entertainment District, and the Planning Commission has recommended approval of that General Plan Amendment, in a separate instrument (the “General Plan Amendment Resolution”);

**WHEREAS**, the Developer has also requested to amend its existing Development Agreement (“DA”) with the City to incorporate provisions related to the Proposed Project, and City staff have negotiated and recommended a draft DA amendment;

**WHEREAS**, in order to ensure that all potential environmental impacts of the Proposed Project were thoroughly analyzed, the City caused an Addendum to the City Place Santa Clara EIR (“Addendum”) to be prepared in accordance with CEQA Guidelines Section 15164;

**WHEREAS**, prior to taking action on this Resolution, the Planning Commission has exercised its independent judgement and reviewed and considered the City Place Santa Clara EIR and the Addendum and concluded that, for the reasons set forth in the Addendum, no further environmental review is required for the modifications to the Approved Project contemplated by the Proposed Project;

**WHEREAS**, the Santa Clara City Code (SCCC) provides for the review and recommendation of the City’s Planning Commission of all rezoning requests before action is to be taken by the City Council;

**WHEREAS**, on May 21, 2025, a notice of public hearing for the proposed Zoning Amendment was published in the *Santa Clara Weekly*, for the Planning Commission Hearing on June 11, 2025;

**WHEREAS**, on May 21, 2025, the notice of public hearing for the June 11, 2025, Planning Commission Hearing for this item was mailed to property owners within a 1,000 foot radius of the Project Site boundaries;

**WHEREAS**, pursuant to SCCC Section 18.146.020, on May 29, 2025, notice of the Planning Commission Hearing on June 11, 2025, was posted at City Hall, the Central Park Library, the Mission Branch Library, the Northside Branch Library, and on the City's website; and

**WHEREAS**, on June 11, 2025, the Planning Commission held a duly noticed public hearing to consider the Proposed Project, Addendum to the City Place Santa Clara EIR, MMRP, and all pertinent information in the record during which the Planning Commission invited and considered any and all verbal and written testimony and evidence offered in favor of and in opposition to the Proposed Project, including the Zoning amendment that is the subject of this Resolution.

**NOW THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SANTA CLARA AS FOLLOWS:**

1. That the Planning Commission hereby finds that the above Recitals are true and correct and by this reference makes them a part hereof.
2. Pursuant to SCCC Sections 18.256.040(a) and 18.256.060 (formerly Sections 18.56.040(a) and 18.56.060, respectively), the Planning Commission hereby finds that the proposed amendments to the PD-MC zoning designation and the MCP are consistent with the General Plan, for the reasons set forth in the General Plan Amendment Resolution;
3. That the Planning Commission hereby recommends that the City Council approve an amendment to Section 18.256.040 (formerly Section 18.56.040) of Chapter 18.256 (Planned Development – Master Community Zoning Districts) of Title 18 (Zoning), subject to the Project Conditions of Approval as attached hereto and incorporated by this reference, as follows:

**“18.256.040 Permitted Uses.**

Certain uses may be specifically permitted or permitted by use permit or may be disallowed from any PD-MC plan in accordance with provisions hereinbelow. The PD-MC approval by the City may also require that specific types of uses be incorporated into the overall plan.

(a) Any residential, commercial, office, light industrial, SPPE data center (as defined in an applicable PD-MC plan), research and development or public uses may be authorized if they are in harmony with other authorized uses and serve to fulfill the function of the planned development while complying with the City's general plan.

(b) Massage establishments, as defined in SCCC 5.40.020(m), subject to SCCC 18.60.230.B.

(c) The following uses may be permitted in this zoning district if they are approved specifically through the zoning entitlement process or approved through a use permit process as specified in Chapter 18.114 SCCC, Conditional and Minor Use Permits:

- (1) Auto service or repair;
- (2) Drive-through restaurants and services;
- (3) Beer and wine or alcoholic beverage service;
- (4) Live entertainment and dancing;
- (5) Ancillary Data Center (as defined in, and subject to the conditions of, an applicable PD-MC plan);
- (6) Non-SPPE Data Center (as defined in, and subject to the conditions of, an applicable PD-MC plan).

(d) The following uses are prohibited, except where specifically authorized in an applicable PD-MC plan adopted by the City Council:

- (1) Auto sales;
- (2) Appliances and bulk item sales;
- (3) Industrial uses and uses involving quantities of hazardous materials that may have potentially significant health consequences;
- (4) Wholesaling, warehousing and storage (indoor and outdoor) operations;
- (5) Contractor's yards and other similar uses;

(6) Other uses that, in the opinion of the City Council, are incompatible with the character and nature of the uses provided and approved in the master community plan.”

4. That the Planning Commission hereby recommends that the City Council amend the approved Master Community Plan to add a new Scheme C Supplement for the Related Santa Clara Project, as attached hereto and incorporated herein by this reference, as part of the zoning map of the City.

5. 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 PLANNING COMMISSION OF THE CITY OF SANTA CLARA, CALIFORNIA, AT A REGULAR MEETING THEREOF HELD ON THE 11th DAY OF JUNE 2025, BY THE FOLLOWING VOTE:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAINED: COMMISSIONERS:

Attachments Incorporated by Reference:

1. MCP Scheme C Supplement
2. Conditions of Approval

ATTEST: \_\_\_\_\_  
AFSHAN HAMID  
DIRECTOR OF COMMUNITY DEVELOPMENT  
CITY OF SANTA CLARA