



City of Santa Clara

Planning Commission

October 26, 2022

**22-686: Related Santa Clara
Development Area Plan (DAP) 1-
Tentative Map (TMAP)**

Item # 2

PLN21-15283



Related Santa Clara DAP 1- TMAP

Request

- Approval of a Vesting Tentative Subdivision Map for Development Area Plan (DAP) 1 of the Related Santa Clara development as defined in the Master Community Plan (MCP) for the property located at 5155 Stars and Stripes Drive.



Related Santa Clara DAP 1- TMAP Background

- Project Entitlements approved (6/28/2016)
 - Environmental Clearance: EIR & MMRP
 - General Plan Amendments to Urban Center/Entertainment District
 - Rezoning to Planned Development – Master Community (PD-MC)- referred to as Master Community Plan (MCP)
 - Disposition and Development Agreement (DDA)
 - Development Agreement (DA)





Related Santa Clara DAP 1- TMAP

Background Continued

- Development Area Plan (DAP) 1 proposal approved on March 24, 2020
- Development Area Plan (DAP) 2 proposal approved on July 13, 2020
- Comprehensive Sign Program for the City Center Area approved- February 9, 2021
- Architectural Review DAP 1- approved February 26, 2021
- Architectural Review DAP 2 - approved May 25, 2022





Related Santa Clara DAP 1- TMAP

Site

- **DAP 1 - 14.3 acres**
- **General Plan Designation-**
Urban Center/Entertainment
District
- **Zoning:** Planned
Development- Master
Community

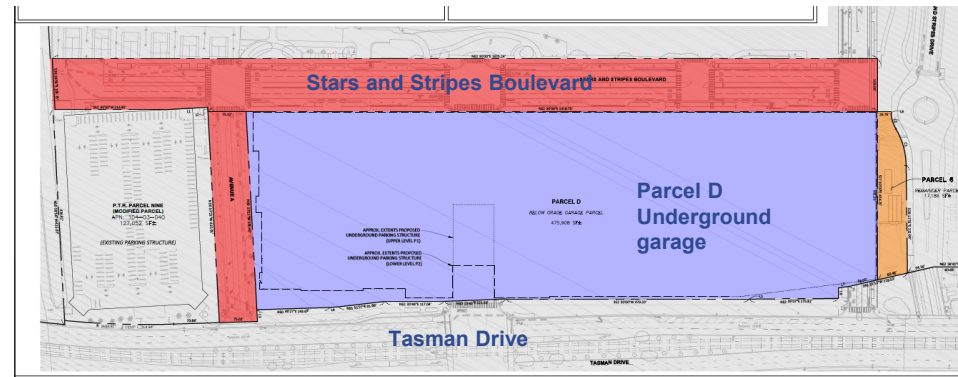
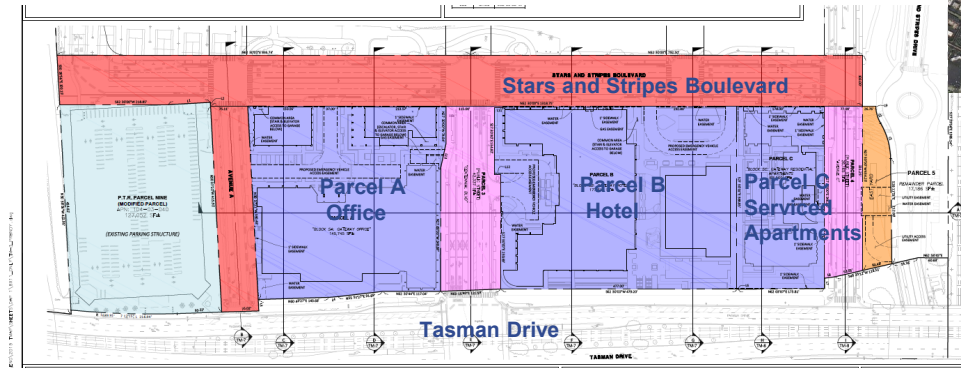




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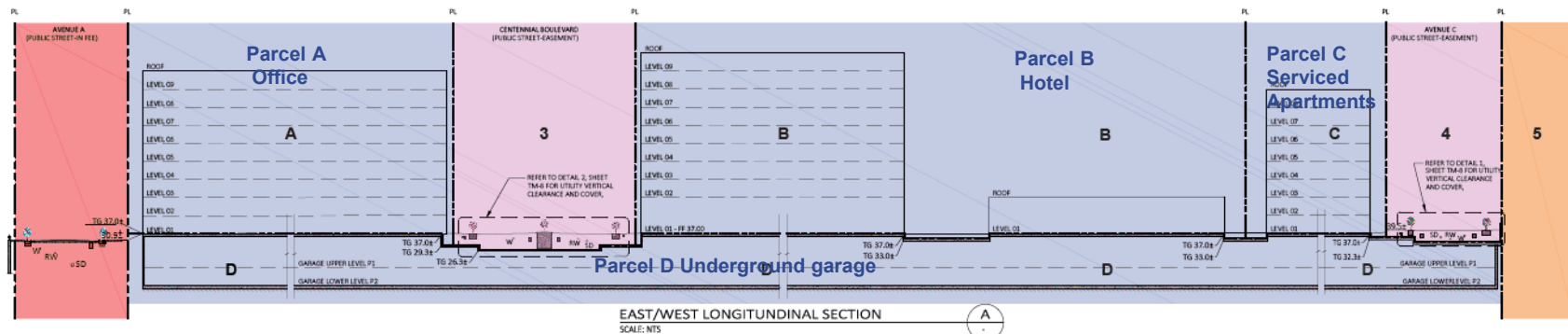
Proposal

- Subdivide DAP into 7 parcels, including 3 parcels for office, hotel, and serviced apartments as well as a vertical subdivision for the underground garage spanning the majority of Phase 1 build-out.





Related Santa Clara DAP 1- TMAP Proposal



East/West Longitudinal Section



Related Santa Clara DAP 1- TMAP

Project Analysis

- The proposed subdivision conforms to and is consistent with the City's subdivision ordinance in that:
 - It is consistent with the policies and programs of the General Plan and the land use designation for the site
 - The site is physically suitable for the type and density of development
 - The environmental impacts of the project have been analyzed in the 2016 EIR and 2020 Addendum and mitigated to the maximum extent feasible



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Project Analysis Continued

- Proposal follows the Subdivision Map Act and would implement the land use decisions that have already been made through the MCP approval in June 2016 and DAP 1 approval in March 2020.
- Proposed subdivision will not result in any inconsistencies with the approved MCP for the property.



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Environmental Review

- City certified an EIR for the project, adopted a Mitigation Monitoring or Reporting Program (MMRP), and adopted Statement of Overriding Considerations on June 28, 2016
- In 2020, an Addendum to the EIR was prepared for the DAP 1 Application that concluded that the potential environmental impacts associated with DAP 1 have already been adequately analyzed in the Project EIR



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Recommendation

Adopt a resolution recommending the City Council to approve the Vesting Tentative Subdivision Map for Development Area Plan (DAP)¹ of the Related Santa Clara development as defined in the Master Community Plan (MCP) for the property located at 5155 Stars and Stripes Drive.



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