



City of Santa Clara

Planning Commission

Item # 4

Related Santa Clara

5155 Stars and Stripes Drive

RTC 25-402, PLN24-00060

June 11, 2025



Agenda

- Project Site
- Master Community Plan (2016)/Existing Entitlements
- Proposed Entitlements- Scheme C
- Land Use Development Comparison
- Development Agreement
- Public Outreach
- CEQA Determination
- Staff Recommendation
- Next Steps



Request

1. An **Addendum to the City Place Santa Clara Environmental Impact Report** and Mitigation Monitoring and Reporting Program
2. A **General Plan Amendment** to revise the permitted uses under the Urban Center/Entertainment District land use classification to include the proposed light industrial uses on Parcels 1 and 2
3. **Zoning Code Amendments** to revise the permitted uses within the Planned Development Master Community land use designation and to amend the Master Community Plan (MCP) to introduce a new Scheme C Land Use Scenario for the Related Santa Clara Project located at 5155 Stars and Stripes Drive
4. An **amendment to the Development Agreement** that governs the property relationship between the City and the applicant concerning the project site

Project Site

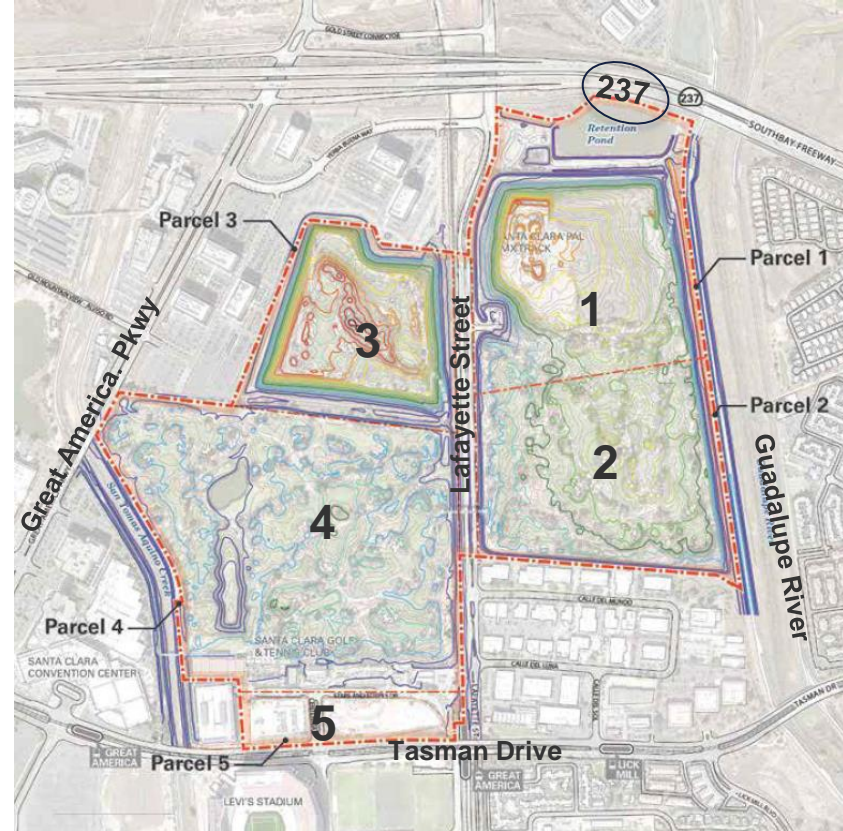
- **Site:** 240 acres
- **General Plan:** Urban Center/Entertainment District
- **Zoning:** Planned Development – Master Community (PD-MC)
- **Existing Use:** Mostly Vacant City Owned Parcels
- **Adjacent Uses:**
 - North: SR 237 and City of San Jose
 - South: Tasman Drive, Levi's Stadium and Tasman East residential development
 - East: Guadalupe River, City of San Jose
 - West: Great America Parkway, Office and Commercial uses



Master Community Plan

(MCP 2016)

- On June 28, 2016, the City Council:
 - Certified the EIR
 - Approved General Plan Amendments,
 - Approved PD-MC Zoning and accompanying MCP
- Five development parcels
- Seven development phases
- Former Landfill Site (except Parcel 5)
- 9.16 Million gross square feet of development
 - vibrant urban district
 - Mixed use development
 - up to 1,680 residential units



Master Community Plan

(MCP 2016)

Two Conceptual Land Use Schemes

- **Scheme A:**
 - Parcels 1 and 2: Primarily Office Uses
 - Parcels 4 and 5: Mixed-Use Development (multi-family residential uses up to 1,680 units)
- **Scheme B:**
 - Parcels 1 and 2: Primarily Office Uses
 - Parcel 4: Mixed Use Development (No residential)
 - Parcel 5: Mixed Use Development (same amount of residential, hotel, retail, and office uses as Scheme A)
- Parcel 3: Public Park the southern part of Parcel 3
- Maximum Height 219 feet above mean sea level (msl)
- Each Phase to be governed by a Development Area Plan (DAP)



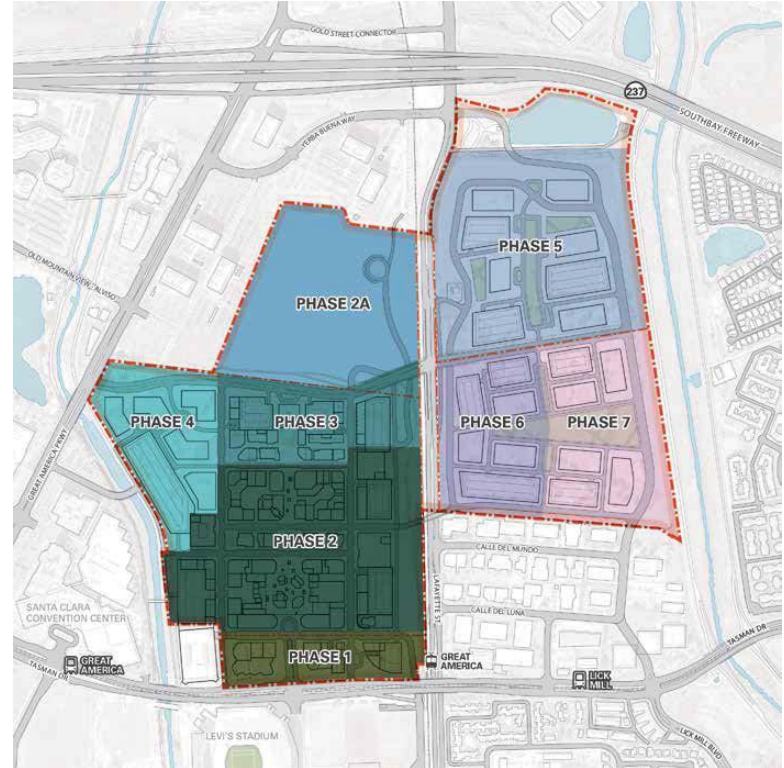
Development Area Plan (DAP)

- What is a DAP?
- Each project phase will require a DAP followed by Architectural Review
- DAP application will be in conformance to Master Community Plan (MCP) and will include Building envelope, utilities, street network etc.
- DAP applications will be presented to Planning Commission and then to the City Council for Approval



Existing Entitlements Overview

Existing Planning Entitlements	Approval Date
EIR Certified and General Plan Amendment, Rezoning and accompanying MCP	June 28, 2016
First EIR Addendum and DAP 1	March 24, 2020
Second EIR Addendum and DAP 2	July 13, 2020
Comprehensive Sign Program for Parcels 4 and 5	February 9, 2021
Architectural Materials Review for DAP 1 (administrative)	February 26, 2022
Architectural Materials Review for DAP 2 (administrative)	May 25, 2022
Vesting Tentative Subdivision Map for DAP 1	November 15, 2022



Existing Entitlements Overview

Development Area Plan (DAP) 1

- 14.3-acre MCP Parcel 5
- 1.047 million square feet of development

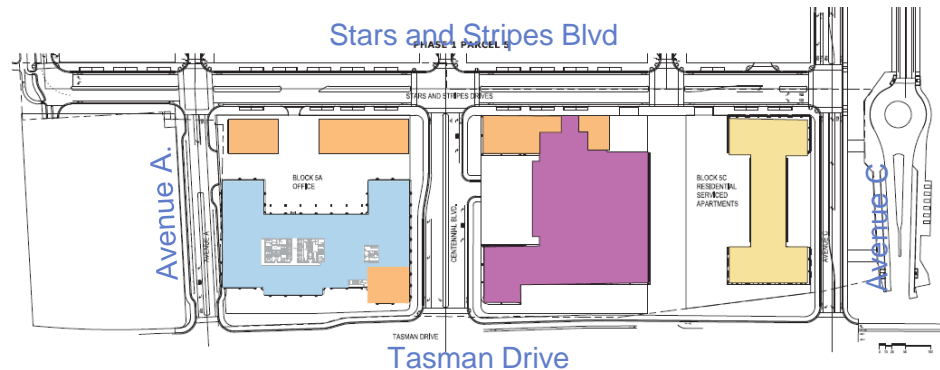


LEGEND

Land Uses

- Residential
- Office
- Hotel
- Retail Food & Beverage
- PARKING

LAND USE	UNITS	GROSS AREA (SF)
Office	0	440,000
Retail/Food & Beverage	—	51,000
Hotel	480	381,000
Residential	200	175,000
GFA		1,047,000



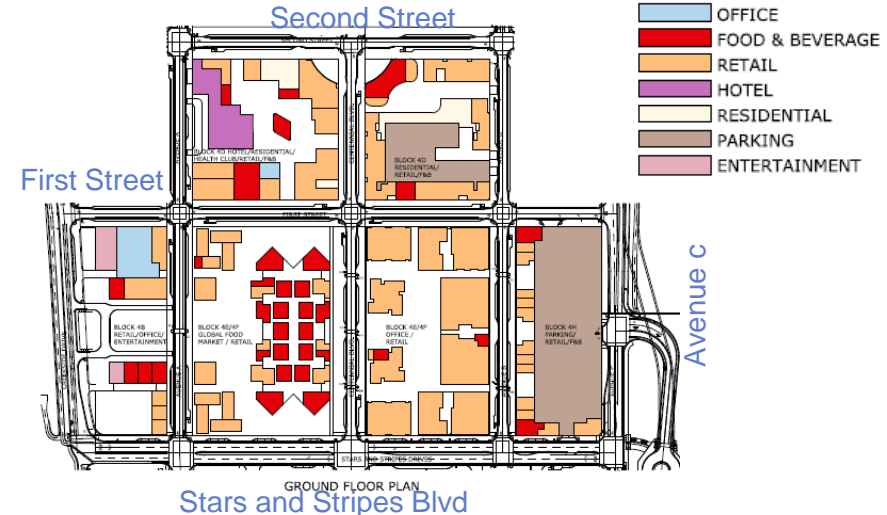
Existing Entitlements Overview

Development Area Plan (DAP) 2

- 44.5-acre portion of the 88.6-acre MCP Parcel 4
- 1.75 million square feet of development



LAND USE	UNITS	GROSS AREA (SF)
Office		435,000
Retail		405,000
Food & Beverage		150,000
Hotel	220	180,000
Residential	500	530,000
Entertainment		50,000
GFA		1,750,000
Structured Parking		1,186,114



Proposed Entitlements - Scheme C

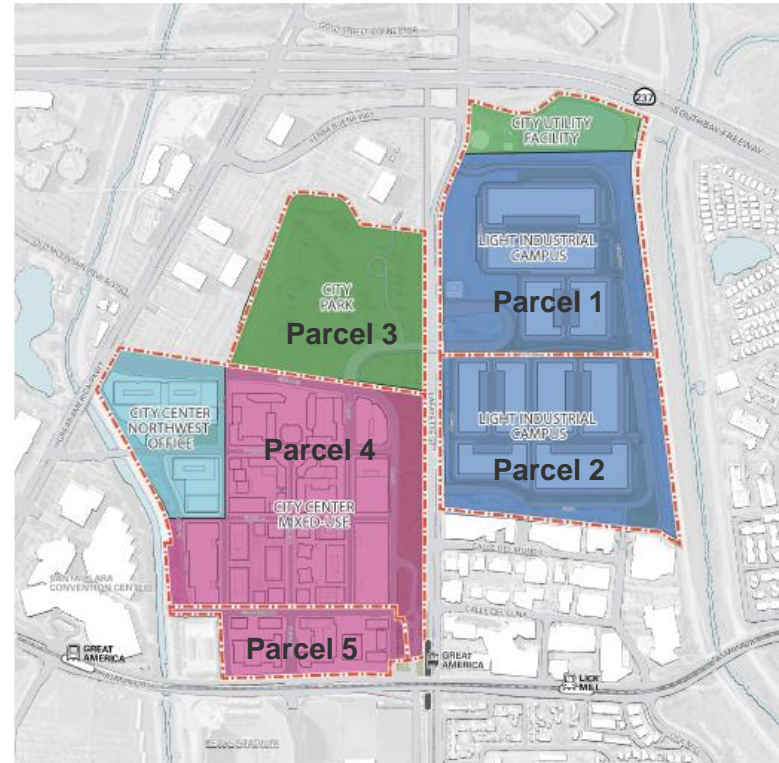
- Application to Amend the MCP submitted- January 2024 to introduce a Scheme C: New industrial land use on the northeast parcels.
- Similarities from approved MCP
 - Five development parcels
 - Implemented in phases
 - 9.16 Million gross square feet of development for all the parcels



Proposed Entitlements - Scheme C

Key Differences from approved MCP

- **New Land Use:**
Light industrial uses on northeastern parcels
- **Change in Intensity:**
Increase in the intensity of approved office uses allowed within the City Center
- **Modified Site Circulation, Lick Mill Boulevard Extension and Second Street Bridge**

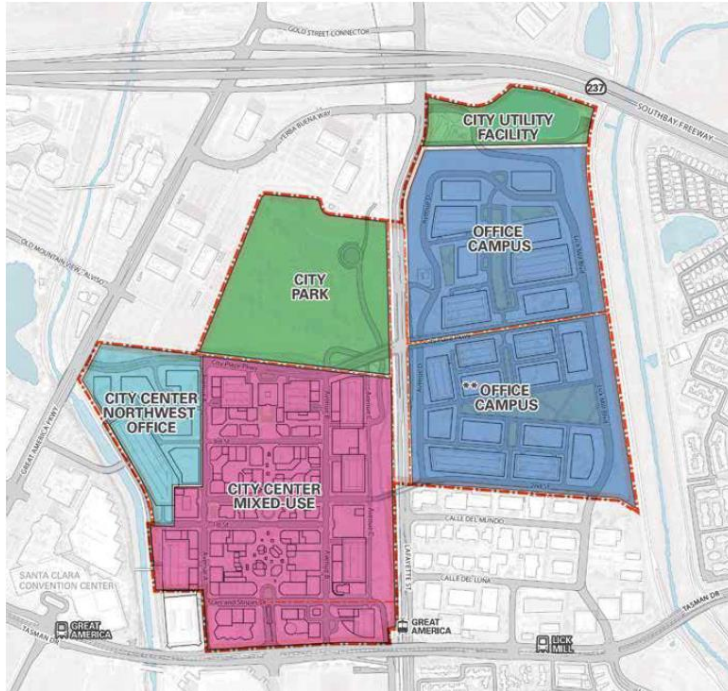




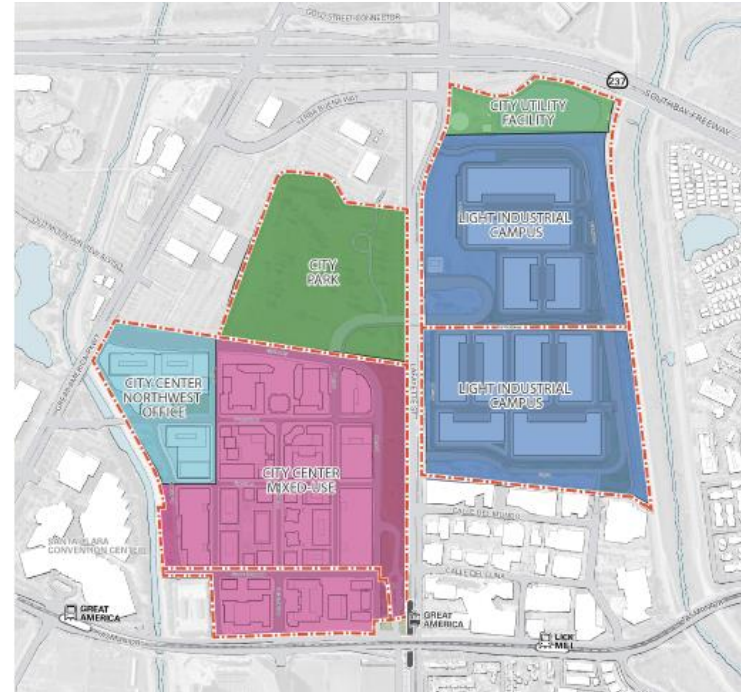
Light Industrial Design Guidelines

- Ensure a buffer between the Tasman East residential on the south and from Lafayette
- Truck routes will be approved at Development Area Plan (DAP) to ensure there is no interference with the nearby residential development.
- Introduce pedestrian and bicycle linkages between the light industrial campus, City Center and Tasman East.
- Provide significant vertical and horizontal offsets to reduce visual bulk. Exterior wall planes should be varied in height, depth, and direction.
- Select sustainable building materials that are suitable for industrial applications and contribute to environmental stewardship.
- Building Siting and Orientation along major public corridors and residential developments should allow for significant height variation to create architectural gestures in order to provide variety and modulation in facade and massing.
- New loading docks and power substations will be located at least 500 feet away from residential uses and new industrial uses will have a landscaping buffer in between the industrial and residential uses to reduce any potential impacts or conflicts.

Land Use Comparison: Original to Scheme C



Approved Land Uses



Proposed Land Uses

Site Plan Comparison: Original to Scheme C



Approved Site Plan



Proposed Site Plan



Land Use Development Comparison

	Scheme A (under IHA)	Scheme B	Scheme C	Difference Scheme A to Scheme C	Difference Scheme B to Scheme C
City Center Mixed Use (Parcels 4 and 5) (gsf)					
Office	1,372,400	2,852,400	4,517,400	+3,145,000	+1,665,000
Retail/Food and Beverage/Entertainment	1,502,000	1,502,000	800,000	-702,000	-702,000
Residential	1,680,000 (1,680 units)	200,000 (200 units)	1,680,000 (1,680 units)	0 (same number of units)	+1,480,000 (+1,480 units)
Hotel	578,000 (700 rooms)	578,000 (700 rooms)	567,000 (700 rooms)	-11,000 (same number of rooms)	-11,000 (same number of rooms)
Subtotal	5,132,400	5,132,400	7,564,400	+2,432,000	+2,432,000
Northeast Parcels (Parcels 1 and 2) (gsf)					
Office	4,032,000	3,832,000	0	-4,032,000	-3,832,000
Retail	-	200,000	0	0	-200,000
Industrial/Warehouse	-	-	1,600,000	+1,600,000	+1,600,000
Subtotal	4,032,000	4,032,000	1,600,000	-2,432,000	-2,432,000
Total Project (gsf)	9,164,400	9,164,400	9,164,400	0	0

SOURCES: ICF International, 2015. *City Place Santa Clara Project Draft Environmental Impact Report*. October 2015. Prepared for the City of Santa Clara. Available at: <https://www.santaclaraca.gov/Home/Components/BusinessDirectory/BusinessDirectory/135/3649>.

Related Santa Clara, 2025. *Related Santa Clara Master Community Plan Scheme C Supplement, Chapter 8C, Infrastructure Overview – Scheme C Variant*. January 2025.



Proposed Entitlements - Scheme C Land Uses

Permitted Uses for Parcels 1 and 2

- Light Industrial Uses
 - Plants and facilities for the assembly, compounding, manufacture, packaging, processing, repairing, or treatment of equipment, materials, merchandise, pharmaceuticals, electronics, or other products within an enclosed building
- Research Laboratories
- Commercial Storage and Wholesale Distribution Warehouse
- Small Power Plant Exemption (SPPE) Data Centers
- Incidental Uses: Retail, Restaurant, Personal Services, Offices
- Incidental and accessory buildings supporting any permitted use, not to exceed 10% of the maximum floor area for each parcel
- Public and/or parks and open space

Minor Use Permit

- Non-SPPE Data Centers
- Ancillary Data Centers

Development Area Plan (DAP) Approval Process

(Planning Commission and Council Approval)

- Each project phase will require a DAP followed by Architectural Review if architectural details are not included within the DAP
- DAP approval will be required before the ground lease
- DAP applications will be presented to Planning Commission and then to the City Council for Approval





Scheme C- Review Process Data Centers

- **SPPE Data Center (50 Megawatts- 99 Megawatts)**

Environmental Review by California Energy Commission (CEC) as Lead Agency

Project Clearance Committee (PCC) Review (including SVP)

Architectural Review Approved by CDD Director

- **Non-SPPE Data Center**

Environmental review

Project Clearance Committee (PCC) Review (including SVP)

Minor Use Permit and Architectural Review Approved by CDD Director

- **Ancillary Data Center**

Environmental review

20% of the constructed industrial building square footage

Maximum total collective power draw of nine (9) Megawatts, subject to availability of power

Minor Use Permit and Architectural Review Approved by CDD Director

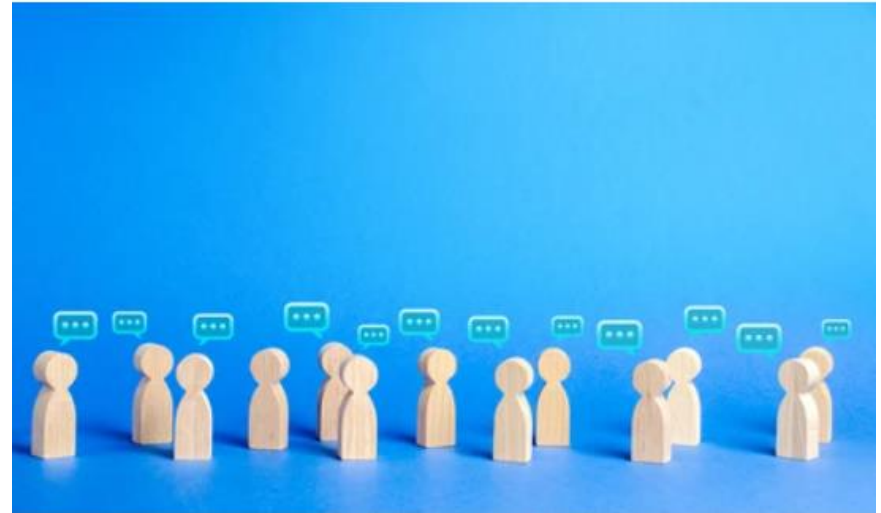


Development Agreement

- A Development Agreement (DA) approved in 2016:
 - 30-year term for phased development
 - Vests the maximum density and intensity of uses; the maximum building heights and gross floor area of land uses; the permitted uses and administrative/Development Fees
 - Development of a minimum of 200 housing units (10% affordable at 120% Area Median Income (AMI))
- Proposed benefits of amendments to the DA require:
 - 15% of the units must be affordable at 100% Area Median Income (AMI)
 - Industrial uses to pay development impact fees and administrative fees at the levels as and when otherwise due, with no caps.
 - A regional traffic fee for industrial uses (similar to office uses) at \$1 per square foot.

Public Outreach

- Community Meeting: Thursday, September 12, 2024, at Northside Library
 - Attended by 40 Community members
- Received four public comment letters





CEQA

- An Addendum to the City Place Santa Clara Environmental Impact Report (EIR) (2016) was prepared for the project by the environmental consultant firm ESA, in accordance with the California Environmental Quality Act (CEQA), and was posted on the City's website.
- The Addendum concluded that any potential environmental impacts associated with development of the project site under the proposed Scheme C were adequately analyzed and covered by the analysis in the 2016 EIR.
- The Scheme C total Project trips are reduced by 20% for the AM Peak hour, 24% for the PM Peak hour and 30% for daily trips compared to the number of trips generated by Scheme B evaluated in the 2016 EIR.
- Mitigation measures under the MMRP will continue to apply.
- No further review or analysis under CEQA is required.



Recommendation

1. Adopt a resolution recommending City Council adopt an **Addendum to** the City Place Santa Clara **Environmental Impact Report (EIR) (2016)** for the Related Santa Clara project at 5155 Stars and Stripes Drive.
2. Adopt a resolution recommending the City Council approve the **General Plan Amendment** to revise the permitted uses under the Urban Center/Entertainment District land use classification to include the proposed light industrial uses on Parcels 1 and 2 for the Related Santa Clara project at 5155 Stars and Stripes Drive.
3. Adopt a resolution recommending City Council approve a **Rezone** to amend the approved Planned Development Master Community (PD-MC) to add a new Scheme C for the Related Santa Clara project at 5155 Stars and Stripes Drive.
4. Recommend approval to the Council to **Amend the Development Agreement** to implement aspects of Scheme C for the Related Santa Clara project at 5155 Stars and Stripes Drive.



Next Steps and Questions

- Council Meeting July 8, 2025
- Questions?



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