

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

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA CLARA, CALIFORNIA RECOMMENDING THAT THE CITY COUNCIL APPROVE AND ADOPT AN ADDENDUM TO THE CITY PLACE SANTA CLARA ENVIRONMENTAL IMPACT REPORT, ANALYZING A NEW “SCHEME C” LAND USE SCENARIO FOR THE APPROVED MASTER COMMUNITY PLAN (MCP) FOR 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 for 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 (APNs104-03-043, 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 Santa Clara City Place 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**, 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;

**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 2020 and 2021, the City adopted First, Second, and Third Addenda to the 2016 City Place Santa Clara EIR in connection with its approval of the Development Area Plan (“DAP”) for Phase 1, the DAP for Phase 2, and the City Place Revised Soil Import and Earthwork Plans Project, respectively (together, the First, Second, and Third Addenda to the 2016 EIR constitute the “City Place Santa Clara EIR”);

**WHEREAS**, in order to ensure that all potential environmental impacts of the Proposed Project were thoroughly analyzed, the City caused a fourth 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**, on May 21, 2025, a notice of public hearing for the proposed General Plan 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 hearings 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 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.

**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. The Planning Commission hereby finds that the Proposed Project would not cause substantial changes to the Approved Project that would require major revisions to the City Place Santa Clara EIR due to the involvement of new or more severe significant environmental effects.

3. The Planning Commission further finds that no substantial changes would occur with respect to the circumstances under which the Proposed Project is undertaken that would require major revisions to the City Place Santa Clara EIR due to the involvement of new or more severe significant environmental effects.

4. The Planning Commission also finds that there is no new information of substantial importance, which was not known and could not have been known with reasonable diligence at the time the City Place Santa Clara EIR was certified, that shows (1) that the Proposed Project would have one or more significant effects not discussed in the EIR, (2) significant effects previously examined in the EIR would be substantially more severe than shown in the EIR, (3) mitigation measures or alternatives previously found not feasible would in fact be feasible and would substantially reduce one or more significant effects of the proposed project, but the Developer declined to adopt the mitigation or alternative, or (4) mitigation measures or alternatives which are considerably different from those analyzed in the EIR would substantially reduce one or more significant effects on the environment, but the Developer declined to adopt the mitigation measure or alternative.

5. The Planning Commission further finds that this Addendum does not require any new mitigation measures, because the Proposed Project would not cause new significant impacts not previously identified and mitigated to the greatest extent feasible in the City Place Santa Clara EIR.

6. The Planning Commission finds that no new or substantially more severe significant environmental impacts have been identified compared to the City Place Santa Clara EIR, and therefore none of the conditions described in CEQA Guidelines Section 15162 requiring subsequent or supplemental environmental review are present. Accordingly, pursuant to CEQA

Guidelines Section 15164, the changes and additions to the City Place Santa Clara EIR necessary to analyze the Proposed Project are appropriately detailed in the Addendum, which is attached to this Resolution and incorporated by this reference.

7. That the Planning Commission hereby designates the Director of Community Development as the Custodian of Records for the Project, and the Planning Division at City Hall, 1500 Warburton Avenue, Santa Clara, California, is the location of the documents and other material that constitute the record of proceedings upon which this decision is based.

8. 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. Addendum to the City Place Santa Clara

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