

**Attachment 2: Project Data comparison****Project Number:** PLN24-00060**Project Address:** 5155 Stars and Stripes Drive**General Plan:** Urban Center/Entertainment**Zoning:** Planned Development-Master Community**LAND USE DEVELOPMENT COMPARISON BY SCHEME**

	<b>Scheme A (under IHA)</b>	<b>Scheme B</b>	<b>Scheme C</b>	<b>Difference Scheme A to Scheme C</b>	<b>Difference Scheme B to Scheme C</b>
<b>City Center Mixed Use (Parcels 4 and 5) (gsf)</b>					
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)	(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)
<i>Subtotal</i>	<i>5,132,400</i>	<i>5,132,400</i>	<i>7,564,400</i>	<i>+2,432,000</i>	<i>+2,432,000</i>
<b>Northeast Parcels (Parcels 1 and 2) (gsf)</b>					
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
<i>Subtotal</i>	<i>4,032,000</i>	<i>4,032,000</i>	<i>1,600,000</i>	<i>-2,432,000</i>	<i>-2,432,000</i>
<b>Total Project (gsf)</b>	<b>9,164,400</b>	<b>9,164,400</b>	<b>9,164,400</b>	<b>0</b>	<b>0</b>

**NOTE:**

Scheme C permits incidental retail and personal service uses primarily serving employees and customers of the principal light industrial use, not to exceed 10 percent of the floor area of the applicable building or campus. Scheme C also permits incidental office use primarily serving the administrative needs of the principal light industrial use, not to exceed 25 percent of the applicable floor area.

**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.santacruz.ca.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*. June 2025.