



Airport Land Use Commission

County Government Center, 70 West Hedding Street, East Wing, 7th Floor,
San Jose, CA 95110
(408) 299-5781 FAX (408) 288-9198

June 7, 2023

Debby Fernandez
Associate Planner
City of Santa Clara
1500 Warburton Avenue
Santa Clara, CA 95050

RE: Referral from the City of Santa Clara requesting review of a proposed 56-foot tall Mixed-Use Development requiring General Plan and Zoning Code Map Amendments.

Dear Ms. Fernandez:

On May 24, 2023, the ALUC considered the above referral for consistency with the policies of safety, height and noise contained within the San Jose International Airport (SJC) Airport Land Use Compatibility Plan (ALUCP).

The above referenced project is sponsored by the City of Santa Clara and is related to General Plan and Zoning Ordinance Map Amendments necessary to ensure compatibility of a proposed 56-foot-tall mixed-use development at 2655 The Alameda. This project is scheduled to be heard by the City of Santa Clara Planning Commission on June 14, 2023.

Specifically, the project site is a 0.4-acre vacant parcel (APN 230-12-012) located at the corner of Park Avenue and The Alameda in the City of Santa Clara. The triangular shaped parcel is bordered by a parking lot on the south side of the site which serves a grocery store beyond, The Alameda to the east, and Park Avenue to the west. The site is near commercial and single-family residences to the west and the Santa Clara University campus on the north and east.

The Commission approved a finding that the City of Santa Clara sponsored General Plan and Zoning Ordinance Map Amendments associated with a mixed-use development at 2655 The Alameda to be consistent with the policies contained within the SJC ALUCP.

The following recommended condition of approval shall apply to the proposed modification:

- Prior to the issuance of building permits, pursuant to SJC CLUP policy G-5, an Avigation Easement shall be dedicated to the City of San Jose on behalf of San Jose International Airport.

Please note that pursuant to the Public Resources Code 21670, the City of Santa Clara has the option of overruling the ALUC's determination. Overrules require a 2/3 vote of the entire body of the City of Santa Clara City Council. The notification process to the ALUC and Caltrans Division of Aeronautics shall also be complied with.



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If you have any questions, please feel free to contact ALUC staff, Carl Hilbrants, at 408-299-5781, or via e-mail at carl.hilbrants@pln.sccgov.org.

Sincerely,

A handwritten signature in black ink, appearing to read "Carl Hilbrants", with a long horizontal line extending to the right.

Carl Hilbrants
Senior Planner / ALUC Coordinator