



# **Development Review Hearing**

**Item # : 2  
2400 Condensa Street**

**October 1, 2025  
Rebecca Bustos, Principal Planner**



# Request

Architectural Review for the third phase of the Nvidia campus, which includes the construction of a 324,000-square-foot office building, a 2,903-space parking structure, and a pedestrian bridge spanning San Tomas Aquino Creek, located at 2400 Condensa Street.



# Existing Site

- **Acreage:** 10.96 acres
- **Surrounding Uses:** Office / R&D
- **Zoning:** PD – Planned Development
- **General Plan Designation:** High – Intensity Office/R&D





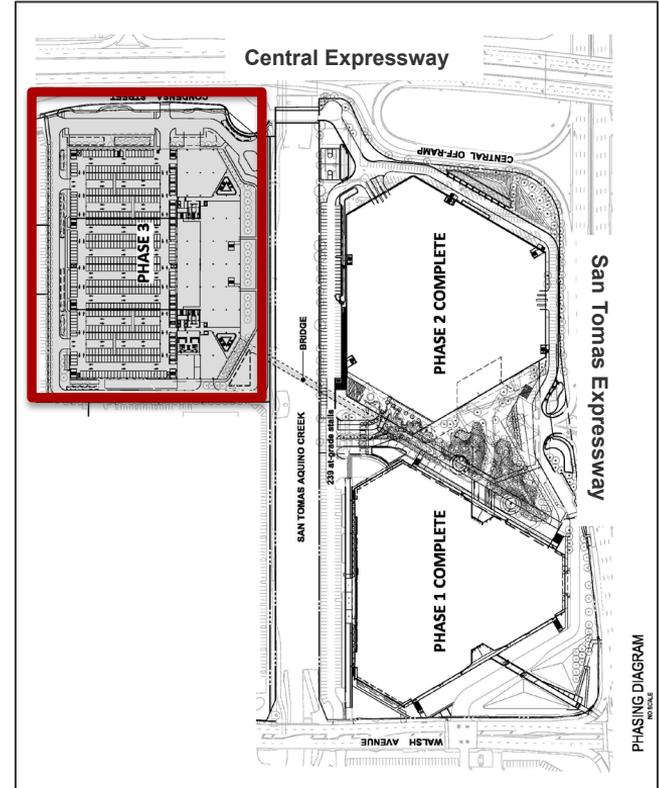
# Background

- **Project Overview & Phasing:** The San Tomas Business Park Campus was approved in 2008 for 1.95 million sq. ft. of office/R&D across three buildings, with a Development Agreement allowing phased construction.
- **Amendment History:** Major modifications occurred in 2013 and 2018, adjusting building sizes and adding features like a trellis structure and deferring the pedestrian bridge to Phase III. Phases I and II are complete.
- **Current Proposal:** Reduces Phase III to 350K sq. ft., parking to 3,000 spaces, and includes pedestrian bridge construction.

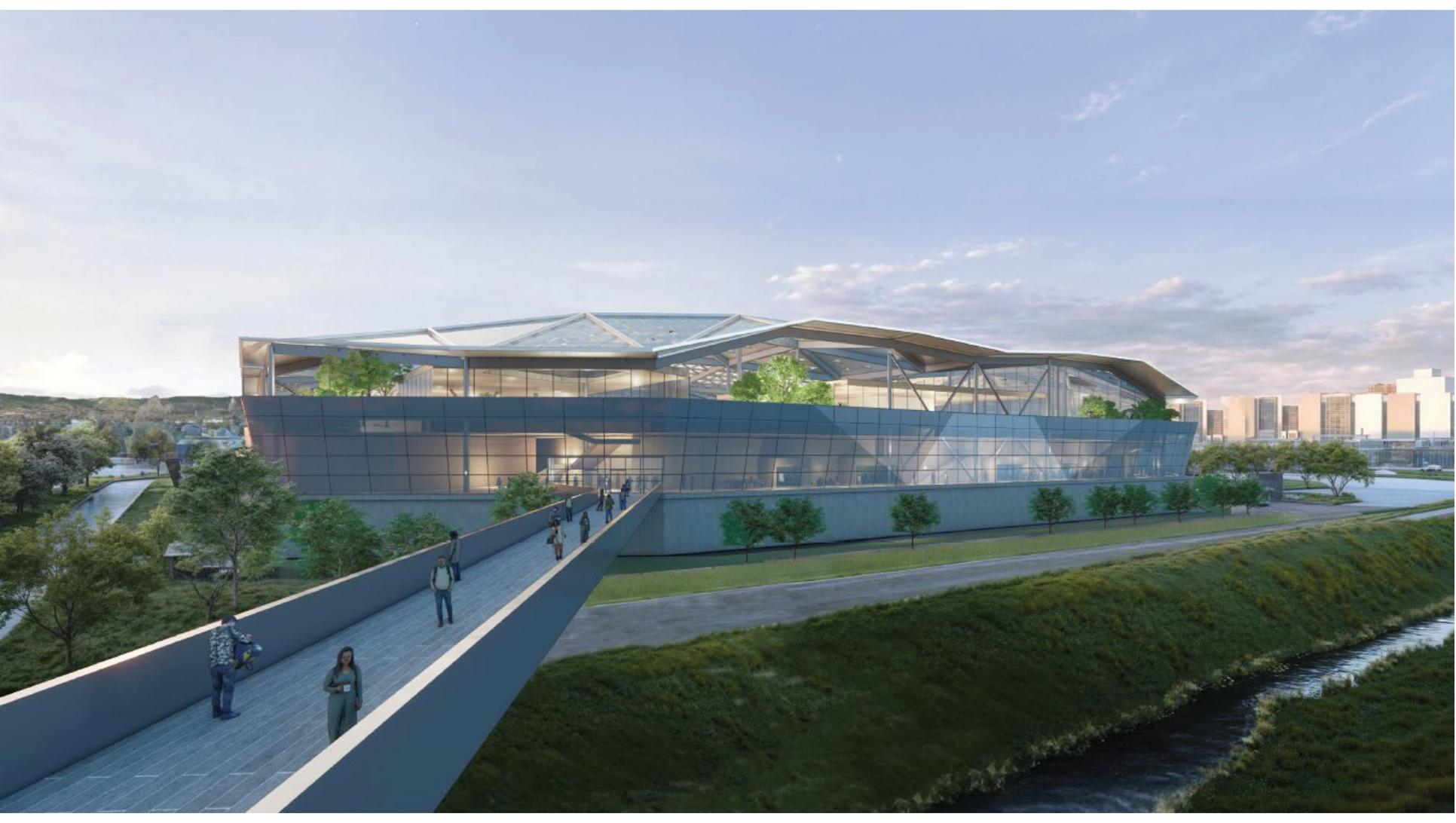


# PD Zoning

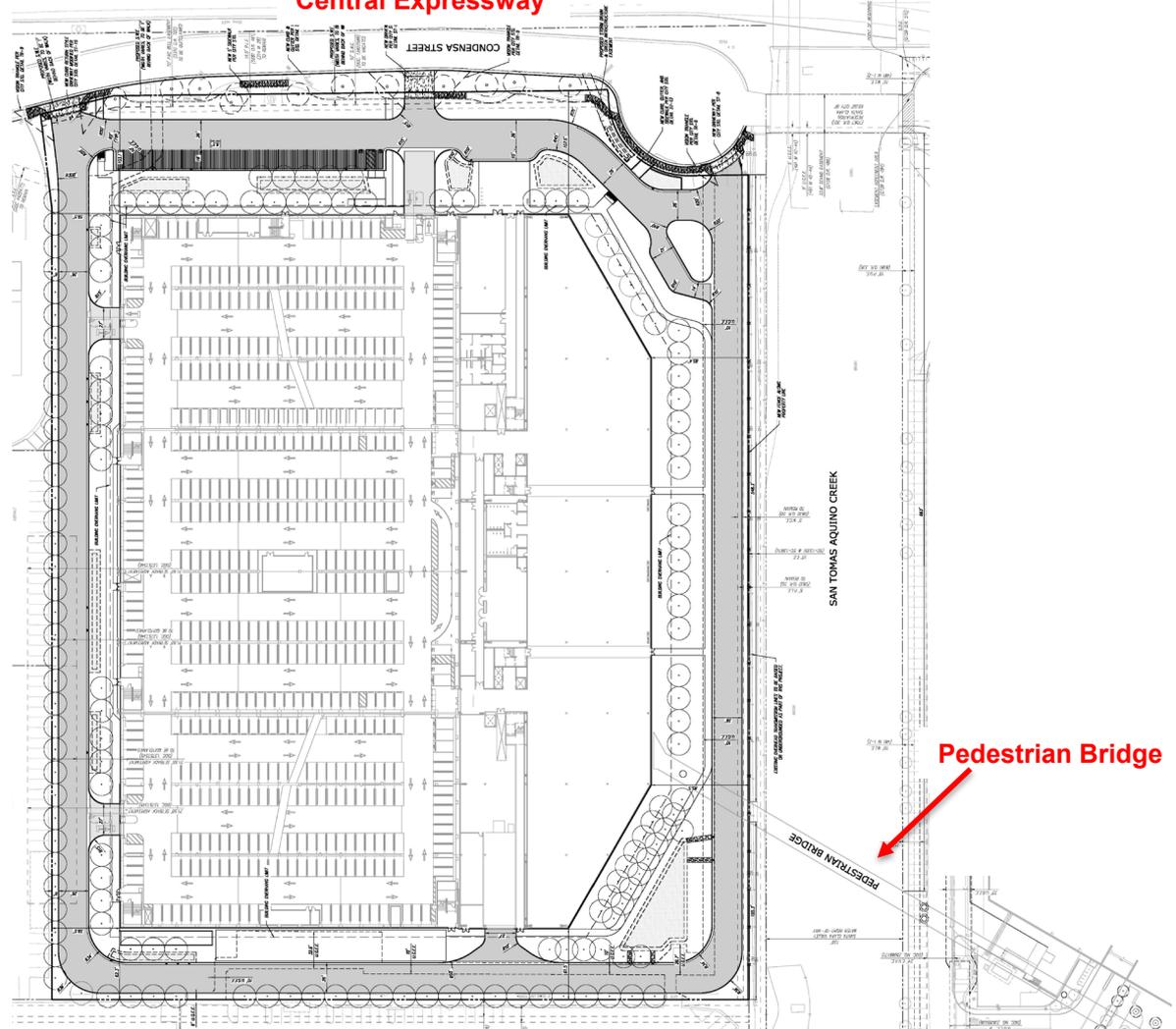
- Up to 1.95 million square feet of office/R&D
  - Phase 1: 495,800 square feet
  - Phase 2: 754,800 square feet
  - Phase 3: 345,475 square feet (proposed)







**Central Expressway**



**Pedestrian Bridge**





## **CEQA Evaluation**

- An Addendum to the San Tomas Business Park Campus Project Environmental Impact Report (EIR), concluded that the modified project would not result in any new impacts or substantially increase the severity of the previously identified operational transportation impacts.



# Recommendation

- **Consider** the Addendum to the San Tomas Business Park Campus Project EIR; and
- **Approve** the Architectural Review for the construction of 324,000 square-foot office building, 2,903 space parking structure, 36 surface parking spaces, and other site improvements including a pedestrian bridge spanning San Tomas Aquino Creek, subject to the findings and conditions of approval.



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