

DRAFT EXCERPT MEETING MINUTES

2. [22-686](#) Action on a Development Area Plan (DAP) 1 Vesting Tentative Subdivision Map for the Related Santa Clara Project at 5155 Stars and Stripes Drive

Recommendation: Adopt a resolution recommending the City Council to approve the DAP I Vesting Tentative Subdivision Map Phase 1 for the Related development for the property located at 5155 Stars and Stripes Drive.

Commissioners inquired about the vertical subdivision and if it was the first of this kind in the City. Staff confirmed that there have been no prior three-dimensional subdivision applications and the City has brought in a third-party consultant to assist with this process. There were further questions if the garage parcel could function on its own and be sold unconnectedly. The outside Counsel to the City for the Related project clarified that the DAP I is a City-owned property, and the City would be ground leasing the property to Related ('Applicant'). There will be a single ground lease for the office and the entire garage. Additionally, there will be separate ground leases for the Hotel and Service Apartments to the entities that develop those parcels.

There were further questions about why the ground lease would only include the office parcel and the garage, and if it would impact the future parking needs for the Hotel and service apartments parcel. The outside Counsel clarified that the City controls the ground leases and any transfer to new lessees will be carefully reviewed by the City. Further, there will be covenants, and restrictions in place. The project also has a condition of approval to have agreements between all entities within the parcels in DAP 1 to ensure access and availability of garage remains in place.

Commissioners stated that the project will be an iconic project for the City that enables a much needed mixed-use development and communal feel. The Commission further inquired if the architectural drawings for the proposal were submitted and under staff review. Staff explained that the DAP I plans have been submitted to obtain the Building permit and the approval of the building permit was dependent on the approval of the Tentative Map before the Commission. The Outside Council further clarified that the broader proposal was approved by the Council previously (March 24, 2020) and the more detailed plans were approved administratively by the Community Development Director per the Master Community Plan (MCP) (on February 26, 2021).

A motion was made by Commissioner Saleme, seconded by Commissioner Huang to approve staff recommendation

Aye: 5 - Commissioner Bhatnagar, Chair Cherukuru, Commissioner Huang, Commissioner Bouza, and Commissioner Saleme

Absent: 2 - Commissioner Biagini, and Vice Chair Herro