

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE OF THE CITY OF SANTA CLARA,  
CALIFORNIA, APPROVING A DEVELOPMENT AGREEMENT  
BETWEEN THE CITY OF SANTA CLARA AND BENTON AND  
EL CAMINO, LP FOR THE PROPERTY LOCATED AT 575  
BENTON STREET, SANTA CLARA**

SCH#2015032076

CEQ2015-01188 (Mission Town Center FEIR Addendum#1)

PLN2017-12489 (General Plan Amendment)

PLN2017-12574 (Application for Rezoning)

PLN2017-12575 (Vesting Tentative Parcel Map)

PLN2017-12837 (Development Agreement)

**BE IT ORDAINED BY THE CITY OF SANTA CLARA AS FOLLOWS:**

**WHEREAS**, California Government Code Sections 65864 through 65869.51 (“Development Agreement Act”) authorize cities to enter into binding development agreements with owners of real property and these agreements govern the development of the property;

**WHEREAS**, Benton and El Camino, LP (“Developer”) has requested that the City of Santa Clara (“City”) enter into the type of agreement contemplated by the Development Agreement Act;

**WHEREAS**, City staff negotiated and recommended for approval a Development Agreement subject to specific conditions of approval, all attached hereto as Exhibit “Development Agreement” and incorporated herein by this reference, with Developer in connection with the proposed development located at 575, 611, 625, 645, 675 Benton Street, 3330, 3350, 3390, 3410 The Alameda; 1188, 1250 Sherman Street; 602 Fremont Street (“Project”);

**WHEREAS**, the Project approvals will include Addendum #1 to the Mission Town Center FEIR; a General Plan Amendment from Santa Clara Station High Density Residential to Santa Clara Station Very High Density Residential; a rezoning of the Project Site from Light Industrial (ML), Single Family (RI-61), Duplex (R2-7L), and Thoroughfare Commercial (CT) to a Planned Development (PD) zone; the vacation and sale of a portion of Fremont Street east of the

Alameda and a portion of Sherman Street north of Benton Street; along with the adoption of a Development Agreement Ordinance;

**WHEREAS**, pursuant to Santa Clara City Code (“SCCC”) § 17.10.120, on May 23 and June 13, 2018, the Planning Commission held a duly noticed public hearing to consider the proposed Development Agreement, at the conclusion of which the Commission recommended that the City Council adopt the Development Agreement Ordinance;

**WHEREAS**, before considering the Development Agreement, the City Council reviewed and considered the information contained in the Addendum #1 to the Mission Town Center FEIR (SCH#2015032076);

**WHEREAS**, Santa Clara City Code § 17.10.160 requires the City Council to hold a public hearing before approving a Development Agreement;

**WHEREAS**, notice of the public hearing on the proposed Development Agreement Amendment was published in the *Santa Clara Weekly*, a newspaper of general circulation for the City, on June 13, 2018;

**WHEREAS**, notices of the public hearing on the Development Agreement were mailed to all property owners within 1,000 feet of the Project Site, according the most recent assessor’s roll, on June 15, 2018; and

**WHEREAS**, the City Council has reviewed the Development Agreement, and on June 26 and July 17, 2018, conducted a public hearing, at which time all interested persons were invited to provide testimony and evidence, both in support and in opposition to the proposed Development Agreement.

**NOW THEREFORE, BE IT FURTHER ORDAINED BY THE CITY OF SANTA CLARA, AS FOLLOWS:**

**SECTION 1:** The City Council hereby approves the Development Agreement substantially in the form attached hereto as Exhibit “Development Agreement” subject to such minor and clarifying

changes consistent with the terms thereof as may be approved by the City Attorney prior to execution thereof.

**SECTION 2:** Pursuant to Government Code Section 65867.5, the City Council hereby finds that the provisions of the Development Agreement are consistent with the General Plan, in that the proposed project creates a mixed-use development of the scale and character that complements and is supportive of the surrounding uses; and creates a mixed-use development that maximizes density with accessibility to alternative transportation modes, and integrates pedestrian, bicycle, transit, open space and outdoor uses to encourage active centers.

**SECTION 2:** Pursuant to Government Code Section 65865.2, the City Council hereby finds that the Development Agreement complies with all requirements of the Government Code Section 65865.2, in that the Agreement specifies the duration of the Agreement (10 years), lists the permitted uses of the property (residential/mixed use), sets the density and intensity of the proposed uses (61.7 dwelling units per acre with 19,985 sf of retail), sets the maximum height and size of the proposed buildings (86'6" tall, and as depicted on the attached Development Plans), and includes provisions for the dedication of land for public purposes (a 0.14 acre public park).

**SECTION 4:** This ordinance, including the Development Agreement approval described in Section 1 above, is based in part on the findings set forth above, and the CEQA Findings Related to Approval of the Certification of the FEIR, the General Plan Amendment, and the Rezoning.

**SECTION 5:** The City Manager and/or her designee is hereby authorized and directed to perform all acts to be performed by the City in the administration of the Development Agreement pursuant to the terms of the Development Agreement, including but not limited to conducting annual review of compliance as specified therein. The City Manager is further authorized and directed to perform all other acts, enter into all other agreements and execute all other

documents necessary or convenient to carry out the purposes of this Ordinance and the Development Agreement.

**SECTION 6:** Except as specifically set forth herein, this ordinance suspends and supercedes all conflicting resolutions, ordinances, plans, codes, laws and regulations.

**SECTION 7:** This Ordinance shall not be codified in the Santa Clara City Code.

**SECTION 8:** Effective date. This ordinance shall take effect thirty (30) days after its final adoption; however, prior to its final adoption it shall be published in accordance with the requirements of Section 808 and 812 of "The Charter of the City of Santa Clara, California."

**PASSED FOR THE PURPOSE OF PUBLICATION** this \_\_\_\_ day of \_\_\_\_\_, 2018, by the following vote:

AYES: COUNCILORS:

NOES: COUNCILORS:

ABSENT: COUNCILORS:

ABSTAINED: COUNCILORS:

ATTEST:

\_\_\_\_\_  
JENNIFER YAMAGUMA  
ACTING CITY CLERK  
CITY OF SANTA CLARA

Attachments incorporated by reference:

1. Development Agreement