



Development Review Hearing

**Item 2:
2290 De La Cruz Boulevard**

July 9, 2025

Meha Patel, Associate Planner



Request

- Architectural Review – Construct a one-story 11,100 square-foot prefabricated steel building with associated site improvements
- Architectural Review approval through a Development Review Hearing is required under Santa Clara City Code 18.120.020(D)(4)



Existing Site

- **Acreage:** 1.97 acres
- **Surrounding Uses:**
 - **N:** Heavy Industrial
 - **S:** Heavy Industrial
 - **E:** Light Industrial
 - **W:** Heavy Industrial
- **Zoning:** HI – Heavy Industrial
- **General Plan Designation:** Heavy Industrial









Consistency with Design Guidelines / Objective Standards

The project is consistent with the Santa Clara Community Design Guidelines, in that:

- Building design uses roof and building materials and architectural features that are consistent with the proposed industrial architectural style and reduces large expanse of blank walls.
- The front façade consists of service bays that are setback 124 feet from the public right-of-way and screened with an eight-foot block wall and landscaping to minimize the visual intrusion.
- The proposed project will install a separated sidewalk and landscape area on both sides of the sidewalk to provide trees and shrubs to minimize visual impact of the proposed building.
- The proposed landscape and block wall with landscaping in the front as well as the parking lot landscape design complement the building, pedestrian, and driveway entrances.



CEQA Evaluation

- The project is found to be Categorical Exempt from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15332 (Class 32 – Infill), in that the request is being built on a project site less than five acres and within an urban area served by existing utilities.



Recommendation

- **Determine** the project to be exempt from the California Environmental Quality Act (CEQA) formal pursuant to CEQA Guidelines Section 15332 (Class 32 - Infill); and
- **Approve** the Architectural Review (PLN24-00489) to construct a one-story 11,100 square-foot prefabricated steel building with associated site improvements located at 2290 De La Cruz Boulevard, subject to the findings and conditions of approval.



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