

# City of Santa Clara

## Meeting Agenda

### Call and Notice of Special Meeting of the City Council



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Thursday, February 13, 2025

5:30 PM

Santa Clara Convention Center 5001  
Great America Parkway Theater  
Santa Clara, CA 95054

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How to Submit Written Public Comment Before the Special City Council Meeting:

1. Use the eComment tab located on the City Council Agenda page (<https://santaclara.legistar.com/Calendar.aspx>). eComments are directly sent to the iLegislate application used by City Council and staff, and become part of the public record. eComment closes 15 minutes before the start of a meeting.
2. By email to [clerk@santaclaraca.gov](mailto:clerk@santaclaraca.gov) by 12 p.m. the day of the meeting. Those emails will be forwarded to the Council and will be uploaded to the City Council Agenda as supplemental meeting material. Emails received after the 12 p.m. cutoff time up through the end of the meeting will form part of the meeting record. Please identify the Agenda Item Number in the subject line of your email.

**NOTE:** Please note eComments and Emails received as public comment **will not** be read aloud during the meeting.

Agendas, Staff Reports and some associated documents for City Council items may be viewed on the Internet at <https://santaclara.legistar.com/Calendar.aspx>

All public records relating to an open session item on this agenda, which are not exempt from disclosure pursuant to the California Public Records Act, that are distributed to a majority of the legislative body will be available for public inspection at the Office of the City Clerk at Santa Clara City Hall, 1500 Warburton Avenue, Santa Clara, CA 95050 at the same time that the public records are distributed or made available to the legislative body. Any draft contracts, ordinances and resolutions posted on the Internet site or distributed in advance of the Council meeting may not be the final documents approved by the City Council. For the final document, you may contact the Office of the City Clerk at (408) 615-2220 or [Clerk@santaclaraca.gov](mailto:Clerk@santaclaraca.gov).

NOTICE IS HEREBY GIVEN that, pursuant to the provisions of California Government Code §54956 ("The Brown Act") and Section 708 of the Santa Clara City Charter, the Mayor calls for a Special Meeting of the City Council of the City of Santa Clara, to commence and convene on February 13, 2025, at 5:30 pm for a Special Meeting to be held at the Santa Clara Convention Center located at 5001 Great America Parkway, Santa Clara, California, to consider the following matter(s) and to potentially take action with respect to them.

**5:30 PM SPECIAL CITY COUNCIL MEETING**

Call to Order

Roll Call

**STUDY SESSION**

Public Comment

*Comments are reserved specifically to the study session item.*

1.     **25-187**    [State of Santa Clara Real Estate and Development Market Presented by Urban Land Institute](#)

**Recommendation:** Note and file the Study Session report

(Note Cards will be provided to the Audience for Q&A following presentation as time permits)

**ADJOURNMENT**

Networking to follow from 8:30 p.m. - 9:00 pm.

**The next regular scheduled meeting is on Tuesday, February 25, 2025 in the City Hall Council Chambers.**

## MEETING DISCLOSURES

The time limit within which to commence any lawsuit or legal challenge to any quasi-adjudicative decision made by the City is governed by Section 1094.6 of the Code of Civil Procedure, unless a shorter limitation period is specified by any other provision. Under Section 1094.6, any lawsuit or legal challenge to any quasi-adjudicative decision made by the City must be filed no later than the 90th day following the date on which such decision becomes final. Any lawsuit or legal challenge, which is not filed within that 90-day period, will be barred. If a person wishes to challenge the nature of the above section in court, they may be limited to raising only those issues they or someone else raised at the meeting described in this notice, or in written correspondence delivered to the City of Santa Clara, at or prior to the meeting. In addition, judicial challenge may be limited or barred where the interested party has not sought and exhausted all available administrative remedies.

**STREAMING SERVICES:** As always, the public may view the meetings on SantaClaraCA.gov, Santa Clara City Television (Comcast cable channel 15 or AT&T U-verse channel 99), or the livestream on the City's YouTube channel or Facebook page.

Note: The public cannot participate in the meeting through these livestreaming methods; livestreaming capabilities may be disrupted at times, viewers may always view and participate in meetings in-person and via Zoom as noted on the agenda.

**AB23 ANNOUNCEMENT:** Members of the Santa Clara Stadium Authority, Sports and Open Space Authority and Housing Authority are entitled to receive \$30 for each attended meeting.

Note: The City Council and its associated Authorities meet as separate agencies but in a concurrent manner. Actions taken should be considered actions of only the identified policy body.

**LEGEND:** City Council (CC); Stadium Authority (SA); Sports and Open Space Authority (SOSA); Housing Authority (HA); Successor Agency to the City of Santa Clara Redevelopment Agency (SARDA); Bayshore North Project Enhancement Authority (BNPEA); Public Facilities Financing Corporation (PFFC)

Public contact was made by posting the Council agenda on the City's official-notice bulletin board outside City Hall Council Chambers. A complete agenda packet is available on the City's website and in the City Clerk's Office at least 72 hours prior to a Regular Meeting and 24 hours prior to a Special Meeting. A hard copy of any agenda report may be requested by contacting the City Clerk's Office at (408) 615-2220, email [clerk@santaclaraca.gov](mailto:clerk@santaclaraca.gov) <<mailto:clerk@santaclaraca.gov>> or at the public information desk at any City of Santa Clara public library.

If a member of the public submits a speaker card for any agenda items, their name will appear in the Minutes. If no speaker card is submitted, the Minutes will reflect "Public Speaker."

In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 ("ADA"), the City of Santa Clara will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities, and will ensure that all existing facilities will be made accessible to the maximum extent feasible. The City of Santa Clara will generally, upon request, provide appropriate aids and services leading to effective communication for qualified persons with disabilities including those with speech, hearing, or vision impairments so they can participate equally in the City's programs, services, and activities. The City of Santa Clara will make all reasonable modifications to policies and programs to ensure that people with disabilities have an equal opportunity to enjoy all of its programs, services, and activities.

Agendas and other written materials distributed during a public meeting that are public record will be made available by the City in an appropriate alternative format. Contact the City Clerk's Office at 1 408-615-2220 with your request for an alternative format copy of the agenda or other written materials.

Individuals who require an auxiliary aid or service for effective communication, or any other disability-related modification of policies or procedures, or other accommodation, in order to participate in a program, service, or activity of the City of Santa Clara, should contact the City's ADA Coordinator at 408-615-3000 as soon as possible but no later than 48 hours before the scheduled event.



## Agenda Report

25-187

Agenda Date: 2/13/2025

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### REPORT TO COUNCIL

#### SUBJECT

State of Santa Clara Real Estate and Development Market Presented by Urban Land Institute

#### COUNCIL PILLAR

Promote and Enhance Economic, Housing and Transportation Development

#### BACKGROUND

Unique economic and market conditions are affecting real estate and development at the national and local level. In particular, development opportunities are being affected by high interest rates, construction costs, challenges to obtain capital, and shifting trends in building utilization. Staff has been learning about pipeline development projects requesting pauses or pivots to evolve to these conditions.

#### DISCUSSION

This study session is intended to provide the City Council with information on factors that are affecting the real estate and development market as well as a deeper understanding of how development projects are financed and deemed viable to begin construction. The study session will be presented by Urban Land Institute (ULI) - San Francisco, which is the Bay Area chapter of a national nonprofit education and research organization comprised of cross-disciplinary real estate and land use experts.

#### ENVIRONMENTAL

The action being considered is a study session only and does not constitute a “project” within the meaning of the California Environmental Quality Act (“CEQA”) pursuant to CEQA Guidelines section 15378(b)(5), an administrative activity that will not result in direct or indirect physical changes to the environment.

#### FISCAL IMPACT

The total expense for ULI to conduct research and prepare presentation materials is \$5,000, which will be covered by available funds in the City Manager’s Office Contract Fund. While the study session is not a budgeted expense, underspending in other areas allows for the cost to be absorbed by the City Manager’s Office.

#### COORDINATION

This report has been coordinated with the City Manager’s Office and City Attorney’s Office.

#### PUBLIC CONTACT

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**RECOMMENDATION**

Note and file the Study Session report

Reviewed by: Reena Brilliot, Director of Economic Development & Sustainability

Approved by: Jōvan Grogan, City Manager