

City of Santa Clara

Planning Commission October 26, 2022

22-686: Related Santa Clara Development Area Plan (DAP) 1-Tentative Map (TMAP)

Item # 2 PLN21-15283



Request

• Approval of a Vesting Tentative Subdivision Map for Development Area Plan (DAP) 1 of the Related Santa Clara development as defined in the Master Community Plan (MCP) for the property located at 5155 Stars and Stripes Drive.



Related Santa Clara DAP 1- TMAP Background

- Project Entitlements approved (6/28/2016)
 - Environmental Clearance: EIR & MMRP
 - General Plan Amendments to Urban Center/Entertainment District
 - Rezoning to Planned Development Master Community (PD-MC)- referred to as Master Community Plan (MCP)
 - Disposition and Development Agreement (DDA)
 - Development Agreement (DA)





Background Continued

- Development Area Plan (DAP) 1 proposal approved on March 24, 2020
- Development Area Plan (DAP) 2 proposal approved on July 13, 2020
- Comprehensive Sign Program for the City Center Area approved- February 9, 2021
- Architectural Review DAP 1- approved February 26, 2021
- Architectural Review DAP 2 approved May 25, 2022





Site

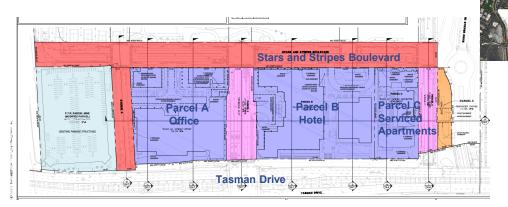
- DAP 1 14.3 acres
- General Plan Designation-Urban Center/Entertainment District
- **Zoning:** Planned Development- Master Community

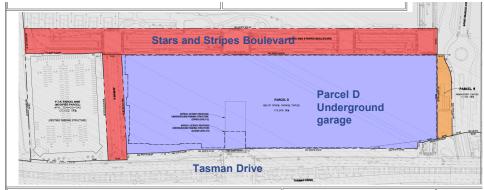




Proposal

 Subdivide DAP into 7 parcels, including 3 parcels for office, hotel, and serviced apartments as well as a vertical subdivision for the underground garage spanning the majority of Phase 1 build-out.

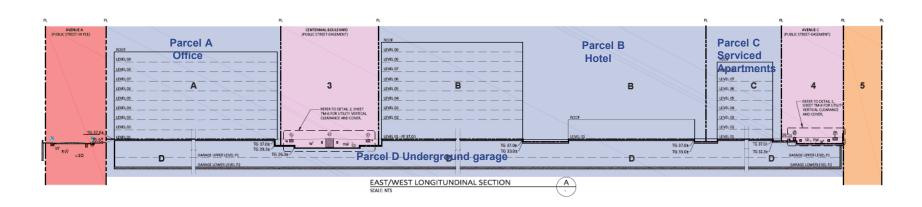






Proposal





East/West Longitudinal Section



Project Analysis

- The proposed subdivision conforms to and is consistent with the City's subdivision ordinance in that:
 - It is consistent with the policies and programs of the General Plan and the land use designation for the site
 - The site is physically suitable for the type and density of development
 - The environmental impacts of the project have been analyzed in the 2016 EIR and 2020 Addendum and mitigated to the maximum extent feasible



Project Analysis Continued

- Proposal follows the Subdivision Map Act and would implement the land use decisions that have already been made through the MCP approval in June 2016 and DAP 1 approval in March 2020.
- Proposed subdivision will not result in any inconsistencies with the approved MCP for the property.



Environmental Review

- City certified an EIR for the project, adopted a Mitigation Monitoring or Reporting Program (MMRP), and adopted Statement of Overriding Considerations on June 28, 2016
- In 2020, an Addendum to the EIR was prepared for the DAP 1 Application that concluded that the potential environmental impacts associated with DAP 1 have already been adequately analyzed in the Project EIR



Recommendation

Adopt a resolution recommending the City Council to approve the Vesting Tentative Subdivision Map for Development Area Plan (DAP)1 of the Related Santa Clara development as defined in the Master Community Plan (MCP) for the property located at 5155 Stars and Stripes Drive.



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