City of Santa Clara
The Center of What's Possible

AGENDA ITEM #:8.F.

ARCHITECTURE COMMITTEE PROJECT OVERVIEW

Meeting Date:	**April 18, 2018**
File No.(s):	**PLN2017-12535 and CEQ2017-01034**
Location:	2305 Mission College Boulevard, a 15.7-acre project site on the north side of Mission College Boulevard and east of the San Tomas Aquino Creek in the City of Santa Clara, APN: 104-13-096; project site is zoned Light Industrial (ML)
Applicant/Owner:	Clarke Michalak, PR III 2305 Mission College
Request:	Adoption of a **Mitigated Negative Declaration**; **Architectural Approval** for the demolition of an existing two-story 358,000 square foot office/R&D and construction of a two-story 495,610 square foot data center building with equipment yards and onsite improvements.
CEQA Determination:	Initial Study/ Mitigated Negative Declaration
Project Planner:	Steve Le, Assistant Planner I
Staff Recommendation:	**Approve,** subject to conditions

Points for consideration for the Architectural Committee

- IS/MND and supporting documents have been prepared to determine if the project would result in potentially significant or significant impacts to the environment. On the basis of the Initial Study/MND, it has been determined that the proposed action, with the incorporation of the mitigation measures described below, will not have a significant effect on the environment. (previously distributed)
- A Mitigated Negative Declaration (MND) was prepared and a Notice of Availability was circulated for a 30-day period from March 5, 2018 to April 5, 2018 in accordance with California Environmental Quality Act (CEQA) requirements. An extension of the review period was approved to April 12, 2018.
- Staff received four comment letters for the IS/MND prepared a response to comments attached to this report.
- The project site is currently designated "Low Intensity Office/R&D" in the City of Santa Clara 2010-2035 General Plan (General Plan), and is zoned as "Light Industrial." The project is consistent with the existing land use designation.
- The project would remove 234 trees on-site. The project does, however, propose to plant new landscaping around the perimeter of the site, along the street frontage, and near the building. The City's General Plan (Policy 5.3.1-P10) requires new development to include new street trees and at least a 2:1 on- or off-site replacement for removal of existing trees. While the proposed project would need to plant a minimum of 468 trees, the landscape plan shows 199 new trees would be planted on the project site. Species used will be required to exclude invasive species listed in the Guidelines and Standards for Lands Near Streams. At the City's directive, the project would plant, at minimum, 269 trees off-site to offset the loss of the trees to be removed as a result of the project. If additional trees are removed, whether due to deterioration, construction injury, or a mitigation measure, the project would need to offset the loss of trees in accordance with General Plan Policy 5.3.1-P10. Because the project would be required to comply with the City's tree replacement policy, the loss of these trees on-site would result in a less than significant impact on trees in the project area.

- 75 parking provided where 248 parking spaces required for the size of the data center. The applicant proposed a total of 504 parking spaces in future parking plan with the current plan showing a land bank of 429 parking spaces where the generator yard and substation are proposed.
- Four organizations responded to the IS/MND: Adam Broadwell Joseph & Cardozo, Lozeau Drury LLP, Santa Clara Valley Transportation Authority, and Santa Clara Water District.
- The Conditions of Approval is attached to this report.

Findings

1) *That any off-street parking area, screening strips and other facilitates and improvements necessary to secure the purpose and intent of this title and the general plan of the City area a part of the proposed development, in that;*
    - The development provides adequate parking spaces on site for the proposed data center.

2) *That the design and location of the proposed development and its relation to neighboring developments and traffic is such that it will not impair the desirability of investment or occupation in the neighborhood, will not unreasonably interfere with the use and enjoyment of neighboring developments, and will not create traffic congestion or hazard, in that;*
    - There is no expansion of the parking or intensification of use that would cause increased traffic congestion or hazard.

3) *That the design and location of the proposed development is such that it is in keeping with the character of the neighborhood and is such as not to be detrimental to the harmonious development contemplated by this title and the general plan of the City, in that;*
    - The development proposal is for a new data center, equipment yard, and substation that are consistent with the scale and general design characteristic of the surrounding industrial developments.

4) *That the granting of such approval will not, under the circumstances of the particular case, materially affect adversely the health, comfort or general welfare of persons residing or working in the neighborhood of said development, and will not be materially detrimental to the public welfare or injuries to property or improvements in said neighborhood, in that;*
    - The design is not out of scale with the surrounding Office/R& D and industrial developments.

5) *That the proposed development, as set forth in the plans and drawings, are consistent with the set of more detailed policies and criteria for architectural review as approved and updated from time to time by the City Council, which set shall be maintained in the planning division office. The policies and criteria so approved shall be fully effective and operative to the same extent as if written into and made a part of this title, in that;*
    - The development is a modern medium-scale data center facility that is allowed in the ML Zoning District.

Attachments:

1. Conditions of Approval
2. Response to Comments on IS MND
3. Development Plan