



Meeting Date: March 29, 2017

File No.(s): PLN2016-12246, PLN2016-12502 and CEQ2016-01023

Project Title: McLaren Data Center Project

Location: 651, 725 and 825 Mathew Street, a 8.97 acres on the north side of Mathew Street, 300 feet east of Lafayette Street; APNs: 224-40-001,-002, and -011. Property is zoned Heavy Industrial (MH).

Applicant: Spencer Myers / Mathew Realty Investment

Owner: Habib Zakerani

Request: **Adoption of a Mitigated Negative Declaration (MND); and Architectural Review** to allow the development of two four-story data center buildings totaling 413,000 square feet, electric substation along Mathew Street, mechanical yard support areas, and surface parking lot.

CEQA Determination: Mitigated Negative Declaration

Project Planner: Yen Chen, Associate Planner

Project Data

Lot Size: 8.97 acre	390,733 sf		
	Existing Floor Area (sq.ft.)	Addition (sq.ft.)	Proposed Floor Area (sq.ft.)
Gross Floor Area	147,600	-	413,000
Lot Coverage	-		34.2
F.A.R.	-		1.05
Parking	-		162 spaces

Points for consideration for the Architectural Committee

Mitigated Negative Declaration

- The project proposes to demolish an existing industrial warehouse, manufacturing buildings and associated surface parking and construct a two four-story, 206,500 sf data center buildings totaling 413,000 sf and a paved surface parking lot. The project also include an approximately 36,200-sf Silicon Valley Power (SVP) substation along Mathew Street.
- A Mitigated Negative Declaration has been prepared for the McLaren Data Center Project.. The Architectural Committee will need to make the determination that the project will not have a significant effect on the environment, that mitigation measures will be made a condition of the approval of the project. Adopt the mitigated negative declaration and the mitigation reporting or monitoring plan for this project.

Building Design

- The development is a 2-3 stories higher than the surrounding low to mid-rise structures.
- The façades of the proposed buildings would consist primarily of plaster or other cementitious skin materials, metal, and glass. The design of the proposed buildings incorporates the use of varied surface materials and colors as well as accent elements including an exposed stair/elevator tower, vertical bands and corrugated metal panels.

- Building B is proposed to be closer to Mathew Street than Building A, would be set back from the southern property line along Mathew Street by approximately 100 feet.
- The height of the proposed buildings to the top of the metal screen would be approximately 107.5 feet above ground surface.

Trees and Landscaping

- There are no trees and limited landscaping present on the project site. The limited landscaping includes several non-native volunteer shrubs, including Canary Island date palm, Mexican avocado, tree of heaven, and silk tree.
- Approximately 120 new trees (including London Plane, Coast Live Oak, and Brisbane Box trees) would be planted around the perimeter of the project site and along the central access drive. In addition, shrubs and ground cover would be planted throughout the project site.
- The proposal will add trees along the street frontage to help screen the Electric Substation and to provide a separated sidewalk with landscaping.
- Final tree removal and landscape plans, including potential off-site replacement, would be subject to review and approval by the Community Development Department with consultation with the City Arborist.

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 the required parking spaces for the proposed data center development under SCCC 18.74.040 (p) – Other Uses.
- 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;*
 - The development is generally consistent with the City's Design Guidelines. Exterior building materials would include plaster, cement, metal, and glass typical of the industrial area.. Mechanical screen and equipment screens will be provided at the rooftop perimeter and mechanical equipment and generator yard.
- 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 is a 2-3 stories higher than the surrounding low to mid-rise structures.
 - The façades of the proposed buildings would be visually similar to the surrounding uses, which are primarily heavy industrial and commercial.
 - The project provides setback and landscaping along the street frontage consistent with surrounding properties.
- 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 project is generally consistent with adjacent industrial and commercial development in terms of visual character and quality.

- The data center use and associated parking are self-contained within the limits of the property. There are no residential developments immediately adjacent that would be impacted with privacy concerns.
- 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 data center facility that is allowed in the MH Zoning District. The proposed development provides for an aesthetically attractive building, ample employee parking.
 - Located immediately south of the project site across Mathew Street are existing data centers

Conditions of Approval:

- 1) Submit plans for final architectural review to the Planning Division and obtain architectural approval prior to issuance of building permits. Said plans to include, but not be limited to: site plans, floor plans, elevations, landscaping, lighting and signage. Landscaping installation shall meet City water conservation criteria in a manner acceptable to the Director of Community Development.
- 2) Comply with the the recommended conditions of approval from March 14, 2017 Project Clearance Committee (3/14 PCC)