



Meeting Date: February 6, 2019

File No.(s): PLN2018-13564, PLN2018-13618 and CEQ2018-01062 (Related Files: PLN2016-12246, PLN2016-12502 and CEQ2016-01023)

Location: 651, 725 and 825 Mathew Street, an 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: Sam Huckaby, Vantage Data Centers

Owner: Vantage Data Centers 7, LLC

Request: Consider a Mitigated Negative Declaration (MND) prepared for the project by the California Energy Commission and Adopt a Mitigation Monitoring and Reporting Program; and Architectural Review to allow the development of three four-story data center buildings totaling 541,000 square feet, electric substation along Mathew Street, mechanical yard support areas, and surface parking lot.

CEQA Determination: Mitigated Negative Declaration (See attached Environmental Review documents)

Project Planner: Yen Han 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	0 (demolished as part of the City's prior approval of demolition and construction activities at the site)	-	541,000
Lot Coverage	-		34.2
F.A.R.	-		1.38
Parking	-		189 spaces

Background

- 1) The project site is an 8.97 acres on the north side of Mathew Street, 300 feet east of Lafayette Street A 500-foot neighborhood notice was distributed for this project review.
- 2) There are no active City code enforcement cases for this property.

Points for consideration for the Architectural Committee

Mitigated Negative Declaration

- The project proposes to construct three four-story, 175,000- to 180,000-sf data center buildings totaling 541,000 sf and a paved surface parking lot. The project also includes an approximately 14,250-sf Silicon Valley Power (SVP) substation along Mathew Street.
- A Mitigated Negative Declaration was prepared by the City for a previous version of the McLaren Data Center Project and adopted by the Architectural Committee in March 2017. Subsequently, the project design was revised. The revised project was granted a Small Power Plan Exemption by the

California Energy Commission. The exemption process requires the California Energy Commission to find that the project will not create a substantial adverse impact on the environment or energy resources. Thus, the California Energy Commission prepared and adopted a separate Mitigated Negative Declaration for the revised project in November 2018; the Mitigated Negative Declaration prepared by the California Energy Commission incorporated by reference the Mitigated Negative Declaration prepared by the City and modified the analysis to address the revisions to the Project that occurred subsequent to preparation of the City's Mitigated Negative Declaration. The project applicant has since filed an application with the City of Santa Clara to obtain entitlements for the revised project. In approving the revised project, the City of Santa Clara will rely on the Mitigated Negative Declaration prepared by the California Energy Commission as documentation of compliance with the California Environmental Quality Act. The Architectural Committee will need to make the determination that the project will not have a significant effect on the environment and that mitigation measures will be made a condition of the approval of the project. The Architectural Committee will also need to consider the Mitigated Negative Declaration prepared for the project by the California Energy Commission, and adopt a new Mitigation Monitoring and Reporting Program that incorporates the mitigation measures in the Mitigated Negative Declaration prepared for the project by the California Energy Commission.

Building Design

- The development is 1-2 stories higher than the surrounding low to mid-rise industrial 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 3 is proposed to be closer to Mathew Street than Buildings 1 and 2, 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 112 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 (d)(2) – Data Centers. The City's General Plan does not include any requirements for parking for properties zoned HI.

- 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 and the City's General Plan. 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. The development's consistency with applicable policies from the City's General Plan is discussed in Table 1.

TABLE 1 PROJECT CONSISTENCY WITH SANTA CLARA GENERAL PLAN LAND USE POLICIES	
Land Use Policies	Project Consistency
5.3.1–P3: Support high quality design consistent with adopted design guidelines and the City's architectural review process.	Consistent. 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. These architectural elements help create visual interest and reduce the perceived height and bulk of the structure by breaking up the building facade. The buildings and site improvements would be subject to the City's design review process to ensure that the project would not adversely affect the visual quality of the area and would conform to current architectural and landscaping standards.
5.3.1–P8: Work with property owners to improve or redevelop underutilized and vacant properties.	Consistent. The project would redevelop an existing industrial property. A substantial amount of the project site is comprised of vacant space and surface parking.
5.3.1–P29: Encourage design of new development to be compatible with, and sensitive to, nearby existing and planned development, consistent with other applicable General Plan policies.	Consistent. The project proposes to construct three four-story data center buildings. Thus, the proposed buildings would be 1-2 stories taller than the surrounding low to mid-rise industrial structures. However, the proposed building facade would be visually similar to the surrounding industrial and commercial uses. The project area is developed with buildings that feature a mix of architectural styles and no particular dominant design aesthetic. The proposed building design would be compatible with the mixed visual character of the area.
5.3.5-P12: Promote development, such as manufacturing, auto services and data centers, in Light and Heavy Industrial classifications to compliment employment areas and retail uses.	Consistent. The project would include the construction of three data center buildings on a site that is designated as Heavy Industrial under the Santa Clara General Plan.

- With respect to congestion, the development would generate a maximum of 410 total daily trips, including vendors, clients, visitors, and employee trips. Due to the limited number of

employees and visitors at the project site as well as the proposed Transportation Demand Management Program, the project would not cause congestion during operation.

With respect to traffic hazards, the development would not increase on-site hazards due to the design of the proposed building, parking, or other on-site improvements based on a review of the proposed site plan.

- 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 1-2 stories higher than the surrounding low to mid-rise industrial 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.
 - As discussed in Table 1, the development would be consistent with General Plan Policies 5.3.1-P29 and 5.3.5-P12, both of which encourage development that is consistent with the existing character surrounding a site.
- 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, as discussed in Table 1. In addition, the project is consistent with the MH Zoning District, which accommodates data center uses.
 - 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 and ample employee parking, as described in Project Data Table.
 - 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 Planning and Inspection.
- 2) Comply with the the Conditions of Approval for the McClaren Data Center Project – 651, 725 and 825 Mathew Street; Planning No. PLN2018-13564 / CEQ2018-01062 (12/11/2018 PCC).