

# RELATED SANTA CLARA PHASE 1 DAP PROJECT

## CEQA Addendum Errata Sheet

Prepared for  
City of Santa Clara

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### 4.3 Comparison of Project Analyzed in EIR and DAP 1 Project

The development plan for Phase 1 on Parcel 5 that was analyzed in the EIR was the same under both land use schemes (Scheme A and Scheme B). Under the EIR, Development on Parcel 5 was expected to provide a mix of uses, including residential, hotel, retail, and office uses. The proposed buildings were described as including approximately 87,000 gsf of commercial uses (retail and food/beverage) and 258,000 gsf of office uses. In addition, the Draft EIR analyzed as part of Phase 1 approximately 200,000 gsf of residential uses with development of approximately 200 units, and approximately 280,000 gsf for 400 rooms in one or more hotels. In total, Parcel 5 was described as including approximately 825,000 gsf of development and having a FAR of 2.37, subject to the development transfer provisions described in the MCP. Parking would be provided in above- and below-finished-grade parking structures and within surface parking lots.

The description of Parcel 5 in the Enhanced Open Space Variant analyzed in Exhibit A to the Final EIR and, together with the Increased Housing Alternative presented in the EIR, adopted as the Project and reflected in the approved MCP differed slightly from the Project analyzed in the Draft EIR in that it permits up to 306,000 gsf of office uses and a total of approximately 873,000 gsf of development with a FAR of 2.52. ~~The approved MCP description for Parcel 5 differs slightly from the Project analyzed in the EIR in that it permits up to 306,000 gsf of office uses.~~ In addition, the MCP allows for up to 20 percent deviation from this base entitlement through a density transfer provision along with other provisions allowing flexibility as DAPs are designed. The built-in flexibility may result in increases or decreases in density per phase while not exceeding the maximum build-out for the entire Project.

The DAP 1 Project follows the “New Tasman Drive Intersection Variant 2” that was analyzed in the EIR and includes the relocation of Stars and Stripes Drive 100 feet to the north and an increase in the developable acreage on Parcel 5. The DAP 1 Project proposal also relies on the development transfer provision and thus is compliant with the MCP while differing slightly from the Phase 1 plan analyzed in the EIR. The DAP 1 Project would include approximately 51,000 gsf of commercial uses (21,400 gsf of retail and 29,600 gsf of food/beverage), 440,000 gsf of office uses, 175,000 gsf of residential uses (200 units), and a 381,000 gsf hotel (480 keys). The DAP 1 Project would defer public park open space requirements to Phase 2 and develop on a total of 14.3 acres (see Table 2). These deviations from Parcel 5 as analyzed in the EIR are consistent with the overall Project and compliant with the MCP.

**TABLE 2**  
**PROJECT CHARACTERISTICS COMPARISON**

	DAP 1 Project Area (gsf)	Final EIR Project Area (gsf)
Commercial (Retail/Food & Beverage)	51,000	87,000
Office	440,000	<del>306,000-258,000</del>
Residential	175,000 (200 units)	200,000 (200 units)
Hotel	381,000 (480 rooms)	280,000 (400 rooms)
Total GSF	1,047,000	<del>873,000-825,000</del>
Total Acreage	14.3	8
Floor-Area Ratio	1.68	<del>2.52-2.37</del>

## SOURCE:

Related Santa Clara, City Place Santa Clara, Development Area Plan 1 Phase 1 Parcel 5, November 2019

~~City of Santa Clara, City Place Santa Clara Project Draft Environmental Impact Report, October 2015.~~ City of Santa Clara, City Place Santa Clara Project Final Environmental Impact Report, April 2016.

City of Santa Clara, Exhibit A to City Place Santa Clara Project Final Environmental Impact Report, June 2016.