



Planning Commission Meeting

Item # 2

**20-53 - Study Session:
Related Santa Clara
Development Area Plan
(DAP) Applications**

January 29, 2020



Related Santa Clara: Presentation Overview

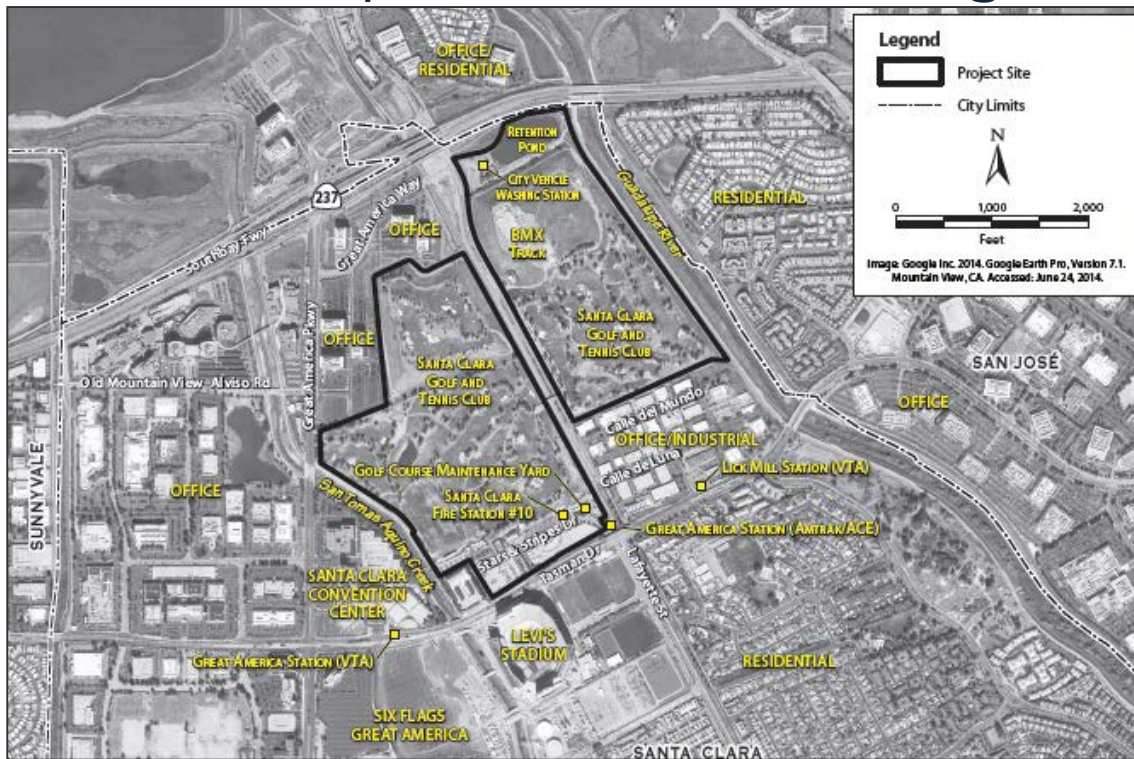
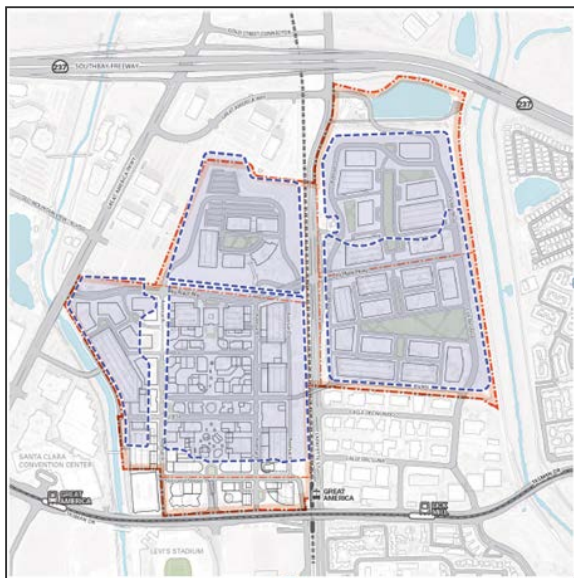
- Introduction and Purpose
- Development Area Background
- Entitlements & Approvals
- DAP Review Process
- Scope of DAP Review by Planning Commission
- Questions





Related Santa Clara: Development Area Background

Landfill Boundaries



Related Santa Clara: Entitlements

2016 Entitlements & Approvals:

- EIR & MMRP
- General Plan Amendments
- Planned Development -Master Community Zoning (PD-MC) including a Master Community Plan
- Disposition and Development Agreement (DDA)
- Development Agreement (DA)



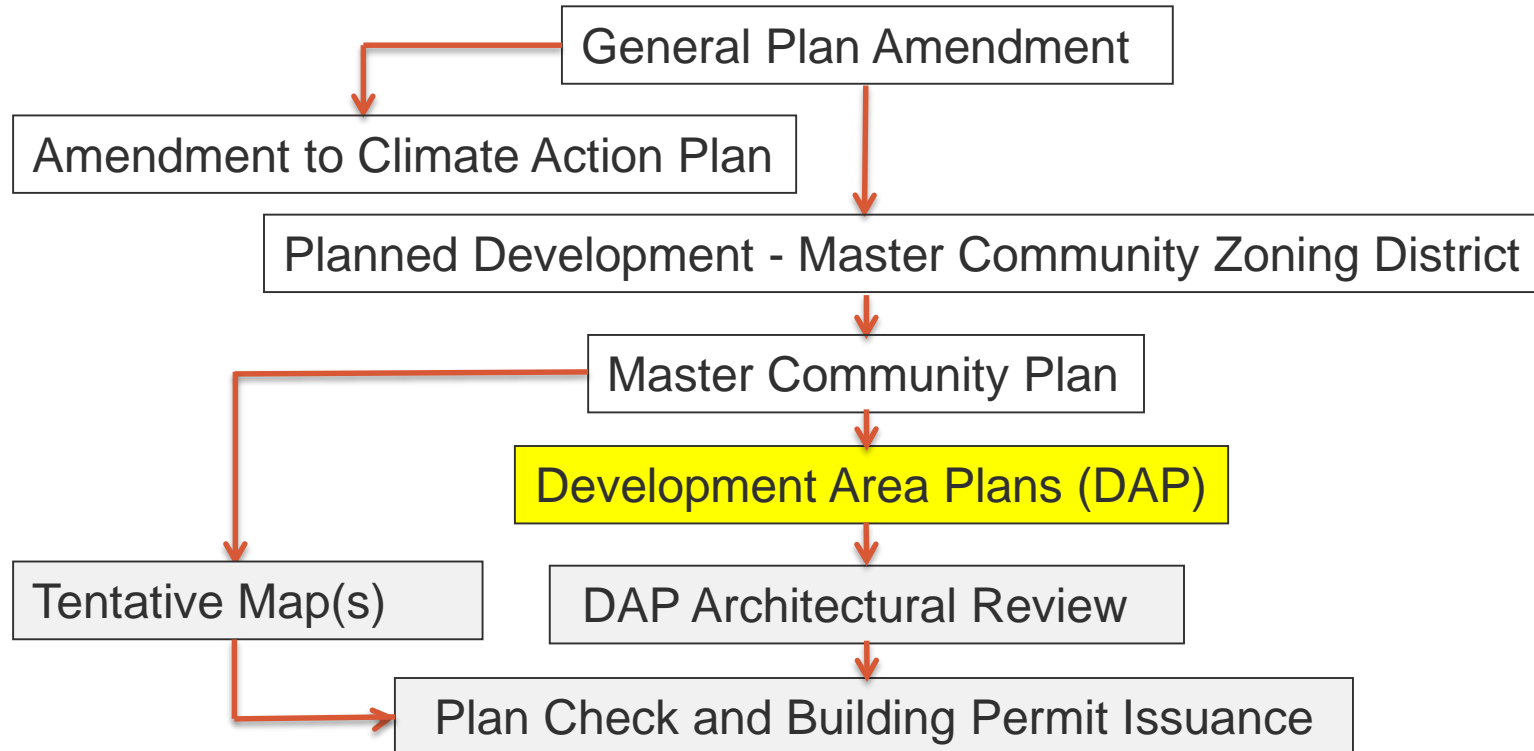


Related Santa Clara: Chapter 18.56 – PD-MC Zoning

- 18.56.060 – Under the PD-MC Zoning, the City approved a Master Community Plan (MCP) together with the rezoning application.
- MCP established the development vision and development zoning standards governing the Development Area Plan applications including:
 - Minimum /maximum number of dwelling units
 - Minimum/ maximum nonresidential square footage
 - Open space (parks and private open space)
 - Infrastructure
 - Signs



Related Santa Clara: Entitlements Process



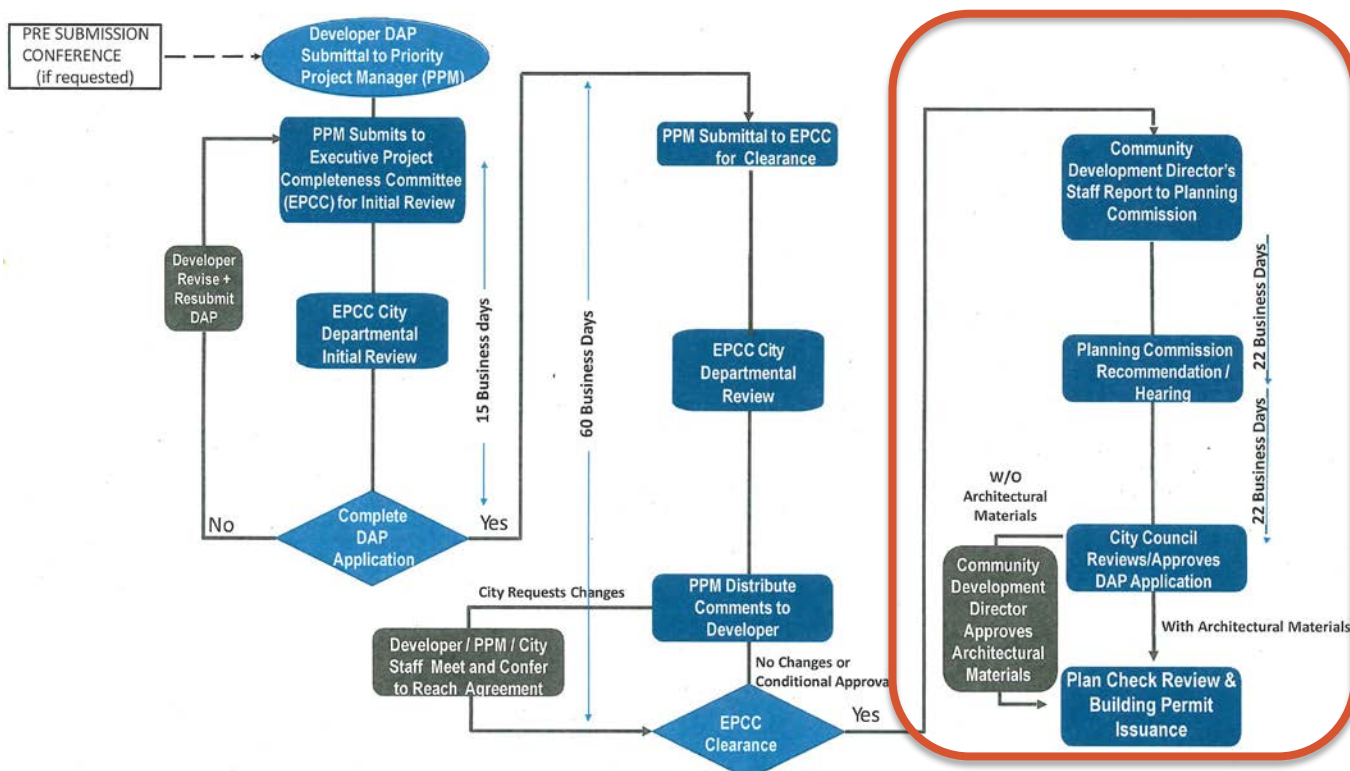


Related Santa Clara: Process for City Review

- Resolution adopting City Place MCP also adopted special procedures for submittal and approval of DAPs set forth in Appendix C of the MCP
- Process reflects unique nature of the project
- City Department Review by Executive Project Clearance Committee
- DAP Procedures: Architectural materials may be approved with the DAP by Council, or at applicant's option may be submitted later to the Community Development Director for review and approval after DAP approval by Council



Related Santa Clara: DAP Review Process



Related Santa Clara: DAP Application Contents

- Conceptual Site and Block Plans including building and open space plans, street design and infrastructure details
- Conceptual Building Elevations
- Development Data Tables detailing uses





Related Santa Clara: Planning Commission Scope of DAP Review

Recommendation to the City Council on three required findings:

- 1) The DAP Application conforms to and is consistent with the applicable Development Requirements of the Phase or Partial Phase and the MCP;
- 2) The Infrastructure that Developer proposes to construct in connection with the applicable Phase or Partial Phase that is the subject of the DAP Application is sufficient to serve the proposed development on the subject property; and,
- 3) The proposed shared outdoor space provided for the applicable Phase or Partial Phase in accordance with the MCP is reasonable and appropriate to the proposed level of development.



Related Santa Clara: Planning Commission

- **Information Available on the City's Project Web Page at:**
<https://www.santaclaraca.gov/Home/Components/BusinessDirectory/BusinessDirectory/216/2571?alpha=R>
- **Questions?**



Planning Commission Meeting

Item # 2

**20-53 - Study Session:
Related Santa Clara
Development Area Plan
(DAP) Applications**

January 29, 2020