



# Planning Commission Meeting

**Public Hearing Item # 1**

**20-116 - Related Santa Clara Development Area Plan (DAP) 1**

**February 20, 2020**



# Today's Presentation: Related Santa Clara – DAP 1:

- I. Background**
- II. DAP Required Findings**
- III. DAP 1 Overview**
- IV. Master Community Plan Conformance**
- V. Infrastructure**
- VI. Open Space**
- VII. Environmental Review**

# Related Santa Clara – DAP 1: Background

- 2016 Entitlements & Approvals:
  - EIR & MMRP
  - General Plan Amendments
  - Planned Development -Master Community Zoning (PD-MC) including a Master Community Plan (MCP)
  - Disposition and Development Agreement (DDA)
  - Development Agreement (DA)





## Related Santa Clara – DAP 1: 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 establishes 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



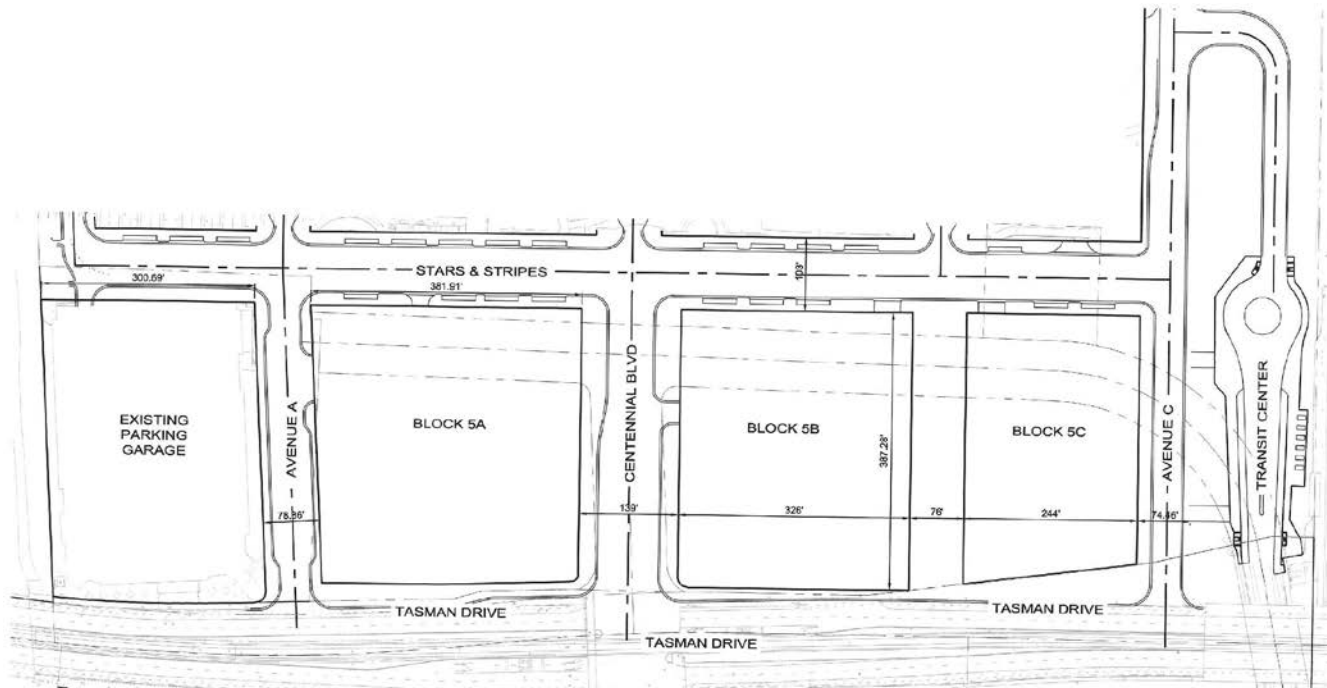
## Related Santa Clara – DAP 1: Required Findings

### **Three required findings under Appendix C of the MCP:**

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



# Related Santa Clara – DAP 1: Parcel 5 Blocks







# Related Santa Clara – DAP 1: Proposed Land Uses

LAND USE	UNITS	GROSS AREA (SF)
Office	0	440,000
Retail/Food & Beverage	—	51,000
Hotel	480	381,000
Residential Serviced Apt.	200	175,000
<b>GFA</b>		<b>1,047,000</b>
Parking (Below-Grade)		865,000

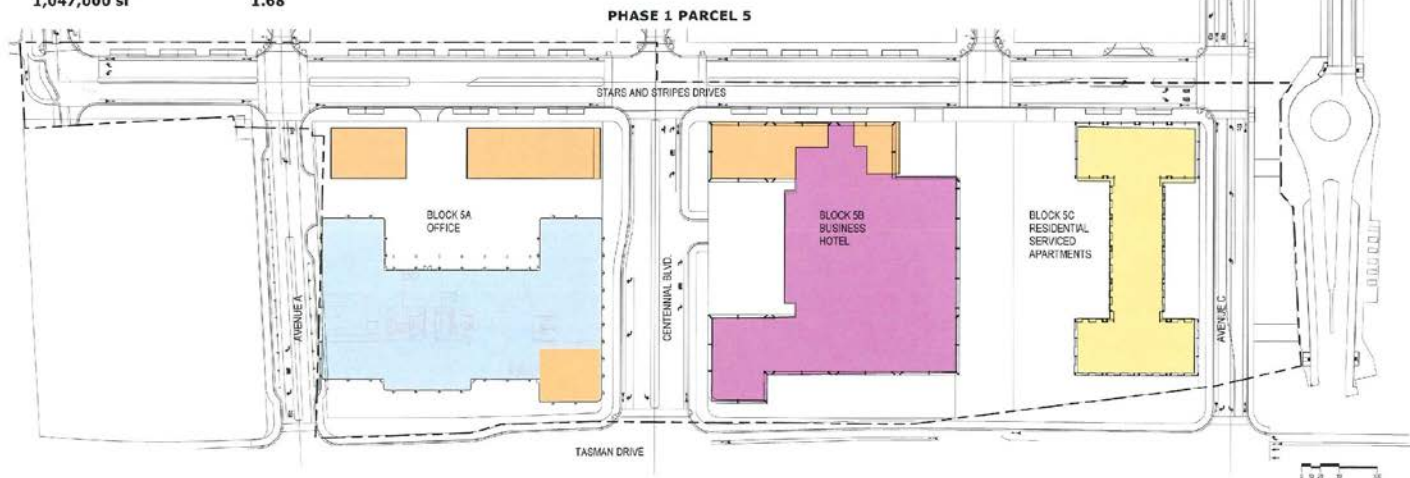
## LEGEND

### Land Uses

- Residential
- Office
- Hotel
- Retail Food & Beverage

EXHIBIT 1.3.4.A: FLOOR AREA

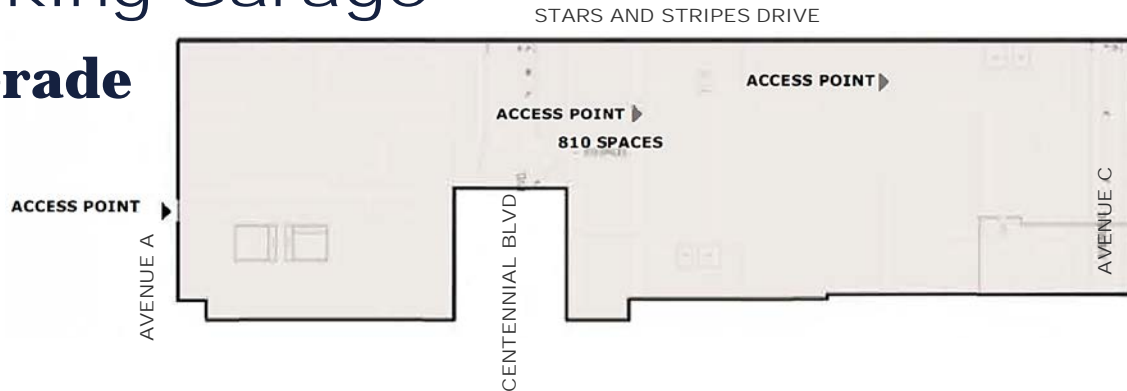
Lot Area	Total GFA	Floor Area Ratio
14.3ACRES	1,047,000 sf	1.68



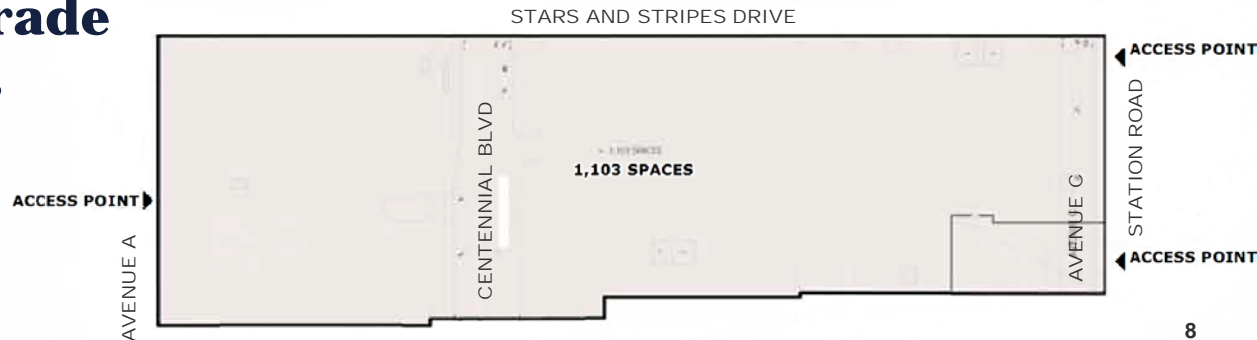


## Related Santa Clara – DAP 1: Underground Parking Garage

- **1<sup>st</sup> Level Below Grade  
Provides 810 spaces**



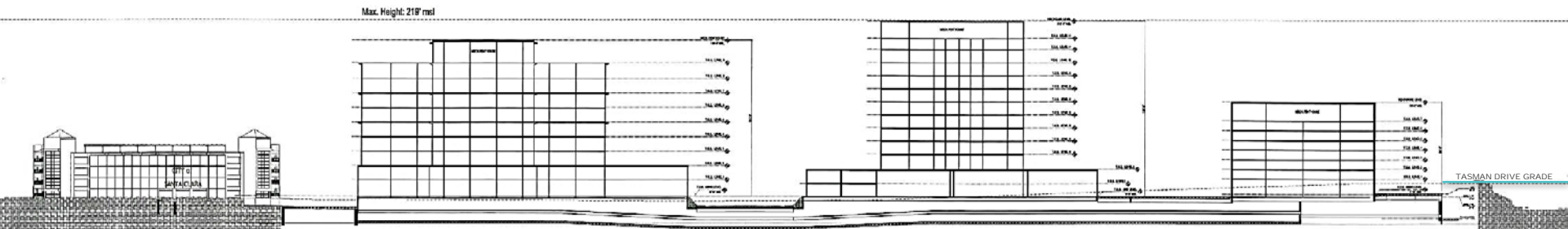
- **2<sup>nd</sup> Level Below Grade  
Provides 1,103 spaces**







# Related Santa Clara – DAP 1: Anticipated Building Heights



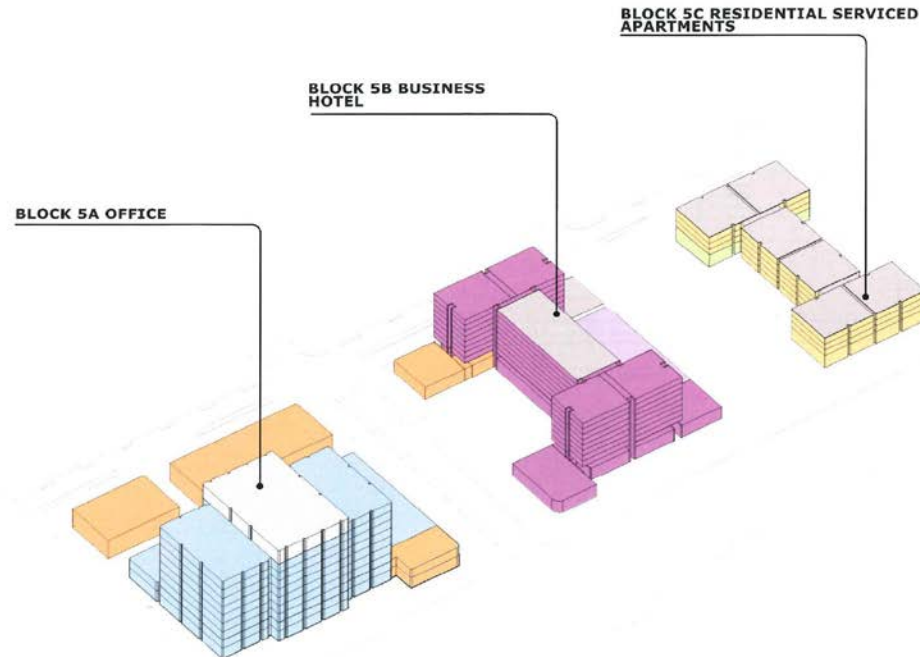
**Block 5A**  
9 Floors  
198' Height  
(above msl)

**Block 5B**  
12 Floors  
218' Height  
(above msl)

**Block 5C**  
7 Floors  
135' Height  
(above msl)



# Related Santa Clara – DAP 1: Rendering of Building Massing





# Related Santa Clara – DAP 1: DAP Consistency with MCP - Proposed Uses

PROGRAM	MCP Table 3-2, pg. 41	PROPOSED	DIFFERENCE	PERMISSABLE OR CONDITIONAL SEE MCP V1,3.2, pg 37
Office	306,000 SF	440,000 SF	134,000 SF	Permissible
Retail	62,000 SF	21,400 SF	(40,600 SF)	Permissible
Food & Beverage	25,000 SF	29,600 SF	4,600 SF	Permissible
Hotel	280,000 SF	381,000 SF	101,000 SF	Permissible
Residential Serviced Apt.	200,000 SF	175,000 SF	(25,000 SF)	Permissible
<b>TOTALS</b>	<b>873,000 SF</b>	<b>1,047,000 SF</b>	<b>174,000</b>	<b>Permissible under Development Transfer Section 3.2, pg. 36</b>



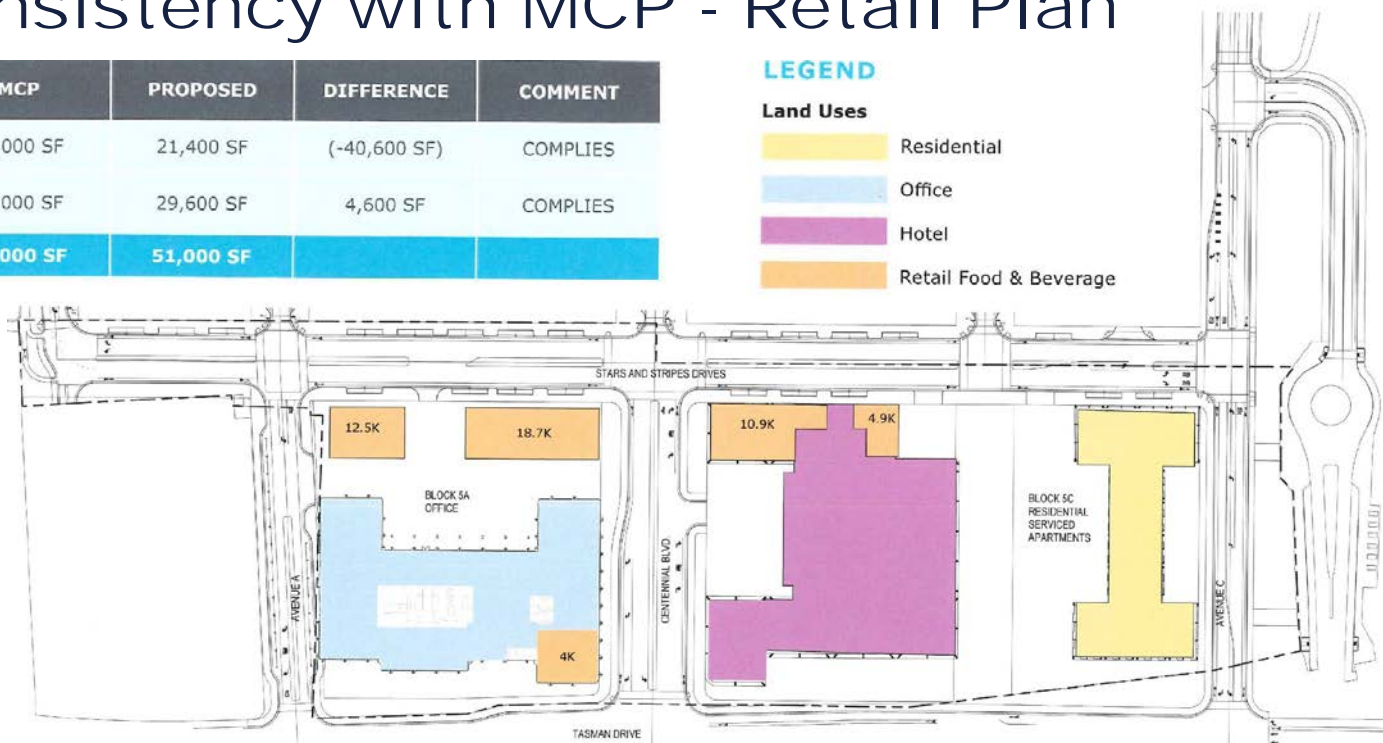
# Related Santa Clara – DAP 1: DAP Consistency with MCP - Retail Plan

PROGRAM	MCP	PROPOSED	DIFFERENCE	COMMENT
Retail	62,000 SF	21,400 SF	(-40,600 SF)	COMPLIES
Food & Beverage	25,000 SF	29,600 SF	4,600 SF	COMPLIES
<b>TOTALS</b>	<b>87,000 SF</b>	<b>51,000 SF</b>		

## LEGEND

### Land Uses

- Residential
- Office
- Hotel
- Retail Food & Beverage





# Related Santa Clara – DAP 1: DAP Consistency with MCP - Parking

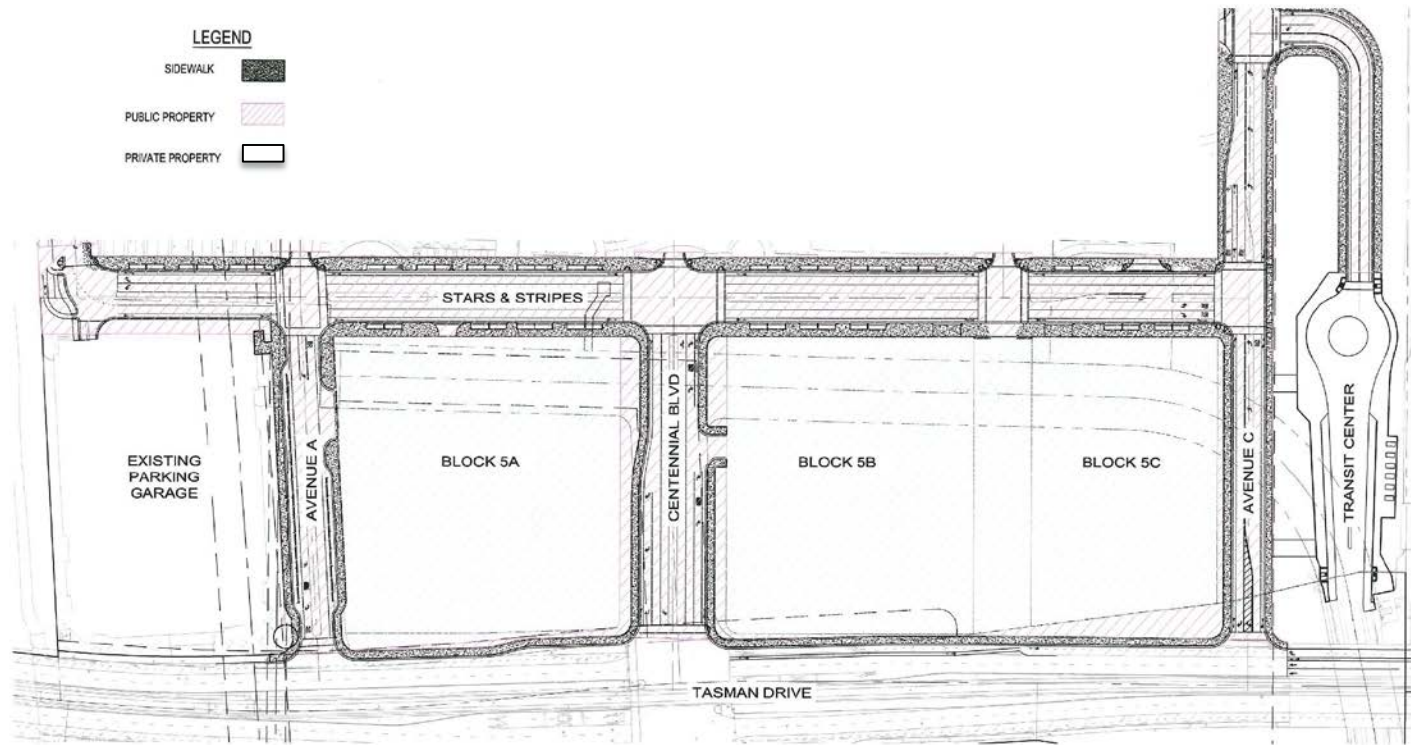
## 1.2.4.PARKING DATA TABLE

LAND USE	SIZE (SF)	MCP PARKING RATIO	PARKING DEMAND	SHARED PARKING RATIO	PARKING DEMAND	PROVIDED
OFFICE	440,000	3.0 / 1,000 SF	1,320	3.0 / 1,000 SF	1,320	1913
RETAIL	21,400	4.5 / 1,000 SF	96	3.0 / 1,000 SF	64	
FOOD & BEVERAGE	29,600	1.5 / 1,000 SF	44	3.0 / 1,000 SF	89	
HOTEL	480-KEYS	1 / KEY	480	0.5 / KEY	240	
RESIDENTIAL SERVICED APARTMENTS	200-UNITS	1.5 / UNIT	300	1.0 / KEY	200	
TOTAL			2,241		1,913	1,913 COMPLIES





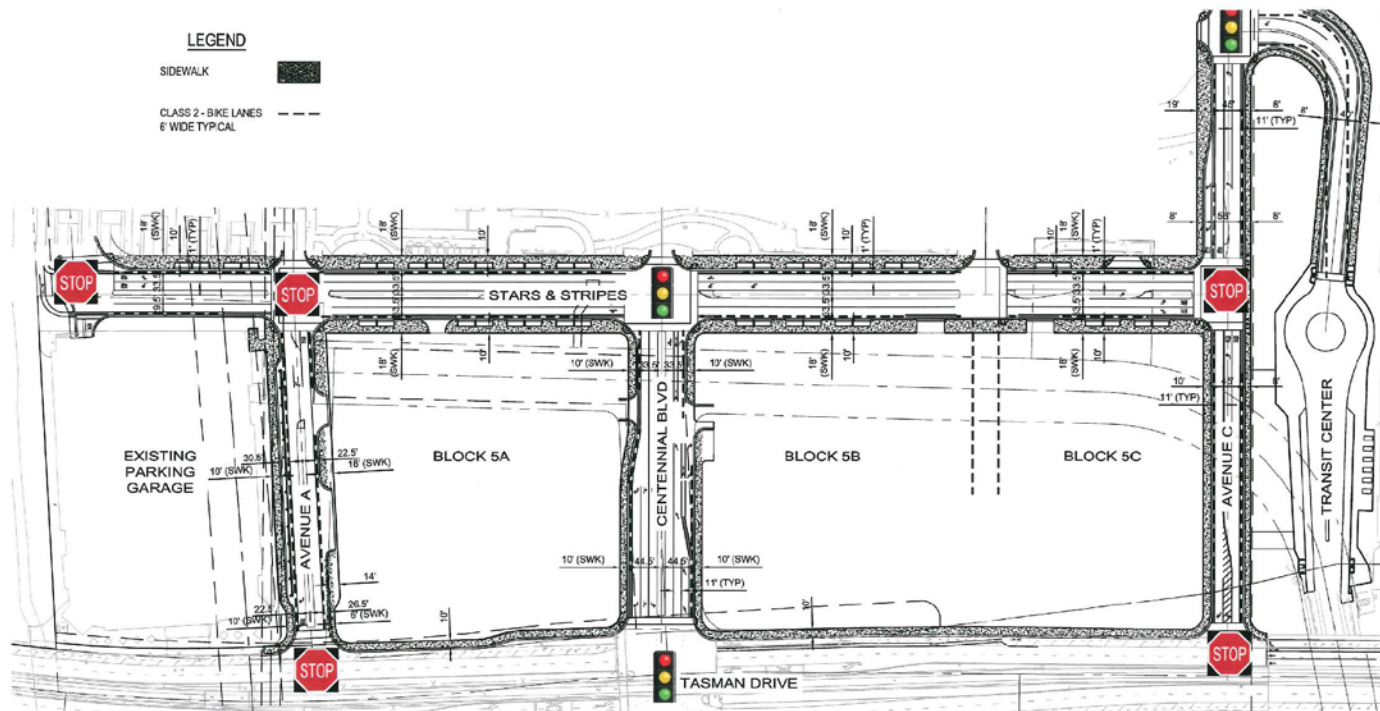
# Related Santa Clara – DAP 1: Infrastructure – Public and Private Ownership







# Related Santa Clara – DAP 1: Street Infrastructure –Roads and Sidewalks

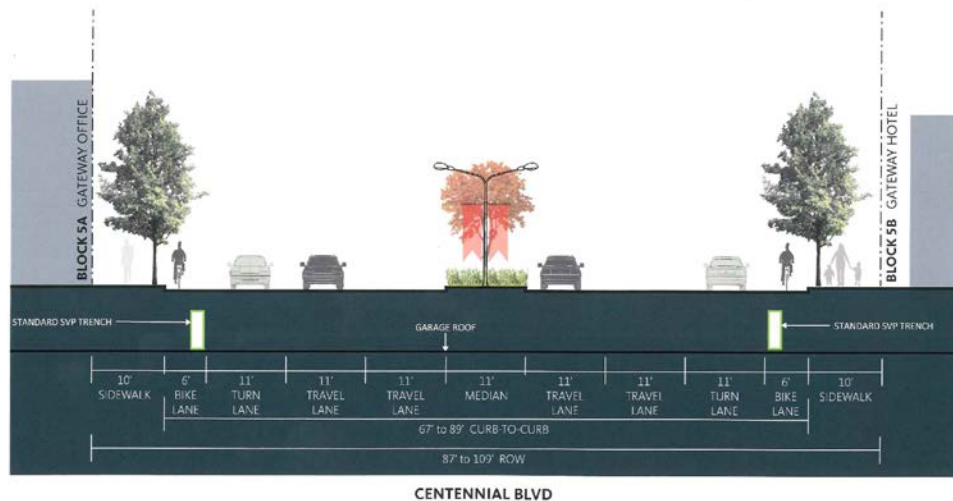




# Related Santa Clara – DAP 1: Infrastructure – Centennial Boulevard Street Section

## 1.3.4(d) STREET SECTIONS - CENTENNIAL BLVD.

NOTE: PRELIMINARY UTILITY LAYOUT.  
UTILITY CLEARANCES WILL CONFORM TO CITY  
OF SANTA CLARA STANDARDS.

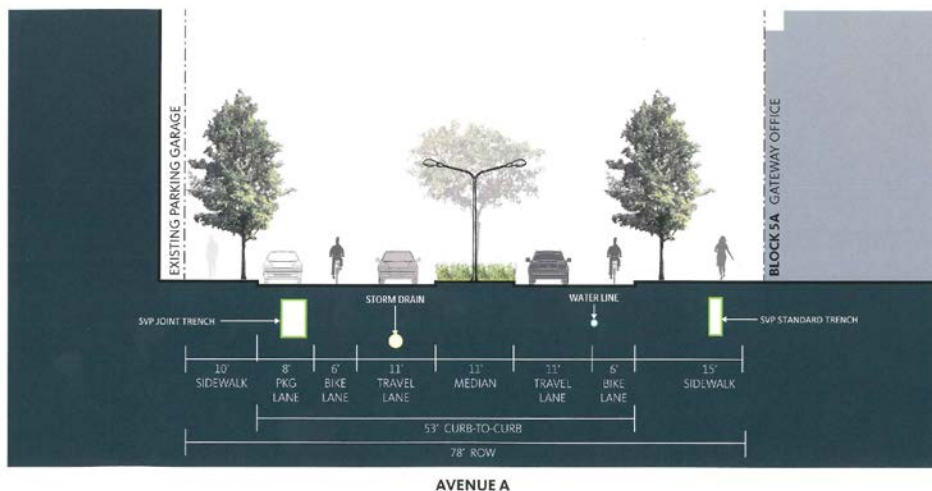
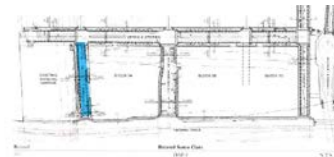




# Related Santa Clara – DAP 1: Infrastructure – Avenue A Street Section

## 1.3.4(d) STREET SECTIONS - AVENUE A

NOTE: PRELIMINARY UTILITY LAYOUT.  
UTILITY CLEARANCES WILL CONFORM TO CITY  
OF SANTA CLARA STANDARDS.

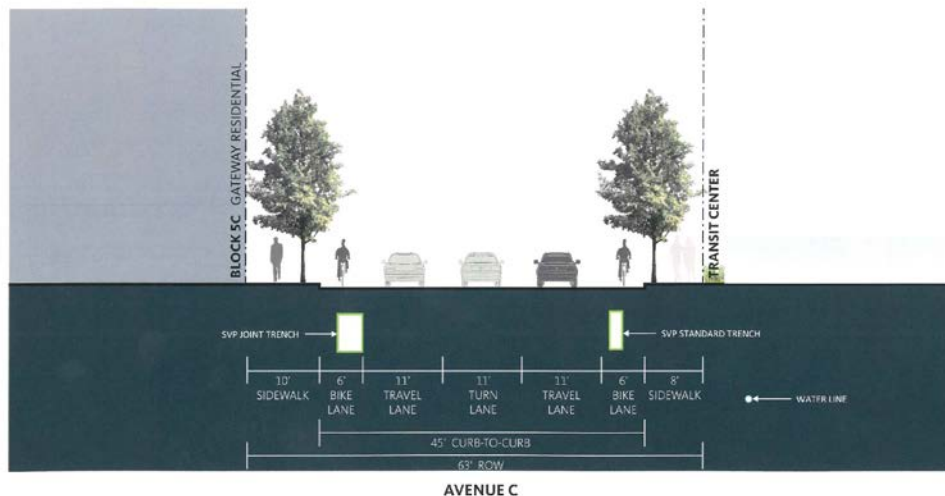
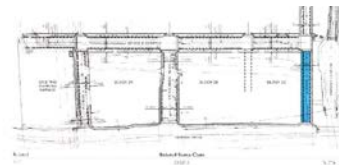




# Related Santa Clara – DAP 1: Infrastructure – Avenue C Street Section

## 1.3.4(d) STREET SECTIONS - AVENUE C

NOTE: PRELIMINARY UTILITY LAYOUT.  
UTILITY CLEARANCES WILL CONFORM TO CITY  
OF SANTA CLARA STANDARDS.

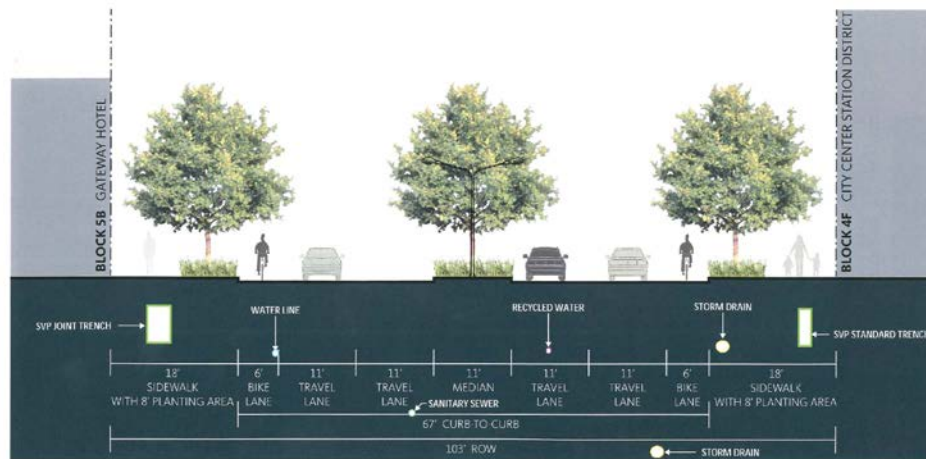




# Related Santa Clara – DAP 1: Infrastructure – Stars & Stripes Drive Street Section

## 1.3.4(d) STREET SECTIONS - STARS & STRIPES

NOTE: PRELIMINARY UTILITY LAYOUT.  
UTILITY CLEARANCES WILL CONFORM TO CITY  
OF SANTA CLARA STANDARDS.



STARS & STRIPES

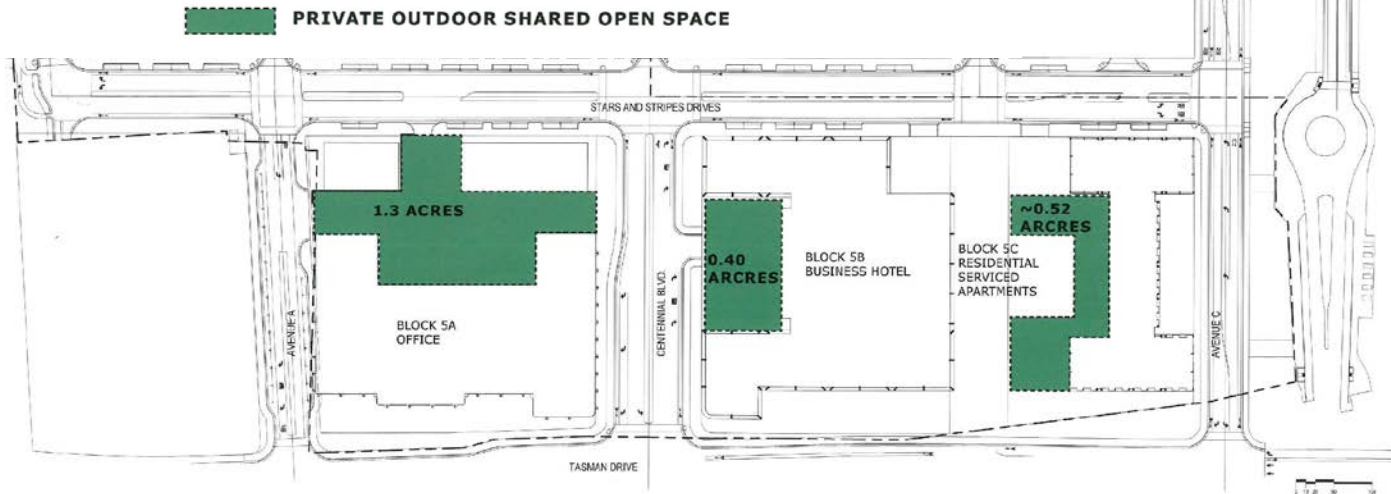




# Related Santa Clara – DAP 1: Shared Outdoor Space - DAP Consistency with MCP

**EXHIBIT 1.3.5: PLANNED PUBLIC & PRIVATE OPEN SPACE**

**PRELIMINARY SHARED OUTDOOR OPEN SPACE CONCEPT ILLUSTRATIVE**







## Related Santa Clara – DAP 1: Environmental Review (CEQA)

- On June 28, 2016, the City certified an EIR for the project, adopted a Mitigation Monitoring or Reporting Program (MMRP), and adopted Statement of Overriding Considerations
- An Addendum to the EIR was prepared for the DAP 1 Application, and includes an updated copy of the MMRP with notations specific to DAP 1, and a Phase 1 Traffic Report



## Related Santa Clara – DAP 1: Community Outreach

- 1/15/2020 – Developer held a Community Open House at Santa Clara Convention Center
  - 1,000-foot notice mailed by developer to residents, businesses and property owners.
  - Notice posted on City's social media accounts (Nextdoor, Facebook and Twitter).
- 1/29/2020 – Planning Commission Study Session
  - Announcement posted on the City's website under the project page and City event calendar and social media accounts (Nextdoor, Facebook and Twitter).
- 2/20/2020 – Planning Commission Meeting
  - Notice posted in the Santa Clara Weekly Newspaper,
  - 1,000-foot notice mailed and posted for residents, businesses and property owners
  - Notice posted on the City's website under the development project page and social media accounts (Nextdoor, Facebook and Twitter).



## Related Santa Clara: Preview of DAP 2

- 1) **Affordable Housing:** The Developer is deferring the dedicated provision of 10% of the proposed 200 residential serviced apartments (20 units) to Phase 2 (per Development Agreement Section 4.5.2).
  
- 2) **Parks/Open Space:** The Developer is deferring the 1.21 acres of required parks and open space to serve the 200 residential apartments on Block 5C to Phase 2 (per Development Agreement Section 4.3.5).



## Related Santa Clara – DAP 1: Recommendation on the 3 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 – DAP 1: Staff Recommendation:

That the Planning Commission adopt resolutions for the Related Santa Clara (City Place) Phase I Development Area Plan application located at 5155 Stars and Stripes Drive Recommending that City Council:

1. Adopt the EIR Addendum for Phase 1 DAP
2. Approve the Phase 1 DAP Application, subject to conditions



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## Related Santa Clara – DAP 1: Transportation Demand Management (TDM)

1) The Climate Action Plan as amended for the Urban Center / Entertainment District calls for a 4% VMT reduction to be achieved through TDM measures for office development and a 2% VMT reduction for residential development through TDM measures for this project site, including:

- Bicycle infrastructure improvements including on site short/long-term bike parking facilities and amenities,
- On site commuter bus/private shuttle/rideshare stops



## Related Santa Clara: Step 2 – Architectural Review Process under MCP

- 1) **Priority Project Manager processes each Architectural Review Application using the same procedures as described for the review of DAP applications.**
- 2) **Community Development Director shall approve/disapprove application within 28 business days of the application being determined complete.**
- 3) **The Director's action may be appealed to the City Council within five (5) business days by anyone affected that is not satisfied with the action, in accordance with City Code Section 18.108.060.**