



**City Council Meeting**

**Public Hearing Item # 3**

**RTC 20-984**

**Rescind Early Consideration Policy and Direction on New Outreach/Community Benefits Policy**

**October 13, 2020**

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**City of Santa Clara**  
The Center of What's Possible

**Land Use Policy**

**Background – Council Action**

- September 14, 2020 Governance and Ethics Committee – recommendation to rescind Early Consideration Policy for General Plan Amendments and to add policies for Outreach and Community Benefits
- September 29, 2020 City Council – direction to staff to move forward with Committee recommendations

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## **Land Use Policy**

### **Background – Existing Policies**

- Early Consideration Policy adopted by City Council May 16, 2017  
– Council provides direction within 90 days to continue or discontinue processing of General Plan Amendments. 90 days includes initial staff review and community meeting
- Public Outreach Policy for Planning Applications adopted on June 27, 2017 – includes requirement for community meeting, expanded noticing and use of social media to publicize “Significant Interest” projects including General Plan Amendments

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## **Land Use Policy**

### **Background – Community Benefits**

- Grant developer additional development rights in exchange for voluntary community benefits
- Augment requirements established by nexus study and ordinance (e.g., parkland dedication, inclusionary housing)
- May be incorporated into Area Plan (Mountain View, Sunnyvale, Santa Clara – El Camino Real SP, Patrick Henry Drive SP, Downtown PP)
- Possible use as part of “gatekeeper” analysis for General Plan amendments

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## 2901 Tasman Drive

- Staff recommends to rescind the City's Early Consideration Policy for General Plan Amendments effective January 1, 2021
- Three pending General Plan Amendment applications:
  - **3001 Tasman Drive** - Low Intensity Office to High Intensity Office; allow a Floor Area Ratio of up to 2.5 for High Intensity Office sites within half a mile of a light rail station
  - **906 Monroe Street** - Community Mixed Use (37 to 50 du/ac) to Very High Density Residential (51 to 120 du/ac)
  - **500 Benton Street** - GPA from Santa Clara Station Focus Area Regional Mixed Use (37 to 50 du/ac) to Santa Clara Station Very High Density Residential (51 to 120 du/ac)

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## 2901 Tasman Drive

### Recommendation

- Rescind the City's Early Consideration Policy for General Plan Amendment Applications
- Provide direction on the City Council's intent for new policies on outreach and community benefits

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