



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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The seal of the City of Santa Clara, California, is circular. It features a central illustration of a mission-style building with a red roof and a bell tower, set against a blue sky with clouds and a green field. The year "1852" is inscribed below the building. The outer ring of the seal contains the text "CITY OF SANTA CLARA CALIFORNIA" at the top and "THE MISSION CITY" at the bottom.

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