



# Planning Commission

Item #2

2905 Stender Way Data Center

April 14, 2021



# 2905 Stender Way

## Project Site

- 3.9-acre site
- Industrial uses to the north
- Stender Way to the west
- San Tomas Aquino Creek to the East
- Central Expressway to the South
- single-story light industrial building and surface parking lot





# 2905 Stender Way

**General Plan Designation:  
Light Industrial**



**Zoning Designation:  
Planned Development**

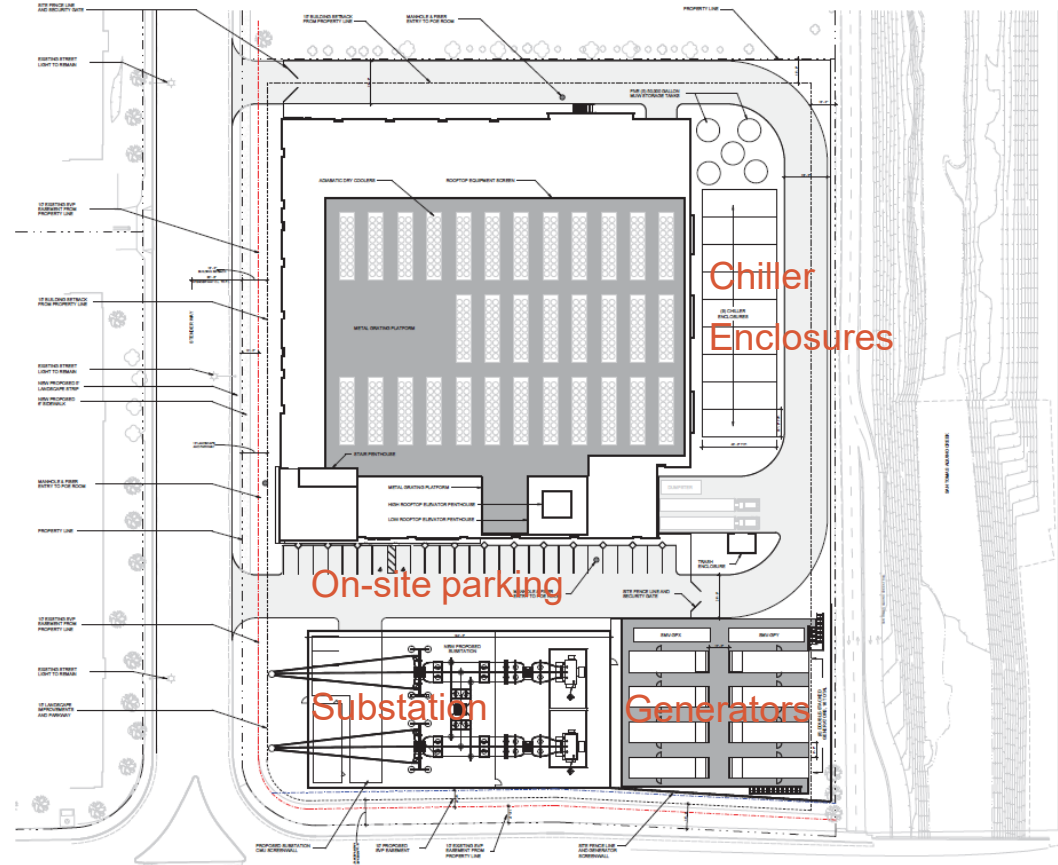




# 2905 Stender Way

## Site Plan

- 250,000 sf four-story
- 19,600 sf office space for center tenants
- A new electric power substation
- Equipment yards and onsite improvements (SV9) with 48-megawatt (MW) connections to Silicon Valley Power (SVP) service



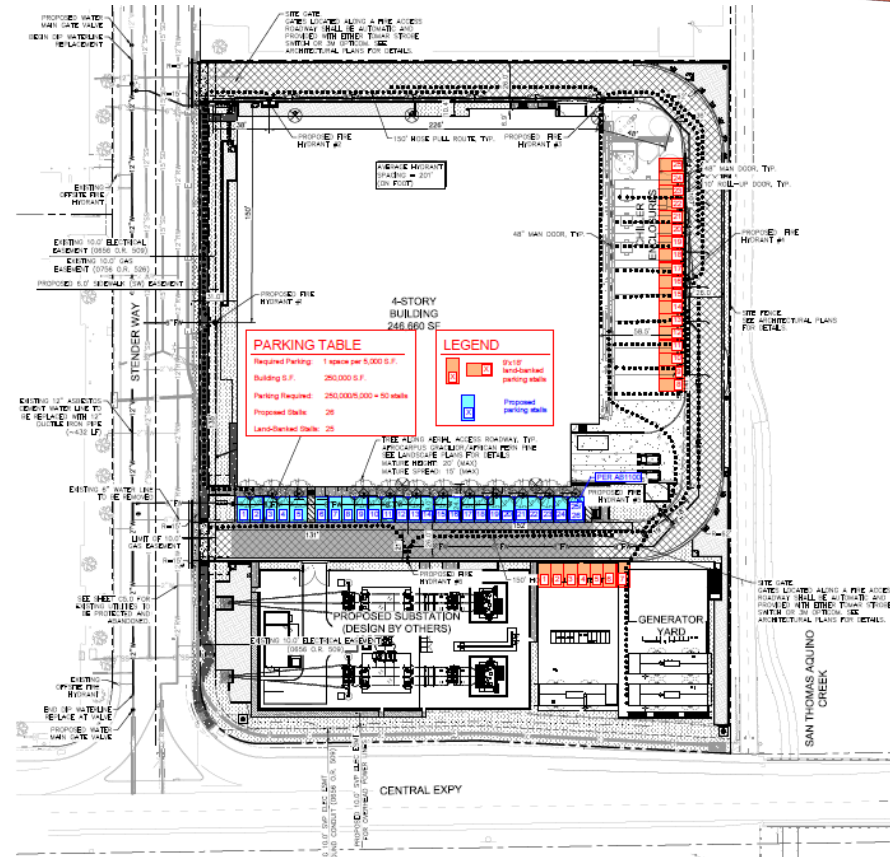




# 2905 Stender Way

## Circulation and Parking

- Required: 1 space per 4,000 sf (62 parking space)
- 26 spaces in a surface lot located to the south of the proposed building
- Site plan reserves space for an additional 24 spaces to be constructed if building use will be converted to another use with higher parking demands.





# 2905 Stender Way

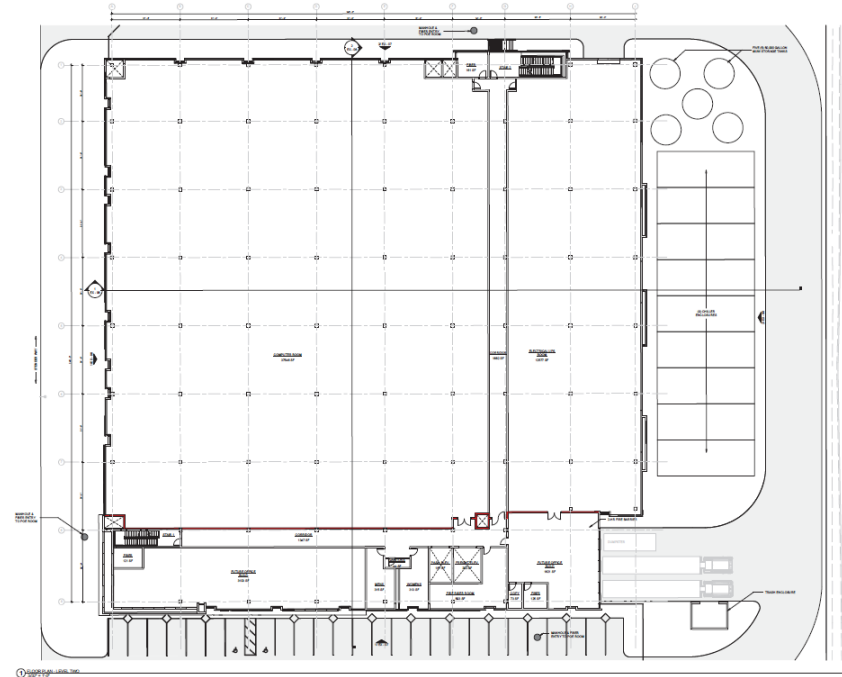
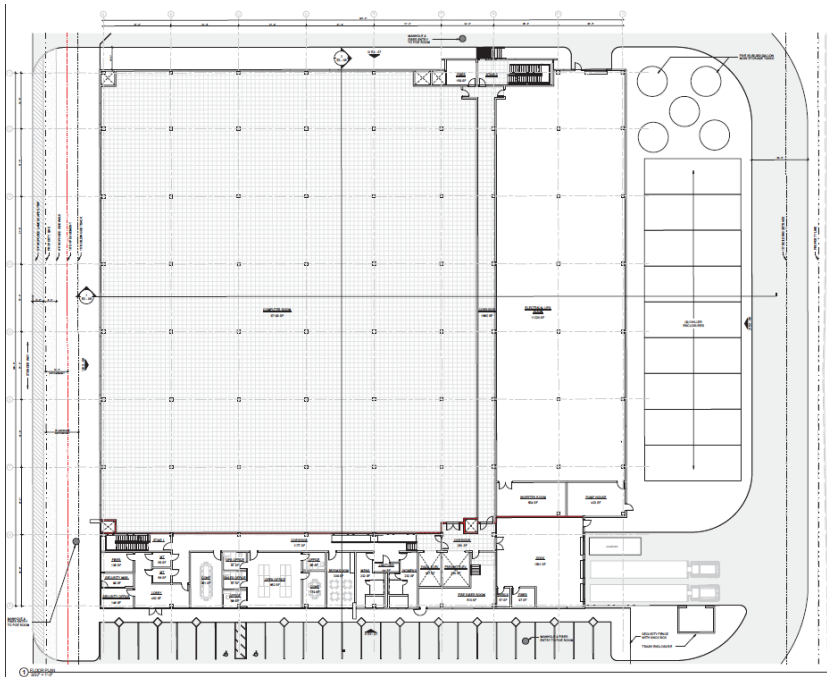
## Circulation and Parking

- Parking study prepared by Kimley Horn
- Trip generation to determine the change of trips the project will generate compared to the existing
- Trip generation was estimated based on staffing and average trip generation rates from Institute of Transportation Engineer's (ITE) publication
- Data center will be staffed 24-hours, 7 days a week by three shifts
- It is anticipated that a max of 10 employees and 15 visitors will be on the site on a given day and less may be present during certain time periods throughout the day.



# 2905 Stender Way

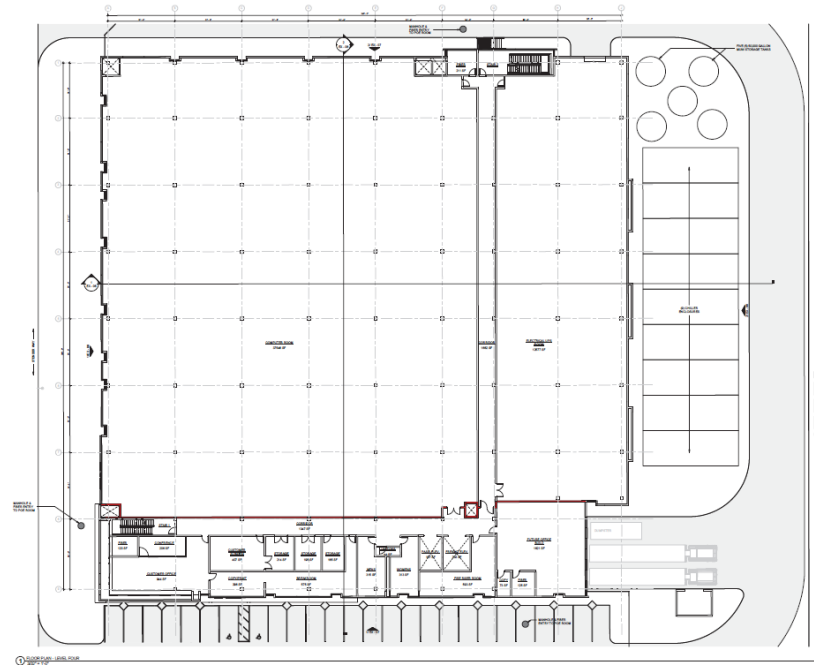
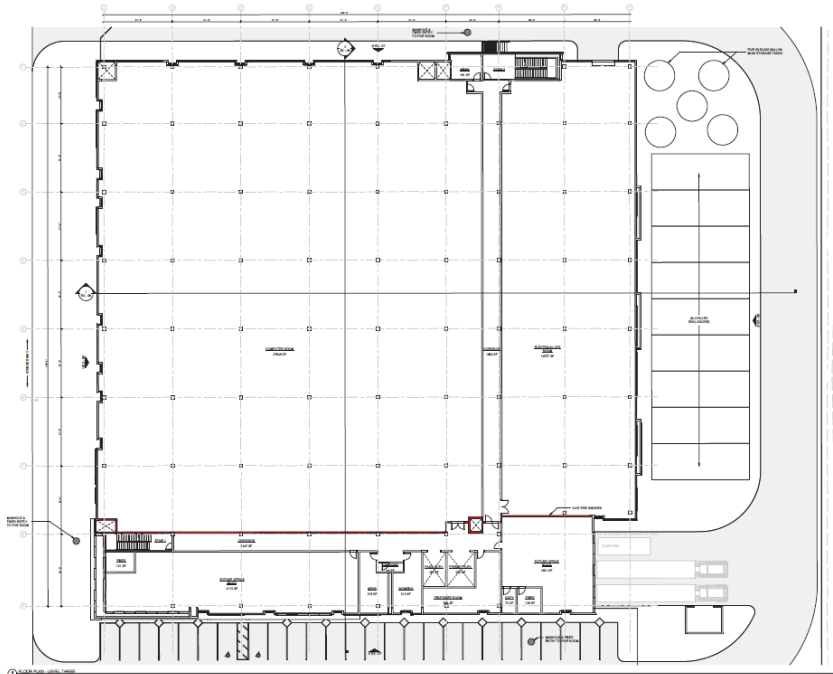
## Floor Plans





# 2905 Stender Way

## Floor Plans









# 2905 Stender Way

## Architecture and Design

- Steel frame construction enclosed by an exterior aluminum composite panel system
- Facades would be articulated with details/materials to reduce the visual impact of the overall building mass and provide an attractive appearance

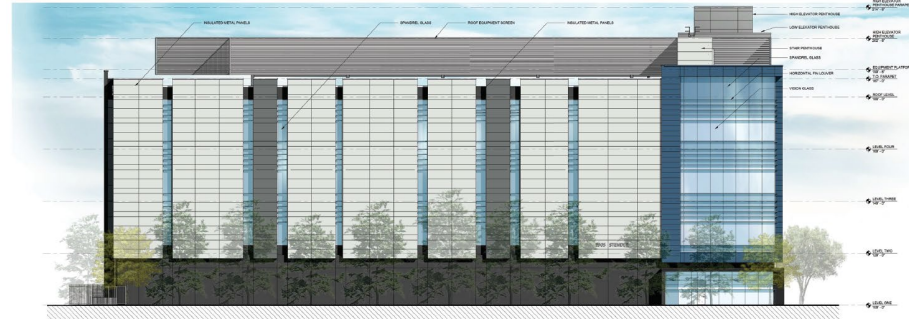




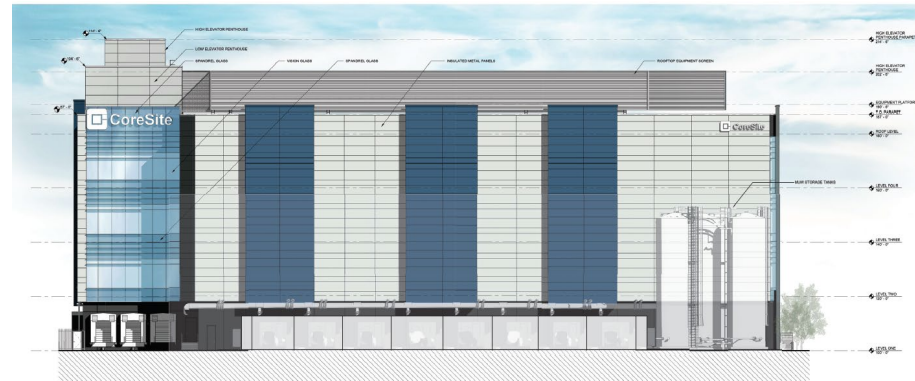
# 2905 Stender Way

## Final Elevations

- Insulated metal panel and glass siding materials, in varying shades of gray, blue and white colors
- 87' to the tops of the primary roof parapets
- 102' to the tops of the metal roof screens and mechanical penthouses



West - Stender Way Elevation



East - Creek Elevation







# 2905 Stender Way

## General Plan Conformance

- Max Light Industrial FAR is 0.6
- Proposed FAR is 1.47
- FARs reflect intended employment intensities assumed in the GP
- Data center is a low employment density use
- Would not conflict with the uses or assumed employment intensity for the Light Industrial land use designation







# 2905 Stender Way

## General Plan Conformance

- No residential uses in the immediate vicinity.
- The proposed project would support the City's ongoing economic development,
  - Provide fiscal benefits to the City
  - Incorporate site improvements
  - It would implement several GP Policies





# 2905 Stender Way

## Proposed Zoning District Standards

- Data centers are typically permitted through a staff administered design review hearing process
- Site was zoned Light Industrial
- Rezoned in 2006 from ML to PD to facilitate the conversion into 35 industrial condominiums with an intended subdivision for multiple condo lots





# 2905 Stender Way

## Proposed Zoning District Standards

- Previous owner decided not to move forward with the piecemeal sale of the property as the market demand from small business owners desiring to own their office was lower than expected
- Proposed PD would establish standards that are consistent with the standards of the ML zoning district, with an exception for parking and height





# 2905 Stender Way

## Data Center Benefits

- There is significant General Fund Revenue related to Data Centers (SVP contribution about \$50,000 a month, property tax about \$100,000 a year to the General Fund per every 100,000 SF)
- They need limited City services
- Limited number of employees
- A different type of development (i.e. office) in the same property would have other possible impacts (main one being traffic)
- SVP is working on a growth plan to accommodate data centers – so we do have that as an issue



# 2905 Stender Way

## Noise

- City has been receiving noise complaints in industrial areas and has recently contracted an independent acoustical firm to set up noise monitoring meters on potential noise sources (two industrial properties, including one data center) and residential areas experiencing disturbances.
- Vantage Data Center has conducted a noise investigation and prepared a report which indicates that evening/nighttime noise level is low below limit of 50 dBA.
- There is rooftop equipment screening which buffers noise





# 2905 Stender Way

## CEQA

- MND examined environmental impacts associated with project and identified potential air quality, biological, cultural resources, geology and soils, hazardous materials, and noise impacts that incorporation of mitigation measures would reduce all potential impacts to less than significant.
- City received comments from
  - Comments received in response to the MND from the Bay Area Air Quality Management District (BAAQMD).
  - the law firm Adams Broadwell Joseph & Cardozo, on behalf of “Santa Clara Citizens for Sensible Industry,” a group associated with labor unions.



# 2905 Stender Way

## CEQA - Errata Memorandum

- As originally proposed, the rezoning was PD to ML
- After MND distribution, the Applicant asked to modify the application so that the rezoning would go from PD to PD, to accommodate the reduced parking and increased height.
- The MND assumed that the structure would be approximately 85' tall, so the 87' height is consistent with the MND, and the amount of parking is not a CEQA impact by itself.
- Since this minor process change is not going to affect any of the MND's impacts, an errata Memorandum was prepared.



# 2905 Stender Way

## Recommendation

*That the Planning Commission adopt resolutions for the 2905 Stender Way Project recommending that the City Council:*

- 1. Approve a Mitigated Negative Declaration and the Mitigation Monitoring and Reporting Program for the 2905 Stender Way project.
- 2. Approve a rezoning from Planned Development (PD) to Planned Development (PD) to allow development of a 250,000 square-foot four-story data center, a new substation, equipment yards and onsite improvements (SV9).



# Planning Commission

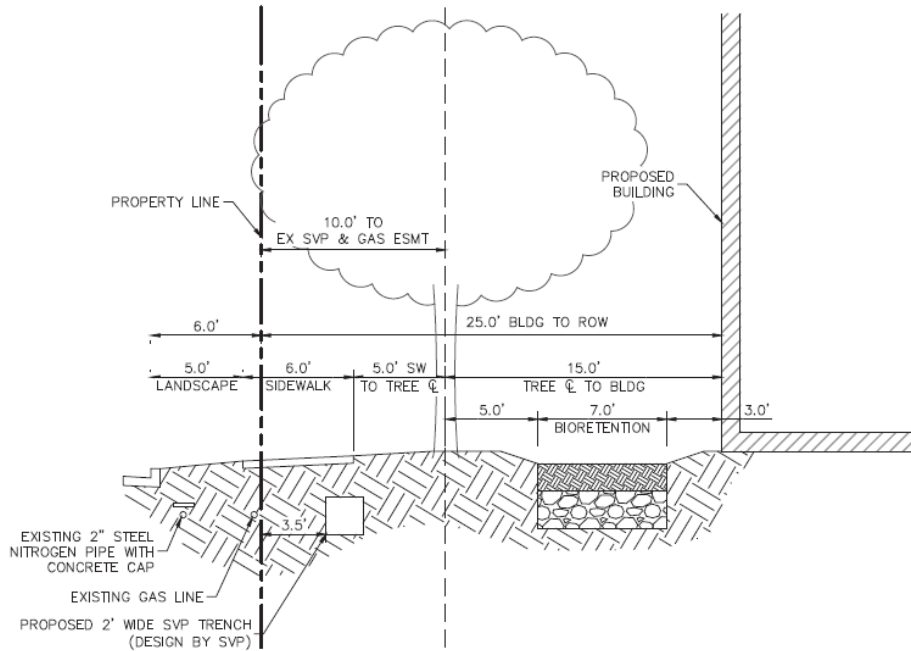
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**STENDER WAY TYPICAL CROSS SECTION**

SCALE 1"=5'