



City of Santa Clara

Planning Commission

January 27, 2021

1111 Comstock Street

Public Hearing Item # 2
PLN2019-13941



1111 Comstock Street

Appeal of the Development Review Hearing Adoption of a Mitigated Negative Declaration and Architectural Review to develop a 121,170 square-foot four-story data center building

- Project was approved at DRH on November 4, 2020
- Appeal filed on November 12 by Adams Broadwell Joseph & Cardozo law firm



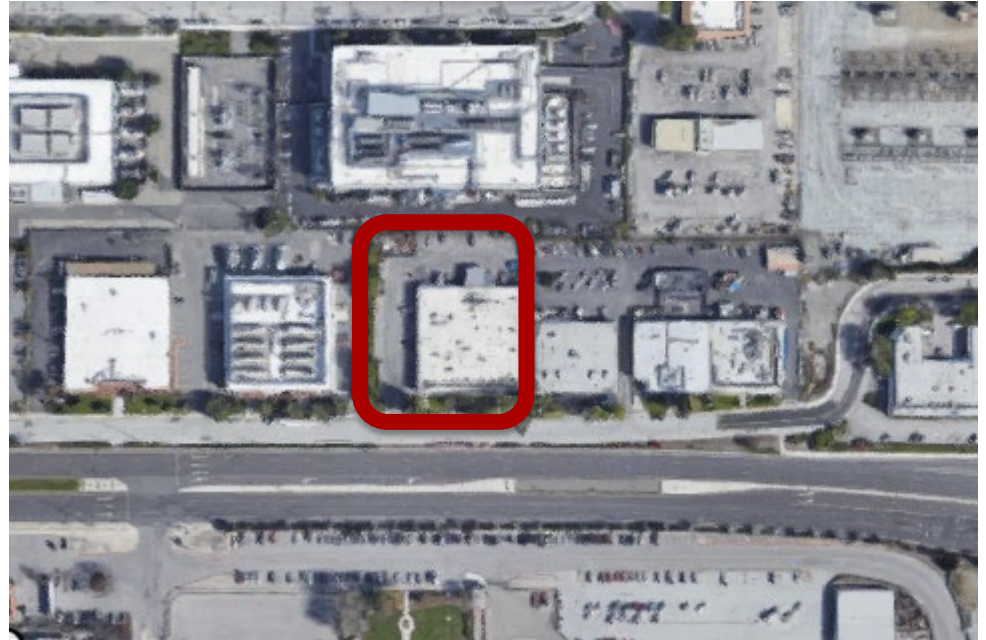
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- 1.38-acre sites on the north side of Comstock Street
- GP: Low Intensity Office/R&D
- Zoning: ML – Light Industrial





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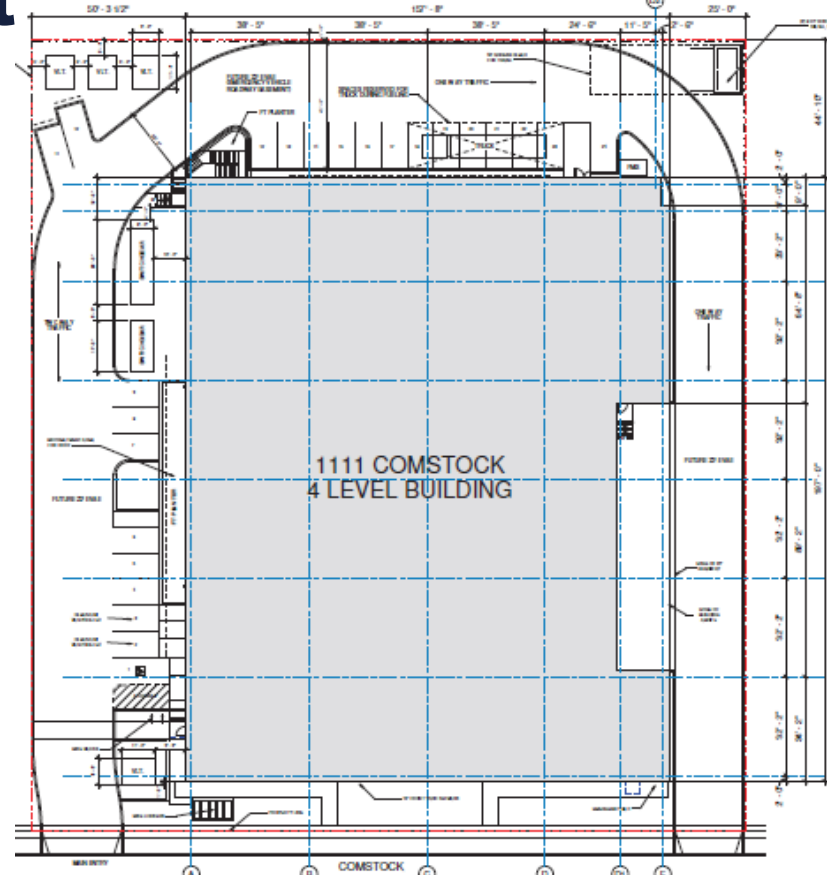
Project Data

Lot Size: 1.38 acre	60,064 square feet		
	Existing Floor Area (sq.ft.)	Demolish (sq.ft.)	Proposed (sq.ft.)
Gross Floor Area	23,765	-23,765	121,170
Lot Coverage	-	-	29,646 / 60,064 = 49%
F.A.R.	-	-	121,170 / 60,064 = 2.02
Height	-	-	Roof – 80' Parapet – 87' Roof Screen 98'
Parking	Surface Parking		24 spaces <ul style="list-style-type: none">• 23 standards spaces• 1 ADA space
Bicycle Parking	None		Bicycle Parking Class I: 9 Bicycle Parking Class II: 2
Flood Zone	X		



1111 Comstock Street Proposed Site Plan

- 121,170 square-foot four-story building
- Six 3,000-KW diesel-fueled engine generators and one 500-kW diesel-fueled engine generator would be located within a generator room on the first floor of the building
- No exterior equipment yard



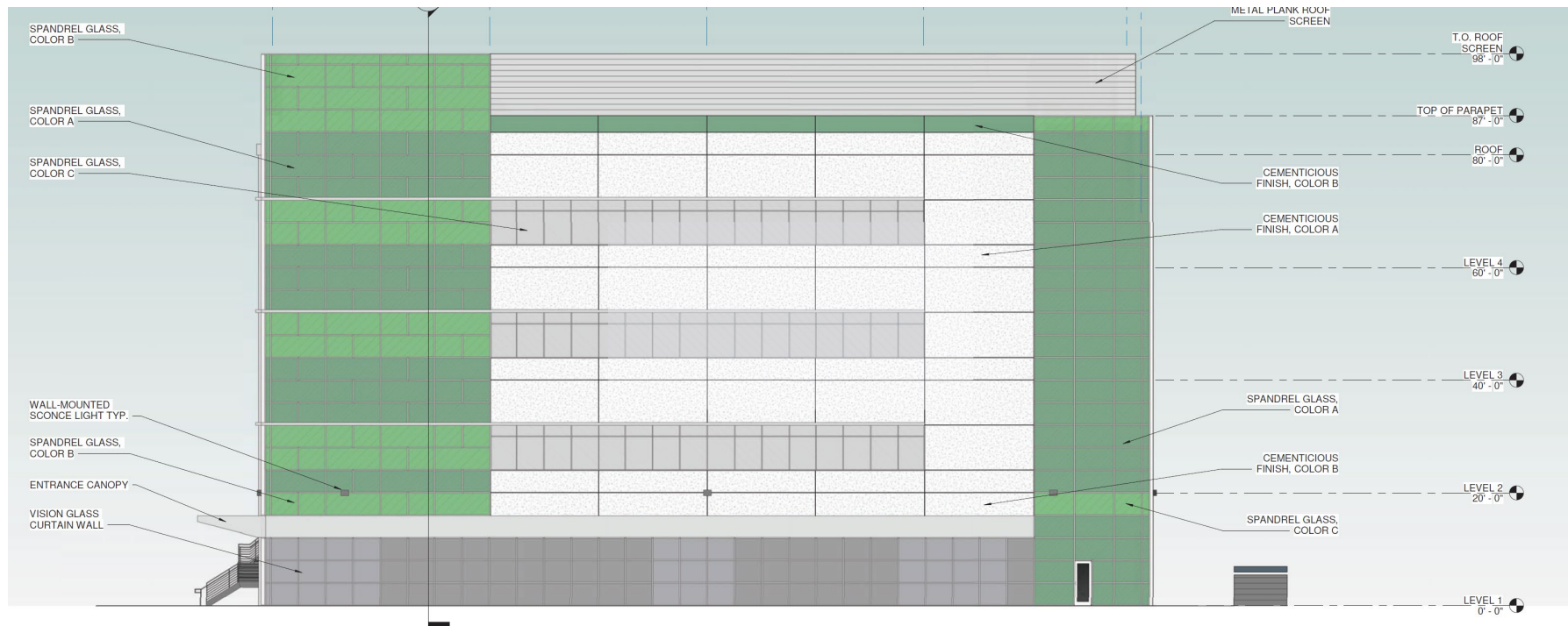


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CEQA

- A Mitigated Negative Declaration (MND) was prepared for the project in accordance with CEQA and publicly circulated between September 21, 2020 and October 12, 2020
- Mitigation measures in the areas of Biological Resources, Cultural Resources, and Noise were identified and are included in the MMRP
- One public comment letter was received from Adams Broadwell Joseph & Cardozo during the public comment period



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CEQA Public Comments and Responses

- Comment letter claimed that the MND failed to disclose, analyze, and mitigate potential impacts to air quality, greenhouse gas emissions, and public health
- Also claimed that the city did not provide all the documents referenced in the MND for the entire comment period and that the document's project description was incomplete



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Development Review Hearing

- Hearing held on November 4, 2020
- One public speaker representing Adams Broadwell Joseph & Cardozo reiterated the comments previously submitted regarding the MND
 - Also requested preparation of an Environmental Impact Report (EIR) and that the Hearing Officer disapprove the MND and deny the Architectural Review application



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DRH Appeal

- Appeal filed on November 12, 2020
- Appeal includes largely the same comments that were previously addressed related to the IS/MND
- For the architectural review, the appeal alleges that the project would not meet the required finding that a project cannot “materially affect adversely the health, comfort or general welfare.”
 - MND’s analysis included a Health Risk Assessment that determined that health impacts of the project would be less than significant



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- Approval of the architectural application for the project would implement the purpose and intent of the City's General Plan and conform to the Zoning Ordinance
 - Data center project is a permitted use under the Low-Intensity Office/ Research and Development (R&D) land use designation and Light Industrial (ML) zoning designation for the project site
 - Site improvements that would enhance the streetscape and increase property values by replacing derelict buildings, asphalt surface parking areas, and minimal landscaping on the site



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Recommendation

- Adopt a resolution to deny the appeal and uphold the Development Review Hearing adoption of the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program; and
- Adopt a resolution to deny the appeal and uphold the Development Review Hearing approval of the data center project located at 1111 Comstock Street, subject to conditions.



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