



Agenda Report

18-235

Agenda Date: 3/20/2018

REPORT TO COUNCIL

SUBJECT

Overview of CityPlace Santa Clara project located on 240-acres north of Tasman Drive

BACKGROUND

During the January 2018 City Council Operational and Strategic Priority Setting Sessions, City Council requested an overview of the CityPlace Santa Clara project and an update on its current status including information on the tasks/milestones necessary to be complete prior to project ground breaking.

DISCUSSION

CityPlace Santa Clara is an approximately 240-acre development project on City-owned property located north of Tasman Drive principally being utilized/operated as Santa Clara Golf and Tennis. In June 2016, City Council approved (see Attachment 1) a series of actions related to including approval of an Environmental Impact Report; General Plan Amendment; PD-MC Zoning; Development Agreement and a Disposition and Development Agreement.

Following City Council's actions, in July 2016, the City of San Jose filed a lawsuit which challenged the project approvals and the adequacy of the EIR. With active ongoing litigation, the developer, Related Urban, was limited in its ability to progress on project planning and permitting until the litigation matter settled on January 12, 2018.

At the March 20, 2018 Council study session, City staff will provide an informational briefing on the following topic areas:

1. Overview of the project and phases
2. Key terms of the transaction
 - a. Disposition and Development Agreement
 - b. Development Agreement
 - c. Ground Lease
3. Overview of the City entitlement and permitting process
 - a. Approvals secured
 - b. Pending approvals and approval process
4. Work with other public agencies
5. Upcoming key tasks and milestones

ENVIRONMENTAL REVIEW

This is an information report only and no action is being taken by the City Council and no environmental review under the California Environmental Quality Act ("CEQA") is required.

FISCAL IMPACT

There is no cost to the City associated with this report other than administrative time and expense.

PUBLIC CONTACT

Public contact was made by posting the Council agenda on the City's official-notice bulletin board outside City Hall Council Chambers. A complete agenda packet is available on the City's website and in the City Clerk's Office at least 72 hours prior to a Regular Meeting and 24 hours prior to a Special Meeting. A hard copy of any agenda report may be requested by contacting the City Clerk's Office at (408) 615-2220, email clerk@santaclaraca.gov <<mailto:clerk@santaclaraca.gov>> or at the public information desk at any City of Santa Clara public library.

RECOMMENDATION

Note and file the report on the overview and next steps related to the CityPlace Santa Clara project located on 240-acres of City-owned property north of Tasman Drive.

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Reviewed by: Walter C. Rossmann, Chief Operating Officer

Approved by: Deanna J. Santana, City Manager

ATTACHMENT

1. June 26, 2016 Agenda Report