



Legislation Details (With Text)

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Title:	Action on a Vesting Tentative Parcel Map for Three Commercial Condominium Units Located at 651, 725 and 825 Mathew Street				
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Attachments:	1. Architectural Committee Minutes 03-29-17, 2. Architectural Committee Staff Report March 29, 2017, 3. Architectural Committee Minutes February 6, 2019, 4. Architectural Committee Staff Report February 6, 2019, 5. Project Data, 6. Resolution Approving the Tentative Parcel Map, 7. Mitigation Monitoring and Reporting Program (MMRP), 8. Conditions of Approval, 9. Tentative Parcel Map, 10. Resolution No. 19-8748.pdf				

Date	Ver.	Action By	Action	Result
8/27/2019	1	Council and Authorities Concurrent Meeting	Approved	

REPORT TO COUNCIL

SUBJECT

Action on a Vesting Tentative Parcel Map for Three Commercial Condominium Units Located at 651, 725 and 825 Mathew Street

BACKGROUND

The applicant is requesting the approval of a Vesting Tentative Parcel Map to allow for the creation of three commercial condominium units on an existing single lot. The site is currently under redevelopment with three four-story data center buildings totaling 541,000 square feet with mechanical yard support areas and surface parking lot. The prior use was an industrial cannery operation. All existing structures were demolished prior to the construction of the data center.

At a noticed public hearing on March 29, 2017, the Architectural Committee approved the development of two four-story data center buildings totaling 413,000 square feet, an electric substation along Mathew Street, mechanical yard support areas and surface parking lot. The project was modified by the applicant and approved at the Architectural Committee on February 6, 2019 to accommodate three four-story data center buildings totaling 541,000 square feet. Excerpts of the Architectural Committee meeting minutes are attached to this report.

The City Engineer approved a lot line adjustment to combine three parcels (APNs 224-40-001, -002, and -011) into a single lot. This allowed the data center project to proceed with construction of buildings as approved by the Architectural Committee.

DISCUSSION

The development project was considered at noticed public hearings by the Architectural Committee.

There were no public comments received at the March 29, 2017 public hearing on the initial project. The Architectural Committee voted 3-0-0-0 to approve the project. At the February 6, 2019 public hearing on the revised project, one neighbor had concerns regarding noise and type of trees to be planted adjacent to a shared property line. The Architectural Committee unanimously approved the revised project 2-0-0-0 subject to the applicant working with the neighbors regarding planting suggestions. The applicant noted that the noise level would be compliant with City Ordinances.

City Code Section 17.05.110(i) states that the Director of Planning and Inspection shall be responsible for investigating proposed subdivisions for conformity to the General Plan, specific plans and Zoning Ordinance of the City. The site is zoned MH Heavy Industrial with a General Plan designation of Heavy Industrial. The project is not located within an area governed by a Specific Plan. The proposed subdivision is consistent with the General Plan and Zoning Code in that the proposal facilitates the development of a large-scale data center development project which is a use supported by the General Plan and Zoning designations for the site and the condominium lots resulting from the subdivision would conform with the Zoning district development standards.

Pursuant to Santa Clara Code Section 17.05.110, the proposed Tentative Parcel Map application is referred directly to the City Council for consideration and was not discussed by the Architectural Committee or Planning Commission.

FISCAL IMPACT

There is no impact to the City for processing the requested application other than administrative staff time and expense typically covered by processing fees paid by the applicant.

ENVIRONMENTAL REVIEW

A Mitigated Negative Declaration was prepared by the City for the initial version of the McLaren Data Center Project and adopted by the Architectural Committee in March 29, 2017. Subsequently, the project design was revised. The revised project was granted a Small Power Plant Exemption by the California Energy Commission. The exemption process requires the California Energy Commission to find that the project will not create a substantial adverse impact on the environment or energy resources. Thus, the California Energy Commission prepared and adopted a separate Mitigated Negative Declaration for the revised project in November 2018; the Mitigated Negative Declaration prepared by the California Energy Commission incorporated by reference the Mitigated Negative Declaration prepared by the City and modified the analysis to address the revisions to the Project that occurred after preparation of the City's Mitigated Negative Declaration.

In approving the revised project, the City of Santa Clara utilized the Mitigated Negative Declaration prepared by the California Energy Commission as documentation of compliance with the California Environmental Quality Act. At its February 6, 2019 meeting, the Architectural Committee made the determination that the project will not have a significant effect on the environment and that mitigation measures will be made a condition of the approval of the project. The Architectural Committee also considered the Mitigated Negative Declaration prepared for the project by the California Energy Commission and adopted a new Mitigation Monitoring and Reporting Program that incorporates the mitigation measures in the Mitigated Negative Declaration prepared for the project by the California Energy Commission.

COORDINATION

This report has been coordinated with the City Attorney's Office.

PUBLIC CONTACT

On August 16, 2019, the notice of public meeting for this item was posted at three conspicuous locations within 300 feet of the project site and was mailed to property owners within 500 feet of the project site. On August 14, 2019, the notice of public hearing was published in the *Weekly*. No public comments have been received at the time of preparation of this report.

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

Adopt Resolution to Approve the Vesting Tentative Parcel Map to allow for three Commercial Condominium Units on an existing single lot located at 651, 725 and 825 Mathew Street.

Reviewed by: Andrew Crabtree, Director of Community Development

Approved by: Deanna J. Santana, City Manager

ATTACHMENTS

1. Architectural Committee Meeting Minutes of March 29, 2017
2. Architectural Committee Staff Report of March 29, 2017
3. Architectural Committee Meeting Minutes of February 6, 2019
4. Architectural Committee Staff Report of February 6, 2019
5. Project Data
6. Resolution Approving a Vesting Tentative Parcel Map
7. Mitigation Monitoring and Reporting Program (MMRP)
8. Conditions of Approval
9. Tentative Parcel Map