



Agenda Report

20-53

Agenda Date: 1/29/2020

REPORT TO PLANNING COMMISSION

SUBJECT

Study Session: Related Santa Clara Development Area Plans

BACKGROUND

The purpose of this study session is to provide the Planning Commission with background information on the zoning and development entitlements previously granted for the 240-acre Related Santa Clara project (formerly City Place) by the City Council on June 28, 2016, and on the subsequent City process for reviewing Development Area Plans (DAP) for each phase..

Entitlements granted by the City Council in 2016 support the construction of a new multi-phased, mixed-use development of up to 9.16 million gross square feet of office buildings, retail and entertainment facilities, residential units, hotel rooms, surface and structured parking facilities, new open space and roads, landscaping and tree replacement, and new/upgraded/expanded infrastructure and utilities (Attachment #1). The approved Planned Development-Master Community (PD-MC) zoning district identified eight potential phases for the project site (Attachment #2). The City has received two DAP applications from the developer, Related, for the first two phases of the project, Phase 1 (DAP 1) and Phase 2 (DAP 2).

The project site is city-owned land, which was utilized as a former landfill until its closure in 1994. The Santa Clara Golf and Tennis Club subsequently opened and was in operation until 2019.

DISCUSSION

Staff will provide the Commission with a presentation on the background on the project entitlements granted to-date including the approved General Plan Amendment, Planned Development - Master Community (PD-MC) zoning for the project area, and the approved Master Community Plan (Attachment #3), the approved Development Agreement, which vests the Project entitlements, and the approved Disposition and Development Agreement, which establishes the terms for ground leasing the project site for the purpose of developing the project. Staff will also share the process for review of the proposed DAP for each project phase as required by the adopted Master Community Plan (Attachment #4), and a brief background on construction already underway in preparation for the development.

A Special Meeting of the Planning Commission is scheduled for February 20, 2020 for the review and consideration of the DAP1. An EIR Addendum analyzing DAP1 will also be included for the Planning Commission's consideration. The City Council is anticipated to conduct a hearing on DAP 1, as well as consideration of the EIR Addendum on March 17, 2020, following the Planning Commission making a recommendation on February 20.

The Planning Commission hearing date for review of the DAP 2 has not yet been scheduled.

ENVIRONMENTAL REVIEW

The action being considered does not constitute a "project" within the meaning of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15378(b)(45) in that it is an informational report that does not involve any action or recommendation from the Planning Commission or any commitment to any specific project which may result in a potential significant impact on the environment.

It is anticipated that the Related Santa Clara Development Area Plans will be consistent with the Environmental Impact Report prepared for the City Place project and adopted by the City Council on June 28, 2016. An Addendum to the Environmental Impact Report will be prepared to document analysis specific to DAP1, and will be available at the February 20, 2020 Special Meeting.

FISCAL IMPACT

There is no fiscal impact to the City for processing the requested application other than administrative staff time and expense, which is included in the FY2019/20 Adopted Budget.

As was previously considered by the City Council in the decisions to offer development of the project site and subsequent approval of the initial land use entitlements, it was noted there will be social and economic benefits that will accrue to the City and region in terms of new retail and entertainment opportunities not readily found in the south bay area, as well as creation of jobs, property tax and sales tax revenues, and land lease revenues. Development of the project will provide substantial land lease revenues to the City's General Fund. Development fees and other exactions paid for and provided by the project (including up to \$17.4 million for implementation of a multimodal improvement plan and a voluntary contribution to VTA of approximately \$16 million) will also benefit the City.

COORDINATION

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

PUBLIC CONTACT

The developer held a Community Open House Event from 5:30 to 7:00 pm on January 15, 2020 at the Santa Clara Convention Center to provide an update to nearby residents and businesses about the current plans and schedule. Related distributed 1,000 foot notice to residents, businesses and property owners. Announcement of the January 15 Open House and of this Planning Commission Study Session were posted on the City's website under the development project page and on the City's event calendar. Notice was also included on the City's social media accounts including Next Door, Facebook and Twitter.

Public contact was made by posting the Planning Commission 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 or at the public information desk at any City of Santa Clara public library.

Reviewed by: Andrew Crabtree, Director of Community Development

Approved by: Deanna J. Santana, City Manager

ATTACHMENTS

1. Related Santa Clara Use Areas Diagram
2. Related Santa Clara Phases Diagram
3. Related Santa Clara Development Entitlements Process Flow Chart
4. Development Area Plan Review Process