



Agenda Report

21-1402

Agenda Date: 1/13/2021

REPORT TO DEVELOPMENT REVIEW HEARING

SUBJECT

Action on a Second Time Extension of a Previous Architectural Review Approval project at 3001 Tasman Drive

File No.(s): PLN2020-14423 (Original approval PLN2015-11507, CEQ2016-01013; First time extension PLN2018-13660)

Project Title: Lake Park Office Development Project

Location: **3001 Tasman Drive**, a 4.05 acre project site of an approximate 19.26 acre parcel located north of Tasman Drive between Patrick Henry Drive and Old Ironsides Drive; APN: 104-49-030; Property is zoned Light Industrial (ML)

Applicant: Drew Thomas, TMG Partners

Owner: BA2 Quad LLC

Request: Second Time **Extension** of a previous **Architectural Review** approval for a four-story 150,000 square foot office development with two-six-level parking structure.

Project Data

Lot Size: 19.26 acre	4.05-acres (Project Ste)		
	Existing Floor Area (sq. ft.)	Addition (sq. ft.)	Proposed Floor Area (sq. ft.)
Gross Floor Area	408,753	150,000	558,753
Lot Coverage	31	21	28.8
F.A.R.	0.277	0.85	0.66
Parking	-		1,903 spaces

Points for consideration for the Architectural Committee

- The Architecture Committee originally approved the proposed project on January 18, 2017 and approved a two-year extension on the project on January 16, 2019.
- The project site is currently designated "Low Intensity Office/R&D" in the City of Santa Clara 2010-2035 General Plan (General Plan) and is zoned as "Light Industrial." The project is consistent with the existing land use designation.
- Four-story office w/ 150,000 sf with floor to ceiling plate height ranges 14' to 15.5'.
- Metal Mesh Tension Screen for the two six-level parking structures

Findings

- 1) *That any off-street parking area, screening strips and other facilitates and improvements necessary to secure the purpose and intent of this title and the general plan of the City area a part of the proposed development, in that;*
 - The development provides the required parking spaces on the site for the proposed office development. Total parking required is 1,865 spaces. Total parking provided is 1,903 spaces.

- 2) *That the design and location of the proposed development and its relation to neighboring developments and traffic is such that it will not impair the desirability of investment or occupation in the neighborhood, will not unreasonably interfere with the use and enjoyment of neighboring developments, and will not create traffic congestion or hazard, in that;*
- The development is generally consistent with the City's Design Guidelines. There is a net increase of 150,000 sq. ft. of office space per the original approval. A Transportation Demand Management (TDM) plan to reduce vehicle trips is required for this project, with an annual reporting requirement. The project campus will provide bicycle storage, changing rooms, food service, fitness room and outdoor amenities on-site (available to all tenants) to reduce traffic trips off-site.
- 3) *That the design and location of the proposed development is such that it is in keeping with the character of the neighborhood and is such as not to be detrimental to the harmonious development contemplated by this title and the general plan of the City, in that;*
- The development is a four-story office development with a six level garage that is in scale with the appearance of the surrounding Office/R&D. The project provides setback and landscaping along the street frontage consistent with surrounding properties. The development provides a separated sidewalk.
- 4) *That the granting of such approval will not, under the circumstances of the particular case, materially affect adversely the health, comfort or general welfare of persons residing or working in the neighborhood of said development, and will not be materially detrimental to the public welfare or injuries to property or improvements in said neighborhood, in that;*
- The design is in scale with the surrounding Office/R& D and Retail developments. The office use and associated parking are self-contained within the limits of the property. There are no residential developments immediately adjacent that would be impacted with privacy concerns.
- 5) *That the proposed development, as set forth in the plans and drawings, are consistent with the set of more detailed policies and criteria for architectural review as approved and updated from time to time by the City Council, which set shall be maintained in the planning division office. The policies and criteria so approved shall be fully effective and operative to the same extent as if written into and made a part of this title, in that;*
- The development is a modern large-scale administrative facility or research institution that is allowed in the ML Zoning District. The proposed development provides for an aesthetically attractive working environment with attractive buildings, ample employee parking with nearby amenities appropriate to an employee-oriented activity.

Conditions of Approval:

Please refer to Attachment 1 and 2.

ENVIRONMENTAL REVIEW

Previously prepared Mitigated Negative Declaration was approved on January 18, 2017 by the Architectural Committee. It was determined that the project, with the incorporation of the mitigation measures, will not have a significant effect on the environment.

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.

PUBLIC CONTACT

On December 24, 2020, a notice of public hearing of this item was mailed 500 feet of the project site and

mailed to property owners within 500 feet of the project site. Planning Staff has not received public comments for this application.

RECOMMENDATION

Approve the second time extension for previously approved project at the property located at 3001 Tasman Drive, subject to conditions.

Prepared by: Nimisha Agrawal, Associate Planner, Community Development Department

Approved by: Gloria Sciara, Development Review Officer, Community Development Department

ATTACHMENTS

1. 3001 Tasman Drive- Conditions of Approval
2. 3001 Tasman Drive- MMRP
3. 3001 Tasman Drive- Development Plans