21-957 **Agenda Date: 7/28/2021**

REPORT TO DEVELOPMENT REVIEW HEARING

SUBJECT
Action on the architectural design of a new data center at 2905 Stender Way

File No.(s): **PLN2019-14118 and CEQ2020-01075**
Location: **2905 Stender Way**, the 3.9-acre project site is located at the intersection of Stender Way and Central Expressway; APN: 216-29-108; property is zoned Planned Development (PD).
Applicant / Owner: Coresite Real Estate SV9 L.P.
Request: Approval of Architectural Review for an approved 250,000 square feet four-story data center including 19,600 square feet office space for the data center tenants, and Minor Modification to increase the building height to 87 feet and reduce the parking space requirements.

Project Data - see Attachment 7 for full-sized table

Lot Size: 3.9 acres	170,000 square feet		
	Existing Floor Area (sq.ft.)	**Demolish (sq.ft.)**	**Proposed (sq.ft.)**
Gross Floor Area	54,000	-54,000	250,000
Lot Coverage	-	-	60,421 / 170,000 = 3
F.A.R.	-	-	250,000 / 170,000 =
Height	-	-	87’
Parking	Surface Parking		26 spaces
Flood Zone	X		

Points for Consideration

- The project will demolish an existing 54,000 industrial building with surface parking and the construction of a new 250,000 square-foot four-story data center including 19,600 square-foot office space for the data center tenants, a new electric power substation, equipment yards and onsite improvements (SV9) with 48-megawatt (MW) connections to Silicon Valley Power (SVP) service.
- Site improvements would include the new SV9 data center building, a covered loading dock, exterior lighting, gated driveway access, parking lot, and perimeter landscaping.

Zoning and General Plan

- The project site is currently designated Light Industrial in the City of Santa Clara 2010-2035 General Plan (General Plan) and is zoned Planned Development (PD). The proposed use is consistent with the General Plan and zoning designations for the property.
- The proposed FAR for the project is 1.47, exceeding the base FAR of 0.60 set by the City of Santa

Clara General Plan. However, the General Plan's FAR limitations are intended to control employment density, and the project's employment density would not conflict with the allowed uses or assumed employment intensity for the Light Industrial General Plan designation.

- The height of the proposed buildings would be 87-feet to the tops of the primary roof parapets and would be approximately 102 feet to the tops of the metal roof screens and mechanical penthouses. As this is a PD rezone, the height limit for the Project will be whatever is established by this rezoning process, rather than the height limits set for other districts contained in the Zoning Ordinance.
- The proposed PD zoning standards for this Project are largely consistent with the ML district standards, with the exception of height (the limit in ML is 70 feet) and parking.
- A rezoning by the City Council was approved for the current site design improvements and use on June 8, 2021.

Mitigated Negative Declaration

- A Mitigated Negative Declaration (MND) was prepared for the project by the environmental consultant firm Circlepoint, in accordance with the California Environmental Quality Act (CEQA). The MND and Notice of Availability were posted on the City's website at www.santaclaraca.gov/ceqa and circulated for 30-day review on July 29, 2020 and closed on August 28, 2020, in accordance with CEQA requirements.
- The MND was adopted by the City Council as part of the rezoning application previously referenced.

Building Design

- The SV9 data center would be steel frame construction enclosed by an exterior aluminum composite panel system with materials chosen to match the texture and finish of the adjacent CoreSite data centers.
- The building facades would be articulated with details and materials to reduce the visual impact of the overall building mass and provide an attractive appearance consistent with an industrial setting.
- The façades of the proposed buildings would consist primarily of insulated metal panel and glass siding materials, in varying shades of gray, blue and white colors.
- The height of the proposed buildings would be 87-feet to the tops of the primary roof parapets and would be approximately 102 feet to the tops of the metal roof screens and mechanical penthouses.
- Rooftop equipment and the rooftop staircase access and elevator would be screened from view from the surrounding area by a louvered screenwall system. The screenwall would be set back from the roof edge.

Parking

- The standard required on-site parking supply for the proposed data center development is one space per 4,000 square feet of gross building floor area in accordance with the City Zoning Ordinance. A total of 26 on-site parking spaces are proposed where a total of 62 are required.
- The applicant proposed through the requested PD Zoning to establish a lower parking requirement for the site. A Parking Study, prepared by Kimley Horn, is attached to this report and supports the number of parking spaces as proposed.
- The site plan reserves space for an additional 24 parking spaces which would be constructed in the event building use is eventually converted to another use with higher parking demands.

Trees and Landscaping

- Construction of the proposed data center and parking lot would require removal of 39 trees.
- The City's General Plan (Policy 5.3.1-P10) requires new development to include new street trees and

replacement of existing trees removed at a ratio of at least a 2:1 with two new 24-inch box sized trees on- or off-site added for each tree removed, or alternatively, where it is not possible to meet this policy, the City has allowed replacement tree planting sizes at 36-inch box at the replacement ratio of one new tree planted for each existing tree removed, provided that sufficient trees are planted offsite to still meet the 2:1 requirement.

- The proposed project would need to plant a minimum of 78 24-inch box size replacement trees, or 39 36-inch size replacement trees. Because of the number of trees involved and the limited site area available, the project will conform to this requirement through the latter provision and provide additional trees offsite. Tree selections will provide year-round shade for sidewalks and will act as a wind buffer.
- The City's General Plan (Policy 5.3.1-P10) requires new development to include new street trees and at least a 2:1 on- or off-site replacement for removal of existing trees. While the proposed project would need to plant a minimum of 48 trees, the landscape plan shows five new trees would be planted on the project site. Therefore, the project must comply with off-site planting and mitigation.
- Perimeter landscaping surrounding the existing building would be removed and partially replaced. New landscaping is proposed at the ends of the parking bays and replacement landscaping would be installed around the entire property boundary using a variety of tree, shrub and grass species.
- Final tree removal and landscape plans, including potential off-site replacement, would be subject to review and approval by the Community Development Department with consultation with the City Arborist.

Community Outreach

- A notice of development was posted on the property at least 10 days prior to the scheduled public hearing.
- The notice of public hearing for this item was posted within 300 feet of the site and was mailed to property owners within 1,000 feet of the project site.
- The City has received no comments on the project.

Findings supporting the Staff Recommendation

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 are a part of the proposed development, in that;

- A total of 26 on-site parking spaces are proposed where a total of 62 are required. The applicant received approval through the PD Zoning to establish a lower parking requirement for the site. As data centers are a low intensity employment use.

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. Exterior building façade provides a mix of materials and textures to create interest.
- The project invests in the site improvements that will enhance the streetscape and increase property values by replacing derelict buildings, asphalt surface parking areas, and minimal landscaping on-the site and provide a catalyst for future investment for enhancement and development opportunities in the project area.
- The project site is located within the PD zoning district. Data centers generate few employees and relatively infrequent delivery of materials; consequently, the project is not anticipated to produce many vehicle trips.
- Sufficient parking is provided to accommodate employee parking demands on-site and prevent

spillover parking onto the public right-of-way.

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 proposal is to redevelop and improve the project site with construction of the data center with a strong, contemporary urban design that would improve the visual character of the zone. The project would include a loading dock, circulation and parking, and landscape improvements in conformance with the PD zoning district development standards and consistent with the development of data centers throughout the City.
   - The project provides setback and landscaping along the street frontage consistent with surrounding properties.

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 project is generally consistent with adjacent industrial and commercial development in terms of visual character and quality.
   - The data center 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.
   - The rezoning for this project includes conditions of approval and would be subject to the City Code and the mitigation measures set forth in the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program with project development to minimize impacts of development on neighboring properties.

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 data center facility that is permitted by the PD Zoning District. The proposed development provides for an aesthetically attractive building.
   - The project supports high quality design in keeping with adopted design guidelines for industrial development and the City's architectural review process consistent with General Land Use Plan Policy 5.3.1-P3 as follows:
     i. The building design avoids the orientation of equipment yard, service areas, and large expanses of blank walls facing toward the street.
     ii. The bulk, scale and height of the building is appropriate for the industrial sector and approved data centers within the City.
   - Façade elements and treatments are incorporated in the exterior building design to enrich the building appearance.
   - Driveway entrances are appropriate in number and location and are emphasized by landscaping to provide a suitable focus and identification.
   - Screening of rooftop equipment from view along the public right-of-way are integrated into the site and building design.

ENVIRONMENTAL REVIEW

A Mitigated Negative Declaration (MND) was prepared for the project by the environmental consultant firm Circlepoint, in accordance with the California Environmental Quality Act (CEQA). The MND and

Notice of Availability were posted on the City's website at www.santaclaraca.gov/ceqa and circulated for 30-day review on July 29, 2020 and closed on August 28, 2020, in accordance with CEQA requirements. The MND was adopted by the City Council on June 8, 2021.

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 July 15, 2021, a notice of public hearing of this item was posted 300 feet of the project site and mailed to property owners within 1,000 feet of the project site. Planning Staff has received one public comment for this application regarding the potential health issues related to using a diesel power generator.

RECOMMENDATION

Approve the Architectural Review to develop a 250,000 square feet four-story data center including 19,600 square feet office space for the data center tenants at 2905 Stender Way, subject to conditions.

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Prepared by: Tiffany Vien, Assistant Planner, Community Development
Approved by: Gloria Sciara, Development Review Officer, Community Development

ATTACHMENTS

1. Development Plans
2. Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP)
3. Conditions of Rezoning Approval
4. Parking Study
5. Project Data