



## Agenda Report

21-1377

Agenda Date: 11/3/2021

### REPORT TO DEVELOPMENT REVIEW HEARING

#### SUBJECT

Action on time extension for a previously approved data center project at 2175 Martin Avenue.

File No.(s): **PLN21-15265** (Original approval **PLN2019-13745, CEQ2019-01071**)

Location: **2175 Martin Avenue**, a 1.68 acre site located on the north and east of Martin Avenue, approximately 775 feet west of Scott Boulevard; APN: 224-10-115; property is zoned Light Industrial (ML).

Applicant: Jonathan Gibbs, Prime Data Centers

Owner: 2175 Martin Property LLC.

Request: **Time Extension** for a previously approved Architectural Review for a new 80,000 square foot 3-story data center building.

#### Project Data

Lot Size: 1.68 acre (73,386 Sq. ft.)				
	Existing Floor Area (sq. ft.)	Demolish (sq. ft.)	Addition (sq. ft.)	Proposed Floor Area (sq. f t.)
Gross Floor Area	31,500	31,500	79,356	79,356
Lot Coverage	31,500/73,386 = 42.9 %			26,452/73,386 = %
F.A.R.	.4			1.08
Parking	80 spaces			20 spaces

#### Points for consideration

- 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.
- The Architecture Committee originally approved the proposed data center project (PLN2019-13745, CEQ2019-01071) on September 18, 2019 with the condition for applicants to work with staff to enhance the elevations.
- An appeal (PLN2019-14132) to the Architecture Committee’s decision was received on September 25, 2019. On November 13, 2019, the Planning Commission denied the appeal and upheld the Architecture Committee’s decision of approval of the project.
- The project has now been taken over by Prime Data Centers. They are requesting a time extension of two years to obtain building permits and start the construction of the project.

**ENVIRONMENTAL REVIEW**

Previously prepared Mitigated Negative Declaration was approved on September 18, 2019 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 October 21, 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 time Extension for a previously approved Architectural Review for a new 80,000 square foot 3-story data center building at 2175 martin Avenue, subject to conditions.

Prepared by: Nimisha Agrawal, Associate Planner, Community Development

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

**ATTACHMENTS**

1. Approved Development Plans
2. Architectural Committee Staff Report of September 18, 2019
3. Conditions of Approval
4. Excerpt Architectural Committee Meeting Minutes of September 18, 2019
5. Project Data