



City Council Meeting

Public Hearing Item # 3

**20-408 - Related Santa
Clara Development Area
Plan (DAP) 1**

March 24, 2020



Related Santa Clara DAP 1

DAP Scope & Purpose

- **Phased implementation of a Planned Development-Master Community Zoning District (PD-MC)**
- **Establish block site design, uses, parking, & street layout consistent with Master Community Plan**
- **Approved by City Council but not a legislative action**
- **Developer will submit DAP 1 architecture through subsequent administrative review process**





Related Santa Clara DAP 1

Presentation Topics

- 1. Project 2016 Entitlements**
- 2. DAP Required Findings**
- 3. DAP 1 Overview**
- 4. Master Community Plan Conformance**
- 5. Environmental Review**
- 6. Planning Commission**
- 7. Recommendation**



Related Santa Clara DAP 1 Project 2016 Entitlements

- Environmental Clearance: EIR & MMRP
- General Plan Amendments
- Planned Development – Master Community Zoning (PD-MC)
- Disposition and Development Agreement (DDA)
- Development Agreement (DA)





Related Santa Clara DAP 1

Required Findings

Three required findings under Appendix C of the MCP:

- 1) The DAP Application is consistent with the applicable Development Requirements of the Phase in the MCP;
- 2) The Infrastructure that Developer proposes to construct in connection with this DAP Phase is sufficient to serve the proposed development on the subject property; and,
- 3) The proposed shared outdoor space provided for the applicable Phase in accordance with the MCP is reasonable and appropriate to the proposed level of development.



Related Santa Clara DAP 1

MCP Architectural Review Process

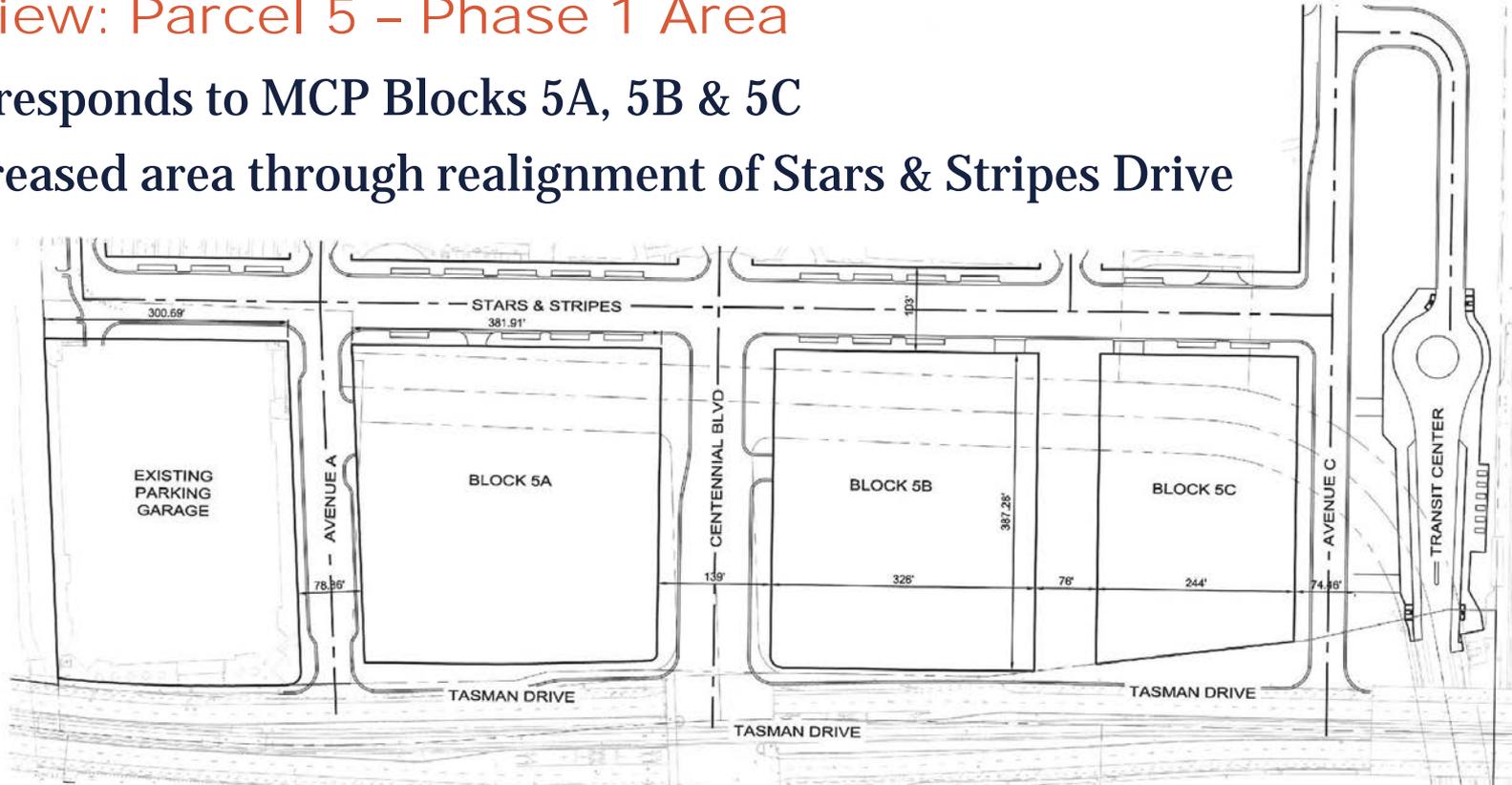
- 1) Priority Project Manager processes each Architectural Review Application using the same procedures as described for the review of DAP applications.**
- 2) Community Development Director shall approve/disapprove application within 28 business days of the application being determined complete.**
- 3) The Director's action may be appealed to the City Council within five (5) business days by the developers and others affected (property owners within 1000'), in accordance with City Code Section 18.108.060.**



Related Santa Clara DAP 1

Overview: Parcel 5 – Phase 1 Area

- Corresponds to MCP Blocks 5A, 5B & 5C
- Increased area through realignment of Stars & Stripes Drive

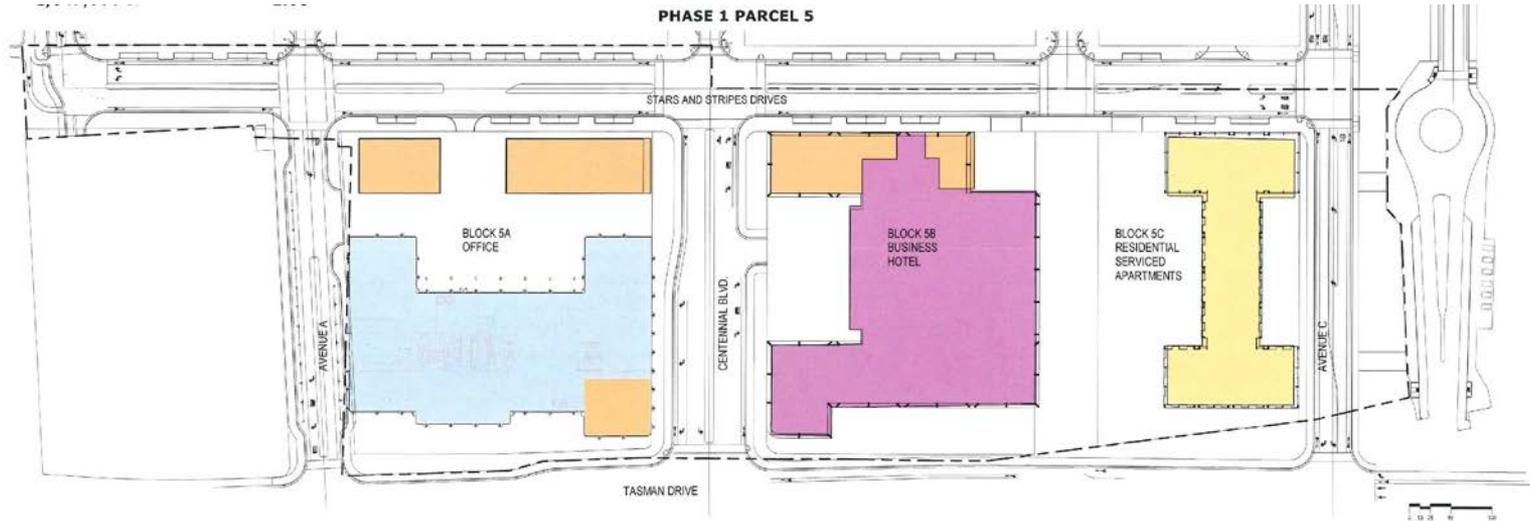




Related Santa Clara DAP 1

Overview: Conceptual Block Plan

- **Block 5A – 440,000 SF office + 35,200 SF retail**
- **Block 5B – 480-room hotel + 15,800 SF retail (food and beverage)**
- **Block 5C – 200 residential serviced apartments**

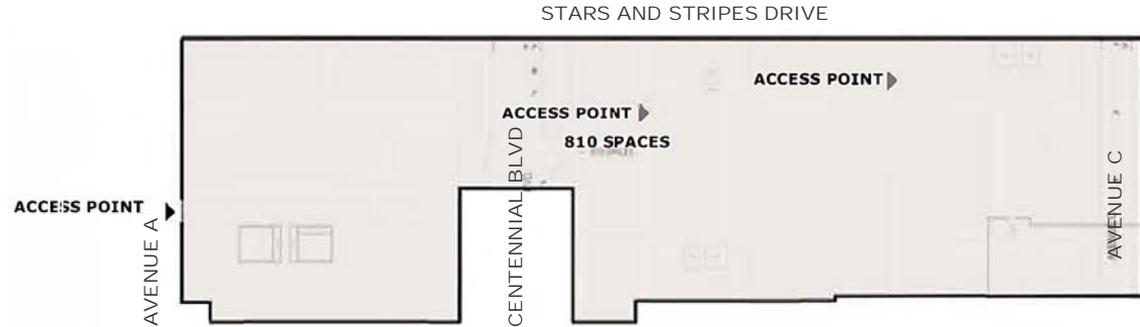




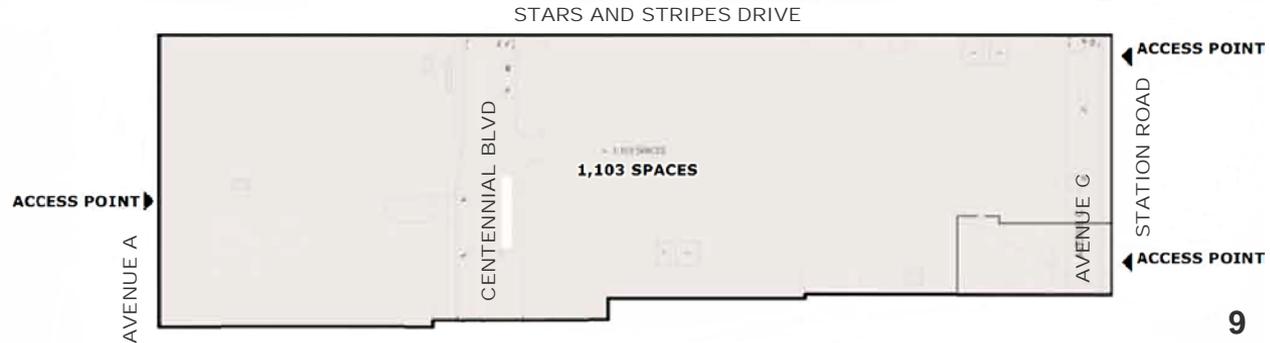
Related Santa Clara DAP 1

Overview: Underground Parking Plan

- **Level 1: 810 spaces**



- **Level 2: 1,103 spaces**

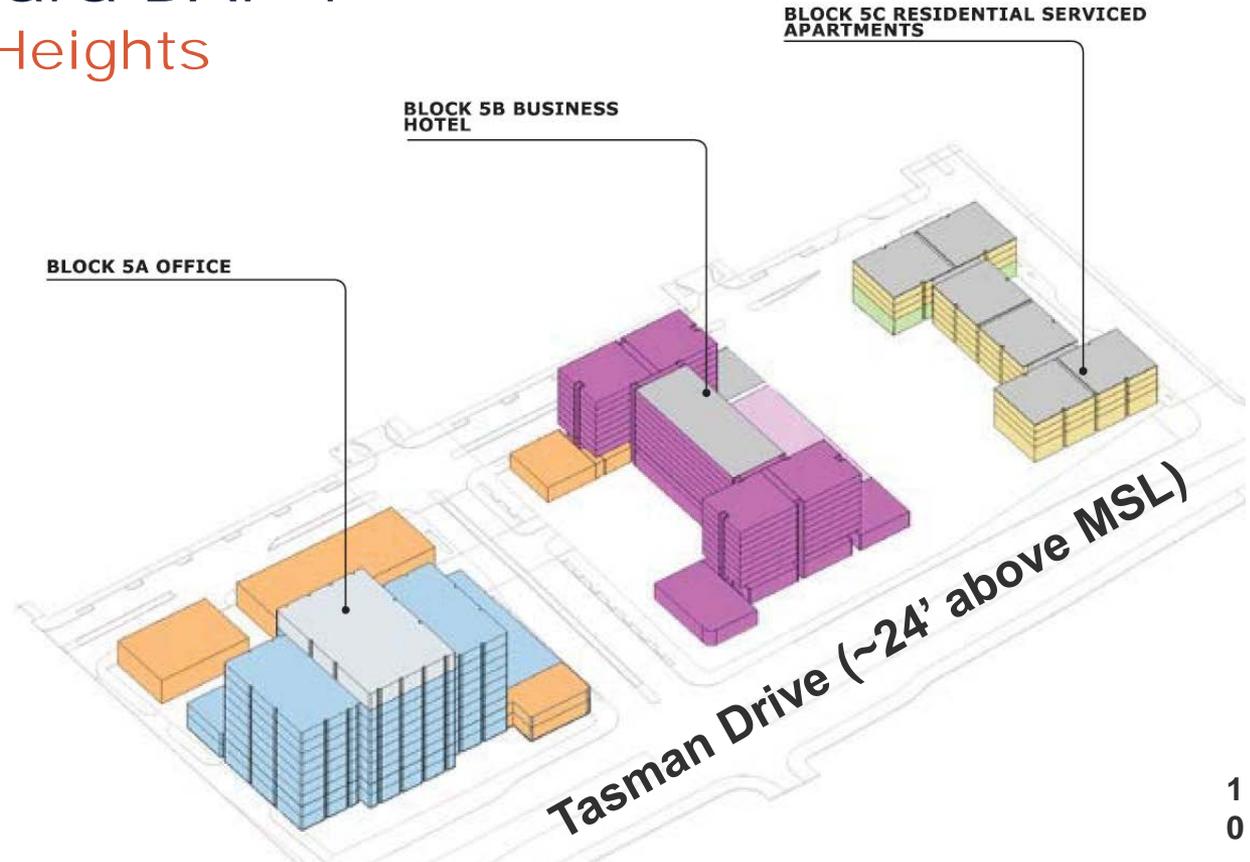




Related Santa Clara DAP 1

Overview: Building Heights

- **Block 5A**
9 Floors (174')
198' above MSL
- **Block 5B**
12 Floors (194')
218' above MSL
- **Block 5C**
7 Floors (111')
135' above MSL





Related Santa Clara DAP 1

DAP Consistency with MCP: Proposed Uses

PROGRAM	MCP Table 3-2, pg. 41	PROPOSED	DIFFERENCE	PERMISSABLE OR CONDITIONAL SEE MCP V1,3.2, pg 37
Office	306,000 SF	440,000 SF	134,000 SF	Permissible
Retail	62,000 SF	21,400 SF	(40,600 SF)	Permissible
Food & Beverage	25,000 SF	29,600 SF	4,600 SF	Permissible
Hotel	280,000 SF	381,000 SF	101,000 SF	Permissible
Residential Serviced Apt.	200,000 SF	175,000 SF	(25,000 SF)	Permissible
TOTALS	837,000 SF	1,047,000 SF	174,000	Permissible under Development Transfer Section 3.2, pg. 36



Related Santa Clara DAP 1

DAP Consistency with MCP: Parking

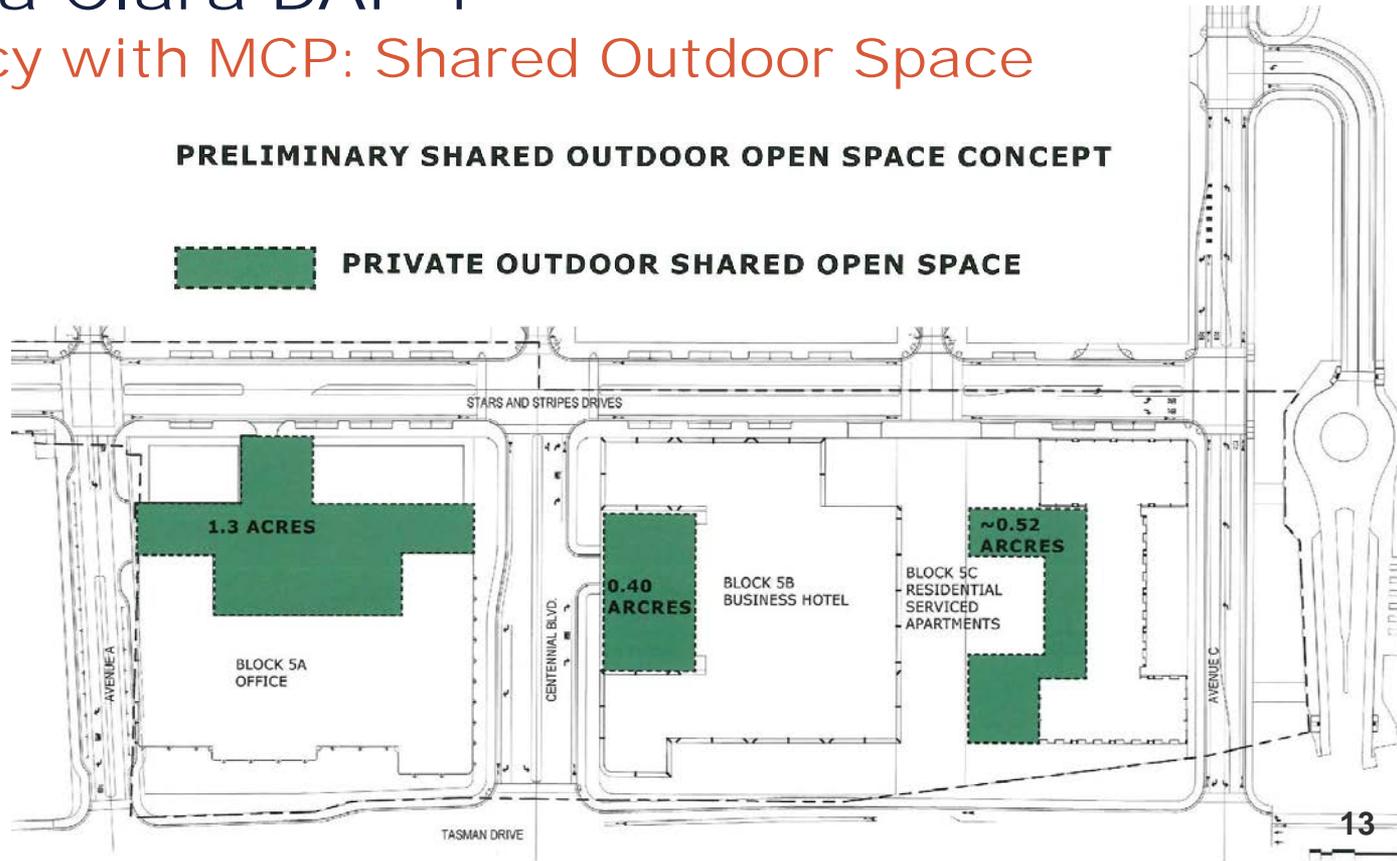
LAND USE	SIZE (SF)	MCP PARKING RATIO	PARKING DEMAND	SHARED PARKING RATIO	PARKING DEMAND	PROVIDED
OFFICE	440,000	3.0 / 1,000 SF	1,320	3.0 / 1,000 SF	1,320	
RETAIL	21,400	4.5 / 1,000 SF	96	3.0 / 1,000 SF	64	
FOOD & BEVERAGE	29,600	1.5 / 1,000 SF	44	3.0 / 1,000 SF	89	
HOTEL	480-KEYS	1 / KEY	480	0.5 / KEY	240	1913
RESIDENTIAL SERVICED APARTMENTS	200-UNITS	1.5 / UNIT	300	1.0 / KEY	200	
TOTAL			2,241		1,913	1,913 COMPLIES



Related Santa Clara DAP 1

DAP Consistency with MCP: Shared Outdoor Space

- Private, shared open space
- 2.2 acres total
- Serve adjacent development
- Consistent with MCP – dedicated park not required on Parcel 5

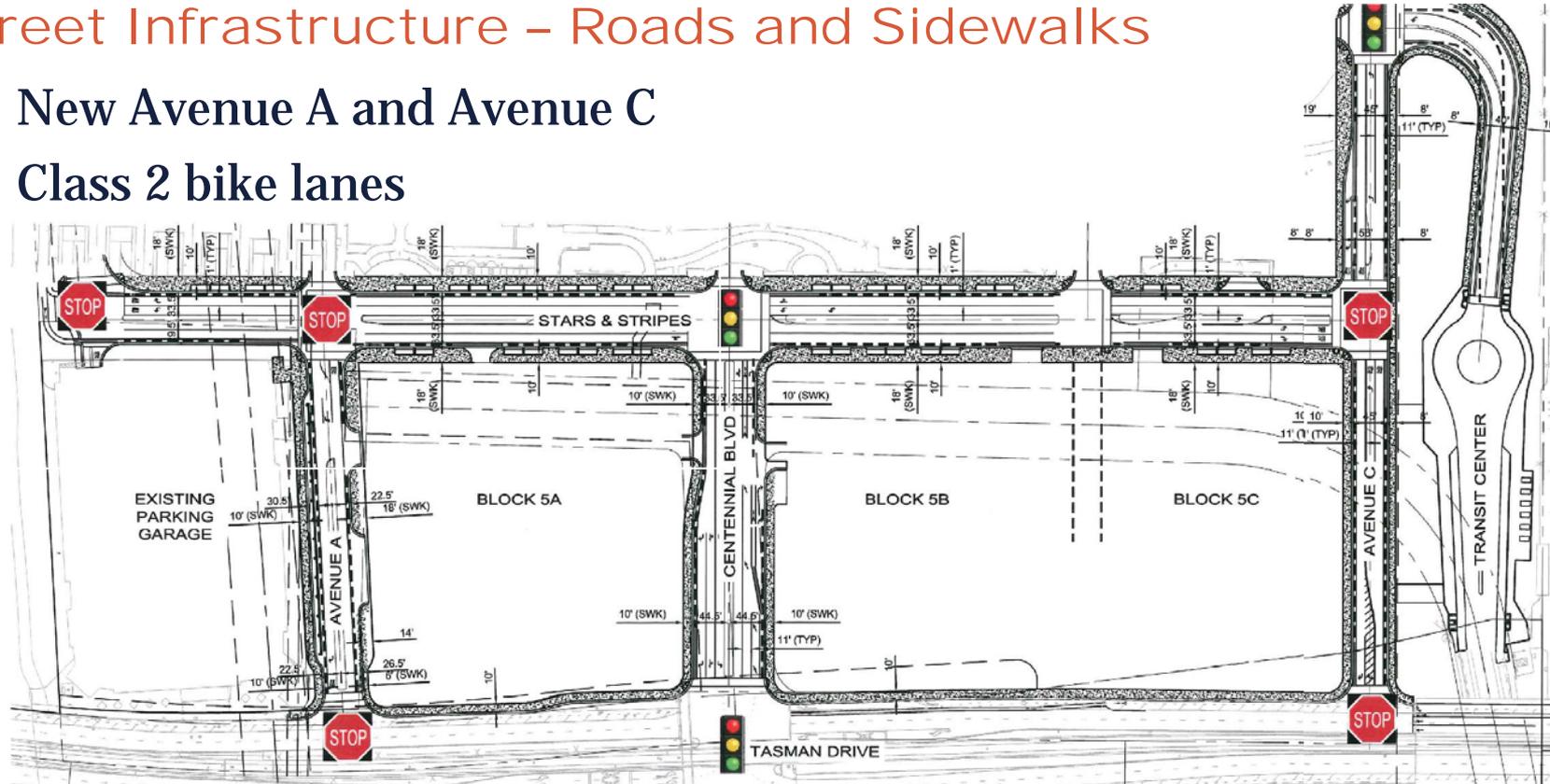




Related Santa Clara DAP 1

Street Infrastructure – Roads and Sidewalks

- New Avenue A and Avenue C
- Class 2 bike lanes

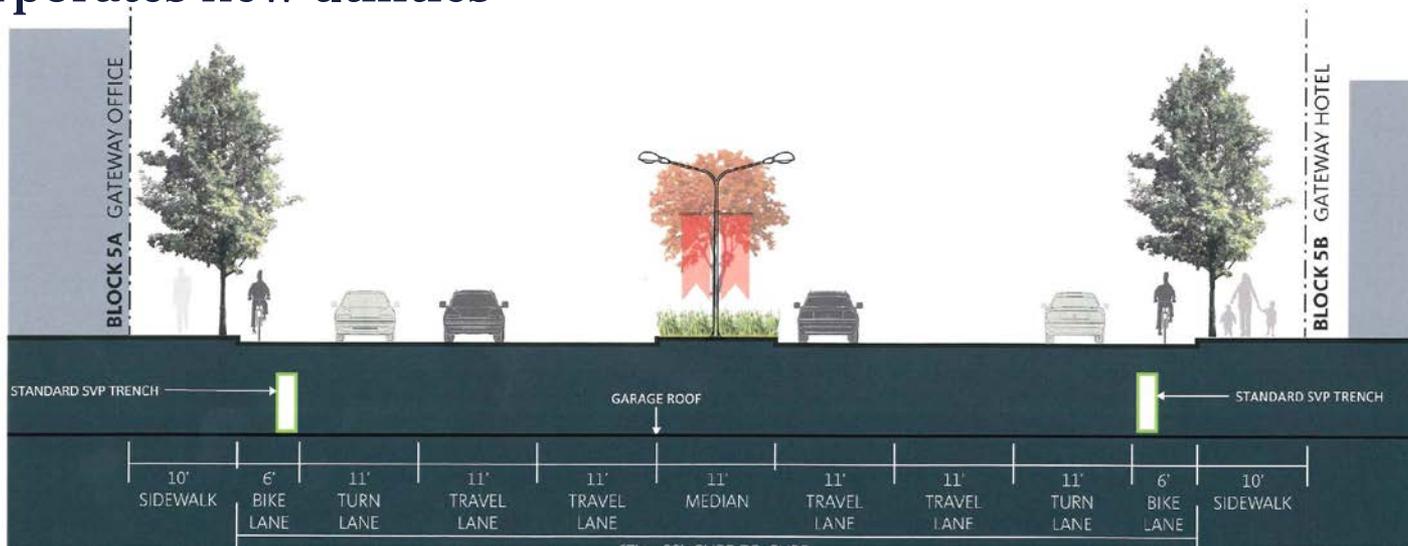




Related Santa Clara DAP 1

Street Infrastructure – Centennial Blvd Cross Section

- Consistent with MCP City Center Collector Streetscape Typology
- To be constructed with new development
- Incorporates new utilities





Related Santa Clara DAP 1 Environmental Review – CEQA

- **City certified an EIR for the project, adopted a Mitigation Monitoring or Reporting Program (MMRP), and adopted Statement of Overriding Considerations on June 28, 2016**
- **An Addendum to the EIR was prepared for the DAP 1 Application, and includes an updated copy of the MMRP with notations specific to DAP 1, including a Phase 1 Traffic Report**



Related Santa Clara DAP 1

Staff Recommendation for 3 Findings

- 1) The DAP Application conforms to and is consistent with the applicable Development Requirements of the Phase or Partial Phase and the MCP;**
- 2) The Infrastructure that Developer proposes to construct in connection with the applicable Phase or Partial Phase that is the subject of the DAP Application is sufficient to serve the proposed development on the subject property; and,**
- 3) The proposed shared outdoor space provided for the applicable Phase or Partial Phase in accordance with the MCP is reasonable and appropriate to the proposed level of development.**



Related Santa Clara DAP 1

Planning Commission Hearing February 20, 2020

- **One speaker from public**
- **Planning Discussion Topics:**
 - 1) **Pedestrian environment along Centennial Boulevard and Tasman Drive**
 - 2) **Need to further develop conceptual architecture**
 - 3) **Potential to add Transportation Demand Management (TDM) Strategies to achieve greater Vehicle Miles Travelled (VMT) reduction**
 - 4) **“Smart City” measures and 5G cellular coverage**
 - 5) **Rationale for proposed reduction of parking standards from the MCP**
 - 6) **The general need for affordable housing**
 - 7) **Consideration of environmental concerns (e.g., flooding, methane, etc.)**



Related Santa Clara DAP 1

Planning Commission Hearing February 20, 2020

Recommended adoption of first EIR Addendum and Approval of DAP 1 subject to conditions including a request that the Council engage in additional discussions with the Developer regarding:

- 1. Transportation Demand Management (TDM)**
- 2. Provisions for more affordable housing**



Related Santa Clara DAP 1 Considerations

- **Transportation Demand Management (TDM):** The DAP 1 application will comply with adopted Project Mitigation Measure TRA-1.1
- **Affordable Housing:** The Developer is deferring the dedicated provision of 10% of the proposed 200 residential serviced apartments (20 units) to Phase 2 (per Development Agreement Section 4.5.2)
- **Parks/Open Space:** The Developer is deferring the 1.21 acres of required parks and open space to serve the 200 residential apartments on Block 5C to Phase 2 (per Development Agreement Section 4.3.5)



Related Santa Clara DAP 1

Recommendation

Adopt resolutions for the Related Santa Clara (City Place) Phase I Development Area Plan application located at 5155 Stars and Stripes Drive to:

1. Adopt the EIR Addendum for Phase 1 DAP
2. Approve the Phase 1 DAP Application, subject to conditions



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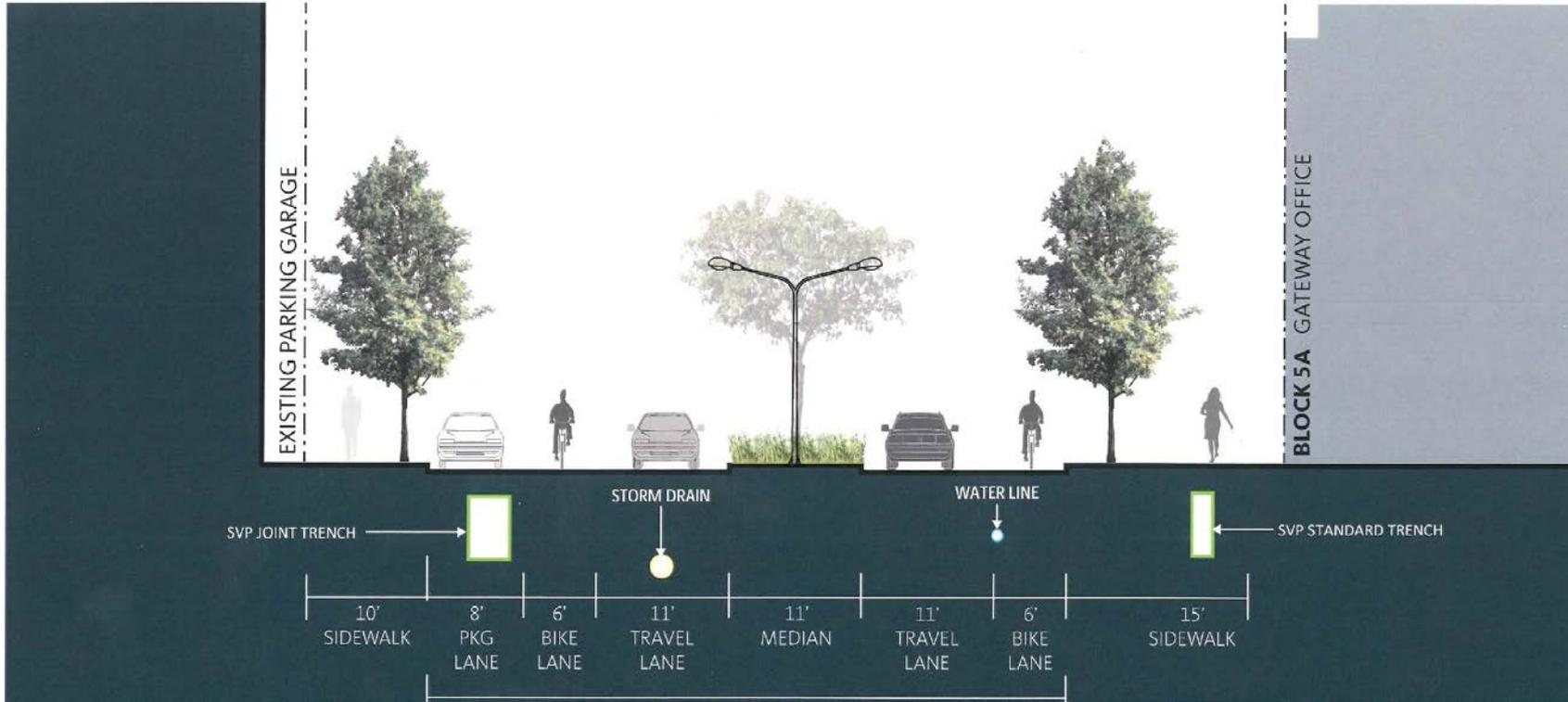
Transportation Demand Management (TDM)

- 1) **The Climate Action Plan as amended for the Urban Center / Entertainment District calls for a 4%VMT reduction to be achieved through TDM measures for office development and a 2% VMT reduction for residential development through TDM measures for this project site, including:**
 - **Bicycle infrastructure improvements including on site short/long-term bike parking facilities and amenities,**
 - **On site commuter bus/private shuttle/rideshare stops**



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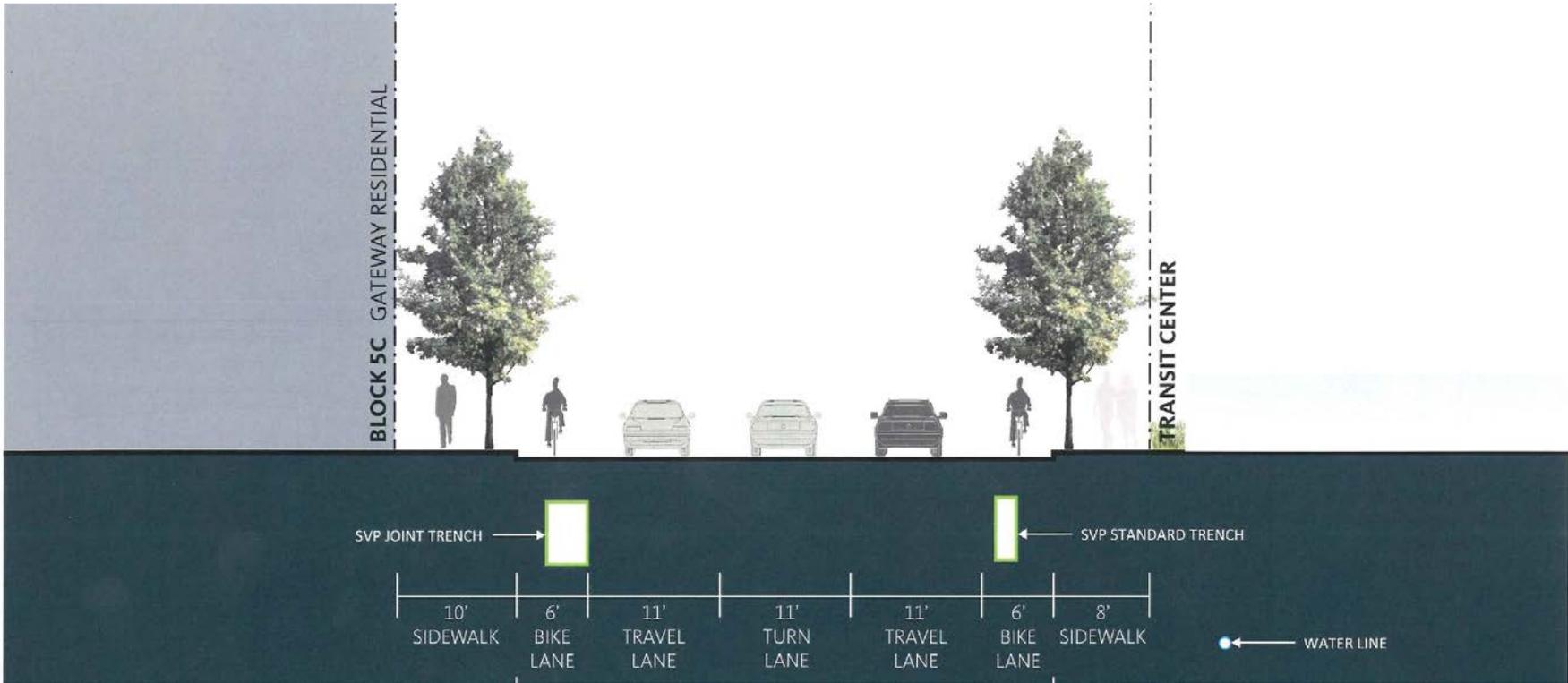
Infrastructure: Avenue A Street Section





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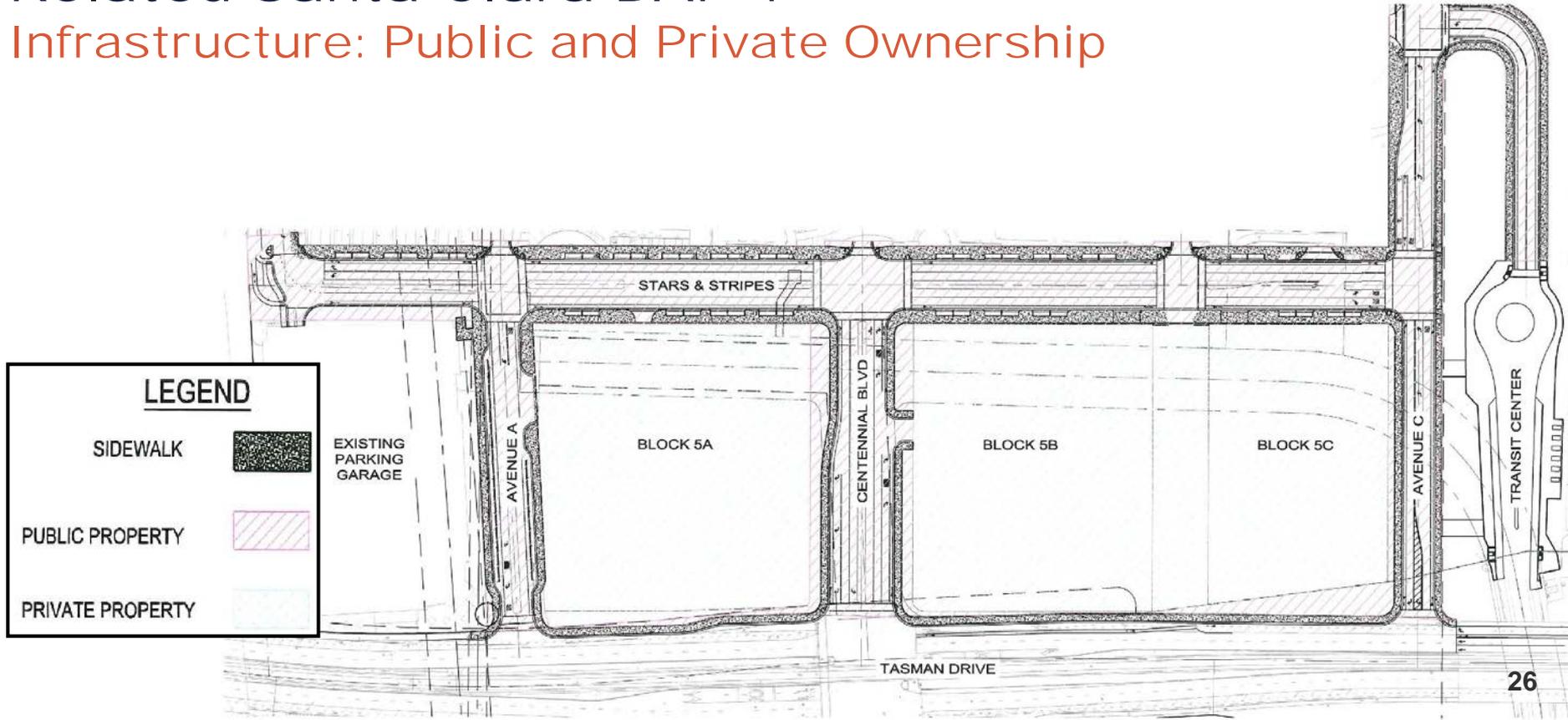
Infrastructure: Avenue C Street Section





Related Santa Clara DAP 1

Infrastructure: Public and Private Ownership





Related Santa Clara DAP 1

Community Outreach

- **1/15/2020 – Developer held a Community Open House at SC Convention Center**
 - 1000' notice mailed by developer to residents, businesses and property owners
 - Notice posted on City's social media accounts (Nextdoor, Facebook and Twitter)
- **1/29/2020 – Planning Commission Study Session**
 - Announcement posted on the City's website under the project page and City event calendar and social media accounts (Nextdoor, Facebook and Twitter)
- **2/20/2020 – Planning Commission Meeting**
 - Notice posted in the Santa Clara Weekly Newspaper
 - 1,000' notice mailed and posted for residents, businesses and property owners
 - Notice posted on the City's website under the development project page and social media accounts (Nextdoor, Facebook and Twitter)