



AGENDA

Wednesday, September 16, 2020 – 3:00 P.M.

Pursuant to the provisions of California Governor's Executive Order N-29-20, issued on March 17, 2020, to prevent the spread of COVID-19, the City of Santa Clara has implemented the following method for the public to participate remotely:

- Via Zoom:
 - o <https://santaclaraca.zoom.us/j/92950218717> or
 - o Phone: 1(669) 900-6833 using Meeting ID 929 5021 8717

Public Comments prior to meeting may be submitted via email to planning@santaclaraca.gov no later than noon on the day of the meeting. The meeting set-up is in line with the recommendations of the COVID-19 White House Task Force, which notes no more than 10 people gatherings. Applicants and most staff will be participating remotely. A limited number of staff will be present in the City Manager's Office Staff Conference Room. We highly encourage interested members of the public to stay at home and provide public comment remotely. Any members of the public wishing to come in person should first check-in at the City Manager's Office Staff Conference Room. City staff may direct you to wait in the City Hall cafeteria or outside the Council Chambers until your item of interest is discussed in order to maintain sufficient social distancing guidelines.

PUBLIC PARTICIPATION IN ZOOM WEBINAR: Please follow the guidelines below when participating in a Zoom Webinar:

- The meeting will be recorded so you must choose 'continue' to accept and stay in the meeting.
- If there is an option to change the phone number to your name when you enter the meeting, please do so as your name will be visible online and will be used to notify you that it is your turn to speak.
- Mute all other audio before speaking. Using multiple devices can cause an audio feedback.
- Use the raise your hand feature in Zoom when you would like to speak on an item and lower when finished speaking. Press *9 to raise your hand if you are calling in by phone only.
- Identify yourself by name before speaking on an item.
- Unmute when called on to speak and mute when done speaking. If there is background noise coming from a participant, they will be muted by the host. Press *6 if you are participating by phone to unmute.
- If you no longer wish to stay in the meeting once your item has been heard, you may exit the meeting.

1. CALL TO ORDER

2. DISTRIBUTION OF AGENDA

The agenda is available on the City's website on the Friday afternoon preceding the meeting.

3. DECLARATION OF PROCEDURES

The Development Review Hearing of **September 16, 2020** will be called to order. The Hearing Officer for this agenda will be Development Review Officer, AICP, Gloria Sciara on behalf of and delegated by the Director of Community Development Andrew Crabtree.

Please note the following:

- Please turn off all cell phones.
- Copies of the agenda are available on the tables by the doors for your convenience.

The hearing procedure and order of input will be as follows:

1. Each project will be identified as described on the agenda.
2. For those items on the Consent Calendar, the Hearing Officer will ask if anyone wishes to speak on the item. If a separate discussion is warranted, the item will be moved to the Public Hearing portion of the agenda. If a separate discussion is not needed, the item will remain on the Consent Calendar for approval.
3. For those items listed under Public Hearing, staff will provide a brief report.
4. The applicant or their representative will have up to five minutes to speak at the microphone and should identify themselves by stating their name for the record.
5. After the applicant or their representative has spoken, any member of the public who wishes to speak on the item may provide testimony, up to two minutes per speaker, either for or against the project. All speakers are required to state their name for the record.
6. Following comments from the public, the applicant may make additional remarks for up to five minutes.
7. The Hearing Officer will then close the public hearing, and may ask staff to answer questions, respond to comments made by the applicant or the public, or further discuss the item. The Hearing Officer will then take action on the item.

If you challenge these land use decisions in court, you may be limited to raising only those issues you or someone else raised at this public hearing or in written correspondence delivered to the City at, or prior to, the public hearing.

The Hearing Officer's actions on agenda items are final unless appealed within seven calendar days.

4. REQUESTS FOR EXCEPTIONS, WITHDRAWALS AND CONTINUANCES

- A. Withdrawals
- B. Continuances without a hearing
- C. Exceptions (requests for agenda items to be taken out of order)

Item to be continued and heard at the Development Review Hearing beginning at 3:00 p.m. on October 21, 2020. The agenda for the October 21, 2020 hearing will be posted 72 hours in advance. See posted agenda for updates and participation information.

File No.(s):	PLN2019-14128 and CEQ2020-01078
Location:	2600 De La Cruz , a 15-acre site located on the west side of De La Cruz Boulevard, APN: 230-03-105; property is zoned Heavy Industrial (MH).
Applicant:	Dale Beverett, Data Center Infrastructures

Owner: C1-Santa Clara LLC, Cyrus One
 Request: **Architectural Review and Adoption of a Mitigated Negative Declaration** to construct a 703,450 square-foot, four-story data center, backup generating facility with a generation capacity up to 96.5 megawatts (MW), surface parking, landscaping and site improvements; and **Modification** to increase maximum building height from 70 feet to 85 feet and decrease parking requirement to one space per 5,000 square feet of gross floor area. The site was previously developed with a one-story recycled paperboard mill and warehouse and the site is currently vacant and unpaved.

Mailing Radius: 1,000 feet
 CEQA Determination: Mitigated Negative Declaration
 Project Planner: Ela Kerachian, Associate Planner
 Staff Recommendation: **Approve**, subject to conditions

5. ORAL PETITIONS/ ANNOUNCEMENTS AND COMMUNICATIONS

Members of the Public may briefly address any item or topic not on the agenda.

6. CONSENT CALENDAR

Consent Calendar items may be enacted, approved, or adopted by the action of the Development Review Hearing Officer unless requested to be removed by anyone for discussion or explanation. If any member of the staff, the applicant, or a member of the public wishes to comment on a Consent Calendar item, or would like the item to be heard on the regular agenda, please notify Planning staff, or request this action at the Development Review Hearing during the Consent Calendar review. Items listed on the Consent Calendar with associated file numbers constitute Public Hearing items.

- None

7. PUBLIC HEARING ITEMS

7.A. File No.(s): **PLN2019-13869 and CEQ2018-01052**
Location: **3131 Homestead Road**, a 12.43-acre parcel located at the northeast corner of Homestead Road and Quince Avenue; APN: 290-24-071; property is zoned Moderate-Density Multiple-Dwelling (R3-25D).
Applicant/Owner: John Hyjer / Equity Residential
Request: **Architectural Review and Adoption of a Mitigated Negative Declaration** for the demolition of three two-story apartment buildings and one-half of a two-story apartment building (removing 42 dwelling units and retaining 222 dwelling units); two accessory buildings (central boiler room and a clubroom/leasing office); and four carport structures to construct a four-story apartment building with 225 dwelling units over a partially subgrade parking garage for a total of 447 dwelling units and 778 subgrade and surface parking spaces on-site, and associated site landscaping and site improvements.

Mailing Radius: 1,000 feet
 CEQA Determination: Mitigated Negative Declaration
 Project Planner: Debby Fernandez, Associate Planner
 Staff Recommendation: **Approve**, subject to conditions

- 7.B.** File No.(s): **PLN2018-13144 and CEQ2018-01050, SCH#2018042014**
Location: **3625 Peterson Way**, a 14.5-acre parcel located at the northeast corner of Peterson Way and Tannery Way, APN: 216-30-049; property is zoned Light Industrial (ML).

Applicant/Owner: Aaron Fenton, Boston Properties, Inc
Request: **Architectural Review** of two eight-story office buildings totaling 632,216 square feet connected by bridges at two levels; a 13,370 square-foot, one-story amenity building that includes a roof deck; a four-level parking structure and surface parking providing a total of totaling 2,280 parking spaces on-site; and landscaping and site improvements.

Mailing Radius: 1,000 feet
CEQA Determination: Environmental Impact Report
Project Planner: Debby Fernandez, Associate Planner
Staff Recommendation: **Approve**, subject to conditions
- 7.C.** File No.(s): **PLN2018-13303 and CEQ2018-01059**
Location: **651 Walsh Avenue**, a 7.8-acre parcel located on the north side of Walsh Avenue approximately 600 feet east of Lafayette Street, APN: 224-04-059; property is zoned Heavy Industrial (MH).

Applicant/Owner: Joe Hubbard, Digital Realty
Request: **Architectural Review and Adoption of a Mitigated Negative Declaration** for the demolition of an existing warehouse building and site improvements to construct a 435,050 square-foot four-story data center, generator yard, electric substation, surface parking, landscaping and site improvements; and **Modification** to increase maximum building height from 70 feet to 87.5 feet.

Mailing Radius: 1,000 feet
CEQA Determination: Mitigated Negative Declaration
Project Planner: Debby Fernandez, Associate Planner
Staff Recommendation: **Approve**, subject to conditions
- 7.D.** File No.(s): **PLN2019-14128 and CEQ2020-01078**
Location: **2600 De La Cruz**, a 15-acre site located on the west side of De La Cruz Boulevard, APN: 230-03-105; property is zoned Heavy Industrial (MH).

Applicant: Dale Beverett, Data Center Infrastructures
Owner: C1-Santa Clara LLC, Cyrus One
Request: **Architectural Review and Adoption of a Mitigated Negative Declaration** to construct a 703,450 square-foot, four-story data center, backup generating facility with a generation capacity up to 96.5 megawatts (MW), surface parking, landscaping and site improvements; and **Modification** to increase maximum building height from 70 feet to 85 feet and decrease parking requirement to one space per 5,000 square feet of gross floor area. The site was previously developed with a one-story recycled paperboard mill and warehouse and the site is currently vacant and unpaved.

Mailing Radius: 1,000 feet
CEQA Determination: Mitigated Negative Declaration
Project Planner: Ela Kerachian, Associate Planner
Staff Recommendation: **Approve**, subject to conditions

8. ADJOURNMENT

Adjourn. The next regular Development Review Hearing will be held on Wednesday, October 21, 2020, at 3:00 p.m.

Prepared by: 
Gloria Sciara, AICP
Development Review Officer

Approved: 
Reena Brilliot
Planning Manager