

**DOCKETED**

<b>Docket Number:</b>	19-SPPE-05
<b>Project Title:</b>	Mission College Data Center SPPE
<b>TN #:</b>	232527
<b>Document Title:</b>	Report of Conversation - land use, City of Santa Clara Assoc Planner, S Lee
<b>Description:</b>	Determining typical height of the data center buildings, and interpreting the development standards contained in the City's Zoning Code
<b>Filer:</b>	Lisa Worrall
<b>Organization:</b>	California Energy Commission
<b>Submitter Role:</b>	Commission Staff
<b>Submission Date:</b>	3/25/2020 12:35:54 PM
<b>Docketed Date:</b>	3/25/2020

# CALIFORNIA ENERGY COMMISSION

REPORT OF CONVERSATION

Page 1 of 1



*Siting, Transmission  
and Environmental  
Protection Division*

**FILE:** n/a

**PROJECT TITLE:** Mission College Data Center

**Docket:** 19-SPPE-05

**TECHNICAL AREA(s):** Land Use & Planning

Telephone

Email

Meeting Location: N/A

**NAME(s):** Jeanine Hinde, Planner II,  
Energy Commission

**DATE:** 03/20/20

**TIME:**

**WITH:** Steve Le, Associate Planner, City of Santa Clara Planning Division

**SUBJECT:** Determining typical height of the data center buildings, and interpreting the development standards contained in the City's Zoning Code

## COMMENTS:

This report of conversation documents an e-mail exchange between Steve Le, Associate Planner with the City of Santa Clara, and Jeanine Hinde (staff) regarding staff's question concerning the City's interpretation of its Zoning Code when determining the height of buildings. The e-mail exchange is attached.

**CC:**

**Signed:**

|s| \_\_\_\_\_

**Name:**

Jeanine Hinde, Planner II

## Hinde, Jeanine@Energy

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**From:** Steve Le <SLe@SantaClaraCA.gov>  
**Sent:** Friday, March 20, 2020 11:31 AM  
**To:** Hinde, Jeanine@Energy  
**Subject:** Re: Mission College Data Center at 2305 Mission College Blvd.

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Jeanine,

You're correct on the building height definition and we would count the parapet as part of the maximum building height. We have exempted parapet in the past when it steps back and act like a screening. However, in this case, the parapet is flushed with the building and would be accounted in maximum building height of 87'10". This is slightly over 25% deviation. I will ask them to lower to no more than 87'6".

As for the pent house, we are treating this as a screening devise for rooftop mechanical equipment. In this case, the pent house would be exempt from the maximum building height.

I hope that helps.

Thank you,  
Steve

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**From:** Hinde, Jeanine@Energy <Jeanine.Hinde@energy.ca.gov>  
**Sent:** Friday, March 20, 2020 10:12 AM  
**To:** Steve Le <SLe@SantaClaraCA.gov>  
**Subject:** Re: Mission College Data Center at 2305 Mission College Blvd.

Hi Steve,

Thank you for the data. I believe our staff may have been misinterpreting the definition of building height in the Zoning Code. Section 18.06.010 (h)(1) defines the height of buildings as the distance from grade "to the highest point of the coping of a flat roof..." As I understand "coping" as a roofing term, it's the curved or slanted cap that tops a parapet wall to shed water. For that reason, I have assumed that building height extends to the top of the parapet. From what you describe below, I've been mistaken on that.

The November 2019 application to the CEC includes elevation drawings showing the "roof" elevation as 81'9". The 2019 application elevations omit any reference to the "penthouse floor" elevation, further confusing the correct elevation measurement to use for the relationship between allowable height and building height. Please let me know if you have additional clarifications to add.

Thanks again. We are working remotely too. I'm not used to working at home on my little MacBook Pro. Trying to make the best of things in an uncertain time.

Take care,  
Jeanine

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**From:** Steve Le <SLe@SantaClaraCA.gov>  
**Sent:** Thursday, March 19, 2020 5:50 PM  
**To:** Hinde, Jeanine@Energy <Jeanine.Hinde@energy.ca.gov>  
**Subject:** Re: Mission College Data Center at 2305 Mission College Blvd.

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Hello Jeanine,

The parapet is exempt from the height, but the rooftop is 83 feet where the penthouse floor starts and that is 13 feet over the 70 feet maximum height. This equates to about 19% deviation from the standard. The proposal includes a Zoning Administrator Minor Modification for height and parking. Parking will be reduced by 25% according (calculation below).

Parking Requirement 1/4000sf:

Bld 1:  $278,526\text{sf} / 4000 = 70$

Bld 2:  $211,425\text{sf} / 4000 = 53$

With 25% Modification:

Bld1:  $70 \times .75 = 53$

Bld2:  $53 \times .75 = 40$

I hope this helps. Please let me know if you have follow-up questions.

Steve Le  
Associate Planner  
City of Santa Clara, Planning Division

- I will be working remotely from home during the shelter in place order. Correspondence by email is preferred.

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**From:** Hinde, Jeanine@Energy <Jeanine.Hinde@energy.ca.gov>  
**Sent:** Tuesday, March 17, 2020 3:46 PM  
**To:** Steve Le <SLe@SantaClaraCA.gov>  
**Subject:** RE: Mission College Data Center at 2305 Mission College Blvd.

Hi Steve,

I have a follow up question that I did not see answered in the application materials:

The data center buildings would have a typical height of approximately 87 feet from adjacent grade to the top of the parapet, which would exceed the 70-foot maximum building height in the ML zoning district by 17 feet. I've calculated

that to be a 21.7 percent exceedance, which is below the 25 percent limit the Zoning Administrator can grant as a minor modification to the regulation.

Can you please confirm for me that the applicant is requesting a minor modification of the maximum building height regulation from the City to allow the building height increase from 70 feet to 87 feet?

Thank you,  
Jeanine

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