



Agenda Report

24-1188

Agenda Date: 2/19/2025

REPORT TO PLANNING COMMISSION

SUBJECT

PUBLIC HEARING: Action on an Addendum to the Freedom Circle Future Focus Area Plan Environmental Impact Report and Mitigation Monitoring and Reporting Program, General Plan Amendment, Rezone, and Vesting Tentative Subdivision Map for the Property Located at 2518 Mission College Boulevard to Allow the Development of 1,792 Residential Units and Associated On- and Off-Site Improvements

REPORT IN BRIEF

Applicant /Owner: Irvine Company/ Freedom Circle LLC

General Plan: Very High Density Residential (VHDR)

Zoning: High-Intensity Office/R&D (HO-RD)

Site Area: 25.74 acres

Existing Conditions: The site currently is a business park containing 12 two-story commercial buildings with surface parking and landscaping. The business park was built around 1978 and is currently mostly vacant.

Surrounding Land Uses:

- North: Mission College Boulevard, Office Uses
- South: Freedom Circle, Retail and Office Uses
- East: Freedom Circle, Vacant Parcel (Approved Greystar project for 1,075 residential units)
- West: Freedom Circle, Retail and Office uses

Staff Recommendation: The Planning Commission adopt resolutions recommending the City Council adopt the Addendum to the Freedom Circle Future Focus Area Plan Environmental Impact Report (EIR) and Mitigation Monitoring and Reporting Program; and approve the General Plan Amendment, Rezone and Vesting Tentative Subdivision Map for the property located at 2518 Mission College Boulevard to allow the development of 1,792 residential units and associated on- and off-site improvements.

BACKGROUND

On April 22, 2024, Irvine Company (applicant) filed an application (File Nos. PLN24-00160 and PLN24-00213) for the subject proposal to redevelop the 25.74-acre parcel (APN:104-40-019) as a residential apartment community "project", with 1,792 residential units, approximately 3,500 square feet of retail and 4.225 acres of public parks and associated on- and offsite improvements.

The subject property currently has a General Plan land use designation of Very High Density Residential (VHDR) within the Freedom Circle Future Focus Plan Area and is zoned HO-RD (High-Intensity Office/Research and Development (R&D)). The subject property is located south of Mission

College Boulevard, encircled by Freedom Circle on the east, west and south boundaries, and has nearby access from Bowers Avenue and Great America Parkway exit on US Route 101. It is near Great America Theme Park, Santa Clara Convention Center and Levi's Stadium to the north and Santa Clara Square to the south.

Site History and Previous Actions

The subject site is within the Freedom Circle Future Focus Area. The Plan Area comprises 108 acres bounded by San Tomas Aquino Creek to the east, Great America Parkway to the west, Great America Theme Park to the north, and US Route 101 to the south ("Area"). On June 7, 2022, the City Council approved the Freedom Circle Future Focus Area Plan. Although this employment rich area was long envisioned to be a commercial center, because of the significant redevelopment interest and the City's interest in projects that would help the City achieve its Regional Housing Needs Assessment (RHNA) goals for housing production, the future focus area was approved to include 3,600 residential units, converting the sites along Freedom Circle to high-intensity residential use. The Area still intends to preserve a significant amount of commercial use and office uses, and would add approximately two million square feet of new office space.

The Council action of June 7, 2022, also included approval of the 13.3-acre Greystar project within the Area, which is bounded by San Tomas Aquino Creek to the East, Freedom Circle to the West, and US 101 freeway to the south (the "Greystar Site"). This approval included a General Plan Amendment to change the General Plan land use designation for the Greystar Site from High-Intensity Office/R&D (maximum Floor Area Ratio of 2.0) to Very High Density Residential (51-100 Dwelling Units/Acre), and allowed for the a development comprised of a total of 1,075 dwelling units in three, seven-story buildings, a 2,000 square feet of retail space, and a two-acre public park with a connection to the San Tomas Aquino Creek trail.

The Area was added as a Phase III Future Focus Area to the General Plan (Section 5.4.7), and any change in land use designation or rezoning of land within the Freedom Circle area would be subject to the requirements of the Future Focus Area Goals and Policies of the General Plan.

Requested Actions

Implementation of the project requires the following actions by the City Council:

1. General Plan text amendment to add a new policy to the Freedom Circle Future Focus Area to clarify that a Planned Development rezone satisfies the requirement of a comprehensive plan for the project
2. Rezone of the property from HO-RD to Planned Development (PD)
3. Vesting Tentative Subdivision Map to subdivide the property into six lots, and

The project also requires approval of Architectural Review. In accordance with Chapter 18.120, Architectural Review is conducted by Staff through a Development Review Hearing process, which is a Departmental hearing open for public comments.

DISCUSSION

The developer proposes to subdivide the parcel into six lots, construct a wrap style (residential building around a multi-level parking structure) five-story building on each of the five lots. The sixth lot

will be developed as a 3.48-acre public park, with additional parkland provided as a north-south connection, resulting in a total parkland dedication of 4.225 acres. The proposal includes approximately 3,500 square feet of resident and public-serving retail space, and approximately 13,000 square feet of amenity space. Consistent with the City's affordable housing ordinance, fifteen percent of the total number of units (or 268.8 units) are required to be provided as affordable housing units. The proposal includes five percent of the units at Very Low income and 10 percent of the units as Moderate income, with an overall affordability level of less than 100 percent Area Median Income (AMI). Redevelopment of the property as proposed includes the demolition of all existing structures and site improvements (surface parking lot and landscaping) and removal and relocation of some trees.

Primary considerations for the project include consistency with the Freedom Circle Future Focus Area Plan, City's General Plan, and conformance with the City Code requirements for Planned Development Zoning and subdivision.

General Plan Conformance

Two Policies and one Goal of the City's General Plan require adoption of a future planning document, such as a specific plan, prior to a new development or redevelopment in the Freedom Circle Future Focus Area Plan. These General Plan policies and goal are listed below:

- *5.1.1-P8: Prior to approval of residential development for Phase III in any Future Focus Area, complete a comprehensive plan for each area that specifies:*
 - *Land Uses, with the location of residential, retail, mixed uses, public facilities, schools and parks.*
 - *Street System, with the location of neighborhood circulation elements, connections to existing roadways, pedestrian and bicycle amenities, and access to alternate transportation modes.*
 - *Community Design, with appropriate design guidelines for private development, public facilities, streetscapes and transitions to adjacent land uses.*
 - *Infrastructure and Utilities, with provisions for sufficient storm drain, sanitary sewer conveyance, wastewater treatment, water, solid waste disposal and energy capacity.*
 - *Public Services, with provisions that new development: does not have adverse impacts on libraries; arts, cultural and community facilities; police services; and fire and life safety services; and avoids impacts on schools and requires mitigation consistent with State regulations.*
 - *Fiscal Health, with an evaluation of projected costs and revenues associated with implementation of the Future Focus Area development and its potential effects on the City's budget.*
 - *Public Participation, with opportunities for community input at each stage of the planning process.*
- *5.4.7-P1: Require the adoption of the comprehensive plan prior to any rezoning within that designated Future Focus Area.*
- *Goal 5.4.7-G1: All applicable prerequisites are met, and a comprehensive plan is adopted, prior to implementation of any Future Focus Area.*

Currently, the Freedom Circle Future Focus Area Plan does not provide for development of site through an adopted specific plan. Therefore, the proposed project would require a General Plan text

amendment to add a new policy to the Freedom Circle Focus Area Plan to allow the project to proceed under a plan specific to the project site. The following text amendment is proposed to accomplish this purposes:

FC-P25: For the 25.74-acre Santa Clara Park project located at 2518 Mission College Boulevard, a Planned Development Rezoning shall satisfy the comprehensive plan requirements of General Plan Policies 5.1.1-P8 and 5.4.7-P1 and Goal 5.4.7-G1.

Thus, the proposed PD Document (Attachment # 11) would serve as the “future planning document” applicable to the project and would also establish the framework for development, development assumptions, and related performance standards to implement this site-specific development proposal.

The General Plan land use designation for the project site is Very High Density Residential. This designation is intended for residential development at densities ranging from 51 to 100 units per gross acre. This density range is intended to take advantage of proximity to transit, offering an urban feel and typically comprising mid- to high-rise buildings featuring structured or below-grade parking, as well as shared outdoor space. Additionally, retail and other compatible commercial uses that activate the street are permitted on the ground floor. The proposed project is in alignment with the Freedom Circle Future Focus Area Plan.

The proposed project is consistent with the following General Plan Policies:

General Land Use Policies

- 5.3.1-P2: Encourage advance notification and neighborhood meetings to provide an opportunity for early community review of new development proposals.
- 5.3.1-P26: Support a community-initiated planning process so that existing neighborhoods can participate in developing more detailed plans for street, landscape and pedestrian facility improvements.

The applicant conducted public outreach through mailings and two community meetings to involve neighboring property owners in the design of the project. Notices were mailed to property owners within 1,000 feet of the project boundaries and interested parties.

- 5.3.1 P4 Encourage new development that meets the minimum intensities and densities specified in the land use classifications or as defined through applicable Focus Area, Neighborhood Compatibility or Historic Preservation policies of the General Plan.

The proposed residential project would develop the subject site at a density of 69.6 DU/acre in conformance with the density range specified for the Very High Density Residential land use designation (51-100 DU/acre) in the Freedom Circle Future Focus Area Plan.

- 5.3.1-P8: Work with property owners to improve or redevelop underutilized and vacant properties.
- 5.3.1-P9: Require that new development provide adequate public services and facilities, infrastructure, and amenities to serve the new employment or residential growth.

The project would redevelop the subject site currently developed with 12 two-story partially vacant commercial office buildings with 1,792 residential units and public and private on- and off-site

improvements, that include private street, utilities, and landscaping.

- 5.3.1-P10: Provide opportunities for increased landscaping and trees in the community, including requirements for new development to provide street trees and a minimum 2:1 on- or off-site ratio replacement for trees removed as part of the proposal to help increase the urban forest and minimize the heat island effect.

Landscaping and preserving existing redwood trees, incorporating them into the new site plan is a primary focus of the redevelopment plan. The proposed buildings are articulated with open landscaped courtyards and setbacks allowing for additional trees and ground cover. Mature redwoods along perimeter building edges screen views and lessen the perception of building scale. The proposed development plan includes landscaping of the site and the project street frontage with a variety of plant and tree species. Of the 417 trees on site, it would replace the 287 trees that are proposed to be removed with 932 new trees, thereby exceeding the minimum replacement ratio of 2:1. In addition, 94 trees would be preserved, and 36 trees would be relocated.

- 5.3.1-P12: Encourage convenient pedestrian connections within new and existing developments.
- 5.3.1-P16: Consolidate curb cuts with new development on arterial roadways to minimize pedestrian/vehicle conflicts at driveway locations and improve traffic flow.
- 5.3.1 P15 Require new developments and major public infrastructure projects to include adequate rights-of way to accommodate all modes of transportation.
- 5.3.1-P14 Encourage Transportation Demand Management strategies and the provision of bicycle and pedestrian amenities in all new development greater than 25 housing units or more-than 10,000 non residential square feet, and for City employees, in order to decrease use of the single occupant automobile and reduce vehicle miles traveled, consistent with the Climate Action Plan. -

The project would construct a seven-foot wide sidewalk along the project site perimeter and a Class IV separated bikeway along Mission College Boulevard and Freedom Circle to facilitate pedestrian access and link neighboring land uses. A new 28-foot-wide two-way east/west private street roughly dividing the project site into a northern half and a southern half would be added. It would include bike lanes, six-foot pedestrian sidewalks on both sides, and a landscape parkway in-between the street and sidewalk. The curb cuts along Freedom Circle have been consolidated to open on the new east west private street to minimize the bike/pedestrian and vehicle conflicts. A north/south green pedestrian path connects Mission College Boulevard to the proposed 3.48-acre public park at the southern edge of the project site across the street from the approved two-acre public park on the Greystar project site, leading to the San Tomas Aquino Creek trail. Consistent with the City's Climate Action Plan (2022), the applicant has provided a draft Transportation Demand Management (TDM) plan demonstrating the vehicle miles travelled (VMT) reduction of 20 percent.

- P.3.1-P29: Encourage design of new development to be compatible with, and sensitive to, nearby existing and planned development, consistent with other applicable General Plan policies.

The Freedom Circle loop separates the project site from the retail and office uses on the adjacent parcels. Mature redwood trees along the perimeter screen views and lessen the perception of building scale. The proposed residential buildings are designed in a wrap style concealing the parking structure at the center.

Transition Policies

- 5.5.2-P1: Require that new development incorporate building articulation and architectural features, including front doors, windows, stoops, porches or bay windows along street frontages, to integrate new development into the existing neighborhoods.
- 5.5.2 P2 Implement design review guidelines for setback, heights, materials, massing, articulation and other standards to support Transition Policies and promote neighborhood compatibility.

The project incorporates four different architectural styles (Modern Palazzo, Italian, Palladian, and Formal Spanish), offsets along the building planes and a mixture of exterior materials and architectural features to create visual breaks and interest in the design for compatibility with the surrounding neighborhood. Interconnected bike and pedestrian paths connect through various courtyards and green spaces connecting to the public sidewalk fronting the site and neighboring properties.

- 5.5.2-P3: Implement site design solutions, such as landscaping and increased building setbacks, to provide buffers between nonresidential and residential uses.
- 5.5.2-P5: Require that new development provide an appropriate transition to surrounding neighborhoods.

The project includes landscaped building setbacks to transition the proposed five story Mediterranean style residential development on the site from adjacent commercial properties.

- 5.5.2 P9 Improve pedestrian amenities, including sidewalks and bicycle paths, to promote neighborhood compatibility.

The project would add sidewalks, bike paths, a new east west private street with dedicated bike lanes and sidewalks, and a north south pedestrian path to enhance the connection to the surrounding properties.

Freedom Circle Future Focus Area Plan Conformance

The long-term buildout of the Freedom Circle Future Focus Area will create a dynamic, mixed-use district that includes residential developments and community amenities as well as a diverse range of employment uses. It will complement other North Santa Clara neighborhoods and provide a complete network of pedestrian, bicycle and roadway connections to destinations including employment centers, transit stops, and trails. The Future Focus Area Plan includes goals and policies that guide development within the Freedom Circle Future Focus Area. Figure 1 of the Freedom Circle Future Focus Area Plan illustrates the locations of the various land use designations, proposed open space areas and pedestrian and bicycle connections.

Attachment #10 includes a Freedom Circle Goals & Policy Consistency Statement, provided by the applicant demonstrating consistency with these goals and policies.

Zoning Conformance

The project would rezone the property from HO-RD to PD. The project was deemed cleared by the City's Project Clearance Committee (PCC) on December 10, 2024, and appropriate Conditions of Approval were added.

Per Chapter 18.20 of the Zoning Code, the PD zone is limited to the properties that are at least 25 acres and are intended to allow for creative design solutions and land uses not otherwise allowed in standard zoning districts while maintaining compatibility with the existing community and allowing for greater community ownership. The proposed PD zoning establishes development standards in the density and site design compatible with existing and approved land uses surrounding the project site.

Affordable Housing

The proposed project is subject to the City's Affordable Housing Ordinance (Chapter 17.40) and would be required to designate 15 percent of the 1,792 units (or 268.8 units) as affordable housing for households at the following affordability levels: five percent (or 75 units) at 50 percent of AMI and the remaining 193.8 units offered at an average of one hundred percent of AMI. For the fractional unit of 0.8, the applicant has elected to provide an additional affordable unit, for a total of 194 affordable units at average of 100 percent AMI. Affordable units shall be reasonably dispersed throughout the project, and contain the same number of bedrooms as market rate units.

Site Design and Architecture

The project features five five-story residential wrap style buildings including 1,792 apartment units with array of residential amenities and 3,500 square feet of project serving retail located in Building 5. The project would provide a private central street through the project site to connect the east and west sides of Freedom Circle, with Buildings 1, 2, and 3 north of the road, and Buildings 4 and 5 south of the road.

The project would divide the existing 25.74-acre parcel to create six parcels of varying sizes, which would include one parcel for each of the five proposed residential buildings and one parcel for the public park to be dedicated to the city. Each of the buildings will have studio, one-bedroom and two-bedroom apartment units, and multi-level parking tucked internally, away from the street view. All parcels and buildings are of varying sizes: Building 1 (362 units); Building 2 (341 units); Building 3 (536 units); Building 4 (292 units); and Building 5 (261 units). Dividing the property between north and south is an east-to-west street connection that would accommodate vehicles as well as bicycles and pedestrians. At the center of this connection, a north-to-south pedestrian connection intersects the property between eastern and western portions leading to the future public park. This intersection and approximate center of the project site is envisioned to serve as the focal point and social hub for the development, with the retail, leasing office and amenities located here.

The current architecture is conceptual for the buildings and is an overall Mediterranean style. Formal evaluation of architecture will occur through the Architectural Review process in accordance with Chapter 18.120 of the City Code as the current proposed elevations are being refined.

Staff comments on Architecture

The architecture is at the conceptual level and more details will be required prior to being approved at the Development Review Hearing. Staff is requesting more details and delineation between the various styles of Mediterranean architecture such as:

- a. Adding varying details between each building, such as balconies or entrances
- b. Varying the entry features through distinct design elements
- c. Further refinement of the material palette and color so it is a more vernacular color palette
- d. Assigning a single architectural style to each of the buildings.

Circulation and Parking

Primary access to the project site is from Freedom Circle via Mission College Boulevard, and from Bowers and Great America exit on US Route 101 via Hichborn Drive. The project would construct a seven-foot wide sidewalk along the project site perimeter, and a Class IV separated bikeway along Freedom Circle and Mission College Boulevard. A new 28-foot-wide two-way east/west private street roughly dividing the project site into a northern half and a southern half would be added. It would include bike lanes, six-foot pedestrian sidewalks on both sides, and a landscape parkway in-between the street and sidewalk. The curb cuts along Freedom Circle would be consolidated to open onto the new east/west private street to minimize the bike/pedestrian and vehicle conflicts. A north/south pedestrian path connects Mission College Boulevard to the proposed 3.48-acre public park at the southern edge of the project site across the street from the approved two-acre public park on the Greystar project site, leading to the San Tomas Aquino Creek trail. A crosswalk is proposed on Freedom Circle on the southeast corner across from the two parks. Staff recommends a crosswalk on the intersection of the project site and the trail.

The project provides a total of 2,459 parking spaces, whereas the code requires 2,126 parking spaces. The proposed parking exceeds the parking requirement per Zoning Code Section 18.22.050 to provide one parking space for each of the studio and one-bedroom units and 1.5 parking spaces for each of the two-bedroom units. Loading zones would be provided for each building. The proposed public park will also include a parking lot with approximately 15 parking spaces to be used by park visitors. Consistent with the City Code, the project would provide one secure private bicycle parking space per unit located in the five parking garages with electrical outlets (1,792 total bicycle parking spaces), 120 short-term, public Class II bike racks within public park space, do-it-yourself bicycle repair facilities (e.g., air pump and basic tools) so cyclists can conduct repairs as needed, and e-bike charging stations.

Landscaping and Open Space

The project includes a landscape plan for the site that incorporates a mixture of plant species and trees for planting within courtyards, interconnected green common areas and along the project perimeter. Of the total 417 existing onsite trees, 94 trees will be preserved, 36 trees will be transplanted, and 287 trees shall be removed. As a condition of project approval, the project will replace the removed trees at a minimum of 2:1 with 24-inch box species or equivalent. The proposed project would include the planting of approximately 932 trees, at least 24-inch box trees throughout the site, exceeding the requirement to plant 574 trees.

Subdivision

In accordance with Chapter 17.05 of the City Code, the project requires a tentative subdivision map. The application proposes five residential lots, and one lot dedicated for the public park. The Subdivision Committee reviewed and deemed the application cleared on December 10, 2024, satisfying code requirements, and including conditions of approval contained in Attachment # 7.

ENVIRONMENTAL REVIEW

An Addendum to the Freedom Circle Future Focus Area Plan Environmental Impact Report (EIR) (2022) was prepared for the project by the environmental consultant firm MIG, Inc, in accordance with the California Environmental Quality Act (CEQA) and was posted on the City's website (weblink provided in Attachment 1). The Addendum concluded that the proposed project would not cause substantial changes to the previously approved EIR. This Addendum includes four refinements to

2022 EIR mitigation measures which provide clarification and detailed protocols for project-specific implementation of the 2022 EIR mitigation measures: one in Air Quality, two in Biological Resources, and one in Cultural Resources. No further evaluation is required, and no Subsequent or Supplemental EIR is needed pursuant to State CEQA Guidelines Section 15162, and an EIR Addendum has therefore appropriately been prepared, pursuant to Section 15164. Pursuant to CEQA Guidelines Section 15164(c), this Addendum will not be circulated for public review but will be included in the public record file for the project approval.

FISCAL IMPACT

There is no fiscal impact to the City for processing the requested application other than administrative time and expense typically covered by processing fees paid by the applicant. To comply with the General Plan policy 5.1.1-P8, a fiscal evaluation of the project was prepared for the project. It concluded the project is expected to result in a positive net fiscal impact on the City's General Fund at buildout and on the Santa Clara Unified School District's (SCUSD) operating budget.

COORDINATION

This report has been coordinated with the City Attorney's Office, Parks and Recreation Department and Public Works Department.

PUBLIC CONTACT

On February 5, 2025, a hearing notice was published in the Santa Clara Weekly and on February 13, 2025 a notice was published in the San Jose Mercury News. On February 6 and February 13, 2025, a notice of public hearing for this item was mailed to property owners within 1,000 feet of the project side boundaries and interested parties. Staff has received several public comments on the project including from Catalyze SV, the Housing Action Coalition, and the Silicon Valley Bicycle Coalition and they are available as Attachment # 8.

Community Meetings

Consistent with the City's Public Outreach Policy for Planning Applications, public outreach meetings were conducted by the Property Owner/Applicant on May 13, 2024 (hybrid) and on October 16, 2024 (in-person), to engage the neighborhood community in the planning process. Notices of the meetings were mailed by the Property Owner/Applicant to properties within 1,000 feet of the project site boundaries and recording and meeting minutes were posted on the City's website. These meetings provided the community opportunities to review and comment on the proposal. Key topics at these meetings included land use and density, affordability, Transportation and Parking, preserving onsite trees, bike and pedestrian connectivity and environmental sustainable features.

ALTERNATIVES

1. Adopt a resolution recommending the City Council adopt the Addendum to the Freedom Circle Future Focus Area Plan Environmental Impact Report (EIR) (2022), and the Mitigation Monitoring and Reporting Program for Santa Clara Park Residential Project at 2518 Mission College Boulevard.
2. Adopt a resolution recommending the City Council approve the General Plan text amendment to add a new policy to the Freedom Circle Focus Area to clarify that a Planned Development rezone satisfies the requirement of a comprehensive plan for the project at 2518 Mission College Boulevard.
3. Adopt a resolution recommending the City Council approve a rezoning of the project site from High Intensity Office and R & D (HO-RD) to Planned Development (PD) to allow construction

of residential development consisting of 1,792 units, 3,500 square feet retails, 4.225 acres of public parks, landscaping, and on- and off-site improvements at 2518 Mission College Boulevard, subject to conditions of approval.

4. Adopt a resolution recommending City Council approve a Vesting Tentative Subdivision Map to subdivide the land into six individual lots to serve the proposed development at 2518 Mission College Boulevard, subject to conditions of approval.
5. Recommend the City Council deny the General Plan text amendment to add a new policy to the Freedom Circle Focus Area that would have clarified that a Planned Development rezone satisfies the requirement of a comprehensive plan for the project at 2518 Mission College Boulevard.
6. Recommend the City Council deny the rezoning of the project site from High Intensity Office and R & D (HO-RD) to Planned Development (PD) to allow construction of residential development consisting of 1,792 units, 3,500 square feet retails, 4.225 acres of public parks, landscaping, and on- and off-site improvements at 2518 Mission College Boulevard.
7. Recommend the City Council deny the Vesting Tentative Subdivision Map to subdivide the land into six individual lots to serve the proposed development at 2518 Mission College Boulevard.

RECOMMENDATION

Alternatives: 1, 2, 3 and 4

1. Adopt a resolution recommending the City Council adopt the Addendum to the Freedom Circle Future Focus Area Plan Environmental Impact Report (EIR) (2022), and the Mitigation Monitoring and Reporting Program for Santa Clara Park Residential Project at 2518 Mission College Boulevard.
2. Adopt a resolution recommending the City Council approve the General Plan text amendment to add a new policy to the Freedom Circle Focus Area to clarify that a Planned Development rezone satisfies the requirement of a comprehensive plan for the project at 2518 Mission College Boulevard.
3. Adopt a resolution recommending the City Council approve a rezoning of the project site from High Intensity Office and R & D (HO-RD) to Planned Development (PD) to allow construction of residential development consisting of 1,792 units, 3,500 square feet of retail, a 4.225 acres of public parks, landscaping, and on- and off-site improvements at 2518 Mission College Boulevard, subject to conditions of approval.
4. Adopt a resolution recommending City Council approve a Vesting Tentative Subdivision Map to subdivide the land into six individual lots to serve the proposed development at 2518 Mission College Boulevard, subject to conditions of approval.

Prepared by: Nimisha Agrawal, Senior Planner

Reviewed by: Alexander Abbe, Assistant City Attorney

Approved by: Lesley Xavier, Planning Manager

ATTACHMENTS

1. Link to the Addendum to the Freedom Circle Future Focus Area Plan Environmental Impact Report (EIR) (2022)
2. Resolution Recommending Council adopt the Addendum to the Freedom Circle Future Focus Area Plan EIR
3. Resolution Recommending Council Approve the General Plan Amendment
4. Resolution Recommending Council Approve the Rezone

5. Resolution Recommending Council Approve the Vesting Tentative Subdivision Map
6. Conditions of General Plan Amendment and Rezoning Approval
7. Conditions of Tentative Subdivision Map Approval
8. Public Comments Received
9. Project Data Table
10. Freedom Circle Future Focus Area Plan Conformance
11. Planned Development Document
12. Vesting Tentative Subdivision Map
13. Vicinity Map

[Link to the Addendum to the Freedom Circle Future Focus Area Plan Environmental Impact Report \(EIR\) \(2022\)](#)

This document is available for review in the Community Development
Department Planning Division