



# City of Santa Clara

## Meeting Agenda

### Planning Commission

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**Wednesday, June 10, 2026**

**6:00 PM**

**Hybrid Meeting  
City Hall Council  
Chambers/Virtual  
1500 Warburton Avenue  
Santa Clara, CA 95050**

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The City of Santa Clara is conducting the Planning Commission Hearing meeting in a hybrid manner (in-person and method for the public to participate remotely)

Via Zoom:

- <https://santaclaraca.zoom.us/j/91729202898>

- Webinar ID: 917 2920 2898 or

Phone: 1(669) 900-6833

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#### **6:00 PM REGULAR MEETING**

#### **Call to Order**

**Pledge of Allegiance and Statement of Values****Roll Call****DECLARATION OF COMMISSION PROCEDURES****CONTINUANCES/EXCEPTIONS****CONSENT CALENDAR**

*Consent Calendar items may be enacted, approved or adopted, based upon the findings prepared and provided in the written staff report, by one motion unless requested to be removed by anyone for discussion or explanation. If any member of the Planning Commission, 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 Planning Commission meeting when the Chair calls for these requests during the Consent Calendar review. Items listed on the Consent Calendar with associated file numbers constitute Public Hearing items.*

1. 26-612 [Planning Commission Meeting Minutes of May 20, 2026](#)

**Recommendation:** Approve the Planning Commission Meeting Minutes of the May 20, 2026 Meeting.

**PUBLIC PRESENTATIONS**

*Members of the public may briefly address the Commission on any item not on the agenda.*

**PUBLIC HEARING**

*Items listed above under Items for Council Action will be scheduled for Council review following the conclusion of hearings and recommendations by the Planning Commission. Due to timing of notices for Council hearings and the preparation of Council agenda reports, these items will not necessarily be heard on the date the minutes from this meeting are forwarded to the Council. Please contact the Planning Division office for information on the schedule of hearings for these items.*

- 2.     **26-457**     [Public Hearing: Recommendation On A Rezoning To Remove The Historic Combining District From 1341 Homestead Road \(906 Monroe Street To Remain In Historic Combining District\) In Connection With A Tentative Parcel Map Application To Subdivide The Property Into Two Parcels, Each Containing One Of The Existing Residences. CEQA Status: Determination of Consistency with the Downtown Precise Plan Final EIR](#)

**Recommendation:** Staff recommends Planning Commission recommend approval to City Council for the rezoning and the tentative map as it is consistent with the General Plan and the Zoning Code

- 1) Recommend that the City Council determine the project to be consistent with the Environmental Impact Report (EIR) and Mitigation Monitoring and Reporting Program (MMRP) that the City Council adopted for the Downtown Precise Plan on December 5, 2023, in accordance with the California Environmental Quality Act (CEQA).
- 2) Recommend the City Council approve a Rezoning to remove the Historic Combining District from 1341 Homestead Road (906 Monroe Street to remain in Historic Combining District)

- 3.     **26-310**     [Public Hearing: Recommendations related to the adoption of the Third Zoning Code Cleanup Ordinance and Rezoning of Properties Currently Designated TN \(Transit Neighborhood\) to R6 \(Transit Neighborhood Residential\)](#)

**Recommendation:** Staff recommends the Planning Commission recommend to the City Council updates to the Zoning Code to be consistent with the General Plan and State Law

- 1. Recommend that the City Council adopt the Zoning Code clean-up ordinance; and
- 2. Recommend that the City Council apply the R6 Transit Neighborhood District to the properties currently zoned TN on the Zoning Map, consistent with the General Plan.

- 4.     **26-453**     [Election of Planning Commission Chair, Vice Chair and Secretary](#)

**Recommendation:** There is no staff recommendation.

**REPORTS OF COMMISSION/BOARD LIAISON AND COMMITTEE:**

1. Announcements/Other Items
2. Commissioner Travel and Training Reports, Requests to attend Trainings

**DIRECTOR OF COMMUNITY DEVELOPMENT REPORTS:**

1. Planning Commission Budget Update
2. Upcoming Agenda Items
3. City Council Actions

**ADJOURNMENT:**

*The next regular scheduled meeting is on August 12, 2026 at 6:00 PM in the City Hall Council Chambers and via Zoom.*

**MEETING DISCLOSURES**

The time limit within which to commence any lawsuit or legal challenge to any quasi-adjudicative decision made by the City is governed by Section 1094.6 of the Code of Civil Procedure, unless a shorter limitation period is specified by any other provision. Under Section 1094.6, any lawsuit or legal challenge to any quasi-adjudicative decision made by the City must be filed no later than the 90th day following the date on which such decision becomes final. Any lawsuit or legal challenge, which is not filed within that 90-day period, will be barred. If a person wishes to challenge the nature of the above section in court, they may be limited to raising only those issues they or someone else raised at the meeting described in this notice, or in written correspondence delivered to the City of Santa Clara, at or prior to the meeting. In addition, judicial challenge may be limited or barred where the interested party has not sought and exhausted all available administrative remedies.

California Government Code Section 84308, most recently amended by SB 1243, commonly referred to as the "Levine Act," prohibits a local elected official or quasi-judicial appointed official from participating in any action related to a contributor's contract, license, permit, or use entitlement if he/she/it receives any campaign contributions totaling more than \$500 within the previous twelve months, and for twelve months following the date a final decision has been made, from the party, participants, or agents in the proceeding. Parties, Participants or Agents for a proceeding involving a license, permit, or other use entitlement pending before the City Council or a City quasi-judicial body must complete the California Levine Act Disclosure Statement prior to their proceeding.

**STREAMING SERVICES:** As always, the public may view the meetings on [SantaClaraCA.gov](http://SantaClaraCA.gov), Santa Clara City Television (Comcast cable channel 15), or the livestream on the City's YouTube channel or Facebook page.

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# City of Santa Clara

1500 Warburton Avenue  
Santa Clara, CA 95050  
santaclaraca.gov  
@SantaClaraCity

## Agenda Report

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26-612

Agenda Date: 6/10/2026

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### REPORT TO PLANNING COMMISSION

#### SUBJECT

Planning Commission Meeting Minutes of May 20, 2026

#### RECOMMENDATION

Approve the Planning Commission Meeting Minutes of the May 20, 2026 Meeting.



# City of Santa Clara

## Meeting Minutes

### Planning Commission

05/20/2026

6:00 PM

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#### **6:00 PM REGULAR MEETING**

**Call to Order**

**Chair Crutchlow** called the meeting to order at 6:04 p.m.

**Pledge of Allegiance and Statement of Values**

**Secretary Cherukuru** read the Statement of Values.

**Roll Call**

**Commissioner Bhatnagar** joined the meeting at 6:07 p.m.

**Present** 7 - Commissioner Yashraj Bhatnagar, Commissioner Nancy A. Biagini, Commissioner Priya Cherukuru, Commissioner Qian Huang, Vice Chair Mario Bouza, Commissioner Lance Saleme, and Chair Eric Crutchlow

**DECLARATION OF COMMISSION PROCEDURES**

**Secretary Cherukuru** read the Declaration of Procedures.

**CONTINUANCES/EXCEPTIONS****CONSENT CALENDAR**

**A motion was made by Commissioner Cherukuru, seconded by Commissioner Biagini to approve the consent calendar.**

**Aye:** 7 - Commissioner Bhatnagar, Commissioner Biagini, Commissioner Cherukuru, Commissioner Huang, Vice Chair Bouza, Commissioner Saleme, and Chair Crutchlow

**1.A**     [26-519](#)     Planning Commission Meeting Minutes of April 8, 2026

**Recommendation:** Approve the Planning Commission Meeting Minutes of the April 8, 2026 Meeting.

**1.B**     [26-493](#)     Review of the Proposed FY 2026/27 and FY 2027/28 Biennial Capital Improvement Program Budget for Conformity with the City of Santa Clara 2010-2035 General Plan

**Recommendation:**

1. Adopt a resolution recommending that the City Council making findings on the conformity of the Proposed FY 2026/27 and FY 2027/28 Biennial Capital Improvement Program Budget with the 2010-2035 General Plan.

**PUBLIC PRESENTATIONS**

None.

**PUBLIC HEARING**

- 2. [26-554](#) Continuanace of the Third Zoning Code Cleanup Ordinance and Rezoning of Properties Currently Designated TN (Transit Neighborhood) to R6 (Transit Neighborhood Residential)

**Recommendation:** Staff recommend that the Planning Commission reconvene the public hearing on this item and then immediately continue the proposed project to June 10, 2026.

**A motion was made by Commissioner Saleme, seconded by Commissioner Bouza to approve staff recommendation.**

**Aye:** 7 - Commissioner Bhatnagar, Commissioner Biagini, Commissioner Cherukuru, Commissioner Huang, Vice Chair Bouza, Commissioner Saleme, and Chair Crutchlow

- 3. [26-569](#) Continuanace of a Rezoning to Remove the Historic Combining District from 1341 Homestead Road (906 Monroe Street to Remain in Historic Combining District) and a Tentative Subdivision Map to subdivide the property into two parcels each containing one of the existing residences.

**Recommendation:** Staff recommend that the Planning Commission open the public hearing on this item and then immediately continue the proposed project to June 10, 2026.

**A motion was made by Commissioner Cherukuru, seconded by Commissioner Biagini to approve staff recommendation.**

**Aye:** 7 - Commissioner Bhatnagar, Commissioner Biagini, Commissioner Cherukuru, Commissioner Huang, Vice Chair Bouza, Commissioner Saleme, and Chair Crutchlow

4. [26-563](#) Planning Commission Workplan Fiscal Year 2026/2027

**Planning Manager Lesley Xavier** provided the staff presentation.

**Commissioners** provided input on study session topics and land use priorities for City Council:

Data Centers

AB2097 - Parking Requirements

Vacant Building Ordinance

Joint Study Session with Youth Commission

Joint Study Sessions with City Council as it would be beneficial for the same information to be heard by both bodies

Autonomous Vehicles

Cell Tower Master Plan

Skilled Labor Policy

**Public Speaker:**

Nora

**Planning Manager Xavier** announced the Planning Commission workplan will be presented to City Council tentatively on June 23, 2026 and implemented in August 2026.

**A motion was made by Commissioner Biagini, seconded by Commissioner Bhatnagar to close public hearing.**

**Aye:** 7 - Commissioner Bhatnagar, Commissioner Biagini, Commissioner Cherukuru, Commissioner Huang, Vice Chair Bouza, Commissioner Saleme, and Chair Crutchlow

**REPORTS OF COMMISSION/BOARD LIAISON AND COMMITTEE:**

1. Announcements/Other Items

**Commissioner Cherukuru** thanked the City for the upcoming Sutter Hospital Project and the upcoming Santa Clara University Medical School at the same site.

2. Commissioner Travel and Training Reports, Requests to attend Trainings

**DIRECTOR OF COMMUNITY DEVELOPMENT REPORTS:**

1. Planning Commission Budget Update

**Staff Aide II Elizabeth Elliott** provided budget updates.

2. Upcoming Agenda Items

**Planning Manager Lesley Xavier** provided updates.

3. City Council Actions

**Director of Community Development Afshan Hamid** provided updates.

**ADJOURNMENT:**

The meeting adjourned at 7:10 p.m. The next regular scheduled meeting is on June 10, 2026 at 6 p.m. at City Hall Council Chambers and Via Zoom.

**MEETING DISCLOSURES**

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## Agenda Report

26-457

Agenda Date: 6/10/2026

### REPORT TO PLANNING COMMISSION

#### SUBJECT

Public Hearing: Recommendation On A Rezoning To Remove The Historic Combining District From 1341 Homestead Road (906 Monroe Street To Remain In Historic Combining District) In Connection With A Tentative Parcel Map Application To Subdivide The Property Into Two Parcels, Each Containing One Of The Existing Residences. CEQA Status: Determination of Consistency with the Downtown Precise Plan Final EIR

#### REPORT IN BRIEF

**Applicant:** Paul Tai

**Owner:** 950 Monroe St. REO, LLC

**General Plan:** Downtown Core - DT

**Zoning:** Downtown - DT

**Site Area:** 0.18 acres

**Existing Site Conditions:** Two single-family homes, the home addressed as 906 Monroe is on the Historic Resource Inventory, and the home addressed as 1341 Homestead is not on the Historic Resource Inventory.

#### **Surrounding Land Uses:**

- North: Single family residence, DT
- East: Franklin Square, commercial use, DT
- South: Single family residence, R3
- West: Single family residence, DT

#### BACKGROUND

On June 11, 2025, the Applicant, Paul Tai, representing 950 Monroe St. REO, LLC, submitted an application to rezone (File No. PLN25-00516) and subdivide (File No. PLN25-00304) the residences and underlying property addressed as 906 Monroe Street and 1341 Homestead Road. The residence addressed as 906 Monroe Street will remain on the Historical Resource Inventory (HRI) and will continue to be subject to an existing Mills Act Contract. At this time, the applicant does not propose any site improvements or construction. Approval of this application will enable the applicant to sell the two residences separately.

The project was deemed complete at the Project Clearance Committee (PCC) on February 24, 2026. The project was heard at a regularly scheduled Historical and Landmarks Commission (HLC) meeting on April 7, 2026. The HLC found that the proposed rezoning request to remove the Historic Combining District from 1341 Homestead Road (906 Monroe Street to Remain in Historic Combining District) would not destroy or have a significant adverse effect on the integrity of the HRI property. The HLC voted unanimously to recommend approval to the Planning Commission and the City

Council.

Review by the Planning Commission and a recommendation to the City Council are required for Rezoning applications in accordance with SCCC Section 18.142.010.C.3. Both rezonings and Tentative Parcel Maps are subject to final action by the City Council pursuant to SCCC Chapters 17.05 (Subdivisions) and 18.142 (Amendments), although the Planning Commission does not make recommendations on subdivisions that result in less than 5 parcels. Following City Council approval of a Tentative Parcel Map, the applicant would be required to submit a final parcel map to by the City's Engineering Division for ministerial review to confirm compliance with the approved Tentative Map.

## **DISCUSSION**

### **Project Summary**

The existing site is located within the boundaries of the Downtown Precise Plan and consists of one parcel zoned Downtown (DT) and Historic Combining (HT). The parcel contains two single-family residences addressed as 906 Monroe Street and 1341 Homestead Road. The residence at 906 Monroe Street is listed on the City's Historic Resource Inventory; the residence at 1341 Homestead Road does not qualify to be listed on the City's HRI.

The applicant proposes to subdivide the parcel, resulting in each residence sited on their own separate parcel. The residence at 906 Monroe Street will remain unchanged, while the residence at 1341 Homestead Road will be rezoned to remove the Historic Combining designation and will continue to be zoned as Downtown.

As a note, in 2020, the subject parcel at 906 Monroe Street was one of three parcels that were a part of a proposed mixed use multi-family development. However, in 2024 that proposed application was withdrawn. The current project is only for the rezoning and subdivision of the site to allow for each single-family residential unit to be located on its own property.

### **Consistency with General Plan, Zoning Code and Subdivision Map Act**

Tentative Parcel Map applications are reviewed for General Plan consistency, conformance with the Zoning Code and Chapter 17.05 of the City Code (Subdivisions), and conformance with the Subdivision Map Act. Rezoning applications are reviewed for General Plan consistency and conformance with the Zoning Code. The rezoning process to amend the City's zoning map is detailed in Chapter 18.142 of the City Code.

The Subdivision Map Act requires that all maps be consistent with the General Plan, Government Code § 66474(a). On February 24, 2026, the City's Subdivision Clearance Committee reviewed the Tentative Parcel Map and determined it to be complete. The project is consistent with the General Plan, as it does not propose a change in use and does not include any site improvements.

### **Mills Act Update for 906 Monroe Street**

The project at 906 Monroe Street has been the subject of Mills Act cancellation at City Council. On January 27, 2026, staff brought the request to the City Council and then subsequently removed the item from a scheduled hearing, as the property owner, 950 Monroe St. REO, LLC, stated they will work with staff on implementation of the required improvements.

### Proposed Planning Commission Actions

The project is presented to the Planning Commission for consideration and action. The following specific actions are required:

1. Recommend that the City Council determine that the project is consistent with the previously adopted Environmental Impact Report (EIR) and Mitigation Monitoring and Reporting Program (MMRP) that was approved for the Downtown Precise Plan on December 5, 2023. This is an administrative action, which is neither legislative nor quasi-judicial decision. The Council will need to find that the project falls within the scope of the Downtown Precise Plan EIR, and will not result in any new or more severe environmental impacts.
2. Recommend that the City Council approve the Rezone for 1341 Homestead Road from DT/HT to DT. This is a legislative action that does not require any specific findings, but all rezonings must be consistent with the General Plan. The proposed rezoning is illustrated in Attachment 2.

The City Council will also consider whether to approve the Tentative Parcel Map.

Attachment 4 includes the Tentative Parcel Map illustrating the proposed subdivision.

### **ENVIRONMENTAL REVIEW**

The Rezoning action being considered is consistent with the previously adopted Environmental Impact Report (EIR) and Mitigation Monitoring and Reporting Program (MMRP) that was approved for the Downtown Precise Plan on December 5, 2023, at a City Council meeting in accordance with the California Environmental Quality Act (CEQA) and no additional environmental review is required.

### **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.

### **COORDINATION**

This report has been coordinated with the City Attorney's Office.

### **PUBLIC CONTACT**

Public contact was made by posting the Planning Commission agenda on the City's official-notice bulletin board outside City Hall Council Chambers. A complete agenda packet is available on the City's website and in the City Clerk's Office at least 72 hours prior to a Regular Meeting and 24 hours prior to a Special Meeting. A hard copy of any agenda report may be requested by contacting the City Clerk's Office at (408) 615-2220, email [clerk@santaclaraca.gov](mailto:clerk@santaclaraca.gov) <<mailto:clerk@santaclaraca.gov>> or at the public information desk at any City of Santa Clara public library.

On May 7, 2026, the notice of a public hearing to be held on May 20, 2026 was mailed to 278 property owners and tenants within 500 feet of the project site. Newspaper notice of the May 20 hearing was also published in *The Weekly*, a newspaper of general circulation, on April 29, 2026. On May 20, the Planning Commission opened the public hearing and then voted to continue the item to June 10, 2026. At the time of this staff report, no comments have been received by the Planning Division in support or opposition to the project.

**RECOMMENDATION**

1) Recommend that the City Council determine the project to be consistent with the Environmental Impact Report (EIR) and Mitigation Monitoring and Reporting Program (MMRP) that the City Council adopted for the Downtown Precise Plan on December 5, 2023, in accordance with the California Environmental Quality Act (CEQA).

2) Recommend the City Council approve a Rezoning to remove the Historic Combining District from 1341 Homestead Road (906 Monroe Street to remain in Historic Combining District)

Prepared by: Daniel Sobczak, Associate Planner, Community Development Department

Reviewed by: Alexander Abbe, Assistant City Attorney

Approved by: Lesley Xavier, Planning Manager, Community Development Department

**ATTACHMENTS**

1. Vicinity Map
2. Proposed Zoning Map Update
3. Conditions of Approval
4. Tentative Parcel Map

# Vicinity Map (Zoning) - 906 Monroe Street



**Zoning**

**Land Parcels**

- DT - Downtown
- DT - Downtown
- MUCC - Mixed Use Community Commercial
- MUCC - Mixed Use Community Commercial
- PD - Planned Development
- PQP - Public/Quasi Public
- R1 - Single-Family Residential
- R1 - Single-Family Residential
- R2 - Low-Density Residential
- R3 - Medium Density Residential

**Base Layers**

**Site Addresses**

- Single
- Transit
- Utility

**Air Parcels**



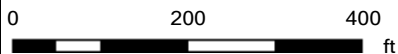
**Land Parcels**

- Land Parcels
- Common Areas

**Notes:**

PLN25-00516 / PLN25-00304

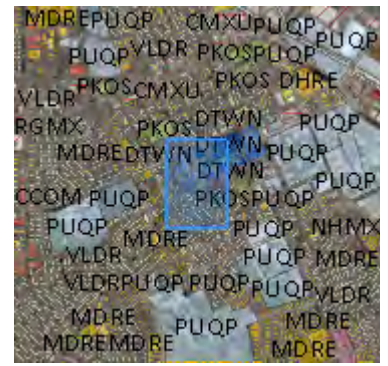
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This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.



# Vicinity Map (General Plan) - 906 Monroe Street



**General And Specific Plans**

General Plan Phase II: 2015-2023

- Very Low Density Residential
- Low Density Residential
- Medium Density Residential
- Community Mixed Use
- Public / Quasi Public
- Downtown Core

**Base Layers**

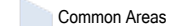
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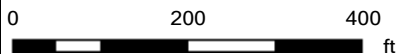
Streets



**Notes:**

PLN25-00516 / PLN25-00304

3/12/2026 10:58:34 AM



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Current Zoning Map – 906 Monroe / 1341 Homestead



Updated Zoning Map - 906 Monroe / 1341 Homestead



## Conditions of Approval: Subdivision

PLN25-00516 (Tentative Subdivision Map) / 906 Monroe Street – 1341 Homestead Road

Tentative Map Approval to Subdivide One Lot into Two Lots Each Containing an Existing Residence 906 Monroe Street and 1341 Homestead Road.

### GENERAL / PERFORMANCE

- G1. **Subdivision Expiration.** This subdivision shall automatically be revoked and terminated if not used within **two years** of original grant or within the period of any authorized extensions thereof. The date of granting of this subdivision is the date this subdivision is approved by the decision-making body, and the appeal period has been exhausted. The expiration date is May 20, 2028.
- G2. **Conformance with Plans.** The lot design on the subdivision map shall be designed in substantial conformance with the subdivision map, as approved by the decision-making body.
- G3. **Conditions on Plans.** All conditions of approval for this subdivision shall be reprinted and included within the first three sheets of the subdivision map sets submitted for review and approval. At all times these conditions of approval shall be on all grading and construction plans kept on the project site.
- G4. **Necessary Relocation of Public Facility.** If relocation of an existing public facility becomes necessary due to a conflict with the owner or designee's new improvements, then the cost of said relocation shall be borne by the owner.
- G5. **Indemnify and Hold Harmless.** The owner or designee agrees to defend and indemnify and hold City, its officers, agents, employees, officials and representatives free and harmless from and against any and all claims, losses, damages, attorney's fees, injuries, costs, and liabilities from any suit for damages or for equitable or injunctive relief which is filed by a third party against the City by reason of its approval of owner or designee's project.
- G6. **Code Compliance.** The construction permit application drawings submitted to the Santa Clara Building Division shall include an overall California Building Code analysis; proposed use and occupancy of all spaces (CBC Ch. 3), all building heights and areas (CBC Ch. 5), all proposed types of construction (CBC Ch. 6), all proposed fire and smoke protection features, including all types of all fire rated penetrations proposed (CBC Ch. 7), all proposed interior finishes fire resistance (CBC Ch. 8), all fire protection systems proposed (CBC Ch. 9), and all means of egress proposed (CBC Ch. 10). Noncombustible exterior wall, floor, and roof finishes are strongly encouraged.
- a. During construction retaining a single company to install all fire related penetrations is highly recommended.
  - b. The grade level lobbies shall be minimum 1-hour rated all sides and above.
  - c. All stair shafts shall be minimum 1-hour rated.
  - d. All elevator shafts shall be minimum 1-hour rated.

- e. All trash chute shafts shall be minimum 1-hour rated.
  - f. Recommendation: provide minimum two trash chutes; one for recyclables, one for trash, each trash chute to be routed down to a grade level trash collection room.
  - g. Any trash rooms shall be minimum 1-hour rated all sides and above.
- G7. **Building Codes as Amended.** See Title 15 of the Santa Clara City Code for any amendments to the California Building Codes.
- G8. **Reach Codes.** This project is subject to the provisions of the City of Santa Clara 2022 Reach Code, effective January 2022. See Ordinance No. 2034 and/or Title 15 of the Santa Clara City Code.
- a. Chapter 15.36 – Energy Code for “all electric” provisions for new construction.
  - b. Chapter 15.38 – Green Building Code for additional Electric Vehicle Charging requirements for new construction.
- G9. **Code Compliance.** Comply with all applicable codes, regulations, ordinances and resolutions.

## **COMMUNITY DEVELOPMENT - BUILDING DIVISION**

### **DESIGN / PERFORMANCE– PRIOR TO BUILDING PERMIT ISSUANCE**

- BD1. Addressing. Prior to overall construction permit application, submit to the Santa Clara Building Division, 2 copies of an addressing diagram request, to be prepared by a licensed architect or engineer. The addressing diagram(s) shall include all proposed streets and all building floor plans. The addressing diagram(s) shall conform to Santa Clara City Manager Directive #5; Street Name and Building Number Changes, and Santa Clara Building Division Address Policy For Residential and Commercial Developments. The addressing diagram(s) shall indicate all unit numbers to be based off established streets, not alleys nor access-ways to garages. Allow a minimum of 10 working days for initial staff review. Please note city staff policy that existing site addresses typically are retired. Provide digital pdf printed from design software, not scanned from printed paper sheet.
- a. Any building or structure that is demolished shall have its address retired and a new address/s shall be issued for the project.
- BD2. Flood Zone. The construction permit application drawings submitted to the Santa Clara Building Division shall include a copy of the latest Federal Emergency Management Agency (FEMA) Flood Zone Map: <https://msc.fema.gov/portal/home>. The project drawings shall indicate how the project complies with the Santa Clara Flood Damage Prevention Code.
- a. FEMA Flood Zone map designations and requirements are based on the map in effect at date of Building Permit issuance.
- BD3. Water Pollution Control. The construction permit application drawings submitted to the Santa Clara Building Division shall include Santa Clara Valley Urban Runoff Pollution Prevention Program Low Impact Development (LID) practices [http://www.scvurppp-w2k.com/nd\\_wp.shtml](http://www.scvurppp-w2k.com/nd_wp.shtml). All projects that disturb more than one acre, or projects that are part of a larger development that in total disturbs more than one acre, shall comply with

the Santa Clara Valley Urban Runoff Pollution Prevention Program Best Management Practices (BMP): [http://www.scvurppp-w2k.com/construction\\_bmp.shtml](http://www.scvurppp-w2k.com/construction_bmp.shtml), and shall provide a Storm Water Pollution Prevention Plan (SWPPP) by a certified Qualified SWPPP Developer (QSD). All site drainage and grading permit applications submitted to the Santa Clara Building Division shall include a city of Santa Clara "C3" data form, available on this web page:

- <https://www.santaclaraca.gov/our-city/departments-g-z/public-works/environmental-programs/stormwater-pollution-prevention> and will be routed to a contract consultant for review.

#### **DURING CONSTRUCTION – PRIOR TO OCCUPANCY**

- BD4. Exterior walls: The wall rating, opening protections and projection of the existing and new structures shall comply with the requirement of Building Codes based on the fire separation distance measured from the building’s exterior to new lot lines.
- BD5. Access and circulation: each new parcel created by the subdivision shall have legal access to a public way, either directly or through a recorded easement.
- BD6. Underground utility: all existing and proposed utility shall not cross the new lot lines.

#### **FIRE DEPARTMENT**

##### **DESIGN / PERFORMANCE—PRIOR TO BUILDING PERMIT ISSUANCE**

- F1. Prior to any Building Department Issuance, all fire department apparatus access roadways on private property are required to “be recorded” with the County of Santa Clara as Emergency Vehicle Access Easements (EVAE’s) and reviewed by the Fire Department. No other instruments will be considered as substitutions such as P.U.E, Ingress/Egress easements and/or City Right-of-Ways.

#### **DURING CONSTRUCTION – PRIOR TO OCCUPANCY**

- F2. Shared Fire Protection Features that Cross Property Lines. Prior to Building Permit Final, any EVAEs or fire protection equipment (including but not limited to fire service undergrounds, sprinkler piping, fire alarm equipment, fire pumps, ERRCS) that cross property lines or is not located on the parcel of the building it serves shall have a CC&R legally recorded detailing who is responsible for maintenance and repair of the EVAE or fire protection equipment.

#### **PARKS & RECREATION DEPARTMENT**

##### **DESIGN / PERFORMANCE—PRIOR TO BUILDING PERMIT ISSUANCE**

- PR1. For residential projects, park in-lieu fees imposed pursuant to City Code Chapter 17.35 and the Quimby Act, shall be due and payable to the City prior to issuance of a building permit for each dwelling unit. Final calculations shall be based on the actual number and type of units, as well as the mix of eligible private recreational amenities, dedicated parkland, and any remaining fee due, as determined at the City's discretion.

#### **PRIOR TO APPROVAL OF FINAL MAP**

- PR2. Provide a covenant, such as the Covenants, Conditions, and Restrictions (CC&R's), to the City Attorney for review and approval, ensuring the ongoing maintenance of private recreational amenity spaces for which parkland dedication credit is received. The covenant shall be submitted to the City Attorney prior to approval of the final subdivision map, and once approved, shall be recorded concurrently with the final map.

## **PUBLIC WORKS DEPARTMENT - ENGINEERING**

### **DESIGN—PRIOR TO BUILDING PERMIT ISSUANCE**

- E1. **Site Clearance.** Obtain site clearance through Public Works Department prior to issuance of Building Permit. Site clearance will require payment of applicable development fees. Other requirements may be identified for compliance during the site clearance process. Contact Public Works Department at (408) 615-3000 for further information.
- E2. **Subdivision Map.** After City Council approval of the Tentative Map, submit the Subdivision Map, prepared by a Licensed Land Surveyor or a Registered Civil Engineer with Land Surveyor privileges to the Engineering Department. The submittal shall include a title report, closure calculations, and all appropriate fees.

### **DURING CONSTRUCTION – PRIOR TO OCCUPANCY**

- E3. **Encroachment Permit.** All work within the public right-of-way and/or public easement, which is to be performed by the Developer/Owner, the general contractor, and all subcontractors shall be submitted within a Single Encroachment Permit to be reviewed and issued by the City Public Works Department. Issuance of the Encroachment Permit and payment of all appropriate fees shall be completed prior to commencement of work, and all work under the permit shall be completed prior to issuance of occupancy permit.
- E4. **Encroachment Permit.** Submit public improvement/encroachment permit plans prepared in accordance with City Public Works Department procedures which provide for the installation of public improvements directly to the Public Works Department. Plans shall be prepared by a Registered Civil Engineer and approved by the City Engineer prior to approval and recordation of final map and/or issuance of building permits.
- E5. **Encroachment Permit.** Existing non-standard or non-ADA compliant frontage improvements shall be replaced with current City standard frontage improvements as directed by the City Engineer or his designee.
- E6. **Encroachment Permit.** Damaged curb, gutter, and sidewalk within the public right-of-way along property's frontage shall be repaired or replaced (to the nearest score mark) in a manner acceptable to the City Engineer or his designee. The extents of said repair or replacement within the property frontage shall be at the discretion of the City Engineer or his designee.
- E7. **Encroachment Permit.** Existing streetlights shall be clear of proposed sidewalk, developer shall relocate as necessary.
- E8. **Easement.** Dedicate required on-site easements for any new public utilities, and/or emergency vehicle access by means of subdivision map or approved instrument at time of development.

- E9. **Easement.** Dedicate sidewalk easements along the project frontage where public sidewalks extend into private property. Sidewalk easements are to be 1' behind proposed back of walk where there is landscaping behind sidewalk. Sidewalk easement where hardscape is behind sidewalk is to be at back-of-walk. Cold joint is required between public sidewalk and private hardscape.
- E10. **Agreement.** If requested, owner or designee shall prepare and submit for City approval a maintenance plan for all sidewalk, curb and gutter, landscaping and irrigation system improvements installed within the public right-of-way prior to encroachment permit issuance. Such plan shall include at a minimum, maintenance requirements for trees and shrubs, in acknowledgement of developer's/property owner's obligation under Chapter 12.30 and 17.15.

**PUBLIC WORKS DEPARTMENT - transportation**

**DESIGN / PERFORMANCE—PRIOR TO BUILDING PERMIT ISSUANCE**

- TR1. **Encroachment Permit.** Traffic improvements must comply with the City of Santa Clara Standard Details and Specifications for Public Works Construction.
- TR2. **Encroachment Permit.** Project shall comply with the Downtown Specific Plan including roadway design, sidewalk width, and bicycle parking requirements.
- TR3. **Encroachment Permit.** Landscape improvements within 10 feet of a driveway must be less than three (3) feet or greater than 10 feet per City Standard Detail TR-9.
- TR4. **Encroachment Permit.** All on-site structures must be clear of Driveway and Corner Visibility Clearance Areas per City Standard Detail TR-9.
- TR5. **Encroachment Permit.** Maintain minimum 5-foot wide sidewalk per Pedestrian Master Plan, 2019 recommendations for sidewalks to complete the pedestrian network.
- TR6. **Encroachment Permit.** Design and construct residential driveways in accordance with City Standard Detail ST-5.
- TR7. **Building Permit.** Bicycle parking requirements shall be per City of Santa Clara Zoning code.
- TR8. **Building Permit.** Class I and Class II bicycle parking, as defined in SCMC 18.74.075, shall be conveniently accessible from the street, within 200 feet of a building entrance and/or highly visible areas.

**SILICON VALLEY POWER**

**DURING CONSTRUCTION – PRIOR TO OCCUPANCY**

- SVP1. **Costs & Expenses.** Unless expressly stated otherwise or covered by a fee to be paid by the applicant, applicant shall be responsible for all costs and expenses associated with fulfilling these conditions of approval.
- SVP2. **Applicant Design Process.** Available to Applicants to expedite distribution electric substructure design.

SVP3. **SVP Rules and Regulations.** Applicant shall comply with all applicable SVP rules, regulations, standards, guidelines, and requirements, as may be amended from time to time.

SVP4. **SVP Standards.** Applicant shall comply with the following SVP standards (as may be amended or supplemented):

- a. UG1000 - Installation of Underground Substructures by Developers
- b. UG1250 – Encroachment Permit Clearances from Electric Facilities
- c. UG0339 – Remote Switch Pad
- d. OH1230 – Tree Clearances from Overhead Electric Lines
- e. SD1235 – Tree Planting Requirements Near Underground Electric Facilities
- f. UG1225 – Pad mounted Equipment Clearances and Protection
- g. UG0250 – High Density Residential Metering Requirements
- h. FO-1901 – Fiber Optic Splicing and Testing Methods
- i. SVP Rules and Regulations – Latest Edition

SVP5. **SVP Standards, Miscellaneous:**

- a. In the case of podium-style construction, all SVP facilities and conduit systems must be located on solid ground (aka “real dirt”) and cannot be supported on parking garage ceilings or placed on top of structures.
- b. No splice boxes are allowed between the SVP utility connection point and the applicants main switch board.
- c. SVP does not utilize any sub-surface (below grade) devices in its system. This includes transformers, switches, etc.

SVP6. **Meter Locations:**

- a. For condominium or apartment, all electric meters and service disconnects shall be grouped at one location, outside of the building or in a accessible utility room. If they are townhomes or single-family residences, then each unit shall have its own meter, located on the structure. A double hasp locking arrangement shall be provided on the main switchboard door(s). Utility room door(s) shall have a double hasp locking arrangement or a lock box shall be provided. Utility room door(s) shall not be alarmed.
- b. All interior meter rooms at ground level are to have direct, outside access through only ONE door. Interior electric rooms must be enclosed in a dedicated electric room and cannot be in an open warehouse or office space.

SVP7. **Underground Service Entrance:**

- a. (277/480V Service or Lower) Underground service entrance conduits and conductors shall be “privately” owned, maintained, and installed per City Building Inspection Division Codes to the SVP defined utility connection point.

- b. (12KV Service) SVP terminates cable on the applicant owned switchgear.
- c. No cross-parcel distribution is allowed. SVP service points must be within the parcels that they serve.

**SVP8. Existing Facilities:**

- a. All existing SVP facilities, onsite or offsite, are to remain unless specifically addressed by SVP personnel in a separate document. It is the Applicants responsibility to maintain all clearances from equipment and easements. The Applicant may contact SVP outside of the PCC process for clear definitions of these clearance requirements. Applicant should not assume that SVP will be removing any existing facilities without detailed design drawings from SVP indicating potential removals. Simply indicating that SVP facilities are to be removed or relocated on conceptual plans does not imply that this action has been approved by SVP.
- b. Any relocation of existing electric facilities shall be at Applicants expense.

**WATER & SEWER DEPARTMENT**

**DESIGN / PERFORMANCE -- PRIOR TO ISSUANCE OF BUILDING PERMIT**

- W1. **Previous Approvals.** Permittee shall abide by and continue to comply with all previous City approvals, permits, or requirements relating to the subject property, unless explicitly superseded or revised by the Director of Water and Sewer Utilities.
- W2. **Related Approvals.** Applicant shall comply with all related City approvals, entitlements, permits, or requirements associated with the subject property, unless explicitly superseded or revised by the Director of Water and Sewer Utilities.
- W3. **Separate Services.** Applicant shall provide separate water, recycled water, sanitary sewer, and fire services connected to a public main in the public right-of-way services for each parcel to the satisfaction of the Director of Water & Sewer Utilities. Different types of water and recycled water use (domestic, irrigation, fire) shall be served by separate water services, each separately tapped at the water main. Services cannot cross a different parcel than the one it serves. No parcel shall be created that requires an easement from an adjacent parcel in order to be served unless explicitly authorized by the Director of Water and Sewer Utilities. Tapping on existing fire service line(s) is prohibited. Approved backflow prevention device(s) are required on all potable water services.
- W4. **Easements.** Prior to City's issuance of Building or Grading Permits, the applicant shall provide a dedicated water utility easement around the backflow prevention device onsite. The water utility easement for the water services and all other public water appurtenances shall be a minimum 15 feet wide and be adjacent to the public right-of-way without overlapping any public utility easement. Additionally, the applicant shall submit plans defining existing easements so Water Division can verify if there are any conflicts with proposed easements and water utilities.
- W5. **Conditional Releases.** The applicant shall comply with all the requirements of any building permit conditional release requirements.

**KEY:**

G = General

P = Planning Division

BD = Building Division

H = Housing & Community Services Division

F = Fire Department

PR = Parks & Recreation Department

PD = Police Department

E = Engineering Division

Streets Division (Landscape, Solid Waste, and Stormwater)

L = Landscape

SW = Solid Waste

SVP = Silicon Valley Power

W = Water & Sewer Department

**ACKNOWLEDGEMENT AND ACCEPTANCE OF CONDITIONS OF APPROVAL**

*Permittee/Property Owner*

The undersigned agrees to each condition of approval and acknowledges and hereby agrees to use the project property on the terms and conditions set forth in this permit.

Signature: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Relationship to Property: \_\_\_\_\_

Date: \_\_\_\_\_

Pursuant to Santa Clara City Code 18.128.100, the applicant shall return this document to the Department, properly signed and dated, within 30-days following the date of the Acknowledgement.





## Agenda Report

26-310

Agenda Date: 6/10/2026

### REPORT TO PLANNING COMMISSION

#### SUBJECT

Public Hearing: Recommendations related to the adoption of the Third Zoning Code Cleanup Ordinance and Rezoning of Properties Currently Designated TN (Transit Neighborhood) to R6 (Transit Neighborhood Residential)

#### BACKGROUND

At the January 9, 2024 City Council meeting, the City Council adopted the first comprehensive Zoning Code Update in over 50 years, which was a major City initiative. The Zoning Code is the primary regulatory tool that implements the General Plan. The City Council adopted the accompanying Zoning Map on July 16, 2024, and adopted the first Zoning Code clean-up ordinance on August 20, 2024, which included the advisory that subsequent clean-up ordinances would be on the horizon. A second cleanup ordinance was adopted on June 10, 2025. The Zoning Code Update was a substantial body of work. As an on-going update, staff periodically brings clean-up ordinances to address clerical inconsistencies within the document or areas needing further clarification based on implementation of the new zoning code and to be consistent with recent changes in State Law. Staff tracks the necessary updates over time and then periodically brings them forward as one clean up document. This report and resolution represent the third minor code clean-up ordinance.

#### DISCUSSION

The City is bringing forward its third “clean-up” ordinance for the Zoning Code Update, primarily to address consistency concerns. As such, the proposed revisions are not considered substantial modifications. The ordinance clean-up includes:

#### **Policy changes:**

- Incorporating the provisions of the (HT) Historic Combining Districts into the Updated Zoning Code;
- Deleting the requirement for web posting of public hearing notices, which has not been the City’s practice and is not a part of the Public Outreach Policy;
- Removing the public hearing requirement for architectural review of multi-family development projects;
- Allowing additional height for institutional uses and differentiating them from assembly uses in the (PQP) public/quasi-public district;
- Adding definitions to clarify fence height requirements;
- Revising public bike parking standards to require bike parking in commercial districts to be closer to the front door than the closest non-handicapped space;
- Requiring uncovered parking on residential parcels to be perpendicular to the street;
- Requiring automobile service bays to not be visible from the street;
- Modifying use tables to reflect the range of uses existing in commercial and industrial districts, including the differentiation of specialized instruction (e.g., painting and pottery classes) from vocational schools

#### **Errata:**

- Rezoning the Tasman East district from TN (this was a holdover district from the previous Zoning Code) to R6, which is now part of the current code;
- Updating the definition of Major Transit Stop to be consistent with recent changes to state law;
- Adding a definition for the term “Dwelling Unit”;

- Revising the definition of the term “Demolition” to square with the term presented in the Administration Chapter
- Updating the Visibility Clearance Diagram following feedback from the Department of Public Works
- Updating zoning districts in the City’s Noise Ordinance;
- Refining the definition of Smoke Shops;
- Making the General Plan and Zoning Code definitions of Floor Area Ratio consistent with each other;
- Allowing for fully unbundled parking for apartments greater than 15 units per State law;
- Allowing for unbundled parking for parking spaces for commercial uses
- Revising minimum lot sizes in the R2 two-family zone;
- Making the R5 district maximum density consistent throughout the document;
- Updating any citations to the California Government Code;
- Correcting cross-references and spelling and punctuation mistakes;
- Updating figures and making terms internally consistent in Title 18 (“Zoning”), and
- Updating the zoning map to reflect the applicable changes.

The Planning Commission resolution recommending approval of the clean-up ordinance is included as Attachment 1, and all tables that have are proposed to be changed are included as Attachment 2. The proposed Zoning Code Amendment is included as Attachment 3, with code changes presented in strikethrough and underline or highlighted as part of a table.

The adoption of the cleanup ordinance is a legislative act, not requiring any specific findings.

### **ENVIRONMENTAL REVIEW**

Given that the Zoning Code Update is an implementation action for the 2010 General Plan Update, the City prepared an Addendum to the 2010-2035 General Plan Environmental Impact Report (EIR) to cover adoption of the Zoning Code, Zoning Map, and related General Plan Amendments. The Addendum indicated that the adoption of the Zoning Code Update would not result in environmental impacts beyond those described in the General Plan Update EIR. At the conclusion of the public hearing on November 15, 2023, the Planning Commission voted to recommend that the City Council approve the Addendum, and on December 19, 2023, the City Council adopted the Addendum. The recommended actions all fall within the scope of the adopted Addendum.

### **FISCAL IMPACT**

Adoption of the Third Zoning Code Cleanup Ordinance and associated Zoning Map Amendments for the R6 District would fully implement the City’s General Plan land use diagram. These actions would involve no additional resources beyond those indicated at the time of Zoning Code adoption.

### **COORDINATION**

This item was coordinated with the City Attorney’s Office.

### **PUBLIC OUTREACH**

Due to the nature of this minor code clean up, only a newspaper notice and posting requirements are required to be conducted.

### **PUBLIC CONTACT**

A newspaper notice of the April 8, 2026 public hearing was published in the March 18, 2026 issue of the Santa Clara Weekly, describing the proposed adoption of the Third Zoning Code Cleanup Ordinance and the proposed changes to the Zoning Map. On April 8, 2026, the Planning Commission opened the public hearing and voted to continue the item to the May 20, 2026 Commission meeting. On May 20, 2026, the Commission reconvened the public hearing and then again voted to continue the item, this time to the June 10, 2026 Commission meeting.

Public contact was also made by posting the Planning Commission agenda on the City's official-notice bulletin board outside City Hall Council Chambers. A complete agenda packet is available on the City's website and in the City Clerk's Office at least 72 hours prior to a Regular Meeting and 24 hours prior to a Special Meeting. A hard copy of any agenda report may be requested by contacting the City Clerk's Office at (408) 615-2220, email [clerk@santaclaraca.gov](mailto:clerk@santaclaraca.gov) <<mailto:clerk@santaclaraca.gov>> or at the public information desk at any City of Santa Clara public library.

**ALTERNATIVES**

1. Provide an alternate recommendation to the City Council different from adopting the Zoning Code clean-up ordinance and applying the revised R6 Transit Neighborhood District, or any of its additional provisions.

**RECOMMENDATION**

Staff recommends the Planning Commission recommend to the City Council updates to the Zoning Code to be consistent with the General Plan and State Law

1. Recommend that the City Council adopt the Zoning Code clean-up ordinance; and
2. Recommend that the City Council apply the R6 Transit Neighborhood District to the properties currently zoned TN on the Zoning Map, consistent with the General Plan.

Prepared by: John Davidson, Principal Planner, Community Development

Reviewed by: Alexander Abbe, Assistant City Attorney

Approved by: Afshan Hamid, Director of Community Development

**ATTACHMENTS**

1. Planning Commission Zoning Code Clean-Up Recommendation Resolution
2. Attachment A - Zoning Code Amended Tables
3. Zoning Map Recommendation Resolution

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION OF THE CITY OF SANTA CLARA PLANNING COMMISSION RECOMMENDING “CLEANUP” AMENDMENTS TO TITLE 18 (“ZONING”) OF THE SANTA CLARA CITY CODE, INCLUDING INCORPORATING THE PROVISIONS OF THE HT HISTORIC COMBINING DISTRICTS INTO THE UPDATED ZONING CODE; REFINING THE DEFINITION OF SMOKE SHOPS; MAKING THE GENERAL PLAN AND ZONING CODE DEFINITIONS OF FLOOR AREA RATIO CONSISTENT; ALLOWING FOR FULLY UNBUNDLED PARKING FOR APARTMENTS GREATER THAN 15 UNITS PER STATE LAW; REVISING MINIMUM LOT SIZES IN THE R2 TWO-FAMILY ZONE; DELETING THE REQUIREMENT FOR WEB POSTING OF PUBLIC NOTICES; REMOVING THE PUBLIC HEARING REQUIREMENT FOR ARCHITECTURAL REVIEW OF MULTI-FAMILY DEVELOPMENT PROJECTS; ALLOWING ADDITIONAL HEIGHT FOR INSTITUTIONAL USES IN THE PQP PUBLIC/QUASI-PUBLIC DISTRICT; ADDING DEFINITIONS TO CLARIFY FENCE HEIGHT REQUIREMENTS; MODIFYING USE TABLES TO REFLECT THE RANGE OF USES EXISTING IN COMMERCIAL AND INDUSTRIAL DISTRICTS; UPDATING FIGURES AND MAKING TERMS INTERNALLY CONSISTENT; UPDATING THE ZONING MAP TO REFLECT THE APPLICABLE CHANGES; AND UPDATING CROSS REFERENCES; REVISING CHAPTER 9.10 (“REGULATION OF NOISE AND VIBRATION”) OF TITLE 9 (“PUBLIC PEACE, MORALS AND WELFARE”) TO UPDATE REFERENCES TO ZONING DISTRICTS; REVISING CHAPTER 17.05 (“SUBDIVISIONS”) OF TITLE 17 (“DEVELOPMENT”) TO RESTORE PROVISIONS REGULATING ORGANIZATIONAL DOCUMENTS FOR CONDOMINIUMS AND UPDATING CROSS REFERENCES; AND REVISING CHAPTER 1.10 (“ADMINISTRATIVE PENALTIES – CITATIONS”) OF TITLE 1 (“GENERAL PROVISIONS”) TO AMEND THE NOTICING REQUIREMENTS FOR CODE VIOLATIONS

**WHEREAS**, on January 9, 2024 the City of Santa Clara (the “City”) adopted the first comprehensive update of the City’s Zoning Code in over 50 years; and

**WHEREAS**, the 2010-2035 General Plan is the City’s vision for future development; and

**WHEREAS**, the City’s Zoning Code is the primary regulatory tool that implements the General Plan; and

**WHEREAS**, the City wishes to adopt minor revisions to the updated Zoning Code to address clerical errors, respond to changes in state law, and ensure internal consistency within the Zoning Code and with the General Plan;

**WHEREAS**, the Planning Commission has reviewed the proposed Zoning Code cleanup ordinance;  
and

**WHEREAS**, before acting on the Zoning Code Update, the City Council reviewed and considered the potential environmental impacts of the Zoning Code Update and determined that as the primary implementation tool of the General Plan, the environmental effects of the proposed Zoning Code Update were consistent with 2010-2035 General Plan EIR, as addended, and that the proposed Zoning Code Update did not alter the conclusions of the adopted General Plan EIR, as addended create new environmental impacts; and

**WHEREAS**, on April 8, 2026, the Planning Commission conducted a duly noticed public hearing to consider the Zoning Code Update and associated text amendments, which was subsequently continued to May 20, 2026 and continued again to June 10, 2026. At these three meetings, all interested persons were given an opportunity to give testimony and provide evidence in support of and in opposition to the proposed amendments.

**NOW THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SANTA CLARA AS FOLLOWS:**

1. That the Planning Commission hereby finds that the above Recitals are true and correct and by this reference makes them a part hereof.
2. That the Planning Commission hereby recommends that the City Council adopt the following changes to the adopted Zoning Code:

**SECTION 1:** That Section 9.10.040, “Noise or Sound Regulation”, of Chapter 9.10, “Regulation of Noise and Vibration”, of Title 9, “Public Peace, Morals and Welfare”, of “The Code of the City of Santa Clara, California” (“SCCC”) is hereby amended to read as follows:

**“§ 9.10.040 Noise or sound regulation.**

It shall be unlawful for any person to operate or cause to allow to be operated, any fixed source of disturbing, excessive or offensive sound or noise on property owned, leased, occupied or otherwise controlled by such person, such that the sound or noise originating from that source causes the

sound or noise level on any other property to exceed the maximum noise or sound levels which are set forth in Schedule A, as follows:

[See Attachment A for all amended zoning code tables]

Except as otherwise provided in this chapter, the noise or sound standards for the various zone districts as presented in this Schedule A shall apply to all such properties within a specified zone, as designated on the most recent update of the official zoning map of the City. For planned development, agricultural or mixed zoning sites, the most restrictive noise standard for the comparable zone district, as determined by the Director of Community Development, shall apply.

**SECTION 2:** That a new Subsection (j) is hereby added to Section 17.05.310, “Final Maps”, of Chapter 17.05, “Subdivisions”, of Title 17, “Development”, of “The Code of the City of Santa Clara, California” (“SCCC”) to read as follows:

“(j) Organizational Documents for Community Ownership Projects.

(1) Prior to the approval of the final map, the organizational documents shall be reviewed and approved by the City Attorney. Absent exigent circumstances and if no action is taken by the City Attorney within ninety (90) days after a complete set of documents has been duly filed with him, the organizational documents shall be deemed approved. For purposes of this section, the phrase “action by the City Attorney” may include any of the following: providing preliminary comments and review, requiring modifications to the organizational documents or meeting with the drafter of the organizational documents.

(2) The organizational documents shall provide that the City, at its option, has the right and authority to veto any amendment to the organizational documents that would adversely affect the long-term maintenance of the project structure or its common areas. To enable the City to exercise said optional veto, the organizational documents shall provide that any amendment shall not become effective until notice of such proposed action is filed with the City Council, at least sixty (60) days have elapsed since the amendment was placed on a regular Council agenda, and the Council has not vetoed the amendment.”

**SECTION 3:** That Section 17.05.430, “Parcel map for lot splits pursuant to SCCC § 18.13.050”, of Chapter 17.05, “Subdivisions”, of Title 17, “Development”, of “The Code of the City of Santa Clara, California” (“SCCC”) is hereby retitled, “Parcel map for lot splits pursuant to SCCC § 18.24.070” and is amended to read as follows:

“§ 17.05.430. Parcel map for lot splits pursuant to SCCC § ~~18.13.050~~ 18.24.070.

(a) Parcel maps for lot splits pursuant to SCCC § ~~18.13.050~~ 18.24.070 shall comply with all requirements of SCCC § 17.05.400, Tentative parcel map, except for subsections (d), (e)(1), and (f).

(b) Parcel maps for lot splits pursuant to SCCC § ~~18.13.050~~ 18.24.070 shall also comply with all requirements of SCCC § 17.05.410, Parcel maps.

(c) The City Engineer shall approve the parcel map for a lot split pursuant to SCCC § ~~18.13.050~~ 18.24.070 unless the City Engineer determines that the proposed map is not consistent with specific objective standards of the General Plan, applicable specific plans, or any applicable provision of this Code.”

**SECTION 4:** That Paragraph B.3, “Low-Density Residential Zone (R2)”, of Section 18.10.010, “Purposes of Residential Zones”, of Chapter 18.10, “Residential Zones”, of Title 18, “Zoning”, of the SCCC is hereby amended as follows:

“Low-Density Residential Zone (R2). The purpose of the R2 Low Density Zone is to provide land areas for the construction, use, and occupancy of single-family detached dwelling units, secondary dwellings authorized by Government Code Section 65852.21, accessory dwelling units, and two-family dwellings. It is the intent of this zone to maintain a residential character similar to that found in single-family neighborhoods. The residential density range for this zone is 8-19 dwelling units per acre. This zone implements the Low-Density land use designation in the General Plan.”

**SECTION 5:** That Paragraph B.6, “Very-High-Density Residential Zone (R5) and Patrick Henry Very-High-Density Residential Zone (PH-R5)”, of Section 18.10.010, “Purposes of Residential Zones”, of Chapter 18.10, “Residential Zones”, of Title 18, “Zoning”, of the SCCC is hereby amended as follows:

“Very-High-Density Residential Zone (R5) and Patrick Henry Very-High-Density Residential Zone (PH-R5). The purpose of the R5 High- Density Zone and PH-R5 Patrick Henry Very-High-Density Residential Zone is to provide land areas for the construction, use, and occupancy of high density and intensity multi-family developments (i.e., low-rise, mid-rise, and high-rise apartments and condominiums). It is the intent of this zone to encourage development to use innovative site planning, provide on-site recreational amenities and be located near major community facilities, business centers, transportation corridors, and/or major thoroughfares. The residential density range for this zone is ~~51-100-99~~ dwelling units per acre. This zone implements the High-Density land use designation in the General Plan.

**SECTION 6:** That Paragraph B.7, “Transit Neighborhood Residential Zone (R6)” of Section 18.10.010, “Purposes of Residential Zones”, of Chapter 18.10, “Residential Zones”, of Title 18, “Zoning”, of the SCCC is hereby amended as follows:

“Transit Neighborhood Residential Zone (R6). The purpose of the R6 Transit Neighborhood Residential Zone is to provide land areas for the construction, use, and occupancy of high density and intensity multi-family developments (i.e., mid-rise and high-rise apartments and condominiums). It is the intent of this zone to encourage transit-oriented development that uses innovative site planning to connect to existing and/or future transportation stations and transfer points. Parcels designated R6 are meant to be located along major transit corridors or adjacent to local and regional transit stops and stations. Projects in this zone should include on-site amenities, recreational options, and access to employment centers. The residential density range for this zone is 60-350 dwelling units per acre for sites that are less than one acre, and ~~10060~~-350 dwelling units per acre for sites that are one acre or larger. This zone implements the High-Density land use designation in the General Plan.

**SECTION 7:** That Table 2-1, “Residential Zones Allowed Uses and Permit Requirements” of Section 18.10.020, “Land Uses and Permit Requirements”, of Chapter 18.10, “Residential Zones”, of Title 18, “Zoning”, of the SCCC is hereby amended as shown in Attachment A and appended hereto.

**SECTION 8:** That Table 2-2, “Patrick Henry Drive Residential Zones Allowed Uses and Permit Requirements” of Section 18.10.020, “Land Uses and Permit Requirements”, of Chapter 18.10, “Residential Zones”, of Title 18, “Zoning”, of the SCCC is hereby amended as shown in Attachment A and appended hereto.

**SECTION 9:** That Table 2-3, “Residential Development Standards” of Section 18.10.030 “Residential Development Standards”, of Chapter 18.10, “Residential Zones”, of Title 18, “Zoning”, of the SCCC is hereby amended as shown in Attachment A and appended hereto.

**SECTION 10:** That Table 2-4, “Patrick Henry Residential Zone Development Standards”, of Chapter 18.10, “Residential Zones”, of Title 18, “Zoning”, of the SCCC is hereby amended as shown in Attachment A and appended hereto.

**SECTION 11:** That Subsections D, “Existing Buildings and Uses” and E, “Transition Standards”, of Section 18.10.040, “Other Applicable Regulations”, of Chapter 18.10, “Residential Zones”, of Title 18, “Zoning”, of the SCCC are redesignated as Subsections E and F, respectively.

**SECTION 12:** That a new Subsection D, “R6 Additional Development Standards”, is added to Section 18.10.040, “Other Applicable Regulations”, of Chapter 18.10, “Residential Zones”, of Title 18, “Zoning”, of the SCCC to read as follows:

**“D. R6 Additional Development Standards**

**1. Density Calculation. For the R6 Transit Neighborhood Zoning District, density is calculated based on net acreage, and does not include areas associated with parks, streets, and greenways.**

**2. Minimum Density, Parcels Less Than One Acre in Size. For parcels less than one acre in size, the minimum required net density for development proposals is 60 dwelling units per acre (DU/AC).”**

**SECTION 13:** That Table 2-8, “Commercial Zones Allowed Uses and Permit Requirements”, of Chapter 18.12, “Commercial Zones”, of Title 18, “Zoning”, of the SCCC is hereby amended as shown in Attachment A and appended hereto.

**SECTION 14:** That sub-paragraph b, “Assembly Bill 2011 (2022) (AB 2011)” of paragraph 7, “Multi-

Family Residential Development in Commercial Zones” of Subsection A, “General Commercial Regulations” of Section 18.12.040, “Other Applicable Regulations” of Chapter 18.12, “Commercial Zones”, of Title 18, “Zoning”, of the SCCC is retitled, “Assembly Bill 2243 (2024)” and amended as follows:

b. Assembly Bill ~~2011-2243~~ (202~~42~~) (AB 2011): : Multifamily developments meeting the requirements of Government Code Section 65912.100 et seq., as may be amended, are permitted in the commercial zones, subject to the following.

- (1) Proposed projects shall comprise five or more units for sale and/or rent.
- (2) At least 75 percent of the project site shall adjoin parcels developed with urban uses as defined in AB ~~2243~~ ~~2011~~.
- (3) The project site shall not be located on or adjacent to a site where more than 1/3 of the square footage on the site is dedicated to a classified industrial use per the City Code.
- (4) Applicable vacant sites shall not contain tribal cultural resources and shall not be located within a designated very-high fire hazard severity zone.
- (5) Development per AB ~~2011-2243~~ is prohibited on sites governed by mobile home/recreational vehicle laws or by the Special Occupancy Parks Act.
- (6) For project sites located within a neighborhood plan, specific plan, area plan, urban village, precise plan, or master plan adopted by January 1, 2024, the designated plan shall allow multi-family residential development.
- (7) Projects shall not be located within 500 feet of a designated freeway or highway.
- (8) Projects shall not be located within 3,200 feet of an active oil or gas refinery.
- (9) All other site/development requirements as prescribed by AB ~~2243~~ ~~2011~~ are required prior to project approval.
- (10) The density of the multi-family residential project shall be at least 30 dwelling units per acre.
- (11) The Project shall meet all development standards of the residential zone corresponding to the residential density of the Project. If more than one residential zoning designation allows for

housing with the Project density, the applicable development standards shall be the standards that apply to the closest parcel that allows residential use at the Project density.”

**SECTION 15:** That Table 2-11, “Mixed Use Zones Allowed Uses and Permit Requirements” of Chapter 18.14, “Mixed Use Zones”, of Title 18, “Zoning”, of the SCCC is hereby amended as shown in Attachment A and appended hereto.

**SECTION 16:** That Subsection A, “Table 2-13 Office and Industrial Zone Allowed Uses and Permit Requirements” of Section 18.16.020, “Office and Industrial Land Uses and Permit Requirements”, of Chapter 18.16, “Office and Industrial Zones”, of Title 18, “Zoning”, of the SCCC is hereby amended to read as follows:

“A. Table ~~2-13~~ 2-14 Office and Industrial Zone Allowed Uses and Permit Requirements. Table ~~2-13~~ 2-14 indicates the Principal Uses allowed within each office and industrial zone and any permits required to establish the use, in compliance with Article 6 (Permit Processing Procedures) and Article 7 (Zoning Ordinance Administration).”

**SECTION 17:** That Table 2-14, “Office and Industrial Zones Allowed Uses and Permit Requirements”, of Chapter 18.16, “Office and Industrial Zones” of Title 18, “Zoning”, of the SCCC is hereby amended as shown in Attachment A and appended hereto.

**SECTION 18:** That Table 2-17, “Special Purpose Zones Allowed Uses and Permit Requirements”, of Chapter 18.18, “Special Purpose Zones” of Title 18, “Zoning”, of the SCCC is hereby amended as shown in Attachment A and appended hereto.

**SECTION 19:** That Table 2-18, “Special Purpose Zone Development Standards”, of Chapter 18.18, “Special Purpose Zones” of Title 18, “Zoning”, of the SCCC is hereby amended as shown in Attachment A and appended hereto.

**SECTION 20:** That a new Subsection C, “Medical Services, Hospital and Colleges and Universities” is added to Section 18.18.040, “Other Applicable Regulations”, of Chapter 18.18, “Special Purpose Zones” of Title 18, “Zoning”, of the SCCC and reads as follows:

“Medical Services, Hospitals; Colleges and Universities. On sites of 10 acres or more,

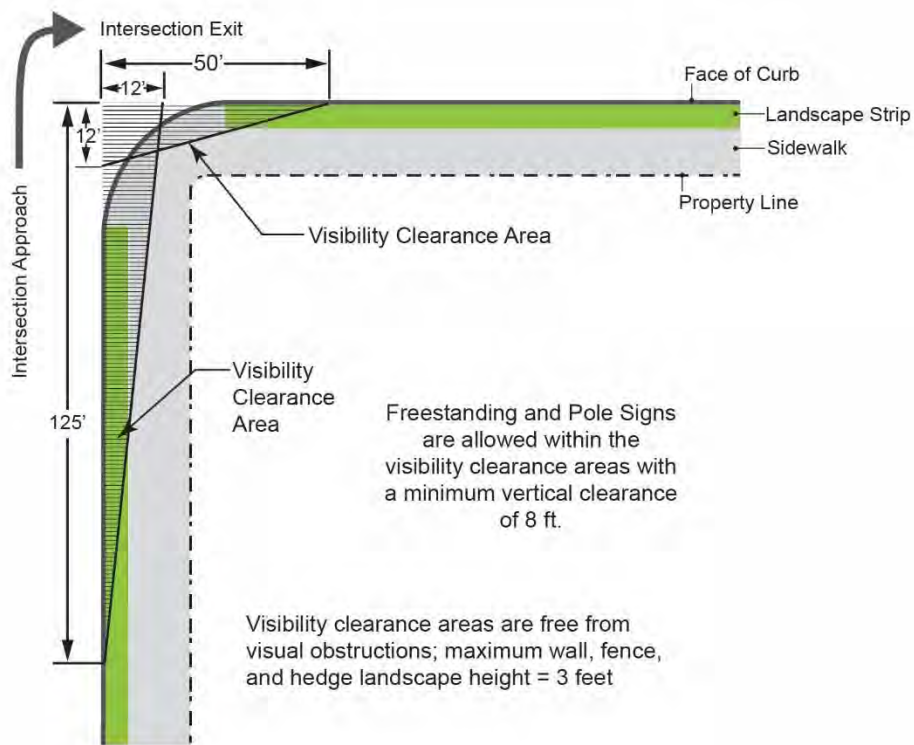
Medical Services, Hospital uses and Colleges and Universities are allowed a maximum height of 200 feet and a maximum of 12 stories, subject to any height limits imposed by the FAA due to flight paths for the San Jose International Airport.”

**SECTION 21:** That Chapter 18.256, “Planned Development – Master Community Zoning Districts”, of Title 18, “Zoning”, of the SCCC is hereby renumbered as Chapter 18.21 and added to Article 2, “Zones, Allowable Uses, and Development Standards” of the Zoning Code, and Sections 18.256.010 through 18.256.120 are hereby renumbered as Sections 18.21.010 through 18.21.120, respectively.

**SECTION 22:** That Chapter 18.258, “HT – Historic Combining Districts”, of Title 18, “Zoning”, of the SCCC is hereby renumbered as Chapter 18.28 and added to Article 2, “Zones, Allowable Uses, and Development Standards” of the Zoning Code, and Sections 18.258.010 through 18.258.090 are hereby renumbered as Sections 18.28.010 through 18.28.090, respectively.

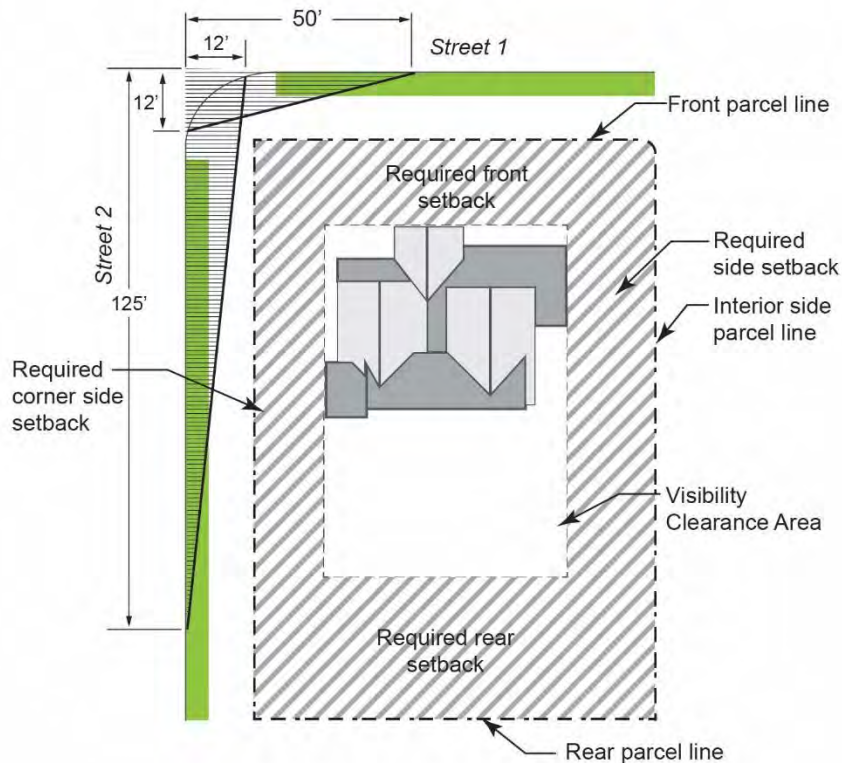
**SECTION 23:** That Code Figure 3-1, “Visibility Clearance Areas”, of Chapter 18.30, “Site Planning and General Development Standards”, of Title 18, “Zoning”, of the SCCC is hereby amended with an updated graphic as shown:

“Figure 3-1. Visibility Clearance Areas



**SECTION 24:** That Figure 3-3, “Setback Measurements” of Chapter 18.30, “Site Planning and General Development Standards”, of Title 18, “Zoning”, of the SCCC is hereby amended with an updated graphic as shown:

“Figure 3-3. Setback Measurements



**SECTION 25:** That the existing subsections A through D of Section 18.38.040, “Exceptions and Reductions to Parking Requirements”, of Chapter 18.38, “Off-Street Parking Regulations and Design Standards”, of Title 18, “Zoning”, of the SCCC are hereby redesignated as subsections B through E, respectively.

**SECTION 26:** That a new subsection A, entitled “Unbundled Parking, multi-family projects.” is added to Section 18.38.040, “Exceptions and Reductions to Parking Requirements”, of Chapter 18.38, “Off-Street Parking Regulations and Design Standards”, of Title 18, “Zoning”, of the SCCC and reads as follows:

“Unbundled Parking, multi-family projects. Notwithstanding anything to the contrary, for new multi-family projects with more than 15 units, including projects in the Downtown zoning district, all parking is required to be provided unbundled from the rental of the unit.”

**SECTION 27:** That subsection C, “Definitions” of Section 18.38.050, “Bicycle Parking Requirements”, of Chapter 18.38, “Off-Street Parking Regulations and Design Standards”, of Title 18, “Zoning”, of the SCCC is hereby amended to read as follows:

“C. Definitions.

Class I Bicycle Parking. Class I secured bicycle parking protects the entire bicycle and its components from theft, vandalism, or inclement weather, and includes bicycle lockers, rooms with key access for regular bicycle commuters, valet or check in parking, and guarded parking areas.

Class II Bicycle Parking. Class II bicycle parking includes bicycle racks (i.e., inverted U-rack, ribbon rack, wave rack) suitable for easy access of bicycles not within an enclosed structure, pod, or unit.”

**SECTION 28:** That the unnumbered subsection entitled “Required Bicycle Parking” in Section 18.38.050, “Bicycle Parking Requirements,” following Subsection E, “Class II Bicycle Rack Design and Location Requirements” of Chapter 18.38, “Off-Street Parking Regulations and Design Standards”, of Title 18, “Zoning”, of the SCCC

is hereby numbered as subsection F and amended to read as follows:

“F. Required Bicycle Parking. Table 3-4 (Required Bicycle Parking) establishes the minimum number of bicycle parking spaces required for each land use type, regardless of the zoning in which the use is located. If the ratios set by Table 3-4 would result in one or fewer Class II bicycle spaces, the development shall provide two Class II spaces. If the ratios would result in more than one Class II bicycle space but less than four, the development shall provide four Class II spaces. For commercial and industrial uses, at least 50% all of the required bicycle parking spaces must be closer than the closest non-handicapped automobile parking space.”

**SECTION 29:** That Table 3-4, “Bicycle Parking Requirements” of Chapter 18.38, “Off-Street Parking Regulations and Design Standards”, of Title 18, “Zoning”, of the SCCC is hereby amended as shown in Attachment A and appended hereto.

**SECTION 30:** That subsection D, “Single- and Two-Family Dwellings” of Section 18.38.060, “General Parking Standards” of Chapter 18.38, “Off-Street Parking Regulations and Design

Standards”, of Title 18, “Zoning”, of the SCCC is revised as follows:

“Single- and Two-Family Dwellings. Off-street parking and driveways for single-family attached and attached dwellings, and two-family attached dwellings shall meet the following requirements:

1. All vehicles, including motor vehicles, trailers, or vessels which are inoperable or incapable of movement under their own power and/or without current registration, shall be stored entirely within an enclosed structure and shall not be parked or stored in any required front yard within a residential zone.
2. Each parking space shall be at least 8.5 feet wide by 18 feet deep.
3. The minimum driveway width shall be 10 feet.
4. Minimum driveway length between parking and any public right-of-way line, not including alleys, shall be a minimum of 20 feet.
5. Parking shall be provided on the same lot as the dwelling.
6. Parking shall not be located within the required setbacks, except for Approved accessory structures may be allowed in setbacks where authorized by Section 18.60.030 (Accessory Structures and Uses).

~~7. The required parking shall not be located within the required yard area, except the required parking may be provided in the rear yard only when an alley is available for access.~~

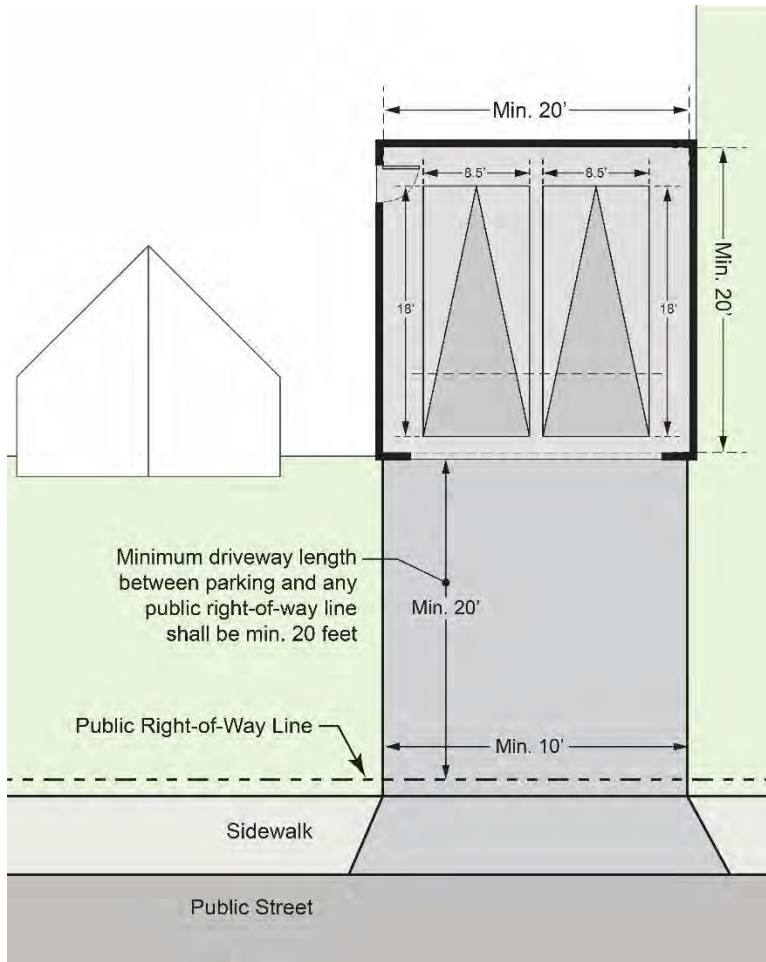
~~8.7.~~ All vehicles are required to be parked on a continuously paved surface. Driveways and driveway approaches shall be paved.

~~9.8.~~ For single family dwellings, the interior dimensions of the garage or carport are required to be 20' x 20'. See Figure 3-13.

~~10.9.~~ All vehicles, including boats, and trailers, in the required front yard shall be parked perpendicular to the street, unless the legal driveway configuration dictates otherwise.

“Figure 3-13

Single-Family Garage Dimensions



**SECTION 31:** That the definition “Vehicle Sign”, in Section 18.42.030, “Definitions”, of Chapter 18.42, “Sign Standards”, of Title 18, “Zoning”, of the SCCC is hereby amended to read as follows:

“Vehicle Sign. A sign which is attached to ~~or painted on~~ a stationary vehicle which is parked on or adjacent to a property with the principal purpose of attracting attention to a product sold, or activity or business located on the property.”

**SECTION 32:** That subsection E, “Procedure” in Section 18.42.050, “Comprehensive Sign Program”, of Chapter 18.42, “Sign Standards”, of Title 18, “Zoning”, of the SCCC is hereby amended to read as follows:

“Procedure. If a Comprehensive Sign Program is to be included within a development plan, site plan, planned unit development plan, or other official plan required by the City for the proposed

development, then a ~~Conditional Use~~ Sign Permit shall be processed simultaneously with other plans or permit applications.”

**SECTION 33:** That subsection A, “Exempt Signs” in Section 18.42.070, “Exempt Signs”, of Chapter 18.42, “Sign Standards”, of Title 18, “Zoning”, of the SCCC is hereby amended to read as follows:

“Exempt Signs. The following signs are allowed without a Sign Permit in any zone and shall not be included in the determination of type, number, or area or signs allowed on each parcel. Exempted signs shall be required to adhere to the regulations established for each sign type as provided in this Section.

1. Signs required by Federal/State law;
2. Official signs posted by a governmental body, including, flags, banners, emblems, traffic or highway signs, railroad crossing signs, or similar regulatory or warning devices and legal notices;
- ~~2-3.~~ Directory and directional signs;
- ~~3-4.~~ Holiday displays and decorations, only when not creating a traffic hazard or located within any visual setback area in the visibility clearance area;
- ~~4-5.~~ Commemorative plaques, tables, date of construction, and similar signs constructed of permanent material. Only one sign for each structure, not to exceed two square feet in area for each sign is allowed;
- ~~5-6.~~ Signs located inside a structure, mall, or other similar structure, provided these signs are not conspicuously visible and readable from a public street or adjacent properties not under the same ownership;
- ~~6-7.~~ Murals or other artistic paintings on walls, provided no names, information, logos, emblems or other similar information or illustrations of activities associated with uses on the premises or in the vicinity are included in the mural or painting;
- ~~7-8.~~ "No Trespassing" signs. Each sign limited to one square foot in area. Signs may be placed at each corner and each entrance to a parcel and at intervals of not less than 50 feet or in compliance with legal requirements;

~~8-9.~~ Real estate signs.

- a. “For Rent”, “For Sale”, and “For Lease” signs shall be posted on the subject parcel, including common driveways, that is being advertised by an authorized agent;
- b. Real estate signs shall not exceed six square feet for single-family residential and 32 square feet for multi-family or non-residential for each side of a double-sided sign;
- c. There shall be no more than one sign per street frontage; and
- d. Illuminated real estate signs are prohibited.

~~9-10.~~ Signs placed by utilities or other publicly regulated service providers indicating location of underground facilities, danger, and aids to service or safety, including official advisory and signal flags;

~~10-11.~~ Copy changes in approved changeable copy signs;

~~11-12.~~ Signs or notices incidental to a commercial, mixed-use, or industrial establishment (e.g., hours of operation, credit card information, emergency contact information, help wanted, open-close) provided the signs do not contain any commercial messages, the establishment logo, and in total do not exceed four square feet in area for all incidental signs;

~~12-13.~~ Memorial tablets or signs and iconic markers; and

~~13-14.~~ Window signs not exceeding 25 percent of a tenant’s total window space. Notwithstanding the foregoing, window signs shall not include the outline of windows with neon/LED light borders.

**SECTION 34:** That Table 3-9, “Signs Allowed in Commercial, Mixed-Use, Office, and Industrial Zones”, of Section 18.42.110, “Standards for Signs Requiring a Sign Permit”, of Chapter 18.42, “Sign Standards”, of Title 18, “Zoning”, of the SCCC is hereby amended as shown in Attachment A and appended hereto.

**SECTION 35:** That Paragraph 1, “Freestanding Signs” of subsection E, “Freestanding and Monument Signs”, of Section 18.42.120, “Standards for Specific Sign Types”, of Chapter 18.42, “Sign Standards”, of Title 18, “Zoning”, of the SCCC is hereby amended to read as follows:

- “1. Freestanding Signs.

a. A freestanding sign is allowed by the provisions of this Chapter provided the freestanding sign complies with the provisions of this Chapter.

b. Freestanding signs may not exceed 150 square feet of sign area per individual sign (a double-sided freestanding sign would equal 75 square feet per side).

c. Freestanding signs not exceeding six feet in height and thirty 30 square feet in total sign area are allowed, at a minimum setback of four feet behind parcel line.

~~d. Freestanding signs shall not exceed a height of 20 feet.~~

~~e.d.~~ If the freestanding sign is within the visibility clearance area of any driveway or intersection, it shall not exceed three feet in height.

~~f.e.~~ Freestanding signs shall not be located within a dedicated utility easement.

~~g.f.~~ To ensure the readability, the minimum letter size required on all freestanding signs shall be 10 inches. Sign copy shall not be located closer than one half-letter height to the sign edge or other line of copy.

~~h.g.~~ External illumination with a hooded floodlight is prohibited. Internal illumination is permitted.

~~i.h.~~ Freestanding signs shall be placed in a landscaped bed and shall have a minimum of two square feet of landscaping for every square foot of sign area measured at the base of the sign.

**SECTION 36:** That Paragraph 3, “Openings of Service Bays”, of Subsection C, “Development Standards,” of Section 18.60.200, “Vehicle Repair and Maintenance Facilities,” of Chapter 18.60, “Standards for Specific Land Uses,” of Title 18, “Zoning”, of the SCCC is hereby modified as follows:

“3. Openings of Service Bays. Openings of service bays for new repair facilities shall not ~~face be visible from the~~ public rights-of-way and shall be designed to minimize the visual intrusion onto adjoining properties.”

**SECTION 37:** That Subsection A of Section 18.60.280, “Mobile Food Vendors,” of Chapter 18.60, “Standards for Specific Land Uses,” of Title 18, “Zoning”, of the SCCC is hereby modified as follows:

“Purpose and Intent. The intent of this Section is to ~~encourage regulate~~ mobile food vending ~~on private property~~ that is compatible with associated and surrounding uses and do not obstruct

pedestrian or vehicular circulation or create an unsightly appearance. This section does not apply to sidewalk sales in the public right-of-way, which are governed by Sections 51036-51039 of the Government code.”

**SECTION 38:** That Subsection A of Section 18.66.030, “Exemptions from Discretionary Permits,” of Chapter 18.66, “Wireless Telecommunications Facilities,” of Title 18, “Zoning”, of the SCCC is hereby modified as follows:

“Replacement or modification of a previously allowed facility or equipment, or replacement or restoration of previously allowed facilities or equipment following temporary relocation, or collocation of new transmission equipment, that does not substantially change the physical dimensions of the existing facility or equipment and qualifies as an “eligible facilities request” under 47 CFR § 1.6100, as may be amended.”

**SECTION 39:** That a new Section 18.66.100, “Continuation of Wireless Facilities” is added to Chapter 18.66, “Wireless Telecommunications Facilities,” of Title 18, “Zoning”, of the SCCC and reads as follows:

“18.66.100 – Restoration of Wireless Facilities after Redevelopment.

A. During redevelopment of a site that involves an existing wireless facility, wireless facilities are allowed to continue in a temporary configuration for a period of up to three years from the date of the removal of the permanent facility. Temporary wireless facilities may be located up to 200 feet from the subject site.

B. Permanent wireless facilities may be restored on the subject site in a building-mounted configuration only. Continued wireless facilities are required to obtain a Zoning Clearance and building permits within six months of the completion of the redevelopment of the site, as measured by the first Certificate of Occupancy.”

**SECTION 40:** That Subsection B, “Before Any Other Action,” of Section 18.120.020, “Architectural Review Process,” of Chapter 18.120, “Architectural Review,” of Title 18, “Zoning”, of the SCCC is hereby renamed “Plans Required”.

**SECTION 41:** That Subsection D, “Public Hearing Required,” of Section 18.120.020, “Architectural Review Process,” of Chapter 18.120, “Architectural Review,” of Title 18, “Zoning”, of the SCCC is hereby amended as follows:

“D. Public Hearing Required. The Director shall conduct a public hearing, titled the "Development Review Hearing," after providing notice in compliance with Chapter 18.146 (Public Notices and Hearings) for the following types of projects:

1. New or expanded single-family homes resulting in:
  - a. Five or more bedrooms;
  - b. Five or more bathrooms;
  - c. Two or more bedrooms with direct exterior access; or
  - d. A new second story or the expansion of an existing second story.
- ~~2. Residential parcel or subdivision maps and any associated development plans.~~
- ~~3. New multi-family developments of any size.~~
42. New freestanding non-residential development greater than 5,000 square feet in size.
53. Modifications or additions to existing non-residential development, where the modification or addition is greater than 20,000 square feet in size.
64. Demolition or major alterations to properties on the City's Historic Resources Inventory (HRI).
75. Demolition of an existing structure, other than a non-habitable accessory structure.
86. Any other project not listed above that the Director determines should be considered at a public hearing.”

**SECTION 42:** That a new Subsection D, “Completeness of Application,” is added to Section 18.126.030, “Review Process,” of Chapter 18.126, “Zoning Clearances,” of Title 18, “Zoning”, as follows:

“Completeness of Application. All applications are required to be complete, including payment of fees, within 90 days of initial submittal. Any applications that remain incomplete will be automatically revoked without fees being refunded on the 91st day after initial submittal.”

**SECTION 43:** That a new subparagraph “c” is hereby added to paragraph 3 of Subsection B, “Timing and Form of Appeal,” of Section 18.144.030, “Filing and Processing of Appeals,” of Chapter 18.144, “Appeals,” of Title 18, “Zoning”, of the SCCC to read as follows:

“c. An appeal is not considered filed until the filing fee has been received.”

**SECTION 44:** That subparagraph d, regarding posting notices on the City’s website, of paragraph 2, “Alternative Notice for the Director’s Decision - Without a Public Hearing,” of Subsection B., “Method of Notice Distribution,” of Section 18.146.020, “Notice of Hearing,” of Chapter 18.146, “Public Notices and Hearings,” of Title 18, “Zoning”, of the SCCC is hereby deleted.

**SECTION 45:** That subparagraph f, regarding posting decisions on the City’s website, of paragraph 4, “Posting Notices,” of Subsection B., “Method of Notice Distribution,” of Section 18.146.020, “Notice of Hearing,” of Chapter 18.146, “Public Notices and Hearings,” of Title 18, “Zoning”, of the SCCC is hereby deleted.

**SECTION 46:** That the definition “Attic” is added to Section 18.160.010, “A’ Definitions”, of Article 8, “Definitions”, of Title 18, “Zoning”, of the SCCC and reads as follows:

“Attic. The unconditioned, non-habitable part of a building immediately below the roof situated wholly within the roof framing. Permanent fixed stairways to an attic are prohibited. The maximum height of an attic is less than seven (7) feet.”

**SECTION 47:** That the definition “Common Living Area” in Section 18.160.030, “C’ Definitions”, of Article 8, “Definitions”, of Title 18, “Zoning”, of the SCCC is modified to read as follows:

“Common Living Area. The area of a dwelling available to all residents of a unit, including the living room, dining room and kitchen, but exclusive of bathrooms and hallways. Bedrooms are also not counted in the common area total.”

**SECTION 48:** That the definition “Demolition” in Section 18.160.040, “D’ Definitions”, of Article 8, “Definitions”, of Title 18, “Zoning”, of the SCCC is re-named, “Demolition, Historic Resources”.

**SECTION 49:** That a new definition of the term “Demolition” is added to Section 18.160.040, “D’ Definitions”, of Article 8, “Definitions”, of Title 18, “Zoning”, of the SCCC, immediately before the

definition of “Demolition, Historic Resources”, and reads as follows:

“Demolition. Means removal of more than fifty percent of the exterior walls of a building.

1. A wall, or portion of a wall, is deemed "removed" when its structure is removed or moved to another location or elevation on site, when the wall is enclosed behind newly constructed space, or when the exterior siding of the wall is removed.

2. For the purposes of calculating the amount of exterior walls removed, the remaining exterior walls must be contiguous.

3. Removal and replication of framing and/or siding for purposes of repair only does not constitute removal or demolition.”

**SECTION 50:** That the definition “Dwelling unit” is added to Section 18.160.040, “D’ Definitions”, of Article 8, “Definitions”, of Title 18, “Zoning”, of the SCCC and reads as follows:

“Dwelling Unit. A room or group of rooms including living, sleeping, eating, cooking, and sanitation facilities, constituting a separate and independent housekeeping unit, occupied or intended for residential occupancy on a non-transient basis.”

**SECTION 51:** That the definition of “Dwelling, Multifamily” in Section 18.160.040, “D’ Definitions”, of Article 8, “Definitions”, of Title 18, “Zoning”, of the SCCC is modified to read as follows:

“Dwelling, Multifamily. Residential structure containing three or more residential dwelling units, each of which is for the occupancy by one or more persons living as a single housekeeping unit. Includes: triplexes (structures under single ownership with three dwelling units in the same structure); fourplexes (structure under single ownership with four dwelling units in the same structure); apartments (five or more dwelling units under single ownership in the same structure or complex); and ~~common ownership~~ attached unit projects including condominiums and townhouses. Does not include two-family residential dwellings.”

**SECTION 52:** That the definitions “Fitness Facilities”, “Floor Area Ratio”, “Floor Area Ratio, Commercial”, and Floor Area, Gross of Section 18.160.060, “F’ Definitions”, of Article 8, “Definitions”, of Title 18, “Zoning”, of the SCCC are revised to read as follows:

“Fitness Facilities. A business or an organization charging a membership or use fee, including private clubs and gymnasiums, that provides exercise machines, free weights, swimming pool, ~~spa, steam room~~ or fitness training and classes for use by clients. Spas and steam rooms are allowed as an ancillary use to fitness facilities.”

“Floor Area Ratio. FAR is a broad measure of building mass in relation to the area of a lot or lots. It is calculated as the ratio of the gross floor area of a building or buildings at or above grade divided by the ~~gross net~~ area of the site. FARs may be applied on a parcel-by-parcel basis or as an average for an entire site under a single development proposal.”

“Floor Area Ratio, Commercial. For the purpose of determining the required commercial areas of mixed-use projects, the commercial floor area ratio is the floor area of a building devoted to commercial uses, not including amenity spaces or parking areas, divided by the gross lot area.

“Floor Area, Gross. The floor area computed from the outside dimensions of the building, at or above grade, ~~and not excluding including~~ corridors and other design features ~~and aggregated for each additional story or mezzanine floor, and excluding any basement area, except as provided below.~~ Design features such as atria and mezzanines are not counted towards gross floor area, provided that those features do not increase the occupant load of the building. For purposes of this definition, where less than one-half the height of a basement is below grade, measured by reference to the average elevation of land within one hundred (100) feet of the building, such basement or ground floor shall be considered a story and contribute to the floor area.”

**SECTION 53:** That the definition “Kennel” is modified, and that a new definition “Kickboard” is inserted into Section 18.160.110, “K’ Definitions”, of Article 8, “Definitions”, of Title 18, “Zoning”, of the SCCC and those definitions are to read as follows:

“Kennel. Facility where ~~five or more~~ dogs, cats, or other small domesticated animals over the age of four months are kept, whether keeping is for pleasure, profit, breeding, or exhibiting, including places where the animals are boarded, kept for sale or hire. May also include daytime boarding and activity for animals (e.g., “doggie daycares”) and ancillary grooming facilities.”

“Kickboard. A horizontal board installed along the bottom of a fence. Kickboards are included in the measurement of fence height.”

**SECTION 54:** That the definition “Major Transit Stop”, of Section 18.160.130, “M’ Definitions”, of Article 8, “Definitions”, of Title 18, “Zoning”, of the SCCC is revised to read as follows:

“Major Transit Stop. Any of the following:

- (1) a transit stop identified in the current version of Plan Bay Area;
- (2) an existing rail or bus rapid transit station; or
- (3) the intersection of two or more major bus routes with a frequency of service interval of ~~45~~ 20 minutes or less during the morning and afternoon peak commute periods.”

**SECTION 55:** That the definition “Retaining Wall”, is added to Section 18.160.180, “R’ Definitions”, of Article 8, “Definitions”, of Title 18, “Zoning”, of the SCCC and reads as follows:

“Retaining Wall. A structure that holds or retains soil behind it. It may be constructed of wood, masonry, concrete, metal, or other material.”

**SECTION 56:** That the definition “Smoke Shop”, contained in Section 18.160.190, “S’ Definitions”, of Article 8, “Definitions”, of Title 18, “Zoning”, of the SCCC is modified to read as follows:

“Smoke Shop: Any premises ~~dedicated to~~ primarily engaged in the display, sale, distribution, delivery, offering, furnishing, or marketing of tobacco, tobacco products, or tobacco, vaping, compressed gas (i.e. nitrous oxide), or cannabis paraphernalia. Any grocery store, supermarket, convenience store or similar retail use that only sells conventional cigars, cigarettes or tobacco as an ancillary sale shall not be defined as a “smoke shop” and is not subject to the restrictions in this chapter. For the purposes of this definition only, "primarily engaged" means when thirty percent (30%) or more of products sold at the retail establishment are smoking and tobacco products and accessories, and other products, devices and components reasonably assumed to be used for smoking and/or the inhalation or ingestion of any substance.”

**SECTION 57:** That the definition for “Specialized Education and Training” in Section 18.160.190 (“S’ Definitions”) of Article 8 (“Definitions”) of Title 18 (“Zoning”) of the SCCC is modified to read:

“Specialized Education and Training. School offering specialized education and training that typically offer certifications rather than academic degrees (e.g., dance, ~~judo~~, painting and tutoring).”

**SECTION 58:** That a new definition entitled “Vehicle Storage Yard” is added to Section 18.160.220 (“V’ Definitions”) of Article 8 (“Definitions”) of Title 18 (“Zoning”) of the SCCC to read as follows:

“Vehicle Storage Yard means the keeping outside of an enclosed building for more than 72 consecutive hours of one or more motor vehicles (except inoperable vehicles), boats, trailers, or unoccupied recreational vehicles.”

**SECTION 59:** That the definition for Vocational School in Section 18.160.220 (“V’ Definitions”) of Article 8 (“Definitions”) of Title 18 (“Zoning”) of the SCCC us modified to read as follows:

“Vocational School. A public or private post-secondary school other than a community college or four-year college providing occupational or job skills training for specific occupations. See ~~“Specialized Education and Training/Studios”~~

**SECTION 60:** That the first paragraph of subsection (e) of Section 1.10.030 (“Administrative citation”) of Chapter 1.10 (“Administrative Penalties – Citations”) of Title 1 (“General Provisions”) is hereby amended to read as follows:

“An administrative citation may be served by personal delivery on any person determined to be responsible for the violation if the responsible person can be located. If the Code enforcement officer cannot readily locate a responsible party for personal delivery of an administrative citation, then the citation may be served by either by certified mail, postage prepaid, return receipt requested; or by priority mail with tracking; addressed to a location reasonably calculated to give notice to the responsible party of the administrative citation. All notices required by this chapter to be served subsequent to service of a citation may be served either by personal delivery or by certified mail, postage prepaid, return receipt requested, and shall be deemed effective on the date of personal delivery or when the certified mail is either delivered or delivery is attempted.”

**SECTION 61:** That all of the Chapters numbered 18.200 and above are hereby deleted from the Zoning Code.

**SECTION 62:** That the cross-references to other sections of the code are updated to reflect the correct target destination.

**SECTION 63: Ordinances Repealed.** With exception of the provisions protected by the savings clause, all ordinances (or parts of ordinances) in conflict with or inconsistent with this ordinance are hereby repealed.

**SECTION 64: Savings clause.** The changes provided for in this ordinance shall not affect any offense or act committed or done or any penalty or forfeiture incurred or any right established or accruing before the effective date of this ordinance; nor shall it affect any prosecution, suit or proceeding pending or any judgment rendered prior to the effective date of this ordinance. All fee schedules shall remain in force until superseded by the fee schedules adopted by the City Council.

**SECTION 65: Effective date.** This resolution shall become effective immediately.

I HEREBY CERTIFY THE FOREGOING TO BE A TRUE COPY OF A RESOLUTION PASSED AND ADOPTED BY THE CITY OF SANTA CLARA, CALIFORNIA, AT A REGULAR MEETING THEREOF HELD ON THE 10<sup>TH</sup> DAY OF JUNE, 2026 BY THE FOLLOWING VOTE:

AYES:	COMMISSIONERS:
NOES:	COMMISSIONERS:
ABSENT:	COMMISSIONERS:
ABSTAINED:	COMMISSIONERS:

ATTEST: \_\_\_\_\_  
AFSHAN HAMID, DIRECTOR  
COMMUNITY DEVELOPMENT  
CITY OF SANTA CLARA

Attachment:  
A. Zoning Code amended tables

## Attachment 2 - Zoning Code Amended Tables

Table from City Code [§ 9.10.040 Noise or sound regulation.](#)

### Schedule A Exterior Sound or Noise Limits

<u>Receiving Zone Zoning Category</u>	<u>Time Period</u>	<u>Noise Level (dBA)</u>
<u>Category 1</u>		
Single-family and duplex residential (R1, R2)	Commencing at 7:00 A.M. and ending at 10:00 P.M. that evening	55
	Commencing at 10:00 P.M. and ending at 7:00 A.M. the following morning	50
<u>Category 2</u>		
Multiple-family residential, public space (R3, R4, R5, R6, UC, UV, PQP)	Commencing at 7:00 A.M. and ending at 10:00 P.M. that evening	55
	Commencing at 10:00 P.M. and ending at 7:00 A.M. the following morning	50
<u>Category 3</u>		
Commercial, Mixed Use (C-C, C-N, C-R, MU-NC, MU-CC, MU-RD, MU-MD, MU-VHD, HD-Flex)	Commencing at 7:00 A.M. and ending at 10:00 P.M. that evening	65
	Commencing at 10:00 P.M. and ending at 7:00 A.M. the following morning	60
<u>Category 4</u>		
Office and Light Industrial (LO-RD, HO-RD, LI)	Anytime	70
Heavy Industrial (HI)	Anytime	75

**Table 2-1  
Residential Zones Allowed Uses and Permit Requirements**

<b>Residential Zones</b>						
Permit Requirements						
P Allowed by Right MUP Minor Use Permit (Chapter 18.114) CUP Conditional Use Permit (Chapter 18.114) TUP Temporary Use Permit (Chapter 18.122) - Not allowed						
Land Use (see Article 8 for land use definitions).	R1-6L R1-8L	R2	R3 R4	R5	R6	Additional Regulations
<b>Residential Uses</b>						
Dwelling, Accessory Units	P	P	P	P	P	Chapter 18.60.020
Dwelling, Multifamily	-	P	P	P	P	
Dwelling(s), Single-Family	P	P	<del>P</del>	-	-	
Dwelling, Two-Family	P	P	P	-	-	Chapter 18.24
Employee Housing	P	P	P	P	P	
Home Occupations	P	P	P	P	P	Chapter 18.60.120
Live-Work Facilities	-	-	MUP	MUP	MUP	Chapter 18.60.130
Mobile Home Park	-	-	CUP	CUP	-	
Organizational Houses	-	-	MUP	MUP	-	
Rooming and/or Boarding Houses	-	-	MUP	MUP	-	
Supportive Housing	P	P	P	P	P	
Transitional Housing	P	P	P	P	P	
<b>Human Services Uses</b>						
Assisted Living Facilities	-	-	-	CUP	CUP	Chapter 18.60.080
Child Day Care Homes, Up to 14 Children	P	P	P	P	P	
Residential Care Facilities, six or fewer residents	P	P	P	P	P	
Residential Care Facilities, seven or more residents	MUP	MUP	MUP	MUP	MUP	
Community Care Facilities	-	CUP	CUP	CUP	CUP	
Low-barrier Navigation Centers	-	-	P	P	-	
Emergency Shelters	-	-	P	P	-	Chapter 18.60.110
<b>Recreation, Education, and Public Assembly Uses</b>						
Community Gardens	P	P	P	P	P	
Parks and Public Plazas	P	P	P	P	P	
Places of Assembly	-	<del>CUP</del> <del>MUP</del>	<del>CUP</del> <del>MUP</del>	<del>CUP</del> <del>MUP</del>	<del>CUP</del> <del>MUP</del>	
Public Schools	P	P	P	P	-	
Private Schools	CUP	CUP	CUP	CUP	-	
<b>Utility, Transportation, and Communication Uses</b>						
Public Safety Facilities	-	-	P	P	P	
Wireless Telecommunications Facilities, Co-location/Small Cell	P	P	P	P	P	Chapter 18.66
Photovoltaic Systems	P	P	P	P	P	
<b>Retail, Service, and Office Uses</b>						

**Table 2-1  
Residential Zones Allowed Uses and Permit Requirements**

<b>Residential Zones</b>						
Permit Requirements						
P Allowed by Right MUP Minor Use Permit (Chapter 18.114) CUP Conditional Use Permit (Chapter 18.114) TUP Temporary Use Permit (Chapter 18.122) - Not allowed						
Land Use (see Article 8 for land use definitions).	R1-6L R1-8L	R2	R3 R4	R5	R6	Additional Regulations
Bed and Breakfast Inns	P	P	CUP	-	-	Chapter 18.60.050

**Table 2-2  
Patrick Henry Drive Residential Zones Allowed Uses and Permit Requirements**

<b>Residential Zones</b>					
Permit Requirements					
P Allowed by Right MUP Minor Use Permit (Chapter 18.114) CUP Conditional Use Permit (Chapter 18.114) TUP Temporary Use Permit (Chapter 18.122) - Not allowed					
Land Use (see Article 8 for land use definitions).	PH-R5	UV HD- Flex	VR	UC	Additional Regulations
<b>Residential Uses</b>					
Dwelling, Accessory Units	P	P	P	P	Chapter 18.60.020
Dwelling, Multifamily	P	P	P	P	
Dwelling, Single-Family	-	-	-	-	
Dwelling, Two-Family	-	-	-	-	Chapter 18.24
Employee Housing	P	P	P	P	
Home Occupations	P	P	P	P	Chapter 18.60.120
Live-Work Facilities	MUP	MUP	MUP	MUP	Chapter 18.60.130
Mobile Home Park	-	-	-	-	
Organizational Houses	-	-	-	-	
Rooming and/or Boarding Houses	-	-	-	-	
Supportive Housing	P	P	P	P	
Transitional Housing	P	P	P	P	
<b>Human Services Uses</b>					
Assisted Living Facilities	CUP	CUP	CUP	CUP	Chapter 18.60.080
Day Care Homes, Up to 14 Children	P	P	P	P	
Community Care Facility <del>Small</del>	P	P	P	P	
<del>Community Care Facility, Large</del>	<del>CUP</del>	<del>CUP</del>	<del>CUP</del>	<del>CUP</del>	
Emergency Shelters	-	-	-	-	Chapter 18.60.110
<b>Recreation, Education, and Public Assembly Uses</b>					

**Table 2-2  
Patrick Henry Drive Residential Zones Allowed Uses and Permit Requirements**

<b>Residential Zones</b>					
Permit Requirements					
P Allowed by Right MUP Minor Use Permit (Chapter 18.114) CUP Conditional Use Permit (Chapter 18.114) TUP Temporary Use Permit (Chapter 18.122) - Not allowed					
<b>Land Use</b> (see Article 8 for land use definitions).	<b>PH-R5</b>	<b>UV HD- Flex</b>	<b>VR</b>	<b>UC</b>	<b>Additional Regulations</b>
Community Gardens	P	P	P	P	
Parks and Public Plazas	P	P	P	P	
Places of Assembly	<u>CUPMUP</u>	<u>CUPMUP</u>	<u>CUPMUP</u>	<u>CUPMUP</u>	
Public Schools	CUP	CUP	CUP	CUP	
Private Schools	CUP	CUP	CUP	CUP	
<b>Utility, Transportation, and Communication Uses</b>					
Public Safety Facilities	P	P	P	P	
Wireless Telecommunications Facilities, Co-location/Small Cell	P	P	P	P	Chapter 18.66
<b>Retail, Service, and Office Uses</b>					
Bed and Breakfast Inns	-	-	-	-	Chapter 18.60.050
Retail	P	P	P	P	
Off-sale of alcohol	P	P	P	P	
Restaurants, including on-sale of alcohol	P	P	P	P	
Bars	CUP	CUP	CUP	CUP	
Office	P	P	P	P	For Office Uses in the HD-Flex zone, see Table 2-5

**Table 2-3  
Residential Zone Development Standards**



Development Feature (minimum unless otherwise indicated)	R1-6L	R1-8L	R2	R3	R4	R5	R6	Additional Regulations
<b>Parcel Area (minimum) area required for each NEWLY CREATED parcel.</b>								
Parcel Area	6,000	8,000	<del>7,000</del> 4,550	8,500	8,500	10,000	None	
<b>A</b> Street Frontage (feet)	60	70	50	60	70	70	None	
<b>Structure Coverage (maximum percentage)</b>								
Parcel Area (less than 10,000 sq. ft.)	40%	40%	45%	60%	80%	None	None	
Parcel Area (10,000 sq. ft. or greater)	40%	40%	45%	None	None	None	None	
<b>Setbacks (minimum) -Property lines are measured in feet, with those adjacent to the street measured from the face of the curb., adopted plan line, or edge of right-of-way.</b>								
<b>B</b> Front	20	20	15	10	10	10	10	Section 18.30.050
<b>C</b> Front, second story	25	25	n/a	n/a	n/a	n/a	n/a	
Side, Corner	10	10	10	10	15	15	15	
Side, corner second story	15	15	n/a	n/a	n/a	n/a	n/a	
<b>D</b> Side, Interior	5	6 and 9	5	5	10	10	10	Section 18.10.040(B) Section 18.30.050
<b>E</b> Side, interior, second story	10	11 and 14	n/a	n/a	n/a	n/a	n/a	
<b>F</b> Rear, single-story	20	20	10	10	20	20	20	Section 18.30.050
Rear, multi-story	20	20	15	15	20	20	20	Section 18.30.050

**Table 2-3  
Residential Zone Development Standards**



Development Feature (minimum unless otherwise indicated)	R1-6L	R1-8L	R2	R3	R4	R5	R6	Additional Regulations
<b>G</b> Length of driveway approach	20	20	20	20	20	20	20	
<b>Height (maximum) measured in feet</b>								
Height (within 20 feet of the R1-6L, R1-8L, and R2 zones)	25	25	32	32	32	32	32	Section 18.30.040
<b>H</b> Height (all other zones)	25	25	32	40	80	100	200	Section 18.30.040
<b>Number of Stories (maximum)</b>								
Number of Stories and the Daylight Plane	All structures adjacent to R1 and R2 zones shall include a 45-degree daylight plan off the property line to implement a compatible transition between structures.							
Number of Stories	2	2	2	4	8	10	20	
<b>Gross Net Residential Density (minimum to maximum) shown in number of dwelling units per acre</b>								
Allowable Density	0.1-10	0.1-10	8-19	20-36	37-50	51-100 <del>99</del>	<del>60</del> 100-350	<a href="#">Section 18.10.040 D</a>
<b>Recreation Space for Multi-Family Dwellings (minimum) measured in square feet per dwelling unit</b>								
Private Recreation Space (required for a minimum of 50 percent of units)	None	None	None	60	60	40	40	
Common Recreation Space (per unit)	None	None	None	200	200	200	200	
<b>Additional Regulations</b>								
Residential Accessory Structures	Chapter 18.32							
Density Bonus and Affordable Housing	Chapter 18.64							

**Table 2-3  
Residential Zone Development Standards**



Development Feature (minimum unless otherwise indicated)	R1-6L	R1-8L	R2	R3	R4	R5	R6	Additional Regulations
Fences, Walls, Hedges, and Screens	Chapter 18.34							
Landscaping Standards	Chapter 18.36							
Off-Street Parking Regulations and Design Standards	Chapter 18.38							
Performance Standards	Chapter 18.40							
Sign Standards	Chapter 18.42							

**Table 2-4  
Patrick Henry Residential Zone Development Standards**

Development Feature (minimum unless otherwise indicated)	PH-R5	UV	VR	UC	HD Flex	Additional Regulations
<b>Parcel Area (minimum) area required for each NEWLY CREATED parcel.</b>						
Parcel Area	10,000	10,000	10,000	8,500	8,500	
Street Frontage (feet)	70	70	70	60	70	
<b>Structure Coverage (maximum percentage)</b>						

**Table 2-4  
Patrick Henry Residential Zone Development Standards**

<b>Development Feature</b> (minimum unless otherwise indicated)	<b>PH-R5</b>	<b>UV</b>	<b>VR</b>	<b>UC</b>	<b>HD Flex</b>	<b>Additional Regulations</b>
<b>Parcel Area</b> (less than 10,000 sq. ft.)	None	None	None	None	None	
<b>Parcel Area</b> (10,000 sq. ft. or greater)	None	None	None	None	None	
<b>Setbacks (minimum) - Setback lines are measured from the back of walk.</b>						
<b>Residential (front, side corner and interior)</b>	10	10	10	10	10	
<b>Mixed-Use (front, side corner and interior)</b>	0	0	0	0	0	
<b>Office (front, side corner and interior)</b>	0	0	0	0	0	
<b>Setback Encroachments (i.e., awning, balconies, stoops)</b>	Setback encroachments are allowed per the quantitative standards of the PHD plan.					
<b>Height (maximum) measured in feet</b>						
<b>Height</b> (within 20 feet of the R1-6L, R1-8L, and R2 zones)	32	32	32	32	32	Section 18.30.040
<b>Height</b> (all other zones)	135	160	160	FAA	160	Section 18.30.040
<b>Number of Stories (maximum)</b>						
<b>Number of Stories</b> (all other zones)	10	12	12	FAA	12	
<b>Gross <del>Net</del> Residential Density (minimum to maximum) shown in number of dwelling units per acre</b>						
<b>Allowable Density</b>	<del>51-99</del> 100	100-149	60-149	120-250	60-149	
<b>Recreation Space for Multi-Family Dwellings (minimum) measured in square feet per dwelling unit</b>						
<b>Private Recreation Space</b> (required for a minimum of 50 percent of units)	Per the PDO and PHD plan					
<b>Common Recreation Space</b> (per unit)	Per the PDO and PHD plan					
<b>Additional Regulations</b>						
<b>Residential Accessory Structures</b>	Chapter 18.32					
<b>Density Bonus and Affordable Housing</b>	Chapter 18.64					
<b>Fences, Walls, Hedges, and Screens</b>	Chapter 18.34					

**Table 2-4  
Patrick Henry Residential Zone Development Standards**

<b>Development Feature</b> (minimum unless otherwise indicated)	<b>PH-R5</b>	<b>UV</b>	<b>VR</b>	<b>UC</b>	<b>HD Flex</b>	<b>Additional Regulations</b>
<b>Landscaping Standards</b>	Chapter 18.36					
<b>Off-Street Parking Regulations and Design Standards</b>	Chapter 18.38					
<b>Performance Standards</b>	Chapter 18.40					
<b>Sign Standards</b>	Chapter 18.42					

**Table 2-4  
Patrick Henry Residential Zone Development Standards**

<b>Development Feature</b> (minimum unless otherwise indicated)	<b>PH-R5</b>	<b>UV</b>	<b>VR</b>	<b>UC</b>	<b>HD Flex</b>	<b>Additional Regulations</b>
<b>Parcel Area (minimum) area required for each NEWLY CREATED parcel.</b>						
<b>Parcel Area</b>	10,000	10,000	10,000	8,500	8,500	
<b>Street Frontage (feet)</b>	70	70	70	60	70	
<b>Structure Coverage (maximum percentage)</b>						
<b>Parcel Area (less than 10,000 sq. ft.)</b>	None	None	None	None	None	
<b>Parcel Area (10,000 sq. ft. or greater)</b>	None	None	None	None	None	
<b>Setbacks (minimum) - Setback lines are measured from the back of walk.</b>						
<b>Residential (front, side corner and interior)</b>	10	10	10	10	10	
<b>Mixed-Use (front, side corner and interior)</b>	0	0	0	0	0	
<b>Office (front, side corner and interior)</b>	0	0	0	0	0	
<b>Setback Encroachments (i.e., awning, balconies, stoops)</b>	Setback encroachments are allowed per the quantitative standards of the PHD plan.					
<b>Height (maximum) measured in feet</b>						
<b>Height (within 20 feet of the R1-6L, R1-8L, and R2 zones)</b>	32	32	32	32	32	Section 18.30.040
<b>Height (all other zones)</b>	135	160	160	FAA	160	Section 18.30.040

**Table 2-4  
Patrick Henry Residential Zone Development Standards**

<b>Development Feature</b> (minimum unless otherwise indicated)							<b>PH-R5</b>	<b>UV</b>	<b>VR</b>	<b>UC</b>	<b>HD Flex</b>	<b>Additional Regulations</b>
<b>Number of Stories (maximum)</b>												
<b>Number of Stories</b> (all other zones)		10	12	12	FAA	12						
<b>Gross Net Residential Density</b> (minimum to maximum) shown in number of dwelling units per acre												
<b>Allowable Density</b>		51- <del>99</del> 100	100-149	60-149	120-250	60-149						
<b>Recreation Space for Multi-Family Dwellings</b> (minimum) measured in square feet per dwelling unit												
<b>Private Recreation Space</b> (required for a minimum of 50 percent of units)		Per the PDO and PHD plan										
<b>Common Recreation Space</b> (per unit)		Per the PDO and PHD plan										
<b>Additional Regulations</b>												
<b>Residential Accessory Structures</b>		Chapter 18.32										
<b>Density Bonus and Affordable Housing</b>		Chapter 18.64										
<b>Fences, Walls, Hedges, and Screens</b>		Chapter 18.34										
<b>Landscaping Standards</b>		Chapter 18.36										
<b>Off-Street Parking Regulations and Design Standards</b>		Chapter 18.38										
<b>Performance Standards</b>		Chapter 18.40										
<b>Sign Standards</b>		Chapter 18.42										

**Table 2-8  
Commercial Zones Allowed Uses and Permit Requirements**

<b>Commercial Zones Permit Requirements</b>				
P Allowed by Right MUP Minor Use Permit (Chapter 18.114) CUP Conditional Use Permit (Chapter 18.114) TUP Temporary Use Permit (Chapter 18.122) - Not allowed				
<b>Land Use</b> (see Article 8 for land use definitions).	<b>C-N</b>	<b>C-C</b>	<b>C-R</b>	<b>Additional Regulations</b>
<b>Residential Uses</b>				
Caretaker Housing	-	P	P	Section 18.60.060

P Allowed by Right  
MUP Minor Use Permit (Chapter 18.114)  
CUP Conditional Use Permit (Chapter 18.114)  
TUP Temporary Use Permit (Chapter 18.122)  
- Not allowed

<b>Land Use</b> (see Article 8 for land use definitions).	<b>C-N</b>	<b>C-C</b>	<b>C-R</b>	<b>Additional Regulations</b>
Dwelling, Multifamily	MUP	MUP	MUP	Section 18.12.040(A)(7)
Employee Housing	-	-	-	
Home Occupations	-	-	-	Section 18.60.120
Live-Work Facilities	MUP	MUP	MUP	Section 18.60.130
Single-Room Occupancy (SRO) Facilities	-	P	P	
Supportive Housing	-	-	P	
Transitional Housing Facilities	-	-	P	
<b>Human Services Uses</b>				
Assisted Living Facilities	-	CUP	-	Section 18.60.080
Child Day Care Facilities	P	P	P	Section 18.60.070
Residential Care Facilities, six or fewer residents	P	P	P	
Residential Care Facilities, seven or more residents	MUP	MUP	MUP	
Community Care Facilities	CUP	CUP	CUP	
Child Day Care Homes, Up to 14 Children	-	-	-	
Low-barrier Navigation Centers		P	P	
Emergency Shelters	-	P	P	Section 18.60.110
<b>Recreation, Education, and Public Assembly Uses</b>				
Cemeteries and Mausoleums	-	CUP	-	
Commercial Recreation Facilities, Indoor	CUP	P	P	
Commercial Recreation Facilities, Outdoor	-	P	P	
Fitness Facilities	MUP	P	P	
Libraries	P	P	P	
Mortuaries and Funeral Homes	-	P	P	
Museums	-	P	P	
Parks and Public Plazas	P	P	P	
Recreational Vehicle Parks	-	-	CUP	
Places of Assembly	P	P	P	
Public Schools	P	P	P	
Private Schools	CUP	CUP	CUP	
Public/Private Colleges and Universities	P	P	P	
Theaters and Auditoriums	-	P	P	
<del>Vocational/Trade Schools</del> <u>Specialized Education and Training</u>	P	P	P	
<b>Utility, Transportation, and Communication Uses</b>				
Broadcasting and Recording Studios	-	P	P	
Parking <del>Structures</del> <u>Facilities</u>	-	CUP	CUP	
Public Safety Facilities	P	P	P	

P Allowed by Right  
MUP Minor Use Permit (Chapter 18.114)  
CUP Conditional Use Permit (Chapter 18.114)  
TUP Temporary Use Permit (Chapter 18.122)  
- Not allowed

<b>Land Use</b> (see Article 8 for land use definitions).	<b>C-N</b>	<b>C-C</b>	<b>C-R</b>	<b>Additional Regulations</b>
Wireless Telecommunication Facilities and Towers, Co-location/Small Cell	P	P	P	Chapter 18.66
Wireless Telecommunication Facilities and Towers, Minor (less than 70 feet)	MUP	MUP	MUP	Chapter 18.66
Wireless Telecommunication Facilities and Towers, Major (70 feet or higher)	CUP	CUP	CUP	Chapter 18.66
Transit Stations and Terminals	-	CUP	CUP	
Utility Facilities and Infrastructures	CUP	CUP	CUP	
Diesel Back-up Generators	P	P	P	Section 18.60.260
Photovoltaic Systems	P	P	P	

### **Retail, Service, and Office Uses**

Adult Businesses Uses	-	-	CUP	Chapter 18.62
Alcoholic Beverage Sales and Service	P	P	P	Section 18.60.040
Ambulance Services	-	CUP	CUP	
Animal Sales and Grooming Facilities	P	P	P	
Banks and Financial Establishments, General	P	P	P	
Banks and Financial Establishments, Stand-alone ATM	P	P	P	
Bars	CUP	CUP	CUP	
Bed and Breakfast Inns	CUP	-	-	Chapter 18.60.050
Building Material Stores and Yards	-	P	P	
Business Support Centers	P	P	P	
Drive-in/Drive-through Establishments	CUP	CUP	CUP	Section 18.60.100
Equipment Sales and Rentals	-	P	P	
Garden Centers/Plant Nurseries	-	P	P	
Hotels and Motels	CUP	CUP	CUP	
Kennels	-	CUP	CUP	
Live Entertainment, Incidental	P	P	P	
Live Entertainment, Standalone Uses	MUP/CUP	MUP/CUP	MUP/CUP	Section 18.12.040(A)(5)
Maintenance and Repair Services	-	P	P	
Medical Services, General	P	P	P	
Mobile Food Vendors	P/MUP	P/MUP	P/MUP	18.60.280
Nightclubs	CUP	CUP	CUP	
Offices	P	P	P	
Outdoor Displays and Sales	MUP	CUP	CUP	Section 18.60.150
Outdoor Dining and Seating	MUP	MUP	MUP	Section 18.60.140

P	Allowed by Right
MUP	Minor Use Permit (Chapter 18.114)
CUP	Conditional Use Permit (Chapter 18.114)
TUP	Temporary Use Permit (Chapter 18.122)
-	Not allowed

Land Use (see Article 8 for land use definitions).	C-N	C-C	C-R	Additional Regulations
Personal Services	P	P	P	
Personal Services, Restricted	-	MUP	MUP	Section 18.60.170
Restaurants	P	P	P	
Retail Establishments				
General, Small Format	P	P	P	
General, Medium Format	-	MUP	MUP	
General, Large Format	-	CUP	CUP	
Smoke Shops	-	CUP	CUP	
Smoking Lounges	-	MUP	CUP	Chapter 8.37
Veterinary Facilities	-	MUP	P	
<b>Vehicle Oriented Uses</b>				
Car Wash and Detailing Facilities, Full-Service	-	CUP	MUP	
Car Wash and Detailing Facilities, Self-Service	-	MUP	P	
Mobile Fueling Delivery	P	P	P	
Vehicle Service Stations	-	MUP	CUP	Section 18.60.220
Vehicle Rental Facilities, General	-	CUP	MUP	
Vehicle Rental Facilities, Limited	-	P	P	
Vehicle Rental Facilities, Office Only	P	P	P	
Vehicle Sales Facilities, General	-	-	CUP	Section 18.60.210
Vehicle Sales Facilities, Wholesale	-	CUP	CUP	Section 18.60.210
Vehicle Repair Facilities, Minor	-	-	P	Section 18.60.200
Vehicle Repair Facilities, Major	-	CUP	CUP	Section 18.60.200
Vehicle Parts Sales	-	P	P	
<b>Industrial, Manufacturing, and Processing Uses</b>				
Personal Storage Facilities	-	-	CUP	
Printing and Publishing Facilities	-	P	P	
Wineries, Distilleries, Breweries, and Micro-Breweries	-	MUP	MUP	

**Table 2-11  
Mixed Use Zones Allowed Uses and Permit Requirements**

Mixed Use Zones Permit Requirements					
P Allowed by Right MUP Minor Use Permit (Chapter 18.114) CUP Conditional Use Permit (Chapter 18.114) TUP Temporary Use Permit (Chapter 18.122) - Not allowed					
Land Use (see Article 8 for land use definitions).	MU-NC	MU-CC	MU-RC	MU-VHD	Additional Regulations
<b>Residential Uses</b>					
Caretaker Housing	CUP	-	-	P	Section 18.60.060

**Table 2-11  
Mixed Use Zones Allowed Uses and Permit Requirements**

Mixed Use Zones Permit Requirements					
P Allowed by Right MUP Minor Use Permit (Chapter 18.114) CUP Conditional Use Permit (Chapter 18.114) TUP Temporary Use Permit (Chapter 18.122) - Not allowed					
Land Use (see Article 8 for land use definitions).	MU-NC	MU-CC	MU-RC	MU-VHD	Additional Regulations
Dwelling, Multifamily	P	P	P	P	
Employee Housing	P	-	-	-	
Home Occupations	P	P	P	P	Section 18.60.120
Live-Work	P	P	P	P	Section 18.60.130
Single-Room Occupancy (SRO) Facilities	-	P	P	-	
Supportive Housing	P	P	P	P	
Transitional Housing	-	-	-	P	
Human Services Uses					
Assisted Living Facilities	-	CUP	-	CUP	Section 18.60.080
Child Day Care Facilities	P	P	P	P	Section 18.60.070
Community Care Facilities	CUP	CUP	-	CUP	
Residential Care Facilities, six or fewer residents	P	P	-	P	
Residential Care Facilities, seven or more residents	MUP	MUP	-	MUP	
Day Care Homes, Up to 14 Children	P	P	P	-	
Low Barrier Navigation Centers	P	P	P	P	
Emergency Shelters	-	-	-	P	Section 18.60.110
Recreation, Education, and Public Assembly Uses					
Cemeteries and Mausoleums	-	-	-	CUP	
Community Gardens	MUP	MUP	MUP	-	
Commercial Recreation Facilities, Indoor	MUP	P	P	CUP	
Commercial Recreation Facilities, Outdoor	-	-	-	P	
Fitness Facilities	P	P	P	P	
Libraries	P	P	-	P	

**Table 2-11  
Mixed Use Zones Allowed Uses and Permit Requirements**

Mixed Use Zones Permit Requirements					
P Allowed by Right MUP Minor Use Permit (Chapter 18.114) CUP Conditional Use Permit (Chapter 18.114) TUP Temporary Use Permit (Chapter 18.122) - Not allowed					
Land Use (see Article 8 for land use definitions).	MU-NC	MU-CC	MU-RC	MU-VHD	Additional Regulations
Museums	P	P	P	P	
Parks and Public Plazas	P	P	P	P	
Places of Assembly	<del>MUP</del>	<del>CUP</del>	<del>CUP</del>	P	
Public Schools	P	P	P	P	
Private Schools	CUP	CUP	CUP	CUP	
Public/Private Colleges and Universities	P	P	P	P	
Theaters and Auditoriums	P	P	P	P	
<del>Vocational/Trade Schools</del> <u>Specialized Education and Training</u>	-	P	P	P	
Utility, Transportation, and Communication Uses					
Broadcasting and Recording Studios	-	-	-	P	
Park and Ride Facilities	P	P	P	-	
Parking <del>Structures</del> <u>Facilities</u>	MUP	MUP	MUP	P	Section 18.14.040 (I)
Public Safety Facilities	P	P	P	P	
Wireless Telecommunications Facilities and Towers, Co-location/Small Cell	P	P	P	P	Chapter 18.66
Wireless Telecommunication Facilities and Towers, Minor (less than 70 feet)	MUP	MUP	MUP	MUP	Chapter 18.66
Wireless Telecommunication Facilities and Towers, Major (70 feet or higher)	-	CUP	CUP	CUP	Chapter 18.66
Transit Stations and Terminals	P	P	P	CUP	
Utility Facilities and Infrastructure	CUP	CUP	CUP	CUP	Section 18.14.040 (M)

**Table 2-11  
Mixed Use Zones Allowed Uses and Permit Requirements**

Mixed Use Zones Permit Requirements					
P Allowed by Right MUP Minor Use Permit (Chapter 18.114) CUP Conditional Use Permit (Chapter 18.114) TUP Temporary Use Permit (Chapter 18.122) - Not allowed					
Land Use (see Article 8 for land use definitions).	MU-NC	MU-CC	MU-RC	MU-VHD	Additional Regulations
Photovoltaic Systems	P	P	P	P	
<b>Retail, Service, and Office Uses</b>					
Alcoholic Beverage Sales and Service	P	P	P	P	Section 18.60.040
Animal Sales and Grooming Facilities	P	P	P	P	
Banks and Financial Establishments, General	P	P	P	P	
Banks and Financial Establishments, Stand-alone ATM	P	P	P	P	
Bars	CUP	CUP	CUP	CUP	
Bed and Breakfast Inns	-	-	-	CUP	
Business Support Centers	P	P	MUP	P	
Drive-in/Drive-through Establishments	CUP	-	-	CUP	Section 18.60.100
Equipment Sales and Rentals	-	-	-	P	
Garden Centers/Plant Nurseries	-	-	-	P	
Hotels and Motels	P	P	P	CUP	Section 18.14.040 (O)(2)
Kennels	MUP	MUP	-	-	
Live Entertainment, Incidental	P	P	P	P	
Live Entertainment, Standalone	MUP/CUP	MUP/CUP	MUP/CUP	MUP/CUP	Section 18.14.040 (K)
Maintenance and Repair Services	P	P	P	P	
Medical Services, General	P	P	P	P	
Mobile Food Vendors	P/MUP	P/MUP	P/MUP	P/MUP	18.60.280
Nightclubs	CUP	-	CUP	CUP	
Offices	P	P	P	P	
Outdoor Dining and Seating	MUP	MUP	MUP	MUP	Section 18.60.140
Outdoor Displays and Sales	CUP	CUP	CUP	CUP	Section 18.60.150
Personal Services	P	P	P	P	

**Table 2-11  
Mixed Use Zones Allowed Uses and Permit Requirements**

<b>Mixed Use Zones Permit Requirements</b>					
P Allowed by Right MUP Minor Use Permit (Chapter 18.114) CUP Conditional Use Permit (Chapter 18.114) TUP Temporary Use Permit (Chapter 18.122) - Not allowed					
Land Use (see Article 8 for land use definitions).	MU-NC	MU-CC	MU-RC	MU-VHD	Additional Regulations
Personal Services, Restricted	MUP	MUP	MUP	MUP	Section 18.60.170
Restaurants	P	P	P	P	
Retail Establishments:					
General, Small Format	P	P	P	P	
General, Medium Format	P	MUP	P	MUP	
General, Large Format	CUP	-	CUP	CUP	
Smoke Shops	-	CUP	CUP	-	
Veterinary Facilities	P	P	P	MUP	
Vehicle Oriented Uses					
Vehicle Service Stations	-	CUP	CUP	-	
Vehicle Rental Facilities, Limited	MUP	-	-	-	
Vehicle Rental Facilities, Office Only	P	-	-	-	
Vehicle Repair Facilities, Minor	MUP	-	-	-	Section 18.60.200
Industrial, Manufacturing, and Processing Uses					
Printing and Publishing Facilities	P	P	P	P	
Wineries, Distilleries, Breweries, and Micro-Breweries	MUP	MUP	MUP	MUP	

**Table 2-14**  
**Office and Industrial Zones**  
**Allowed Uses and Permit Requirements**

Office and Industrial Zones					
Permit Requirements					
P Allowed by Right MUP Minor Use Permit (Chapter 18.114) CUP Conditional Use Permit (Chapter 18.124) TUP Temporary Use Permit (Chapter 18.122) - Not allowed					
Land Use (see Article 8 for land use definitions).	<b>LO-RD</b>	<b>HO-RD</b>	<b>LI</b>	<b>HI</b>	<b>Additional Regulations</b>
<b>Residential Uses</b>					
Caretaker Housing	CUP	CUP	CUP	CUP	Section 18.60.060
Transitional Housing Facilities	-	-	MUP	-	
<b>Human Services Uses</b>					
Community Care Facilities	MUP	-	-	-	
Low-barrier Navigation Centers	-	-	MUP	-	
Emergency Shelters	-	-	MUP	-	Section 18.60.110
<b>Recreation, Education, and Public Assembly Uses</b>					
Cemeteries and Mausoleums	-	-	CUP	CUP	
<u>Places of Assembly</u>	<u>MUP</u>	<u>MUP</u>	<u>-</u>	<u>-</u>	<u>Required to be located in a General Plan Exception Area</u>
Commercial Recreation Facilities, Indoor	MUP	MUP	-	-	Required to be located in a General Plan Exception Area
Commercial Recreation Facilities, Outdoor	MUP	MUP	-	-	Required to be located in a General Plan Exception Area
Commercial recreation Facilities, Outdoor Ancillary	P	P	-	-	
Crematories	-	-	CUP	CUP	
Fitness Facilities	P	P	-	-	
Parks and Public Plazas	P	P	P	P	
Public Schools	P	-	-	-	
Private Schools	CUP	-	-	-	
Public/Private Colleges and Universities	CUP	-	-	-	
Equipment/Machine/Vehicle Training Facilities	CUP	CUP	P	-	
Vocational/Trade Schools	CUP	-	<del>CUP</del>	-	
<b>Utility, Transportation, and Communication Uses</b>					
Broadcasting and Recording Studios	P	-	-	-	
Fuel Storage and Distribution Centers	-	-	-	CUP	
Park and Ride Facilities	P	P	P	P	
Parking Facilities	CUP	CUP	CUP	CUP	

**Table 2-14**  
**Office and Industrial Zones**  
**Allowed Uses and Permit Requirements**

Office and Industrial Zones					
Permit Requirements					
P Allowed by Right MUP Minor Use Permit (Chapter 18.114) CUP Conditional Use Permit (Chapter 18.124) TUP Temporary Use Permit (Chapter 18.122) - Not allowed					
Land Use (see Article 8 for land use definitions).	LO-RD	HO-RD	LI	HI	Additional Regulations
Wireless Telecommunications Facilities and Towers, Co-location/Small Cell	P	P	P	P	Chapter 18.66
Wireless Telecommunication Facilities and Towers, Minor (less than 70 feet)	MUP	MUP	MUP	MUP	Chapter 18.66
Wireless Telecommunication Facilities and Towers, Major (70 feet or higher)	CUP	CUP	CUP	CUP	Chapter 18.66
Transit Stations and Terminals	P	P	P	P	
Utility Facilities and Infrastructure	CUP	CUP	CUP	CUP	
Electric Power Plants	MUP	MUP	MUP	MUP	Section 18.60.260
Diesel Back-up Generators	P	P	P	P	Section 18.60.260
Water Wells	MUP	MUP	MUP	MUP	
Photovoltaic Systems	P	P	P	P	
Fuel Cells	P	P	P	P	
Retail, Service, and Office Uses					
Ambulance Services	P	P	P	-	
Banks and Financial Establishments, General	P	P	-	-	
Banks and Financial Establishments, Stand-alone ATM	P	P	-	-	
Business Support Centers	P	P	P	P	
Call Centers	P	P	CUP	-	
Data Centers	CUP	CUP	CUP	CUP	Section 18.60.090
Data Centers, Ancillary	P	P	P		Section 18.60.090
Hotels and Motels	P	P	CUP	CUP	
Kennels	P	-	P	-	
Maintenance and Repair Services	P	P	P	-	
Medical Services, <u>General</u>	P	P	-	-	
Mobile Food Vendors	P/MUP	P/MUP	P/MUP	P/MUP	18.60.280
Offices	P	P	-	-	
Outdoor Dining and Seating (Ancillary)	P	P	CUP	-	Section 18.16.040(B) Section 18.60.140
Personal Services (Ancillary)	P	P	-	-	Section 18.16.040(B)

**Table 2-14  
Office and Industrial Zones  
Allowed Uses and Permit Requirements**

<b>Office and Industrial Zones</b>					
Permit Requirements					
P Allowed by Right MUP Minor Use Permit (Chapter 18.114) CUP Conditional Use Permit (Chapter 18.124) TUP Temporary Use Permit (Chapter 18.122) - Not allowed					
Land Use (see Article 8 for land use definitions).	LO-RD	HO-RD	LI	HI	Additional Regulations
Restaurants (Ancillary)	P	P	MUP	MUP	Section 18.16.040(B)
Retail Establishments (Ancillary)	P	P	P	P	Section 18.16.040(B)
<b>Vehicle Oriented Uses</b>					
Mobile Fueling Delivery	P	P	P	P	
Transit Services and Dispatch	MUP	-	MUP	MUP	
Vehicle Service Stations	-	-	-	CUP	Section 18.60.220
Vehicle Rental, General	MUP	-	P	-	
Vehicle Repair Facilities, Minor	-	-	P	-	Section 18.60.200
Vehicle Repair Facilities, Major	-	-	CUP	P	Section 18.60.200
Vehicle Storage <u>Facilities Yard</u>	MUP	P	MUP	P	
Vehicle Dismantling Facilities	-	-	-	CUP	
Vehicle Impound Facility	-	-	-	CUP	
<b>Industrial, Manufacturing, and Processing Uses</b>					
Freight Yards/Truck Terminals	-	-	CUP	CUP	
Hazardous Material Storage Facilities	-	-	-	CUP	
Equipment Sales and Rental Facilities	P	P	P	P	
Industrial, Minor	P	P	P	P	
Industrial, Major	-	-	CUP	P	
Outdoor Storage, no on-site building	-	-	CUP	MUP	Section 18.16.040. C.3.e.(4), C.4.c Section 18.60.160
Laundry and Dry-Cleaning Plants	-	-	P	P	
Printing and Publishing Facilities	P	P	P	P	
Recycling Facilities					
Reverse Vending and Collection Boxes	-	-	P	P	Section 18.60.180
Collection Small	-	-	P	P	Section 18.60.180
Collection, Processing, and Transfer	-	-	MUP	MUP	Section 18.60.180
Research and Development Facilities	P	P	P	P	
Storage					
Personal Storage Facilities	CUP	-	CUP	-	

**Table 2-14**  
**Office and Industrial Zones**  
**Allowed Uses and Permit Requirements**

<b>Office and Industrial Zones</b>					
Permit Requirements					
P Allowed by Right MUP Minor Use Permit (Chapter 18.114) CUP Conditional Use Permit (Chapter 18.124) TUP Temporary Use Permit (Chapter 18.122) - Not allowed					
Land Use (see Article 8 for land use definitions).	LO-RD	HO-RD	LI	HI	Additional Regulations
Warehouse	P	P	P	P	
Wholesaling and Distribution Centers	-	CUP	P	P	

**Table 2-17**  
**Special Purpose Zones Allowed Uses and Permit Requirements**

<b>Special Purpose Zones</b>			
Permit Requirements			
P Allowed by Right MUP Minor Use Permit (Chapter 18.124) CUP Conditional Use Permit (Chapter 18.124) TUP Temporary Use Permit (Chapter 18.122) - Not allowed			
Land Use (see Article 8 for land use definitions).	OS	PQP	Additional Regulations
<b>Residential Uses</b>			
Supportive Housing Facilities	-	CUP	
Transitional Housing Facilities	-	CUP	
<b>Human Services Uses</b>			
Child Day Care Facilities	-	MUP	Section 18.60.070
Community Care Facilities	-	MUP	
Low-barrier Navigation Centers	-	MUP	
Emergency Shelters	-	MUP	Section 18.60.110
Medical Services, Hospitals	-	CUP	18.18.040 (C)
Medical Services, General	-	P	
<b>Recreation, Education, and Public Assembly Uses</b>			
Cemeteries and Mausoleums	-	CUP	
Community Gardens	MUP	P	Section 18.18.040
Libraries	P	P	
Museums	-	P	
Parks and Public Plazas	P	P	
Commercial Recreation Facilities, Outdoor	P	CUP	Section 18.18.040(B)
Places of Assembly	-	CUP	
Public Schools	-	P	
Private Schools	-	CUP	
Public/Private Colleges and Universities	-	CUP	18.18.040 (C)
Theaters and Auditoriums	-	CUP	

<b>Vehicle Oriented Uses</b>			
Mobile Fueling Delivery	-	P	
<b>Utility, Transportation, and Communication Uses</b>			
Public Safety Facilities	-	P	
Wireless Telecommunications Facilities and Towers, Co-location	-	P	Chapter 18.66
Wireless Telecommunication Facilities and Towers, Minor (less than 70 feet)	MUP	MUP	Chapter 18.66
Wireless Telecommunication Facilities and Towers, Major (70 feet or higher)	-	CUP	Chapter 18.66
Transit Stations and Terminals	-	P	
Utility Facilities and Infrastructure	CUP	CUP	
Electric Power Plants	-	MUP	Section 18.60.260
Diesel Back-up Generators	-	MUP	Section 18.60.260
Water Wells	-	MUP	
Photovoltaic Systems	-	P	
Fuel Cells	-	P	
<b>Retail, Service, and Office Uses</b>			
Mobile Food Vendors	-	P/MUP	18.60.280
Offices	-	P	
Outdoor Dining and Seating	-	MUP	
Retail Establishments, Ancillary	-	MUP	

**Table 2-18  
Special Purpose Zone Development Standards**

<b>Development Feature</b> (minimum unless otherwise indicated)	<b>OS</b>	<b>PQP</b>	<b>Additional Regulations</b>
<b>Setbacks</b> (minimum) -Property lines are measured in feet, with those adjacent to the street measured from the face of the curb., adopted plan line, or edge of right-of-way. See Code Section 18.30.050 for setback measurement standards and methods.			
<b>Front</b>	10	10	
<b>Side, Corner</b>	10	10	
<b>Side, Interior</b>	10	10	
<b>Rear</b>	10	10	
<b>Height</b> (maximum) measured in feet			
<b>Height</b> (within 20 feet of the R1 and R2 zones)	25	32	
<b>Height</b> (all other zones)	32	60	18.18.040 (C)
<b>Maximum Number of Stories</b>	2	6	18.18.040 (C)
<b>Additional Regulations</b>			
<b>Fences, Walls, Hedges, and Screens</b>	Chapter 18.34		
<b>Landscaping Standards</b>	Chapter 18.36		
<b>Open Space Standards</b>	City Code Chapter 17.35		
<b>Off-Street Parking Regulations and Design Standards</b>	Chapter 18.38		
<b>Performance Standards</b>	Chapter 18.40		
<b>Sign Standards</b>	Chapter 18.42		
<b>Solid Waste Enclosures</b>	Section 18.30.060		

**Table 3-4  
Bicycle Parking Requirements**

Use	For Residents/Employees	For Visitors/Customers
Residential (such as apartments and condominiums, with a common parking area)	Minimum: 1 per unit  In Class 1 bike rooms: 1 electrical outlet per 10 bicycle parking spaces  All Class 1 bike rooms are also required to have a bike repair station, with a repair stand, pump, and tools for maintenance.	Minimum: 1 per 20 units, <u>provided within 200' of the primary building entrance</u>
Schools <ul style="list-style-type: none"> <li>• Elementary schools</li> <li>• Middle schools</li> <li>• High schools</li> <li>• Colleges - Student residences</li> <li>• Academic buildings and other university facilities</li> </ul>	Minimum: 1 per 20 employees  Minimum: 1 per 20 employees  Minimum: 1 per 20 employees  Minimum: 1 per 3 beds + 1 per 20 employees  Minimum: 1 per 10 employees + 1 per 10 student seats	Minimum: 1 per 10 students (in secure area)  Minimum: 1 per 8 students (in secure area)  Minimum: 1 per 6 students (in secure area)  Minimum: 4 per building entrance  Minimum: 1 per 8 student seats
Parking Garages not associated with specific land use type(s)	Minimum: 5% of auto parking Goal: Provide 25% of ground-floor auto parking space to secure bicycle parking	Minimum: 5% of Auto Parking

**Table 3-4  
Bicycle Parking Requirements**

Use	Required Long- Term Spaces	Required Short- Term
Retail Sales/Shopping Center/Financial Institutions/Supermarkets	Minimum: 1 per 20 employees	Minimum: 1 per 4,000 sq. ft.
Office Buildings/Offices	Minimum: 1 per 4,000 sq. ft.	Minimum: 4 per building entrance
Hotels/Motels/Bed -&- Breakfasts	Minimum: 1 per 20 rooms + 1 per 20 employees	Minimum: 1 per 20 rooms
Hospitals	Minimum: 1 per 20 employees	Minimum: 1 per 45 beds
Restaurants	Minimum: 1 per 20 employees	Minimum: 1 per 800 sq. ft. of dining space
Industrial	Minimum: 1 per 20 employees OR per 10,000 sq. ft.	Minimum: 1 per 5,000 sq. ft.
Day Care Facilities	Minimum: 1 per 20 employees	Minimum: 1 per 40 children
Auto-Oriented Services	Minimum: 1 per 20 employees	--
Amphitheaters or Event Centers	Minimum: 1 per 20 employees	Minimum: 1 per 500 seats
Other Uses	Same as most similar use listed	Same as most similar use listed
<p><i>Notes.</i></p> <ul style="list-style-type: none"> <li>• The minimum number of required long-term bicycle parking spaces is 4, except when the code would require 1 or less, in which case, 2 bicycle spaces must be provided.</li> <li>• Employees = maximum number of employees on duty at any one time.</li> </ul>		

**Table 3-9  
Signs Allowed in Commercial, Mixed-Use, Office, and Industrial Zones**

Allowed Sign Types	Maximum Number	Maximum Sign Area	Maximum Sign Height	Notes
<b>Freestanding Signs</b>				
Sites with up to 150 lineal ft of structure frontage	1 per primary structure frontage	1 square foot for each linear foot of primary structure frontage	Freestanding Signs- 12 ft	Sites with up to 150 lineal ft of structure frontage
Sites with over 150 lineal ft of structure frontage	1 per primary structure frontage	1 square foot for each linear foot of primary structure frontage	Freestanding Signs- <del>12</del> 20 ft	18.42.120 May be used in combination with allowed structure signs.
	1 per secondary structure frontage	Max 50 percent of area of primary sign		
<b>Structure Signs</b>				
Canopy	Two per canopy if both are not visible at the same time.	N/A	Minimum of one foot below the top of the parapet; the sill of a second-floor window; or the lowest point of any cornice or roof overhang, whichever is applicable.	18.42.120(A)  May be used in combination with allowed structure signs.
<b>Primary Frontage</b>				
Awning/Canopy	One sign per awning	N/A	Minimum of one foot below the top of the parapet; the sill of a second-floor window; or the lowest point of any cornice or roof overhang, whichever is applicable.	18.42.120(A)  May be used in combination with allowed structure signs.
	Two per canopy if both are not visible at the same time.			
Projecting Signs	One projecting sign per establishment	8 sq ft	N/A	18.42.120(J)  May be used in combination with allowed structure signs.

**Table 3-9  
Signs Allowed in Commercial, Mixed-Use, Office, and Industrial Zones**

Allowed Sign Types	Maximum Number	Maximum Sign Area	Maximum Sign Height	Notes
Painted or Wall Signs	One wall sign per primary frontage	32 sq ft; or one square foot per lineal foot of structure frontage, whichever is greater, up to a maximum sign area of 150 sq ft	N/A	18.42.120(H) and (K)  May be used in combination with allowed structure signs.
	One accessory wall sign per establishment for a structure with a gross leasable area of over 10,000 sq ft	Area of all accessory wall signs not to exceed area of primary wall signs		Total area of all primary and accessory wall signs not to exceed 150 sq ft
<b>Secondary Frontage</b>				
Awning/Canopy Signs	One sign per awning	N/A	Minimum of one foot below the top of the parapet; the sill of a second-floor window; or the lowest point of any cornice or roof overhang, whichever is applicable.	18.42.120(A)
	Two per canopy if both are not visible at the same time.			
Projecting Signs	One projecting sign per establishment	4 sq ft		18.42.120(J)
Painted or Wall Signs	One additional wall sign per establishment with a gross leasable area of 10,000 sq feet or greater with a public side street	32 sq ft; or one square foot per lineal foot of structure frontage, whichever is greater, up to a maximum sign area of 100 sq ft		18.42.120(H) and (K)  Total area of all primary and accessory wall signs not to exceed 150 sq ft
	One wall sign per secondary frontage for structures with less than 10,00 sq ft of gross leasable area	50 percent of sign area allowed for primary frontage total for any combination of structure signs.		
<b>Other Signs (also see Sections 18.42.150, and 170)</b>				
Subdivision Entry Signs	See Subsection 18.42.120(B) (Standards for Specific Sign Types)			
Directional and Directory Signs	See Subsection 18.42.120(C) (Standards for Specific Sign Types)			

**Table 3-9  
Signs Allowed in Commercial, Mixed-Use, Office, and Industrial Zones**

<b>Allowed Sign Types</b>	<b>Maximum Number</b>	<b>Maximum Sign Area</b>	<b>Maximum Sign Height</b>	<b>Notes</b>
Electronic Digital Display Message Signs	See Subsection 18.42.120(D) (Standards for Specific Sign Types)			
Freeway- and Expressway-Oriented Signs	See Subsection 18.42.120(F) (Standards for Specific Sign Types)			
Iconic Signs	See Subsection 18.42.130 (Iconic Signs)			
Luminous Tube Signs (neon)	See Subsection 18.42.120(G) (Standards for Specific Sign Types)			
Price and Menu Boards	See Subsection 18.42.120(I) (Standards for Specific Sign Types)			
Temporary Signs	See Section 18.42.100 (Temporary Signs)			
Window Signs	See Subsection 18.42.120(L) (Standards for Specific Sign Types)			

RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA CLARA, CALIFORNIA RECOMMENDING THAT THE CITY COUNCIL APPLY THE R6 ZONING DESIGNATION TO PARCELS DESIGNATED TRANSIT NEIGHBORHOOD, CONSISTENT WITH THE GENERAL PLAN**

**WHEREAS**, on January 9, 2024, the City of Santa Clara (the “City”) adopted the City’s Zoning Code Update, the first comprehensive update of the Code in over 50 years; and

**WHEREAS**, the 2010-2035 General Plan is the City’s vision for future development; and

**WHEREAS**, the City’s Zoning Code is the primary regulatory tool that implements the General Plan; and

**WHEREAS**, the Zoning Code is administered on a parcel-by-parcel basis through a Zoning Map with specific zoning districts applied to each parcel; and

**WHEREAS**, the City prepared a Zoning Map that is consistent with the City’s General Plan, as required by state law; and

**WHEREAS**, on July 16, 2024 the City Council adopted the zoning map to implement the adopted Zoning Code;

**WHEREAS**, the resolution adopting the map included did not apply the R6 Zoning designation, because the code language did not include standards for non-residential uses and instead called for using the TN Transit Neighborhood standards of the previous code; and

**WHEREAS**, under Government Code Section 65860, the General Plan and Zoning Ordinance of a jurisdiction are required to be consistent with each other; and

**WHEREAS**, the proposed Zoning Code Cleanup Ordinance includes provisions to modify the R6 Transit Neighborhood Residential District to allow the full range of uses of anticipated in the Tasman East Specific Plan; and

**WHEREAS**, the Planning Commission has reviewed the proposed Zoning Map resolution and the area of the map that the proposed changes apply to; and

**WHEREAS**, before acting on the change to the proposed Zoning Map, the Planning Commission

reviewed and considered the potential environmental impacts and determined that as the primary implementation tool of the General Plan, the environmental effects of the proposed Zoning Code Update and associated Zoning Map were consistent with 2010-2035 General Plan EIR, as addended, and that the proposed Zoning Map did not alter the conclusions of the adopted General Plan EIR, as addended, or create new environmental impacts; and

**WHEREAS**, on April 8, 2026, the Planning Commission conducted a duly noticed public hearing to consider the Zoning Map, which was subsequently continued to May 20, 2026 and again to June 10, 2026. At these three meetings, all interested persons were given an opportunity to give testimony and provide evidence in support of and in opposition to the proposed Zoning Map.

**NOW THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SANTA CLARA AS FOLLOWS:**

1. That the Planning Commission hereby finds that the above Recitals are true and correct and by this reference makes them a part hereof.
2. That the Planning Commission hereby recommends that the City Council amend the City's Zoning Map to be consistent with the City's adopted General Plan land use diagram, by applying the R6 zoning designation in the current version of the Zoning Code to parcels with the Transit Neighborhood General Plan land use designation.

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3. Effective date. This resolution shall become effective immediately.

I HEREBY CERTIFY THE FOREGOING TO BE A TRUE COPY OF A RESOLUTION PASSED AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF SANTA CLARA, CALIFORNIA, AT A REGULAR MEETING THEREOF HELD ON THE 10<sup>TH</sup> DAY OF JUNE, 2026, BY THE FOLLOWING VOTE:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAINED: COMMISSIONERS:

ATTEST: \_\_\_\_\_  
AFSHAN HAMID, DIRECTOR  
COMMUNITY DEVELOPMENT DEPARTMENT  
CITY OF SANTA CLARA

Attachments Incorporated by Reference:  
1. Draft Zoning Map (Tasman East detail)



## Agenda Report

26-453

Agenda Date: 6/10/2026

### REPORT TO PLANNING COMMISSION

#### **SUBJECT**

Election of Planning Commission Chair, Vice Chair and Secretary

#### **BACKGROUND**

City commissions rotate the position of Chair and Vice Chair each year during the beginning of the new Fiscal Year which commences on July 1. The roles of the Chair, Vice Chair, and Secretary are defined in the Procedures section of the City's Board, Commissions, and Committee Handbook. The Planning Commission Chair is responsible for the following duties:

- Preside at all official meetings of the City commission
- Consult with the staff liaison on the meeting agenda
- Attend City Council meetings as needed to represent the City commission
- Sign correspondence on behalf of the City commission

Responsibility of the Vice Chair:

- Substitute for the Chair as needed.

Responsibility of the Secretary:

- Read the invocation, read the agenda items into the record, conduct meeting roll call and be responsible for any updates to the Planning Commission Policies and Procedures. The Secretary will also fill in for the Commission Vice-Chair in their absence.

#### **DISCUSSION**

Currently, Eric Crutchlow serves as the Planning Commission Chair, Mario Bouza serves as the Vice Chair, and Priya Cherukuru serves as Secretary. The Planning Commission may vote to elect a new Chair, Vice Chair, and Secretary to serve a one-year term beginning July 1, 2026 ending on June 30, 2027. After nominations, voting and election of each officer, the new officers will assume their positions at the August 12, 2026 Planning Commission meeting.

#### **ENVIRONMENTAL REVIEW**

The action being considered does not constitute a "project" within the meaning of the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines section 15378(a) as it has no potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment.

#### **FISCAL IMPACT**

There is no fiscal impact associated with this item aside from administrative cost and expenses.

**COORDINATION**

This report has been coordinated with the City Attorney's Office

**PUBLIC CONTACT**

Public contact was made by posting the Council agenda on the City's official-notice bulletin board outside City Hall Council Chambers. A complete agenda packet is available on the City's website and in the City Clerk's Office at least 72 hours prior to a Regular Meeting and 24 hours prior to a Special Meeting. A hard copy of any agenda report may be requested by contacting the City Clerk's Office at (408) 615-2220, email [clerk@santaclaraca.gov](mailto:clerk@santaclaraca.gov) or at the public information desk at any City of Santa Clara public library.

**RECOMMENDATION**

There is no staff recommendation.

Prepared by: Elizabeth Elliott, Staff Aide II, Community Development

Approved by: Lesley Xavier, Planning Manager, Community Development