



# **City of Santa Clara** **Planning Commission**

**October 8, 2025**

**Item # 2: 1957 Pruneridge Avenue**

**RTC 25-943, PLN25-00073**

**Nimisha Agrawal, Senior Planner**



## Request

- Initial Study/Mitigated Negative Declaration (IS/MND), Mitigation Monitoring and Reporting Program, and
- Amend the approved Planned Development (PD) Zoning for 22 all-electric detached single-family residences (PLN22-00505) to allow for the installation of natural gas stove appliances for the property located at 1957 Pruneridge Avenue

## Project Site

**Site:** 2.47 Acres

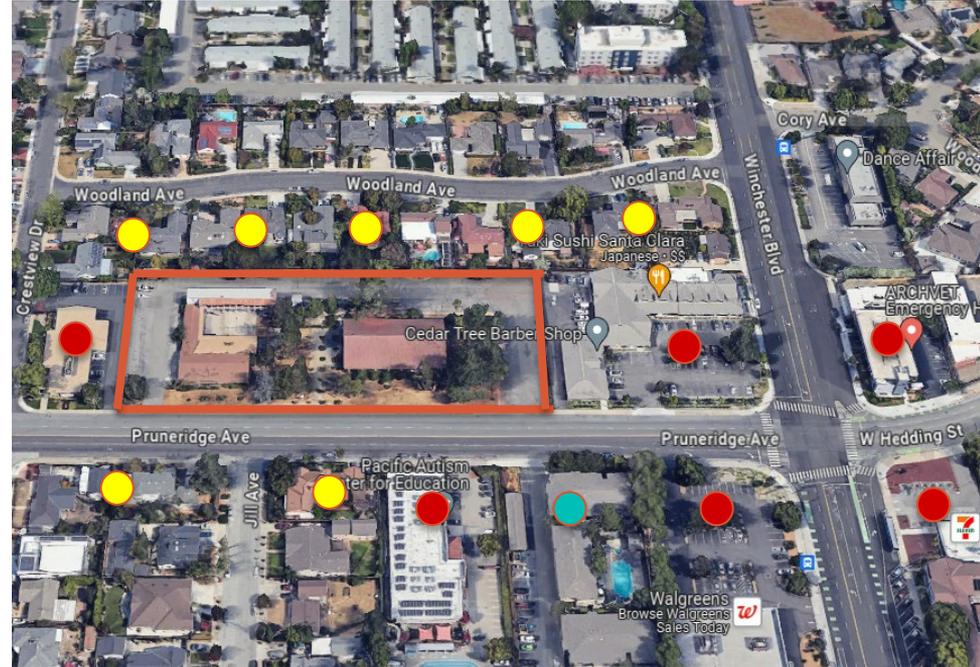
**General Plan:** Very Low Density Residential

**Zoning:** Planned Development (PD)

**Existing Use:** Under Construction

### **Adjacent Uses:**

- N: Single Family Residences
- E: Commercial Uses
- W: Commercial Uses
- S: Pruneridge Avenue, Multi-family dwellings, Single Family homes and Commercial uses



● Single-Family Residential

● Multi-Family Residential

● Commercial



## Background

- On March 19, 2024, the City Council approved:
  - A rezone of the subject property from Public, Quasi-Public, and Public Park or Recreation (B) to Planned Development (PD) to allow the construction of the residential development with 22 single-family detached two-story all-electric residences.
  - Certified the Environmental Impact Report (EIR) prepared for the project.
  - A Vesting Tentative Subdivision Map to subdivide the property into individual for-sale lots and four common lots for use as a utility corridor, vehicle access, landscape open space and bioretention areas.
- The developer has obtained Building Permits to demolish the existing structures on site and has started the construction of the project.



## Proposed Project

Amend the approved Planned Development (PD) to replace the 22 electric stovetops in the approved project with 22 natural gas stovetops. Specifically, modify condition B8 and eliminate condition P23 as follows:

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- B8. This project is subject to the provisions of the City of Santa Clara 2022 Reach Code, as set forth in City Code Chapters 15.36 and 15.38, with the exception of the "all-electric" requirements suspended by the City Council on January 14, 2025. ~~effective January 2022 See Ordinance No. 2034 and/or Title 15 of the Santa Clara City Code.~~
- ~~• Chp. 15.36 – Energy Code for "all electric" provisions for new construction.~~
  - ~~• Chp. 15.38 – Green Building Code for additional Electric Vehicle Charging requirements for new construction.~~
- P23. ~~In order to be consistent with the greenhouse gas analysis in the project CEQA documents, no natural gas infrastructure shall be installed on the project site. If the developer seeks to install natural gas infrastructure in the future, the developer must first seek an amendment to the PD zoning.~~



## General Plan Conformance

- The addition of natural gas infrastructure is not consistent with the 2022 Climate Action Plan (CAP), which establishes a policy of reducing emissions to “net zero” by 2045.
- The City is in the process of updating its Reach Code to replace the “all-electric” requirement, with an “energy performance” approach.
- Without mitigation the modified project conflicts with General Plan Goal 5.10.2-G2, which aims for reduced greenhouse gas emissions (GHG), and Policy 5.10.2-P3, which encourages the implementation of technological advances that minimize public health hazards and reduces the generation of air pollutants.
- While the proposed modifications would increase emissions compared to the approved project, the cumulative greenhouse gas impact of 22 natural gas stovetops would be minimal.
- To mitigate the GHG emissions from the natural gas stovetops, the modified project would include a TDM plan as part of Mitigation Measure GHG-1.1



## Zoning Code Conformance

- The proposal to replace the approved 22 electric stovetops in the project with 22 natural gas stovetops does not alter the site plan, access or parking of the approved project.
- Project construction would be slightly adjusted to connect the gas utilities to the site.



## CEQA Analysis

- On March 19, 2024, the City Council certified the Environmental Impact Report (EIR) that was prepared for the approved project.
- An Initial Study/Mitigated Negative Declaration (IS/MND) was prepared to analyze the proposal to allow for the use of natural gas by replacing the approved electric stovetops in the project with 22 natural gas stovetops.
- The IS/MND analyzed potential impacts on Air Quality, Energy, Greenhouse Gas Emissions, Land Use and Planning and found the impacts to be the same as the approved project except for the Greenhouse Gas emissions.
- An additional Mitigation measure was added that would reduce the new Greenhouse Gas impact to a less than significant level.



## CEQA Analysis

**MM GHG-1.1** To reduce GHG emissions equal to or less than the approved project, **the project would be required to offset the emissions calculated for the cooktops.** Based on the calculations by Illingworth & Rodkin, Hexagon Transportation Consultants calculated an equivalency between automobile trips and the emissions of the cooktops. That equivalency is nine daily automotive trips.

Prior to approval of building permits, the modified project will **prepare a Trip Demand Management (TDM) Plan with measures reducing the number of vehicle trips by a minimum of 5.5 percent** (equivalent to approximately nine daily trips). The TDM plan will be prepared by a qualified transportation consultant and reviewed by the City of Santa Clara Department of Public Works and approved by the City's Director of Community Development or the Director's designee prior to the approval of building permits.

**With implementation of this mitigation measure, the modified project would not result in a net increase in GHG emissions compared to the approved project.** Therefore, the operational GHG emissions of the modified project would not result in new or more significant operational impacts with MM GHG-1.1. **(New Less than Significant Impact with Mitigation Incorporated)**



## Recommendation

1. Adopt a resolution recommending the City Council adopt the Mitigated Negative Declaration (MND) and the Mitigation Monitoring and Reporting Program (MMRP) for the 1957 Pruneridge Avenue Residential Project.
2. Adopt a resolution recommending the City Council to amend the approved Planned Development (PD) Zoning (PLN22-00505) for the 22 single-family detached two-story all-electric residences to allow for the installation of natural gas stove appliances for the Property located at 1957 Pruneridge Avenue, subject to conditions of approval.



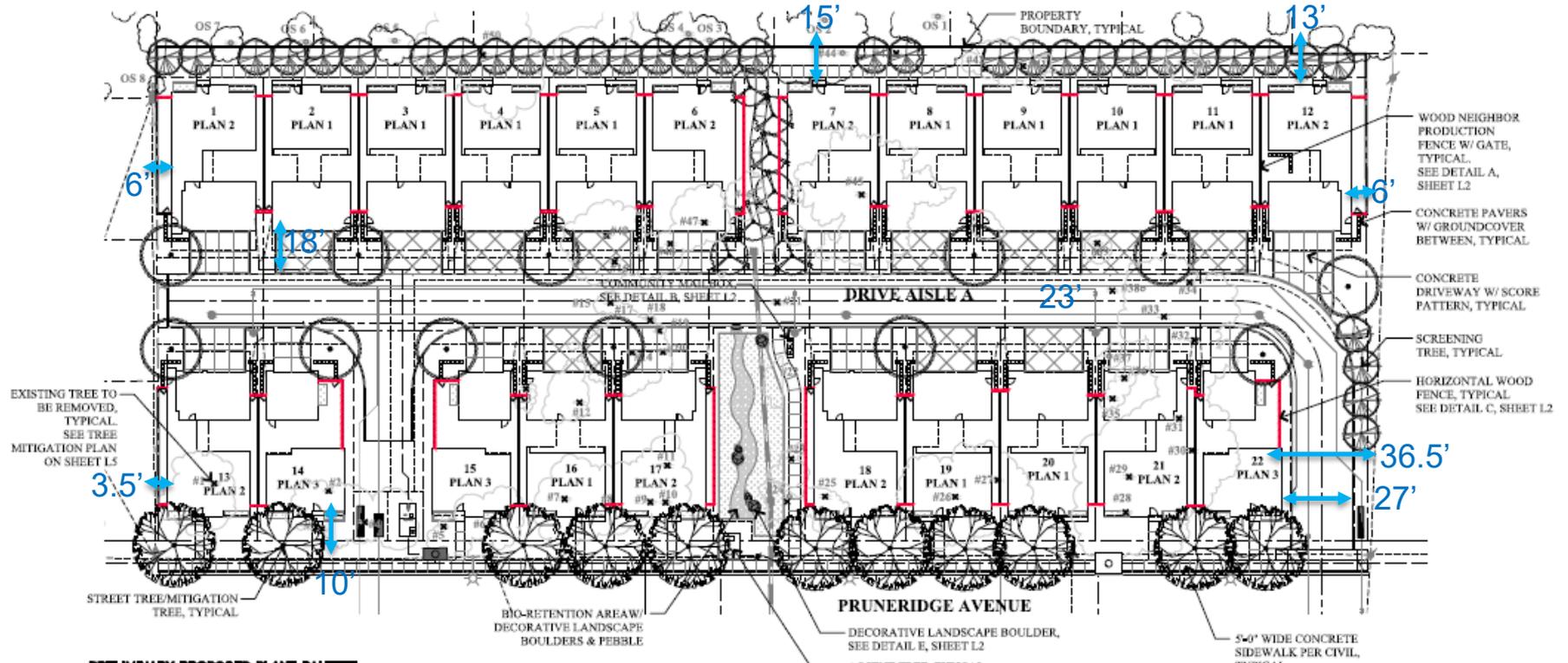
# **City of Santa Clara** **Planning Commission**

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**Item # 3: 1957 Pruneridge Avenue**  
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### Approved Site Plan





## Public Outreach

- 2 Virtual Community Meetings:
  - November 16, 2022
    - Concerns / Issues Raised by Residents:
      - Property Maintenance
      - Construction Activities
      - Site Circulation and Parking
      - Shade and Shadow
      - Privacy
  - August 30, 2023
    - Remaining Concerns / Issues Raised by Residents:
      - Driveway location and potential related congestion at the Pruneridge/Winchester Intersection