



Planning Commission

June 11, 2025

**Item # 3:
2303 Gianera Street**

Daniel Sobczak, Associate Planner

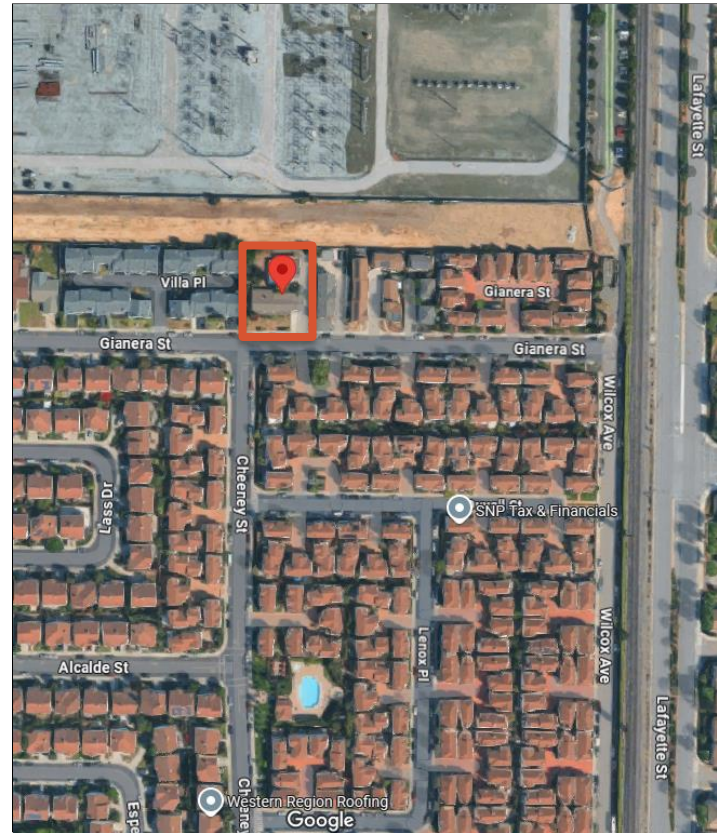


Request

- Action for a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program, Rezone, and Vesting Tentative Subdivision Map to Allow the Development of Eight Semi-Attached Single-Family Residences and Associated On- and Off-Site Improvements.
 - Applicant is requesting to rezone from R2 to PD
 - Applicant is requesting a vesting tentative subdivision map to subdivide the property into eight for-sale lots and one common parcel
 - CEQA is required for development of the parcel and rezoning

Existing Site

- **Size: 16,893 Square-Feet**
- **Surrounding Uses:**
 - N: ROW – Right of Way
 - S: Planned Development - Low Density Residential
 - E: Planned Development - Low Density Residential
 - W: Planned Development - Low Density Residential
- **General Plan Designation:** Low Density Residential
- **Zoning at time of Application** – R1-6L
- **Current Zoning:** R2 - Low Density Residential







Rezone Scope

- The General Plan Designation of Low Density Residential allows for 8 – 19 Dwelling units an acre, however the R1-6L Zoning District does not allow multi-family or for the proposed parcel to meet the 8-19 dwelling units an acre
- A rezone of the property to PD, utilizing flexible development standards, and allowing the construction of housing at a density consistent with the General Plan designation for the property
- The proposed PD zoning establishes development standards in the density and site design compatible with existing and approved land uses surrounding the project site.
- The proposal meets all Zoning Code requirements

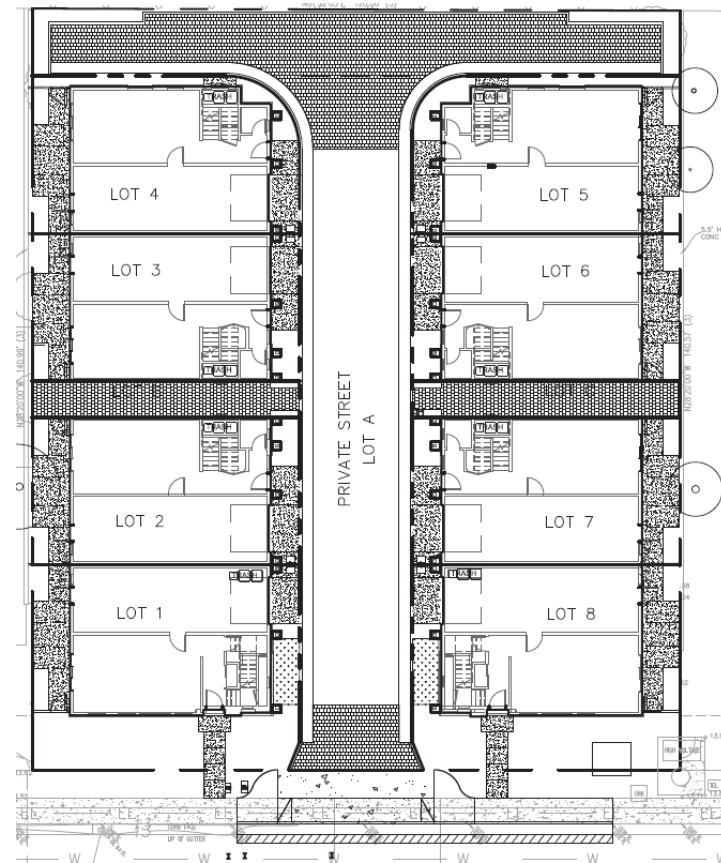
PD Scope

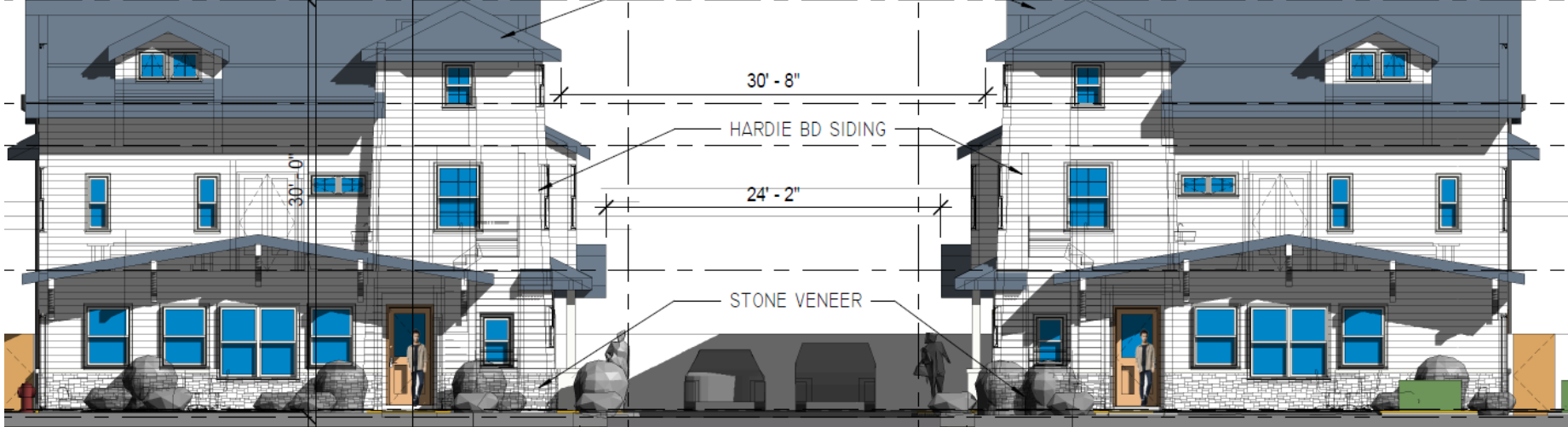
- 8 Semi-Attached 2-story single-family units;
 - Each Unit:
 - 2 parking spaces each unit and 2 additional guest parking spaces
 - 2,500 square feet in total
 - 29'6" height
 - One below market rate unit
 - No waivers or concessions reques

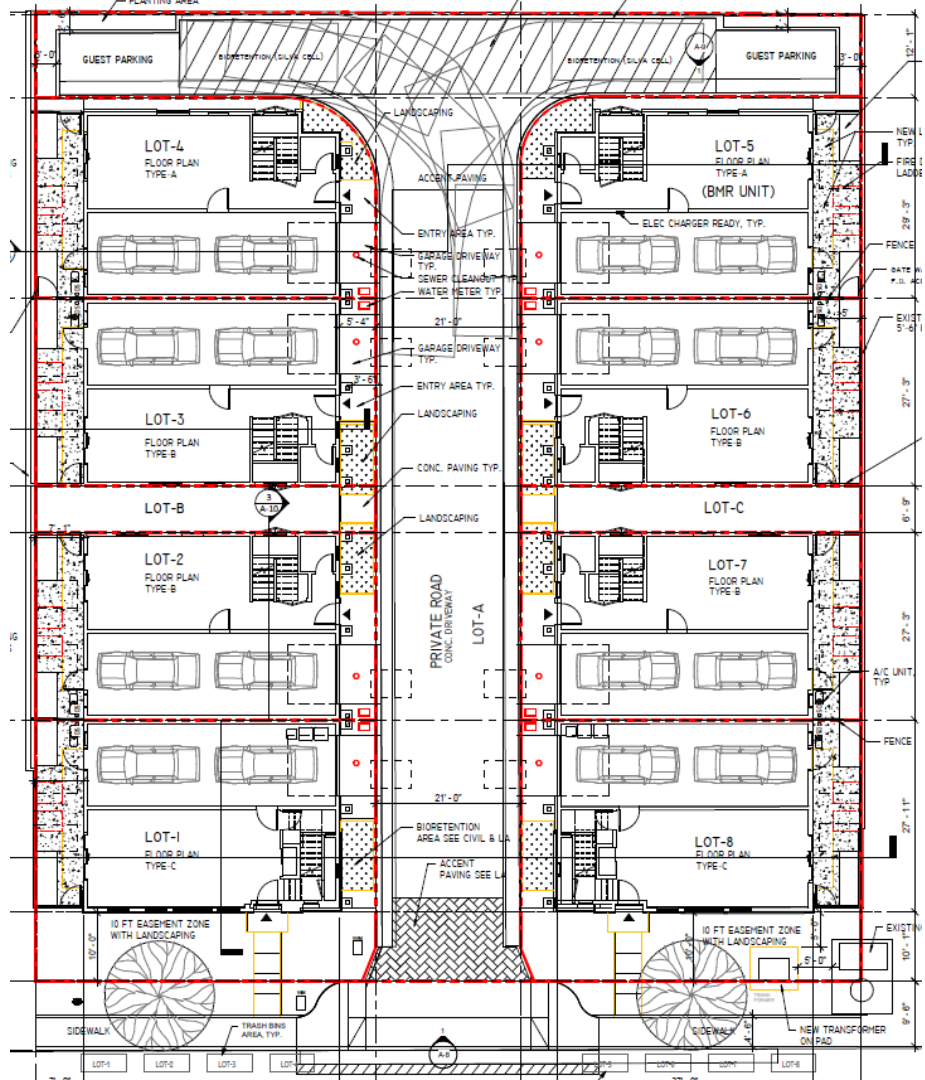


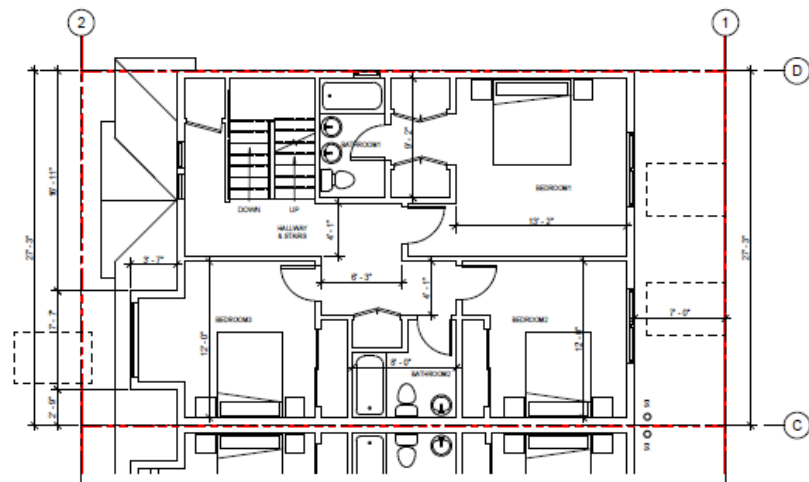
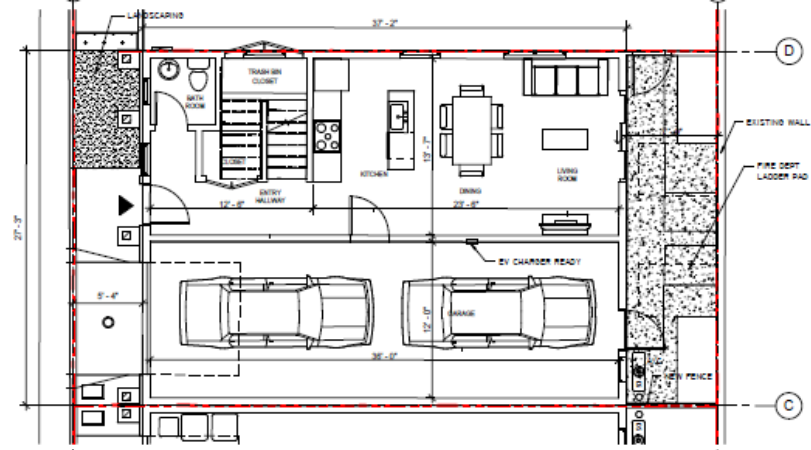
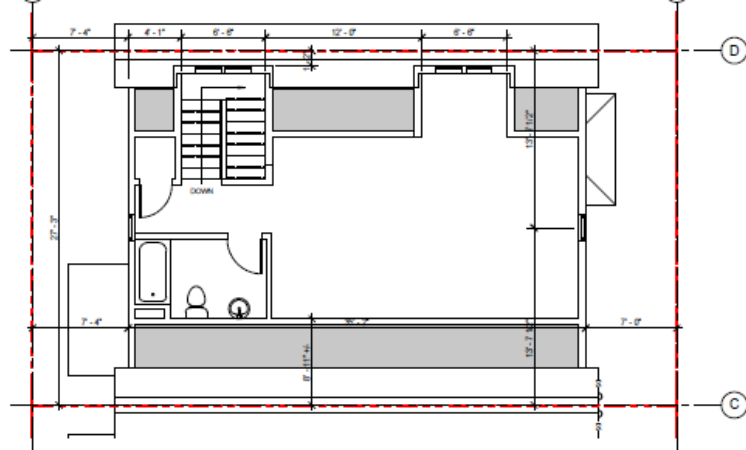
Subdivision Map Scope

- Proposal for eight for-sale lots and one common parcel
- Subdivision Committee Cleared the project on January 09, 2024
- Subdivision map meets all City and Zoning Code











Public Outreach

- March 24, 2025 – hybrid public outreach meeting
- Notices of the meetings were mailed by the Property Owner/Applicant to about 500 properties within 1,000 feet of the project
- Approximately 10 members of the public attended
- Comments focused on
 - Traffic and Parking – Currently the applicant meets all zoning code regulations
 - Dwellings Size – Size of development is comparable to other planned developments near
 - Landscaping – Applicant will both plant trees / shrubs on site and pay a fee in-lieu for additional landscaping



CEQA Evaluation

- The evaluation takes into account the potential environmental impacts of the project addressed in the Mitigated Negative Declaration prepared for the project in accordance with the California Environmental Quality Act and was circulated for public review for 20 days.
- Mitigation measures are proposed for the project and would be implemented through the Mitigation Monitoring and Reporting Program.

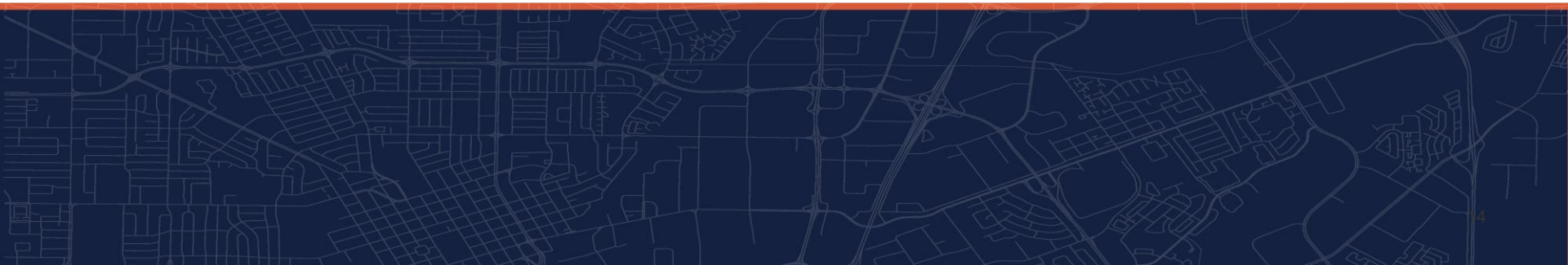
Recommendation

1. Adopt a resolution recommending the City Council adopt the Mitigated Negative Declaration and the Mitigation Monitoring and Reporting Program for the 2303 Gianera Street Project.
2. Adopt a resolution recommending the City Council approve a Rezoning from R2 – Low Density Residential to PD - Planned Development, subject to findings and conditions of approval.
3. Adopt a resolution recommending the City Council approve a Tentative Subdivision Map, subject to findings and conditions of approval.



City of Santa Clara

The Center of What's Possible



Consistency with Zoning Code

Site Design and Architecture

- The proposed building architecture would be reflective of a modern interpretation of cottage farmhouse design. The design incorporates a mixture of materials.

Circulation and Parking

- The project site is located within a half mile of a major transit stop, the City cannot require the any parking spaces under Assembly Bill 2097 of 2022, however, all units will include two-car garages, and the applicant has proposed two guest parking spaces as well.

Landscaping and Open Space

- The project includes a landscape plan for the site that incorporates a mixture of plant species and trees for planting within common areas and yards of the residences. Thirteen unprotected trees will be removed, and ten trees are proposed to be replanted, as well as 65 shrubs and other vegetation throughout the site.



Consistency with General Plan

- 5.3.1-P8: Work with property owners to improve or redevelop underutilized and vacant properties.
- 5.3.1-P9: Require that new development provide adequate public services and facilities, infrastructure, and amenities to serve the new employment or residential growth.
- 5.3.1-P10: Provide opportunities for increased landscaping and trees in the community, including requirements for new development to provide street trees and a minimum 2:1 on- or off-site replacement for trees removed as part of the proposal to help increase the urban forest and minimize the heat island effect.
- 5.3.1-P12: Encourage convenient pedestrian connections within new and existing developments.
- P.3.1-P29: Encourage design of new development to be compatible with, and sensitive to, nearby existing and planned development, consistent with other applicable General Plan