



Development Review Hearing

**Item #2:
2303 Gianera Street**

August 20, 2025

Daniel Sobczak, Associate Planner



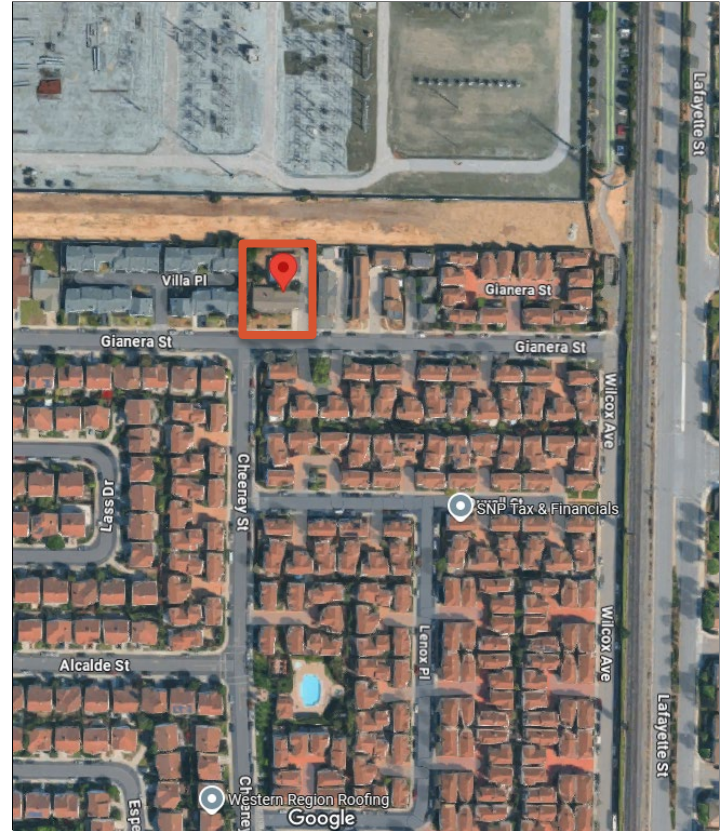
Request

- Consistency Determinations to the adopted Initial Study (IS) and Mitigated Negative Declaration (MND) and Action (PLN23-00577) to Allow Demolition of a single-family residence and Development of Eight Semi-Attached Single-Family Residences and Associated On- and Off-Site Improvements Located at 2303 Gianera Street.



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:** PD – Planned Development



Context - Surrounding Uses

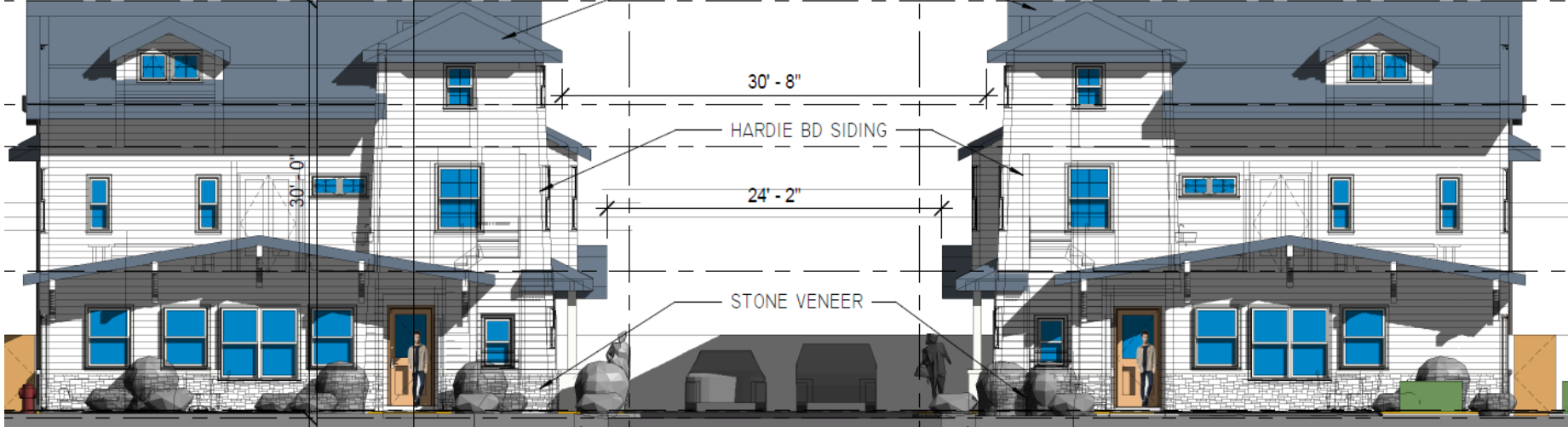
- Within a 1,000-foot radius there are about 397 residential properties, ~90% are zoned PD and built similarly to the proposed





City Council

- July 15, 2025, City Council reviewed the project including; the Initial Study and Mitigated Negative Declaration (IS/MND), the project rezoning of the project from R1-6L to PD (Planned Development) and the tentative subdivision map
 - City Council adopted the IS/MND for the project with the associated Mitigation Monitoring and Reporting Program
 - City Council approved the Rezoning of the parcel from R1-6L to PD in order to allow the construction of housing at a density consistent with the General Plan Designation for the property
 - City Council approved the Tentative Subdivision Map in order to allow the parcel to be subdivided into eight for-sale lots and one common parcel





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 approved by City Council considered the potential environmental impacts of the project addressed in the project's Mitigated Negative Declaration 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 will be implemented through the Mitigation Monitoring and Reporting Program.



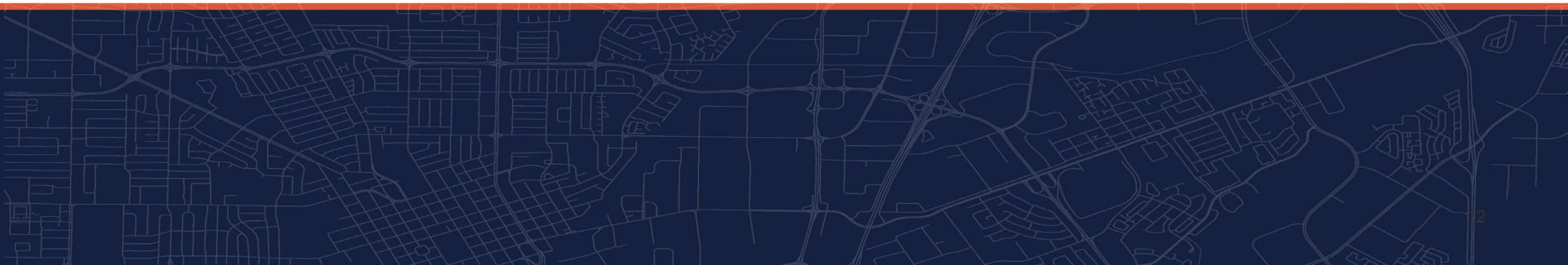
Recommendation

Find the project to be consistent with the adopted Mitigated Negative Declaration and approve the Architectural Review for the demolition of existing structures and construction of eight semi-attached single-family residences and associated on- and off-site improvements located at 2303 Gianera Street, subject to the 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