

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY OF SANTA CLARA,
CALIFORNIA TO APPROVE THE PLANNED DEVELOPMENT
(PD) ZONING AMENDMENT TO REPLACE THE APPROVED 22
ELECTRIC STOVETOPS WITH 22 NATURAL GAS
STOVETOPS FOR THE APPROVED RESIDENTIAL PROJECT
(PLN22-00505) LOCATED AT 1957 PRUNERIDGE AVENUE,
SANTA CLARA**

PLN25-00073 (Rezone)

WHEREAS, On February 19, 2025, SCS Development (“Owner”) filed an application for the development of a 2.47-acre site located at 1957 Pruneridge Avenue, Santa Clara (“Project Site”);

WHEREAS, the Project Site has a General Plan designation of Very Low Density Residential and is zoned Planned Development (PD);

WHEREAS, On March 19, 2024, the City Council approved the Owner’s request to rezone the subject property from Public, Quasi-Public, and Public Park or Recreation (B) to Planned Development (PD) to construct the residential development with 22 detached two-story all-electric homes, private street and associated on- and-off-site improvements, and 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 (Approved PD);

WHEREAS, On March 19, 2024, City Council certified the Environmental Impact Report and adopted the CEQA Findings, Statement of Overriding Considerations, and the Mitigation Monitoring and Reporting Program for the 1957 Pruneridge Avenue Residential Project (Approved PD);

WHEREAS, on February 19, 2025, the Owner applied to amend the Approved PD to replace the approved electric stovetop appliances in each of the units with natural gas stovetop appliances (“Project”);

WHEREAS, in accordance with the Condition of Approval P23 of the Approved PD, installation of natural gas infrastructure requires an amendment to the Approved PD zoning, and review by the Planning Commission and approval by Council;

WHEREAS, to analyze the proposal to allow for the use of natural gas by replacing the approved electric stovetop appliances in the project with natural gas stovetop appliances, the City, as Lead Agency, in tandem with Consultant 'David J. Powers' prepared an Initial Study ("IS") and a Mitigated Negative Declaration for the proposed project in accordance with the California Environmental Quality Act ("CEQA"), which was circulated for a 20-day review to public agencies which have jurisdiction by law with respect to the Project, as well as to other interested persons and agencies, and the City sought the comments of such persons and agencies beginning on July 18, 2025 and concluding on August 7, 2025 ("Comment Period"); and

WHEREAS, a Mitigation Monitoring and Reporting Program ("MMRP") has been prepared for implementation with Project development to reduce potentially significant impacts identified in the Initial Study to less than significant; and

WHEREAS, the City through consultant 'David J. Powers' prepared written responses to the comments received during the Comment Period and included these responses on the project's CEQA page; and

WHEREAS, on October 8, 2025, the Planning Commission held a duly noticed public hearing, at the conclusion of which, the Planning Commission recommended approval (6-0-0) of the Mitigated Negative Declaration, the Mitigation Monitoring and Reporting Program, and Amendment to the Approved Residential PD;

WHEREAS, on September 24, 2025, a notice of the public hearing on the proposed amendment to the PD was published in the *Weekly*, a newspaper of general circulation, for the City Council Hearing to be conducted on November 18, 2025; and

WHEREAS, on September 15, 2025, the notice of public hearing for the November 18, 2025, Cit Council Hearing for this item was mailed to property owners within a 1,000-foot radius of the Project Site boundaries; and

WHEREAS, pursuant to SCCC Section 18.146.020, on November 7, 2025, notices of the public hearing of November 18, 2025, were posted at City Hall, the Central Park Library, the Mission Branch Library, the Northside Branch Library, and on the City's website; and

WHEREAS, on November 18, 2025, the City Council held a duly noticed public hearing to consider the Project, the MND, the MMRP, and all pertinent information in the record during which the Council invited and considered any and all verbal and written testimony and evidence offered in favor of and in opposition to the Project.

NOW THEREFORE, BE IT RESOLVED BY CITY OF SANTA CLARA AS FOLLOWS:

1. That the City Council hereby finds that the above Recitals are true and correct and by this reference makes them a part hereof.
2. That the City Council hereby amends the Approved Planned Development (PD) to replace the approved electric stovetop appliances in the project with natural gas stovetop appliances.

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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 CITY OF SANTA CLARA, CALIFORNIA, AT A REGULAR MEETING
THEREOF HELD ON THE 18TH DAY OF NOVEMBER 2025, BY THE FOLLOWING VOTE:

AYES: COUNCILORS:

NOES: COUNCILORS:

ABSENT: COUNCILORS:

ABSTAINED: COUNCILORS:

ATTEST: _____
NORA PIMENTEL, MMC
ASSISTANT CITY CLERK
CITY OF SANTA CLARA

Attachments Incorporated by Reference:

1. None