

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

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA CLARA, CALIFORNIA RECOMMENDING THAT THE CITY COUNCIL ADOPT THE MITIGATED NEGATIVE DECLARATION AND THE MITIGATION MONITORING AND REPORTING PROGRAM FOR THE PROPOSED AMENDMENT TO THE APPROVED RESIDENTIAL PLANNED DEVELOPMENT (PD) (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 an 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 22 electric stovetops in the project with 22 natural gas stovetops (“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 stovetops in the project with 22 natural gas stovetops, 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 September 17, 2025, a notice of the public hearing on the proposed amendment to the PD was published in the *Santa Clara Weekly*, for the Planning Commission Hearing to be conducted on October 8, 2025; and

**WHEREAS**, on September 15, 2025, the notice of public hearing for the October 8, 2025, Planning Commission meeting 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 October 3, 2025, notices of the public hearing of October 8, 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 October 8, 2025, the Planning Commission held a duly noticed public hearing to consider the Project, the MND, the MMRP, and all pertinent information in the record during which the Planning Commission 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 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 finds that all potentially significant environmental impacts that may directly or indirectly result from the Project would be reduced to a less than significant level by implementation of the mitigation measures specified in the MND and MMRP.
3. That the Planning Commission hereby finds that the MND is complete, prepared in compliance with CEQA, and represents the independent judgment of the Planning Commission.
4. That the Planning Commission hereby recommends that the City Council finds that the MND and MMRP for this Project has been completed in compliance with CEQA, and that approval of this Project as mitigated will have no significant negative impacts on the area's environmental resources, cumulative or otherwise, as the impacts as mitigated would fall within the environmental thresholds identified by CEQA.
5. That the Planning Commission hereby recommends that the City Council adopt the MND and MMRP for the Project as required by the CEQA Guidelines (14 Cal. Code of Regs. § 15074).

6. 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 8TH DAY OF OCTOBER 2025, BY THE FOLLOWING VOTE:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAINED: COMMISSIONERS:

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

Attachments Incorporated by Reference:  
1. None