

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

**A RESOLUTION OF THE CITY OF SANTA CLARA, CALIFORNIA  
TO APPROVE A REZONING FROM GENERAL OFFICE (OG),  
HISTORIC COMBINING (HT), AND COMMUNITY COMMERCIAL  
(CC) TO PLANNED DEVELOPMENT (PD) TO ALLOW A  
RESIDENTIAL MIXED-USE DEVELOPMENT LOCATED AT 906-  
950 MONROE STREET AND 1341 HOMESTEAD ROAD, SANTA  
CLARA**

PLN2020-14457 (General Plan Amendment and Rezone)

**BE IT RESOLVED BY THE CITY OF SANTA CLARA AS FOLLOWS:**

**WHEREAS**, on June 16, 2020, Lamb Partners LLC (“Owner”) filed a development application for the 0.87 acre parcel located at 906-950 Monroe Street and 1341 Homestead Road (APN: 269-20-086, 269-20-087, and 269-20-095), which is currently developed with a 6,537 square foot commercial building and three existing single-family residences (“Project Site”);

**WHEREAS**, the Owner applied for a General Plan Amendment to modify the Community Mixed-Use designation and related policies; a Rezone of the Project Site from General Office (OG), Historic Combining (HT), and Community Commercial to Planned Development (PD); and Vesting Tentative Subdivision Map to allow a residential mixed-use development consisting of 50 condominium units in a six-story structure, four townhomes, and three existing single-family residences with onsite and offsite improvements (“Project”), as shown on the Development Plans, attached hereto and incorporated herein by this reference;

**WHEREAS**, a rezone of the property to PD is required to allow creative development standards for site and building design, that are not otherwise allowed in standard zoning districts, to construct the proposed residential mixed-use development;

**WHEREAS**, in conformance with CEQA, the Environmental Impact Report (EIR) prepared for the Project and was noticed and circulated for a 45-day public review period from October 14, 2022 to November 30, 2022;

**WHEREAS**, the EIR identified potential significant impacts of Project development that with implementation of the mitigation measures identified in the Mitigation Monitoring and Reporting Program (“MMRP”) will reduce potential mitigation measures to less than significant and will be incorporated into the Project;

**WHEREAS**, the Project Site includes property that currently has a Historic Combining (HT) zoning designation;

**WHEREAS**, SCCC Section 18.58.030 provides for the review and input of the Historical and Landmarks Commission (HLC) prior to rezoning an HT property;

**WHEREAS**, on June 29, 2023, the HLC conducted a duly noticed public meeting, at the conclusion of which, the Commission voted to recommend that the Planning Commission disapprove the rezoning request, based upon the six-story scale of the project in relation to one- and two-story single-family residences.

**WHEREAS**, Santa Clara City Code (SCCC) Section 18.112.030 provides for the review and recommendation of the City’s Planning Commission of all rezoning requests before action is to be taken by the City Council;

**WHEREAS**, on July 13, 2023, the Planning Commission conducted a duly noticed public hearing, at the conclusion of which, the Commission voted unanimously (7-0) to recommend that the City Council approve the rezoning.

**WHEREAS**, on August 11, 2023, notices of the public hearing for the City Council meeting of August 22, 2023 were posted within 300 feet of the Project Site and mailed to all property owners within 1,000 feet of the property, according to the most recent Assessor’s roll;

**WHEREAS**, the City Council reviewed the EIR, City staff report pertaining to the Project and all evidence at a duly noticed public hearing on August 22, 2023 at which time all interested persons were given an opportunity to provide testimony and submit evidence. All these documents and evidence are herein incorporated by reference into this Resolution.

**NOW THEREFORE, BE IT FURTHER RESOLVED BY THE 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 rezones the Project Site from General Office (OG), Historic Combining (HT), and Community Commercial to Planned Development (PD) to allow the development of the Project, as shown on the attached Development Plans and conditioned as specified in the attached Conditions of Rezoning Approval, incorporated herein by this reference.

3. Pursuant to SCCC Code Section 18.112.050, the City Council determines that the following findings exist in support of the rezoning:

A. The existing zoning is inappropriate or inequitable, in that the existing zoning for the Project Site does not allow for residential development and the creation of housing opportunities envisioned by the 2010-2035 General Plan. A PD zoning of the Project Site to allow residential development would implement the General Plan's Land Use and Housing goals and policies to provide housing in proximity to existing residential, neighborhood and community commercial uses, support services, local and regional transit facilities, outdoor open space and recreation areas.

B. The proposed zone change will conserve property values, protect or improve the existing character and stability of the area in question, and will promote the orderly and beneficial development of such area, in that the proposal redevelops an underutilized commercial parcel for residential development that observes several of the Transition Policies of the General Plan for site and building design, on- and -off-site improvements to integrate into the community, and the proposal would modify policies that are inconsistent with the proposal. The Project would implement conditions of approval to avoid and reduce impacts of development.

C. The proposed zone change is required by public necessity, public convenience, or the general welfare of the City in that the proposed zone change would allow for high density

residential development within a six-story structure, on-site parking and security, private and common open space, and indoor community meeting space. Construction of the project would contribute to the City's housing inventory and assist in production of housing units to achieve RHNA targets as mandated by the State.

D. The proposed zone change would allow imaginative planning and design concepts to be utilized that would otherwise be restricted in other zoning districts in that the proposed zone change would allow flexibility in the development standards to minimize building footprint and increase building height to provide high density housing with private and rooftop common open space, and that also provides community meeting space that is available for public use.

4. That based on the findings set forth in this resolution and the evidence in the City Staff Report, EIR and MMRP, the City Council hereby rezones the Project Site to allow a residential mixed-use development consisting of 50 condominium units in a six-story structure, four townhomes, and three existing single-family residences with onsite and offsite improvements, as shown on the attached Development Plans and conditioned as specified in the attached Conditions of Rezoning Approval.

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5. 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 22nd DAY OF AUGUST 2023, 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. Rezone Conditions of Approval
2. Development Plans