

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

**A RESOLUTION OF THE CITY OF SANTA CLARA,  
CALIFORNIA, TO APPROVE THE VESTING TENTATIVE  
SUBDIVISION MAP FOR THE 1957 PRUNERIDGE AVENUE  
RESIDENTIAL PROJECT LOCATED AT 1957 PRUNERIDGE  
AVENUE, SANTA CLARA, TO SUBDIVIDE THE 2.47-ACRE  
PROJECT SITE INTO 22 INDIVIDUAL LOTS AND FOUR  
COMMON LOTS**

PLN2022-00505 (Rezone)  
PLN23-00264 (Vesting Tentative Subdivision Map)  
SCH# 202300200 (Environmental Impact Report)

**WHEREAS**, on September 6, 2022, SCS Development (“Owner”) filed a development application for the 2.47-acre site located at 1957 Pruneridge Avenue (APN: 303-03-025), which is developed as the St. Mark’s Church complex and consists of a one-story parish hall and administration building, two-story classroom, church building, surface parking lots and site landscaping (“Project Site”);

**WHEREAS**, the Owner has simultaneously applied to rezone the Project Site from Public, Quasi-Public, and Public Park or Recreation (B) to Planned Development (PD) and subdivide the land to allow construction of 22 for-sale detached two-story single-family residences, associated on- and off-site improvements and four common lots to be used as a utility corridor, vehicle access, landscape open space, and bioretention areas, to serve the development (“Project”), as shown on the attached Development Plans and proposed Vesting Tentative Subdivision Map, incorporated herein by this reference;

**WHEREAS**, a Draft Environmental Impact Report (“DEIR”) was prepared in accordance with the California Environmental Quality Act (“CEQA”) and the City circulated copies of the DEIR and Notice of Availability for 45-day review to the public agencies which have jurisdiction by law with respect to the Project, as well as to other interested persons, organizations and agencies; and the City sought the comments of such persons, organizations and agencies. The City received no public or agency comments on the DEIR and subsequently prepared and distributed a Final EIR (“FEIR”) for 10-day review, in accordance with CEQA, that includes minor revisions to text

and Figure 2.2-1 (Conceptual Site Plan) and Figure 2.2-2 (Landscape Plan) that do not change the conclusions of the DEIR;

**WHEREAS**, a Mitigation Monitoring and Reporting Program (“MMRP”) has been prepared for implementation with Project development to reduce potentially significant impacts identified in the DEIR, FEIR and Appendix to the FEIR, that combined constitute the EIR for the Project, to less than significant and a Statement of Overriding Considerations for the significant unavoidable impact associated with the proposed demolition of the church building with Project development, that cannot be mitigated to less than significant has been prepared in accordance with CEQA;

**WHEREAS**, pursuant to Section 17.05.210 of the Code of the City of Santa Clara (“SCCC”), a Tentative Subdivision Map shall be required for all divisions of land into five or more parcels;

**WHEREAS**, consistent with the proposed uses under the development plan, the proposal includes the division of the site into 22 individual lots and four common lots, as shown on the proposed Vesting Tentative Subdivision Map, attached hereto and incorporated herein by this reference;

**WHEREAS**, on June 13, 2023, the Subdivision Committee determined that the application was complete and that the Vesting Tentative Subdivision Map be reviewed by the Planning Commission and the City Council in conformance with Section 17.05.300 of the SCCC as a Vesting Tentative Subdivision Map along with the Project;

**WHEREAS**, SCCC Section 17.05.300(g) requires that the Planning Commission make recommendations of denial, approval or conditional approval to the City Council on the Vesting Tentative Subdivision Maps;

**WHEREAS**, on February 21, 2024, the Planning Commission held a duly noticed public hearing to consider the Project, EIR, MMRP, and all pertinent information in the record, at the conclusion of which, the Commission voted unanimously to recommend approval of the Vesting Tentative Subdivision Map.

**WHEREAS**, notice of the public hearing on the Vesting Tentative Subdivision Map was published in *The Weekly*, a newspaper of general circulation for the City, on February 7, 2024;

**WHEREAS** on February 8, 2024, notices of the public hearing on the Vesting Tentative Subdivision Map for the February 21, 2024 Planning Commission meeting and March 19, 2024 City Council meeting were mailed to all property owners within 1,000 feet of the Project Site boundaries; and

**WHEREAS**, on March 19, 2024, the City Council held a duly noticed public hearing to consider the Project, EIR, MMRP, and all pertinent information in the record, during which the City 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 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. Vesting Tentative Subdivision Map Findings. Pursuant to California Government Code Sections 66426 and 66428 and SCCC Section 17.05.300(h), the City Council finds and determines that:

A. The Vesting Tentative Subdivision Map is consistent with the objectives, policies, general land use and programs specified in the City's General Plan in that the proposed Vesting Tentative Subdivision Map is to allow the development of 22 detached single-family residences, four common lots to be used as a utility corridor, vehicle access, landscape open space and bioretention areas, and on- and off-site improvements compatible with neighboring residential development and existing and planned development in the surrounding area, subject to conditions set forth in the Vesting Tentative Subdivision Map Conditions of Approval, attached hereto and incorporated by this reference. The Project proposes a density of 8.9 dwelling units per acre, consistent with the Very Low Residential Density General Plan designation for the Project Site, which allows residential development of up to ten (10) dwelling

units per acre. The project also furthers of the City's goal to reduce the use of methane gas citywide stated in Appendix 8.13 (Climate Action Plan), in that the Owner has committed to constructing All-Electric Buildings without the installation of any natural gas infrastructure.

B. The design and improvements of the proposed subdivision are consistent with the City's General Plan in that the Vesting Tentative Subdivision Map would redevelop an underutilized and vacant property (Policy 5.3.1-P8), provides adequate landscaping and replaces trees at a 2:1 ratio (Policy 5.3.1-P10), includes sidewalks and consolidates curb cuts to minimize pedestrian/vehicle conflicts (Policies 5.3.1-P12 and P16), and provides a design that is compatible with and sensitive to neighboring residential development (Policy 5.3.1-P29).

C. The site is physically suitable for the proposed type of development in that the Project is designed to provide high quality housing consistent with existing and planned development in the surrounding area.

D. This site is physically suitable for the proposed density of development in that the Project Site is located in an urbanized area and allows for redevelopment consistent with the height, uses and development that are existing and planned in the surrounding area.

E. The design of the subdivision and type of improvements are not likely to cause serious health problems in that the proposed residential subdivision will implement Covenants Conditions and Restrictions for operation and maintenance of the buildings, common lots and site improvements, and does not propose the use of hazardous materials.

F. The design of the subdivision and type of improvements are not likely to cause substantial environmental damage and will not substantially or unavoidably injure fish or wildlife or their habitat in that the Project Site is located in an urbanized setting, on a previously developed site, and includes mitigation measures, as identified in the EIR and MMRP, that reduce impacts to wildlife habitat to less than significant levels.

G. The design of the subdivision and type of improvements will not conflict with easements acquired by the public at large or use of property within the proposed subdivision in

that, the Project is designed to avoid encroachments and conflicts with public easements in the site design.

H. The Vesting Tentative Subdivision Map provides, to the extent feasible, for future passive or natural heating or cooling opportunities, in that it would allow flexibility in the development standards to maximize the benefits of green building standards for site and building design.

4. Based on the findings set forth in this Resolution and the evidence in the Staff Report, EIR, MMRP, and such other evidence as received at the public hearings on this matter, the City Council hereby approves the Vesting Tentative Subdivision Map, substantially in the form on file as shown in the attached Vesting Tentative Subdivision Map and Conditions of Vesting Tentative Subdivision Map Approval, incorporated herein by this reference.

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 OF THE CITY COUNCIL, AT A REGULAR MEETING THEREOF HELD ON THE 19<sup>th</sup> DAY OF MARCH, 2024, BY THE FOLLOWING VOTE:

AYES: COUNCILORS:

NOES: COUNCILORS:

ABSENT: COUNCILORS:

ABSTAINED: COUNCILORS:

ATTEST: \_\_\_\_\_  
JOVAN GROGAN  
CITY MANAGER  
CITY OF SANTA CLARA

Attachments Incorporated by Reference:

1. Development Plans
2. Vesting Tentative Subdivision Map
3. Vesting Tentative Subdivision Map Conditions of Approval