

RESOLUTION NO. _____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA CLARA, CALIFORNIA RECOMMENDING THAT THE CITY COUNCIL APPROVE A REZONING FROM HIGH INTENSITY OFFICE AND R & D (HO-RD) TO PLANNED DEVELOPMENT (PD) TO ALLOW RESIDENTIAL DEVELOPMENT CONSISTING OF 1,792 APARTMENT UNITS LOCATED AT 2518 MISSION COLLEGE BOULEVARD, SANTA CLARA

PLN24-00160 (General Plan Amendment and Rezone)
PLN24-00213 (Vesting Tentative Subdivision Map)
Addendum to the Future Freedom Circle Focus Area Plan
Environmental Impact Report (SCH #2020060425)

WHEREAS, on April 22, 2024, Irvine Company (“Applicant”), on behalf of Freedom Circle LLC (“Owner”) filed a development application for the 25.74-acre site located at 2518 Mission College Boulevard (APN:104-40-019), which is developed as a business park and consists of 12 two story commercial buildings with surface parking and site landscaping (“Project Site”);

WHEREAS, the Owner simultaneously applied for a General Plan text amendment to add a new policy to the Freedom Circle Focus Area to clarify that a Planned Development rezone satisfies the requirement of a comprehensive plan; a rezone of the property from High Intensity Office and R&D (HO-RD) to Planned Development (PD); and a Vesting Tentative Subdivision Map application to allow the construction of the Santa Clara Park residential development with 1,792 apartment units in five residential buildings, associated on- and off-site improvements and 4.225 acres of public parks (“Project”), as shown on the attached Development Plans, incorporated herein by this reference;

WHEREAS, an Addendum was prepared for the Freedom Circle Future Focus Area Plan / Greystar Project General Plan Amendment Environmental Impact Report (EIR) (2022) (the “Addendum”) in accordance with the California Environmental Quality Act (“CEQA”) and it concluded that the proposed project would not cause substantial changes to the previously approved EIR and no further environmental evaluation is required;

WHEREAS, a Mitigation Monitoring and Reporting Program (“MMRP”) has been prepared for implementation with Project development to reduce potentially significant impacts identified in the Freedom Circle Future Focus Area Plan EIR for the Project, along with the four refinements to 2022 EIR mitigation measures, which provide clarification and detailed protocols for Santa Clara Park project-specific implementation of the 2022 EIR mitigation measures;

WHEREAS, the Santa Clara City Code (SCCC) 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 February 5, 2025, a notice of the public hearing on the proposed rezoning was published in the *Santa Clara Weekly*, and on February 13, 2025, a notice was published in the *San Jose Mercury News*, for the Planning Commission Hearing to be conducted on February 19, 2025;

WHEREAS, on February 6 and 13, 2025, the notice of public hearing for the February 19, 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 February 13, 2025, notices of the public hearing of February 19, 2025 were posted at City Hall, the Central Park Library, the Mission Branch Library, the Northside Branch Library, and on the City’s website;

WHEREAS, on February 19, 2025, the Planning Commission held a duly noticed public hearing to consider the Project, the Addendum, 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 recommends that the City Council rezone the Project Site from High Intensity Office and R&D (HO-RD) to Planned Development (PD) to allow the construction of Santa Clara Park residential development with 1,792 apartment units in five residential buildings, associated on- and off-site improvements and 4.225 acres of public parks, as shown on the attached Development Plans and conditioned as specified in the attached Conditions of Rezoning Approval, incorporated herein by this reference.

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 PLANNING COMMISSION OF THE CITY OF SANTA CLARA, CALIFORNIA, AT A REGULAR MEETING THEREOF HELD ON THE 19TH DAY OF FEBRUARY 2025, BY THE FOLLOWING VOTE:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAINED: COMMISSIONERS:

Attachments Incorporated by Reference:

1. Development Plans
2. Conditions of Rezoning Approval

ATTEST: _____
AFSHAN HAMID
DIRECTOR OF COMMUNITY DEVELOPMENT
CITY OF SANTA CLARA