

RESOLUTION NO. _____

**A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF SANTA CLARA, CALIFORNIA, RECOMMENDING
THAT THE CITY COUNCIL APPROVE A VESTING TENTATIVE
SUBDIVISION MAP FOR THE RECONFIGURATION OF
EXISTING ADJACENT PARCELS AND SUBDIVISION FOR
CONDOMINIUM PURPOSES FOR 147 UNITS AND FOR ONE
COMMERCIAL BUILDING AT 3521 AND 3591 HOMESTEAD
ROAD, SANTA CLARA**

WHEREAS, on October 7, 2025, William Sadler of Pulte Home Company LCC (“Applicant”) on behalf of SBH Homestead Properties LLC (“Owner”) submitted a deemed complete preliminary application under Senate Bill (SB) 330 (2019) for architectural review and a tentative map to “freeze” applicable development fees and standards for the proposed project;

WHEREAS, before submitting the preliminary application, on December 11, 2024, the Applicant filed an Architectural Review application (PLN24-00633) to redevelop a 5.5-acre parcel (“Architectural Review Application”), located at 3521 and 3591 Homestead Road (“Project Site”) with 147 residential townhome units and a 4,991 square-foot commercial building and on December 19, 2024, the Applicant filed an application (PLN24-00665) for a Vesting Tentative Subdivision Map (“VTM Application”) for the reconfiguration of existing adjacent parcels and subdivision for condominium purposes for 147 units and for one commercial building;

WHEREAS, on June 17, 2026, at the Development Review Hearing, the Hearing Officer adopted the Mitigated Negative Declaration (“MND”) and approved the Architectural Review Application for 147-unit residential mixed-use project that includes 90 four-story stacked condos and 57 three-story townhome units and 4,991 square-foot commercial building, with 22 affordable units at the moderate level of affordability;

WHEREAS, the VTM Application is consistent with the approved Architectural Review Application;

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

WHEREAS, on October 7, 2025, the Project Clearance Committee/Subdivision Committee determined that the application was complete and that the VTM Application should proceed to the Planning Commission in conformance with Section 17.05.300 of the SCCC;

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 VTM Application;

WHEREAS, the VTM Application proposes the reconfiguration of existing adjacent parcels and subdivision for condominium purposes for 147 units and for one commercial building to serve the development approved by the Architectural Review Permit (“Project”) as shown on the Vesting Tentative Map, attached hereto and incorporated herein by this reference;

WHEREAS, the City, as Lead Agency, in tandem with Consultant ‘David J. Powers’ prepared an Initial Study (“IS”) and a MND for the proposed Project in accordance with the California Environmental Quality Act (“CEQA”) and 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 sought the comments of such persons and agencies beginning on May 8, 2026 and concluding on May 28, 2026 (“Comment Period”);

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;

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;

WHEREAS, on July 30, 2026, notices of the public hearing on the VTM Application were mailed to all property owners within ¼-mile of the Project Site boundaries;

WHEREAS, pursuant to SCCC Section 18.146.020, on July 30, 2026, notices of the public hearing of August 12, 2026, were posted at City Hall, the Central Park Library, the Mission Branch Library, the Northside Branch Library, and on the City's website;

WHEREAS, a notice of the public hearing was published in the *Santa Clara Weekly*, a newspaper of general circulation, on July 29, 2026; and

WHEREAS, the Planning Commission held a duly noticed public hearing on August 12, 2026, at which time all interested persons were given an opportunity to provide testimony and the Planning Commission considered the entire public record including information presented in the Staff Report, and all verbal and written evidence.

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. Vesting Tentative Map Findings. Pursuant to California Government Code Sections 66426 and 66428 and SCCC Section 17.05.300(h), the Planning Commission finds and determines that:

A. The VTM Application's proposed map is consistent with the objectives, policies, general land uses and programs specified in the City's General Plan in that the Vesting Tentative Map, and adjoining development proposal, proposes 147 residential condominium units and commercial building that is consistent with the General Plan Designation of Neighborhood Mixed-Use's density standards, creates additional residential development in proximity to jobs, incrementally advancing the City's goals to produce new housing, provides affordable housing units which forwards Mixed-Use Land Use Goal 5.3.4-G1 to provide mixed-use to support high quality uses and the City's economic development; and encourage residential neighborhoods throughout the City (Policy 5.3.4-P2), and subject to conditions set forth in the Conditions of

Vesting Tentative Subdivision Approval for Vesting Tentative Map, attached hereto and incorporated by this reference.

B. The design and improvements of the proposed subdivision are consistent with the City's General Plan, in that the Vesting Tentative Map facilitates development of housing stock and construction of ownership housing opportunities for the community (Policy 5.3.4-P4); and furthermore complies with General Plan Land Use and Transitional Goals and Policies of the General Plan by encouraging mixed-use development and residential neighborhoods throughout the City by proposing to develop 147-units, provide adequate landscaping and replace trees at 2:1 Ratio (Policy 5.3.1-P10), and include sidewalks (Policy 5.3.1-P16).

C. The site is physically suitable for the proposed type of development, in that the Project is compatible with the adjacent uses and the zoning code.

D. The site is physically suitable for the proposed density and intensity of development, in that the Project Site is in an urbanized area and is served by existing utilities and infrastructure and the density is consistent with the City's General Plan and Zoning for the Project Site. The proposed subdivision, together with the provisions for its design and improvement, meet the development standards of the Zoning Code, utilizing concessions, incentives, and waivers under State Density Bonus Law. The previously approved Architectural Review Application included the following waivers: waive multi-story step-backs; waiver 45-degree daylight plane requirement; increase in number of stories; and a height increase; and included on concession: reduce the commercial Floor Area Ratio (FAR) requirement by 20%. The proposed subdivision, together with the provisions for its design and improvement, meets the applicable provisions of the City's Zoning Code utilizing the waivers and concession under the State Density Bonus Law.

E. The design of the subdivision and type of improvements are not likely to cause serious health problems, in that the proposed map will implement Covenants, Conditions, and Restrictions for operation and maintenance of the 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 adopted Mitigated Negative Declaration (MND) and MMRP, that reduce impacts to wildlife and their 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. The VTM application was reviewed for potential conflicts with public easements by the Project Clearance Committee/Subdivision Committee which includes Public Works, Silicon Valley Power, and Water and Sewer departments.

H. The vesting tentative map provides, to the extent feasible, for future passive or natural heating or cooling opportunities, in that it adheres to CALGreen energy efficiency measures to conserve energy through building design and site planning.

3. Based on the findings set forth in this Resolution and the evidence set forth in the record, including in the Staff Report, the MND, and the MMRP, and such other evidence as received at the public hearings on this matter before the Planning Commission, the Planning Commission hereby recommends approval of the VTM Application to the City Council, substantially in the form on file as shown on the attached Vesting Tentative Map subject to the Conditions of Vesting Tentative Map Approval, hereby incorporated by this reference.

4. 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 12TH DAY OF AUGUST 2026, 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. Vesting Tentative Map
2. Conditions of Vesting Tentative Subdivision Approval