



Planning Commission

August 12, 2026

**Item #: 3
3521 and 3591 Homestead
Road**

Meha Patel, Associate Planner



Request

- **Recommend** that the City Council find that the proposed subdivision is within the scope of the adopted Mitigated Negative Declaration (MND) prepared for the project and no further environmental analysis is required.
- **Adopt** a resolution recommending the City Council approve the Vesting Tentative Subdivision Map for the reconfiguration of existing adjacent parcels and the creation of a subdivision for condominium purposes for 147 units and for one commercial building located at 3521 and 3591 Homestead Road, subject to findings and conditions of approval, subject to Senate Bill (SB) 330 (2019).
- Pursuant to the provisions of City Code Section 17.05.300(g) - Tentative Maps, the Planning Commission is responsible for reviewing each completed tentative map application and for making a recommendation of approval, denial, or conditional approval to the City Council.

Existing Site

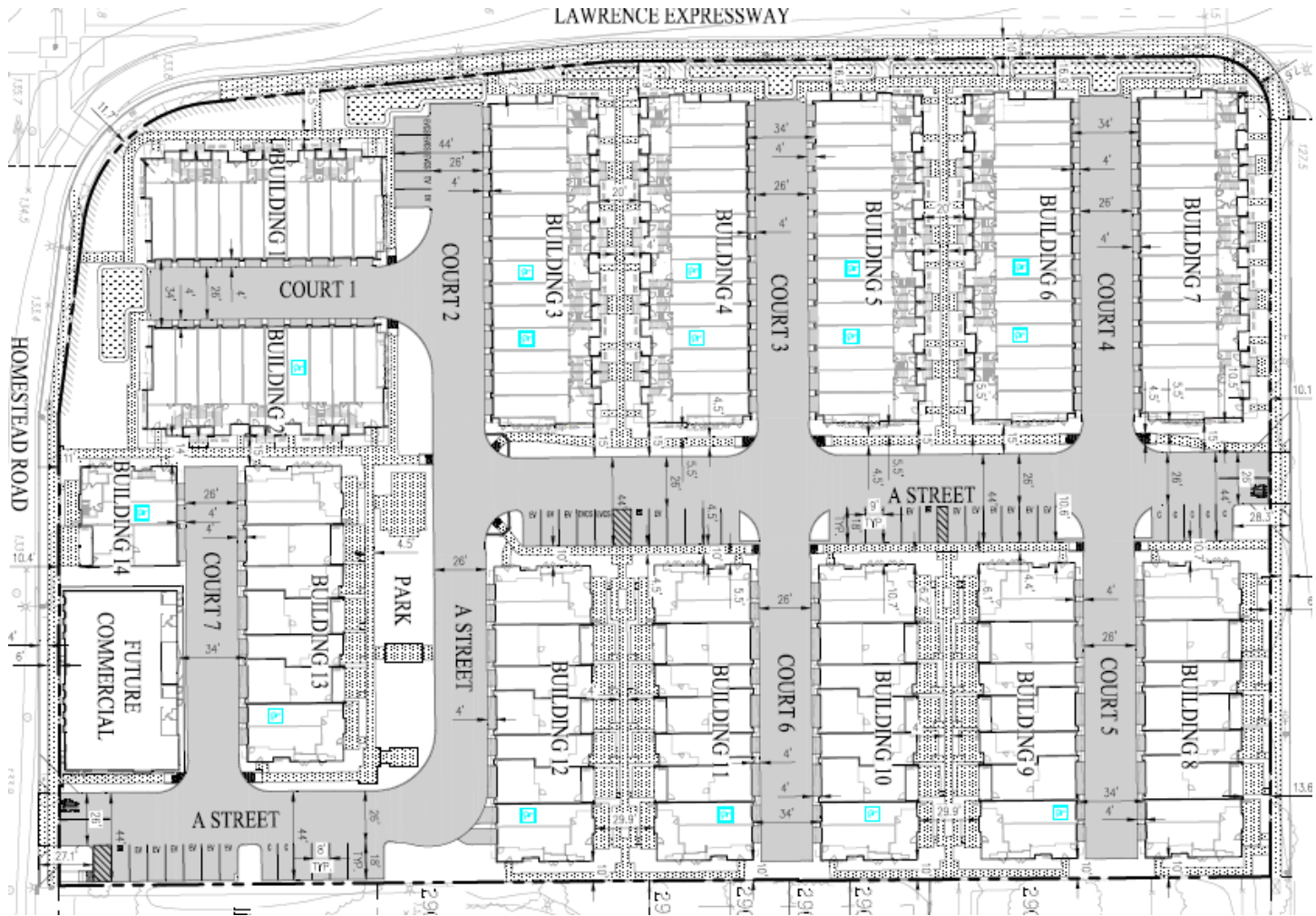
- **Acreage:** 5.5
- **Surrounding Uses:**
 - **N:** Multi-Family Residential
 - **S:** Commercial
 - **E:** Commercial and Multi-Family Residential
 - **W:** Lawrence Expressway and Multi-Family Residential
- **General Plan Designation:** Neighborhood Mixed-Use
- **Zoning:** MU-NC – Mixed-Use Neighborhood Commercial





Subdivision Map Scope

- Vesting Tentative Subdivision Map includes the reconfiguration of existing adjacent parcels and subdivision for condominium purposes for 147 units and for one commercial building.
- Project Clearance Committee/Subdivision Committee Cleared the project on October 7, 2025.





Development Review Hearing Summary

- Pursuant to Santa Clara City Code Section 18.120.020.D.3, requires approval for Architectural Review at the Development Review Hearing (DRH)
- The Architecture Review received approval at a publicly noticed DRH on June 17, 2026.
- Community Concerns Addressed:
 - Six public comment letters were received in opposition, and five public comment letters were received in support of the project prior to the meeting.
 - Overall, the neighbors provided comments regarding privacy impacts due to the height, balcony placement, lack of multi-story step-backs, offsite parking concerns, and lack of transitional development.
 - The Development Review Officer approved the project with additional conditions: providing additional landscaping between the subject property and the adjacent property to address privacy and to add windows to all garage windows to address off-site parking concerns.



SB 330 and Affordable Housing Summary

- **Senate Bill (SB) 330 (2019)**
 - Allows for streamlined review if it complies with objective standards, in effect at the time that the application was deemed complete.
- **State Density Bonus Law and Affordable Housing Ordinance**
 - The project proposes 22 affordable units and pay an in-lieu fee for the 0.05 remaining fraction, consistent with the 15% City's Affordable Housing Ordinance.
 - The previously approved Architectural Review Application included the following waivers: waive multi-story step-backs and 45-degree daylight plane requirement and increase number of stories and height.
 - Requests a concession to reduce the commercial Floor Area Ratio (FAR) requirement.



Consistency with Zoning Code

- The subdivision map meets all zoning code standards and has been processed in compliance with the Subdivision Map Act and Santa Clara City Code Title .



Consistency with General Plan

- The subdivision map would create additional residential development in proximity to job, incrementally advancing the City's goals to produce new housing.
- The subdivision would provide affordable housing unit, which forwards Mixed-Use Land Use Goal 5.3.4-G1 and Policy 5.3.4-P2 to provide mixed-use to support high quality uses and the City's economic development as well as to encourage residential neighborhoods throughout the City.



Public Outreach

- On July 30, 2026, the notice of public hearing for this item was mailed to 1,331 property owners and tenants within ¼-mile of the project site for the August 12, 2026, Planning Commission meeting and August 25, 2026, City Council hearing. Newspaper notice of this item was published in *The Weekly*, a newspaper of general circulation, on July 29, 2026.



Public Outreach – Public Comment

- One public comment was received after the Agenda was posted. The comment raised concerns for street parking and privacy impacts from the building along Lochinvar.
- Staff response:
 - The project received Architectural approval at the June 17, 2026, Development Review Hearing, where concerns regarding off-site parking and privacy impacts were raised. Conditions of approval were added to address these concerns.
 - The project provides a two-car garage for each unit, resulting in 294 covered for the 147 units, along with 47 additional on-site parking spaces, for a total of 341 spaces, consistent with Zoning Code requirements. Building 8, located at the northeast corner along Lochinvar Avenue, is three stories tall.
- One public comment letter was received from the California Housing Defense Fund (CalHDF) in support of the project.



Public Outreach – Community Meetings

- **November 13, 2025:** Online + In-person meeting
 - 38 members of the public in-person and 11 members online
- **February 25, 2026:** In-person meeting at project site
 - 30 members of the public in-person
- **Overall concerns:** loss of retail of existing commercial space and displacement of small business, traffic concerns, project timeline, and who initiated redevelopment process
- Applicant addressed concerns by explaining the role of the state housing laws, RHNA requirements, General Plan land use designation's allowance for residential development, and the property owner initiated the sale of property which Pulte and Waymark are redeveloping.
- Following the first community meeting, the applicant worked with the property owner and management company to address tenant concerns regarding relocation assistance (i.e. free rent, extension of leases, broker assistance in finding new spaces to lease).



Revised Condition of Approval

- Revise Condition G9 General condition to update the Reach Code year from 2022 to 2025.



CEQA Evaluation

- An Initial Study and Mitigated Negative Declaration (IS/MND) was prepared for the Architectural Review in accordance with the California Environmental Quality Act (CEQA) to address the potential environmental impacts of the project.
- The Initial Study did not find any substantial evidence that the project will have a significant effect on the environment after implementation of required mitigation measures.
- The MND and Notice of Intent were posted on the City's website and were circulated for 20-day and was approved at the DRH on June 17, 2026, a publicly noticed meeting.
- The proposed Vesting Tentative Subdivision Map is consistent with the approved MND and would not result in a new impact on the environment or significantly increase the severity of any previously identified impact.



Recommendation

1. Recommend that the City Council find that the proposed subdivision is within the scope of the adopted Mitigated Negative Declaration (MND) prepared for the project and no further environmental analysis is required.
2. Adopt a resolution recommending the City Council approve the Vesting Tentative Subdivision Map for the reconfiguration of existing adjacent parcels and subdivision for condominium purposes for 147 units and for one commercial building located at 3521 and 3591 Homestead Road, subject to findings and conditions of approval.



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