

RESOLUTION NO. _____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA CLARA, CALIFORNIA RECOMMENDING THAT THE CITY COUNCIL APPROVE A VESTING TENTATIVE CONDOMINIUM MAP FOR THE PROPOSED DEVELOPMENT OF SIX SINGLE FAMILY HOUSING UNITS, ONE DEEMED MODERATE RATE AFFORDABLE LOCATED AT 4503 CHEENEY STREET, SANTA CLARA

WHEREAS, on September 13, 2023, Jeff Aguilar of Valley Oak Partners (“Applicant”) submitted a preliminary application under Senate Bill (SB) 330 (2019);

WHEREAS, on February 2, 2024, the Applicant filed an Architectural Review application (PLN24-00034) to redevelop a 18,651 square-foot parcel, located at 4503 Cheeney Street (“Project Site”) with six residential single family units;

WHEREAS, on December 11, 2024, the Architectural Review to Demolish an Existing Single-Family Residence and Construct Six New Single-Family Detached Residences, of Approximately 2,772 Square Feet with One Affordable Unit at the Moderate Level of Affordability was approved at the Development Review Hearing (DRH);

WHEREAS, on January 22, 2024, the Applicant filed an application (PLN24-00044) for a Vesting Tentative Condominium Map to subdivide the subject property to accommodate the proposed development;

WHEREAS, the proposed vesting tentative map is consistent with the approved site plan and improvements on the Project Site for the development of the residential project approved on December 11, 2024;

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 September 24, 2024, the Subdivision Clearance Committee determined that the application was complete and that the proposed Vesting Tentative Map 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 Vesting Tentative Map;

WHEREAS, the proposal is to create six residential units with common areas to serve the development (“Project”) as shown on the Vesting Tentative Map, attached hereto and incorporated herein by this reference;

WHEREAS, a determination that the proposed six unit project was categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332 (Class 32 – In-Fill Development Projects) was made at the Development Review Hearing on December 11, 2024;

WHEREAS, the proposed Vesting Tentative Map is consistent with the previously approved Project (Architectural Review approval) and would not result in a new impact on the environment or significantly increase the severity of any previously identified impact;

WHEREAS, on September 25, 2025, notices of the public hearing on the Vesting Tentative Map were mailed to all property owners within 500 feet of the property, according to the most recent Assessor’s roll; and

WHEREAS, the Planning Commission held a duly noticed public hearing on October 8, 2025, at which time all interested persons were given an opportunity to provide testimony and the Commission considered the 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 Vesting Tentative 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 six residential condominium units that is consistent with the General Plan Designation of Low Intensity Residential's density standards, creates additional residential development in proximity to jobs, incrementally advancing the City's goals to produce new housing, provides an affordable housing unit which forwards Residential Land Use Goal 5.3.2-G3 to disperse affordable housing units across the City, is compatible in both character and size with neighboring low intensity residential development (Policy 5.3.1-P29), and subject to conditions set forth in the Conditions of Vesting Tentative Map Approval, 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 5.3.1-P8) ; and furthermore complies with General Plan Land Use and Transitional Goals and Policies of the General Plan by redeveloping a low density residential lot from a single-family unit to six single family units, meeting the density allowed and creating additional transition in scale and intensity of use from the existing surrounding Planned Development units to the single-family housing adjacent to the south.

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 intensity of development, in that the Project Site is located in an urbanized area and is served by existing utilities and infrastructure.

E. The design of the subdivision and type of improvements are not likely to cause serious health problems, in that the proposed residential 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 vesting tentative map 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, is a previously developed site, and the proposed Condominium Map is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332 (Class 32 – In-Fill Development Projects).

G. The design of the vesting tentative map and type of improvements will not conflict with easements acquired by the public at large or use of property within the proposed Condominium in that it is designed to avoid encroachment and conflicts with public easements in the site design.

H. The vesting tentative map provides, to the extent feasible, for future passive or natural heating or cooling opportunities, in that it will adhere 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 in the Staff Report 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 Vesting Tentative Map to the City Council, substantially in the form on file as shown on the attached Vesting Tentative Map and 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 8TH DAY OF OCTOBER 2025, 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 Map Approval