



City of Santa Clara

Development Review Hearing

April 17, 2024

Item #5

1957 Pruneridge Avenue

April 17, 2024



1957 Pruneridge Avenue

Request

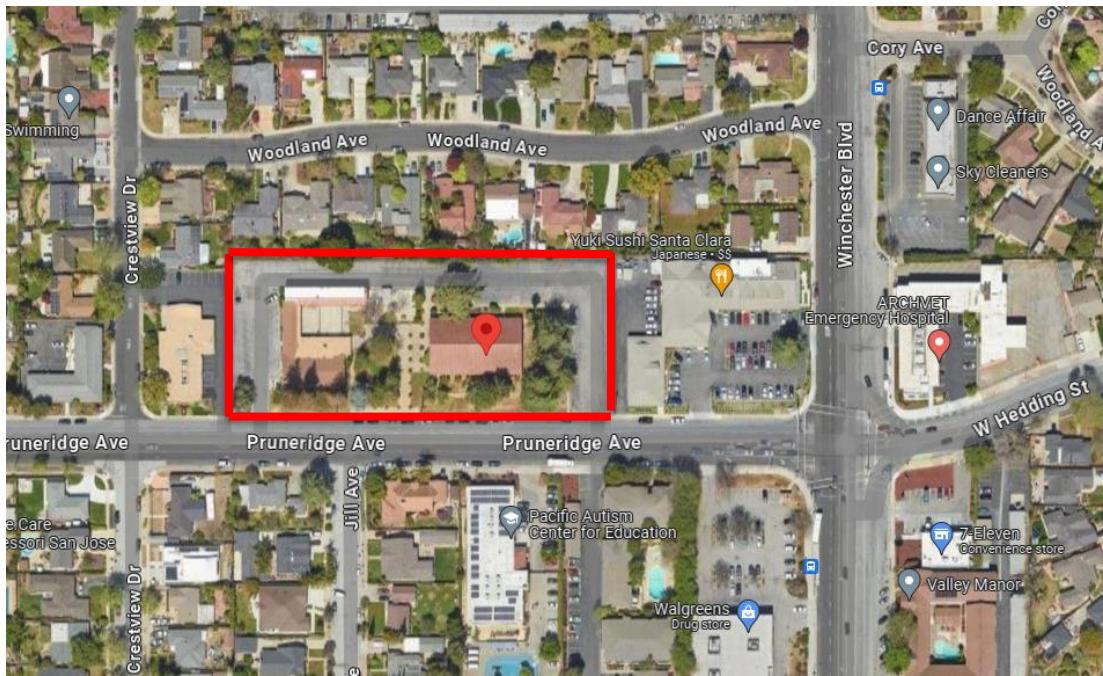
- **Architectural Review** for the development of 22 detached single-family residences and associated on- and off-site improvements.



1957 Pruneridge Avenue

Existing Conditions

- 2.47 acre site
- Developed with the former St. Marks Episcopal Church complex
- Neighboring properties include a mix of residential and commercial land uses
- Transit accessible to VTA bus service





1957 Pruneridge Avenue

Public Outreach and Actions

- **Virtual Community Meetings: November 16, 2022 and August 30, 2023** *Presentation of proposed development of 22 detached single-family homes for public review and input*
- **Historical and Landmarks Commission: December 7, 2023** *Consideration and Recommendation to City Council of an Environmental Impact Report (EIR) for the demolition of a potentially significant structure to construct a residential development with 22 detached single-family dwellings*



1957 Pruneridge Avenue

Public Outreach and Actions (continued)

- Planning Commission: February 21, 2024**

Recommendation to City Council to certify EIR and Adopt CEQA Findings, Statement of Overriding Considerations and MMRP; Approve Rezone from Public, Quasi-Public, and Public Park or Recreation (B) to Planned Development (PD); and Approve Vesting Tentative Subdivision Map to subdivide the property into individual for-sale lots and four common lots, subject to conditions

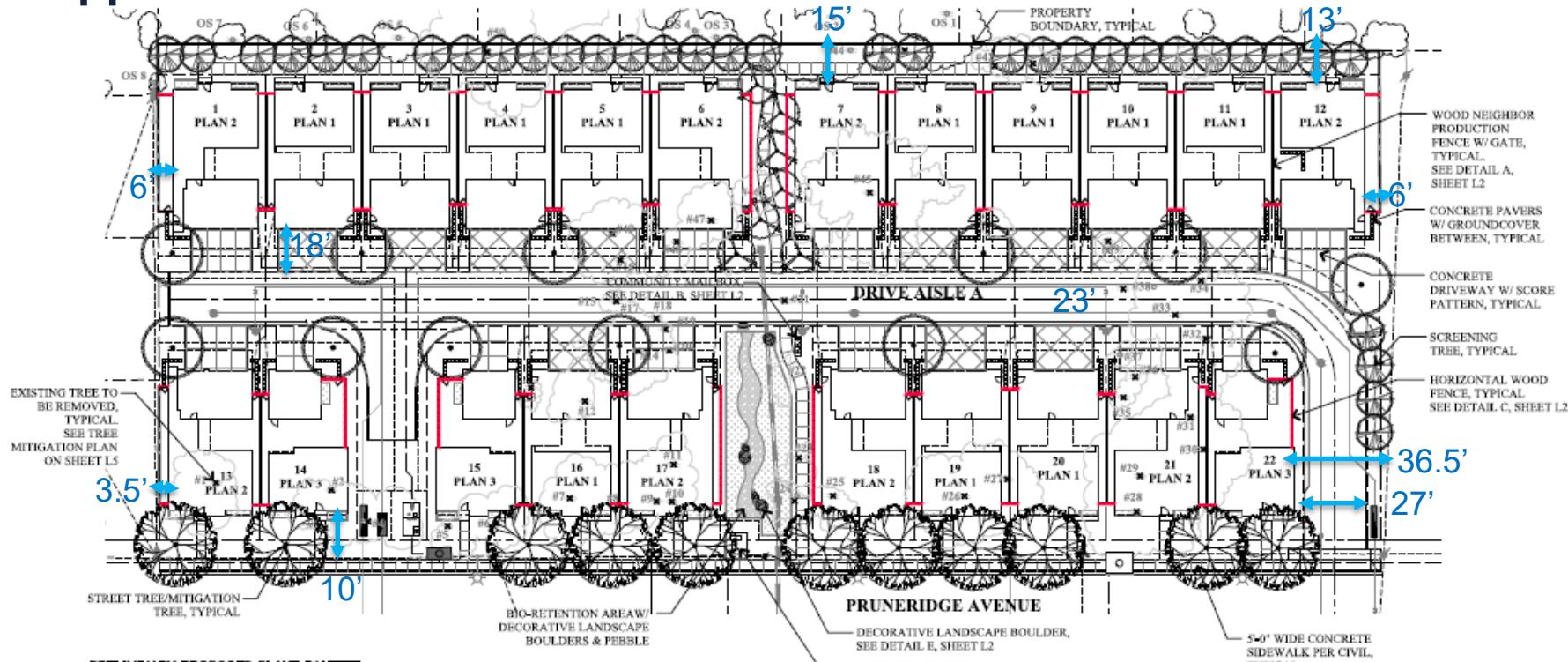
- City Council: March 19, 2024**

Certify EIR and Adopt CEQA Findings, Statement of Overriding Considerations and MMRP; and Approve Rezone from B to PD and Vesting Tentative Subdivision Map, subject to conditions



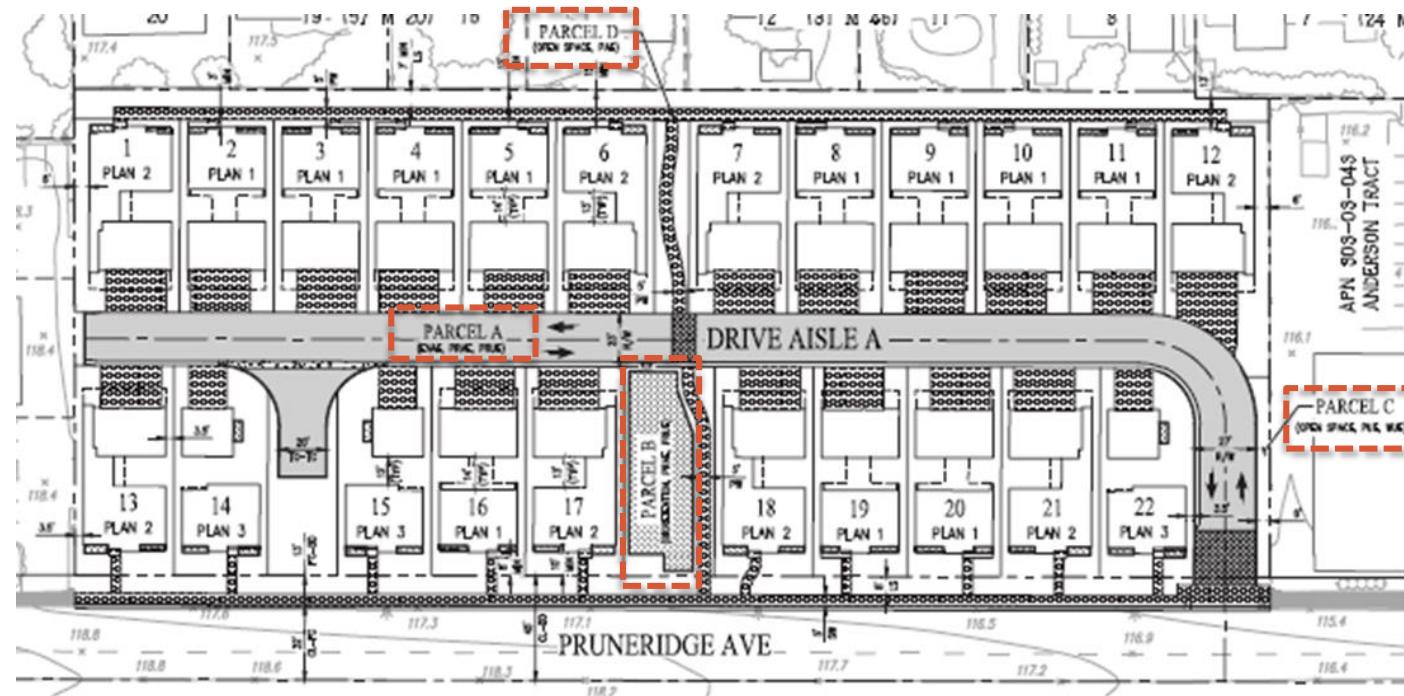
1957 Pruneridge Avenue

Approved Site Plan



1957 Pruneridge Avenue

Approved Vesting Tentative Subdivision Map





1957 Pruneridge Avenue

Recommendation

- **Determine** the project is consistent with the project's certified Final EIR; and
- **Approve** Architectural Review for the development of 22 detached single-family residences and associated on- and off-site improvements, subject to conditions.



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Shade/Shadow Study





Shade/Shadow Study





Shade/Shadow Study





Shade/Shadow Study





Open Space

