



City Council
July 15, 2025

Item # 6 RTC 25-426
2303 Gianera Street

Afshan Hamid
Community Development Director

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2303 Gianera Street



City of Santa Clara
The Center of What's Possible

Request to Council:

- Adoption of the **Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program**
- **Rezone** from R2 - Low Density Residential to PD Planned Development
- **Vesting Tentative Subdivision Map** for eight for-sale lots and one common parcel with associated on- and off-Site improvements

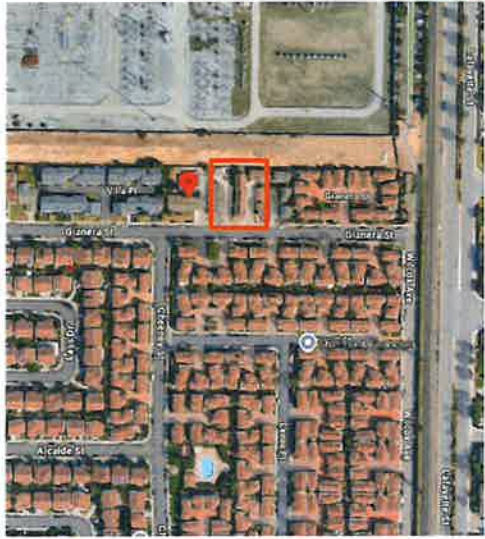
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Existing Site


- **Size: 16,893 Square-Feet**
- **Surrounding Uses:**
 - **N:** ROW – Right of Way
 - **S:** Planned Development - Low Density Residential
 - **E:** Planned Development - Low Density Residential
 - **W:** Planned Development - Low Density Residential
- **General Plan Designation:** Low Density Residential
- **Zoning at time of Application – R1-6L**
- **Current Zoning:** R2 - Low Density Residential



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Rezone Scope

- The General Plan Designation of Low Density Residential allows for 8 – 19 Dwelling units an acre, however the R1-6L Zoning District does not allow multi-family or for the proposed parcel to meet the 8-19 dwelling units an acre
- A rezone of the property to PD, utilizing flexible development standards, and allowing the construction of housing at a density consistent with the General Plan designation for the property
- The proposed PD zoning establishes development standards in the density and site design compatible with existing and approved land uses surrounding the project site.
- The proposal meets all Zoning Code requirements

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Project Scope

8 Semi-Attached 2-story single family units:


- 2 parking spaces each unit and 2 additional guest parking spaces
- 2,500 square feet in total
- 29'-6" height
- One below market rate unit
- No waivers or concessions



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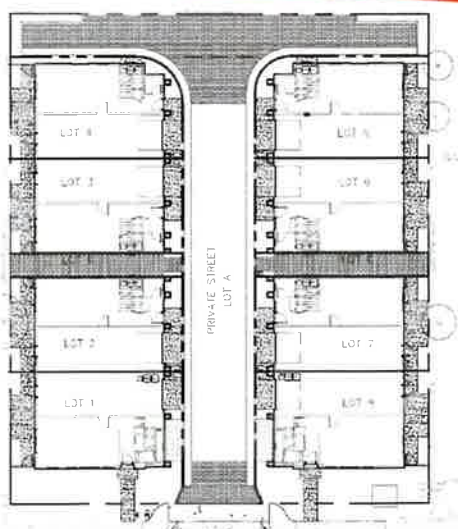
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Subdivision Map Scope


- Proposal for eight for-sale lots and one common parcel
- Subdivision Committee Cleared the project on January 09, 2024
- Subdivision map meets all City and Zoning Code



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Planning Commission Action


Planning Commission Hearing: June 11, 2025

- 7-0 to recommend adoption of the Mitigated Negative Declaration and the Mitigation Monitoring and Reporting Program
- 7-0 to recommend adoption of the Rezoning from R2 – Low Density Residential to PD - Planned Development
- 7-0 to recommend adoption of the Tentative Subdivision Map

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Public Outreach

- March 24, 2025 – hybrid public outreach meeting
- Notices of the meetings were mailed by the Property Owner/Applicant to about 500 properties within 1,000 feet of the project
- Approximately 10 members of the public attended
- Comments focused on:
 - Traffic and Parking – Currently the applicant meets all zoning code regulations
 - Dwellings Size – Size of development is comparable to other nearby planned developments
 - Landscaping – Applicant will both plant trees / shrubs on site and pay a fee in-lieu for additional landscaping

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CEQA Evaluation

- The evaluation takes into account the potential environmental impacts of the project addressed in the Mitigated Negative Declaration prepared for the project in accordance with the California Environmental Quality Act and was circulated for public review for 20 days.
- Mitigation measures are proposed for the project and would be implemented through the Mitigation Monitoring and Reporting Program.

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Recommendation

1. Adopt a resolution to adopt the Mitigated Negative Declaration and the Mitigation Monitoring and Reporting Program for the 2303 Gianera Street Project.
2. Adopt a resolution to approve a Rezoning from R2 – Low Density Residential to PD - Planned Development, subject to findings and conditions of approval.
3. Adopt a resolution to approve a Tentative Subdivision Map, subject to findings and conditions of approval.

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The seal of the City of Santa Clara, California, is circular. It features a central illustration of a mission-style building with a red roof and a bell tower, set against a blue sky with clouds and green grass. The year "1852" is prominently displayed in the center. The outer ring of the seal contains the text "CITY OF SANTA CLARA CALIFORNIA" at the top and "THE MISSION CITY" at the bottom.

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