

RESOLUTION NO. _____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA CLARA, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL APPROVE THE GENERAL PLAN AMENDMENT FROM REGIONAL MIXED USE TO MEDIUM DENSITY RESIDENTIAL ON A 2.87-ACRE SITE FOR THE PROPERTY LOCATED AT 2780 EL CAMINO REAL, SANTA CLARA

PLN2017-12669 (General Plan Amendment)
PLN2017-12712 (Rezone)
PLN2017-12713 (Vesting Tentative Subdivision Map)
CEQ2017-01037 (Mitigated Negative Declaration)

BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SANTA CLARA AS FOLLOWS:

WHEREAS, on June 6, 2017, Prometheus Real Estate Group (“Applicant”) made an application for a General Plan Amendment in connection with development of a 2.87 acre site located at 2870 El Camino Real, which is currently occupied by the vacant 36,500 square foot Moonlite Lanes Bowling Alley, a surface parking lot, and landscaping (“Project Site”) in order to change the General Plan Land Use Designation to allow a medium density residential development;

WHEREAS, the General Plan Amendment proposes to change the existing land use designation of the Project Site from Regional Mixed Use to Medium Density Residential to allow residential development at 20 dwelling units per acre (du/ac) without a commercial component;

WHEREAS, on June 27, 2017 the Applicant subsequently filed applications to rezone the Project Site from Community Commercial (CC) to Planned Development (PD) to construct 58 townhomes, at 20 units per acre, and subdivide the property into individual for-sale lots and 13 common lots to serve the development with a Vesting Tentative Subdivision Map (“Project”) as shown on the Development Plans, attached hereto and incorporated herein by this reference;

WHEREAS, Government Code Section 65353 requires the Planning Commission to hold a public hearing prior to making a recommendation on the amendment of the General Plan; and

WHEREAS, on April 25, 2018, a newspaper notice for this item was published in the *Santa Clara Weekly* for the Planning Commission meeting of May 9, 2018, and on April 26, 2018 notices of public hearing were also posted within 1,000 feet of the Project Site and mailed to property owners within 1,000 feet of the Project Site for the Planning Commission meeting of May 9, 2018;

WHEREAS, before considering the General Plan Amendment for the Project Site, the Planning Commission reviewed and considered the information contained in the Mitigated Negative Declaration and Mitigation Monitoring or Reporting Program for the Project;

WHEREAS, the Planning Commission has reviewed the General Plan Amendment; and,

WHEREAS, on May 9, 2018, the Planning Commission conducted a public hearing, at which time all interested persons were given an opportunity to give testimony and provide evidence in support of and in opposition to the proposed General Plan Amendment.

NOW THEREFORE, BE IT FURTHER 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. General Plan Amendment Findings. That the Planning Commission finds and determines that the General Plan Amendment is in the interest of the public good for the following reasons:

A. The proposed amendment is deemed to be in the public interest, in that the proposed Project provides an opportunity to locate medium density residential development in proximity to commercial uses and existing and planned transit services that would transition in scale and intensity of use with existing and planned land uses. The proposal would provide high quality ownership housing and contribute to the City's diversified housing stock. The proposal redevelops an underutilized commercial property and visually improves the Project Site and surrounding neighborhood with physical and financial investment in the construction of a

modern and aesthetically pleasing townhome development, with parking, site improvements, and landscaping on the Project Site and streetscape enhancements along the public right-of-way fronting the Project Site.

B. The proposed General Plan amendment is consistent and compatible with the rest of the General Plan and any implementation programs that may be affected, in that the proposed General Plan change would allow the development of a housing project at 20 units per acre in a manner that is compatible with approved and proposed development in the vicinity of the Project Site. The proposal is consistent with the General Plan Land Use and Transition Goals and Policies in that it transforms the property from a vacant, low-intensity commercial use to a medium density residential development that would transition in scale and intensity of use with existing and planned land uses; and is in proximity to transit with multi-modal connections to local and regional transit service to support transit ridership and reduce vehicle miles traveled.

C. The potential impacts of the proposed amendment have been assessed and have been determined not to be detrimental to the public health, safety, or welfare, in that the proposal has been analyzed in accordance with the California Environmental Quality Act (CEQA) and all feasible mitigations to reduce potential environmental impacts to less than significant levels are identified and included as part of the Project.

D. The proposed amendment has been processed in accordance with the applicable provisions of the California Government Code and the California Environmental Quality Act (CEQA), in that a Mitigated Negative Declaration has been prepared, noticed, and circulated for 30-day public review and comment to the State Office of Planning and Research, interested parties, and property owners within 1,000 feet of the Project Site was noticed and circulated on April 2, 2018 for 30-day public review and closed on May 3, 2018.

3. That the Planning Commission hereby recommends that the City Council, pursuant to Government Code § 65358, amend the General Plan by changing the General Plan Land Use

Designation for the Project Site to Medium Density Residential to allowable medium density residential development on the 2.87 acre site.

4. That, based on the findings set forth in this Resolution, the Mitigated Negative Declaration Resolution and the evidence in the City Staff Report and such other evidence as received at the public hearing on this matter the Planning Commission hereby recommends that the City Council approve the General Plan Amendment.

5. 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 9th DAY OF MAY 2018, BY THE FOLLOWING VOTE:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAINED: COMMISSIONERS:

ATTEST: _____
ANDREW CRABTREE
DIRECTOR OF COMMUNITY DEVELOPMENT
CITY OF SANTA CLARA

Attachments Incorporated by Reference:

1. Development Plans

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