

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY OF SANTA CLARA,
CALIFORNIA APPROVING A REZONING FROM PUBLIC,
QUASI-PUBLIC, AND PUBLIC PARK OR RECREATION (B) TO
PLANNED DEVELOPMENT (PD) TO ALLOW A RESIDENTIAL
DEVELOPMENT CONSISTING OF 22 DETACHED SINGLE-
FAMILY RESIDENCES LOCATED AT 1957 PRUNERIDGE
AVENUE, SANTA CLARA**

PLN22-00505 (Rezone)
PLN23-00264 (Vesting Tentative Subdivision Map)
SCH#2023100200 (Environmental Impact Report)

WHEREAS, on September 6, 2022, SCS Development (“Owner”) filed a development application for the 2.47-acre site located at 1957 Pruneridge Avenue (APN:303-03-025), which is developed as the St. Mark’s Church complex and consists of a one-story parish hall and administration building, two-story classroom, church building, surface parking lots and site landscaping (“Project Site”);

WHEREAS, the Owner simultaneously applied to rezone the Project Site from Public, Quasi-Public, and Public Park or Recreation (B) to Planned Development (PD) and subdivide the land through a Vesting Tentative Subdivision Map application to allow the construction of 22 two-story for-sale detached single-family residences, associated on- and off-site improvements and four common lots to be used as a utility corridor, vehicle access, landscape open space, and bioretention areas to serve the development (“Project”), as shown on the attached Development Plans and Vesting Tentative Subdivision Map, incorporated herein by this reference;

WHEREAS, a Draft Environmental Impact Report (“DEIR”) was prepared in accordance with the California Environmental Quality Act (“CEQA”) and the City circulated copies of the DEIR and Notice of Availability for 45-day review to the public agencies which have jurisdiction by law with respect to the Project, as well as to other interested persons, organizations and agencies; and the City sought the comments of such persons, organizations and agencies. The City received no public or agency comments on the DEIR and subsequently prepared and circulated a Final

EIR (“FEIR”), for 10-day review in accordance with CEQA, that includes minor revisions to text and Figure 2.2-1 (Conceptual Site Plan) and Figure 2.2-2 (Landscape Plan) that do not change the conclusions of the DEIR;

WHEREAS, a Mitigation Monitoring and Reporting Program (“MMRP”) has been prepared for implementation with Project development to reduce potentially significant impacts identified in the DEIR, FEIR and Appendix to the FEIR, that combined constitute the EIR for the Project, to less than significant and a Statement of Overriding Considerations for the significant unavoidable impact associated with the proposed demolition of the church building with Project development, that cannot be mitigated to less than significant, has been prepared in accordance with CEQA;

WHEREAS, the Santa Clara City Code (SCCC) provides for the review and recommendation of the City’s Planning Commission of all rezoning requests before action is to be taken by the City Council;

WHEREAS, on February 21, 2024, the Planning Commission held a duly noticed public hearing to consider the Project, EIR, MMRP, and all pertinent information in the record, at the conclusion of which, the Commission voted unanimously to recommend that the Council approve the rezone.

WHEREAS, on February 8, 2024, the notice of public hearing for the February 21, 2024, Planning Commission meeting and March 19, 2024 City Council meeting for this item was mailed to property owners within a 1,000 foot radius of the Project Site boundaries, according to the most recent assessor’s roll, and

WHEREAS, on March 19, 2024, the City Council held a duly noticed public hearing to consider the Rezoning application, at which time all interested persons were given an opportunity to give testimony and evidence offered in favor and in opposition to the Project.

NOW THEREFORE, BE IT RESOLVED BY THE CITY OF SANTA CLARA AS FOLLOWS:

1. That the City Council hereby finds that the above Recitals are true and correct and by this reference makes them a part hereof.

2. That the City Council hereby rezones the Project Site from Public, Quasi-Public, Public Park or Recreation (B) to Planned Development (PD) to allow 22 two-story for-sale detached single-family residences, associated on- and off-site improvements and four common lots to be used as a utility corridor, vehicle access, landscape open space, and bioretention areas to serve the development, as shown on the attached Development Plans and conditioned as specified in the attached Conditions of Rezoning Approval, incorporated herein by this reference.

3. Pursuant to SCCC Code Section 18.112.050, the City Council determines that the following findings exist in support of the rezoning:

A. The existing zoning is inappropriate or inequitable, in that the existing zoning for the Project Site does not allow residential development and creation of housing opportunities envisioned by the 2010-2035 General Plan. The Planned Development (PD) zoning would allow residential development to implement the General Plan's Housing Element more fully than the existing Public, Quasi-Public, and Public Park or Recreation (B) zoning designation for the Project Site.

B. The proposed zone change will conserve property values, protect or improve the existing character and stability of the area in question, and will promote the orderly and beneficial development of such area in that the proposal redevelops an underutilized property and visually improves the Project Site and surrounding neighborhood with physical and financial investment in the construction of a modern, high quality, residential home ownership development with on-site parking, site improvements, landscaping, and streetscape enhancements.

C. The proposed zone change is required by public necessity, public convenience, or the general welfare of the City in that the proposed zone change provides residential development consistent with the General Plan designation for the Project Site and for-sale high-

quality homeownership opportunities for 22 households, of which three of the residences shall be available at affordable income levels; and in furtherance of the City's climate goals, the Owner has committed to constructing All-Electric Buildings without the installation of any natural gas infrastructure.

D. The proposed zone change would allow imaginative planning and design concepts to be utilized that would otherwise be restricted in other zoning districts in that the proposed zone change would allow flexibility in the development standards to construct for-sale detached residences that are compatible with existing and planned development in the surrounding residential and commercial area.

4. That based on the findings set forth in this resolution and the evidence in the City Staff Report, EIR and MMRP, the City Council hereby rezones the Project Site to allow development of 22 detached single-family residences, as shown on the attached Development Plans and conditioned as specified in the attached Conditions of Rezoning Approval.

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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 CITY COUNCIL, AT A REGULAR MEETING THEREOF HELD ON THE 19th DAY OF MARCH, 2024, BY THE FOLLOWING VOTE:

AYES: COUNCILORS:

NOES: COUNCILORS:

ABSENT: COUNCILORS:

ABSTAINED: COUNCILORS:

Attachments Incorporated by Reference:

1. Development Plans
2. Vesting Tentative Subdivision Map
3. Rezone Conditions of Approval

ATTEST: _____
JOVAN GROGAN
CITY MANAGER
CITY OF SANTA CLARA