


City Council

Item# 6
RTC 21-990
190 N. Winchester
Boulevard Rezoning

September 7, 2021

1




City of Santa Clara
The Center of What's Possible

190 N. Winchester Blvd.

Request

Rezone existing development from Planned Development (PD) to Planned Development (PD) to eliminate the age restriction language for occupancy to senior households age 55 or older to allow resident occupancy of all ages



2

2



190 N. Winchester Blvd.

Considerations

- General Plan: Policies support senior housing; mix of housing types
- Parking ratio: Hexagon Transportation Consultants analysis indicates small increase in traffic and adequate parking for proposed use
- Affordable housing: Voluntary proposal to add 9 units (5 at 100% AMI & 4 at 120% AMI)
- Community Input: Concern from existing residents
- Planning Commission voted 6-1-0-0 to recommend that the Council deny the proposed rezoning to remove the age restriction requirement for occupancy to senior households age 55 or older to instead allow residents of all ages

5

5




190 N. Winchester Blvd.

Alternatives

- Adopt a Resolution to approve a rezone from Planned Development (PD) to Planned Developed (PD) of the property located at 190 N. Winchester Boulevard.
- Adopt a Resolution to deny a rezone from Planned Development (PD) to Planned Developed (PD) of the property located at 190 N. Winchester Boulevard.

6

6

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 text "CITY OF SANTA CLARA CALIFORNIA" is written in a circle around the top, and "THE MISSION CITY" is written around the bottom. The year "1852" is prominently displayed in the center of the seal.

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