

RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA CLARA, CALIFORNIA RECOMMENDING THAT THE CITY COUNCIL AMEND TITLE 18 OF “THE CODE OF THE CITY OF SANTA CLARA, CALIFORNIA” TO ADD CHAPTER 18.27, REGULATIONS FOR THE PATRICK HENRY DRIVE ZONING DISTRICTS, TO MODIFY BICYCLE PARKING RATIOS IN CHAPTER 18.74, PARKING REGULATIONS, AND TO APPLY THE PATRICK HENRY DRIVE ZONING DISTRICT TO THE PATRICK HENRY DRIVE PLAN AREA**

SCH # 2019120515

PLN2019-14257 (EIR, Specific Plan, General Plan Amendment, and Zoning Amendment)

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

**WHEREAS,** the City of Santa Clara (the “City”) is contemplating the adoption of the Patrick Henry Drive Specific Plan (the “Project”), a specific plan for a transit-oriented pedestrian-friendly neighborhood of up to 12,000 residential units with supportive retail uses, located on approximately 62 net acres of land located within one-half mile of the Tasman Drive light rail line that are currently developed with industrial uses;

**WHEREAS,** the proposed Specific Plan also includes an alternative development scenario that allows for up to 10,300 residential units, with up to 785,000 square feet of office space and up to 310,000 square feet of other nonresidential uses; and

**WHEREAS,** under the proposed Specific Plan, the Patrick Henry Drive area is intended to be a walkable urban neighborhood, with parking reflective of a variety of available transit modes, including bicycle parking;

**WHEREAS,** the General Plan contemplates that Future Focus Areas will include a variety of forms of high-density urban housing, including podium buildings, residential towers, and residential mixed-use buildings;

**WHEREAS,** as a part of implementation of the Specific Plan, the City intends to adopt a General Plan Amendment (“GPA”) to amend the General Plan land use diagram by changing

the existing land use designation of the Project Site from Light Industrial to four residential designations including Very High Density (51-100 du/ac); Village Residential (60-149 du/ac); Urban Village Residential (100-149 du/ac); and Urban Center Residential (120-250 du/ac); and one flexible residential/commercial designation entitled High Density Flex (60-149 du/ac or up to a 2.0 floor area ratio of commercial development);

**WHEREAS**, the Patrick Henry Drive Area is currently zoned Light Industrial (ML), which allows for uses such as manufacturing, processing, repairing and storing products;

**WHEREAS**, the Santa Clara City Code (“SCCC”) currently does not include the required zoning districts that implement the General Plan designations proposed in the Patrick Henry Drive plan area;

**WHEREAS**, in order to effectuate the Project and the higher-density residential uses envisioned by the General Plan, it therefore is necessary to (a) create a new residential zoning districts that are consistent with and that implement the General Plan designations in the Patrick Henry Drive plan area, (b) rezone the Patrick Henry Drive Plan Area using those zoning designations, and (c) modify standards for bike parking;

**WHEREAS**, SCCC Section 18.112.040 provides for the review and recommendation by the Planning Commission of all proposed zoning amendments before any action is taken by the City Council;

**WHEREAS**, before considering the creation of the Chapter 18.27, the rezoning of the Patrick Henry Drive plan area, the Planning Commission reviewed and considered the potential environmental impacts of the Project and identified mitigation measures in the Environmental Impact Report for the Project (SCH#2019120515) (the “EIR”), in accordance with the requirements of CEQA;

**WHEREAS**, the Planning Commission has recommended that the City Council certify the EIR;

**WHEREAS**, the Project approvals will include a resolution certifying the EIR; a resolution approving the GPA; a resolution approving the Patrick Henry Drive Specific Plan; and an

ordinance (a) amending the Santa Clara City Code to include a new Chapter containing the zoning districts relevant to the Patrick Henry Drive plan and new standards bicycle parking and (b) applying the new zoning designations across the Patrick Henry Drive Plan Area (collectively, the “Approvals”); and

**WHEREAS**, on January 26, 2022, the Planning Commission held a duly noticed public hearing to consider the rezoning application, at which time interested persons were given an opportunity to give testimony and provide evidence in support of and in opposition to the proposed rezoning.

**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. That the Planning Commission hereby recommends that the City Council amend SCCC Title 18 (“Zoning”), by adding a new Chapter 18.27 entitled, “Regulations for the Patrick Henry Drive Zoning Districts”, as more specifically set forth in the draft Ordinance, attached hereto and incorporated herein by this reference.
3. That the Planning Commission recommends that the City Council amend the City of Santa Clara Zoning Map to apply the zoning designations contained in Chapter 18.27 to the Patrick Henry Drive Plan Area, bounded by the Mission College campus to the South, Calabasas Creek to the East, the Hetch-Hetchy right-of-way to the North, and Great America Parkway to the West, and as shown on the attached Patrick Henry Drive zoning designations map.

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4. 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 26<sup>TH</sup> DAY OF JANUARY, 2022, 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. Draft City Council Ordinance
2. Patrick Henry Drive zoning designations map

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