

RESOLUTION NO. _____

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF SANTA CLARA, CALIFORNIA
RECOMMENDING THAT THE CITY COUNCIL ADOPT
THE MITIGATED NEGATIVE DECLARATION AND THE
MITIGATION MONITORING OR REPORTING PROGRAM
FOR THE MEDIUM DENSITY RESIDENTIAL
DEVELOPMENT PROJECT 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 the development of a 2.87 acre site located at 2780 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”);

WHEREAS, the application proposes a General Plan Amendment from Regional Mixed Use to Medium Density Residential and Rezone from Community Commercial (CC) to Planned Development (PD) to allow construction of a three-story, 58 unit townhome development with private street, on-site resident and visitor parking, common landscaped areas, and public and private site improvements, and includes a Vesting Tentative Subdivision Map to create ownership and common area lots to serve the development (“Project”), as shown on the Development Plans, attached hereto and incorporated herein by this reference;

WHEREAS, pursuant to the California Environmental Quality Act (CEQA), and the regulations implementing the Act, specifically 14 Cal. Code of Regs § 15070, this

Project was determined after an Initial Study to identify potentially significant effects on the environment which could be avoided with the implementation of mitigation measures, resulting in the drafting of a Mitigated Negative Declaration (“MND”) and Mitigation Monitoring or Reporting Program (“MMRP”);

WHEREAS, in conformance with CEQA, the MND was noticed and circulated on April 2, 2018 for a 30-day public review period to the State Office of Planning and Research, Santa Clara County Clerk’s Office, interested parties, and property owners within 1,000 feet of the Project Site, and closed on May 3, 2018;

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, the Planning Commission held a public hearing on May 9, 2018 to consider the Project, and the MND and MMRP during which the Planning Commission invited and considered any and all verbal and written testimony and evidence offered in favor of and in opposition to the Project; and

WHEREAS, the Planning Commission reviewed and considered the MND and MMRP, and all pertinent information in the record.

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 finds that all potentially significant environmental impacts that may directly or indirectly result from the Project would be reduced to a less-than-significant level by the mitigation measures specified in the MND and MMRP.

3. That the Planning Commission hereby finds that the MND is complete, prepared in compliance with CEQA, and represents the independent judgment of the Planning Commission.

4. That the Planning Commission hereby recommends that the City Council find that the MND and MMRP completed for this Project has been completed in compliance with CEQA, and that approval of this project as mitigated will have no significant negative impacts on the area's environmental resources, cumulative or otherwise, as the impacts as mitigated would fall within the environmental thresholds identified by CEQA.

5. That the Planning Commission hereby recommends that the City Council adopt the MND and MMRP for the Project as required by the CEQA Guidelines (14 Cal. Code of Regs. § 15074(d)).

6. Pursuant to 14 Cal. Code of Regs. Section 15091(e), the City Council hereby designates the Director of Community Development as the Custodian of Records for the Project, and the Planning and Inspection Division at City Hall, 1500 Warburton Avenue, Santa Clara, California, is the location of the documents and other material that constitute the record of proceedings upon which this decision is based.

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7. 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. Mitigation Monitoring or Reporting Program (MMRP)
2. Development Plans

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