

RESOLUTION NO. _____

**A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF SANTA CLARA, CALIFORNIA RECOMMENDING
THAT THE CITY COUNCIL APPROVE A REZONING FROM
COMMUNITY COMMERCIAL (CC) TO PLANNED
DEVELOPMENT (PD) OF 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 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, an associated General Plan Amendment proposes to change the existing land use designation for the Project Site from Regional Mixed Use to Medium Density Residential;

WHEREAS, the Project Site is currently zoned Community Commercial (CC);

WHEREAS, in order to effectuate the development application and its change in use, the Applicant proposes to rezone the Project Site 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; that includes a Vesting Tentative Subdivision Map to create 58 for-sale residential lots and 13 common area lots to serve the development (“Project”) as shown on the Development Plans, attached hereto and incorporated herein by this reference;

WHEREAS, a Mitigated Negative Declaration (“MND”) was prepared for the Project and a Notice of Availability was issued on April 2, 2018 for 30-day agency and public review in accordance with California Environmental Quality Act (CEQA) and closed on May 3, 2018;

WHEREAS, the MND identified potential significant impacts of Project development that with implementation of the mitigation measures identified in the Mitigation Monitoring or Reporting Program (“MMRP”) will reduce potential mitigation measures to less than significant and will be incorporated into the Project;

WHEREAS, Santa Clara City Code (SCCC) Section 18.112.040 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 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; and

WHEREAS, on May 9, 2018, the Planning Commission held a public hearing to consider the rezoning application, at which time all interested persons were given an opportunity to give testimony and the Commission considered the information presented in the Staff Report, MND, MMRP and all verbal and written evidence.

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 rezone the Project Site, as shown on the attached Development Plans and conditioned as specified in the attached Conditions of Approval, incorporated by this reference, from Community Commercial

(CT) 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 on the Project Site.

3. Pursuant to SCCC Code Section 18.112.010, the Planning Commission 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 to meet existing population and employment growth. The Planned Development (PD) zoning would allow residential development that more closely implements the General Plan's vision for the El Camino Real Focus Area to provide a range of housing types in proximity to retail and transit corridors that will support transit investments and reduce vehicle miles travelled, whereas the existing Community Commercial (CC) zoning does not allow residential uses.

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 a vacant, underutilized property and visually improves the Project Site and surrounding neighborhood with physical and financial investment in the construction of a modern and aesthetically pleasing residential 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 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.

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 the construction of a high quality, ownership residential project that is compatible with neighboring low intensity residential development and planned development within the El Camino Real Focus Area.

4. That based on the findings set forth in this resolution and the evidence in the City Staff Report, MND and MMRP, the Planning Commission hereby recommends that the City Council rezone the Project Site as set forth herein.

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. Conditions of Approval
2. Development Plans

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