

RESOLUTION NO. _____

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF SANTA CLARA, CALIFORNIA,
RECOMMENDING THAT THE CITY COUNCIL APPROVE
ADDENDUM #1 TO THE MISSION TOWN CENTER FINAL
ENVIRONMENTAL IMPACT REPORT FOR THE
RESIDENTIAL/MIXED USE PROJECT LOCATED AT 575
BENTON STREET, SANTA CLARA**

SCH#2015032076

CEQ2015-01188 (Mission Town Center FEIR Addendum#1)

PLN2017-12489 (General Plan Amendment)

PLN2017-12574 (Application for Rezoning)

PLN2017-12575 (Vesting Tentative Parcel Map)

PLN2017-12837 (Development Agreement)

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

WHEREAS, on February 9, 2017, Prometheus Real Estate Group (“Applicant”) made an application for the development of a 5.7-acre site located at 575, 611, 625, 645, 675 Benton Street, 3340, 3370, 3390, 3410 The Alameda; 1188, 1250 Sherman Street; 602 Fremont Street, a 5.7-acre site located at the intersection of Benton Street and El Camino Real, which is currently occupied by several commercial, light industrial buildings, associated parking lots, and residential units (“Project Site”);

WHEREAS, the application proposes to rezone the Project Site to a Planned Development (PD) Zone to allow construction of residential/mixed use development comprised of up to 355 apartment units, approximately 20,000 square feet (sf) of retail space and potentially an additional 2,364 square feet of commercial space within the 8 live-work units, approximately 6,000 sf of amenity space including leasing space, amenity roof deck, and pet spa and a parking garage (“Project”);

WHEREAS, the Project approvals will include a General Plan Amendment from Santa Clara Station High Density Residential to Santa Clara Station Very High Density

Residential; a rezoning of the Project Site to a Planned Development (PD) zone; the vacation and sale of a portion of Fremont Street east of the Alameda and a portion of Sherman Street north of Benton Street; along with the adoption of a Development Agreement Ordinance.

WHEREAS, on February 23, 2016, the City Council reviewed the FEIR prepared for the Mission Town Center Project and certified the Final Environmental Impact Report (FEIR) and adopted the Findings and the Mitigation Monitoring Program pursuant to California Environmental Quality Act (CEQA);

WHEREAS, the Mission Town Center Project analyzed in the FEIR included the demolition of the existing buildings on the project site and the construction of a mixed-use residential development that would consist of 385 apartment units, three distinctive private open spaces, approximately 27,000 square feet of ground floor retail, 6,000 square feet of amenity space, three courtyards, 4,000 square feet of leasing space, and 839 parking spaces.

WHEREAS, Prometheus Real Estate Group has submitted an application to the City of Santa Clara to develop a mixed-use development similar to the project analyzed in the Mission Town Center FEIR. The current project includes reduction in the number of the residential units from 385 to 355, the retail space square footage, and number of the parking spaces.

WHEREAS, the City of Santa Clara has prepared a draft Addendum #1 to the Mission Town Center FEIR, which concludes that the proposed project is substantially the same as the previously evaluated project, that the environmental effects of the proposed development project are adequately analyzed in the FEIR, certified in February 2016,

and that there are no changes in circumstances or substantial new information that would trigger the need for further environmental review under CEQA; and

WHEREAS, the Planning Commission has reviewed the FEIR Addendum #1 for the Project, the City Staff reports pertaining to the FEIR Addendum#1 and all evidence received at a duly noticed public hearing on May 23, 2018, and all of these documents and evidence are incorporated herein by this reference into this Resolution.

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 the FEIR Addendum #1 has been presented to the Planning Commission, which reviewed and considered the information and analysis contained therein.
3. That the Planning Commission hereby finds that the FEIR Addendum #1 has been completed in compliance with CEQA.
4. That the Planning Commission hereby finds that the FEIR Addendum #1 concluded that the proposed project would not result in any new significant adverse impacts, nor an increase in the severity of any significant impacts identified previously and studied in the FEIR.
5. That the Planning Commission finds that there have been no changes in circumstances in the project area that would result in new significant impacts or more severe impacts, and the magnitude of previously identified environmental impacts would not be substantially different.

6. That all documents referenced in the FEIR Addendum #1 were made available for public review and will be included in the public record file.

7. Based on the findings set forth in this Resolution and the evidence in the City Staff Report, the Planning Commission hereby recommends that the City Council approve the FEIR Addendum#1 for the Project.

8. 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 13th DAY OF JUNE, 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 - Rezone
2. Development Plans

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