

RESOLUTION NO. _____

**A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF SANTA CLARA, CALIFORNIA RECOMMENDING
THAT THE CITY COUNCIL APPROVE A VESTING TENTATIVE
SUBDIVISION MAP AT 1205 COLEMAN AVENUE, SANTA
CLARA**

SCH#2017022066
CEQ2016-01025 (EIR)
PLN2016-12318 (General Plan Amendment and Rezoning)
PLN2016-12321 (Vesting Tentative Subdivision Map)
PLN2016-12481 (Development Agreement)

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

WHEREAS, on November 9, 2016, TOD Brokaw, LLC (“Owner”) made an application for the development of a 21.4 acre site located at 1205 Coleman Avenue (APNs: 230-46-069 and 230-46-070), which is currently undeveloped (“Project Site”) and within the Santa Clara Station Focus Area;

WHEREAS, the application proposes a General Plan Amendment from Santa Clara Station Regional Commercial (commercial up to 3.0 FAR), Santa Clara Station High Density Residential (37-50 du/acre), and Santa Clara Station Very High Density Residential (51-100 du/acre) to Santa Clara Station Very High Density Residential (51-100 du/ac) with a minimum commercial FAR of 0.20; a Zoning Code text amendment to add a new zoning designation of Very High Density Mixed-use (VHDMU); and a rezone of the Project Site from Light Industrial (ML) to the new VHDMU designation to allow the construction of 1,600 multi-family dwelling units, an 182,000 square foot full-service hotel with 225 rooms, 15,000 square feet of ground floor ancillary retail, surface and structured parking, private streets, landscaped open space, on- and off-site public right-of-way improvements, and site infrastructure and utilities to support the development;

WHEREAS, pursuant to Section 17.05.210 of the Code of the City of Santa Clara ("SCCC"), a Tentative Subdivision Map shall be required for all divisions of land into five or more parcels;

WHEREAS, on September 11, 2018 the Subdivision Clearance Committee determined that the application was complete and that the proposed Vesting Tentative Subdivision Map should proceed to the Planning Commission in conformance with Section 17.05.300 of the SCCC;

WHEREAS, SCCC Section 17.05.300(g) requires that the Planning Commission make recommendations of denial, approval or conditional approval to the City Council on the Tentative Subdivision Map;

WHEREAS, the proposal is to create four mixed-use residential/commercial parcels, a commercial parcel, a dedicated public park parcel, and six common lots to serve the development ("Project") as shown on the Vesting Tentative Subdivision Map attached as part of the Development Plans hereto and incorporated herein by this reference;

WHEREAS, a Draft Environmental Impact Report ("DEIR") was prepared in accordance with CEQA and the City circulated copies of the DEIR and Notice of Availability to the public agencies which have jurisdiction by law with respect to the Project, as well as to other interested persons, organizations and agencies, and the City sought the comments of such persons, organizations and agencies. The City prepared and circulated written responses to the comments received during the Comment Period and included those responses in a Final Environmental Impact Report ("FEIR"), in accordance with CEQA.

WHEREAS, a Mitigation Monitoring and Reporting Program has been prepared for implementation with Project development to reduce potentially significant impacts identified in the EIR, to less than significant levels, and a Statement of Overriding Considerations for the significant unavoidable impacts that cannot be mitigated to less than significant has been prepared in accordance with CEQA;

WHEREAS, a notice of the public hearing was published in the *Santa Clara Weekly*, a newspaper of general circulation, on October 31, 2018;

WHEREAS, on November 2, 2018, notices of the public hearing on the Vesting Tentative Subdivision Map were posted within 1,000 feet of the Project Site and mailed to all property owners within 1,000 feet of the property, according to the most recent Assessor's roll, and to all local agencies expected to provide essential facilities or services to the Project; and

WHEREAS, the Planning Commission held a duly noticed public hearing on November 14, 2018 at which time all interested persons were given an opportunity to provide testimony and the Commission considered the information presented in the Staff Report, 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. Vesting Tentative Subdivision Map Findings. Pursuant to California Government Code Sections 66426 and 66428 and SCCC Section 17.05.300(h), the Planning Commission finds and determines that:

A. The Vesting Tentative Subdivision Map is consistent with the objectives, policies, general land uses and programs specified in the City's General Plan in that the Vesting Tentative Subdivision Map subdivides the existing 21.4 acre Project Site into a five mixed-use residential and commercial parcels, one public park parcel and six common parcels for development of 1,600 multi-family dwelling units, an 182,000 square foot full-service hotel with 225 rooms, 15,000 square feet of ground floor ancillary retail, surface and structured parking, private streets, landscaped open space, on- and off-site public right-of-way improvements, and site infrastructure and utilities to support the development compatible with existing and planned land uses in the Santa Clara Station Focus Area surrounding the Project Site, subject to conditions set forth in the Conditions of Tentative Subdivision Map Approval, attached hereto and incorporated by this reference.

B. The design and improvements of the proposed subdivision are consistent with the City's General Plan in that the Vesting Tentative Subdivision Map facilitates development of a high density mixed-use project in proximity to transit. The residential component includes affordable and market rate units that contribute to the City's housing stock, assists to offset the jobs/housing imbalance, and provides ridership to maximize local and regional investments in transit infrastructure. The commercial and park components provide services and amenities to support residents, employees and visitors on-site and assist to reduce vehicle miles travelled with the integration of land uses in Project development. The Project transforms the property from a vacant light industrial use to an active mixed-use development that would transition in scale and intensity of use with existing and planned land uses in the Santa Clara Station Area surrounding the Project Site and serve as a catalyst for investment in the Project area to support increased transit ridership and General Fund revenues.

C. The site is physically suitable for the proposed type of development, in that the Project is an infill transit-oriented mixed-use development that includes a mix of high density housing, local and regional commercial uses, park and landscaped open space and street frontages, and public and private improvements as contemplated in the Santa Clara Station Focus Area.

D. The site is physically suitable for the proposed density of development, in that the Project Site is located in an urbanized area and is served by existing utilities and infrastructure.

E. The design of the subdivision and type of improvements are not likely to cause serious public health problems, in that the Project is a transit supportive mixed-use development consisting of 1,600 multi-family dwelling units, an 182,000 square foot full-service hotel with 225 rooms, 15,000 square feet of ground floor ancillary retail and associated public and private improvements to support the development that is compatible with existing and planned development surrounding the Project Site; that will include and implement Covenants

Conditions and Restrictions for operation and maintenance of the buildings and site improvements; and that does not propose the use of hazardous materials.

F. The design of the subdivision and type of improvements are not likely to cause substantial environmental damage and will not substantially or unavoidably injure fish or wildlife or their habitat in that the Project is located in an urbanized setting, on a developed site, and includes mitigation measures, as identified in the EIR, that reduces impacts to biological resources to less-than-significant levels.

G. The design of the subdivision and type of improvements will not conflict with easements acquired by the public at large or use of property within the proposed subdivision in that the Project is designed to avoid encroachment and conflicts with public easements in the site design.

H. The Tentative Subdivision Map provides, to the extent feasible, for future passive or natural heating or cooling opportunities, in that it would allow flexibility in the development standards to maximize the benefits of green building standards for site and building design.

3. Based on the findings set forth in this Resolution and the evidence in the Staff Report, EIR and such other evidence as received at the public hearings on this matter before the Planning Commission, the Planning Commission hereby recommends approval of the Vesting Tentative Subdivision Map to the City Council, substantially in the form on file as shown on the attached Vesting Tentative Subdivision Map and Conditions of Vesting Tentative Subdivision Map Approval, hereby incorporated by this reference.

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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 14th DAY OF NOVEMBER, 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. Vesting Tentative Subdivision Map
2. Conditions of Vesting Tentative Subdivision Map Approval

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