

RESOLUTION NO. _____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA CLARA, CALIFORNIA RECOMMENDING THAT THE CITY COUNCIL AMEND CHAPTER 18.22, "REGULATIONS FOR VARIOUS MIXED USE COMBINING ZONING DISTRICTS," OF TITLE 18, "ZONING," OF "THE CODE OF THE CITY OF SANTA CLARA, CALIFORNIA," TO ADD A NEW ARTICLE III, "REGULATIONS FOR VHDMD – VERY HIGH DENSITY MIXED USE ZONING DISTRICTS" AND TO REZONE THE 21.4 ACRE PROJECT SITE LOCATED AT 1205 COLEMAN AVENUE, SANTA CLARA, TO THE NEW VHDMD ZONING DESIGNATION

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 in the Santa Clara Station Focus Area, which is currently undeveloped ("Project Site");

WHEREAS, the 2010-2035 General Plan of the City of Santa Clara provides land use classifications and policies for Very High Density Residential development in combination with commercial uses, but the Santa Clara City Code does not currently provide a zoning designation that allows for residential densities above 50 dwelling units per acre in combination with commercial uses consistent with this land use classification;

WHEREAS, the addition of a new zoning district is necessary to allow for the development of an integrated mix of residential and commercial development in a horizontal or vertical spatial arrangement consistent with General Plan policies;

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 Very High Density Mixed Use Zoning District, and the rezoning of the Project Site, 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#2017022066) (the “EIR”), in accordance with the requirements of CEQA;

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

WHEREAS, on November 14, 2018, 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 Article III, “Regulations for VHDMU – Very High Density Mixed-Use Zoning Districts,” to Chapter 18.22 (“Regulations for Various Mixed Use Combining 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 Very High Density Mixed Use (VHDMU) zoning designation to the Project Site.

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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. Draft City Council Ordinance