

RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF SANTA CLARA,
CALIFORNIA APPROVING A REZONING FROM PLANNED
DEVELOPMENT (PD) TO PLANNED DEVELOPMENT (PD) TO
ALLOW A RESIDENTIAL DEVELOPMENT CONSISTING OF
165 AFFORDABLE SENIOR APARTMENTS, 160 MULTI-
FAMILY MIXED-INCOME APARTMENTS, AND 36
TOWNHOUSES, AT 1834 WORTHINGTON CIRCLE, SANTA
CLARA

PLN2016-12389(Rezone)
CEQ2016-01017 (EIR)

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

WHEREAS, on December 5, 2016, The Core Companies (“Applicant”) filed an application for the vacant 5.8 acre site located at 1834 Worthington Circle (“Project Site”);

WHEREAS, the Applicant applied to rezone the Project Site from Planned Development (PD) to Planned Development (PD) to allow a residential development consisting of 165 affordable senior apartments, 160 multi-family mixed-income apartments, and 36 townhouses (“Project”) as shown on the Development Plans, attached hereto and incorporated herein by this reference;

WHEREAS, in conformance with CEQA, an Environmental Impact Report (“EIR”) was prepared for the Project, and was noticed and circulated for a 45-day public Comment Period from April 11, 2018 to May 29, 2018;

WHEREAS, the City prepared written responses to the comments received during the Comment Period and included those responses in a Final Environmental Impact Report (“FEIR”). The FEIR consists of a list of agencies and organizations to which the DEIR was sent, a list of the comment letters received on the DEIR, revisions to the text of the DEIR, responses to comments received on the DEIR, and copies of comment letters. The FEIR was distributed for public review on July 5, 2018;

WHEREAS, On August 8, 2018, the Planning Commission held a duly noticed public hearing to consider the Project, EIR, MMRP, Statement of Overriding Considerations, and all pertinent information in the record, at the conclusion of which, the Planning Commission voted to

recommend that the City Council adopt the EIR, MMRP, and Statement of Overriding Considerations and approve the rezoning and Tentative Map;

WHEREAS, on January 18, 2019, the notice of public hearing for the January 29, 2019 City Council meeting for this item was posted in three conspicuous locations within 300 feet of the project site and was mailed to property owners within a 1000 foot radius; and

WHEREAS, on January 29, 2019, the City Council held a duly noticed public hearing to consider the Project, EIR, MMRP, Statement of Overriding Considerations, and all pertinent information in the record during which the Council invited and considered any and all verbal and written testimony and evidence offered in favor of and in opposition to the Project.

NOW THEREFORE, BE IT FURTHER RESOLVED BY THE CITY OF SANTA CLARA AS FOLLOWS:

1. That the City Council hereby finds that the above Recitals are true and correct and by this reference makes them a part hereof.

2. That the City Council hereby rezones the Project Site from Planned Development (PD) to Planned Development (PD) to allow a residential development consisting of 165 affordable senior apartments, 160 multi-family mixed-income apartments, and 36 townhouses, as shown on the attached exhibit Development Plans and conditioned as specified in the attached Conditions of Rezoning Approval, incorporated herein by this reference.

3. Pursuant to SCCC Code Section 18.112.010, the City Council 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 at the density proposed for the site. The Planned Development (PD) zoning would allow residential development at a higher intensity to foster affordable housing opportunities.

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 large vacant parcel and visually improves the Project Site and surrounding neighborhood with physical and financial investment in the construction of a modern and aesthetically pleasing 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 the proposed zone change provides residential development contemplated by the General Plan and provides high quality homeownership and affordable rental opportunities to the City's 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 flexibility in the development standards to construct townhouses, multi-family buildings, and significant publicly accessible recreation space.

4. That based on the findings set forth in this resolution and the evidence in the City Staff Report, FEIR, MMRP, and Statement of Overriding Considerations, the City Council hereby rezones the Project Site as set forth herein.

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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 CITY OF SANTA CLARA, CALIFORNIA, AT A REGULAR MEETING THEREOF HELD ON THE 29th DAY OF JANUARY, 2019, BY THE FOLLOWING VOTE:

AYES: COUNCILORS:

NOES: COUNCILORS:

ABSENT: COUNCILORS:

ABSTAINED: COUNCILORS:

ATTEST: _____
NORA PIMENTEL, MMC
ASSISTANT CITY CLERK
CITY OF SANTA CLARA

Attachments Incorporated by Reference:

1. Conditions of Rezoning Approval
2. Development Plans

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