

RESOLUTION NO. _____

A RESOLUTION OF THE PLANNING COMMISSION OF SANTA CLARA, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL APPROVE A TWO-YEAR EXTENSION OF THE REZONE FROM COMMUNITY COMMERCIAL (CC) TO PLANNED DEVELOPMENT (PD) FOR A RESIDENTIAL MIXED-USE PROJECT LOCATED AT 2232-2240 EL CAMINO REAL, SANTA CLARA

PLN2017-12723 (Rezone)
PLN2019-13687 (Time Extension)

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

WHEREAS, on January 4, 2019, Elaine Breeze on behalf of SummerHill Apartment Communities (“Applicant”) submitted an application to request a two-year extension of the current entitlement for a rezone from Community Commercial (CC) to Planned Development (PD) to allow a four-story, mixed-use development with 17,909 square feet of commercial floor area and 151 senior apartment units (“Project”) as shown on the Development Plans, attached hereto and incorporated herein by this reference;

WHEREAS, the Project will be constructed on two contiguous parcels totaling 2.74 acres located at 2232-2240 El Camino Real currently occupied by two, one-story commercial buildings totaling approximately 23,000 square feet of floor area, surface parking lot and landscaping (“Project Site”);

WHEREAS, the Project Site is currently zoned as Planned Development (PD), but the PD zoning is set to expire on October 24, 2019;

WHEREAS, in conformance with CEQA, a Mitigated Negative Declaration (MND) was prepared for the Project, and the MND was noticed and circulated for a 30-day public review period from August 9, 2017 to September 11, 2017;

WHEREAS, the MND identified potential significant impacts of Project development that with implementation of the mitigation measures identified in the Mitigation Monitoring and Reporting

Program (“MMRP”) will reduce potential mitigation measures to less than significant and will be incorporated into the Project;

WHEREAS, on October 24, 2017 the City Council concluded a public hearing on this item, adopted the MND and the MMRP, and approved the rezone;

WHEREAS, Santa Clara City Code (SCCC) Section 18.54.070 provides for the review and recommendation of the City’s Planning Commission of time-extension requests before action is to be taken by the City Council;

WHEREAS, on February 15, 2019, a notice of public hearing for the February 27, 2019, Planning Commission meeting for this item was posted in three conspicuous locations within 300 feet of the project site and was mailed to property owners within 500 foot radius; and

WHEREAS, on February 27, 2019, the Planning Commission held a duly noticed public hearing to consider the time extension request, during which all interested persons were given an opportunity to provide testimony and present evidence, both in support of and in opposition to the proposed Project.

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. Pursuant to SCCC Code Section 18.112.010, the Planning Commission determines that the following findings exist in support of the proposed time extension, and still exist in support of the rezoning:

A. The current PD zoning is appropriate, in that the zoning on the Project Site allows residential development and creation of senior housing opportunities near transit and residential services. The continuation of the Planned Development (PD) zoning would allow adequate time for the approved mixed use development that implements the General Plan’s vision for the El Camino Real Focus Area to be constructed.

B. The previously approved rezoning conserves property values, protects and improves 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 an 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 mixed-use development with on-site parking, site improvements, landscaping, and streetscape enhancements.

C. The extension of the previously approved rezone is required by public necessity, public convenience, or the general welfare of the City, in that the extension of the zone change approval provides the opportunity to construct residential and commercial development contemplated by the General Plan for the El Camino Real Focus Area that is designed to activate the streetscape, is pedestrian-oriented, supports public investments in existing and planned transit service along the El Camino Real transit corridor, and provides high quality senior housing opportunities to the City's housing stock.

D. The previously approved rezone includes imaginative planning and design concepts to be utilized that would otherwise be restricted if the entitlement were to expire and revert back to commercial zoning, in that the PD zone will allow flexibility in the development standards to construct a high quality senior apartment project that is compatible with existing and planned development within the El Camino Real Focus Area but is not permitted under the previous commercial zoning designation. The approved project modified zoning development standards for parking to maximize the efficient use of the site for development on a transit corridor with connections to local and regional transit service and destinations for reductions in vehicle miles travelled by residents, employees and visitors to the Project Site.

3. 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 approve the two-year extension of the rezone of the Project Site from Community Commercial

(CC) to Planned Development (PD) to allow construction of a mixed-use development consisting of 17,909 square feet (sf) of commercial space and 151 senior apartment units as shown on the attached exhibit Development Plans and conditioned as specified in the attached Conditions of Rezoning Approval, incorporated herein by this reference.

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 CITY OF SANTA CLARA, CALIFORNIA, AT A REGULAR MEETING THEREOF HELD ON THE ____ DAY OF February, 2019, 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 Rezoning Approval
2. Development Plans

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