

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY OF SANTA CLARA,
CALIFORNIA ADOPTING AMENDMENTS TO THE TASMAN
EAST SPECIFIC PLAN (AMENDMENT #1), A SPECIFIC PLAN
PURSUANT TO GOVERNMENT CODE SECTION 65450, et seq.**

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

WHEREAS, the City of Santa Clara (the “City”) is contemplating the adoption of amendments to the Tasman East Specific Plan (Amendment #1), to replace a proposed street extension for Calle Del Sol with a pedestrian and bicycle paseo, allow for alternate methods of site-wide Transportation Demand Management (TDM) measures, and correct a clerical error in the Plan regarding the affordable housing requirement and an error regarding permissible density ranges;

WHEREAS, the City Council adopted the Tasman East Specific Plan on November 13, 2018 for a transit-oriented pedestrian-friendly neighborhood of up to 4,500 residential units with supportive retail uses, located on approximately 45 acres of land proximate to the Lick Mill Light Rail Station that were developed with industrial uses;

WHEREAS, it has been determined to be difficult to move the City’s Primavera Lift Pump Station, which is currently located where the extension of Calle Del Sol is proposed in the adopted Tasman East Specific Plan;

WHEREAS, replacing the proposed vehicular street extension with a bicycle and pedestrian paseo will not adversely affect vehicular circulation in the area greater than determined through the previously adopted Environmental Impact Report (“EIR”) (SCH#2016122027);

WHEREAS, the adopted Tasman East Specific Plan identifies a site-wide TDM measure that requires property owners to provide SMARTPASSES through the Valley Transportation Authority to all residents after 3,000 residents occupy the Plan boundary area for a period of three years;

WHEREAS, an amendment is proposed to the adopted Tasman East Specific Plan's requirement for SMARTPASSES so that alternative measures would be also accepted as site-wide TDM in order to incentivize additional alternate modes of travel;

WHEREAS, an amendment is also proposed to the affordable housing requirements in the Specific Plan to make the requirements consistent with the City's Affordable Housing Ordinance;

WHEREAS, the Council's motion on November 13, 2018 was to adopt staff's recommendation, which included the affordability requirement of 15%, subject a reduction to 12% for densities between 120 and 140 du/ac, and a further reduction to 10% for densities above 140 du/ac. Due to an oversight, however, page 12 of the Specific Plan itself was never updated to reflect the tiered affordability structure contained in Ordinance No. 1992. The amendment would make a technical correction to page 12 of the Specific Plan so that it will conform to Ordinance No. 1992;

WHEREAS, a specific plan is a tool for providing regulatory direction for specific parts of a city, and can include policy guidance, regulatory requirements, and design guidelines;

WHEREAS, as a part of implementation the Specific Plan, the City amended Title 18 ("Zoning"), of the City Code to create a new Transit Neighborhood zoning district, and to apply the zoning designation across the Project Site;

WHEREAS, an amendment to the Transit Neighborhood zoning district is proposed to allow non-residential uses within the first three floors of a mixed use building in order to allow flexibility to support commercial uses complementary to residential activity, such as office and co-working uses, within the plan area;

WHEREAS, the proposed Tasman East Specific Plan Amendment is consistent with the Goals and Policies of the Tasman East Future Focus Area in the General Plan;

WHEREAS, on August 26, 2020, the Planning Commission reviewed the Specific Plan Amendment (Amendment #1) and conducted a duly noticed public hearing, at the conclusion of which, the Planning Commission voted to recommend that the City Council adopt the proposed Specific Plan Amendment.

WHEREAS, before considering recommending adoption of the Specific Plan Amendment, the City Council reviewed and considered the potential environmental impacts of the Project, and adopted the Addendum to the EIR in accordance with the requirements of CEQA;

WHEREAS, notice of the public hearing on the proposed Specific Plan Amendment was published in the Weekly, a newspaper of general circulation for the City, on November 4, 2020;

WHEREAS, on November 6, 2020, notice of the public hearing on the proposed Specific Plan Amendment was also mailed to all owners of real property within the Plan boundary area; and

WHEREAS, on November 17, 2020, the City Council reviewed the Specific Plan Amendment (Amendment #1) and conducted a public hearing, at which time all interested persons were given an opportunity to give testimony and provide evidence in support of and in opposition to the proposed Specific Plan Amendment.

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. Specific Plan Findings. That the City Council finds and determines that the proposed Specific Plan amendments are in the interest of the public good for the following reasons:

A. The proposed amendments to Specific Plan (Amendment #1) are deemed to be in the public interest, in that:

The Specific Plan is located in an urbanized area served by existing municipal services and implements smart growth principles by redeveloping underutilized properties with

high intensity mixed-use, pedestrian- and transit-oriented development that will contribute to the City both socially and economically.

B. The proposed amendments to the Specific Plan (Amendment #1) are consistent and compatible with the General Plan and any implementation programs that may be affected, in that:

The amendments to the Specific Plan (Amendment #1) further and are consistent with the goals, policies and major strategies of the General Plan that enhance the City's quality of life, preserve and cultivate neighborhoods, promote sustainability, enhance City identity, support General Plan Focus Areas and community vitality, maintain the City's fiscal health and quality of services, and maximize health and safety benefits with the creation of a new land use designation that allows for the development of a high-density mixed-use transit-oriented environment.

C. The proposed amendments to the Specific Plan (Amendment #1) have been processed in accordance with the applicable provisions of the California Government Code and the California Environmental Quality Act (CEQA), in that:

An Addendum to the Final EIR for the Tasman East Specific Plan was prepared in accordance with CEQA and made available for public viewing with the posted materials on August 21, 2020 for the Planning Commission Hearing and on November 13, 2020 for the City Council hearing regarding the amendments to the Specific Plan (Amendment #1).

D. The potential impacts of the proposed amendment have been assessed and have been determined not to be detrimental to the public health, safety, or welfare, in that:

An Addendum to the Final EIR for the Tasman East Specific Plan was prepared in accordance with CEQA and as it was determined that no substantial changes are proposed in the amendments to the Specific Plan (Amendment #1) which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial

increase in the severity of previously identified significant effects, and the City Council adopted the Addendum to the Final EIR.

3. That based on the findings set forth in this Resolution, the Approvals, and the evidence in the City Staff Report and such other evidence as received at the public hearing on this matter, the City Council hereby adopts the amendments to the Specific Plan (Amendment #1).

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 _____, 2020, BY THE FOLLOWING VOTE:

AYES: COUNCILORS:

NOES: COUNCILORS:

ABSENT: COUNCILORS:

ABSTAINED: COUNCILORS:

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

Attachment Incorporated by Reference:

1. Tasman East Specific Plan Amendment #1