

ORDINANCE NO. 2025

AN ORDINANCE OF THE CITY OF SANTA CLARA, CALIFORNIA, AMENDING CHAPTER 18.25, REGULATIONS FOR THE TRANSIT NEIGHBORHOOD ZONING DISTRICT, OF TITLE 18, ZONING, OF "THE CODE OF THE CITY OF SANTA CLARA, CALIFORNIA" TO ALLOW CERTAIN NONRESIDENTIAL USES AS PERMITTED USES WITHIN THE FIRST THREE FLOORS OF MIXED USE BUILDINGS AND TO MAKE OTHER TECHNICAL CHANGES

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

WHEREAS, on November 13, 2018, the City Council approved adding a new Chapter, 18.25 to the Code of the City of Santa Clara to add regulations for the Transit Neighborhood Zoning District;

WHEREAS, on November 13, 2018, the City Council approved a Specific Plan for the Tasman East Area, which contemplates a transit-oriented pedestrian-friendly neighborhood of up to 4,500 residential units with supportive retail uses, proximate to the Lick Mill Light Rail Station;

WHEREAS, development in the Tasman East Specific Plan Area will include a variety of forms of high-density urban housing, including podium buildings, residential towers, and residential mixed-use buildings and complementary nonresidential activity will further the creation of a complete neighborhood;

WHEREAS, nonresidential uses, such as offices and co-working, have been proposed above ground floor spaces in the Tasman East Specific Plan Area, and the City desires to allow these complementary uses;

WHEREAS, the Tasman East Specific Plan and the Transit Neighborhood Zoning District require a minimum residential density of 100 dwelling units per acre, but the Specific Plan

also includes an exception for preexisting parcels of less than one acre. For such smaller parcels, the Specific Plan allows a residential density of 60 dwelling units per acre; and

WHEREAS, to ensure full consistency between the zoning ordinance and the Specific Plan, the City now intends to amend the Specific Plan to add the exception for smaller lots.

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

SECTION 1: That Section 18.25.030 (entitled "Permitted Uses") of Chapter 18.25 (entitled "Regulations for the Transit Neighborhood (TN) District") of Title 18 (entitled "Zoning") of "The Code of the City of Santa Clara, California" ("SCCC") is hereby amended to read as follows:

"18.25.030 Permitted uses.

- (a) Multiple-family dwellings.
- (b) Home occupation as defined under Chapter 18.06 SCCC.
- (c) Live/work units.
- (d) Supportive housing, subject to the same standards and restrictions as other dwelling units under this chapter.
- (e) Transitional housing, subject to the same standards and restrictions as other dwelling units under this chapter.
- (f) Housing for the Ambulatory Aged.
- (g) On the ground floor of mixed use structures, or in buildings intended solely for retail use, any use permitted in the CC Community Commercial district (Chapter 18.36 SCCC), CN Neighborhood Commercial district (Chapter 18.34 SCCC), or OG General Office district (Chapter 18.32 SCCC), each as amended, except that auto repair and auto

sales, other than product showcase venues, are not permitted, subject to the regulations set forth in this chapter.

(h) On the first three floors of mixed use structures, professional offices, financial and general business offices, and day care, preschool, and nursery school uses.

(i) Outdoor seating and dining areas appurtenant to retail uses.

(j) Live entertainment that is wholly incidental to an otherwise permitted commercial use.

(k) Outdoor walk-up facility appurtenant to retail uses.

(l) On-sale of alcohol appurtenant to restaurant uses.

(m) Neighborhood Light Industrial uses, with a public facing component, including but not limited to breweries, wineries, catering companies, garment manufacturing, and crafts and artists' studios. Such uses shall be operated completely within an enclosed building.”

SECTION 2: That Section 18.25.060 (entitled “Development Standards”) of Chapter 18.25 (entitled “Regulations for the Transit Neighborhood (TN) District”) of Title 18 (entitled “Zoning”) of “The Code of the City of Santa Clara, California” (“SCCC”) is hereby amended to read as follows:

“18.25.060 Development standards.

(a) Maximum Dwelling Unit Density. For the Transit Neighborhood district, the maximum dwelling unit density is 350 dwelling units per acre.

(b) Minimum Dwelling Unit Density. For the Transit Neighborhood district, the minimum dwelling unit density is 60 dwelling units per acre on parcels less than one acre in size legally existing as of November 13, 2018, and 100 dwelling units per acre for all other parcels.

- (c) Minimum Lot area. None.
- (d) Minimum Lot Width. None.
- (e) Building Height Limits. The maximum height limit in the Transit Neighborhood district is 220 feet in height.
- (f) Front Yard requirements. None.
- (g) Side yards requirements. None.
- (h) Maximum Building Coverage. No maximum, subject to providing adequate pervious area to meet stormwater requirements."

SECTION 3: Effective date. This ordinance shall take effect thirty (30) days after its final adoption; however, prior to its final adoption it shall be published in accordance with the requirements of Section 808 and 812 of "The Charter of the City of Santa Clara, California."

PASSED FOR THE PURPOSE OF PUBLICATION this 17th day of November, 2020, by the following vote:


AYES: COUNCILORS: Chahal, Davis, Hardy, O'Neill, and Watanabe and Mayor Gillmor

NOES: COUNCILORS: None

ABSENT: COUNCILORS: None

ABSTAINED: COUNCILORS: None

ATTEST:


NORA PIMENTEL, MMC
ASSISTANT CITY CLERK
CITY OF SANTA CLARA

Attachments incorporated by reference: None