

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE  
CITY OF SANTA CLARA, CALIFORNIA, APPROVING A USE  
PERMIT FOR A MASTER SIGN PROGRAM AT 2350 MISSION  
COLLEGE BOULEVARD, SANTA CLARA, CA**

PLN2020-14759 (Use Permit)

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

**WHEREAS**, on January 11, 2021, David Andris on behalf of South Bay Development, (“Applicant”) submitted a Use Permit application for a Master Sign Program (“Project”) for three contiguous parcels totaling 8.46 acres at 2350 Mission College Boulevard (“Project Site”);

**WHEREAS**, the Project Site is currently zoned Planned Development (PD) and is developed as a mixed-use development with office and ground floor commercial/retail uses and has a General Plan land use designation of High Intensity Office/Research and Development (R&D);

**WHEREAS**, the PD zoning for the Project Site did not include sign approvals as part of the development entitlements;

**WHEREAS**, pursuant to Santa Clara City Code (“SCCC”) Section 18.80.210, issuance of a Use Permit is required to erect signs in PD zoning districts unless provided in the resolution approving the PD;

**WHEREAS**, to effectuate the uniform development and installation of signs on the Project Site the Applicant has prepared a Master Sign Program (“Project”) to govern the size, location, material details and maximum sign area for the Project Site, and is attached hereto as “Master Sign Program”;

**WHEREAS**, the Project is categorically exempt from the California Environmental Quality Act (CEQA) Guidelines per section 15311 – Accessory Structures (Class 11), which exempts the construction of minor structures accessory or appurtenant to existing commercial facilities, including on-site signs;

**WHEREAS**, pursuant to SCCC Section 18.110.040, in order to grant a Use Permit, the Planning Commission must first make specific findings related to the effect of the Project on health, safety, peace, comfort, and general welfare, based upon substantial evidence in the record;

**WHEREAS**, on April 29, 2021, the notice of public hearing for the May 10, 2021 meeting date for this item was posted in at least three conspicuous locations and mailed to all property owners of parcels within 500 feet of the Project Site; and

**WHEREAS**, a duly noticed public hearing was held before the Planning Commission on May 10, 2021 to consider the application. At the public hearing, the Planning Commission invited and considered any and all verbal and written testimony offered in favor of and in opposition to the 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. That based upon substantial evidence in the record of the hearing, including the facts stated in this resolution, the Planning Commission hereby finds that:

A. The establishment or operation of the use or building applied for, under the circumstances of the particular case, are essential or desirable to the public convenience or welfare, in that the Master Sign Program is necessary to equitably allocate identity signage to the respective business tenants of the Project Site;

B. Said use will not be detrimental to any of the following:

1) The health, safety, peace, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use, in that the tenant signage shall be governed by the Master Sign Program and subject to Building Code requirements for fabrication and installation.

2) The property or improvements in the neighborhood of such proposed use, in that the Master Sign Program is designed with a uniform and cohesive style to complement the existing and planned buildings on the Project Site and surrounding high-intensity office R&D development.

3) The general welfare of the City, in that the Master Sign Program elements are designed to support the high intensity office uses and retail services for the benefit of the tenants, employees and visitors to the Project Site and the City's general fund.

C. That said use will not impair the integrity and character of the zoning district, in that the Master Sign Program is designed and conditioned in a manner to be compatible with adjacent high intensity office development and reduce visual clutter with a cohesive and uniform design aesthetic.

D. That said use is in keeping with the purposes and intent of the Zoning Code, in that a Master Sign Program may be conditionally permitted when the use would not be objectionable or detrimental to the adjacent properties in this high-intensity office R&D sector of the City.

3. That the Planning Commission hereby approves Use Permit PLN2020-14759 for a Master Sign Program at 2350 Mission College Boulevard, subject to the conditions of approval as set forth in the "Use Permit Conditions of Approval", attached hereto and incorporated herein by this reference.

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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 SPECIAL MEETING THEREOF HELD ON THE 10th DAY OF MAY, 2021,  
BY THE FOLLOWING VOTE:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAINED: COMMISSIONERS:

ATTEST:

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ANDREW CRABTREE  
DIRECTOR OF COMMUNITY DEVELOPMENT  
CITY OF SANTA CLARA

Attachments Incorporated by Reference: None

1. Master Sign Program