

RESOLUTION NO. _____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA CLARA, CALIFORNIA RECOMMENDING THAT THE CITY COUNCIL AMEND TITLE 18 OF “THE CODE OF THE CITY OF SANTA CLARA, CALIFORNIA” TO ADD CHAPTER 18.27, REGULATIONS FOR THE EI CAMINO REAL CORRIDOR PLANNING AREA

EIR SCH # 2019059029
El Camino Real Specific Plan

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

WHEREAS, the City of Santa Clara (the “City”) intends to allow for the development of a mixed-use, multi-modal corridor anchored by high-density mixed-use activity centers, through a Specific Plan for the El Camino Real Corridor, which contemplates a transit-oriented pedestrian-friendly corridor of up to 6,200 residential units with supportive commercial uses;

WHEREAS, the El Camino Real Area is one of the “Focus Areas” identified in the City’s General Plan, which represent locations with opportunities for more intense development with limited impact on existing Neighborhoods, and each of which is intended to be a pedestrian- and transit-oriented corridor;

WHEREAS, the General Plan contemplates the El Camino Real Focus Area to include a variety of forms of housing, including podium buildings, to provide opportunities for commercial and transit destinations, with an emphasis on mixed-use and higher-intensity development on larger sites; pedestrian-oriented retail at these locations can provide services for surrounding neighborhoods. Higher-density residential at appropriate locations and enhanced streetscape design will encourage pedestrian movement and transit use;

WHEREAS, the El Camino Real Area is currently zoned Throughfare Commercial (CT), Community Commercial (CC) and Medium-Density Multiple-Dwelling (R3-36), which allows for uses such as auto oriented commercial uses, retail and service uses, and multi-unit housing at up to 36 units per acre;

WHEREAS, the Santa Clara City Code (“SCCC”) currently does not include any zoning district that would permit mixed use development above 45 Dwelling Units per acre;

WHEREAS, in order to effectuate the Project and the higher-density residential uses and higher-intensity commercial development at key intersections and development that respects the scale and character of adjacent residential neighborhoods envisioned by the General Plan, it therefore is necessary to (a) create new high-density mixed use zoning districts, and (b) establish a deeper level of affordable housing requirements for the district;

WHEREAS, Sections 18.112.030 and 18.112.040 of the Santa Clara City Code direct the Planning Commission to hold a public hearing on any proposed zoning amendment, and following such hearing, make a recommendation to the City Council;

WHEREAS, notices of the public hearing on the proposed zoning amendments were mailed to all property owners within 300 feet of the Project Site, according to the most recent assessor’s roll, on April 15, 2020;

WHEREAS, on April 28, 2021 and May 10, 2021, the Planning Commission reviewed the proposed the zoning regulations 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 zoning regulations.

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

1. That on the basis of all evidence, oral and written, before it, and under its powers to preserve the health, safety, and welfare of its residents through zoning and planning regulations, the Planning Commission hereby recommends that the City Council amend Title 18 (“Zoning”), by adding a new Chapter 18.27, Regulations for the El Camino Real Corridor, with the following zoning districts: Regional Commercial Mixed Use District (RCMU), Corridor Mixed Use District (CMU), and the Corridor Residential District (CR), as described in the attached Ordinance.

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2. 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: _____
ANDREW CRABTREE
DIRECTOR OF COMMUNITY DEVELOPMENT
CITY OF SANTA CLARA

Attachments Incorporated by Reference:
1. Ordinance