



## Agenda Report

21-1406

Agenda Date: 1/12/2021

### REPORT TO COUNCIL

#### SUBJECT

Action on Adoption of Ordinance No. 2025 amending the Transit Neighborhood Zoning District, the Zoning District applicable to the Tasman East Specific Plan area boundaries, to allow certain non-residential uses within the first three floors of mixed-use buildings and to correct an error regarding permissible density ranges (Deferred from December 16, 2020)

#### COUNCIL PILLAR

Promote and Enhance Economic, Housing and Transportation Development

#### BACKGROUND

At the November 17, 2020 Council meeting, proposed Ordinance No. 2025 was passed for the purpose of publication. Pursuant to City Charter Sections 808 and 812, a summary of proposed Ordinance No. 2025 was published to the Santa Clara Weekly on December 2, 2020 and January 6, 2021, and copies were posted in three public places.

The proposed ordinance was one of three items the City Council considered on November 17, 2020 related to the Tasman East Specific Plan (TESP). The Council adopted the TESP in late 2018, along with establishing a Transit Neighborhood (TN) zoning district, to guide the development of a new 45-acre mixed-use, pedestrian-friendly, transit-oriented development. In addition to authorizing the construction of 4,500 dwelling units, the 2018 approvals provided for 100,000 square feet of neighborhood-oriented and convenience retail uses on the ground floor of buildings.

On November 17, 2020, the Council approved an amendment to the TESP to replace a proposed street extension for Calle Del Sol with a pedestrian and bicycle paseo, to allow for alternate methods of trip reduction, and to correct a clerical error in the Plan regarding the affordable housing requirement. The Council also adopted a resolution to override the Airport Land Use Commission's determination of inconsistency to the San Jose Mineta International Airport's Comprehensive Land Use Plan. In addition, the Council introduced proposed Ordinance No. 2025, which would adopt changes to the Transit Neighborhood Zoning District, and adopted an addendum to the certified Environmental Impact Report (EIR), analyzing all of the above revisions.

#### DISCUSSION

The proposed ordinance would modify the TN zoning district to allow commercial uses including daycare, preschool, and co-working to occur within the first three floors of mixed use buildings. In addition, the ordinance would make a technical correction to the TN district to reflect the density ranges in the adopted Specific Plan, by allowing for a minimum density of 60 dwelling units per acre for existing parcels of less than one acre.

#### ENVIRONMENTAL REVIEW

The Tasman East Specific Plan and TN zoning district were analyzed under an EIR adopted and certified by the City Council on November 13, 2018. On November 17, 2020, the Council adopted an Addendum to the EIR that analyzed all of the TESP-related changes, including the proposed Ordinance.

**FISCAL IMPACT**

There is no fiscal impact to the City other than administrative staff time and expense processing the associated action.

**COORDINATION**

This report was coordinated with the Community Department and City Attorney's Office.

**PUBLIC CONTACT**

A summary of proposed Ordinance No. 2025 was published to the Santa Clara Weekly on December 2, 2020 and January 6, 2021, and copies were posted in three public places and made available for public inspection at the City Clerk's Office.

Public contact was made by posting the Council agenda on the City's official-notice bulletin board outside City Hall Council Chambers. A complete agenda packet is available on the City's website and in the City Clerk's Office at least 72 hours prior to a Regular Meeting and 24 hours prior to a Special Meeting. A hard copy of any agenda report may be requested by contacting the City Clerk's Office at (408) 615-2220, email [clerk@santaclaraca.gov](mailto:clerk@santaclaraca.gov) <<mailto:clerk@santaclaraca.gov>>.

**RECOMMENDATION**

Adopt Ordinance No. 2025 amending the Transit Neighborhood Zoning District to allow certain non-residential uses within the first three floors of a mixed-use building and to correct an error regarding permissible density ranges.

Reviewed by: Reena Brilliot, Planning Manager, Community Development Department

Approved by: Deanna J. Santana, City Manager

**ATTACHMENTS**

1. Ordinance No. 2025 (Intro)