

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY OF SANTA CLARA, CALIFORNIA
APPROVING A VESTING TENTATIVE PARCEL MAP FOR THE
PROPOSED LOT MERGER OF FOUR EXISTING LEGAL
PARCELS INTO ONE LEGAL PARCEL, LOCATED AT 3250 JAY
STREET, SANTA CLARA**

PLN25-00559 (Tentative Map)

WHEREAS, on December 16, 2025, Kier and Wright (“Applicant”) submitted a Vesting Tentative Parcel Map application (PLN25-000559) to allow the merger of four adjacent parcels with a total area of 7.96 acres (APNs: 224-09-178, 224-09-171), located at 3250 Jay Street (“Project Site”);

WHEREAS, pursuant to Section 17.05.220 of the Code of the City of Santa Clara (“SCCC”), a Vesting Tentative Parcel Map shall be required for all subdivisions of land into four or fewer parcels (minor subdivisions);

WHEREAS, on March 17, 2026, the Subdivision Committee determined that the application was complete; and that the proposed Vesting Tentative Parcel Map should proceed to the City Council in conformance with Section 17.05.400 of the SCCC;

WHEREAS, SCCC Section 17.05.400(e) requires that the City Council deny, approve, or conditionally approve the Vesting Tentative Parcel Map;

WHEREAS, the proposal is to merge four adjacent parcels (subject site) with a total area of 7.96 acres as shown on the Vesting Tentative Parcel Map, attached hereto and incorporated herein by this reference;

WHEREAS, the Applicant intends to lease the existing 149,061 sf structures to a third party and make no physical improvements in the short term (the “Lease Proposal”), but has also committed to redeveloping the site in the near future by demolishing the existing buildings, surface parking and landscaping to construct a one-story 160,000 sf industrial building (the “Redevelopment Proposal”);

WHEREAS, on June 10, 2026, a notice of a public hearing to be held on June 23, 2026 was published in the *Weekly*, a newspaper of general circulation;

WHEREAS, on June 11, 2026, notices of the public hearing on the Vesting Tentative Subdivision Parcel Map were mailed to 55 property owners and tenants within 500 feet of the property, according to the most recent Assessor's roll;

WHEREAS, on June 23, 2026, the City Council made a determination that the proposed lot merger was categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Class 15, Section 15315 –Minor Land Divisions for the Lease Proposal, and pursuant to CEQA Guidelines Section 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning for the Redevelopment Proposal; and

WHEREAS, on June 23, 2026, City Council held a duly noticed public hearing to consider the Project, during which the City Council invited and considered any and all verbal and written testimony and evidence offered in favor of and in opposition to the Project.

NOW THEREFORE, BE IT 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. Tentative Parcel Map Findings. Pursuant to California Government Code Sections 66426 and 66428 and SCCC Section 17.05.400(f), the City Council finds and determines that:

A. The Vesting Tentative Parcel Map is consistent with the objectives, policies, general land uses and programs specified in the City's General Plan in that the Tentative Map is consistent with the General Plan Designations of High Intensity Research and Development and Light Industrial. The Redevelopment Proposal is consistent with the objectives, policies, general land uses and programs specified in the City's General Plan in that the proposed 154,500 square foot, high intensity office R&D building complies with the intent of the High-Intensity Office/Research and Development (R&D) land use designation.

B. The design and improvements of the proposed subdivision are consistent with the City's General Plan, in that the General Plan land use designation of High Intensity Office R&D and Light Industrial would be maintained. For the Lease Proposal, no physical changes to the site

are being proposed. The Redevelopment Proposal complies with General Plan Land Use and Transitional Goals and Policies of the General Plan by redeveloping the site with a campus-like developments for corporate headquarters, R&D and supporting uses, with landscaped areas for employee activities.

C. The site is physically suitable for the proposed type of development, in that both proposals are compatible with the adjacent uses and the zoning code, and the zoning and General Plan designation allow for both types of uses.

D. The site is physically suitable for the proposed intensity of development, in that the Project Site is located in an area that includes similarly configured light industrial and/or office R&D properties.

E. The design of the subdivision and type of improvements are not likely to cause serious health problems, in that the Lease Proposal would result in no physical changes to the site, and the Redevelopment Proposal would not be likely to cause serious health problems, in that the proposed building will implement Covenants, Conditions, and Restrictions for operation and maintenance of the site improvements.

F. The design of the subdivision and type of improvements will not cause substantial environmental damage and will not substantially or unavoidably injure fish or wildlife or their habitat. For the Lease Proposal, no physical changes to the property or existing buildings are proposed. For the Redevelopment Proposal, the type of improvements are not likely to cause substantial environmental damage and will not substantially or unavoidably injure fish or wildlife or their habitat in that the Project Site is located in an urbanized setting, is a previously developed site, and the proposed project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Exemption Checklist 15183 for Future Redevelopment.

G. The tentative parcel map will not conflict with any recorded public easements for access through or use of the proposed subdivision. The Lease Proposal would involve no

physical improvements, and so no easements or access would be altered, and the Redevelopment Proposal has been designed to avoid any such conflicts.

H. The tentative parcel map provides, to the extent feasible, for passive or natural heating or cooling opportunities, in that the Lease Proposal does not propose any physical changes to the property or existing building, and the Redevelopment Proposal will adhere to CALGreen energy efficiency measures to conserve energy through building design and site planning.

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 23RD DAY OF JUNE 2026, BY THE FOLLOWING VOTE:

AYES: COUNCILORS:

NOES: COUNCILORS:

ABSENT: COUNCILORS:

ABSTAINED: COUNCILORS:

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

- Attachments Incorporated by Reference:
1. Vesting Tentative Parcel Map
2. Conditions of Vesting Tentative Parcel Map Approval