

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY OF SANTA CLARA, CALIFORNIA
APPROVING A TENTATIVE PARCEL MAP FOR THE
PROPOSED SUBDIVISION OF AN EXISTING LEGAL PARCEL
INTO TWO LEGAL PARCELS, LOCATED AT 906 MONROE
STREET AND 1341 HOMESTEAD ROAD, SANTA CLARA**

PLN25-00304 (Tentative Parcel Map)

WHEREAS, on June 11, 2025, Paul Tai, representing 950 Monroe St. REO, LLC, ("Applicant") submitted a Tentative Parcel Map application (PLN25-00304) to allow the subdivision of an existing parcel (APNs: 269-20-095), located at 906 Monroe Street ("Project Site");

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

WHEREAS, on February 24, 2026, the Subdivision Committee determined that the application was complete; and that the proposed 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 a Tentative Parcel Map;

WHEREAS, the proposal is to subdivide the project site into two parcels as shown on the Tentative Parcel Map, attached hereto and incorporated herein by this reference;

WHEREAS, on April 29, 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 May 7, 2026, notices of the public hearing on the Tentative Parcel Map were mailed to 278 property owners and tenants within 500 feet of the property, according to the most recent Assessor's roll;

WHEREAS, on June 23, 2026, at the regularly scheduled City Council Meeting, the City Council opened the public hearing and then voted to continue the item to July 14, 2026;

WHEREAS, on July 14, 2026, the City Council made a determination that the proposed project was consistent with the Environmental Impact Report (EIR) and Mitigation Monitoring and Reporting Program (MMRP) that the City Council adopted for the Downtown Precise Plan on December 5, 2023, in accordance with the California Environmental Quality Act (CEQA); and

WHEREAS, on July 14, 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 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 Designation of Downtown. The Proposal is consistent with the objectives, policies, general land uses and programs specified in the City's General Plan in that the proposed subdivision complies with the Downtown (DT) land use designation.

B. The proposed subdivision is consistent with the City's General Plan, in that the General Plan land use designation of Downtown would be maintained and the subdivision respects the scale and character of the adjacent historic Old Quad Neighborhood.

C. The site is physically suitable for subdivision, in that no development is proposed and the subdivision will meet all regulations listed in for the Downtown Zoning District and General Plan designation.

D. The site is physically suitable for the proposed intensity of development, in that the Project Site and subdivision is located in an area of the Downtown that includes similarly configured properties.

E. The design of the subdivision is not likely to cause serious health problems, in that the subdivision does not propose any development and therefore will not cause substantial environmental damage nor result in adverse health effects. Any future development shall comply with Building Code requirements and applicable provisions of the City's Reach Code.

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, in that no development is proposed.

G. The tentative parcel map will not conflict with any recorded public easements for access through or use of the proposed subdivision.

H. The tentative parcel map provides, to the extent feasible, in that the project does not propose any development, although all future development shall 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 14TH DAY OF JULY 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. Tentative Parcel Map
2. Conditions of Tentative Parcel Map Approval