

RESOLUTION NO. 18-8520

**A RESOLUTION OF THE CITY OF SANTA CLARA,
CALIFORNIA, APPROVING THE TENTATIVE PARCEL MAP TO
SUBDIVIDE THE 6.95 ACRE PROJECT SITE INTO TWO
PARCELS FOR THE PROPERTY LOCATED AT 3315 SCOTT
BOULEVARD, SANTA CLARA**

PLN2017-12992 (Tentative Parcel Map)

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

WHEREAS, on December 5, 2017, Martin B. Parissenti ("Applicant") filed an application to allow the development on the property located at 3315 Scott Boulevard ("Project Site");

WHEREAS, the applicant requests a Tentative Parcel Map to subdivide the property into two parcels ("Project") as shown on the Tentative Parcel Map, attached hereto and incorporated herein by this reference;

WHEREAS, on May 2, 2018, the notice of public hearing for the May 15, 2018 City Council meeting for this item was published in the *Santa Clara Weekly*, a newspaper of general circulation in the City;

WHEREAS, on May 4, 2018, the notice of public hearing for the May 15, 2018, City Council meeting for this item was posted at least three conspicuous locations within 300 feet of the project site and was mailed to property owners within a 300 foot radius; and

WHEREAS, the City Council held a duly noticed public hearing on May 15, 2018 to consider the Project and all pertinent information in the record 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 FURTHER 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. That this Resolution incorporates, and by this reference makes a part hereof, that certain Tentative Parcel Map, attached hereto as Exhibit "Tentative Parcel Map".

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

A. The Tentative Parcel Map is consistent with the objectives, policies, general land use and programs specified in the City's General Plan in that the new parcels will continue to maintain the General Plan designation of Low Intensity Office/Research and Development and Zoning of Light Industrial (ML). The subdivision will continue to facilitate the development on site in a manner consistent with the General Plan.

B. The design and improvements of the proposed subdivision are consistent with the City's General Plan in that the Tentative Parcel Map facilitates development in accordance with the approved entitlements for the Project Site and is subject to conditions set forth in the Conditions of Approval, attached hereto and incorporated by this reference.

C. The site is physically suitable for the proposed type of development in that the Project Site was planned for office development and is designed in a manner consistent with other low intensity office development within the area.

D. This site is physically suitable for the proposed density of development in that the site is located in an urbanized area served by existing public infrastructure and facilities.

E. The design of the subdivision and type of improvements are not likely to cause serious health problems in that the site is surrounded by light industrial uses and the proposed subdivision does not propose any hazardous impact.

F. The design of the subdivision and 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 is located in an urbanized setting.

G. The design of the subdivision and type of improvements will not conflict with easements acquired by the public at large or use of property within the proposed subdivision in that the Project is designed to avoid encroachment and conflicts with public easements in the site design.

H. The Tentative Parcel Map provides, to the extent feasible, for future passive or natural heating or cooling opportunities, in that the approved office building will incorporate Build It Green measures in future construction and operations.

4. Based on the findings set forth in this Resolution and the evidence in the Staff Report, MND, MMRP and such other evidence as received at the public hearings on this matter, the City Council hereby approves the Tentative Parcel Map, substantially in the form on file as shown in the "Tentative Parcel Map" attached hereto, subject to conditions of approval attached as "Conditions of Tentative Parcel Map Approval" and hereby incorporated by this reference.

5. 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 15th DAY OF MAY, 2018, BY THE FOLLOWING VOTE:

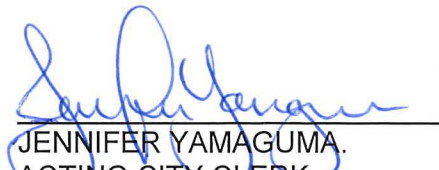
AYES:	COUNCILORS:	Davis, Kolstad, Mahan, O'Neill, and Watanabe and Mayor Gillmor
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NOES:	COUNCILORS:	None
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ABSENT:	COUNCILORS:	None
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ABSTAINED:	COUNCILORS:	None
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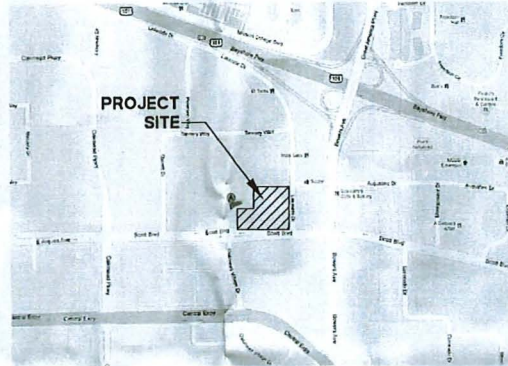
ATTEST:


JENNIFER YAMAGUMA.
ACTING CITY CLERK
CITY OF SANTA CLARA

Attachments incorporated by reference:

1. Tentative Parcel Map
2. Conditions of Tentative Parcel Map Approval

TENTATIVE PARCEL MAP FOR 3325 & 3315 SCOTT BLVD SANTA CLARA, CA 95054



VICINITY MAP
N.T.S.



OWNER/SUBDIVIDER:
SANTA CLARA CAMPUS PROPERTY OWNER I LLC,
A DELAWARE LIMITED LIABILITY COMPANY
C/O
MIDLO EQUITIES
490 S. CALIFORNIA AVE, 4TH FLOOR
PALO ALTO, CA 94306
(650) 328-8500
ATTENTION: MS. JANE VAUGHAN

ASSESSOR'S PARCEL NUMBERS: 216-31-090

PROJECT SUMMARY: TO DIVIDE EXISTING PARCEL C INTO TWO (2) PARCELS

BENCHMARK:
1/2" BRASS DISK IN CONCRETE WITH PUNCH MARK AT CENTER LINE
INTERSECTION OF LAKEVIEW DRIVE AND TANNERY WAY, SANTA CLARA,
SANTA CLARA COUNTY, CALIFORNIA. ELEVATION=27.18 FEET

BASIS OF BEARINGS:
THE BEARING NORTH 89°44'21" EAST OF THE CENTER LINE OF
SCOTT BOULEVARD, AS SHOWN ON PARCEL MAP FILED OCTOBER 17,
2012 IN BOOK 856 OF MAPS AT PAGES 23 THROUGH 26, RECORDS OF
SANTA CLARA COUNTY, WAS USED AS THE BASIS OF BEARINGS
FOR THIS MAP.

MAP NOTES:

1. ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
2. DATE OF FIELD SURVEY WAS COMPLETED JUNE 21, 2011.
3. UNDERGROUND UTILITY AND SERVICE LINES SHOWN ON THIS SURVEY ARE DERIVED FROM RECORD DATA AND/OR SURFACE OBSERVATION AND ARE APPROXIMATE ONLY. NO WARRANTY IS IMPLIED AS TO THE ACTUAL LOCATION, SIZE OR PRESENCE OF ADDITIONAL UTILITY LINES NOT SHOWN ON THIS SURVEY.
4. ON-SITE CIRCULATION ACROSS PROPERTY LINES TO BE PROVIDED BY MUTUAL INGRESS AND EGRESS EASEMENTS. THE EXTENT OF THESE EASEMENTS TO BE DESCRIBED IN THE CCARY.

UTILITY NOTE:

ALL BUILDINGS ON THE PROPERTY HAVE SEPARATE AND INDIVIDUAL UTILITY SERVICES FOR WATER AND FIRE.
STORM, SANITARY SEWER, AND RECLAIMED WATER SERVICES THAT CROSS PROPERTY LINES WILL REQUIRE EASEMENTS.

LOT SUMMARY:

PROPOSED USE OF PROPERTY	EXISTING:	PROPOSED:
ZONING	ML	ML
EXISTING ACREAGE PARCEL 3	6.958	AC
PROPOSED ACREAGE		
PARCEL A	2.569	AC
PARCEL B	4.389	AC
TOTAL	6.958	AC

UTILITY SERVICE SUMMARY:

CITY OF SANTA CLARA: WATER
SEWER
STORM
ELECTRIC
GAS
CABLE
TELEPHONE
AT&T

FLOOD NOTE:

PROPERTY IS LOCATED IN FEMA FLOOD ZONE X
PER SANTA CLARA COUNTY FIRM FLOOD MAP NUMBER 06085C0063H
PARCEL 0063H
EFFECTIVE DATE: MAY 18, 2009

MAP PREPARED BY:

BKF ENGINEERS
1730 R. FIRST STREET, SUITE 600
SAN JOSE, CA 95112
408-467-9117



MARTIN B. PARISENTI, C30747
EXP. 03/2018

DRAWING INDEX

- TM-1 TITLE SHEET
- TM-2 EXISTING CONDITIONS
- TM-3 MAP SHEET
- TM-4 GRADING PLAN
- TM-5 UTILITY PLAN

1650 TECHNOLOGY DRIVE
SUITE 100
SAN JOSE, CA 95110
408-467-9117
408-467-9118 (FAX)



3325 & 3315 SCOTT BLVD
TENTATIVE PARCEL MAP
TITLE SHEET

CALIFORNIA

SANTA CLARA

SANTA CLARA

Revision	Date	By	Check	Scale	Notes
1	06/14/11	MP	MP	AS SHOWN	PREPARED BY: MARTIN B. PARISENTI
2	06/14/11	MP	MP	AS SHOWN	CHECKED BY: MARTIN B. PARISENTI
3	06/14/11	MP	MP	AS SHOWN	APPROVED BY: MARTIN B. PARISENTI
4	06/14/11	MP	MP	AS SHOWN	DATE: 06/14/11
5	06/14/11	MP	MP	AS SHOWN	JOB NO: 1107063

TM-1
1 5





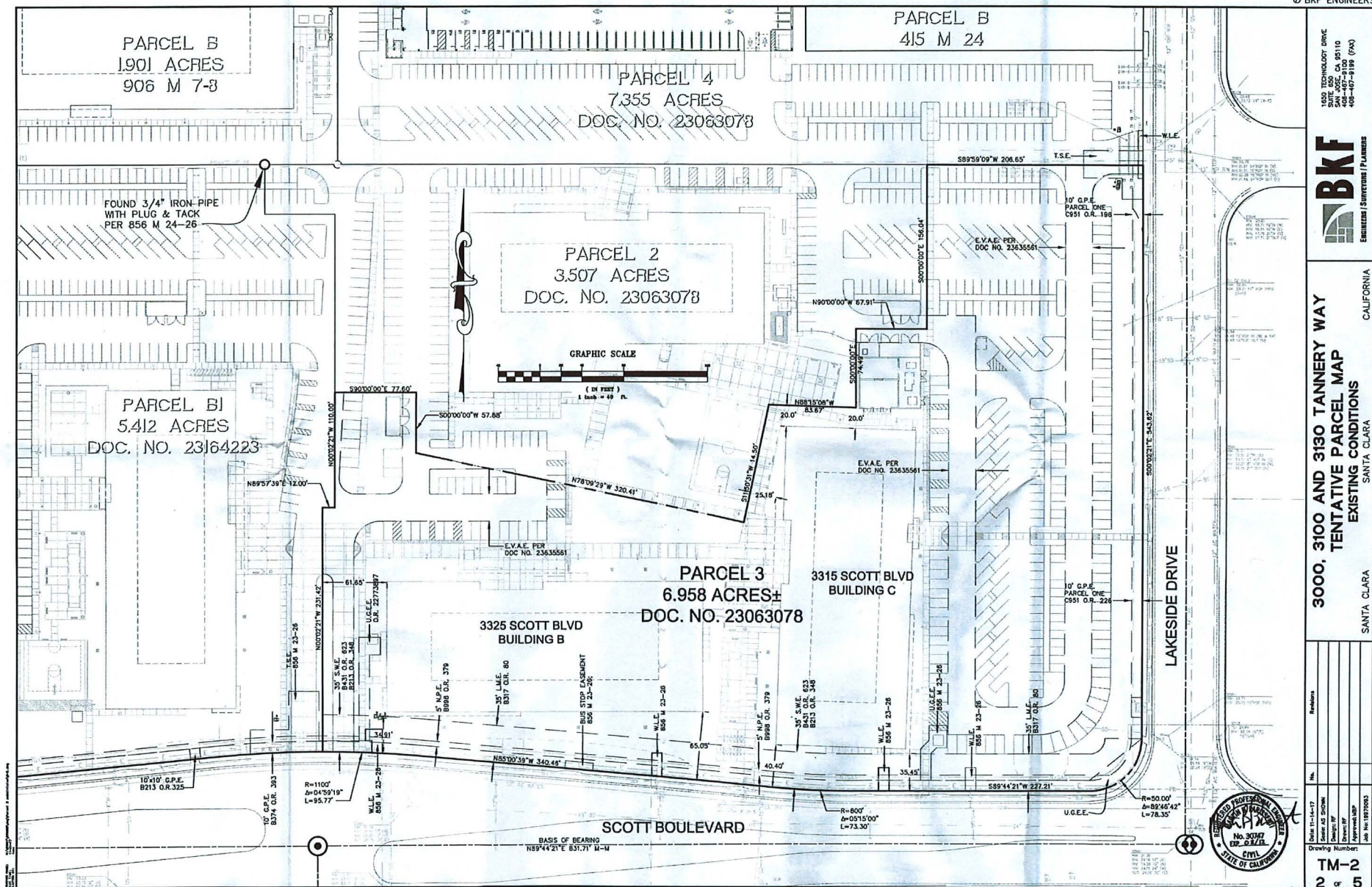
3000, 3100 AND 3130 TANNERY WAY
TENTATIVE PARCEL MAP
EXISTING CONDITIONS

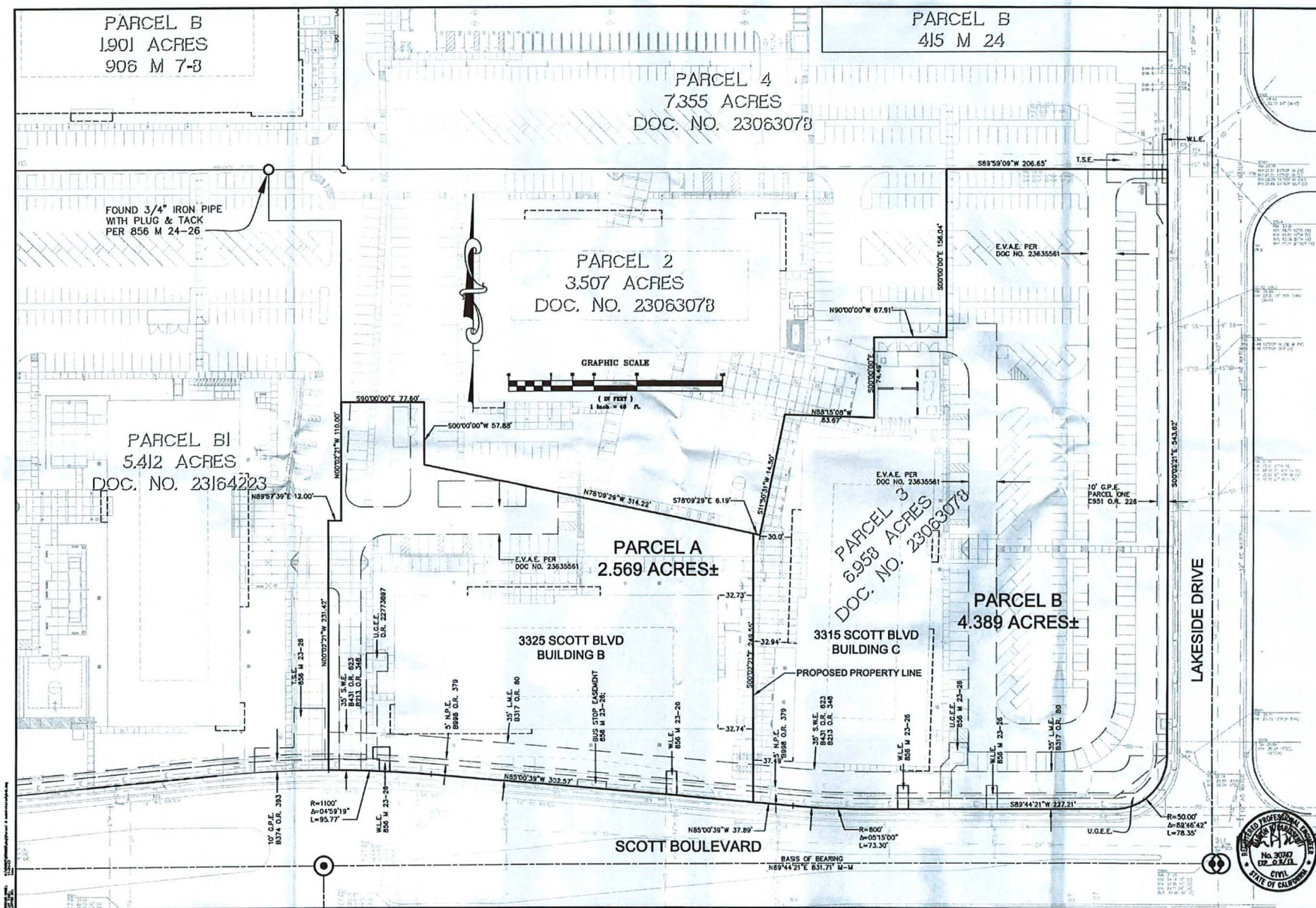
3000

SANTA CLARA

Delta: 11-14-17	No.	Revisions
Scale: A3 3/4"=1"		
Design: RF		
Drawn: RF		
Approved: MBP		
Job No: 19270093		

TM-2
2 of 5







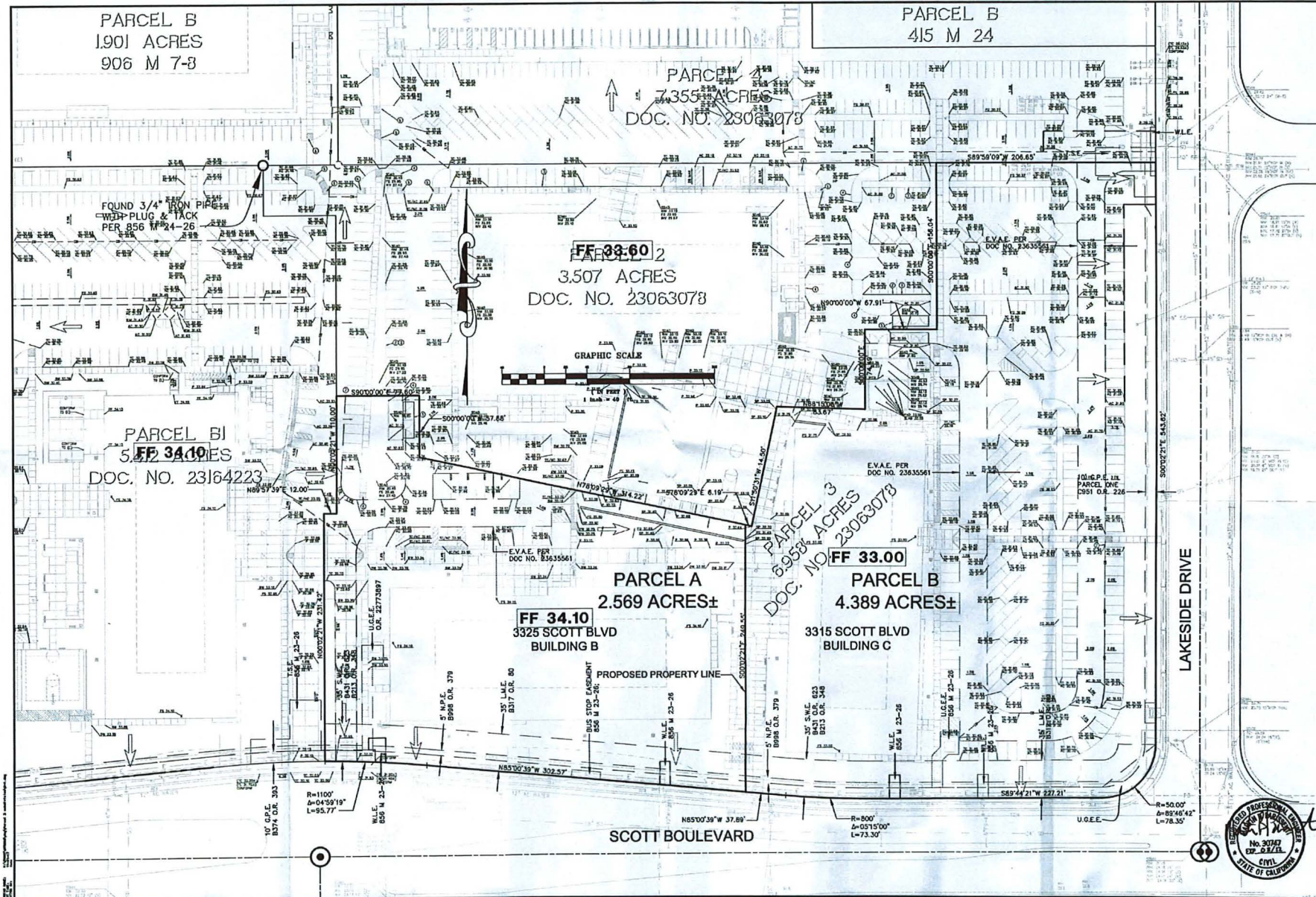
CALIFORNIA

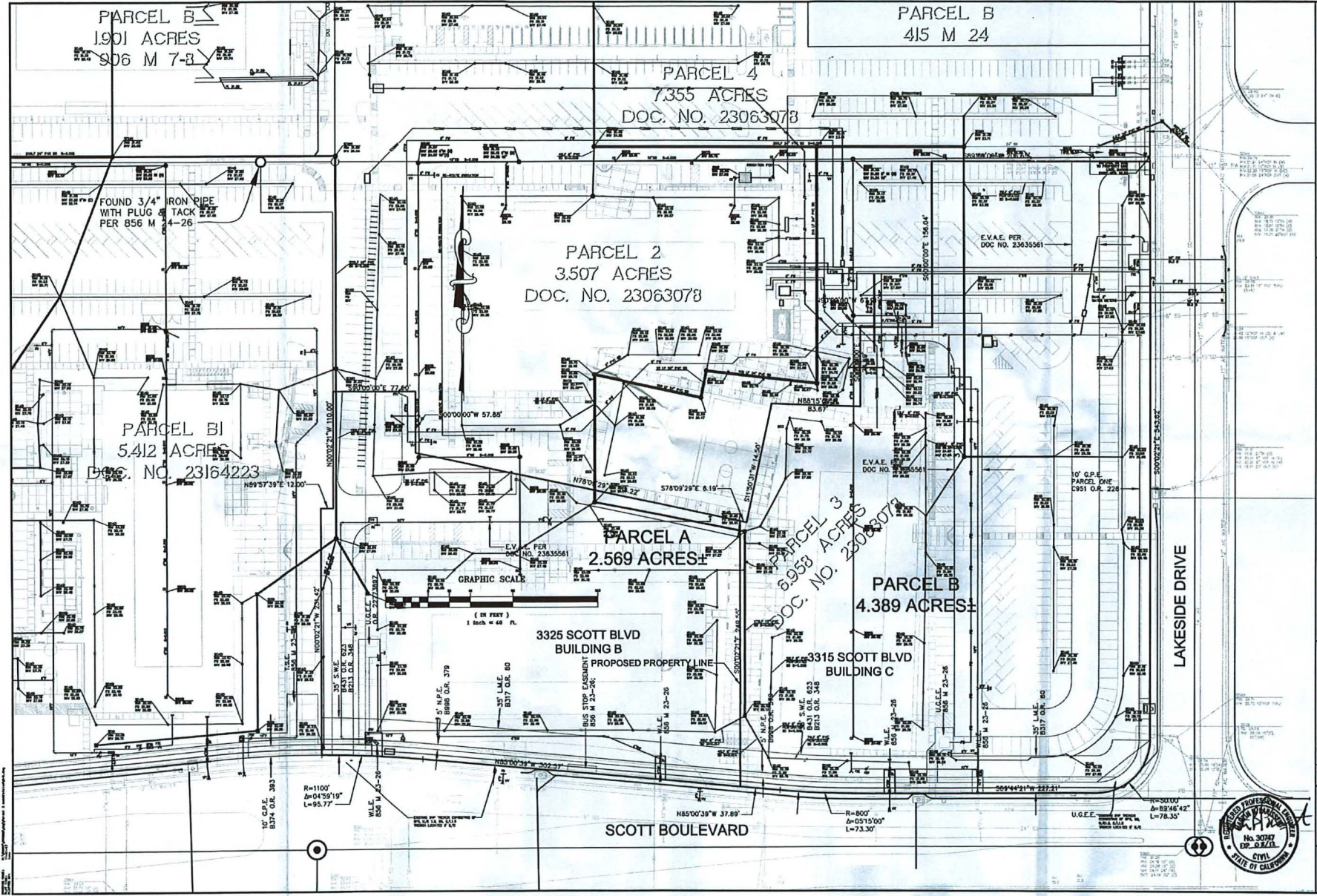
**3325 & 3315 SCOTT BLVD
TENTATIVE PARCEL MAP
EXISTING GRADING PLAN
SANTA CLARA**

2015 RELEASE UNDER E.O. 14176

Scale 1" = 40'	
Design NF	
Drawn NF	
Approved M&E	
Job No. 19576063	

TM-4
4 of 5





1800 TECHNOLOGY DRIVE SAN JOSE, CA 95110 408-487-9199 (FAX)	
BKF ENGINEERS / SURVEYORS / PLANNERS	
CALIFORNIA	
3325 & 3315 SCOTT BLVD TENTATIVE PARCEL MAP EXISTING UTILITY PLAN	
SANTA CLARA	
Revisions	
No.	
Date	11-14-17
Scale	1" = 40'
Drawn by	
Checked by	
Approved by	
Job No.	18070003
Drawing Number:	TM-5
	5 of 5

SEAL OF THE BOARD OF PROFESSIONAL ENGINEERS
STATE OF CALIFORNIA
No. 30797
Exp. 03/31/23
CIVIL

CONDITIONS OF TENTATIVE PARCEL MAP APPROVAL

In addition to complying with all applicable codes, regulations, ordinances and resolutions, the following **conditions of approval** are recommended:

GENERAL

- G1. If relocation of an existing public facility becomes necessary due to a conflict with the developer's new improvements, then the cost of said relocation shall be borne by the developer.
- G2. Comply with all applicable codes, regulations, ordinances and resolutions.

ATTORNEY'S OFFICE

- A1. The Developer agrees to defend and indemnify and hold City, its officers, agents, employees, officials and representatives free and harmless from and against any and all claims, losses, damages, attorneys' fees, injuries, costs, and liabilities arising from any suit for damages or for equitable or injunctive relief which is filed by a third party against the City by reason of its approval of developer's project.

COMMUNITY DEVELOPMENT

- C1. The project shall comply with the Conditions of Approval for the overall campus (PLN2011-08759 and PLN2012-09193).

ENGINEERING

- E1. All work within the public right-of-way and/or public easement, which is to be performed by the Developer/Owner, the general contractor, and all subcontractors shall be included within a Single Encroachment Permit issued by the City Engineering Department. Issuance of the Encroachment Permit and payment of all appropriate fees shall be completed prior to commencement of work, and all work under the permit shall be completed prior to issuance of occupancy permit.
- E2. Existing non-standard or non-ADA compliant frontage improvements shall be replaced with current City standard frontage improvements as directed by the City Engineer or his designee.
- E3. Damaged curb, gutter, and sidewalk within the public right-of-way along property's frontage shall be repaired or replaced (to the nearest score mark) in a manner acceptable to the City Engineer or his designee. The extents of said repair or replacement within the property frontage shall be at the discretion of the City Engineer or his designee.
- E4. Submit public improvement plans prepared in accordance with City Engineering Department procedures which provide for the installation of public improvements. Plans shall be prepared by a Registered Civil Engineer and approved by the City Engineer prior to approval and recordation of parcel map and/or issuance of building permits.
- E5. After City Council's approval of the Tentative Subdivision, submit 10 copies of the Parcel Map, prepared by a Licensed Land Surveyor or a Registered Civil Engineer with Land Surveyor privileges to the Engineering Department. The

submittal shall include a title report, closure calculations, and all appropriate fees. The City approved Parcel Map shall be recorded by developer prior to building permit issuance. All reciprocal easements shall be addressed and recorded concurrent with recordation of the Parcel Map and include a note reference on the Parcel Map of said easements (i.e., CCR&E) or include said easements on the map.

- E6. File and record Parcel Map for any proposed development, and pay all appropriate fees prior to issuance of the Building Permit.
- E7. Dedicate, as required, on-site easements for new sidewalk, storm drain main, storm drain overland release, and any other new utilities by means of parcel map or approved instrument at time of development.
- E8. Northwest curb ramp at the intersection of Lakeside Drive and Scott Boulevard shall be upgraded to current City standards. A 4' minimum sidewalk clearance shall be maintained along the entire property frontage. This would require the sidewalk at the same corner to be widened around the existing traffic signal pole.

ELECTRIC

- EL1. All Silicon Valley Power easements to be remain.
- EL2. All electric services shall remain on the parcel they serve.
- EL3. Private entities shall not have electric services cross property lines.

FIRE

Approval Granted with Conditions

CC&R's/reciprocal agreement shall reflect the shared fire protection services (for fire private fire hydrants).

I:\PLANNING\2017\Project Files Active\PLN2017-12992 3315 Scott Blvd (TPMAP)\CC\Attachments\2. CC COA Tentative Parcel Map - 3315 Scott Blvd PLN2017-12992.doc