

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION OF THE CITY OF SANTA CLARA, CALIFORNIA  
TO APPROVE A VESTING TENTATIVE SUBDIVISION MAP AT  
906-950 MONROE STREET AND 1341 HOMESTEAD ROAD,  
SANTA CLARA**

Vesting Tentative Subdivision Map (PLN22-00390)

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

**WHEREAS**, on June, 16 2020, Lamb Partners, LLC (“Owner”) made an application for a Vesting Tentative Subdivision Map in connection with development of a 0.87-acre site located at 906-950 Monroe Street and 1341 Homestead Road (APN: 269-20-086, 269-20-087, and 269-20-095), which is currently developed with a 6,537 square foot commercial building and three existing single-family residences (“Project Site”);

**WHEREAS**, the Owner applied for a Vesting Tentative Subdivision Map to subdivide three existing parcels into two single-family parcels and one mixed-use parcel with 50 condominium units, four townhouses, one detached single-family dwelling unit, one condominium unit for all common floor common area, two condominium units of basement parking, and three retail condominium units;

**WHEREAS**, pursuant to Section 17.05.210 of the Code of the City of Santa Clara (“SCCC”), a Tentative Subdivision Map shall be required for all divisions of land into five or more parcels;

**WHEREAS**, on July 19, 2022, the Subdivision Clearance Committee determined that the application was complete and that the proposed Vesting Tentative Subdivision Map should proceed to the Planning Commission in conformance with Section 17.05.300 of the SCCC;

**WHEREAS**, the proposed Vesting Tentative Subdivision Map is consistent with the development of a residential mixed-use development consisting of 50 condominium units in a six-story structure, four townhomes, and three existing single-family residences with onsite and offsite improvements;

**WHEREAS**, in conformance with CEQA, the Environmental Impact Report (EIR) prepared for the Project was noticed and circulated for a 45-day public review period from October 14, 2022 to November 30, 2022;

**WHEREAS**, SCCC Section 17.05.300(g) requires that the Planning Commission make recommendations of denial, approval or conditional approval to the City Council on the Tentative Subdivision Map;

**WHEREAS**, on July 13, 2023, the Planning Commission conducted a duly noticed public hearing, at the conclusion of which, the Commission voted 6-1 to recommend that the City Council approve the proposed Vesting Tentative Subdivision Map;

**WHEREAS**, on June 28, 2023, a notice of public hearing for the City Council meeting of August 22, 2023 was published in the *Weekly*, a newspaper of general circulation for the City;

**WHEREAS**, on August 11, 2023, notices of the public hearing for the City Council meeting of August 22, 2023 were posted within 300 feet of the Project Site and mailed to all property owners within 1,000 feet of the property, according to the most recent Assessor's roll;

**WHEREAS**, the City Council reviewed the EIR, City staff report pertaining to the Project and all evidence at a duly noticed public hearing on August 22, 2023 at which time all interested persons were given an opportunity to provide testimony and submit evidence. All these documents and evidence are herein incorporated by reference into this Resolution.

**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. Vesting Tentative Subdivision Map Findings. Pursuant to California Government Code Sections 66426 and 66428 and SCCC Section 17.05.300(h), the City Council finds and determines that:

A. The Vesting Tentative Subdivision Map is consistent with the objectives, policies, general land uses and programs specified in the City's General Plan, as proposed to be modified, in that the Vesting Tentative Subdivision Map subdivides the existing 0.87 acre Project Site to allow a residential mixed-use project in the Downtown Focus Area, subject to conditions set forth in the Conditions of Vesting Tentative Subdivision Map Approval, attached hereto and incorporated by this reference.

B. The design and improvements of the proposed subdivision are consistent with the City's General Plan in that the Vesting Tentative Subdivision Map facilitates development of housing stock and construction of ownership housing opportunities for the community; and furthermore complies with General Plan Land Use and Transitional Goals and Polices of the General Plan, as modified, in that it transforms the commercial lot to a residential mixed-use development that would transition in scale and intensity of use with existing and planned land uses; and is in proximity to transit with multi-modal connections to local and regional transit service to support transit ridership and reduce vehicle miles traveled.

C. The site is physically suitable for the proposed type of development, in that the Project provides a transition between low intensity residential development and the Downtown Focus Area.

D. The site is physically suitable for the proposed intensity of development, in that the Project Site is located in an urbanized area and is served by existing utilities and infrastructure.

E. The design of the subdivision and type of improvements are not likely to cause serious health problems, in that the proposed residential subdivision will implement Covenants Conditions and Restrictions for operation and maintenance of the building and site improvements and does not propose the use of hazardous materials.

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 Site is located in an urbanized setting, is a developed site, and

the proposed subdivision includes mitigation measures, as identified in the EIR, that reduces impacts to less-than-significant levels.

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 it is designed to avoid encroachment and conflicts with public easements in the site design.

H. The Tentative Subdivision Map provides, to the extent feasible, for future passive or natural heating or cooling opportunities, in that it would allow flexibility in the development standards to maximize the benefits of green building standards for site and building design.

3. Based on the findings set forth in this Resolution and the evidence in the Staff Report and such other evidence as received at the public hearings on this matter before the City Council, the City Council hereby approves the Vesting Tentative Subdivision Map, substantially in the form on file as shown on the attached Vesting Tentative Subdivision Map and Conditions of Vesting Tentative Subdivision Map Approval, hereby incorporated by this reference.

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 22nd DAY OF AUGUST 2023, BY THE FOLLOWING VOTE:

AYES: COUNCILORS:

NOES: COUNCILORS:

ABSENT: COUNCILORS:

ABSTAINED: COUNCILORS:

ATTEST:

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NORA PIMENTEL, MMC  
ASSISTANT CITY CLERK  
CITY OF SANTA CLARA

Attachments Incorporated by Reference:  
1. Development Plan with Vesting Tentative Subdivision Map