

RESOLUTION NO. 21-1 (SARDA)

A RESOLUTION OF THE SUCCESSOR AGENCY TO THE FORMER REDEVELOPMENT AGENCY OF THE CITY OF SANTA CLARA (“SUCCESSOR AGENCY”) DELCARING TWO SUCCESSOR AGENCY PROPERTIES DESIGNATED IN THE LONG-RANGE MANAGEMENT PLAN FOR DISPOSITION OR FUTURE DEVELOPMENT LOCATED AT 5101 GREAT AMERICA PARKWAY, SANTA CLARA [APN 104-55-012] and 5201 GREAT AMERICA PARKWAY, SANTA CLARA [APN 104-55-013] , AS “SURPLUS LAND” PURSUANT TO GOVERNMENT CODE § 54221(b)(1)

BE IT RESOLVED BY THE SUCCESSOR AGENCY AS FOLLOWS:

WHEREAS, under the Surplus Land Act (the “SLA”), Government Code § 54220-54233, surplus property is defined as land owned by any local agency no longer necessary for the agency’s use;

WHEREAS, effective January 1, 2020, the SLA was amended to require local agencies to formally declare agency-owned properties as surplus land prior to taking actions to dispose of such properties and to issue Notices of Availability to eligible entities;

WHEREAS, the Successor Agency owns two properties located throughout the City, totaling approximately 3.34 acres, that are suitable for future disposition and development (the “Surplus Properties”);

WHEREAS, the City Manager has made findings that the Surplus Properties are no longer necessary for the Successor Agency’s use, which findings are set forth in Exhibit A to this Resolution;

WHEREAS, the Successor Agency intends to follow the provisions of the SLA in disposition of public lands;

WHEREAS, it is the Successor Agency’s policy, as well as State law, to prioritize affordable housing in the disposition of public lands;

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WHEREAS, a declaration of surplus land, and the issuing of notices pursuant to the SLA, is a process adopted in State law, with the intent of ensuring proper process and the prioritization of affordable housing, including noticing and opportunity to respond, for affordable housing developers;

WHEREAS, the process described in the SLA should take place prior to taking any further actions regarding the disposition of the Surplus Properties; and,

WHEREAS, this declaration of surplus land does not obligate the Successor Agency to subsequently dispose of the land and, depending on the response to the notices and other factors, the Successor Agency could still decide not to move forward with disposition of specific properties;

NOW THEREFORE, BE IT FURTHER RESOLVED BY THE SUCCESSOR AGENCY TO THE FORMER REDEVELOPMENT AGENCY OF THE CITY OF SANTA CLARA AS FOLLOWS:

1. That the above recitals and the findings in Exhibit A are integral to this Resolution and are incorporated herein.
2. That the Successor Agency has independently reviewed the findings for the Surplus Properties and hereby formally declares the Surplus Properties as “surplus land” pursuant to Government Code § 54221(b)(1).
3. That the Successor Agency finds and determines, after independent review and consideration, that this action results in no binding commitment by the City or Successor Agency to authorize or advance the disposition of any Surplus Properties; will not result in a direct or indirect physical change in the environment; and does not constitute an “approval” of a “project” pursuant to CEQA Guidelines § 15004 and 15352.
4. That the Successor Agency authorizes the City Manager to issue Notices of Availability for the Surplus Properties that are compliant with the State SLA.

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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 COUNCIL OF THE CITY OF SANTA CLARA, CALIFORNIA ACTING AS THE GOVERNING BODY OF THE SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY OF SANTA CLARA, CALIFORNIA, AT A REGULAR MEETING THEREOF HELD ON THE 19TH DAY OF OCTOBER, 2021, BY THE FOLLOWING VOTE:

AYES:	COUNCILORS:	Becker, Chahal, Hardy, Jain, Park, and Watanabe, and Mayor Gillmor
NOES:	COUNCILORS:	None
ABSENT:	COUNCILORS:	None
ABSTAINED:	COUNCILORS:	None

ATTEST:



NORA PIMENTEL, MMC
ASSISTANT CITY CLERK
CITY OF SANTA CLARA

Attachments incorporated by reference:
1. Exhibit A – Surplus Land Site List

EXHIBIT A - SURPLUS LAND SITE LIST

#	Property/Site Name	APN(s)	Site Address	Lot Sq Ft	Zoning	Written Findings for Surplus Land Determinations
1	Techmart	104-55-013	5201 Great America Parkway	68,825 / 1.58 acres	PD-Planned Development	The intended use for this property is cited in SCSA's LRPMP as disposition for non-governmental mixed-use development. Per CA Gov Code Section 54221, surplus land includes land that has been designated in the LRPMP either for sale or for future development, but does not include any specific disposal of land to an identified entity described in the plan. The site is currently under a ground lease until May 31, 2053, which may be further extended by the ground lessee.
2	Hyatt Hotel	104-55-012	5101 Great America Parkway	76,666 / 1.76 acres	PD-Planned Development	The intended use for this property is cited in SCSA's LRPMP as disposition for non-governmental mixed-use development. Per CA Gov Code Section 54221, surplus land includes land that has been designated in the LRPMP either for sale or for future development, but does not include any specific disposal of land to an identified entity described in the plan. The site is currently under a ground lease until April 30, 2035, which may be further extended by the ground lessee.