

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY OF SANTA CLARA,
CALIFORNIA, APPROVING THE VESTING TENTATIVE
PARCEL MAP FOR THE PROPERTY LOCATED AT 2302
CALLE DEL MUNDO, SANTA CLARA**

PLN2021-14878 (Architectural Review)
PLN21-15122 (Vesting Tentative Parcel Map)

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

WHEREAS, on September 10, 2021, Leatha Clark (“Applicant”) filed an application for a Vesting Tentative Parcel Map for one residential condominium unit and three commercial condominium units on a .98 acre site located at 2302 Calle Del Mundo, Santa Clara, California (“Project Site”);

WHEREAS, on October 26, 2021, the Subdivision Committee determined that the application is complete and that the parcel map be reviewed by the City Council in conformance with Section 17.05.400 of the SCCC as a Vesting Tentative Parcel Map;

WHEREAS, the Project site is located in the Center District of the Tasman East Specific Plan;

WHEREAS, Section 17.05.400 (d) of the SCCC requires that the City Council hold a public hearing before considering the approval of a Vesting Tentative Parcel Map for the division of land;

WHEREAS, Section 17.05.400 (d) of the SCCC further requires that notice of the public hearing before the City Council be given by providing notice to all property owners within three hundred (300) feet of the proposed Tentative Parcel Map area by mail and by posting a notice of public hearing in at least three places within the immediate vicinity of the project site;

WHEREAS, notice of the public hearing on the Vesting Tentative Parcel Map was published in the *Weekly*, a newspaper of general circulation for the City, on April 6, 2022;

WHEREAS, notices of the public hearing on the Vesting Tentative Parcel Map were posted in three conspicuous locations within three hundred (300) feet of the Project Site and were mailed to all property owners within five hundred (500) feet of the Project Site, according to the most recent assessor’s roll, on April 8, 2022;

WHEREAS, the proposed parcel map is exempt per CEQA Section 15315, Minor Land Divisions of the California Environmental Quality Act, in that the project involves the subdivision of urbanized land into fewer than five parcels and is served by existing municipal facilities. The project also falls within the scope of the environmental impact report for the Tasman East Specific Plan, which was certified by the City Council on November 13, 2018; and

WHEREAS, on April 19, 2022, the City Council reviewed the Vesting Tentative Parcel Map and conducted a public hearing, at which time all interested persons were given an opportunity to provide testimony and present evidence, both in support of and in opposition to the proposed Vesting Tentative Parcel Map.

NOW THEREFORE, BE IT FURTHER RESOLVED BY THE CITY OF SANTA CLARA AS FOLLOWS:

1. That this Resolution incorporates, and by this reference makes a part hereof, that certain Vesting Tentative Parcel Map, attached hereto as Exhibit "Tentative Parcel Map".

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

A. The Vesting Tentative Parcel Map is consistent with the objectives, policies, general land use and programs specified in the City's General Plan in that the proposed Vesting Tentative Parcel Map would allow for one residential condominium unit and three commercial condominium units that closely implements the General Plan's vision for the Tasman East Specific Plan.

B. The design and improvements of the proposed subdivision are consistent with the City's General Plan in that the Vesting Tentative Parcel Map would allow a construction of the eight-story building with 151 residential units and 5,000 square feet of ground-floor commercial. The Vesting Tentative Parcel Map is subject to the conditions set forth in Exhibit "Conditions of Approval - Map", attached hereto and incorporated by this reference.

C. The site is physically suitable for the proposed type of development in that the project is the design of the building is visually similar and incorporates the use of varied surface materials and colors consistent with adjacent residential and commercial development.

D. This site is physically suitable for the proposed intensity of development in that the Project Site allows a redevelopment of an existing industrial property that is composed of vacant industrial space and surface parking. The project is consistent with the Transit Neighborhood Zoning District, which accommodates high density residential mixed development, and is served by existing municipal 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 new residential and commercial development.

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, on a previously developed site, and includes mitigation measures, as identified in the Tasman East Specific Plan Environmental Impact Report, that reduce impacts to wildlife habitat to the maximum extent feasible.

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 in accordance with the approved project under Planning record, PLN2021-14878.

H. The Vesting Tentative Parcel 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. The development is for a new residential mixed-use building.

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, the City Council hereby approves the Vesting Tentative Parcel Map, substantially in the form on file as shown in the "Vesting Tentative Parcel Map" attached hereto, subject to conditions of approval attached as "Conditions of Approval" and 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 ____ DAY OF _____, 2022 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 Approval

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