

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY OF SANTA CLARA, CALIFORNIA,
TO APPROVE A TENTATIVE PARCEL MAP AT 720 REED
STREET, SANTA CLARA, CALIFORNIA**

PLN2017-12764 (Tentative Parcel Map)

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

WHEREAS, in March 21, 2017, Council approved the Reed & Grant Sports Park project's architectural design to allow the development of a new youth sports park facility located south of Reed Street, between Lafayette and Grant Streets ("Project");

WHEREAS, the approval of the project's architectural design allowed for the construction documents to be prepared;

WHEREAS, on July 27, 2017, James Teixeira ("Applicant") on behalf of City of Santa Clara, California ("Property Owner"), made an application for a Tentative Parcel Map to aggregate six existing parcels into one legal parcel on a 9.04 acres, located at 720 Reed 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 divisions of land into four or fewer parcels;

WHEREAS, consistent with the Reed & Grant Sports Park plan, the proposal is to combine Parcels 1 through 6 into one legal parcel, as shown on the Exhibit "Tentative Parcel Map" and attached hereto by this reference;

WHEREAS, the design of the subdivision and type of improvements are not likely to cause substantial environmental damage and will not substantially or unavoidable injure fish or wildlife or their habitat in that, the Project is located in an urbanized area, on a previously developed site, and includes mitigation measures, as identified in the previously approved Mitigated Negative Declaration ("MND") prepared for the Reed & Grant Streets Sports Park project and approved by the City Council in accordance with California Environmental Quality Act (CEQA) on March 21, 2017;

WHEREAS, on December 19, 2017, the Subdivision Committee determined that the application was complete and directed that the proposed parcel map be reviewed by the City Council in conformance with Section 17.05.400 of the SCCC as a Tentative Parcel Map;

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

WHEREAS, Section 17.05.400 (d) of the SCCC further requires that notice of the public hearing before the City Council be given by publishing a notice in a newspaper of general circulation, 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 vicinity of the project site;

WHEREAS, notice of the public hearing before the City Council on the Tentative Parcel Map was published in the *Santa Clara Weekly*, a newspaper of general circulation for the City, on June 13, 2018;

WHEREAS, notices of the public hearing on the Tentative Parcel Map were mailed to all property owners within 500 feet of the proposed Tentative Parcel Map, on June 13, 2018; and,

WHEREAS, on June 26, 2018, the City Council reviewed the proposed Tentative Parcel Map and conducted a public hearing, at which all interested persons were given an opportunity to give testimony and present evidence, both in support of and in opposition to the proposed parcel map.

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. Tentative Parcel 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 Tentative Parcel Map is consistent with the objectives, policies, general land uses and programs specified in the City's General Plan in that the proposed Tentative Parcel

Map will combine six parcels into one legal parcel on 9.04 acre site to allow the development of City-owned public sports park facility consistent with the Reed & Grant Sports Park 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 of City-owned public sports park facility subject to conditions set forth in the Exhibit "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 proposal provides for a City-owned public sports park facility that includes soccer fields, multi-purpose building, a landscaped promenade and entry plaza, a playground/tot lot with seating and picnic areas, team gathering and viewing areas, restrooms, and a maintenance yard and building consistent with the Reed & Grant Sports Park Plan.

D. The 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 public health problems, in that the proposal is physically suitable for the proposed City-owned public sports park facility. The project will also implement various site improvements and will 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 unavoidable injury fish or wildlife or their habitat in that the project is located in an urbanized setting, on a site previously developed for industrial use, and includes mitigation measures, as identified in the Mitigated Negative Declaration, that reduce environmental 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 the Project is designed to avoid 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 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 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 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 26th DAY OF JUNE, 2018, BY THE FOLLOWING VOTE:

AYES:	COUNCILORS:
NOES:	COUNCILORS:
ABSENT:	COUNCILORS:
ABSTAINED:	COUNCILORS:

ATTEST: _____
JENNIFER YAMAGUMA
ACTING CITY CLERK
CITY OF SANTA CLARA

Attachments Incorporated by Reference:

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

I:\PLANNING\2017\Project Files Active\PLN2017-12764 720 Reed St\CC Agenda and Report\CC Resolution to Approve Tentative Parcel Map.doc