

RESOLUTION NO. 18-8546

**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 unavoidably injure 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.

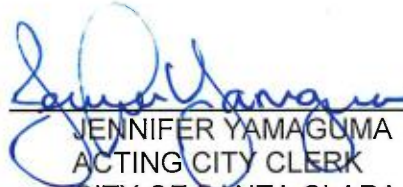
3. Based on the findings set forth in this Resolution and the evidence in the Staff Report, and such other evidence as received at the public hearings on this matter before the City Council, the City Council hereby approves the Tentative Parcel Map, substantially in the form on file as shown in the "Tentative 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:	Davis, Kolstad, Mahan, O'Neill, and Watanabe and Mayor Gillmor
NOES:	COUNCILORS:	None
ABSENT:	COUNCILORS:	None
ABSTAINED:	COUNCILORS:	None

ATTEST:


JENNIFER YAMAGUMA
ACTING CITY CLERK
CITY OF SANTA CLARA

Attachments Incorporated by Reference:

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

CONDITIONS OF APPROVAL
720 REED STREET TENTATIVE PARCEL MAP

In addition to complying with all applicable codes, regulations, ordinances and resolutions, the project shall be subject to the following **conditions of approval**:

GENERAL

- G1. 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 against the City by reason of its approval of developer's project.
- G2. 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.

COMMUNITY DEVELOPMENT

- C1. Obtain required permits and inspections from the Building Official and comply with the conditions thereof. If this project involves land area of 1 acre or more, the developer shall file a Notice of Intent (NOI) with the State Water Resources Control Board prior to issuance of any building permit for grading, or construction; a copy of the NOI shall be sent to the City Building Inspection Division. A storm water pollution prevention plan is also required with the NOI.
- C2. Submit plans for final architectural review to the Planning Division and obtain architectural approval prior to issuance of building permits.
- C3. Incorporate Best Management Practices (BMPs) into construction plans and incorporate post construction water runoff measures into project plans in accordance with the City's Urban Runoff Pollution Prevention Program standards prior to the issuance of permits. Proposed BMPs shall be submitted to and thereafter reviewed and approved by the Planning Division and the Building Inspection Division for incorporation into construction drawings and specifications.
- C4. An erosion control plan shall be prepared and copies provided to the Planning Division and to the Building Inspection Division for review and approval prior to the issuance of grading permits or building permits that involve substantial disturbance of substantial ground area.
- C5. The Developer shall comply with the Mitigations Monitoring and Reporting Program identified in the Initial Study / Mitigated Negative Declaration, and shall be incorporated in the Conditions of Approval for this project.

ENGINEERING

- E1. Obtain site clearance through Engineering Department prior to issuance of Building Permit. Site clearance will require payment of applicable development fees prior to issuance of the Building Permit. Other requirements may be identified for compliance during the site clearance process. Contact Engineering Department at (408) 615-3000 for further information.
- E2. All work within the public right-of-way, 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.
- E3. After City Council approval of the Tentative Parcel Map, 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.
 - E4. File and record Parcel Map for proposed development and pay all appropriate fees prior to issuance of the Building Permit.
 - E5. Obtain Council approval of a resolution ordering vacation of existing public easement(s) proposed to be abandoned, through Engineering Department, and pay all appropriate fees, prior to start of construction.
 - E6. 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 issuance of building permits.
 - E7. Developer is responsible for cost of relocation or modification of any public facility necessary to accommodate subject development.
 - E8. 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.
 - E9. Unused driveways in the public right-of-way shall be replaced with City standard curb, gutter, and sidewalk.
 - E10. 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.
 - E11. Provide root barrier if trees are planted such that the drip line of the mature trees covers the sidewalk. Root barriers for sidewalk protection shall be 16' long or extend to drip line of the mature tree, whichever is greater, and be 1.5' deep, and centered on trees. Root barriers for curb and gutter protection shall be 16' long or extend to drip line of the mature tree, whichever is greater, and be 2' deep, and centered on trees.
 - E12. Dedicate, as required, on-site easements for new and existing utilities and new sidewalks by subdivision map or approved instrument at time of development. Developer shall pay applicable easement preparation/processing fee.
 - E13. Sanitary sewer and storm drain mains and laterals shall be outside the drip line of mature trees or 10' clear of the tree trunk whichever is greater.
 - E14. In accordance with the City Design Criteria, all proposed Storm Drain laterals shall be reinforced concrete pipe (RCP).
 - E15. All proposed sidewalk, walkway, and driveways shall be ADA compliant City Standard.
 - E16. All proposed driveways shall be ADA compliant driveways per City Standard ST-9.
 - E17. Provide a minimum 5' wide sidewalk along Reed Street along the Proposed Park and existing dog park property frontage. Provide minimum 5' sidewalk along Grant Street property frontage.
 - E18. Install a pedestrian crosswalk across Reed Street east of Lafayette Street. Modify the traffic signal at the Lafayette Street/Reed Street intersection to provide pedestrian signal infrastructure.
 - E19. Provide City standard ST-14 curb ramp at the southeast corner of Lafayette Street and Reed Street. Modify the pork chop island at the northeast corner of the Lafayette

- Street/Reed Street intersection to accommodate the crosswalk across Reed Street and meet current ADA standards.
- E20. All signing and striping shall be thermoplastic.
 - E21. Show and comply City's driveway Triangle of Safety requirement at proposed driveway and City's Intersection Visibility Obstruction Clearance at southwest corner of Reed/Grant intersection. No trees and/or structures obstructing drivers' view are allowed in the Triangle of Safety and Corner Visibility Obstruction areas.
 - E22. Provide two City standard ST-14 ADA compliant curb ramps at the southwest corner of the Reed/Grant intersection.
 - E23. On-street parking shall not be counted toward on-site parking requirement.
 - E24. The Project applicant shall comply with the mitigations in the Traffic Impact Analysis.
 - E25. Special events and large tournaments should be held on weekends to reduce the parking impact to adjacent businesses. Special events and large tournaments shall be required to prepare and submit a Transportation Demand Management (TDM) Plan to the Community Development Department. The goal of the TDM plan would be to encourage carpooling, shuttle services and biking to manage and reduce the parking demand at the Sports Park during these events.

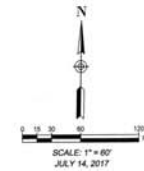
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SHEET 1 OF 1

TENTATIVE PARCEL MAP REED & GRANT SPORTS PARK CITY OF SANTA CLARA, SANTA CLARA COUNTY, CALIFORNIA



VICINITY MAP
N.T.S.



GENERAL NOTES

- OWNER: CITY OF SANTA CLARA, 1500 WARBURTON AVENUE, SANTA CLARA, CA 95050
- DESCRIPTION: ALL PROPERTY DESCRIBED IN PRELIMINARY TITLE REPORT PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY AS ORDER NO. 0360020159-CK, DATED JUNE 1, 2017, (SHOWN AS PARCELS 1 THROUGH 6 WITHIN THE MAP BOUNDARY)
- A.P.N.: 234-02-002, 224-02-013, 224-02-014, 224-02-020, 224-02-023
- ARCHITECT: LPA ARCHITECTS, INC., 5161 CALIFORNIA AVE., SUITE 100, IRVINE, CA 92617
- DEVELOPER: CITY OF SANTA CLARA PARKS AND RECREATION DEPARTMENT.
- SURVEYOR: GUIDA SURVEYING, INC., 4695 CHABOT DRIVE, SUITE #115, PLEASANTON, CA 94588, BRUCE JOHNSON, PLS 7845
- THIS MAP IS INTENDED TO COMBINE PARCELS 1 THROUGH 6, AS SHOWN WITHIN THE MAP BOUNDARY, INTO ONE LEGAL PARCEL.
- BOUNDARY DATA SHOWN IS BASED ON A FIELD SURVEY PERFORMED BY GUIDA SURVEYING IN JANUARY OF 2016.
- TOPOGRAPHIC DATA SHOWN IS BASED ON FIELD SURVEYS PERFORMED BY GUIDA SURVEYING IN JANUARY AND JULY OF 2016. CONTOUR INTERVALS SHOWN (1 FOOT) ARE BASED ON THIS SURVEY.
- ALL EXISTING AND PROPOSED UTILITIES SERVING THIS DEVELOPMENT ARE SHOWN ON THE PLANNING APPLICATION PLANS, PLN 2016-11934, FOR SPECIAL PERMIT FOR REED AND GRANT SPORTS PARK.
- THE PARCEL LABELED AS "PUBLIC R/W" IS TO BE VACATED TO THE CITY OF SANTA CLARA BY SEPARATE DOCUMENT, AND WILL BE ADDED TO THIS PROJECT AFTER VACATION PROCESS IS COMPLETED.
- THE SANITARY SEWER EASEMENT SHOWN (PER DOCUMENT # 21439903) IS TO BE VACATED BY SEPARATE DOCUMENT. THE EXISTING SEWER LINE IS TO BE REALIGNED AND A NEW EASEMENT DOCUMENT WILL BE PREPARED AT THAT TIME.

SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES, AT THE REQUEST OF THE CITY OF SANTA CLARA. DATED THIS 11th DAY OF OCTOBER, 2017.

BRUCE S. JOHNSON, P.L.S. 7845
MY LICENSE EXPIRES DEC. 31, 2018



REFERENCES

- (1) - 206 M 36
- (2) - 238 M 56
- (3) - 312 M 27
- (4) - 771 M 38

LEGEND

- FOUND BRASS PIN IN STANDARD MONUMENT
- WELL UNLESS NOTED OTHERWISE
- (M-M) MONUMENT TO MONUMENT
- (1) REFERENCE NUMBER
- 275 M 38 RECORDING INFORMATION
- () RECORD DIMENSION
- S.N.F. SEARCHED, NOTHING FOUND
- PROPERTY LINE TO BE REMOVED
- EASEMENT LINE TO BE ABANDONED
- EASEMENT LINE TO BE CREATED BY REALIGNMENT

LINE #	BEARING	DISTANCE
L1	N 07°01'55" W	30.00'
L2	N 69°51'00" E	30.00'

CURVE #	DELTA	RADIUS	LENGTH
C1	43°31'44"	117.00'	88.89'
C2	7°50'53"	400.00'	54.29'
C3	7°08'20"	370.00'	46.10'
C4	4°17'18"	500.00'	37.42'
C5	4°17'18"	470.00'	35.18'

(1) (2)