

RESOLUTION NO. _____

**A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF SANTA CLARA, CALIFORNIA, RECOMMENDING THE
CITY COUNCIL ADOPT A THIRD ADDENDUM TO THE 2008
ENVIRONMENTAL IMPACT REPORT AND 2013 INITIAL
STUDY / MITIGATED NEGATIVE DECLARATION FOR THE
LAWSON LANE WEST CAMPUS EXPANSION PROJECT
LOCATED AT 2200 LAWSON LANE, SANTA CLARA**

PLN2018-13593 (Rezone)
CEQ2018-01064 (Addendum)

WHEREAS, on February 22, 2019 John Duquette, on behalf of The Sobrato Organization (“Applicant”), an affiliate of SI 55, LLC, a California limited liability company (“Property Owner”) filed an application for intensification of Phase 2 development of the Lawson Lane Office Project located at 2200 Lawson Lane;

WHEREAS, the Lawson Lane Office Project was originally entitled in 2008 for the phased development of a 16.38 acre corporate office campus consisting of a 8.83 acre East Campus and 7.55 acre West Campus, divided by Lawson Lane, with a total of 516,000 square feet of office space in three mid-rise buildings, an 8,000 square foot common building, surface and structured parking with a total of 1,720 parking spaces, and public and private improvements; with a rezoning of the properties from Light Industrial (“ML”) to Planned Development (“PD”), a Development Agreement (“DA”) with an initial five year term and a five year extension (with an ultimate termination date of June 23, 2018), and certification of a Final Environmental Impact Report (“FEIR”) in conformance with the California Environmental Quality Act (“CEQA”);

WHEREAS, Phase 1 development was completed on the East Campus in 2013 with the construction of 306,900 square feet of office space in two five-story buildings, a two-story common building, and a three-level parking garage and surface parking with a total of 1,023 parking spaces, and on- and off-site improvements,

WHEREAS, in April 2013, the City Council approved an amendment to the PD zoning and the DA to intensify development on the West Campus (“Project Site”) to allow Phase 2 construction

of 306,900 square feet of office space within two five-story buildings, a 17,158 square foot two-story common building, and structured and surface parking with a total of 1,228 parking spaces with a rezone of the Project Site from PD to PD and approval of an Initial Study/Mitigated Negative Declaration (“IS/MND”) in conformance with CEQA;

WHEREAS, in April 2018, the City Council approved a second amendment to the DA to extend the term of the DA and entitlements for Phase 2 development on the Project Site for an additional two years, setting the expiration date to June 23, 2020, and approved a first addendum to the FEIR and IS/MND, prepared in conformance with CEQA;

WHEREAS, on November 7, 2018, the Architectural Committee approved a modification to the design of the Phase 2 development for the construction of a 244,655 square foot, five-story office building, a 19,175 square foot common building, and surface and structured parking totaling 979 spaces on the Project Site, and approved a second addendum to the FEIR and IS/MND, prepared in conformance with CEQA;

WHEREAS, the application now under consideration is a rezone from PD to PD to allow construction of a 241,419 square foot five-story office building, a 670 square foot addition to the common building, an expansion of the parking structure along with alteration of the parking layout to provide 466 parking spaces, and public and private improvements (“Project”) on the Project Site;

WHEREAS, the Project would result in a total of 486,074 square feet of office floor area, 18,631 square feet of common building space, and a total of 1,445 parking spaces with build-out of Phase 2 development on the Project Site;

WHEREAS, the completion of Phase 1 and Phase 2 development combined would result in a total of 792,974 square feet of office, 26,631 square feet of common building area, and 2,468 structured and surface parking spaces shared across the corporate campus upon build-out of the proposed Project;

WHEREAS, in order to ensure that all potential environmental impacts of the Project were thoroughly analyzed, the City caused a third addendum to the FEIR and IS/MND to be prepared pursuant to CEQA Guidelines 15164, attached hereto and incorporated herein by this reference (“Third Addendum”);

WHEREAS, the Third Addendum to the FEIR and IS/MND provides analysis and cites substantial evidence that supports the conclusion that no subsequent environmental review is required because the criteria of CEQA Section 21166 and CEQA Guidelines Section 15162 requiring additional environmental review under CEQA have not been met;

WHEREAS, on March 27, 2020, the notice of public hearing for the April 8, 2020 Planning Commission meeting for this item was posted at least three conspicuous locations within 1,000 feet of the Project Site and was mailed to property owners within a 1,000-foot radius of the project boundaries; and

WHEREAS, on April 8, 2020, the Planning Commission held a duly noticed public hearing to consider the Third Addendum to the FEIR and IS/MND and the Rezone Application, and all pertinent information in the record, during which the Planning Commission invited and considered any and all verbal and written testimony and evidence offered in favor of and in opposition to the Project.

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

1. Recitals. That the Planning Commission hereby finds that the above Recitals are true and correct and by this reference makes them a part hereof.
2. Findings. That the Planning Commission has exercised its independent judgement and reviewed and considered the FEIR and IS/MND, together with the Third Addendum, and has determined that the criteria of CEQA Section 21166 and CEQA Guidelines Section 15162 that would have required additional environmental review under CEQA have not been met. Specifically, and without limitation, substantial evidence exists to support the conclusion that no

consideration of the Rezone Application because (1) the Project would not result in any new or more severe significant impacts than those studied in the FEIR and IS/MND, (2) there exists no new information of substantial importance that would result in any new or more severe significant impacts as compared to those studied in the FEIR and IS/MND; (3) there are no substantial changes in circumstances that would result in any new or more severe significant impacts than those identified in the FEIR and IS/MND; and (4) there is no feasible mitigation measure or alternative that is considerably different from others previously analyzed that has not been adopted.

3. Approval Recommendation. That the Planning Commission hereby recommends that the City Council adopt the Third Addendum prior to acting on the Rezone Application for the Lawson Lane West Campus Expansion Project.

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 PLANNING COMMISSION OF THE CITY OF SANTA CLARA, CALIFORNIA, AT A REGULAR MEETING THEREOF HELD ON THE 8TH DAY OF APRIL, 2020, BY THE FOLLOWING VOTE:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAINED: COMMISSIONERS:

ATTEST:

ANDREW CRABTREE
DIRECTOR OF COMMUNITY DEVELOPMENT
CITY OF SANTA CLARA

Attachment Incorporated by Reference:

1. Third Addendum