

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY OF SANTA CLARA,
CALIFORNIA TO APPROVE A REZONING OF THE PROPERTY
LOCATED AT 2200 LAWSON LANE, SANTA CLARA FROM
PLANNED DEVELOPMENT (PD) TO PLANNED
DEVELOPMENT (PD)**

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

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

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 new 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 978 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, as well as a third addendum to the 2018 FEIR and 2013 IS/MND (“Third Addendum”);

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, the Third Addendum to the 2008 FEIR and 2013 IS/MND was prepared in accordance with CEQA for the purpose of analyzing whether the changes in site design and intensification of development as proposed would result in new significant impacts or substantially more severe impacts than previously addressed in the 2008 FEIR and 2013 IS/MND documents;

WHEREAS, the Third Addendum to the 2008 FEIR and 2013 IS/MND concluded that the Project would not result in new significant environmental impacts and that no new information has come to light that would indicate the potential for new significant impacts or substantially more severe environmental impacts than were discussed in the 2008 FEIR or 2013 IS/MND;

WHEREAS, Santa Clara City Code (SCCC) Section 18.112.040 provides for the review and recommendation of the City's Planning Commission of all rezoning requests before action is to be taken by the City Council;

WHEREAS, on April 8, 2020, the Planning Commission held a duly noticed public hearing to consider the Project and Third Addendum to the 2008 FEIR and 2013 IS/MND, and all pertinent information in the record, including public testimony, at the conclusion of which the Planning Commission voted to recommend that the City Council adopt the Third Addendum and approve the rezoning 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 on the Project Site;

WHEREAS, on May 21, 2020, the notice of public hearing for the June 2, 2020, City Council meeting for this item was posted in three conspicuous locations within 300 feet of the Project Site and was mailed to property owners within a 1,000-foot radius of the Project Site; and

WHEREAS, on June 23, 2020, the City Council held a duly noticed public hearing to consider the Rezoning application, at which time all interested persons were given an opportunity to give

testimony and the City Council considered the information presented in the Staff Report, Third Addendum and all verbal and written evidence.

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. That the City Council hereby rezones the Project Site from PD to PD to intensify development on the West Campus with construction of a 241,419 square foot five-story office building on the south side of the Project Site to mirror the approved 244,655 square foot office building on the north side of the Project Site; add 670 square feet to the common building to connect the two office structures; and expand the six-level parking garage on the west side of the Project Site to provide a total of 1,445 parking spaces, inclusive of surface parking, as shown on the attached Development Plans and conditioned as specified in the attached Conditions of Rezoning Approval, both of which are incorporated herein by this reference.

3. Pursuant to SCCC Code Section 18.112.010, the City Council determines that the following findings exist in support of the rezoning:

A. The existing zoning is inappropriate or inequitable in that the existing PD zoning for the Project Site does not allow alterations to the site plan, building area or parking counts to accommodate the proposed intensification of office use on the Project Site in a manner that would support General Plan goals and policies that support higher intensity development and on-site expansion of existing uses in varied configurations to retain and expand employment opportunities.

B. The proposed zone change will conserve property values, protect or improve the existing character and stability of the area in question, and will promote the orderly and beneficial development of such area in that the proposal would allow significant investment and physical public and private improvements on- and off-site that would benefit the aesthetics of

the project area; create additional job opportunities in a centralized location; retain a large corporate user; and provide pedestrian, transportation and traffic flow improvements to the site and project vicinity.

C. The proposed zone change is required by public necessity, public convenience, or the general welfare of the City in that the proposed zone change would allow development of a high intensity office campus in proximity to major transportation corridors, housing and services and provides employment opportunities and economic benefits to the City's tax base and General Fund.

D. The proposed zone change would allow imaginative planning and design concepts to be utilized that would otherwise be restricted in other zoning districts in that the proposed zone change would allow flexibility in the development standards to intensify development on the Project Site closer to the intended range identified by the General Plan designation for the site and that are compatible with existing and planned development in the vicinity of the Project Site.

4. That based on the findings set forth in this resolution and the evidence in the City Staff Report and Third Addendum, the City Council hereby rezones the Project Site as set forth herein as conditioned as specified in the attached Conditions of Rezoning Approval, incorporated herein by this reference.

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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 OF SANTA CLARA, CALIFORNIA, AT A REGULAR MEETING THEREOF HELD ON THE 7TH DAY OF JULY, 2020, BY THE FOLLOWING VOTE:

AYES: COUNCILORS:

NOES: COUNCILORS:

ABSENT: COUNCILORS:

ABSTAINED: COUNCILORS:

Attachments Incorporated by Reference:

1. Conditions of Rezoning Approval
2. Development Plans

ATTEST: _____
NORA PIMENTEL, MMC
ASSISTANT CITY CLERK
CITY OF SANTA CLARA

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