



City of Santa Clara

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Agenda Report

19-293

Agenda Date: 4/23/2019

REPORT TO COUNCIL

SUBJECT

Action on a Resolution Ordering the Vacation of Various Easements at the Lawrence Station Area SummerHill Development at 3505 Kifer Road

BACKGROUND

On November 29, 2016, City Council approved the SummerHill development proposal to construct 994 dwelling units, 39,225 square feet of retail and amenity space, associated parking, landscaping, and site improvements, including parks and recreation space, on a 29.4 acre parcel on the property located at 3505 Kifer Road (“Property”), which is located within the Lawrence Station Area Plan.

DISCUSSION

Due to the redevelopment of the Property, various existing public easements encumbering the Property have been relocated or determined to be excess, and these easements are no longer necessary. The Property owner has requested that the City vacate certain Electric Easements, Wire Clearance Easements, Underground Electric Easements, an Overhead Electric Easement, a Sidewalk Easement, and Public Utility Easements in order to clear these unnecessary encumbrances on the Property. Any relevant facilities previously within said easements have been removed or abandoned. Additionally, all departments having an interest in said easements concur that the easements are eligible to be vacated under subsection C of California Streets and Highways Code Section 8333.

ENVIRONMENTAL REVIEW

The Environmental Impact Report prepared for the Lawrence Station Area Plan which included the SummerHill development was approved by the Council on November 29, 2016.

FISCAL IMPACT

There is no additional cost to the City other than staff time and expense.

COORDINATION

This report has been coordinated with the City Attorney’s Office, Silicon Valley Power, and the Water & Sewer Utilities Department.

PUBLIC CONTACT

Public contact was made by posting the Council agenda on the City’s official-notice bulletin board outside City Hall Council Chambers. A complete agenda packet is available on the City’s website and in the City Clerk’s Office at least 72 hours prior to a Regular Meeting and 24 hours prior to a Special Meeting. A hard copy of any agenda report may be requested by contacting the City Clerk’s Office at (408) 615-2220, email clerk@santaclaraca.gov <<mailto:clerk@santaclaraca.gov>> or at the public information desk at any City of Santa Clara public library.

RECOMMENDATION

1. Adopt a Resolution Ordering the Vacation of Electric Easements, Wire Clearance Easements, Underground Electric Easements, Overhead Electric Easement, Sidewalk Easement, and Public Utility Easements at Lawrence Station Area SummerHill Development [Vicinity of APN 216-34-005,-036,-041,-045,-046,-047,-051,-066,-069,-070,-072,-073,-074 and -075 (2017-18); SC 19,032]; and
2. Authorize the recordation of the Resolution.

Reviewed by: Craig Mobeck, Director of Public Works

Approved by: Deanna J. Santana, City Manager

ATTACHMENTS

1. Resolution