



Legislation Details (With Text)

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Attachments: 1. Resolution, 2. Conditions of Tentative Parcel Map Approval, 3. Tentative Parcel Map

Date	Ver.	Action By	Action	Result
11/10/2020	1	Council and Authorities Concurrent Meeting	Continued	Pass

REPORT TO COUNCIL

SUBJECT

Public Hearing: Action on a Tentative Parcel Map for 2250 Lawson Lane

COUNCIL PILLAR

Promote and Enhance Economic, Housing and Transportation Development

BACKGROUND

The applicant is requesting approval of a Tentative Parcel Map (PLN2020-14515) to subdivide the 7.55 acre Lawson Lane West Campus property at 2250 Lawson Lane into a single lot subdivision with three commercial condominium units. Per the City Code, consideration and action on a Tentative Parcel Map is a function of the City Council. Planning Commission recommendation is not required for minor subdivisions of four lots or less.

This application follows a rezoning of the property from Planned Development (PD) to Planned Development (PD) for Phase 2 development of the Lawson Lane Office Campus Project on the southern portion of the West Campus (PLN2018-13593) and completion of Phase 1 office development on the East Campus. The rezone application was approved on June 3, 2020 to allow intensification of office development with construction of a 241,419 square foot office building, 670 square addition to the common building and expansion of the six-level parking garage on the southern portion of the West Campus. Upon completion, the West Campus will consist of two buildings totaling 486,074 square feet of office, 18,631 square feet of common building space, and a six-level parking garage and surface parking lot with a total of 1,445 parking spaces. Build-out of the Lawson Lane Campus project (East and West Campus development) will provide 792,974 square feet of office, 26,631 square feet of common building area and 2,468 parking spaces.

DISCUSSION

The proposed Tentative Parcel Map would create a single lot subdivision with three commercial

condominium units consisting of the two office buildings and common building, and common area. Tentative Parcel Map applications are reviewed for General Plan and Zoning Code consistency and conformance with the Subdivision Map Act.

The proposed Tentative Parcel Map was reviewed by the City's Subdivision Clearance Committee and determined complete for review by Council in accordance with Section 17.05.220 of the City Code on October 20, 2020. Staff has confirmed that the proposed subdivision will not result in any inconsistencies with the General Plan and zoning designations for the property, Building Code, or other applicable requirements. Conditions of Approval have been prepared and are provided as Attachment 2. The conditions include a requirement for recordation of Covenants, Conditions and Restrictions (CC&R's) or equivalent instrument governing the shared use and maintenance of utilities, parking spaces (surface and garage), drive aisles, pedestrian walkways, trash, landscaping, and other related facilities.

The proposed map facilitates land use activity consistent with the Low Intensity Office/ Research and Development General Plan designation and PD zoning entitlements allowing office development on the project site. Approval of the Tentative Parcel Map would allow the property owner flexibility in financing and/or leasing of the property, thereby supporting their long-term use consistent with the City's General Plan.

ENVIRONMENTAL REVIEW

The project is Categorically exempt per Section 15315, Minor Land Divisions of the California Environmental Quality Act, in that the project involves the subdivision of urbanized land into fewer than five parcels and is served by existing municipal facilities.

FISCAL IMPACT

There is no cost to the City other than administrative staff time and expense for the processing of this application typically covered by processing fees paid by the applicant.

COORDINATION

This report has been coordinated with the City Attorney's Office.

PUBLIC CONTACT

On October 28, 2020, a notice of public hearing was published in *The Weekly*, a newspaper of general circulation, and on October 29, 2020, notice of this item was posted in three conspicuous locations within 300 feet of the project site and mailed to property owners within 1,000 feet of the project site. At the time of this report, Planning staff has not received public comments regarding the proposed project.

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>>

ALTERNATIVES

1. Adopt a resolution to approve the Tentative Parcel Map to create a single lot subdivision for commercial condominium purposes at the property located at 2250 Lawson Lane.
2. Deny the application for a Tentative Parcel Map to create a single lot subdivision for commercial

condominium purposes at the property located at 2250 Lawson Lane.

RECOMMENDATION

Alternative 1:

Adopt a resolution to approve the Tentative Parcel Map to create a single lot subdivision for commercial condominium purposes at the property located at 2250 Lawson Lane.

Reviewed by: Andrew Crabtree, Director of Community Development

Approved by: Deanna J. Santana, City Manager

ATTACHMENTS

1. Resolution
2. Conditions of Tentative Parcel Map Approval
3. Tentative Parcel Map