



Agenda Report

18-412

Agenda Date: 5/15/2018

REPORT TO COUNCIL

SUBJECT

3315 Scott Boulevard Tentative Parcel Map

BACKGROUND

The applicant is requesting approval of a Tentative Parcel Map (PLN2017-12992) to subdivide an existing 6.95-acre into two parcels at 3315 Scott Boulevard. The existing parcel is identified as Parcel 3 and the two new parcels as a 2.56 acre Parcel A and a 4.3 acre Parcel B on the proposed Tentative Subdivision Map exhibit (Attachment 4). No new development on the site is proposed with this subdivision. The applicant's justification for the subdivision is provided with this report (Attachment 3).

Per the Municipal Code, consideration and action on a Tentative Parcel Map is a function of the City Council. No Planning Commission recommendation is required for minor subdivisions of four lots or less.

DISCUSSION

Tentative Parcel Map applications are reviewed for General Plan and Zoning Code consistency and to insure that the resulting parcel lines will not result in operational issues. The buildings, parking and circulation for the existing campus, including the subject Parcel 3, was previously approved as the 3333 Scott Campus project. All parcels on the campus, including the proposed Parcels A and B, will be part of an Association with recorded Covenants, Conditions, Easements, and Restriction (CC&Rs). The CC&Rs detail the shared use and maintenance of utilities, parking spaces (surface and garage), drive aisles, pedestrian walkways, trash, landscaping, and other related facilities.

The proposed Tentative Parcel Map would subdivide a parcel to allow two existing buildings to be on separate parcels. The proposed action is a minor land division and does not involve new development. The proposed map facilitates land use activity consistent with the intended uses for the site's Low Intensity Office/Research & Development General Plan designation, and the proposed map is consistent with the applicable regulations in the ML (Light Industrial) zoning district. Approval of the Tentative Parcel Map would allow the property owner flexibility in financing and/or leasing of both properties individually, thereby supporting their long-term use consistent with the City's General Plan.

The project was reviewed to verify that after the subdivision, each parcel would continue to accommodate adequate on-site circulation, landscape, parking, and stormwater management areas, as well as utility service. Staff determined the application to be complete on January 16, 2018 and provided Conditions of Approval for the project (Attachment 2). Staff has confirmed that the proposed subdivision will not result in any inconsistencies with the approved project zoning, Building Code or other applicable requirements.

FISCAL IMPACT

There is no cost to the City other than administrative staff time and expense for the processing of this application.

COORDINATION

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

ENVIRONMENTAL REVIEW

The action being considered is exempt from the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines section 15315 "Minor Land Divisions" as the activity consists of the subdivision of one parcel in an urbanized area into two parcels that are consistent with the General Plan and Zoning designations at the time of the lead agencies determination.

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.

On May 4, 2018, notices of public hearing have been posted in three conspicuous locations within 300 feet of the project site and mailed to property owners within 300 feet of the project site. A Notice of Hearing for the proposed project was published in the Santa Clara Weekly on May 2, 2018. The full administrative record is available for review during normal business hours in the Planning Division office at City Hall, 1500 Warburton Avenue, Santa Clara.

RECOMMENDATION

Approve the requested Tentative Parcel Map to subdivide the subject property into two parcels to subdivide the 6.95 acre project site into two parcels for 3315 Scott Boulevard.

Reviewed by: Andrew Crabtree, Director of Community Development

Approved by: Deanna J. Santana, City Manager

ATTACHMENTS

1. Resolution Approving the Tentative Parcel Map
2. Conditions of Tentative Parcel Map Approval
3. Statement of Justification
4. Tentative Parcel Map