



Agenda Report

22-452

Agenda Date: 7/12/2022

REPORT TO COUNCIL

SUBJECT

Action on a Resolution Ordering the Summary Vacation of Centennial Boulevard between Tasman Drive and Stars and Stripes Drive, a Portion of Stars and Stripes Drive, and a Portion of Tasman Drive

COUNCIL PILLAR

Promote and Enhance Economic, Housing and Transportation Development

BACKGROUND

On June 28, 2016, the City certified an Environmental Impact Report (EIR), approved General Plan Amendments, and approved the Planned Development - Master Community (PD-MC) Zoning and accompanying Master Community Plan document (MCP) to allow for the phased development of the Related Santa Clara Project (Project). The Project includes the development of up to 9.16 million gross square feet of office buildings; retail, food and beverage, entertainment facilities; residential units; hotel rooms; surface and structured parking facilities; new open space and roads, landscaping and tree replacement; new/upgraded/expanded infrastructure and utilities all located on an approximately 240-acre site north of Tasman Drive. The adopted Project entitlements also include a Development Agreement (DA) and a Disposition and Development Agreement (DDA). Consistent with these Project approvals, development of the entire Project is anticipated to occur in approximately eight phases. Subsequently, on March 24, 2020, City Council approved a Development Area Plan (DAP) for Phase 1 of the Project, which includes an underground parking garage, office, retail, food and beverage, hotel, and residential uses.

In anticipation of the Project's original Phase 1 construction start date in October 2020, the Related Companies (Developer) completed early access construction work (Attachment 1) which includes a permanent exit ramp (from eastbound Tasman Drive down to Stars and Stripes Drive), permanent improvements to the Transit Center, a temporary roadway from the Transit Center through the closed Santa Clara landfill (Parcel 4) to Great America Parkway, and a temporary traffic signal for the temporary roadway intersection at Great America Parkway. This work is necessary to relocate vehicular, pedestrian and bicyclist access during the construction of Phase 1.

On July 13, 2020, Council adopted a resolution (Agenda Item 3A) authorizing the closure of Centennial Boulevard and a portion of Stars and Stripes Drive which was closed on August 3, 2020.

As part of the DA, the Developer shall enter into a ground lease agreement with the City for use of the City's property to construct Phase 1, which includes portions of Centennial Boulevard, Stars and Stripes Drive, and Tasman Drive proposed for vacation. Prior to approval of the ground lease for

Phase 1, the City is responsible for the removal of encumbrances on the property, which includes the public right-of-way for the subject portions of Centennial Boulevard, Stars and Stripes Drive, and Tasman Drive.

DISCUSSION

As shown within the DAP for Phase 1 of the Project, Centennial Boulevard between Tasman Drive and Stars and Stripes Drive, a portion of Stars and Stripes Drive, and a portion of Tasman Drive are to be vacated. During construction of Phase 1, Centennial Boulevard and Stars and Stripes will be removed and relocated. A Final Map for the development is required to be filed by the Developer as part of Phase 1 and will reflect the final locations of these streets. Additionally, the public right-of-way along Tasman Drive will be adjusted as a portion of Tasman Drive right-of-way will no longer be necessary. Due to the upcoming construction of Phase 1, the Developer requests that the City vacate these portions of right-of-way on Stars and Stripes Drive, Centennial Boulevard, and Tasman Drive (Attachment 1).

Staff has reviewed the Developer's proposal to vacate the subject portions of Centennial Boulevard, Stars and Stripes Drive, and Tasman Drive and did not find any concerns regarding the proposed vacation as these streets primarily serve the Project site. Public access to the Great America Station Transit Center and the City's Youth Soccer Park has been relocated through the construction of early access construction work. Additionally, all previously existing utilities have been relocated from the area proposed for vacation. Consequently, staff has determined that the areas proposed for vacation are no longer necessary for public purposes and may be vacated according to the provisions of Section 8334 of the California Streets and Highways Code.

ENVIRONMENTAL REVIEW

On June 28, 2016, the City Council certified the Environmental Impact Report (EIR), adopted a Statement of Overriding Considerations (SOC) and adopted a Mitigation Monitoring or Reporting Program (MMRP) for the Project. On March 24, 2020 and July 13, 2020, the City Council adopted the first and second Addendums to the EIR for the Phase 1 DAP and Phase 2 DAP, respectively.

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, the City Manager's Office, and the Community Development 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

Adopt a Resolution ordering the summary vacation of Centennial Boulevard between Tasman Drive

and Stars and Stripes Drive, and a portion of Stars and Stripes Drive [vicinity of APN104-03-036, 037, 038, 039, and 040 (2020-21)]; and a portion of Tasman Drive [vicinity of APN104-03-036, 037, and 038 (2021-22)] SC21-0025.

Reviewed by: Craig Mobeck, Director of Public Works

Approved by: Rajeev Batra, City Manager

ATTACHMENTS

1. Location Map
2. Resolution