

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION OF THE CITY OF SANTA CLARA, CALIFORNIA  
TO APPROVE A GENERAL PLAN AMENDMENT FROM  
REGIONAL COMMERCIAL TO HIGH DENSITY RESIDENTIAL FOR  
THE PROPOSED RESIDENTIAL PROJECT LOCATED AT 1400  
COLEMAN AVENUE, SANTA CLARA**

PLN24-00267 (General Plan Amendment and Rezone)  
PLN24-00332 (Vesting Tentative Subdivision Map)  
Initial Study/Mitigated Negative Declaration (IS/MND) (SCH # 2025070609)

**WHEREAS**, on May 28, 2024, City Ventures (“Applicant”), on behalf of Grant Associates LP (“Owner”) filed a development application for the 3.8-acre site located at 1400 Coleman Avenue (APN: 230-05-021), which is developed with a two-story office building, a one-story light industrial building, and a surface parking lot (“Project Site”); and

**WHEREAS**, the Applicant proposes a General Plan amendment to change the land use designation from Regional Commercial to High Density Residential; a rezone of the property from Commercial Regional (CR) to High Density Residential (R4); and a Vesting Tentative Subdivision Map application to allow the construction of 142 townhouse units in thirteen residential buildings, associated on- and off-site improvements (“Project”); and

**WHEREAS**, the City, as Lead Agency, in tandem with Consultant ‘David J. Powers’ prepared an Initial Study (“IS”) and a Mitigated Negative Declaration for the proposed project in accordance with the California Environmental Quality Act (“CEQA”), which was circulated for a 20-day review to public agencies which have jurisdiction by law with respect to the Project, as well as to other interested persons and agencies, and the City sought the comments of such persons and agencies beginning on July 11, 2025 and concluding on July 31, 2025 (“Comment Period”); and

**WHEREAS**, a Mitigation Monitoring and Reporting Program (“MMRP”) has been prepared for implementation with Project development to reduce potentially significant impacts identified in the Initial Study to less than significant; and

**WHEREAS**, on August 13, 2025, the Planning Commission held a duly noticed public hearing, at the conclusion of which, the Planning Commission voted to recommend approval (6-0-1) of the

Mitigated Negative Declaration, the Mitigation Monitoring and Reporting Program, General Plan Amendment, Rezoning and the Tentative Subdivision Map;

**WHEREAS**, on September 10, 2025, a notice of the public hearing on the proposed General Plan Amendment was published in the *Santa Clara Weekly*, for the City Council Hearing to be conducted on September 23, 2025; and

**WHEREAS**, on September 11, 2025, the notice of public hearing for the September 23, 2025, City Council Hearing for this item was mailed to property owners within a 1,000-foot radius of the Project Site boundaries; and

**WHEREAS**, pursuant to SCCC Section 18.146.020, on August 12, 2025, notices of the public hearing of September 23, 2025, were posted at City Hall, the Central Park Library, the Mission Branch Library, the Northside Branch Library, and on the City's website; and

**WHEREAS**, on September 23, 2025, the City Council held a duly noticed public hearing to consider the Project, the MND, the MMRP, and all pertinent information in the record during which the City Council invited and considered any and all verbal and written testimony and evidence offered in favor of and in opposition to the Project.

**NOW THEREFORE, BE IT 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 finds and determines that the General Plan Amendment is in the interest of the public good for the following reasons:

- A. The proposed amendment is deemed to be in the public interest, in that the project provides 142 "for-sale" townhouses in an urbanized area served by existing municipal services and invests in public services and infrastructure with on- and off-site improvements, like providing "complete streets" along the project frontage;
- B. The proposed General Plan amendment is consistent and compatible with the rest of the General Plan and any implementation programs that may be affected, in that the proposal utilizes and improves an underutilized property for use as a residential development;

C. The potential impacts of the proposed amendment have been assessed and have been determined not to be detrimental to the public health, safety, or welfare, in that as proposed, it includes all feasible mitigation to reduce the potential adverse environmental effects of the project to less-than-significant levels; and

D. The proposed amendment has been processed in accordance with the applicable provisions of the California Government Code and the California Environmental Quality Act (CEQA), in that a Mitigated Negative Declaration (MND) and a Mitigation Monitoring and Reporting Program has been prepared.

3. That the City Council hereby, pursuant to Government Code § 65353, amend the General Plan by changing the General Plan Land Use Designation from Regional Commercial to High Density Residential to allow the construction of 142 for-sale townhouse units.

4. 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 23RD DAY OF SEPTEMBER 2025, BY THE FOLLOWING VOTE:

AYES: COUNCILORS:

NOES: COUNCILORS:

ABSENT: COUNCILORS:

ABSTAINED: COUNCILORS:

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

Attachments incorporated by reference:  
1. None