

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

**A RESOLUTION OF THE CITY OF SANTA CLARA, CALIFORNIA  
TO ADOPT THE MITIGATED NEGATIVE DECLARATION AND THE  
MITIGATION MONITORING AND REPORTING PROGRAM 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”); as shown on the attached Development Plans and Vesting Tentative Subdivision Map, incorporated herein by this reference; 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**, the City through consultant 'David J. Powers' prepared written responses to the comments received during the Comment Period and included these responses on the project's CEQA page; and

**WHEREAS**, on August 13, 2025, the Planning Commission held a duly noticed public hearing, at the conclusion of which, the Planning Commission recommended 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 September 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 hereby finds that all potentially significant environmental impacts that may directly or indirectly result from the Project would be reduced to a less than significant level by implementation of the mitigation measures specified in the MND and MMRP.

3. That the City Council hereby finds that the MND is complete, prepared in compliance with CEQA, and represents the independent judgment of the City Council.

4. That the City Council hereby finds that the MND and MMRP for this Project has been completed in compliance with CEQA, and that approval of this Project as mitigated will have no significant negative impacts on the area's environmental resources, cumulative or otherwise, as the impacts as mitigated would fall within the environmental thresholds identified by CEQA.

5. That the City Council hereby adopt the MND and MMRP for the Project as required by the CEQA Guidelines (14 Cal. Code of Regs. § 15074).

6. 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