

RESOLUTION NO. _____

**A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF SANTA CLARA, CALIFORNIA RECOMMENDING
THAT THE CITY COUNCIL 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/Mitigate Negative Declaration (IS/MND) (SCH #)

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”);

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”);

WHEREAS, a Mitigated Negative Declaration was prepared for the proposed project in accordance with the California Environmental Quality Act (“CEQA”) and was circulated for 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 sought the comments of such persons and agencies beginning on July 11, 2025 and concluding on July 30, 2025 (“Comment Period”);

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;

WHEREAS, Santa Clara City Charter Section 1007 requires that the Planning Commission provide input to the City Council on any proposed General Plan amendment;

WHEREAS, Government Code Section 65353 requires the Planning Commission to hold a public hearing prior to making a recommendation on the General Plan Amendment;

WHEREAS, on July 23, 2025, a notice of the public hearing on the proposed General Plan Amendment was published in the *Santa Clara Weekly*, for the Planning Commission Hearing to be conducted on August 13, 2025;

WHEREAS, on July 21, 2025, the notice of public hearing for the August 13, 2025, Planning Commission meeting for this item was mailed to property owners within a 1,000-foot radius of the Project Site boundaries;

WHEREAS, pursuant to SCCC Section 18.146.020, on August 2, 2025, notices of the public hearing of August 13, 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 August 13, 2025, the Planning Commission held a duly noticed public hearing to consider the Project, the MND, the MMRP, and all pertinent information in the record during which the Planning Commission 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 PLANNING COMMISSION OF THE CITY OF SANTA CLARA AS FOLLOWS:

1. That the Planning Commission hereby finds that the above Recitals are true and correct and by this reference makes them a part hereof.

2. That the Planning Commission 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 Planning Commission hereby recommends that the City Council, 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.

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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 PLANNING COMMISSION OF THE CITY OF SANTA CLARA, CALIFORNIA, AT A REGULAR MEETING THEREOF HELD ON THE 13TH DAY OF AUGUST 2025, BY THE FOLLOWING VOTE:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAINED: COMMISSIONER:

ATTEST: _____
AFSHAN HAMID
DIRECTOR OF COMMUNITY DEVELOPMENT
CITY OF SANTA CLARA

Attachments Incorporated by Reference:
1. None