

RESOLUTION NO. _____

**A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF SANTA CLARA, CALIFORNIA RECOMMENDING
THAT THE CITY COUNCIL APPROVE A VESTING TENTATIVE
SUBDIVISION MAP FOR CONDOMINIUM PURPOSES 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 #)

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”); as shown on the attached Development Plans and Vesting Tentative Subdivision Map, incorporated herein by this reference;

WHEREAS, pursuant to Section 17.05.210 of the Code of the City of Santa Clara (“SCCC”), a Tentative Subdivision Map shall be required for all divisions of land into five or more parcels;

WHEREAS, consistent with the proposed uses under the development plan, the proposal includes the division of the site for condominium purposes for up to 142 for-sale townhouses, as shown on the proposed Vesting Tentative Subdivision Map, attached hereto and incorporated herein by this reference;

WHEREAS, on July 1, 2025, the Subdivision Committee determined that the application was cleared and that the Vesting Tentative Subdivision Map be reviewed by the Planning

Commission and the City Council in conformance with Section 17.05.300 of the SCCC as a Vesting Tentative Subdivision Map along with the Project;

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") 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, 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;

WHEREAS, Section 17.05.300 (g) of the SCCC requires that the Planning Commission conduct a public hearing before considering the approval of a Vesting Tentative Subdivision Map for the division of land;

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. Vesting Tentative Subdivision Map Findings. Pursuant to California Government Code Sections 66426 and 66428 and SCCC Section 17.05.300(h), the Planning Commission finds and determines that:

A. The Vesting Tentative Subdivision Map is consistent with the objectives, policies, general land use and programs specified in the City's General Plan in that the proposed Vesting Tentative Subdivision Map is to subdivide the parcel for condominium purposes to allow the residential development with 142 townhouses, and on- and off-site improvements.

B. The design and improvements of the proposed subdivision are consistent with the City's General Plan in that the Vesting Tentative Subdivision Map would facilitate development of housing stock and construction of ownership housing opportunities for the community; and furthermore redevelop an underutilized property (Policy 5.3.1-P8), provide adequate landscaping and replace trees at a 2:1 ratio (Policy 5.3.1-P10), include sidewalks (Policy 5.3.1-P16), and provide a design that is compatible with and sensitive to neighboring residential development (Policy 5.3.1-P29).

C. The site is physically suitable for the proposed type of development in that the Project is designed to provide high quality housing consistent with existing and planned development in the surrounding area.

D. The site is physically suitable for the proposed type of development in that the Project is in an urbanized area and is designed to provide high quality housing consistent with existing and planned development in the surrounding area.

E. The design of the subdivision and type of improvements are not likely to cause serious health problems in that the impacts of the proposed residential subdivision have been analyzed in the Initial Study, and with mitigation, most impacts related to health were determined to be less than significant.

F. The design of the subdivision and type of improvements are not likely to cause substantial environmental damage and will not substantially or unavoidably injure fish or wildlife or their habitat in that the Project Site is located in an urbanized setting, on a previously developed site, and includes mitigation measures, as identified in the Mitigated Negative Declaration (MND) and MMRP, that reduce impacts to wildlife and their habitat to less than significant levels.

G. The design of the subdivision and type of improvements will not conflict with easements acquired by the public at large or use of property within the proposed subdivision in that, the Project is designed to avoid encroachments and conflicts with public easements in the site design.

H. The Vesting Tentative Subdivision Map provides, to the extent feasible, for future passive or natural heating or cooling opportunities, in that it would allow flexibility in the development standards to maximize the benefits of green building standards for site and building design.

3. Based on the findings set forth in this Resolution and the evidence in the Staff Report, the MND, the MMRP, and such other evidence as received at the public hearings on this matter before the Planning Commission, the Planning Commission hereby recommends approval of the Vesting Tentative Subdivision Map to the City Council, substantially in the form on file as

shown in the attached Vesting Tentative Subdivision Map and Conditions of Vesting Tentative Subdivision Map Approval, incorporated herein by this reference.

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: COMMISSIONERS:

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

Attachments Incorporated by Reference:

- 1. Vesting Tentative Subdivision Map
- 3. Conditions of Vesting Tentative Subdivision Map Approval