

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY OF SANTA CLARA, CALIFORNIA
TO APPROVE A REZONE FROM COMMERCIAL REGIONAL TO
HIGH DENSITY RESIDENTIAL (R4) 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; and

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 hereby rezones the Project Site from Commercial Regional (CR) to High Density residential (R4) to allow the construction of 142 townhouse units in thirteen residential buildings, associated on- and off-site improvements, as shown on the attached Development Plans, incorporated herein by this reference.
3. 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