



Development Review Hearing

**Item # : 2
1400 Coleman Avenue**

**November 19, 2025
Nimisha Agrawal, Senior Planner**



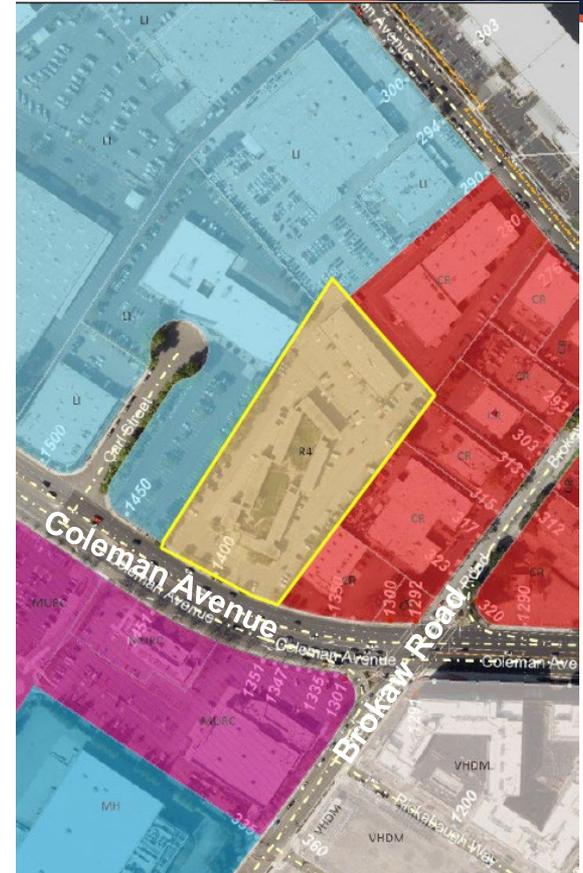
Request

- Determination of Consistency with the Adopted Mitigated Negative Declaration
- Architectural Review to Allow the Development of 142 Residential Units and Associated On- and Off-Site Improvements.



Existing Site

- **Acreage: 3.8 Acres**
- **Surrounding Uses:**
 - North: Commercial and Industrial Uses
 - South: Coleman Avenue; Costco
 - East: Commercial and Industrial Uses
 - West: U.S. Citizenship and Immigration Services office
- **Zoning:** High Density Residential (R4)
- **General Plan Designation:** High Density Residential
- Site is within the Santa Clara Station Area Focus Area





Background

- The subject property is within the Santa Clara Station Area Focus Area. The Specific Plan is currently underway, yet to be formally adopted.
- On August 13, 2025, the Planning Commission recommended approval to the City Council and on September 23, 2025, City Council took the following actions:
 1. Adopted the Mitigated Negative Declaration and the Mitigation Monitoring or Reporting Program for the proposed residential townhome project.
 2. Approved a General Plan amendment from Regional Commercial to High Density Residential.
 3. Approved a Rezone of the property from Commercial Regional (CR) to High Density Residential (R4).
 4. Approved a Vesting Tentative Subdivision Map for two-lot subdivision for residential condominium purposes to accommodate a project with 142 units, vehicular driveways, parking, and common and private open spaces.



LEGEND

- 1** Community Open Space and Barbecue Area - See Enlargement Sheet
- 2** Community Garden and Dog Run - See Enlargement Sheet
- 3** Parkway and Street Trees along Coleman Ave
- 4** Enhanced Vehicular Paving
- 5** Pedestrian Streetscape and Paseo Improvements:
 -Enhanced Paving
 -Street Furniture (Benches, Planters, Bike racks)
 -Tree Planting in Accessible Grates
- 6** Overhead String Lights at Private Alleys
- 7** Stormwater Basin
- 8** Open Lawn Area
- 9** Private Patio
- 10** Community Parking Stall
- 11** Transformer
- 12** Shade Trees with Bench Seating
- 13** Overhead Trellis with Lounge Seating
- 14** Perimeter Block Wall and Pilasters
- 15** Community Mailboxes
- 16** Scooter Parking
- 17** Rideshare Drop Off





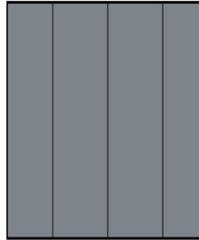
COLEMAN AVE. STREETScape



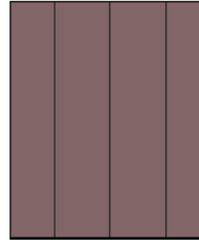
1 STUCCO 1
 SW 7551 - GREEK VILLA OR EQUAL
 TBD FINISH (for buildings along Coleman Ave)
 Other buildings - 16/20 Finish



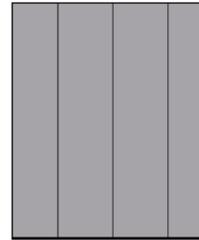
2 STUCCO 2
 SW 6256 - SERIOUS GRAY OR EQUAL
 TBD FINISH (for buildings along Coleman Ave)
 Other buildings - 16/20 Finish



3 VERTICAL SIDING 1
 SW 6256 - SERIOUS GRAY OR EQUAL



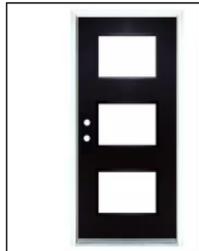
4 VERTICAL SIDING 2
 SW 0004 - ROSE BROCADE OR EQUAL



5 VERTICAL SIDING 3
 SW 6252 - MYSTERIOUS MAUVE OR EQUAL



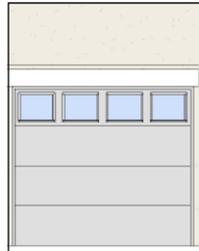
6 BRICK VENEER
 McNear - COTSWOLD



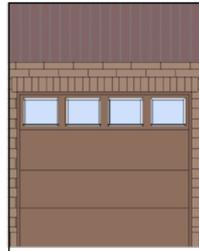
7 ENTRY DOORS
 FLUSH METAL ROLL UP
 BRONZE



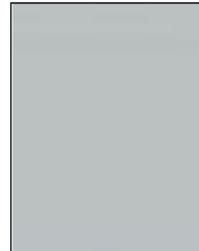
8 METAL RAILING
 BRONZE OR EQUAL



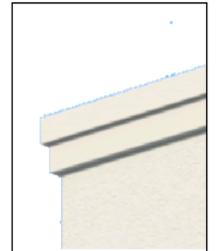
9 GARAGE DOORS
 FLUSH METAL ROLL UP
 WHITE



10 GARAGE DOORS
 FLUSH METAL ROLL UP
 BROWN



11 VINYL WINDOWS
 MILGARD SILVER OR EQUAL



12 TRIM/ PARAPET CAP
 SAME AS STUCCO/ SIDING COLOR



BLDG A _ FRONT ELEVATION ALONG COLEMAN AVE



13 THIN BRICK SOLDIER
 McNear - COTSWOLD OR
 EQUAL

NOTE: ALL MATERIAL ARE AS SPECIFIED OR EQUAL



14 LIGHT FIXTURE
 VISUAL COMFORT & CO_VEX
 12 OUTDOOR WALL OR
 EQUAL



15 STANDING SEAM
 METAL ROOF
 BRONZE



Consistency with Design Guidelines / Objective Standards

- The proposed project improves the aesthetics of the site, creates a mix of uses by providing residential in proximity to the existing commercial uses, enhances bike and pedestrian connections, and is designed to be compatible with the existing surrounding development.
- The applicant has worked with staff to refine the proposal by:
 - Added additional fenestration at the ground level along the Coleman Avenue elevation;
 - Provided refined and complete elevations with material specifications and light fixture details;
 - Incorporated windows into all the garage doors;
 - Enhanced façade articulation, refined the color palette, and provided a materials board;
 - Recessed windows at least four inches from the façade.
 - Submitted detailed specifications and drawings for all windows, cornices, and railings, clearly indicating the materials, colors, and finishes;
 - Submitted an updated street view along Coleman Avenue;
 - Provided a complete landscape plan identifying tree locations;
 - Included a detailed layout of the front landscaping along Coleman Avenue;



Community Meeting

- Two public outreach meetings were conducted by the Developer
 - October 10, 2024 (in-person) ,attended by six members of the community
 - March 31, 2024 (virtual), attended by 13 members of the community
- Key topics at these meetings included the site plan, consistency with the Station Area Specific Plan, rideshare drop off/pick up and deliveries location, affordability, relocation of existing commercial tenants, and project timeline.
- Six letters of support and one letter in opposition of the project were received.
 - The concern in the letter of opposition was about providing one level housing.
 - Developer has added one bedroom on the first floor of five units.



CEQA Evaluation

- The potential environmental impacts of the project are addressed in a Mitigated Negative Declaration (MND) the City prepared in accordance with the California Environmental Quality Act (CEQA).
- On September 23, 2025, as part of their action on the project's General Plan Amendment, Rezone and Tentative Subdivision Map, the Council adopted the MND and MMRP. The Architectural Review component of the project is consistent with the adopted MND.



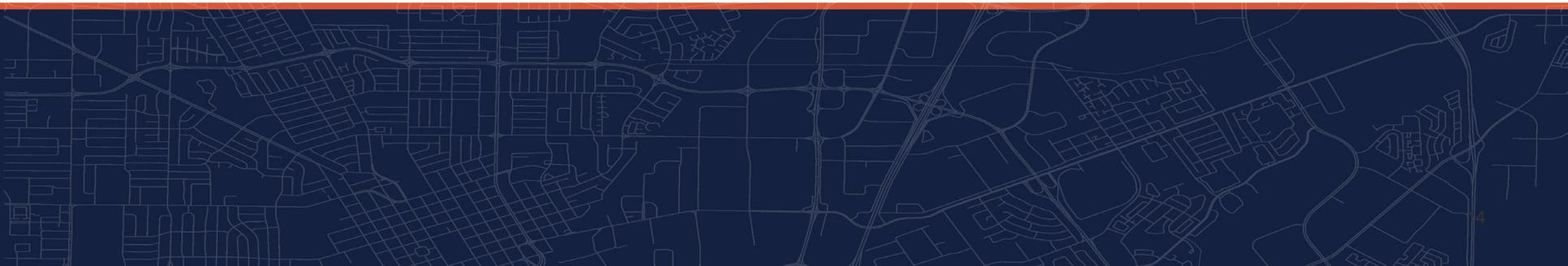
Recommendation

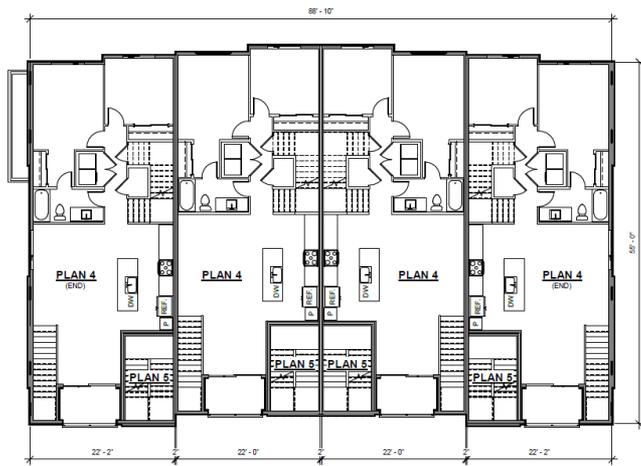
- **Determine** the project to be consistent with the adopted Initial Study/Mitigated Negative Declaration (IS/MND)
- **Approve** the Architectural Review to allow the development of 142 residential units and associated on-and off-site improvements for the property located at 1400 Coleman Avenue, subject to the findings and conditions of approval.



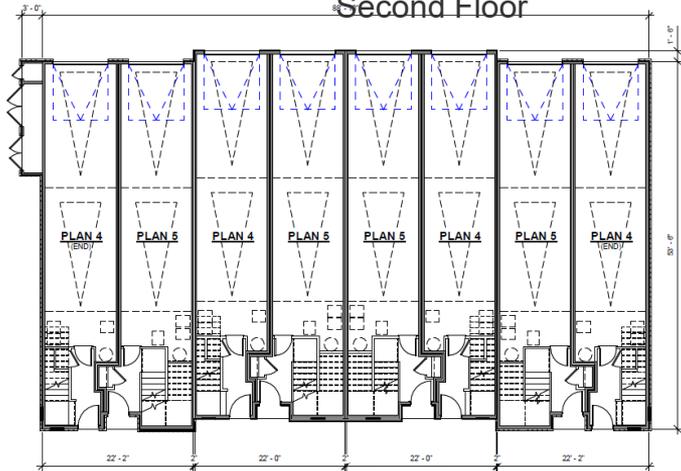
City of Santa Clara

The Center of What's Possible

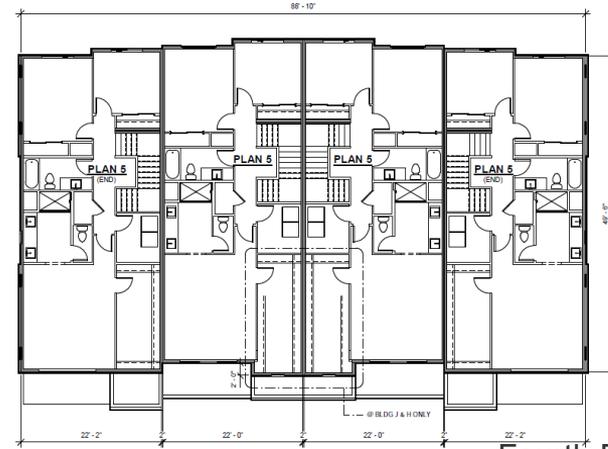




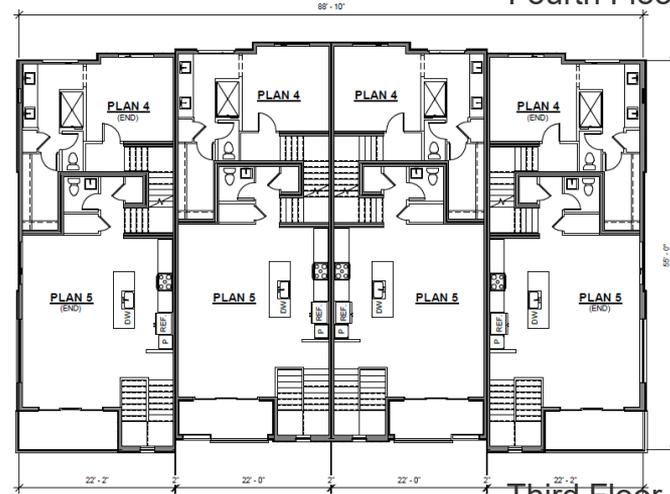
Second Floor



First Floor

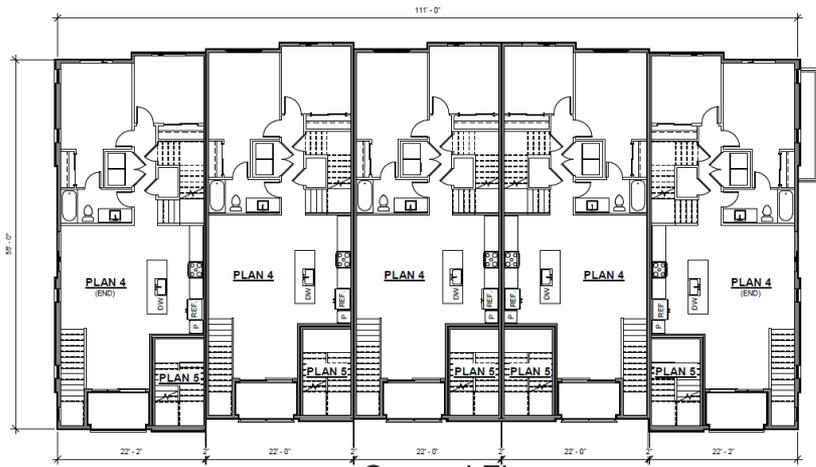


Fourth Floor

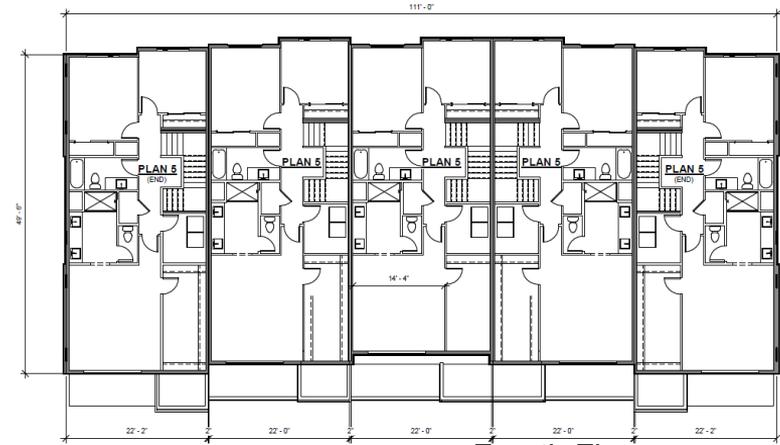


Third Floor

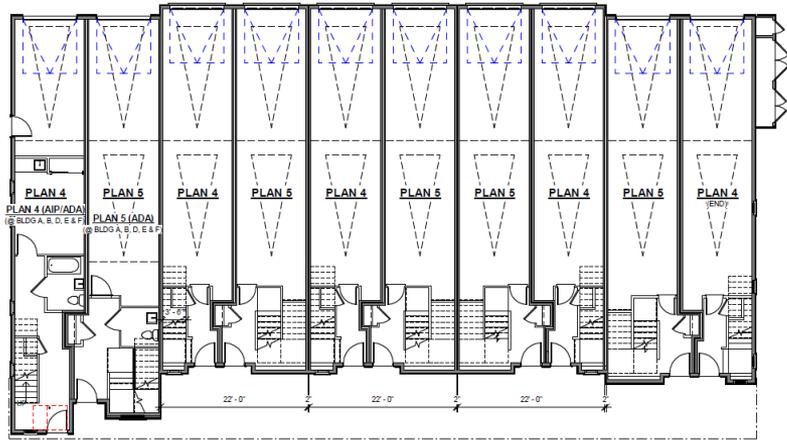
Building H- 8 units



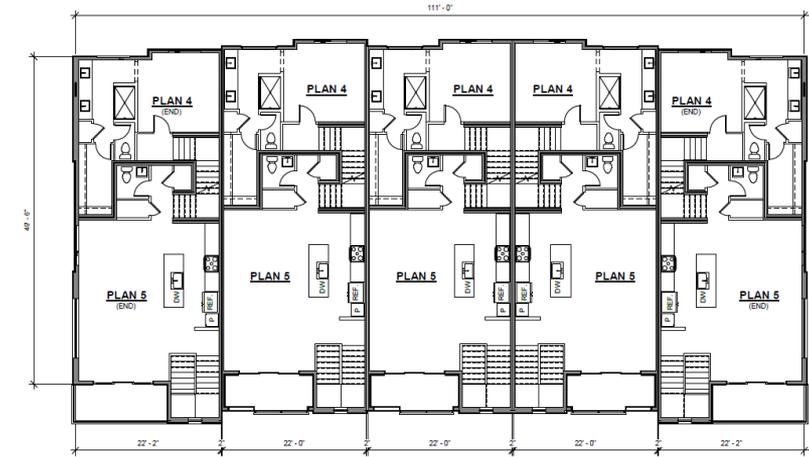
Second Floor



Fourth Floor



First Floor



Third Floor

Building A, D, N- 10 units