



# **Development Review Hearing**

**Item # 3  
3521 and 3591 Homestead  
Road**

**June 17, 2026**

**Meha Patel, Associate Planner**



# Request

- **Adoption** of a Mitigation Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP)
- **Architectural Review** for the demolition of the existing buildings for the construction of a 147-unit residential mixed-use project that includes 90 four-story stacked condos and 57 three-story townhome units and 4,991 square-foot commercial building.
- Architectural Review required per the Santa Clara City Code 18.120.020.D.3 and 18.120.020.D.7 for new construction of new multi-family development of any size.



# Existing Site

- **Acreage:** 5.5
- **Surrounding Uses:**
  - **N:** Multi-Family Residential
  - **S:** Commercial
  - **E:** Commercial and Multi-Family Residential
  - **W:** Lawrence Expressway and Multi-Family Residential
- **Zoning:** MU-NC – Mixed-Use Neighborhood Commercial
- **General Plan Designation:** Neighborhood Mixed-Use



PAD TYP.

LOCHINVAR AVE

BACK BIKES

FRONT BIKES TYP.

BLDG. 8

BLDG. 9

BLDG. 10

BLDG. 11

BLDG. 12

SHEET L1.1

COMM BLDG

LANDSCAPE COMM BLDG, PI USABLE SHEET

E: HOMESTEAD ROAD

COLUMN AND FLO ALONG :

BIO-RET ENG. W/ BIO-RET PLANT L

LOCATION D: (1) BIKE RACK ACCOMMODATES 2 BIKES

LOCATION C: (2) BIKE RACKS ACCOMMODATES 4 BIKES

BLDG. 2

BLDG. 7

BLDG. 6

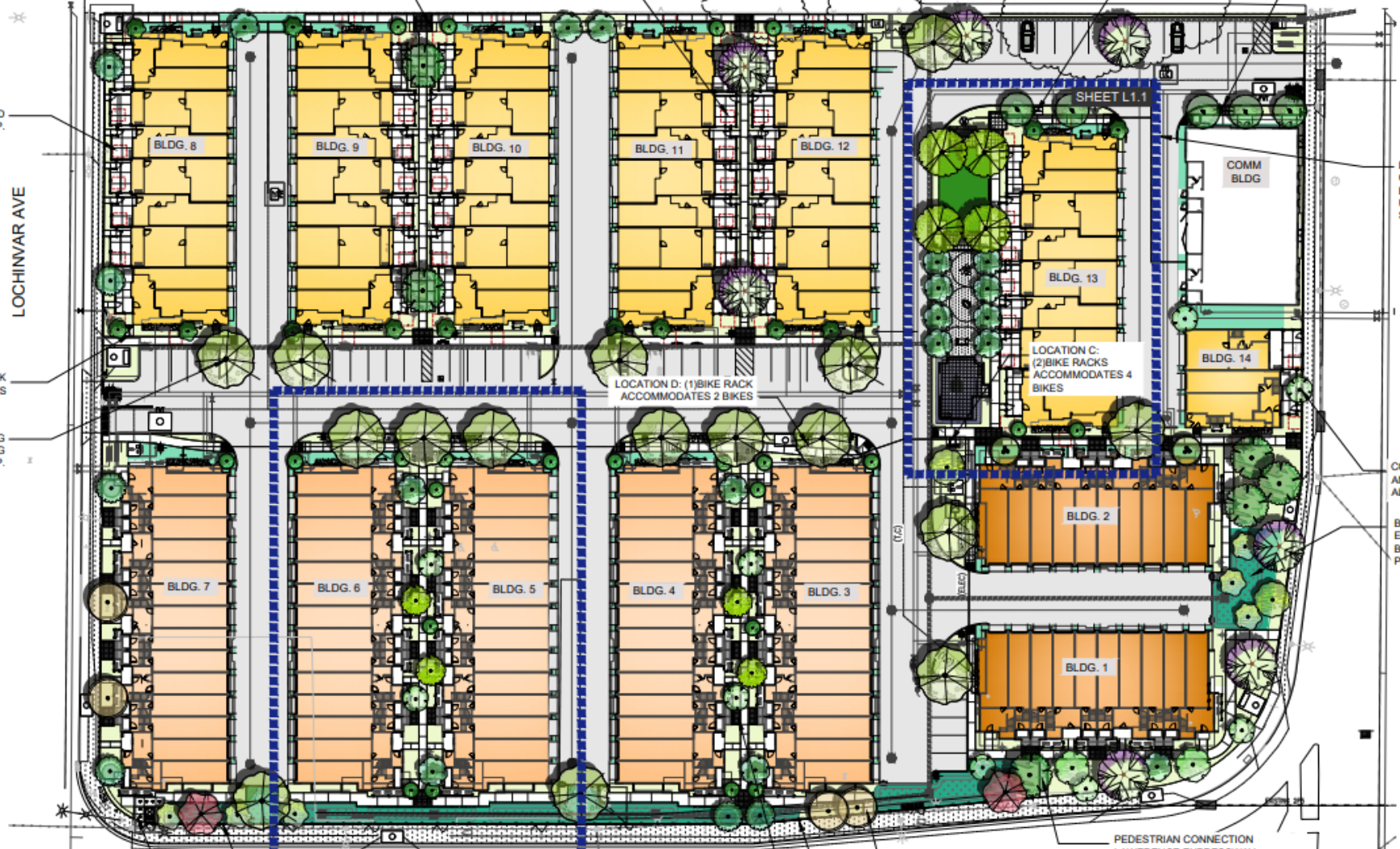
BLDG. 5

BLDG. 4

BLDG. 3

BLDG. 1

PEDESTRIAN CONNECTION LAWRENCE EXPRESSWAY



# Townhome Building Type



## Color and Material Palette

BASE STUCCO



SW 7008  
Alabaster

FIBER CEMENT SIDING  
AND TRIM



SW 7652  
Mineral Deposit

PANEL TRIM AT  
STUCCO AND SIDING



SW 2849  
Westchester  
Gray

FIBER CEMENT SIDING  
AND TRIM



SW 2849  
Westchester  
Gray

GARAGE DOOR



SW 6150  
Universal Khaki

METAL RAILING



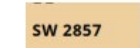
SW 9565  
Forged Steel

STONE VENEER



GLACIER

ENTRY DOOR



SW 2857

# Stacked Condo Building Type 300



## Color and Material Palette SCHEME 1

Stucco-4 (Cyber) + balcony metal rails

SW 7076  
**Cyberspace**  
Interior / Exterior  
Locator Number: 235-C7

Stucco-1 (Light)

SW 7666  
**Fleur de Sel**  
Interior / Exterior  
Locator Number: 258-C3

Stucco-2 (Dark)

SW 7660  
**Earl Grey**  
Interior / Exterior  
Locator Number: 238-C6

Metal Accents+ canopy

SW 6990  
**Caviar**  
Interior / Exterior  
Locator Number: 211-C2

Garage door

SW 7849  
**Westchester Gray**  
Interior / Exterior

Entry Door

SW 2839  
**Roycroft Copper Red**  
Interior / Exterior

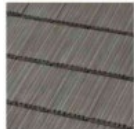
STONE -  
ELDORADO



Stucco-3 (Mid-range)

SW 7668  
**March Wind**  
Interior / Exterior  
Locator Number: 282-C3

ROOF TILE



Oceana

# Stacked Condo Building Type 200



## Color and Material Palette SCHEME 1

Stucco-4 (Cyber) + balcony metal rails



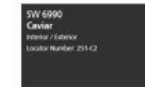
Stucco-1 (Light)



Stucco-2 (Dark)



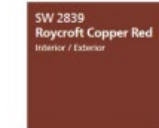
Metal Accents+ canopy



Garage door



Entry Door



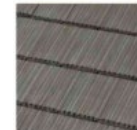
STONE - ELDORADO



Stucco-3 (Mid-range)



ROOF TILE



# Commercial Building



BASE STUCCO



SW 7008  
Alabaster

FIBER CEMENT SIDING  
AND TRIM

SW 7013

Repose Gray

STONE VENEER

ELDORADO STONE  
OR EQUAL



GLACIER

CANOPY - METAL +  
FRAMED + STOREFRONT



SW 9565  
Forged Steel



# Consistency with Zoning Code

- **Site Layout and Design**
  - Seven four-story stacked condos with 90 units
  - Seven buildings three-story attached townhomes
  - Commercial building along Homestead Road
  - 5,300 square-foot common open space with pavilion with tables, benches, BBQ area, play tot lot, and usable lawn area with trees.
- **Building Architecture**
  - Contemporary architectural style, using a mix of exterior materials and colors, flat and gable roofs, private balconies, dormer windows, metal elements, and entry types.
  - Materials proposed are stucco, siding, and stone veneer with metal railings for balconies.
  - Variety of residential entries (stoop, covered porches, grade-level portico) and shopfront entrances for the commercial building.



# Consistency with Zoning Code

- **Circulation and Parking**
  - Direct vehicular access to the site is provided from Homestead Road and Lochinvar Avenue with 26-foot-wide two-way driveways.
  - Internal A Street that connects to seven driveways serving the residential buildings.
  - Two-car garage for each unit provides a total of 294 spaces with 47 guest and commercial parking spaces resulting in a total 341 off-street parking spaces.
  - 147 Class II bicycle parking (one in each townhome garage) and 12 Class I bicycle parking space in bike racks dispersed throughout the site
- **Landscaping and Open Spaces**
  - Projects includes a mixture of plant species and trees for planting along both frontages, in the pedestrian walkways, along the perimeter, and common open space.
  - A total of seventeen trees are proposed to be removed and replaced with 139 trees on site.



# Consistency with Zoning Code

- **Senate Bill (SB) 330 (2019)**
  - Allows for streamlined review if it complies with objective standards, in effect at the time that the application was deemed complete.
- **State Density Bonus Law and Affordable Housing Ordinance**
  - The project proposes 22 affordable units and pay an in-lieu fee for the 0.05 remaining fraction, consistent with the 15% City's Affordable Housing Ordinance.
  - Requests waivers to waive multi-story step-backs and 45-degree daylight plane requirement and increase number of stories and height.
  - Requests a concession to reduce the commercial Floor Area Ratio (FAR) requirement.



# Public Outreach – Community Meetings

- **November 13, 2025:** Online + In-person meeting
  - 38 members of the public in-person and 11 members online
- **February 25, 2026:** In-person meeting at project site
  - 30 members of the public in-person
- **Overall concerns:** loss of retail of existing commercial space and displacement of small business, traffic concerns, project timeline, and who initiated redevelopment process
- Applicant addressed concerns by explaining the role of the state housing laws, RHNA requirements, General Plan land use designation's allowance for residential development, and the property owner initiated the sale of property which Pulte and Waymark are redeveloping.



## **Public Outreach – Public Comments**

- Six letters in opposition and One letter in support were received.
- Overall concerns: the loss of existing commercial space, displacement of small businesses, traffic concerns, and impacts on privacy due to the height with no daylight plane or multi-story step-backs.
- Staff provided responses to address the comments by explaining the role of the state housing laws regarding concession and waivers and General Plan land use designation's allowance for residential development.
- Four letters in support were received after the meeting agenda was posted.



# Revised Condition of Approval

- Revise H1 Housing condition to change 10% of total units for low-income and 5% of total units for moderate income to 15% of total units for moderate income as listed in the Density Bonus form.
- Revise G8 General condition to update the Reach Code year from 2022 to 2025.
- Revise PR2 from 150 units to 147 units.
- Remove W16 Water condition as there are no recycled water sources adjacent to this site.



# CEQA Evaluation

- The evaluation takes into account the potential environmental impacts of the project addressed in the Mitigated Negative Declaration prepared for the project in accordance with the California Environmental Quality Act and was circulated for public review for 20 days.
- Mitigation measures are proposed for the project and would be implemented through the Mitigation Monitoring and Reporting Program.



## Recommendation

- **Adopt** the Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP) based on findings; and
- **Approve** the Architectural Review for the demolition of the existing buildings for the construction of a 147-unit residential mixed-use project that includes 90 four-story stacked condos and 57 three-story townhome units and 4,991 square-foot commercial building, subject to conditions of approval and findings with the revised H1, G8, and PR2 conditions and removed W16 condition.



# City of Santa Clara

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