



City Council
 July 15, 2025

**Item #7 RTC 25-732
 Cheeney Street
 Townhomes Project**

**Afshan Hamid
 Community Development Director**

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Cheeney Street Townhomes  **City of Santa Clara**
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Request for Council Action:

- Adoption of the **Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program**
- **General Plan Amendment** to change the land use designation from Very Low Density Residential to Low Density Residential.
- **Rezone** from R1-6L - Single-family to R2 - Low Density Residential
- **Tentative Subdivision Map** for condominium to allow the development of nine units with associated on- and off-Site improvements.

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Existing Site

- **Site:** 0.51- acre vacant site
- **Surrounding:** One- and Two-story single-family, duplex and multi-family residences
- **Current Zoning:** Single-Family (R1-6L)
- **Current General Plan Designation:** Very Low Density Residential



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Context - Surrounding Uses

- Agnew Park
- Church
- 2086 Agnew Rd. (HRI)
- 4262 Davis St. (HRI)
- Townhomes and multi-family residences



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Historical Landmarks Commission

- February 6, 2025, HLC reviewed the project for the neighborhood compatibility and City's Design Guidelines.
- HLC made a recommendation to approve the architectural review of the project with a lighter color scheme to lessen the contrast of the front elevation.
- Applicant lighten the color scheme as shown in the current plans.

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Historical Landmarks Commission

2086 Agnew Rd. (HRI) 4262 Davis St. (HRI) Adjacent Townhomes



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General Plan Amendment Scope

- Current GP: The project's proposed density is at 17 du/acre.
- Proposed: Change from Very Low Density Residential to Low Density Residential to fall within the allowable density of 8 – 19 du/acre.



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Rezone Scope

- Current: Single-family (R1-6L)
- Proposed: Low Density Residential (R2)
to accommodate the increase in residential density.



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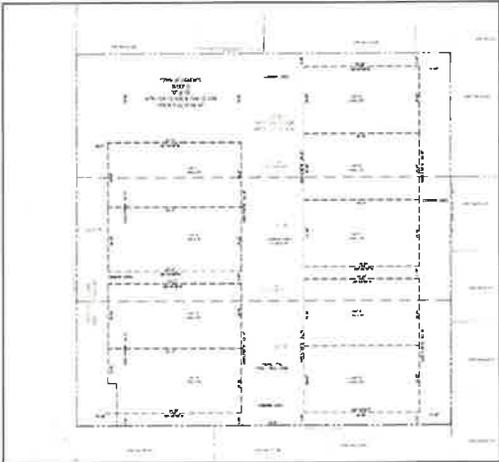
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Subdivision Map Scope

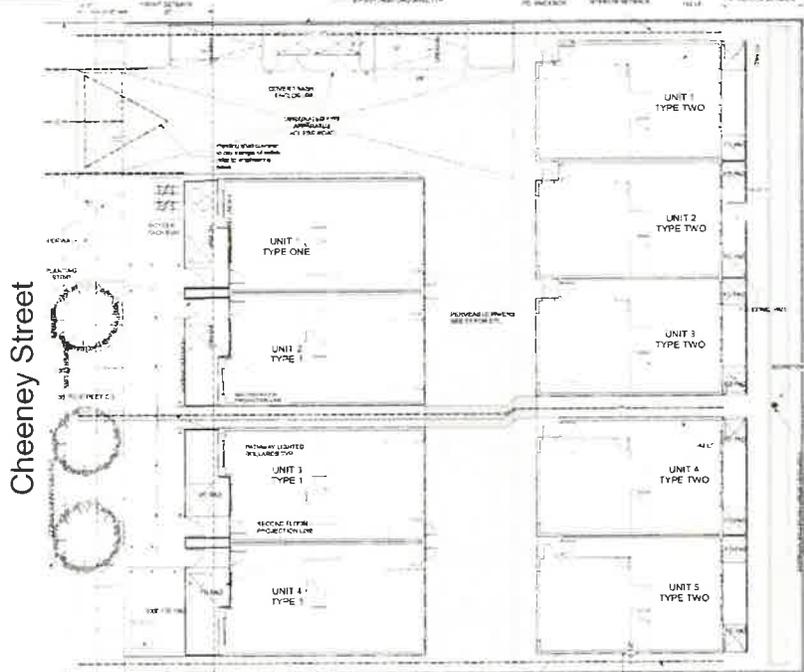
- Combine two vacant lots into one parcel and subdivide for condominium purposes for up to 9 for-sale townhomes.
- The map includes a new private L-shaped street that provides access to the unit's two-car garages.
- Subdivision Committee Cleared the project on June 18, 2024



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Site Plan



Cheaney Street

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Affordable Housing Summary

- For residential developments of fewer than ten units, the Affordable Housing Ordinance requires either;
 - the provision of one affordable unit, or
 - the payment of an in-lieu fee.
- The Applicant has elected to pay the in-lieu fee prior to receipt of the occupancy certificate.

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Consistency with General Plan

- Current Very Low Density Residential (VLDR) allows for a density of up to 10 du/acre.
- VLDR is intended for development of typically single-family in scale and character.
- Low Density Residential (LDR) allows a density of 8-19 du/ac.
- LDR allows attached townhome development.
- The proposed change in land use designation is compatible with the surrounding land uses that are a mixed density from low to medium density.

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Consistency with Zoning Code

- Current R1-6L zone would allow for a density up to 10 du/acre.
- R1-6L is intended for single-family dwellings with a second dwelling authorized by State law.
- The proposed R2 zone would allow the proposed project of 17 du/acre to fall within the density range of 8-19 du/acre.
- R2 is intended for single-family and two-family dwellings.
- The project as proposed is consistent with development standards applicable to the R2 zoning district.

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Public Outreach

- October 24, 2024 – virtual public outreach meeting with notice to properties 500 feet of the project site.
- Two members of the public attended the meeting and made comments related parking, construction timeline and cost of the units.
- The applicant explained the parking arrangement and general construction timeline. The units will be listed at market-rate.
- One support comment received before Planning Commission hearing via email.

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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 30 days.
- Mitigation measures are proposed for the project and would be implemented through the Mitigation Monitoring and Reporting Program.

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Planning Commission Recommendation

- PC Discussion:
 - additional housing in the area and across the City,
 - affordable housing,
 - setback,
 - infrastructure impact, and
 - proposed parking
- PC vote 7-0

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Recommendation

1. Adopt a resolution to adopt the Mitigated Negative Declaration and the Mitigation Monitoring and Reporting Program for the 4249 Cheaney Street Project.
2. Adopt a resolution to approve a General Plan Amendment to change the land use designation from Very Low Density Residential to Low Density Residential.
3. Adoption a resolution to approve a Rezoning from R1-6L, Single Family Residential to R2, Low Density Residential.
4. Adopt a resolution to approve a Tentative Subdivision Map for condominium purpose, subject to findings and conditions of approval.

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July 15, 2025

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The image is a graphic for a City Council meeting. On the left is the official seal of the City of Santa Clara, California, featuring a mission-style building, the year 1852, and the text 'CITY OF SANTA CLARA CALIFORNIA' and 'THE MISSION CITY'. The seal is set against a dark blue background with a red diagonal stripe. To the right of the seal, the text 'City Council' is in a large, bold, dark blue font, followed by the date 'July 15, 2025' in a smaller, regular dark blue font. Below this, the project title 'Item #7 RTC 25-732 Cheeney Street Townhomes Project' is written in a bold, dark blue font. At the bottom right, the name 'Afshan Hamid' and title 'Community Development Director' are listed in a regular dark blue font.