

CITY VENTURES
Coleman Village



**City of
Santa Clara**
The Center of What's Possible

PLANNING COMMISSION
August 13, 2025



CITY VENTURES
Building It Forward

City Ventures

- Bay Area Builder
- Creates communities in **urban infill & transit oriented** sites
- All-electric, **solar-powered** homes. Panels come standard.
- **Energy Efficient** Building Materials, Heating & Cooling, & Appliances
- Pre-wiring for **electric car chargers** in every home
- **Low Impact** Landscaping and **low flow water fixtures**



MORGAN HILL



SANTA CLARA



SUNNYVALE

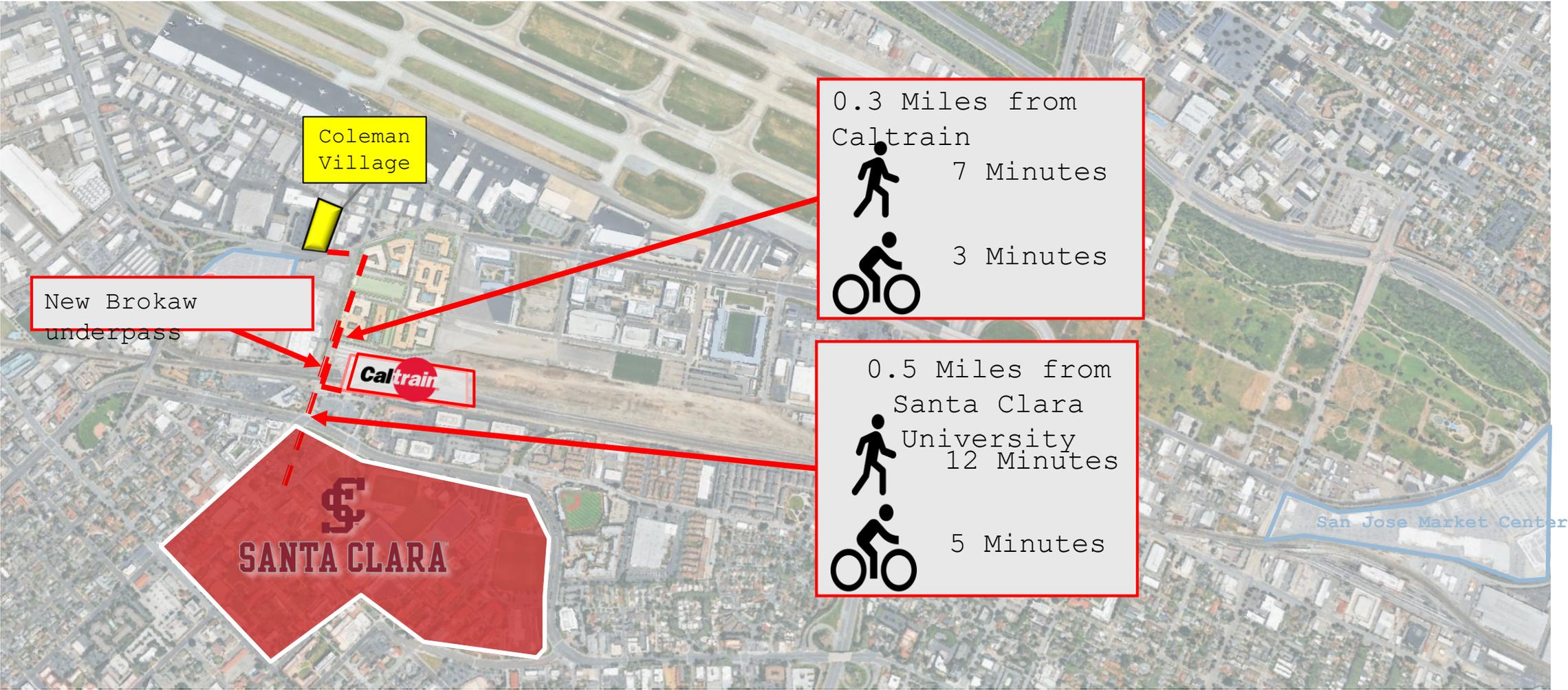


MILPITAS

Project Location



Project Location - Transit





Project Location - Existing

Celebrating the Future as our Present



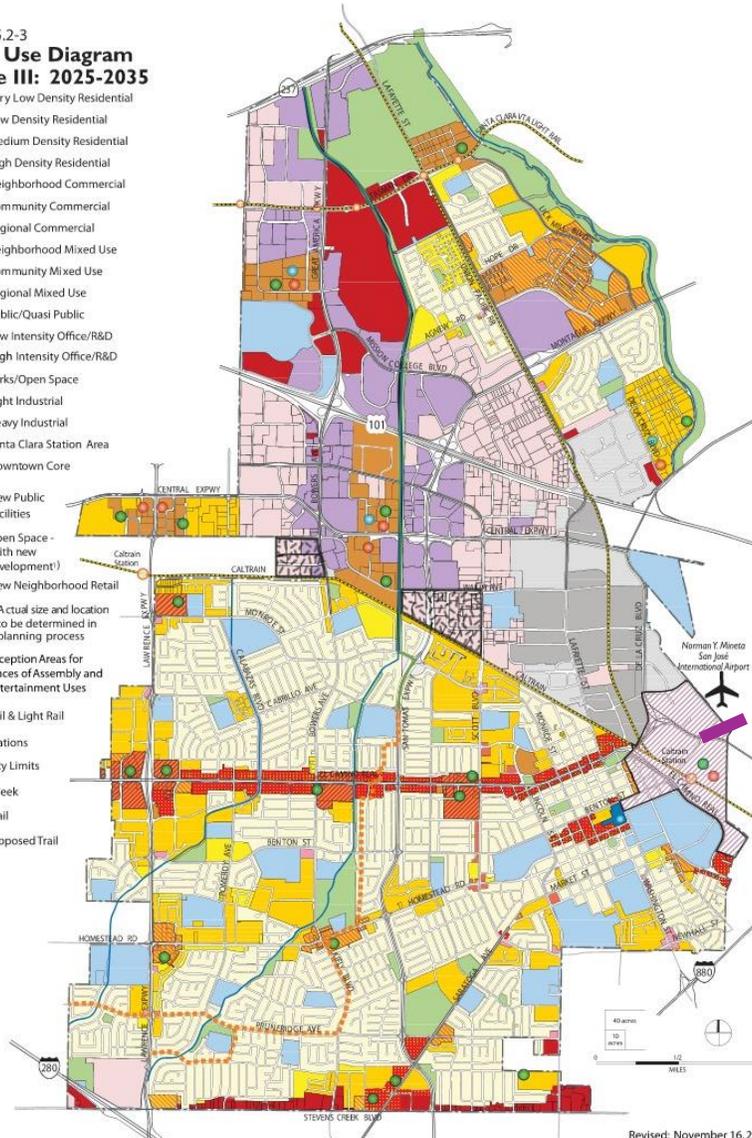
*Celebrating Our
Past, Present and
Future*



CITY OF SANTA CLARA
2010 - 2035 GENERAL PLAN

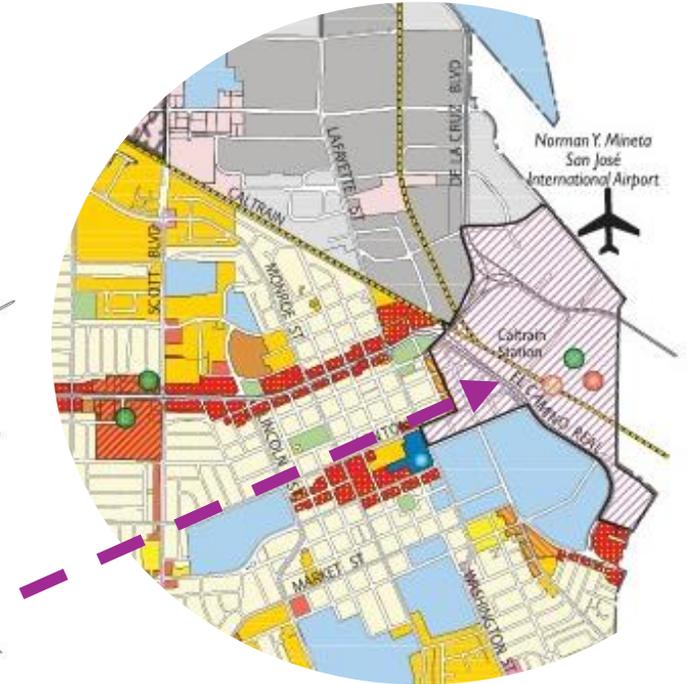
Figure 5.2-3
Land Use Diagram
Phase III: 2025-2035

- Very Low Density Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Neighborhood Commercial
- Community Commercial
- Regional Commercial
- Neighborhood Mixed Use
- Community Mixed Use
- Regional Mixed Use
- Public/Quasi Public
- Low Intensity Office/R&D
- High Intensity Office/R&D
- Parks/Open Space
- Light Industrial
- Heavy Industrial
- Santa Clara Station Area
- Downtown Core
- New Public Facilities
- Open Space - (with new development)
- New Neighborhood Retail
- Actual size and location to be determined in planning process
- Exception Areas for Places of Assembly and Entertainment Uses
- Rail & Light Rail
- Stations
- City Limits
- Creek
- Trail
- Proposed Trail



Revised: November 16, 2010

PHASE III: 2025 - 2035





2010

- Santa Clara General Plan designates Station area as a “Focus Area” to emphasize transit-oriented development around Santa Clara Transit Center

2011

- The initial Santa Clara Station Area Plan is adopted.

2022

- City Council appoints Santa Clara Station Area Task Force (SATF), an advisory body to provide input on the Specific Plan’s vision.

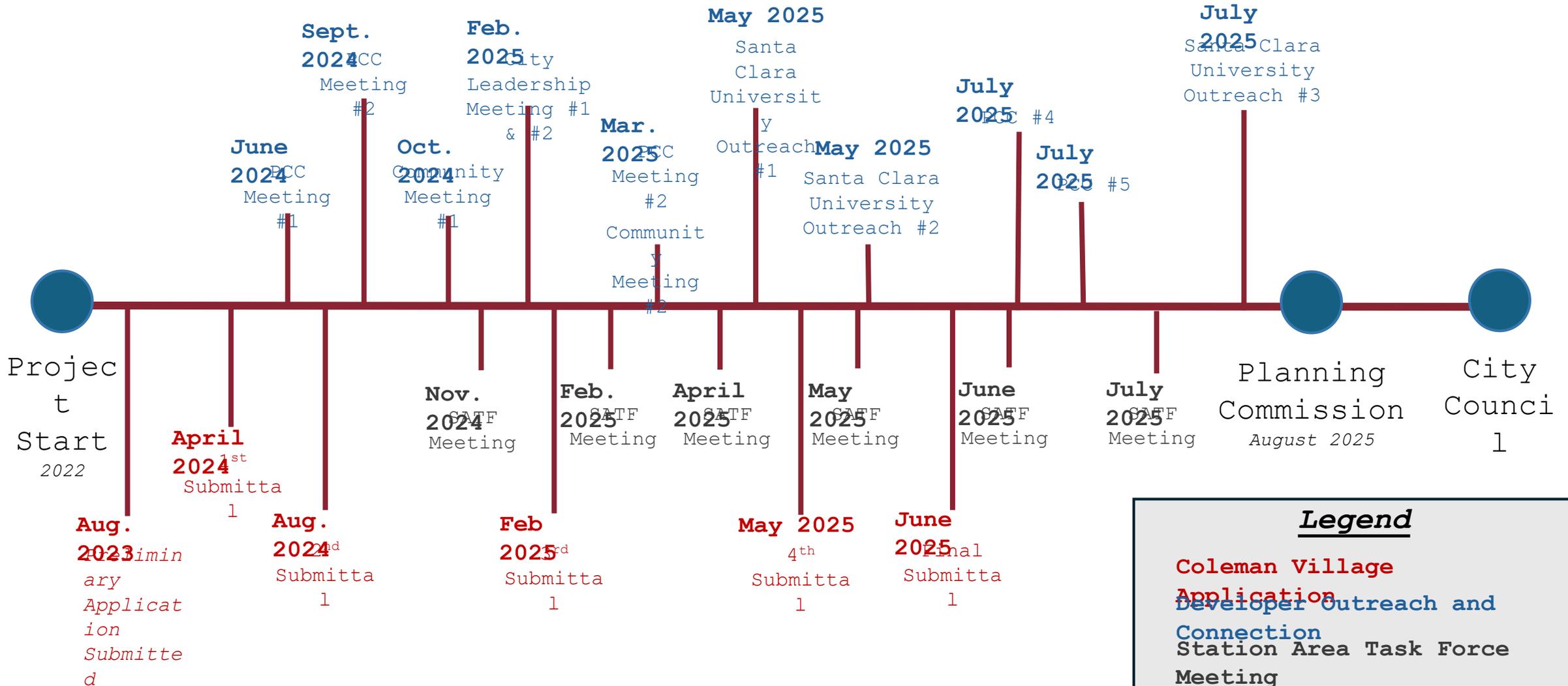
2023–
2024

- Regular SATF meetings
- Community Open House
- Property Owners Meeting and Community Meeting Workshop

2025

- April 2025: Project presented as an option at Task Force Hearings.
- May 2025: Project studied at Task Force Hearings
- June 2025: Project presented as a Preferred Development
- July 2025: Project included as part of presentation with VTA

Project Development Timeline





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



Open Space Concept



Present and Future



Thank you
Questions?



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CITY VENTURES
Building It Forward

Housing for All



Total Units : 142

★ Affordable Units : 29

Additional Slides

Unit Mix

Unit Type	Number of Units	Different Plan Types
Studio	30	2
1 Bedroom	22	2
2 Bedroom	8	1
3 Bedroom	82	1
Total	142	6

*** 29 Affordable units on site**

Coleman Avenue Street View



Material Board

ELEVATION LEGEND

	STUCCO 1		VERTICAL SIDING 1
	STUCCO 2		VERTICAL SIDING 2
	STUCCO 3		ACCENT ROOF
	STUCCO 4		STONE VENEER



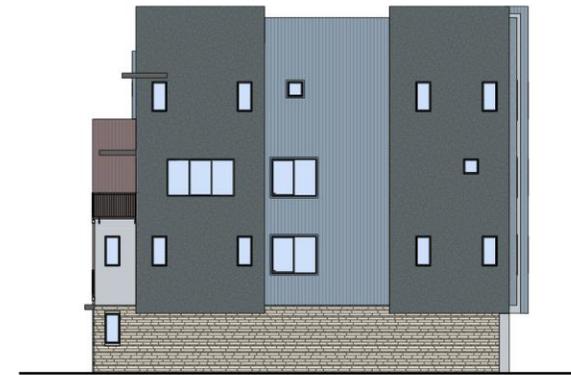
LEFT ELEVATION



FRONT ELEVATION



REAR ELEVATION



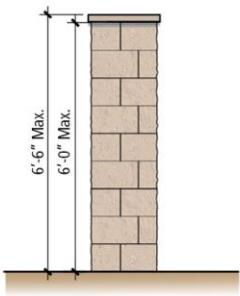
RIGHT ELEVATION

Material Board



LEGEND

- - - - - Property Line Fence/Gate (6' ht.)
- Property Line Pilaster (6'-6" ht.)
- · - · - · - Patio Fence/Gate (3'-6" ht.)
- · - · - · - Dog Park Fence/Gate (5'-6" ht.)



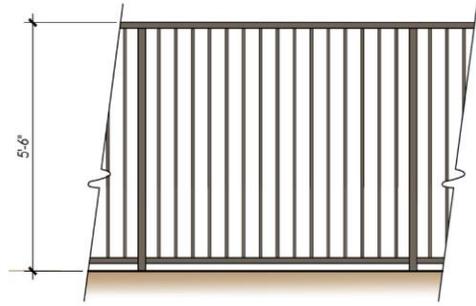
PROPERTY LINE PILASTER
SCALE: 3/8"=1'-0"



PROPERTY LINE WALL
SCALE: 3/8"=1'-0"



PATIO FENCE/GATE
SCALE: 3/8"=1'-0"



DOG PARK FENCE
SCALE: 3/8"=1'-0"

CONCEPTUAL WALL AND FENCE PLAN



Elevations



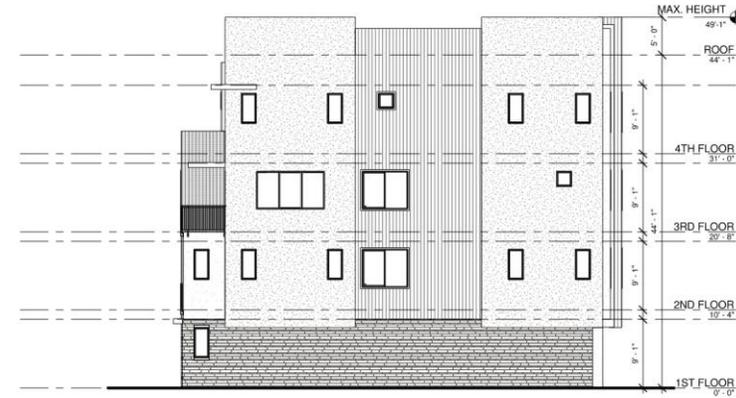
LEFT ELEVATION



FRONT ELEVATION



REAR ELEVATION



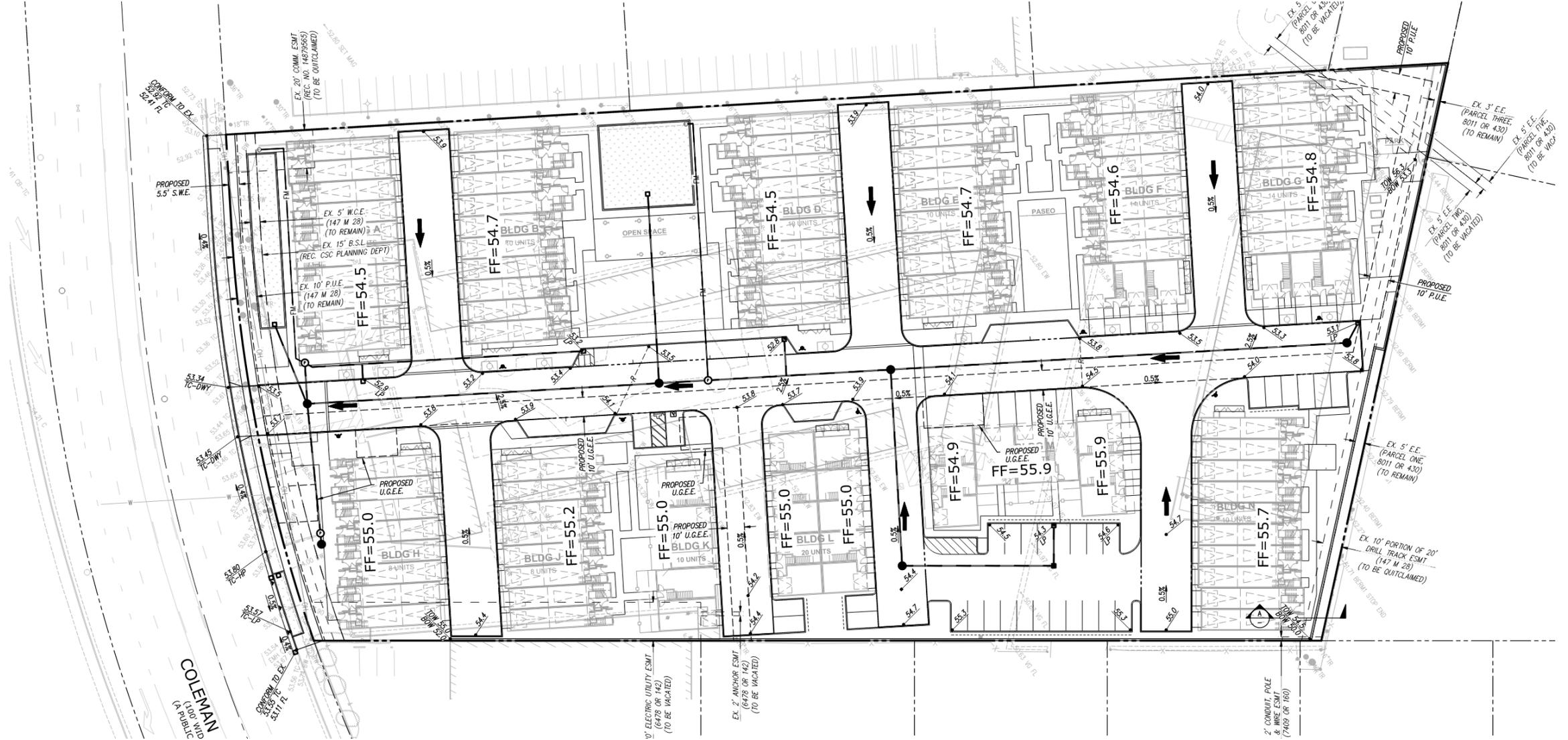
RIGHT ELEVATION



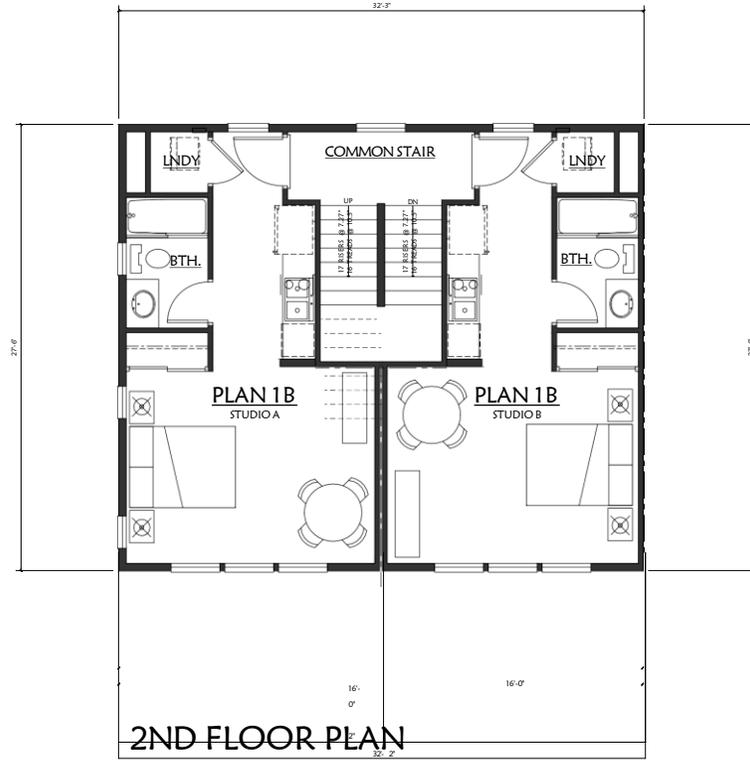
Infrastructure Utility Plan



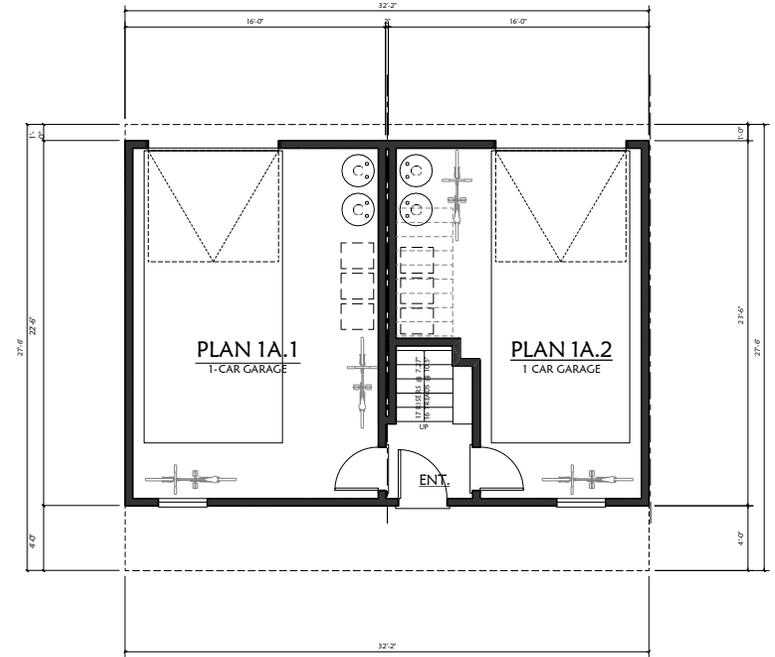
Grading & Drainage Plan



Floor Plans



STUDIOS 1B LIVING: 377 SQ. FT.
 STAIR: 128 SQ. FT.



PLAN 1A PLAN 1A.1 GARAGE: 360 SQ. FT.
 PLAN 1A.2 GARAGE: 304 SQ. FT.
 STAIR/UTIL: 58 SQ. FT.

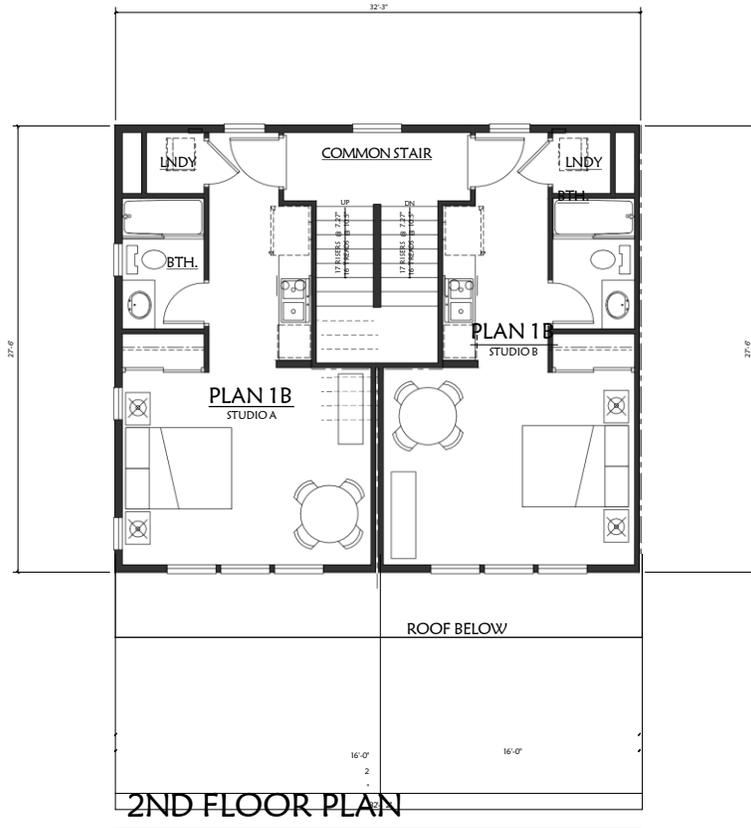
COLEMAN VILLAGE
 CITY VENTURES
 1400 COLEMAN AVE.
 SANTA CLARA, CALIFORNIA 95050



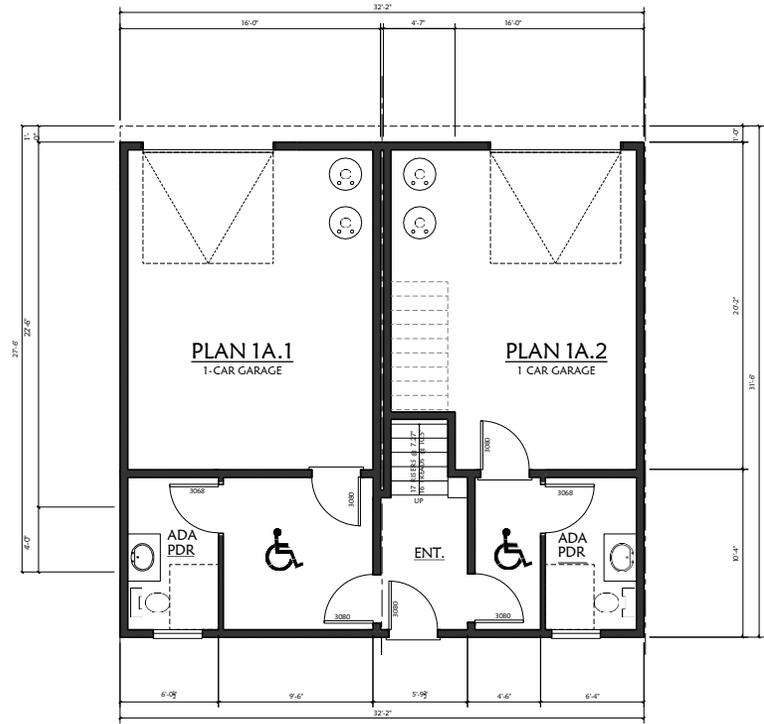
CONCEPTUAL PLAN 1A-1B_1ST AND 2ND FLOORS

A3.1.1

SCALE: 1/4" = 1'-0"
 DATE: 06.20.2025
 PROJECT: 317082



STUDIOS 1B LIVING: 377 SQ. FT.
 STAIR: 128 SQ. FT.



1ST FLOOR PLAN

PLAN 1A PLAN 1A.1 GARAGE: 323 SQ. FT.
 PLAN 1A.2 GARAGE: 307 SQ. FT.
 STAIR/UTIL: 76 SQ. FT.

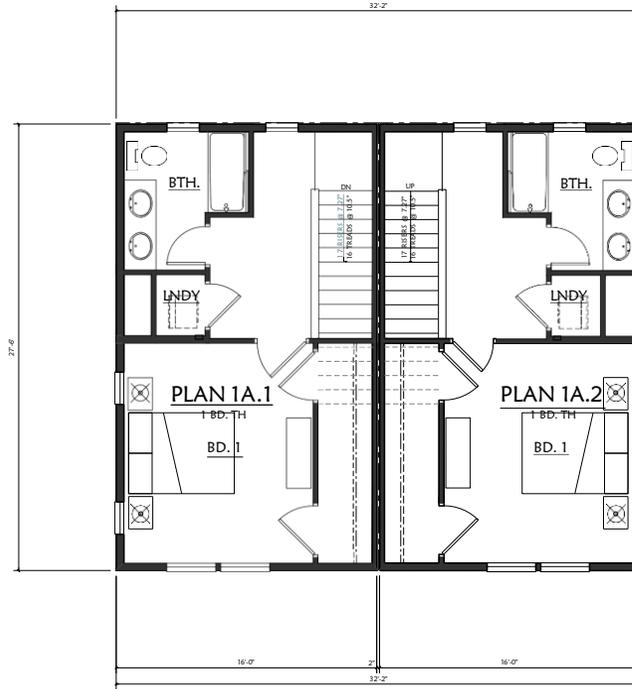
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CONCEPTUAL PLAN 1A_1B _1ST AND 2ND_ADA

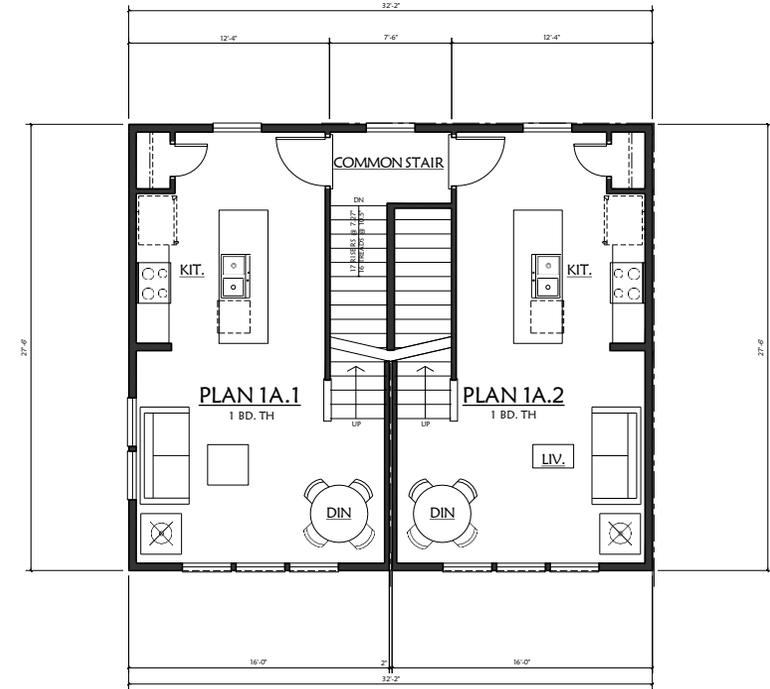
A3.1.2

SCALE: 1/4" = 1'-0"
 DATE: 06.20. 2025
 PROJECT: 317082



4TH FLOOR PLAN

PLAN 1A UPPER LIVING: 440 SQ. FT.



3RD FLOOR PLAN

PLAN 1A MAIN LIVING: 387 SQ. FT.
 TOTAL LIVING: 827 SQ. FT.
 STAIR: 109 SQ. FT.

COLEMAN VILLAGE

CITY VENTURES

1400 COLEMAN AVE.

SANTA CLARA, CALIFORNIA 95050



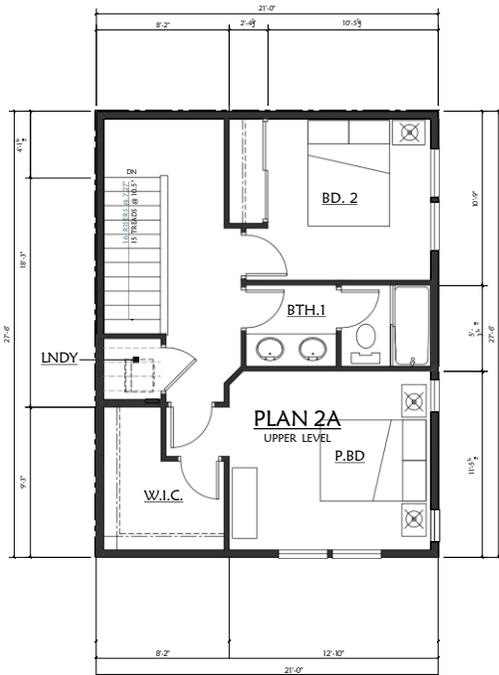
CONCEPTUAL PLAN 1A-1B_3RD AND 4TH FLOORS

A3.1.3

SCALE: 1/4" = 1'-0"

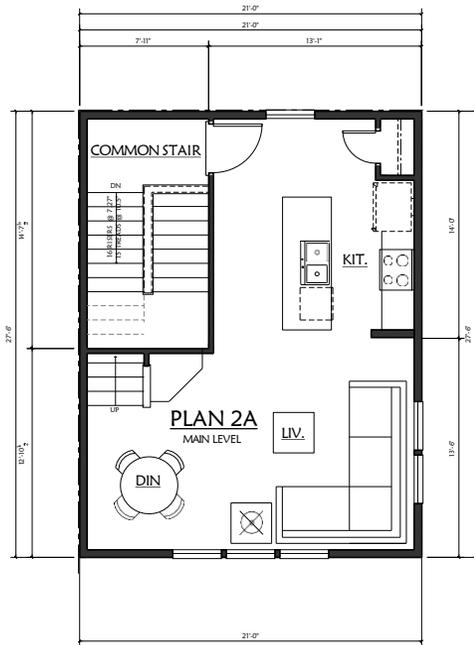
DATE: 06.20. 2025

PROJECT: 317082



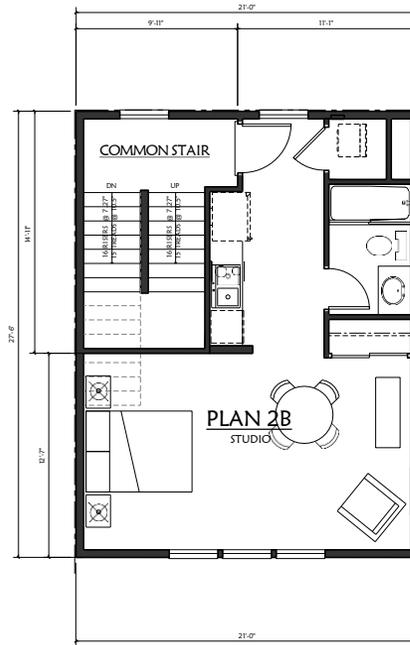
4TH FLOOR PLAN

PLAN 2A UPPE 536 SQ. FT.
R FT.



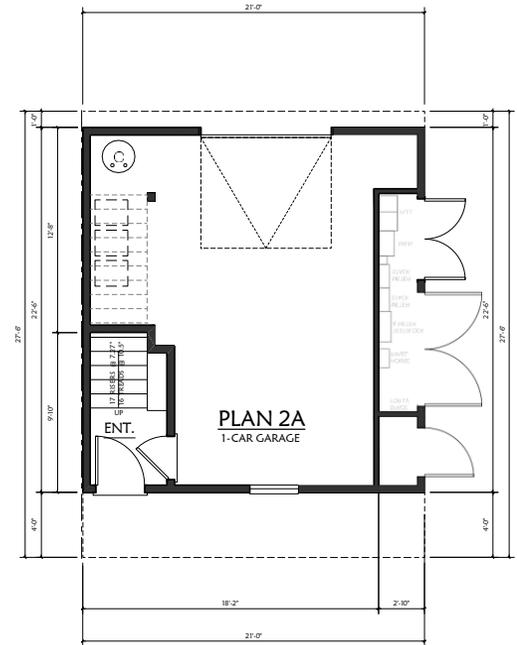
3RD FLOOR PLAN

PLAN 2A MAIN LIVING: 462 SQ. FT.



2ND FLR. PLAN

PLAN 2 B - STUDIO LIVING: 452 SQ. FT.



GROUND FLOOR PLAN

PLAN 2A STAIR / 109 SQ. FT.
UTIL:

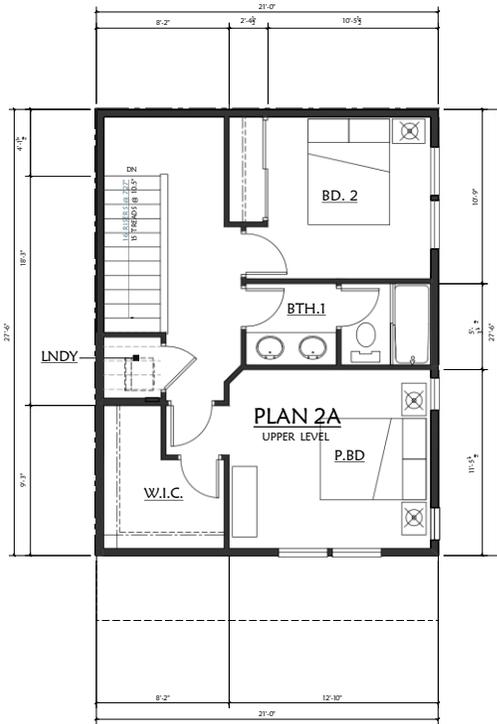
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STAIR: 125 SQ. FT.

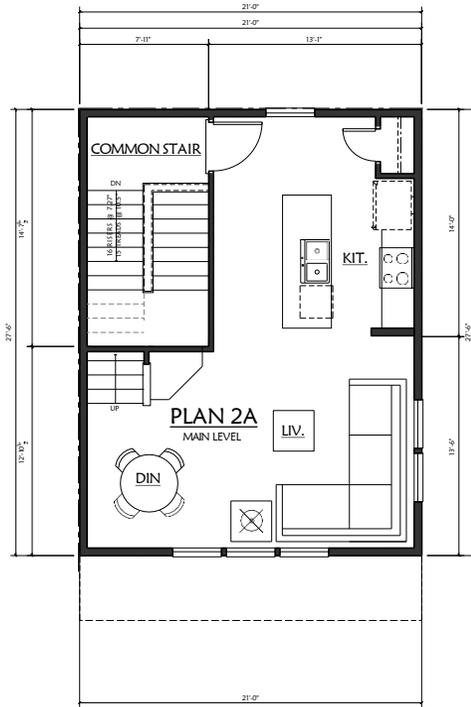
CONCEPTUAL PLAN 2
GARAGE: 367 SQ. FT.

SCALE: 1/4" = 1'-0"
DATE: 06.20.2025
PROJECT: 317082



4TH FLOOR PLAN

PLAN 2A UPPE R 536 SQ. FT.



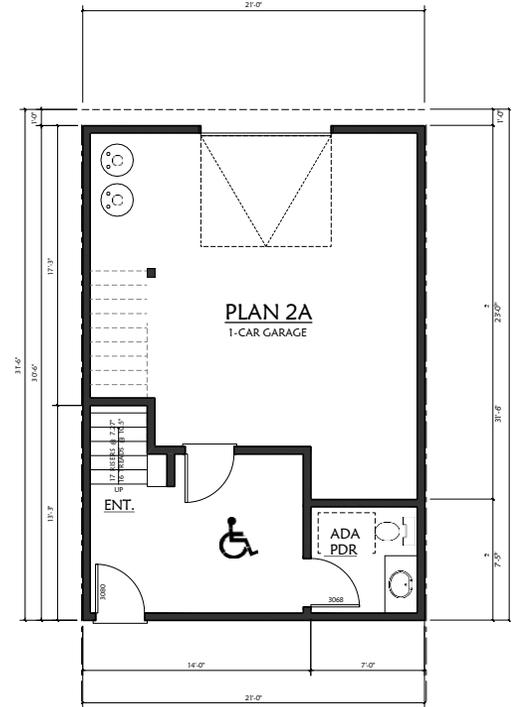
3RD FLOOR PLAN

PLAN 2A MAIN LIVING: 462 SQ. FT.



2ND FLR. PLAN

PLAN 2 B - STUDIO LIVING: 452 SQ. FT.



GROUND FLOOR PLAN

PLAN 2A STAIR / UTIL.: 215 SQ. FT.

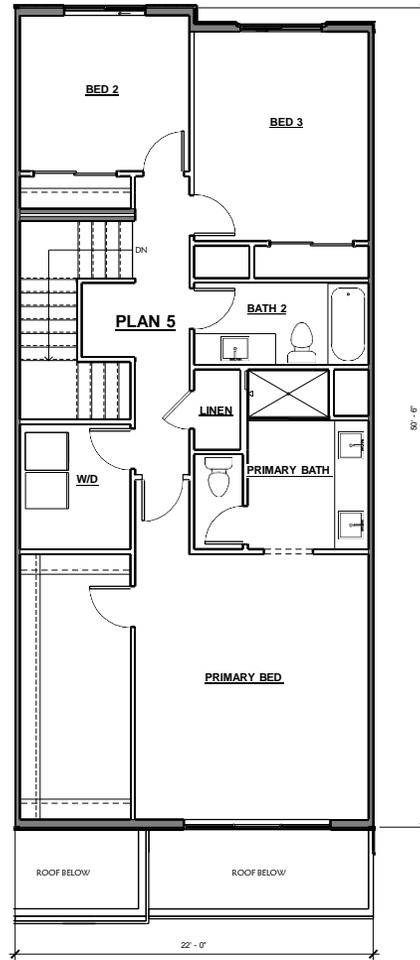
LIVING
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 CITY VENTURES
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STAIR: 125 SQ. FT.

CONCEPTUAL PLAN 2 ADA
 GARAGE: 425 SQ. FT.

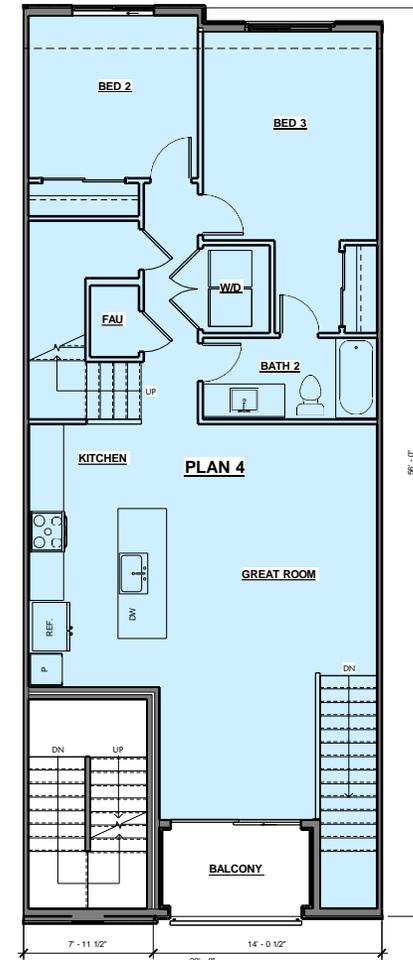
SCALE: 1/4" = 1'-0"
 DATE: 06.20.2025
 PROJECT: 317082



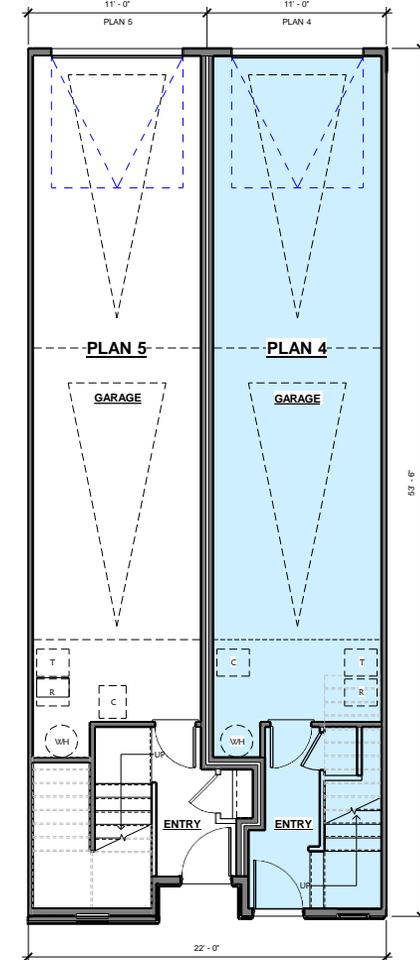
4 4TH FLOOR PLAN 4&5
SCALE: 1/4" = 1'-0"



3 3RD FLOOR PLAN 4&5
SCALE: 1/4" = 1'-0"



2 2ND FLOOR PLAN 4&5
SCALE: 1/4" = 1'-0"



1 1ST FLOOR PLAN 4&5
SCALE: 1/4" = 1'-0"

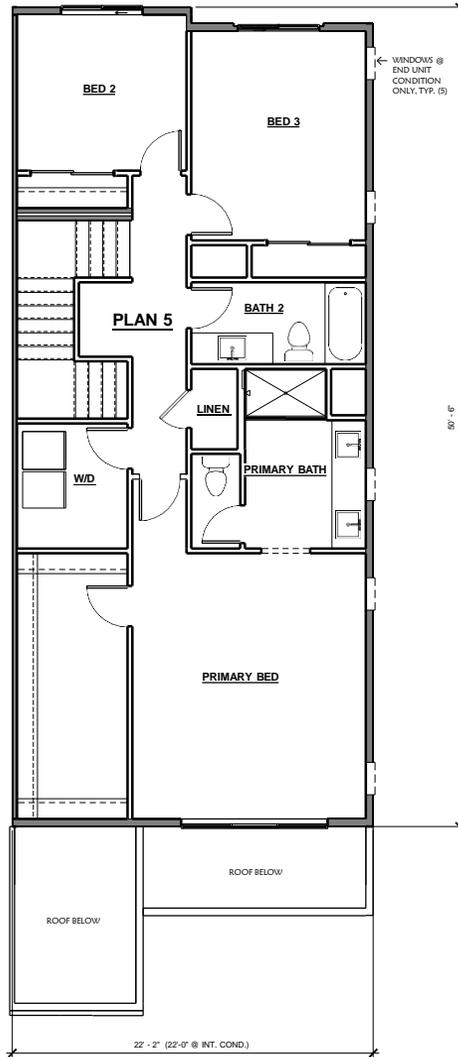
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CONCEPTUAL UNIT PLANS 4&5

A3.4.1

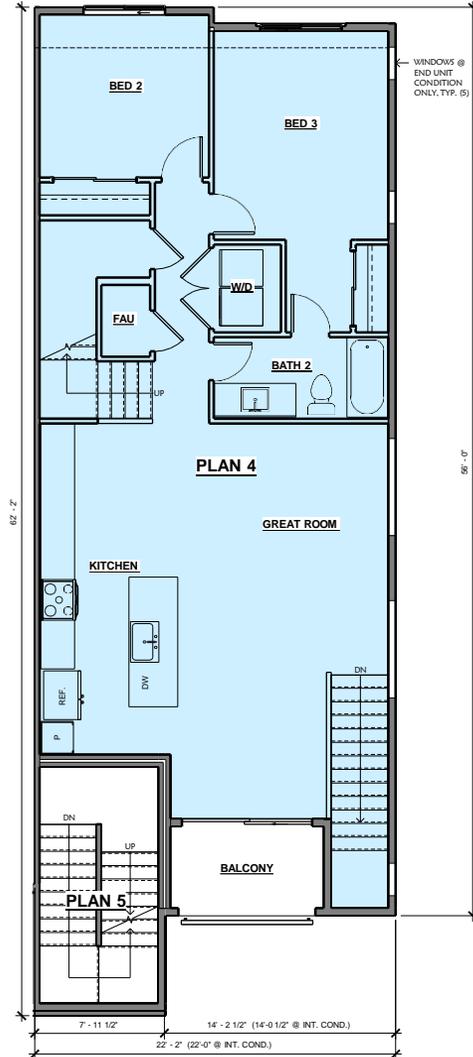
Scale: 1/4" = 1'-0"
Date: 06.20.2025
Project Number: 317082



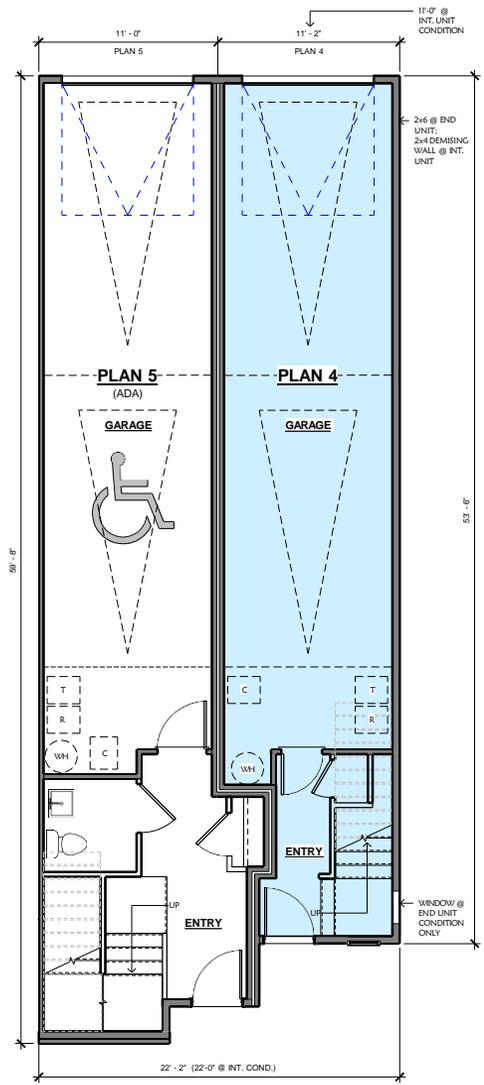
4 4TH FLOOR PLAN 4&5
SCALE: 1/4" = 1'-0"



3 3RD FLOOR PLAN 4&5
SCALE: 1/4" = 1'-0"



2 2ND FLOOR PLAN 4&5
SCALE: 1/4" = 1'-0"



1 1ST FLOOR PLAN 4&5
SCALE: 1/4" = 1'-0"

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CONCEPTUAL UNIT PLAN 5 (ADA)
A3.4.2
Scale: 1/4" = 1'-0"
Date: 06.20.2025
Project Number: 317082

Current Coleman Avenue View 2



VIEW NO. 4 - ACROSS THE STREET NEIGHBOR FROM COLEMAN AVE.



VIEW NO. 2 - RIGHT SIDE NEIGHBOR FROM CORNER OF COLEMAN AND CARL LOOKING TO PARKING AREA