



City of Santa Clara

Planning Commission

August 13, 2025

**Item # 3: 1400 Coleman Avenue
Townhouse Development**

RTC 25-763, PLN24-00267 and PLN24-00332

Nimisha Agrawal, Senior Planner

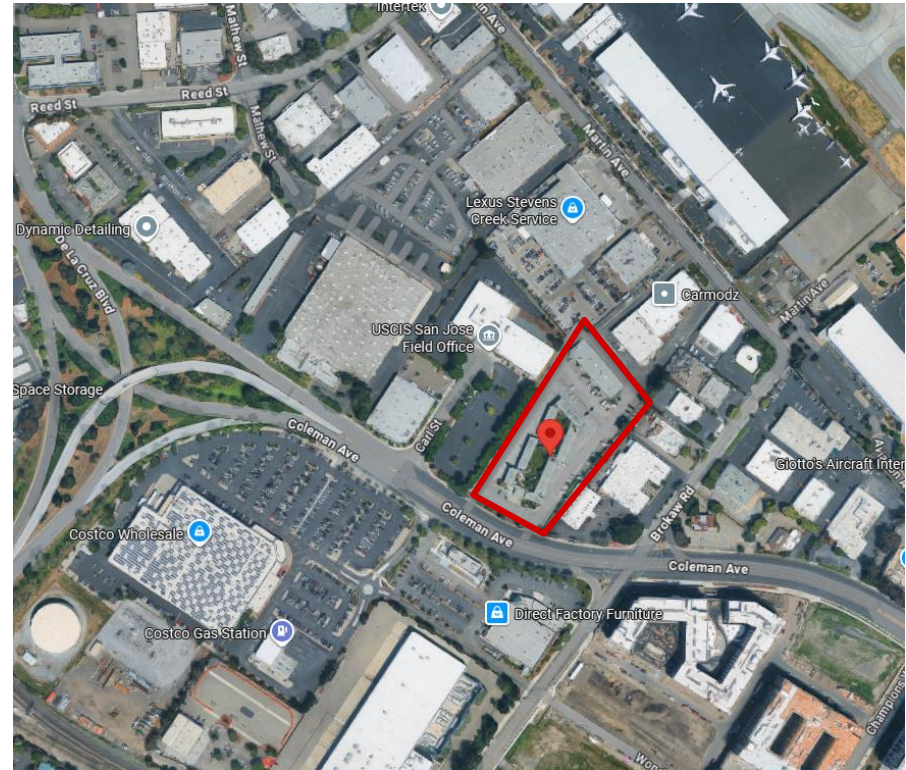


Request

- **Initial Study and Mitigated Negative Declaration (MND), Mitigation Monitoring and Reporting Program;**
- **General Plan Amendment** from Regional Commercial to High Density Residential;
- **Rezone** the project site from Commercial Regional (CR) to High Density Residential (R4);
- **Vesting Tentative Subdivision Map** for condominium purposes to allow the development of 142 townhouse units and associated on- and off-site improvements at 1400 Coleman Avenue, subject to conditions of approval.

Project Site

- **Site:** 3.8 acres
- **General Plan:** Regional Commercial
- **Zoning:** Commercial Regional (CR)
- **Existing Use:** two-story office building, a one-story light industrial building, and a surface parking lot
- **Adjacent Uses:**
North: Commercial and Industrial Uses
South: Coleman Avenue; Costco
East: Commercial and Industrial Uses
West: U.S. Citizenship and Immigration Services office



1400 Coleman Avenue Townhouse Development



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

Site Context



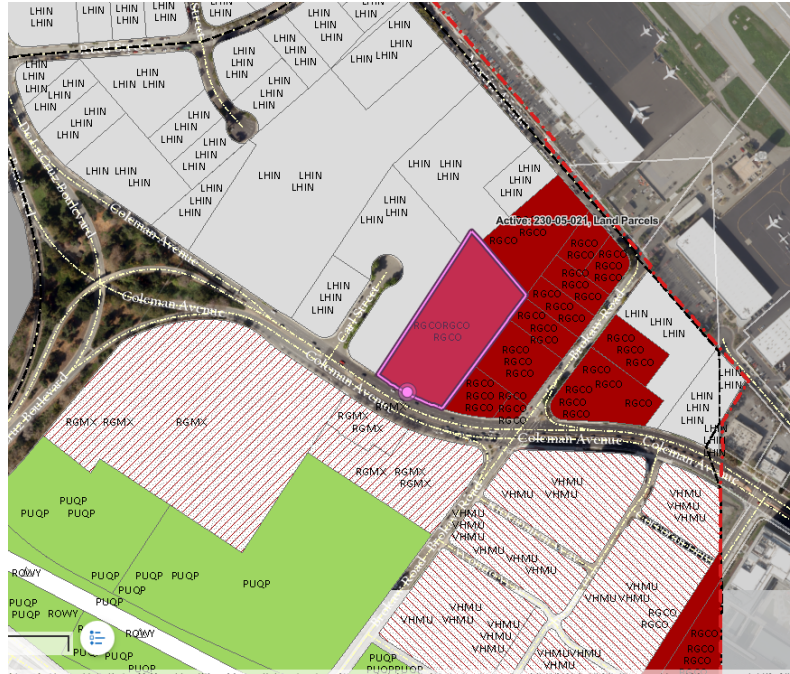


Street View

Subject Site



General Plan and Zoning



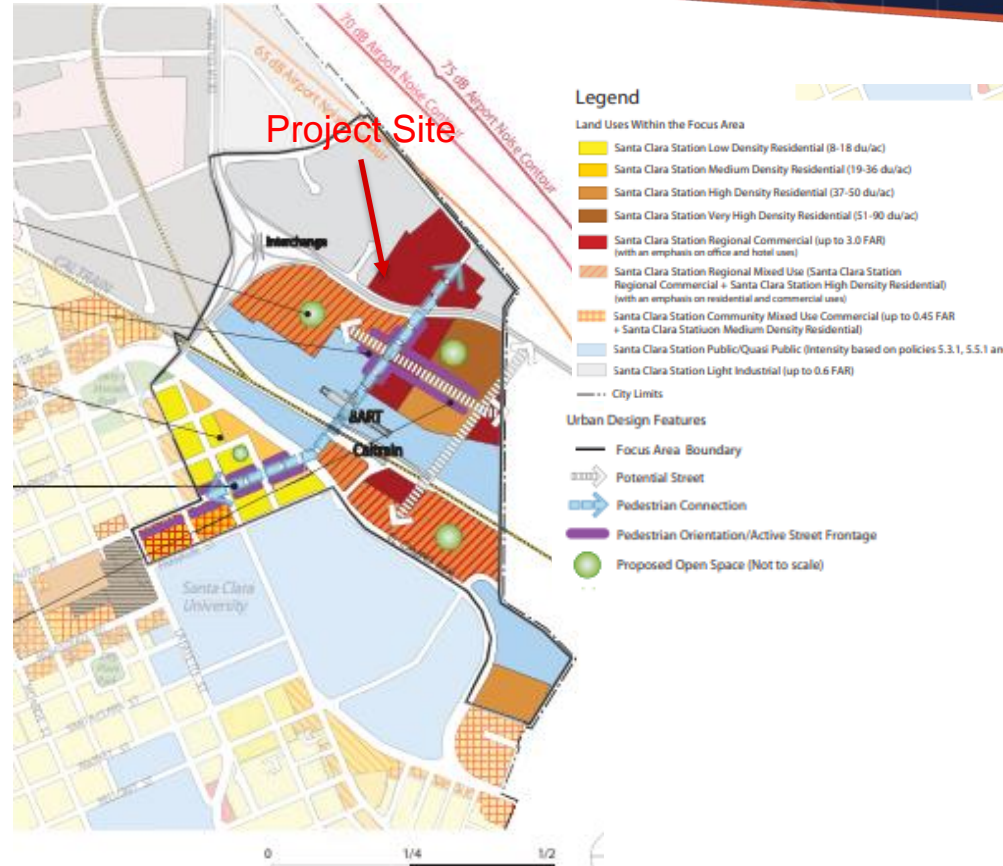
General Plan- Regional Commercial



Zoning- Commercial Regional (CR)

Background

- Project Site is within the Station Area Focus Area.
- The Norman Y. Mineta San José International Airport is approximately 500 feet northeast of the project site.
- This project site is located approximately 0.3 miles north of the Santa Clara Transit Center that is served by Caltrain, Altamont Commuter Express (ACE) train and multiple Valley Transportation Authority (VTA) bus routes.
- In October 2024, City Council approved a two-way Class IV protected bikeway along the east side of Coleman Avenue between Brokaw Road and Reed Street.
- ALUC hearing on the Project is scheduled for August 27, 2025.



Proposed Project

- 142 for-sale townhouses @ 37.4 dwelling units per acre.
- Studio, one-bedroom, two-bedroom and three-bedroom units.
- Four-story townhouse-style buildings; max height of 50 feet.
- Approximately 0.45-acre common recreational space.
- A new 26-foot-wide two-way private street would provide ingress and egress for the project site.
- An eight-foot-wide sidewalk with a six-foot wide landscape strip along the project street frontage.
- 20 percent of the total number of units (or 29 units) to be very low, low or moderate affordable housing units.
- 235 parking spaces (194 garage spaces and 40 surface parking spaces)
- 142 Class I and seven Class II bike parking.
- 59 existing trees on site would be removed and 64 new trees will be planted on-site. Additional trees would also be planted offsite by collecting an in-lieu fee to meet the minimum replacement ratio of 2:1 as required by the General Plan.



Site Plan

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





Proposed Street View





General Plan Conformance

The project includes a General Plan Amendment from Santa Clara Station Regional Commercial to the Santa Clara Station High Density Residential land use designation. On balance, the project is consistent with the City's General Plan.

- Early Community Review: Two Community Meetings.
- Density: Proposed residential density of 37.4 du/acre in conformance Santa Clara Station High Density Residential land use designation (37-50 du/acre).
- Adequate Public facilities and infrastructure: On- and off-site improvements, that include private street, utilities, and landscaping
- Landscaping: open landscaped courtyards and setbacks allowing for additional trees and ground cover.
- Pedestrian Connections: The project would construct an eight-foot-wide sidewalk with a six-foot wide landscape strip along the project street frontage.
- The site plan has been designed to maintain the future pedestrian connections with the adjacent sites to the north and to the east as envisioned in the Specific Plan.
- TDM Plan: Draft TDM plan demonstrating a vehicle miles travelled (VMT) reduction of 20 percent.



Station Area Plan Conformance

Consistent with the Station Area polices the project:

- **Architecture:** Project incorporates modern architecture buildings compatible with the surrounding development and the individual unit front doors are oriented to the street frontage.
- **Pedestrian Connections:** provides interconnected pedestrian paths connect through various courtyards and green spaces connecting to the public sidewalk fronting the site and neighboring properties.
- **Neighborhood Connections:** Would construct a new sidewalk along the project frontage will be provided to enhance the connection to the surrounding properties.
- **Provides residential development** within walking distance of the Station, providing for a diversity in unit types for the area.
- **RHNA:** Contribute 142 units towards the City's regional housing needs including adding 29 low-income units.



Zoning Conformance

- Rezone the property from Commercial Regional (CR) to High Density Residential (R4).
- Meets most regulations of High Density Residential.
- Waivers requested under State Density Bonus Law
 - » Side and Rear setbacks
 - » Private and Common open space



Tentative Subdivision Map

- In accordance with Chapter 17.05 of the City Code, the project requires a tentative subdivision map. The application proposes a two-lot subdivision for residential condominium purposes.
- The Subdivision Committee reviewed and deemed the application cleared on July 1, 2025, satisfying code requirements, and included conditions of approval.



Public Outreach

- Two public outreach meetings were conducted by the Property Owner/Applicant on **October 10, 2024 (in-person)** and on **March 31, 2024 (virtual)**, to engage the neighborhood community in the planning process.
- 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.**
- **Five letters of support and one letter in opposition** of the project were received.



CEQA Analysis

- City prepared a Mitigated Negative Declaration (MND) in accordance with the California Environmental Quality Act (CEQA) to address the potential environmental impacts of the project.
- Most topics covered by CEQA were found to have less than significant impact or no impact. The following topics were found to have potential impacts that could be reduced to less than significant with mitigation: air quality, biological resources, cultural resources, geology and soils, hazards and hazardous materials, and tribal cultural resources. The mitigations are included in the mitigation monitoring and reporting program (MMRP).
- In support of greenhouse gas emission reductions, the project will implement an all-electric design.
- There were five public comments received on the MND including from Muwekma Ohlone Indian Tribe, Department of Toxic Substances Control (DTSC), City of San José Airport Department, Santa Clara Valley Transportation Authority (VTA), and Valley Water. A response to comments was prepared and posted on the project's CEQA page.



Recommendation

1. Adopt a resolution recommending the City Council adopt the adopt the Mitigated Negative Declaration and the Mitigation Monitoring or Reporting Program for the proposed residential townhome project at 1400 Coleman Avenue.
2. Adopt a resolution recommending the City Council approve the General Plan amendment to change the land use designation from Regional Commercial to High Density Residential.
3. Adopt a resolution recommending the City Council approve a rezoning of the project site from Commercial Regional (CR) to High Density Residential (R4).
4. Adopt a resolution recommending City Council approve a Vesting Tentative Subdivision Map for condominium purposes, subject to conditions of approval.



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Housing Units

