



City Council
 September 23, 2025

Item # 9 RTC 25- 764
Action on the Initial Study and Mitigated Negative Declaration, Mitigation Monitoring and Reporting Program, General Plan Amendment, Rezone, and Vesting Tentative Subdivision Map for 1400 Coleman Avenue (PLN24-00267,PLN24-00332)

Afshan Hamid
 Community Development Director

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1400 Coleman Avenue Townhouse Development



Request

142 Townhouse Units and Associated On- and Off-Site Improvements at 1400 Coleman Avenue

- **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 subject to conditions of approval

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1400 Coleman Avenue Townhouse Development



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Project Site

- **Site:** 3.8 acres
- **General Plan:** Regional Commercial (51-100 du/ac)
- **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



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Street View

Subject site with existing two-story office building



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Proposed Project

- 142 for-sale townhouses @ 37.4 dwelling units per acre.
- 12 four-story townhouse-style buildings; max height of 50 feet.
- Studio, one-bedroom, two-bedroom and three-bedroom units.
- Approximately 0.45-acre common recreational space.
- A new 26-foot-wide two-way private street
- An eight-foot-wide sidewalk with a six-foot wide landscape strip along the project street frontage.
- 20 percent (or 29 units) affordable housing units at very low, low or moderate.
- 234 parking spaces (194 garage spaces and 40 surface parking spaces)
- 142 Class I and seven Class II bike parking (short term).




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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 Signet Parking
- 17 Rideshare Drop Off

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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.

- *Policy 5.3.1 P4*: Proposed density in conformance with the Santa Clara Station High Density Residential land use designation (37-50 du/acre)
- *Policy 5.3.2- P1 and 5.3.1-P6*: Adding market-rate and 29 deed restricted affordable housing units
- *Policy 5.3.1-P8*: Redeveloping an underutilized site
- *Policy 5.3.1-P2 and 5.3.1-P26*: Early Community Outreach: Two Community Meetings
- Consistent with Santa Clara Station Focus Area
 - *Policy 5.4.3 P2*: Residential Development within walking distance of transit station
 - *Policy 5.4.3-P9*: Interconnected pedestrian paths and future pedestrian connections

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Zoning Conformance

- Rezone the property from Commercial Regional (CR) to High Density Residential (R4).
- Meets the intent of the R4 zone
 - encourage development types that use innovative site planning
 - provide on-site recreational amenities
 - located near neighborhood commercial centers.
- Meets most regulations of High Density Residential.
- State Density Bonus Law, waivers requested:
 - Side setback of 10 feet, and 5 feet is provided. Rear setback of 20 feet, and 9 feet is provided.
 - Private open Space, 60 sf is required, and 52 sf is provided.
 - Common open space, 28,400 sf is required, and 17,600 sf is provided.

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1400 Coleman Avenue Townhouse Development



Tentative Subdivision Map

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

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1400 Coleman Avenue Townhouse Development



Public Outreach

- 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 received
- One letter in opposition of the project
 - Preference for single level house instead of multi-level townhomes

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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) (Attachment 1).
- 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.

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Planning Commission Action

- August 13, 2025: PC recommended approval, 6-0-1
- Discussion topics:
 - *Visibility and safety concern for egress to Coleman Avenue*
 - *Silicon Valley Power (SVP) ability to supply power*
 - *Santa Clara Station Area Plan Task Force*
 - *Reginal Housing Needs Allocation*
 - *Nearest bus stops*
 - *Unit design for all ages*
 - *Fence height on the south*
 - *Traffic Noise Concerns*
 - *Architecture*
- No Public Speakers at the Planning Commission Hearing

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Recommendation

Adopt Resolutions approving the following:

- **Mitigated Negative Declaration:** Approving the MND and the Mitigation Monitoring or Reporting Program for the proposed residential townhouse project at 1400 Coleman Avenue.
- **General Plan:** Approving the amendment to change the land use designation from Regional Commercial to High Density Residential.
- **Rezoning:** Approving a rezoning of the project site from Commercial Regional (CR) to High Density Residential (R4) subject to conditions of approval.
- **Vesting Tentative Subdivision Map:** Approving a VTM for condominium purposes, making the required findings and subject to conditions of approval.

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CITY VENTURES
Coleman Village





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CITY COUNCIL
September 23, 2025



CITY VENTURES
Building It Forward

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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

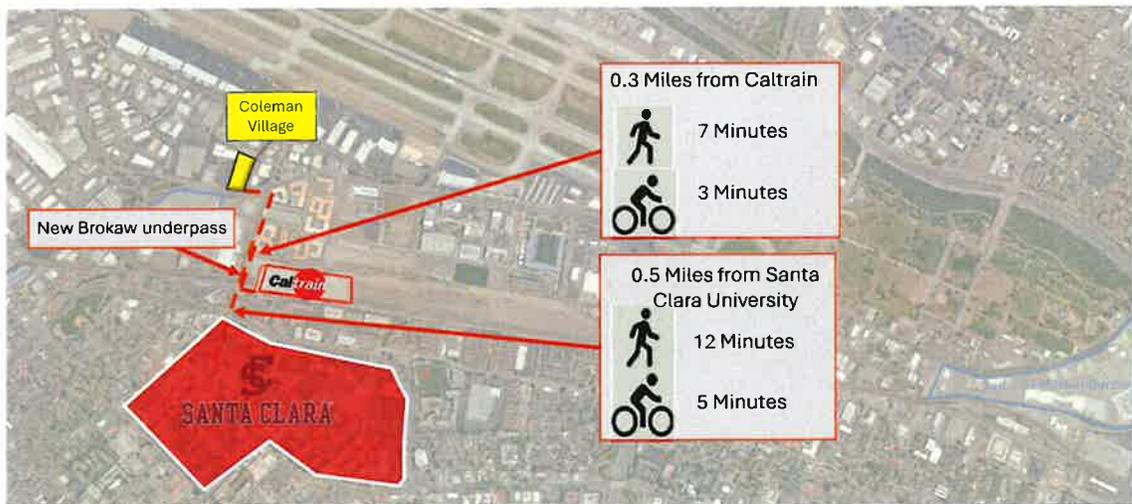
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Project Location

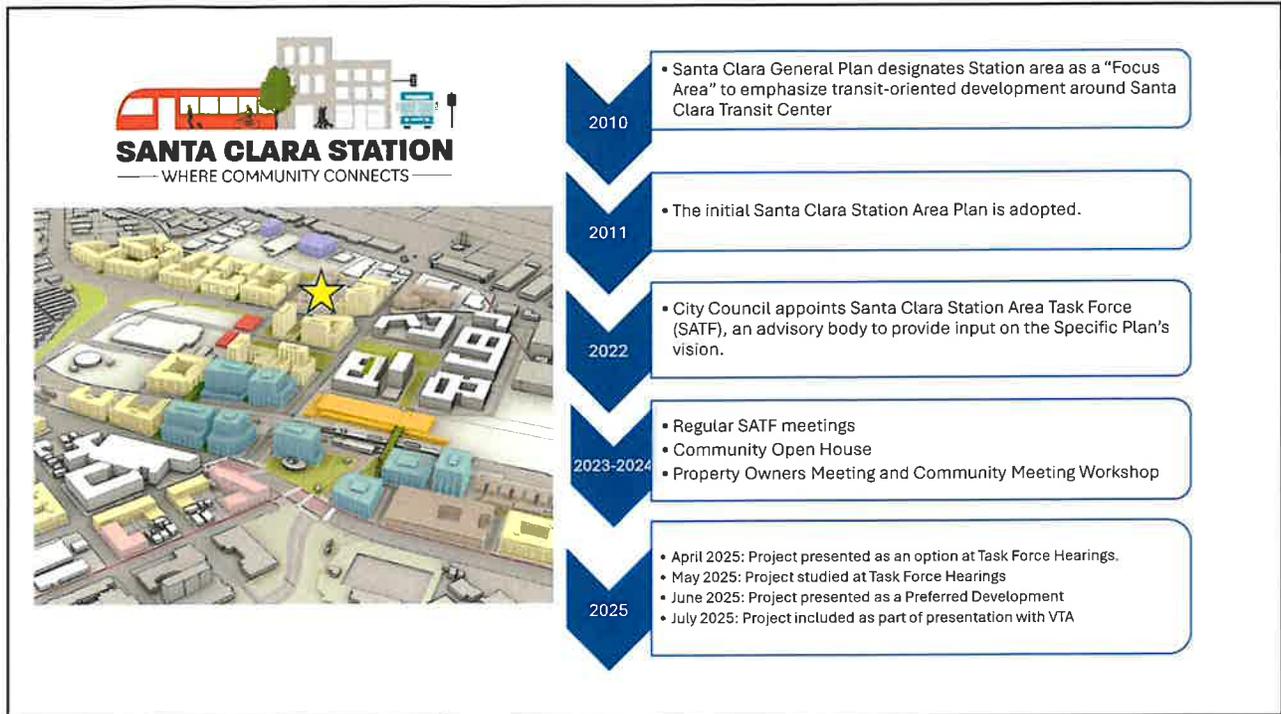


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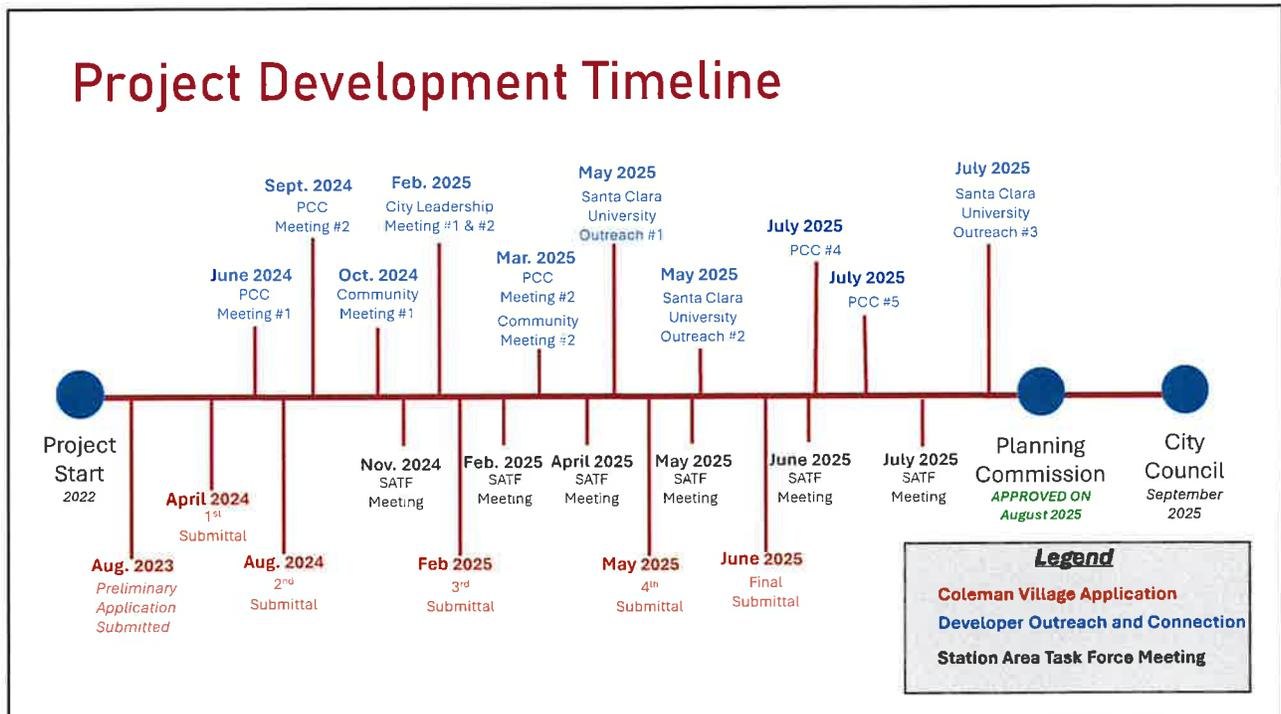
Project Location - Transit



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You Spoke, We Listened



Good Neighbor Practices



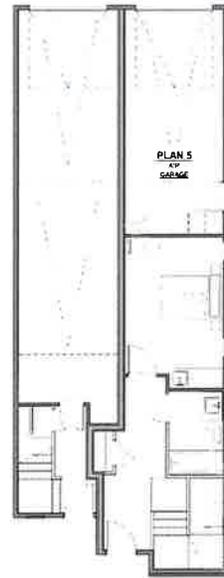
Community Building Made Better



Community Lead Sustainability



Community Building Made Better



1 1ST FLOOR PLAN 4&5

Aging in Place Opportunities

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Housing for All



★ Affordable Units

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- 15 Community Mailboxes

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Open Space Concept

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Present and Future



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Thank you
Questions?



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Parking Availability



On-site Parking Required: 0
On-site Parking Provided: 235

Off-site Parking Capacity, Required: 0
Off-site Parking Capacity, Actual: 248

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Additional Slides

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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

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Coleman Avenue Street View



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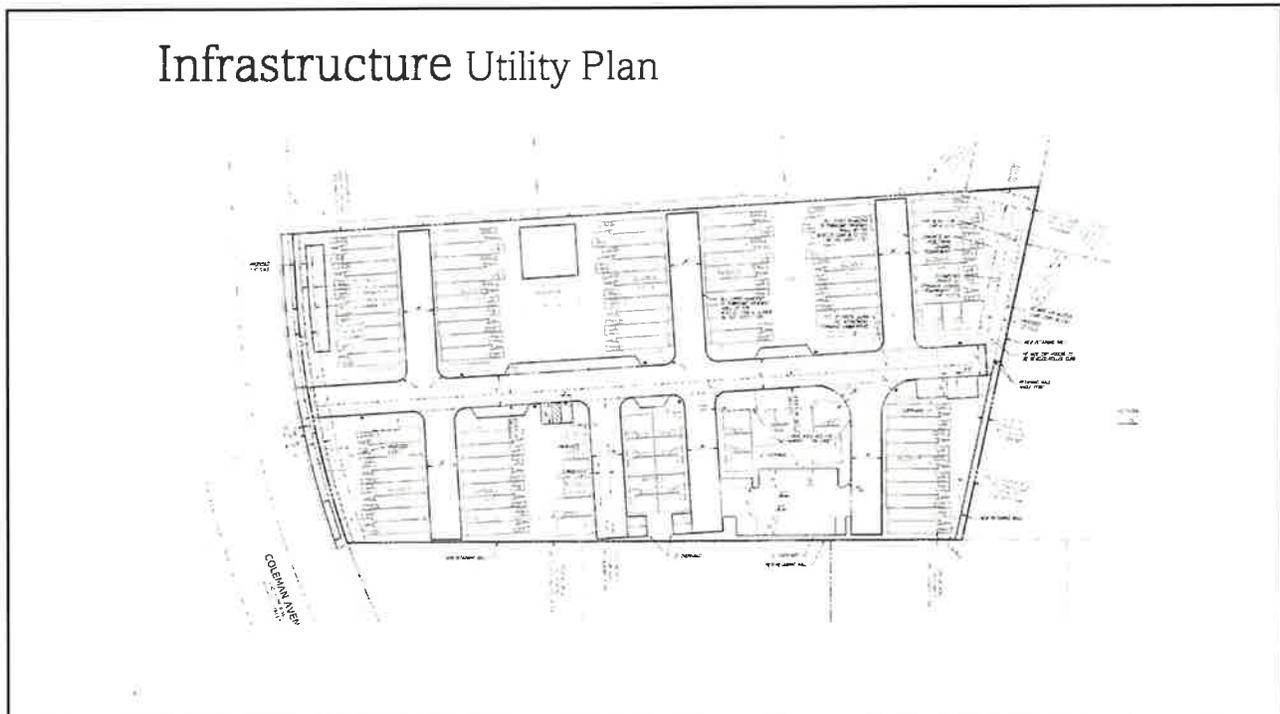
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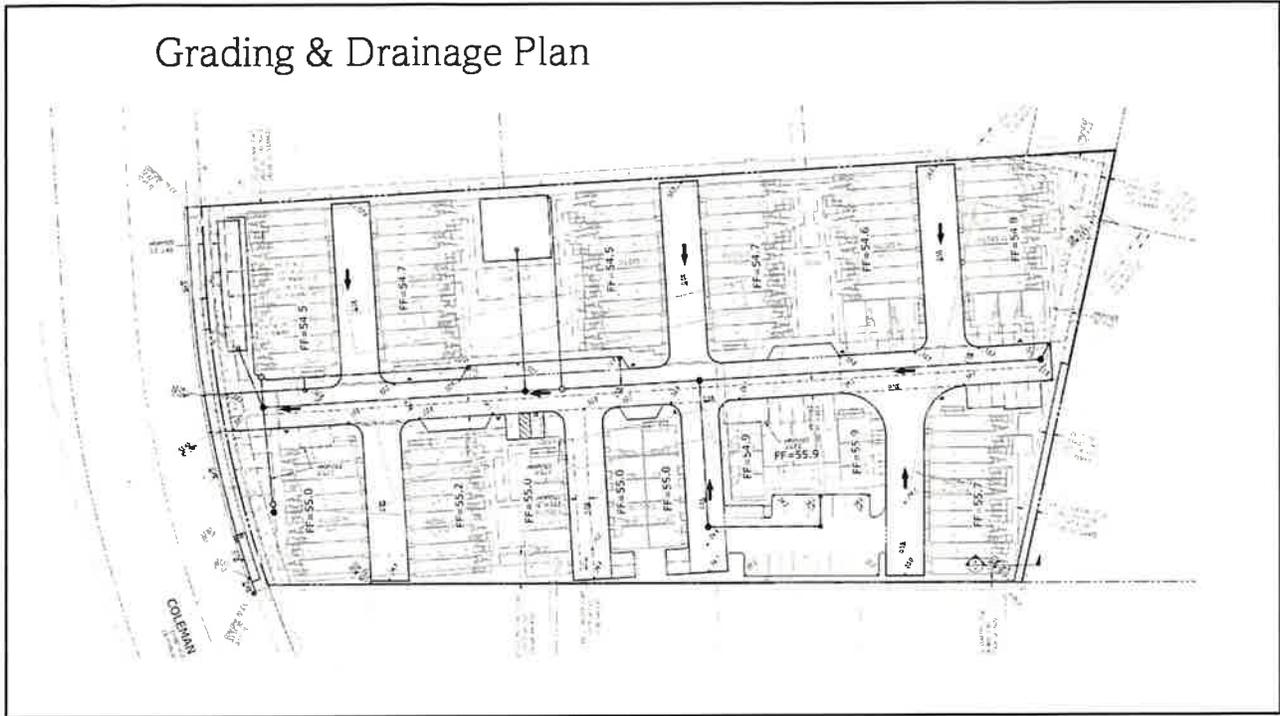
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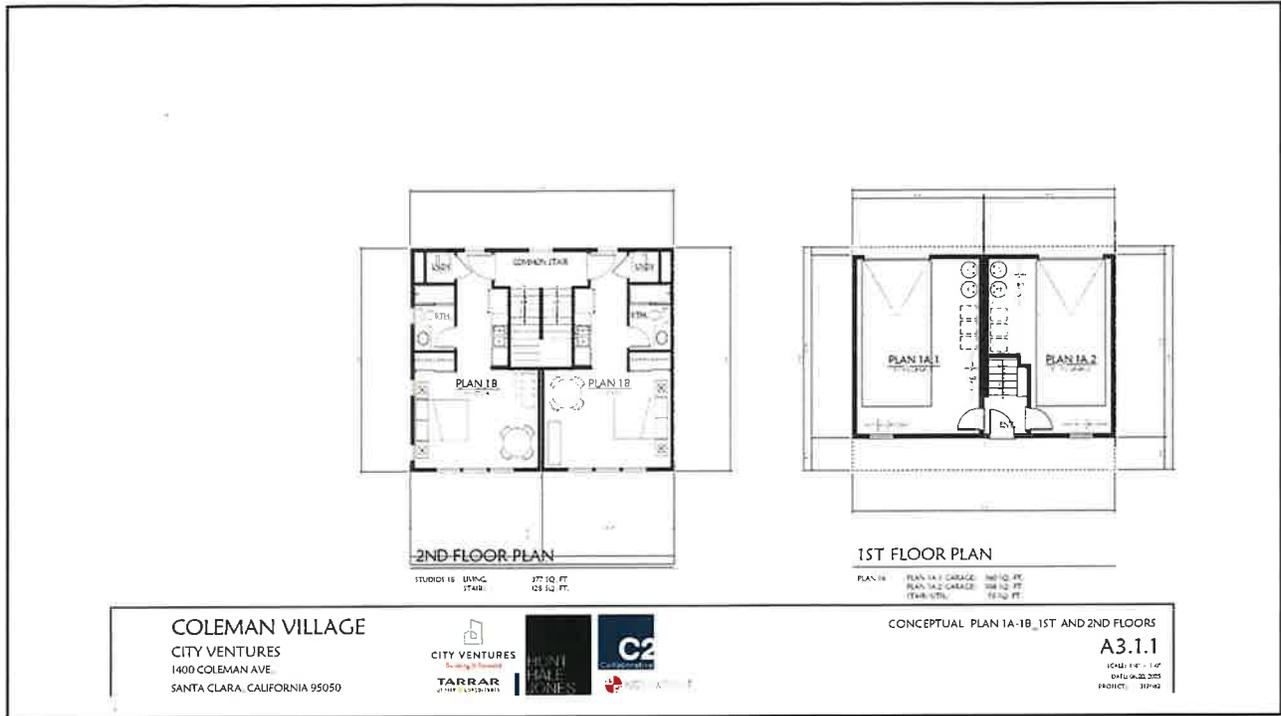
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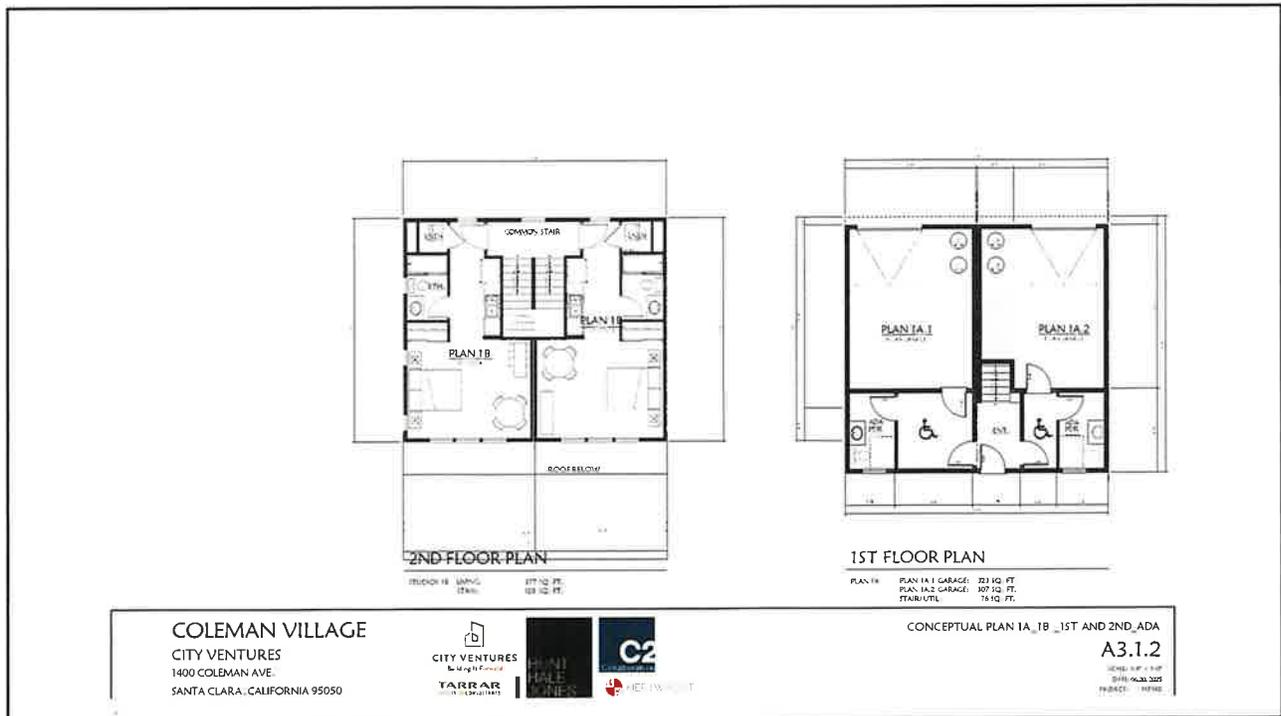
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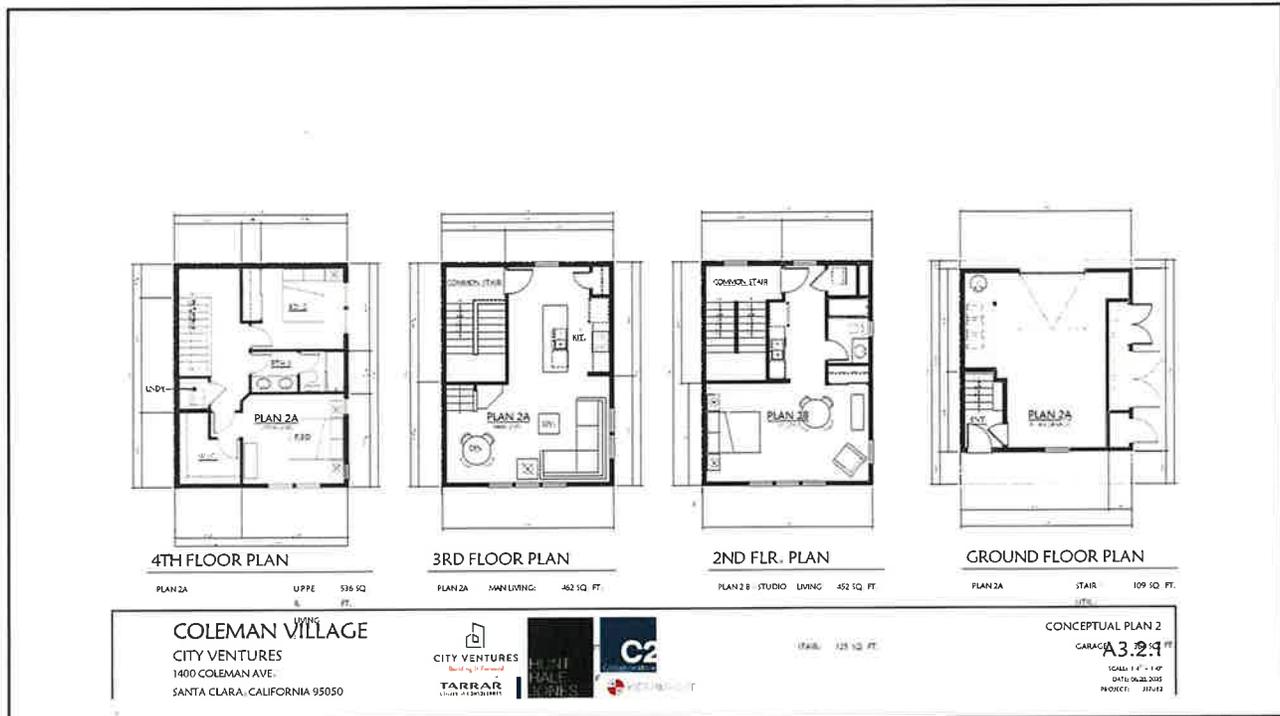
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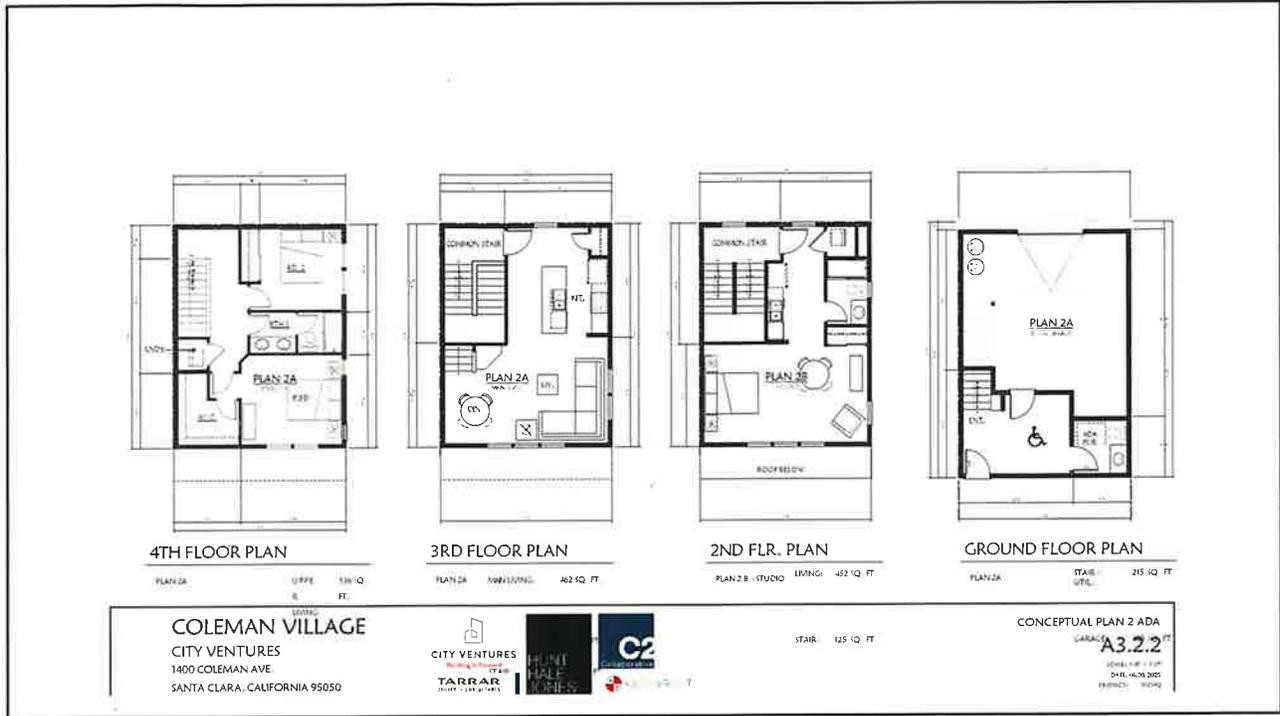
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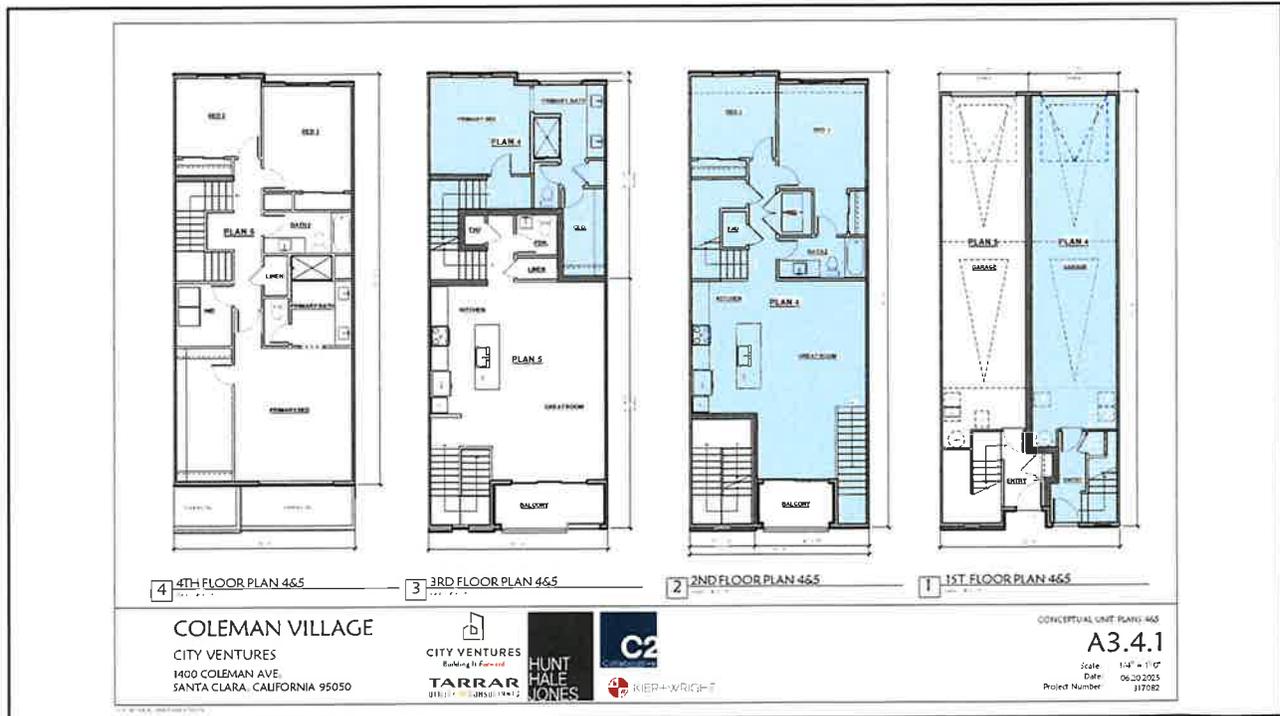
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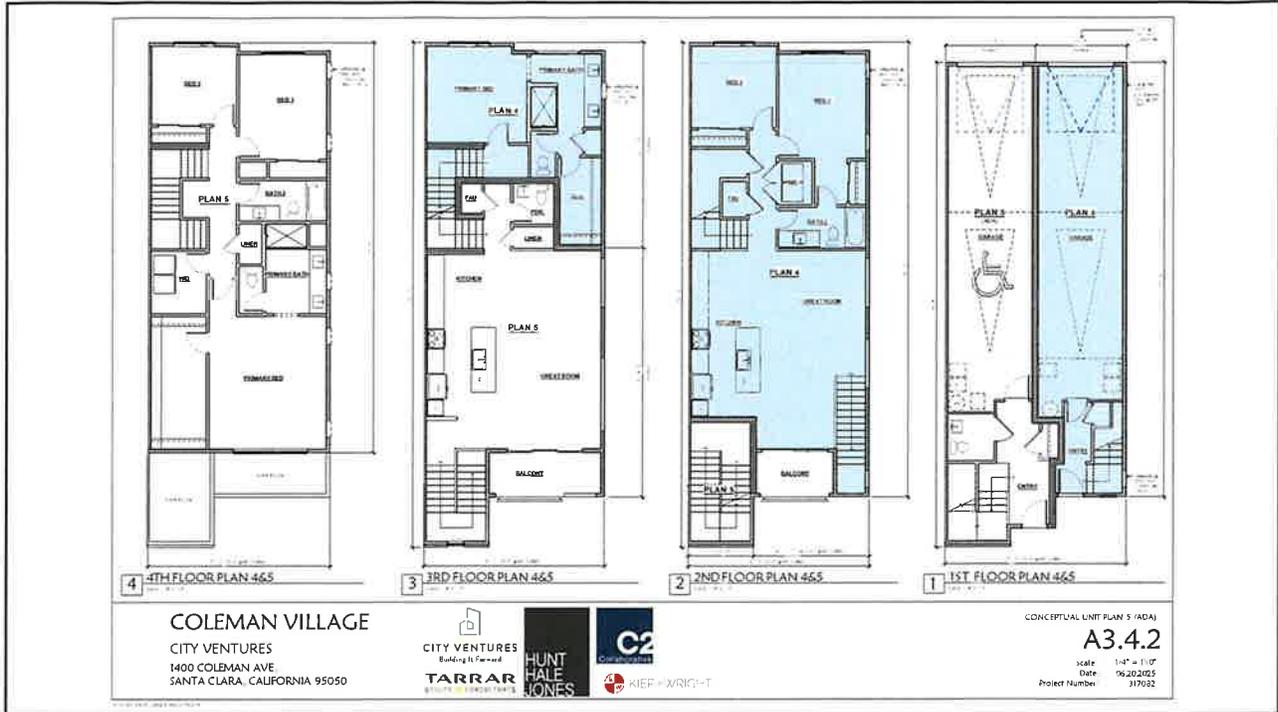
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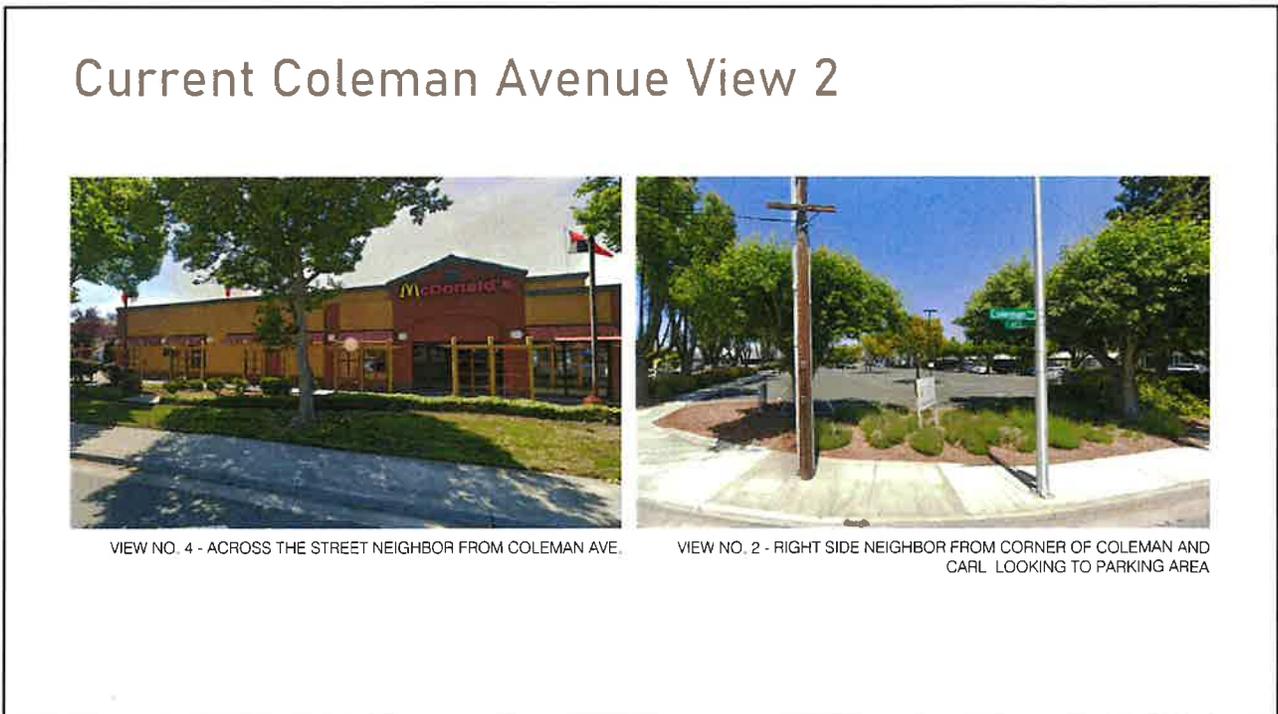
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