

## **PROJECT DATA SHEET**

Project Name: **Gateway Crossings Project**  
Files: PLN2016-12318, PLN2016-12321, PLN2016-12481 & CEQ2016-01025  
Location: 1205 Coleman Avenue, a 21.4 acre site located at the southwest corner of Coleman Avenue and Brokaw Road; APNs: 230-46-069 & 230-46-070.  
Applicant/Owner: Hunter Storm, LLC / TOD Brokaw, LLC  
Subject: **Environmental Impact Report with a Statement of Overriding Considerations and Mitigation Monitoring or Reporting Program; General Plan Amendment #87** from Santa Clara Station Regional Commercial, Santa Clara Station High Density Residential and Santa Clara Station Very High Density Residential to Santa Clara Station Very High Density Residential with a minimum commercial FAR of 0.2; **Amendment to the General Plan Land Use Map** for the Santa Clara Station Focus Area to reflect the General Plan change; **Amendment to the Climate Action Plan** to set Transportation Demand Management goals for the land use designation, **Zoning Code Amendment** to add a new zoning designation of Very High Density Mixed-Use to facilitate the development of land uses and building types proposed; **Rezone** from Light Industrial to Very High Density Mixed-Use; **Vesting Tentative Subdivision Map**; and **Development Agreement** to construct a phased mixed-use development consisting of 1,600 residential units, a 162,000 square foot hotel, 25,000 square feet of ancillary retail, structured and surface parking, landscaping, private streets, new public street, on- and off-site public right-of-way improvements, and on-site infrastructure. The project also includes the dedication and development of two public parks totaling approximately 2.6 acres.

CEQA Determination: Environmental Impact Report  
Project Planner: Debby Fernandez, Associate Planner

Project Data	Existing	Proposed
General Plan Designation	Santa Clara Santa Clara Station Regional Commercial (up to 3.0 FAR commercial ), Santa Clara Station High Density Residential (37-50 du/acre) and Santa Clara Station Very High Density Residential (51-100 du/ac)	Santa Clara Station Area Very High Density with a minimum commercial FAR of 0.2
Zoning	Light Industrial	Very High Density Mixed Use
Parking	Undeveloped Parcel	2,558 spaces
Residential Units	0	1,600
Residential Density	0	74.8
Affordable Housing Units	0	160
Hotel - Square Feet	0	162,000 sq.ft.
Ancillary Retail – Square Feet	0	25,000 sq.ft.
Commercial Floor Area Ratio	0	0.2
Park Area	0	2.6 acres