



# Planning Commission

October 08, 2025

**Item # 3: PLN24-00044  
4503 Cheeney Street**

**Daniel Sobczak, Associate Planner**



# Request

- **Determine** the project to be categorically exempt from the California Environmental Quality Act (CEQA) formal pursuant to CEQA Guidelines Section 15332 (Class 32 - In-Fill Development Projects)
- **Adopt** a Resolution recommending the City Council approve the Vesting Tentative Map (PLN24-00044) for a common interest development for the proposed development of six single family housing units located at 4503 Cheeney Street to accompany the Architectural Review application (PLN 24-00034), subject to findings and conditions of approval



## Background

- Developer led **Community Meeting** held on November 10, 2024
  - Notices mailed to 500-foot radius
  - 354 notices mailed
  - Eight residents were in attendance
- Development Review Hearing held December 11, 2024
  - Architectural application approved
  - No public speakers for the item at the meeting



# Project Site

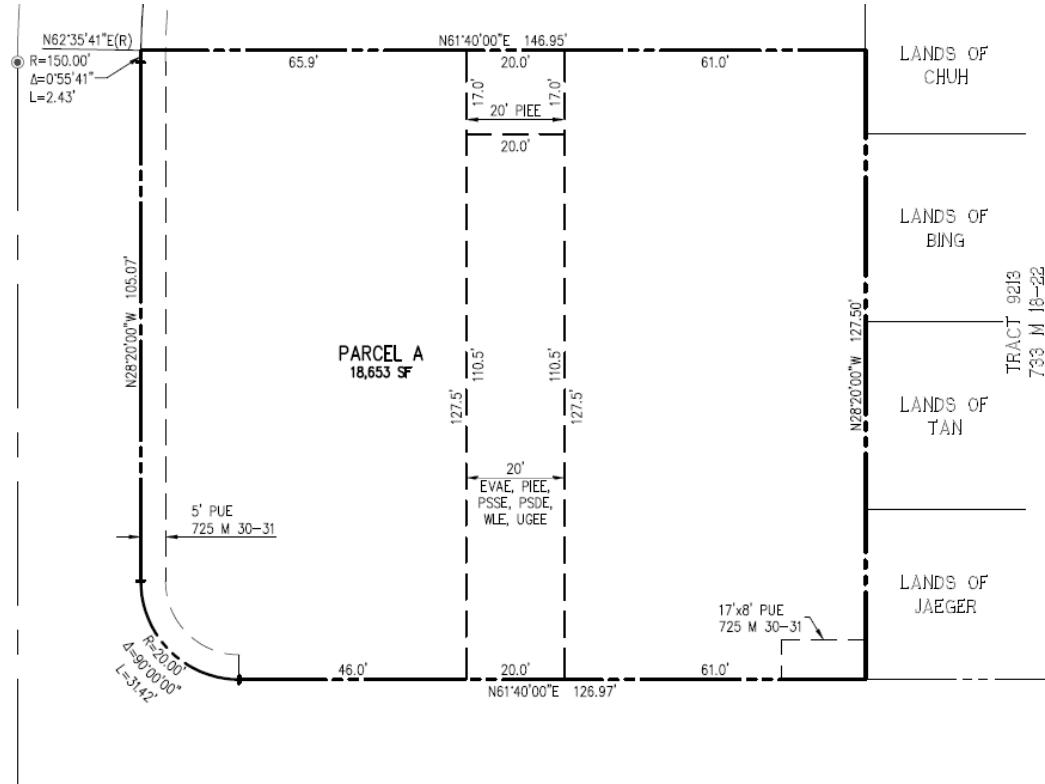
- 18,651 square foot site
- General Plan: Low Intensity Residential
- Current Zoning: R2
- Currently a single-family home
- Surrounded by:
  - To the east and west are similar single-family planned development parcels
  - To the north and south are single-family residential homes.



## Zoning Map



# VESTING TENTATIVE MAP 4503 CHEENEY STREET





# Consistency with Zoning Code

- The subdivision map meets all zoning code standards and has been processed in compliance with the Subdivision Map Act and Santa Clara City Code Title 17 (Subdivisions)
  - The Subdivision map meets parcel area and parcel frontage



## Consistency with General Plan

- The subdivision would create additional residential development in proximity to jobs, incrementally advancing the City's goals to produce new housing
- The subdivision would provide a deed-restricted affordable housing unit, which forwards Residential Land Use Goal 5.3.2-G3 to disperse affordable housing units across the City
- The subdivision and project are compatible in both character and size with neighboring low intensity residential development (Policy 5.3.1-P29).



# Public Outreach

- On September 25, 2025, a notice of public hearing on this item was mailed to 354 property owners and affected tenants within 500 feet of the project site as required by the Santa Clara Public Outreach Policy. Staff has not received any public comments on the proposed project.
- A Community Meeting was held on November 10, 2024, eight residents were in attendance, comments focused on street parking, the project meets all off-street parking requirements



# CEQA Evaluation

- The action being considered is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332 (Class 32 - In-Fill Development Projects).



## **Updated Conditions of Approval –**

- Updating condition G8 to read:
  - G8. Reach Code. This project is subject to the City of Santa Clara Reach Code, as set forth in City Code Chapters 15.36 and 15.38, with the exception of the “all-electric” requirements suspended by the City Council on January 14, 2025.
- Removal of Fire conditions F4, F5, and F8 that do not apply to the project.



# Updated Conditions of Approval – Housing

- Removing Condition H3 and updating condition H1 to read:
  - H1. Residential Rental or Ownership Project with Fewer than 10 Units. In accordance with the Santa Clara City Code chapter 17.40, this project is subject to the affordable housing requirements for the proposed 6 units for-sale residential development. The Applicant is utilizing State Density Bonus on this project and have elected to provide one affordable housing unit.
    - The One affordable unit shall be provided at an affordable housing cost for a household earning up to one hundred percent (100%) of area median income (AMI). Affordable Unit shall have prices set in accordance with the City's Below Market Purchase (BMP) Program Policies and Procedures Manual (subject to updates and changes). Applicant shall be responsible for cost incurred under the California Building Standards (California Code of Regulations, Title 24) for the each affordable for- sale residential unit. Affordable units shall be reasonably dispersed throughout the project and shall on average contain the same number of bedrooms and shall be comparable to the design of the market-rate units in terms of appearance, material and finished quality of the market rate units in the project. Affordable units shall have the same access to the project amenities and recreational facilities as market-rate units. Additionally, the Developer will cover the cost of the BMP Program to process each BMP homebuyer, at a rate of 2.5% of the Affordable Sales Price per unit



# Updated Conditions of Approval – Water

- Updating condition W3 to read:
  - W3. Separate Services. Applicant shall provide separate water, recycled water, sanitary sewer, and fire services connected to a public main in the public right-of-way for each parcel to the satisfaction of the Director of Water & Sewer Utilities; shared services may be permitted provided that each parcel is separately submetered, and shared utilities are located in a parcel to be used as common areas or shared private street. Different types of water and recycled water use (domestic, irrigation, fire) shall be served by separate water services, each separately tapped at the water main. Services cannot cross a different parcel than the one it serves. No parcel shall be created that requires an easement from an adjacent parcel, parcels to be used as common areas or shared private streets excluded, in order to be served. Tapping on existing fire service line(s) is prohibited. Approved backflow prevention device(s) are required on all potable water services.



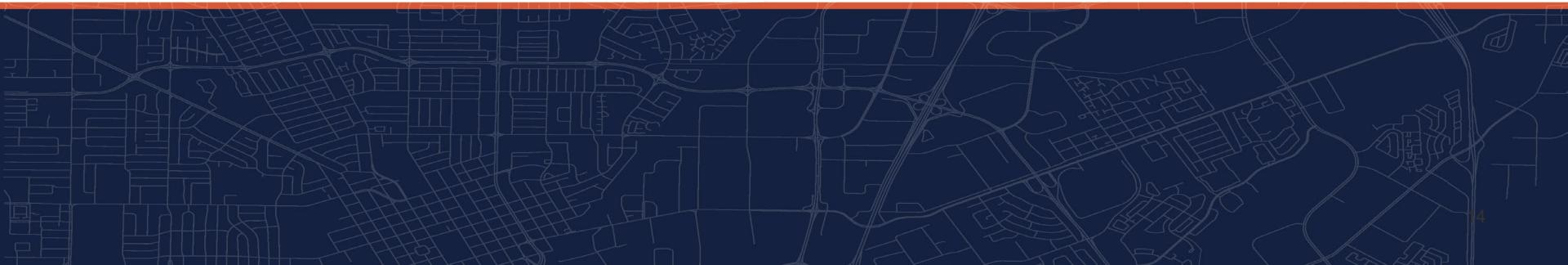
# Recommendation

1. Recommend that the City Council determine the project to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332 (Class 32 - In-Fill Development Projects); and
2. Adopt a Resolution recommending the City Council approve the Vesting Tentative Map (PLN24-00044) for a common interest development for the proposed development of six single family housing units located at 4503 Cheeney Street to accompany the Architectural Review application (PLN 24-00034), subject to findings and updated conditions of approval



# City of Santa Clara

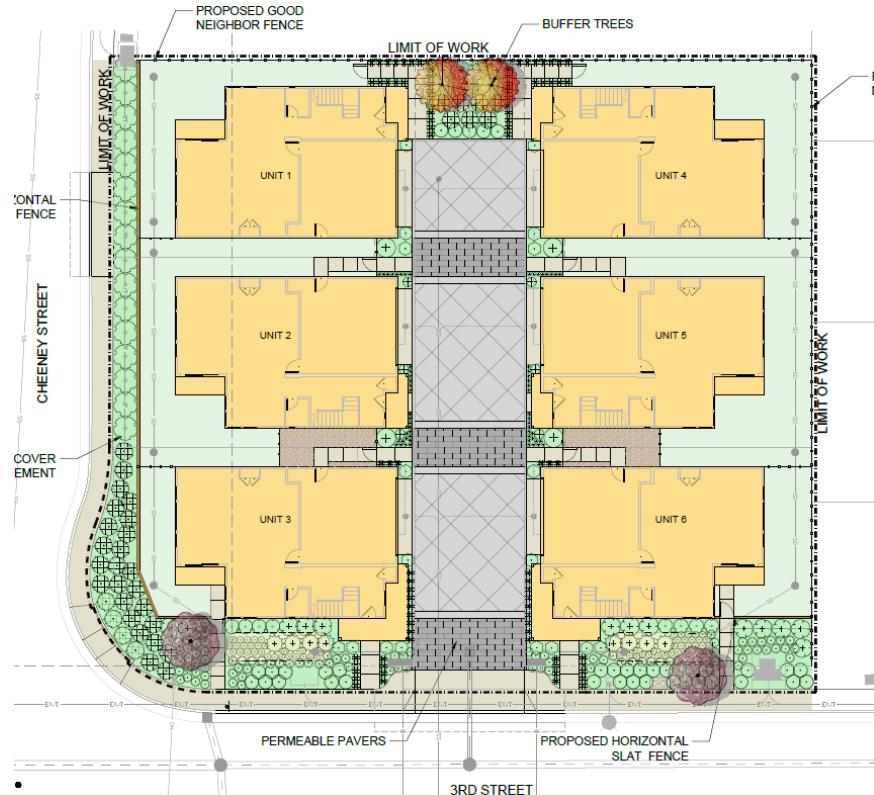
The Center of What's Possible





## Proposed Project

- Six single family homes on a common interest development with a shared driveway
- Each home to be about 2,772 square feet in size
- Each home will have four bedrooms, two and a half baths, and a two-car garage
- Each home will have a porch with an overhang, a box window, and mixed siding materials, and other design enhancements
  - Stucco, lap siding, aluminum garage doors, composite shingle roof, etc.
- Landscape proposed four 24" box trees and ground covering along Cheeney Street and 3<sup>rd</sup> Street.





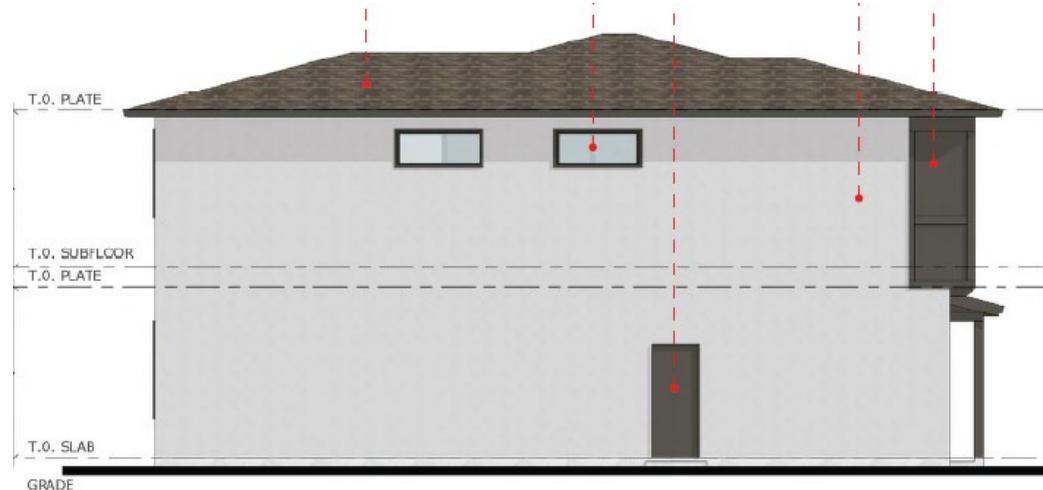
FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION