

## CHEENEY STREET TOWNHOUSES

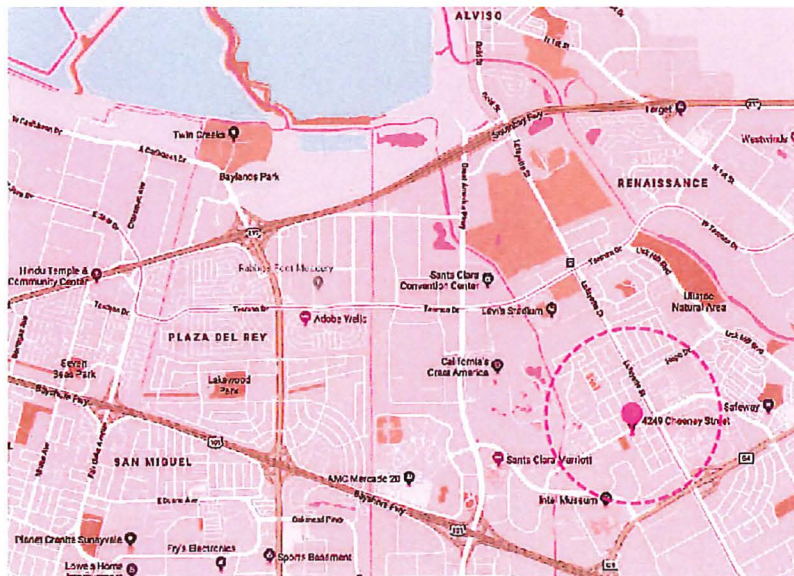
CHEENEY STREET AT AGNEW ROAD

3/6/2018

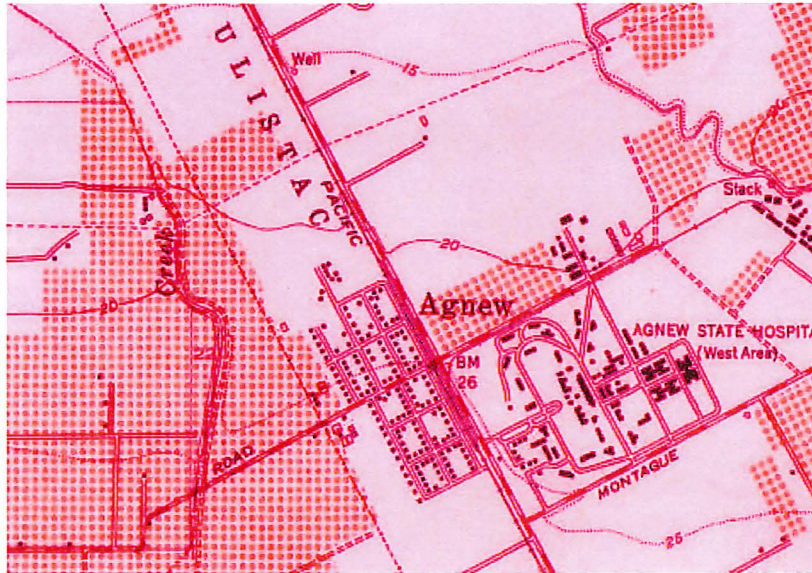
**SA** STANTON  
ARCHITECTURE

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ARCHITECTURE

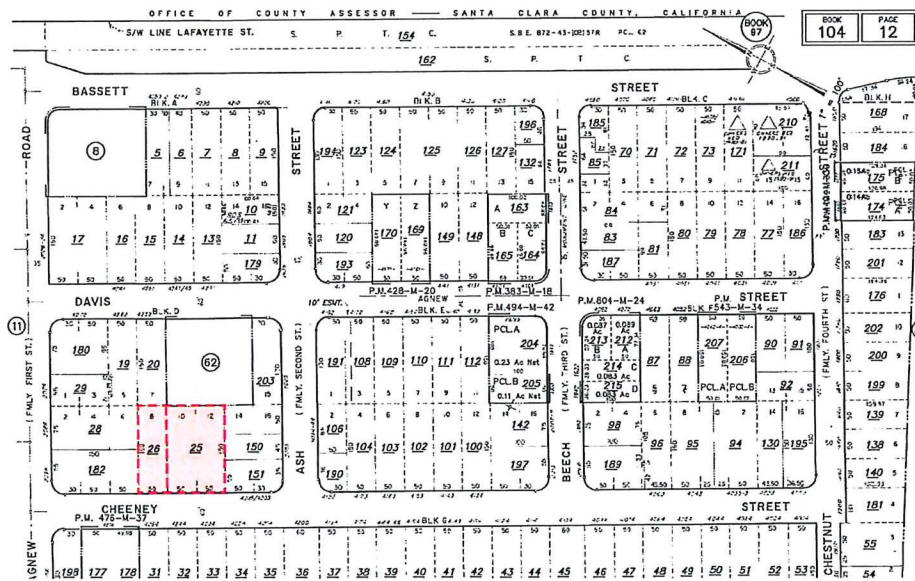
SANTA CLARA CITY COUNCIL HEARING  
3/6/2018



**PROJECT LOCATION**  
CHEENEY STREET TOWNHOUSES



**PROJECT LOCATION - AGNEW VILLAGE**  
CHEENEY STREET TOWNHOUSES



**PARCEL MAP**  
CHEENEY STREET TOWNHOUSES





**PROJECT LOCATION - AGNEW VILLAGE**  
CHEENEY STREET TOWNHOUSES



**VIEW FROM ACROSS CHEENEY - LOOKING NORTH**  
CHEENEY STREET TOWNHOUSES



↑ .....PROPERTIES ACROSS FROM PROJECT SITE..... ↑



**NEIGHBORING HOMES - CHEENEY STREET**  
CHEENEY STREET TOWNHOUSES



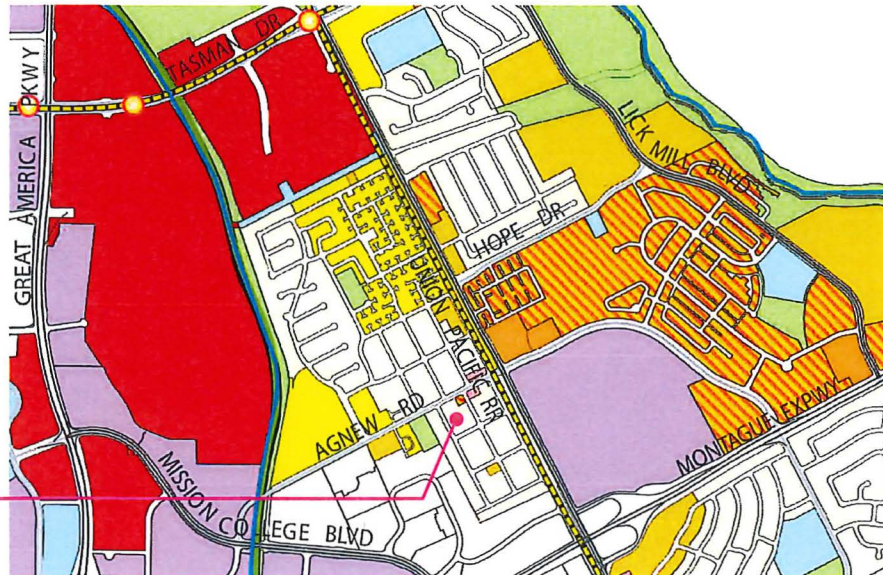
**NEIGHBORING TOWNHOMES - REAR OF SITE (DAVIS STREET - RAMSHALL PLACE)**  
CHEENEY STREET TOWNHOUSES



Figure 5.2-2  
**Land Use Diagram  
Phase II: 2015-2025**

- 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

CHEENEY STREET SITE



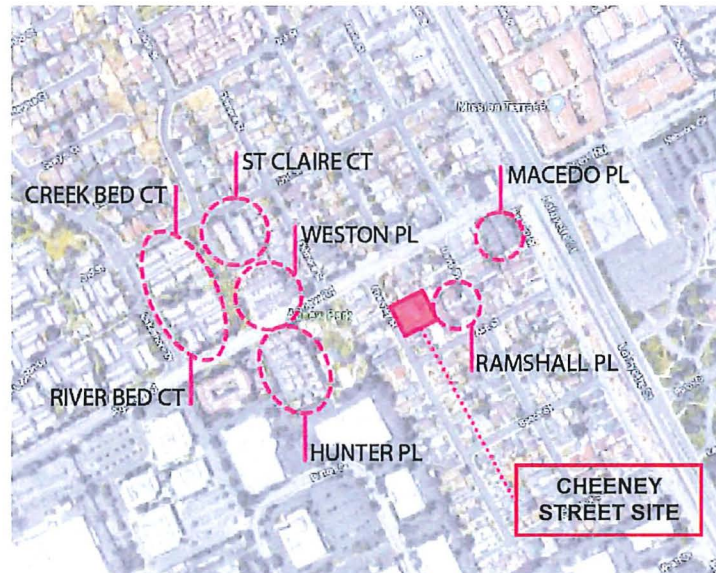
**SANTA CLARA GENERAL PLAN - LAND USE DIAGRAM**  
CHEENEY STREET TOWNHOUSES

### 8.3 MATRIX OF COMPARISON OF LAND USE DESIGNATIONS

**TABLE 8.3-1: MATRIX OF COMPARISON OF LAND USE DESIGNATIONS**

1992 General Plan Land Use Designations		2010-2035 General Plan Land Use Designations	
Designation	Density/FAR	Designation	Density/FAR
<b>Residential</b>			
Single Family Detached	8 du/acre	Very Low Density Residential	0 to 10 du/acre
Single Family Attached	9 to 18 du/acre	Low Density Residential	8 to 18 du/acre
Moderate Density Residential	19 to 25 du/acre net du/acre	Medium Density Residential	19 to 36 du/acre
Medium Density Residential	26 to 36 du/acre		
High Density Residential	37+ du/acre	High Density Residential	37 to 50 du/acre

**SANTA CLARA LAND USE DESIGNATIONS**  
CHEENEY STREET TOWNHOUSES



**PROJECT LOCATION - NEIGHBORHOOD CONTEXT**  
CHEENEY STREET TOWNHOUSES

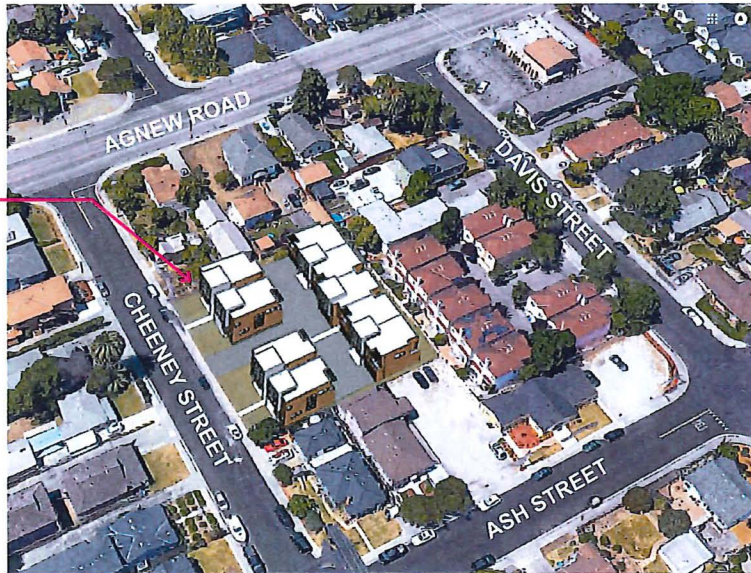
**9 New Single Family Townhouses**  
**Per unit: 2-story, 2-car garage**  
**3 bedroom, 2 1/2 bath**  
**1,935 sqft**  
**2 on-site parking spaces**

**Seeking *General Plan Amendment***

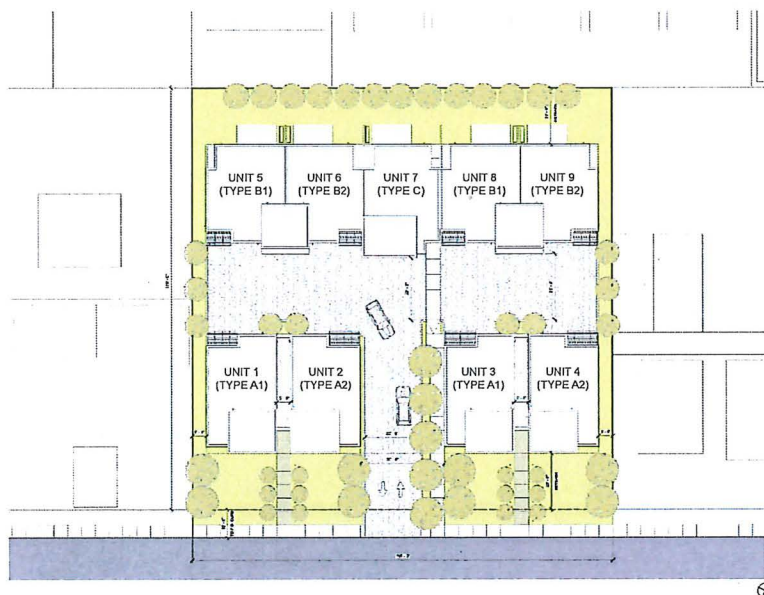
**ABOUT THE BUILDINGS**  
CHEENEY STREET TOWNHOUSES



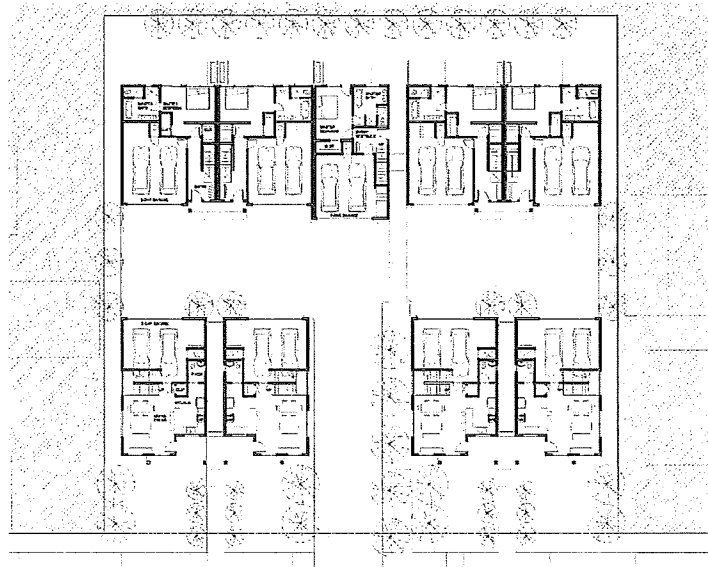
PROPOSED  
PROJECT:



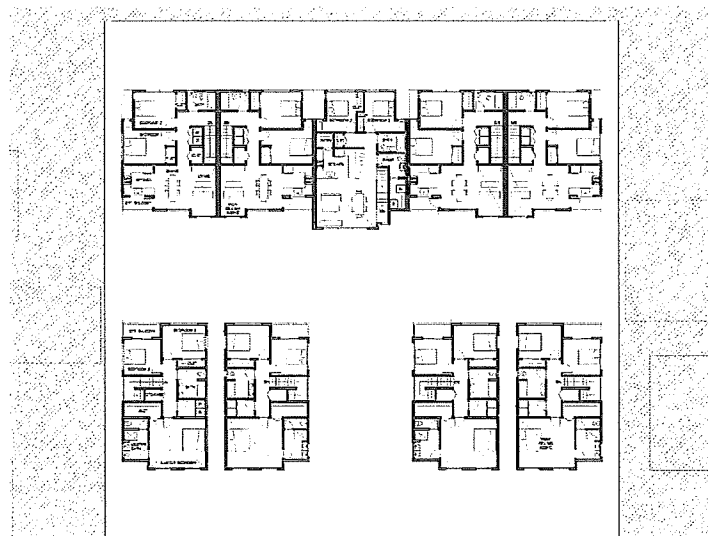
**AERIAL VIEW OF PROJECT**  
CHEENEY STREET TOWNHOUSES



**PROPOSED SITE PLAN**  
CHEENEY STREET TOWNHOUSES

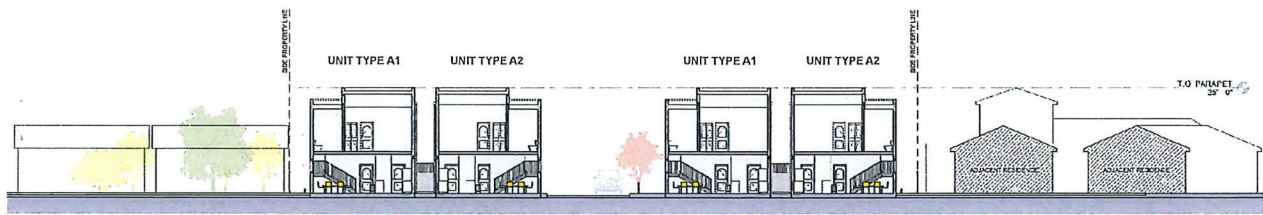


**LEVEL 1 - FLOOR PLAN**  
CHEENEY STREET TOWNHOUSES

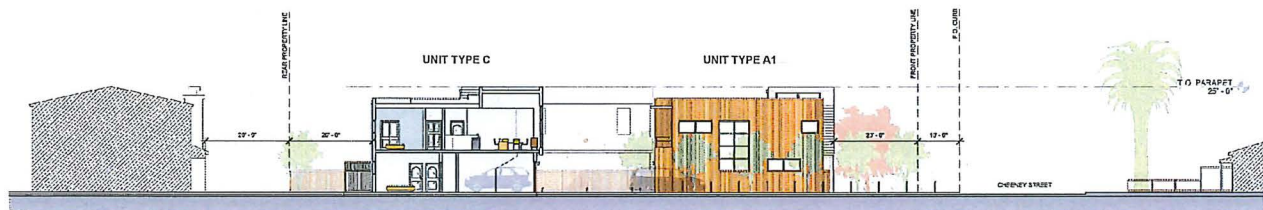


**LEVEL 2 - FLOOR PLAN**  
CHEENEY STREET TOWNHOUSES





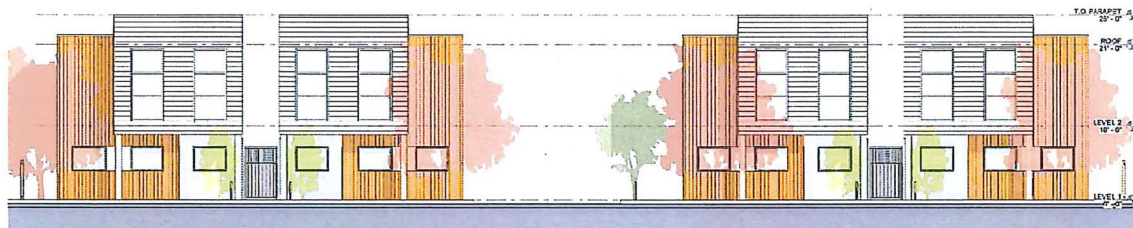
NORTH-SOUTH SITE SECTION



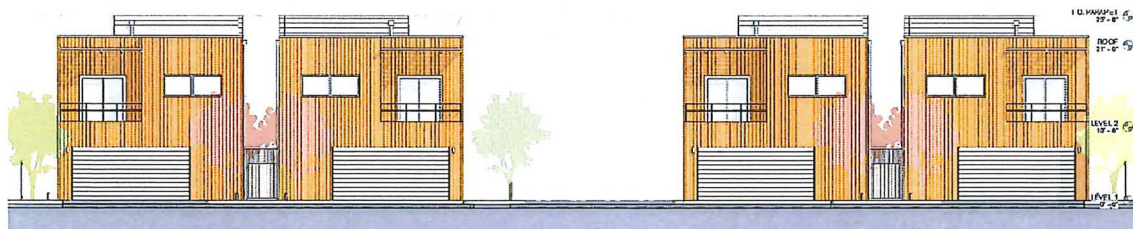
WEST-EAST SITE SECTION

## SITE SECTIONS

### CHEENEY STREET TOWNHOUSES



WEST ELEVATION - A UNITS - CHEENEY STREET



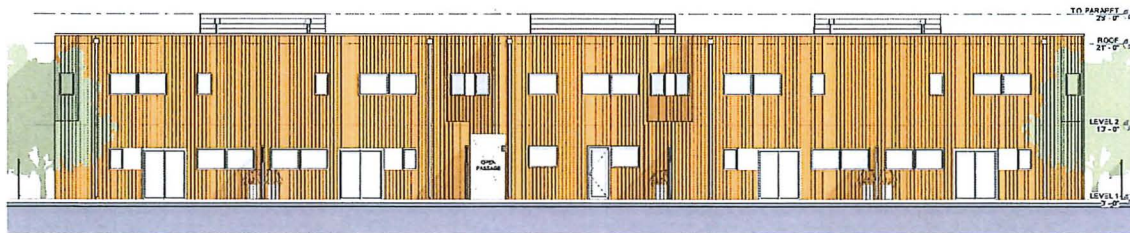
EAST ELEVATION - A UNITS

## A UNITS ELEVATIONS

### CHEENEY STREET TOWNHOUSES



WEST ELEVATION - B AND C UNITS



EAST ELEVATION - B AND C UNITS

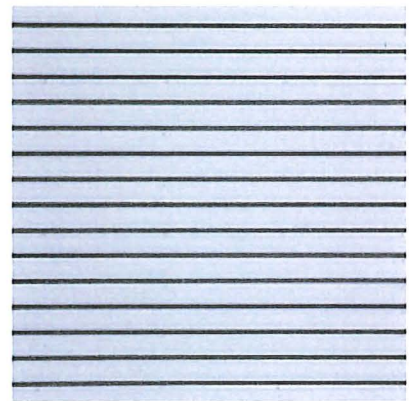
## B UNITS ELEVATIONS

CHEENEY STREET TOWNHOUSES



Redwood Siding

Cement Plaster - Painted Ivory



Prefinished Metal Siding

## MATERIAL PALETTE

CHEENEY STREET TOWNHOUSES





**CHEENEY STREET PERSPECTIVE**  
CHEENEY STREET TOWNHOUSES



**ENTRANCE COURT PERSPECTIVE**  
CHEENEY STREET TOWNHOUSES

# City of Santa Clara

**City Council Meeting – March 6, 2018**

General Plan Amendment  
Early Consideration  
4249 Cheeney Street

Public Hearing Item #3. PLN2017-12975

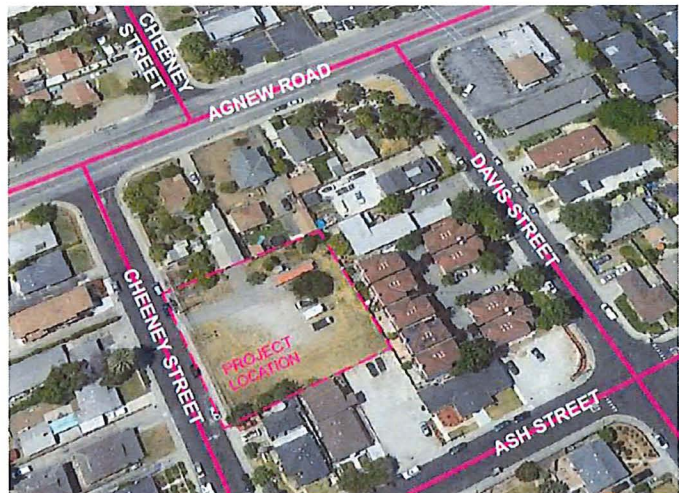


**City of  
Santa Clara**  
The Center of What's Possible

## **4249 Cheeney Street**

### **Request**

Early consideration of a proposed General Plan Amendment for a 0.5-acre property from Very Low Density Residential to Low Density Residential allowing development of up to 9 attached or detached single-family townhomes



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

**POST MEETING MATERIAL**





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

## 4249 Cheeney Street

Current Zoning: (R1-6L)  
Single-Family Residential



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

## 4249 Cheeney Street

## Gatekeeper Policy

- Established process for early Council review of formally submitted General Plan Amendments (GPAs)
- The Council may either direct staff to continue processing the GPA or make a determination that further review of the requested Amendment is not warranted



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

## 4249 Cheeney Street

Current General Plan: (VLDR)  
Very Low Density Residential

Proposed General Plan: (LDR)  
Low Density Residential

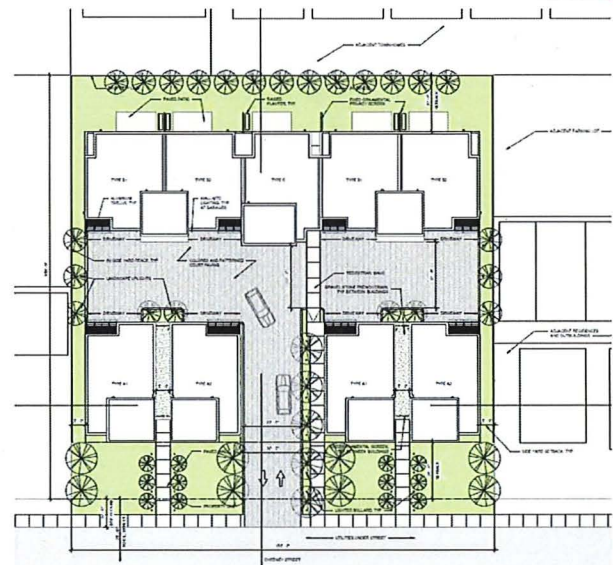


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## 4249 Cheeney Street

### Background

- The current site is vacant
- The site is currently zoned R1-6L Single-Family Residential
- Based on the conceptual plans, 4 detached townhomes could be located along Cheeney Street and 5 attached townhomes could be located at the back of the site







**City of  
Santa Clara**  
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## 4249 Cheeney Street



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## 4249 Cheeney Street

### Community Outreach

- Noticed community meeting held on January 16, 2018
- 4 community members
- General interest in the proposal
- Concerns regarding the design of the project, timeline, and integration of sustainability initiatives



**City of  
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## **4249 Cheeney Street**

### **Considerations**

- No major General Plan inconsistency
- Ability to provide a mix of housing types
- Potential neighborhood compatibility

9



**City of  
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The Center of What's Possible

### **Staff Recommendation**

Direct the City Manager to continue processing the GPA application for the project located at 4249 Cheeney Street [PLN2017-12975].

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General Plan Amendment  
Early Consideration  
4249 Cheeney Street

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**City of  
Santa Clara**  
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