



# **City of Santa Clara** **Planning Commission**

**August 13, 2025**

**Item # 2: 1530 and 1540 Pomeroy  
Vesting Tentative Subdivision Map**

**RTC 25-690, PLN24-00225**

**Nimisha Agrawal, Senior Planner**



## Request

**Vesting Tentative Subdivision Map** for 11 Townhouses  
Located at 1530 and 1540 Pomeroy, subject to conditions of  
approval

## Project Site

**Site:** 0.48 Acres

**General Plan:**

1530 Pomeroy Ave: Medium Density Residential

1540 Pomeroy Ave: Mixed Use Community Commercial

**Zoning:**

1530 Pomeroy Ave: R3

1540 Pomeroy Avenue: MU-CC

**Existing Use:** One-story vacant single-family residences.

**Adjacent Uses:**

- N: Commercial Uses
- S: Single Family Residences
- E: Pomeroy Avenue, Multi-family dwellings
- W: Single Family homes and Commercial uses



# 1530 and 1540 Pomeroy Avenue



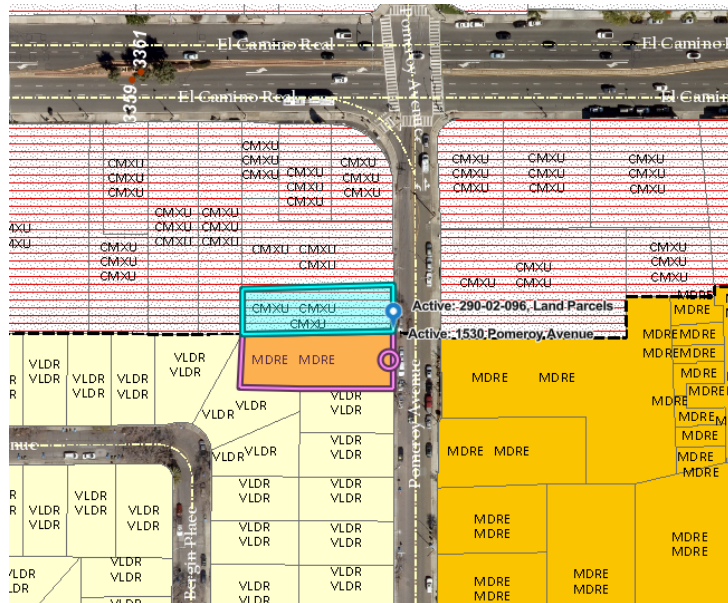
**City of  
Santa Clara**  
The Center of What's Possible

## Street View





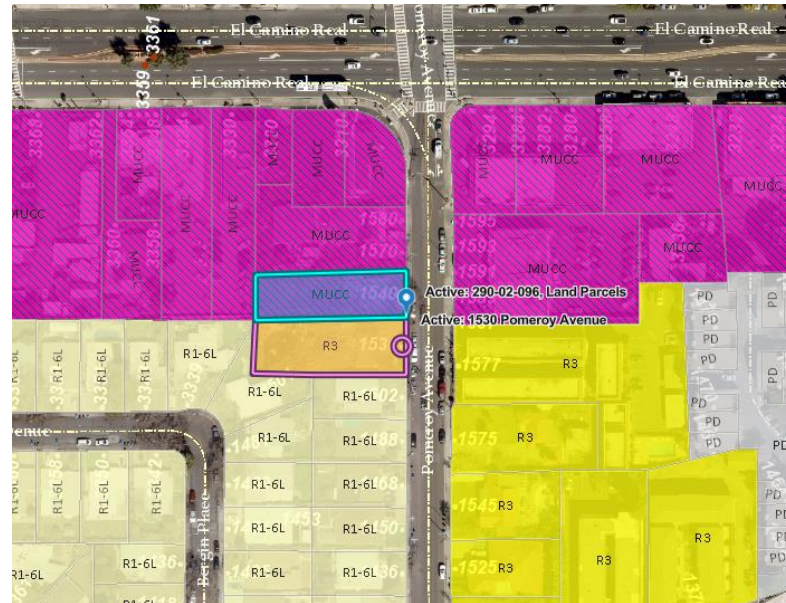
## General Plan and Zoning



### General Plan Designation

1530 Pomeroy Ave: Medium Density Residential

1540 Pomeroy Ave: Mixed Use Community Commercial



### Zoning

1530 Pomeroy Ave: R3

1540 Pomeroy Avenue: MU-CC

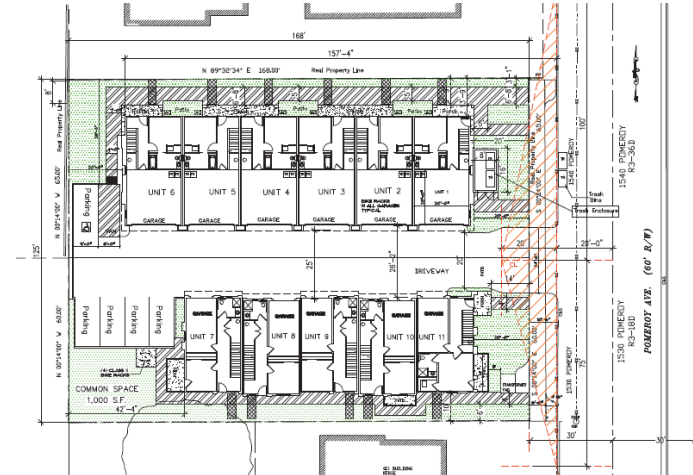


## Background

- A previous proposal to construct eight units on this site was approved at the Development Review Hearing on August 18, 2021, and the associated condo map approved by the Council on May 10, 2022
- Planning entitlement for Architectural Approval and Condo Map expired.
- In August 2024, City did a comprehensive zoning update and Rezoned:
  - The parcel at 1530 Pomeroy from R3-18D (Low-Density Multiple Dwelling) to R3 (Medium-Density Residential).
  - The parcel at 1540 Pomeroy from A (Agriculture) to MU-CC (Mixed Use Community Commercial).

## Background (Cont.)

- Current proposal to construct 11 townhouses was approved at the Development Review Hearing on May 14, 2025.
  - **1530 Pomeroy Ave:** Three-story building with five attached townhomes
  - **1540 Pomeroy Ave:** Three-story building with six attached townhomes





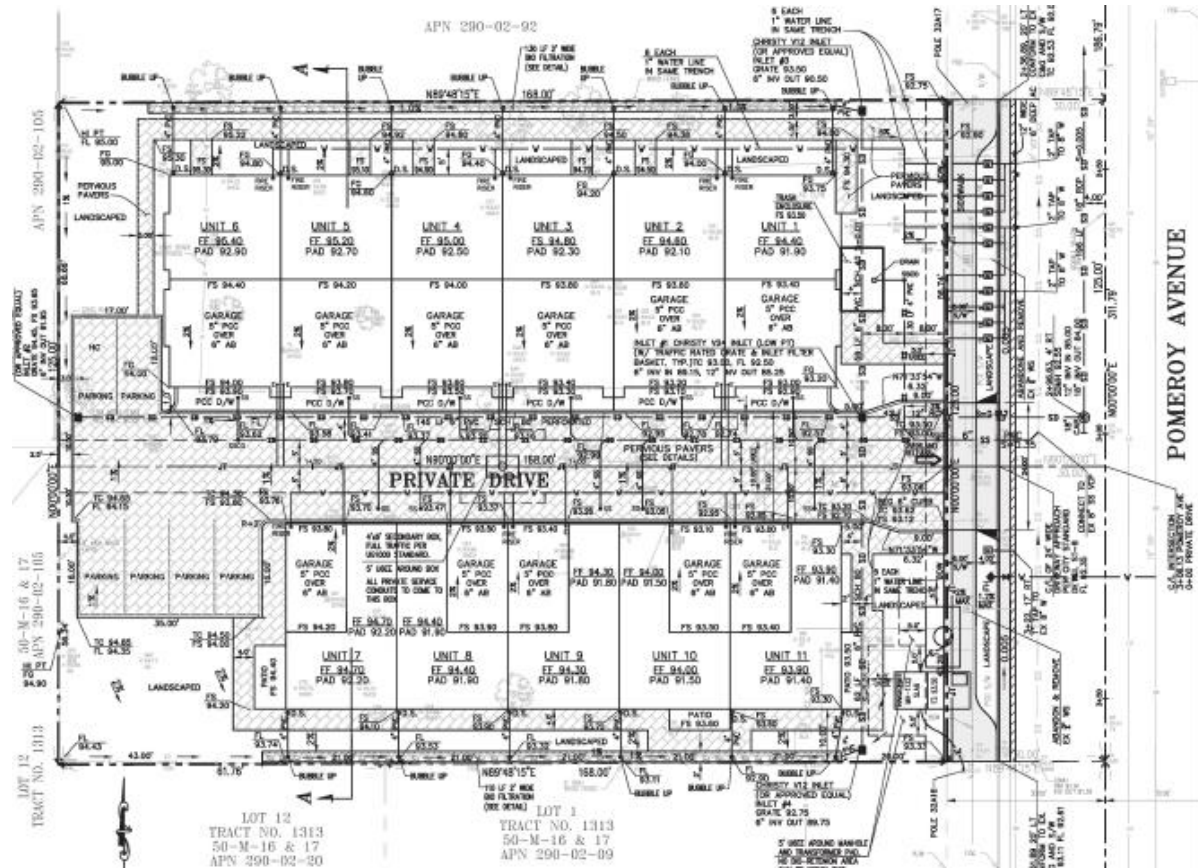
## Proposed Project

- **Vesting Tentative Subdivision Map:** Merge the parcels and create a one-lot condominium subdivision.





## Vesting Tentative Subdivision Map





## General Plan, Zoning Code and Subdivision Map Act Conformance

- The Subdivision Map Act requires that all subdivision maps be consistent with the General Plan, Gov't Code § 66474(a).
- The City's Subdivision Clearance Committee reviewed the Vesting Tentative Map and determined it to be complete on June 3, 2025.
- The Architectural Review of the 11-unit development on the subject site was approved at the Development Review Hearing on May 14, 2025.
- The Architectural Review approval determined that the project was consistent with the General Plan and Zoning regulations, as the proposed use and scale of the development as conditioned are consistent with the allowable land uses and density.
- The proposed Vesting Tentative Map is consistent with the approved project, including the site plan, improvements, the private street, surface parking, landscape open space areas, and associated utilities on the project site.



## Public Outreach

- On March 13, 2024, the Applicant conducted a hybrid Community meeting. Six members of the public attended in-person, and four members of the public attended virtually.
- The topics discussed included architecture, allowable density, parking, applicable zoning regulations, and impact to the adjacent single-family residences.
- To address the public comments, the applicant made modifications to the elevations by emphasizing vertical distinction between the units, aligning the windows and simplifying the roof form, which resulted in the final proposal that was approved at the Development Review Hearing.



## CEQA Analysis

- On August 18, 2021, the City adopted the 1530/1540 Pomeroy Avenue Residential Project Initial Study/Mitigated Negative Declaration (IS/MND) at a Development Review Hearing (DRH) for the earlier eight-unit development proposal at the Project Site.
- An Addendum to the IS/MND was prepared pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15164 and adopted at the May 14, 2025, DRH.
- The addendum concluded that there would be no new or substantially more severe significant impacts not already addressed in the 2021 IS/MND, nor was there any new information of substantial importance that would have triggered additional environmental review.
- The proposed Vesting Tentative Subdivision Map is consistent with the approved project analyzed in the Addendum and would not result in a new impact on the environment or significantly increase the severity of any previously identified impact.





## Recommendation

1. Recommend that the City Council find that the proposed subdivision falls within the scope of the adopted CEQA Addendum prepared for the project and no further analysis is required.
2. Adopt a resolution recommending the City Council approve the Vesting Tentative Subdivision Map to merge the two parcels and create a one-lot subdivision for condominium purposes for 11 townhouses and common area at 1530/1540 Pomeroy Avenue, subject to findings and conditions of approval.



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