

City of Santa Clara

Planning Commission – August 22, 2018

**1530 - 1540 Pomeroy Avenue
Residential Townhouse Project**

Public Hearing Item #1

PLN2016-12053, PLN 2016-12068, CEQ2017-01036



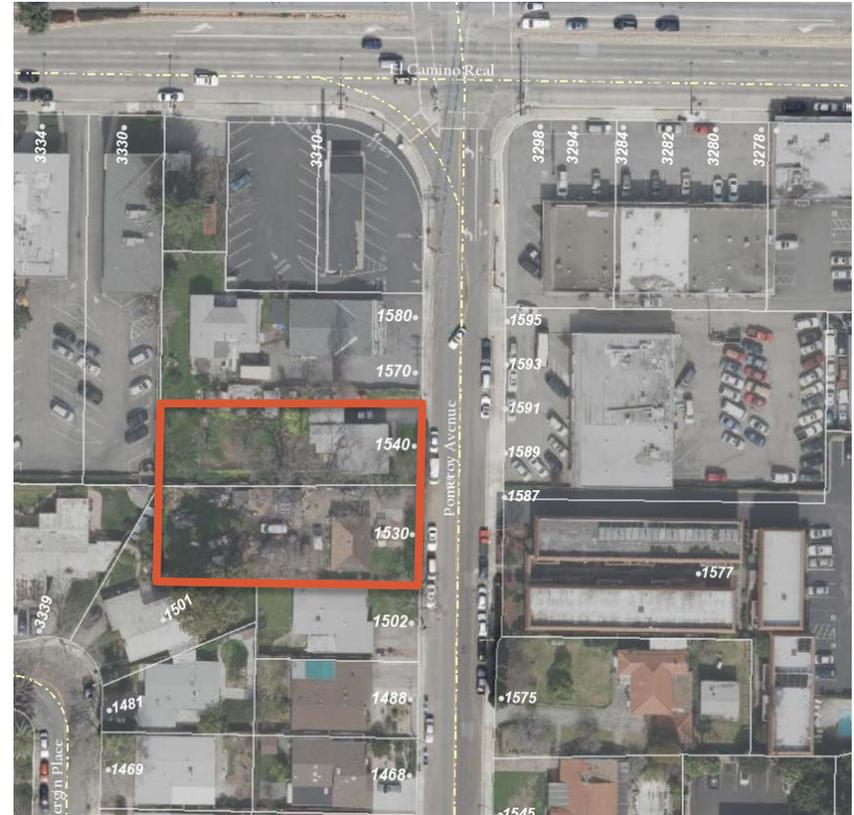
**City of
Santa Clara**
The Center of What's Possible



1530 - 1540 Pomeroy Residential

Request

- Adoption of the MND and Adoption of the Mitigation Monitoring and Reporting Program
- Rezoning of two parcels totaling 0.48 acres from Low Density Multiple Dwelling (R3-18D) and Agriculture (A) to Planned Development (PD)
- Approval Tentative Subdivision Map to allow development of 8-unit two-story residential townhouse project

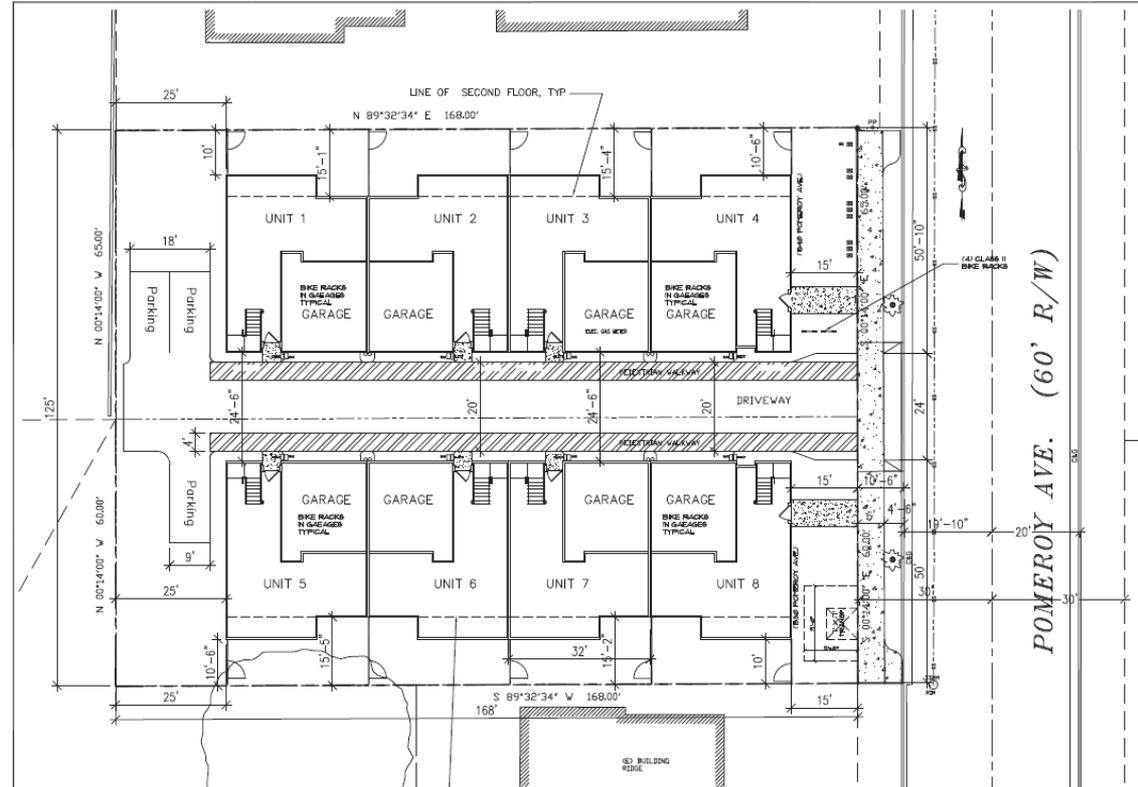




1530 - 1540 Pomeroy Residential

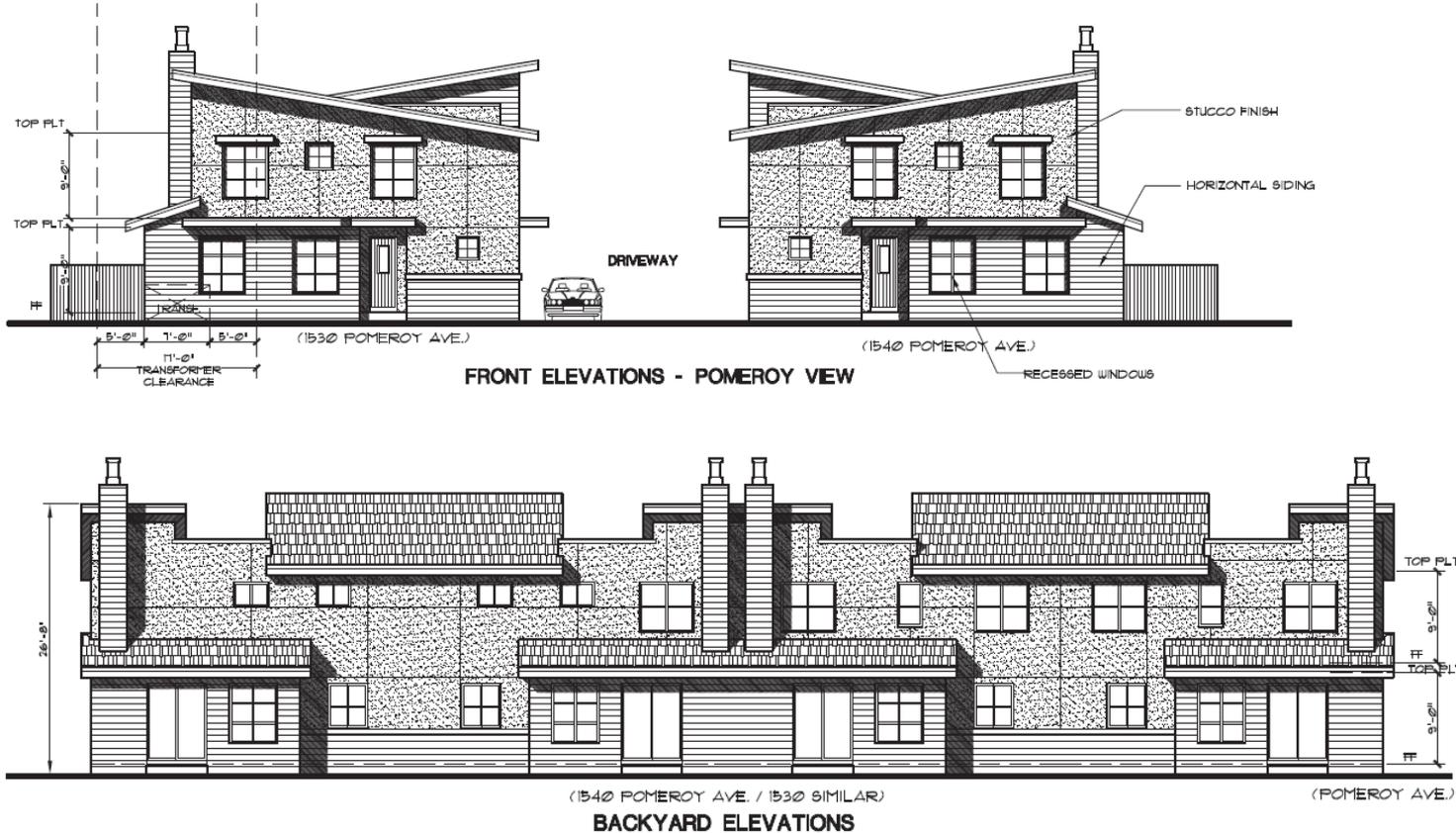
Project Description

- 8 townhouse units
- 2-story, 27'8" in height
- Two-car garages
- Three guest parking spaces





1530 - 1540 Pomeroy Residential

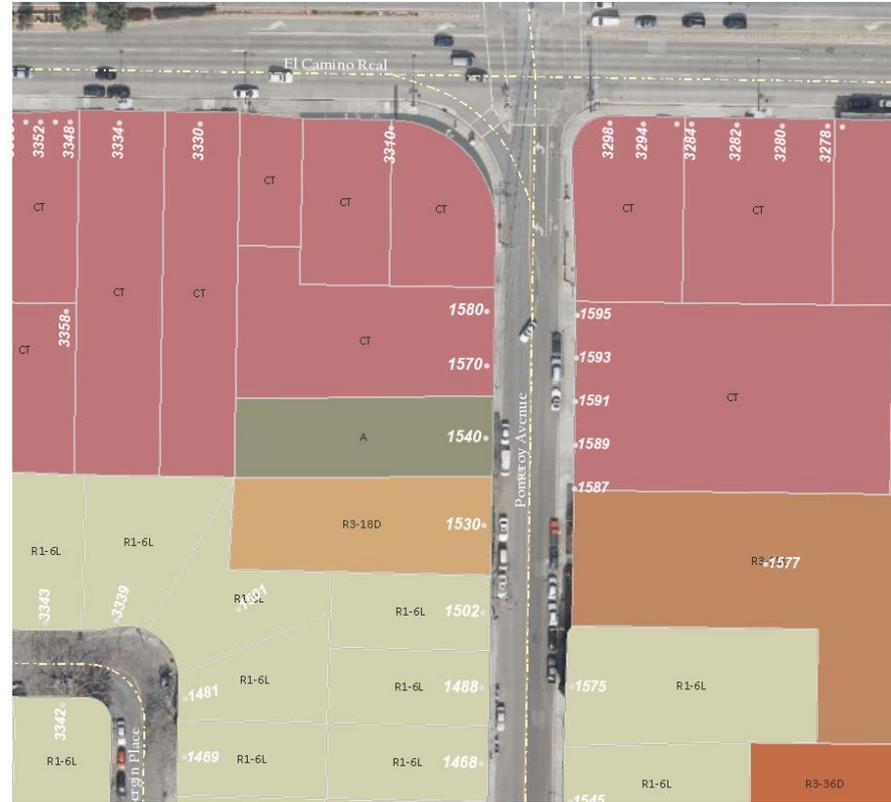




1530 - 1540 Pomeroy Residential

Zoning Designation:

- The zoning designation of the northern half of the site (1540 Pomeroy) is Agriculture (A).
- The designation of the southern half (1530 Pomeroy) of the site is Low Density Multiple Dwelling (R3-18D).

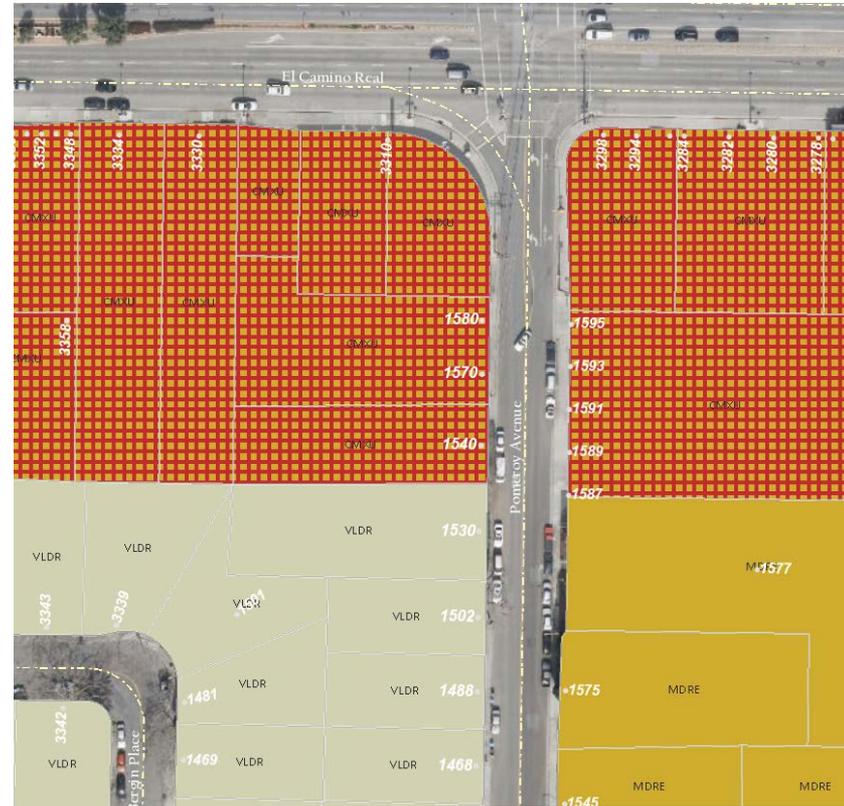




1530 - 1540 Pomeroy Residential

General Plan Designation:

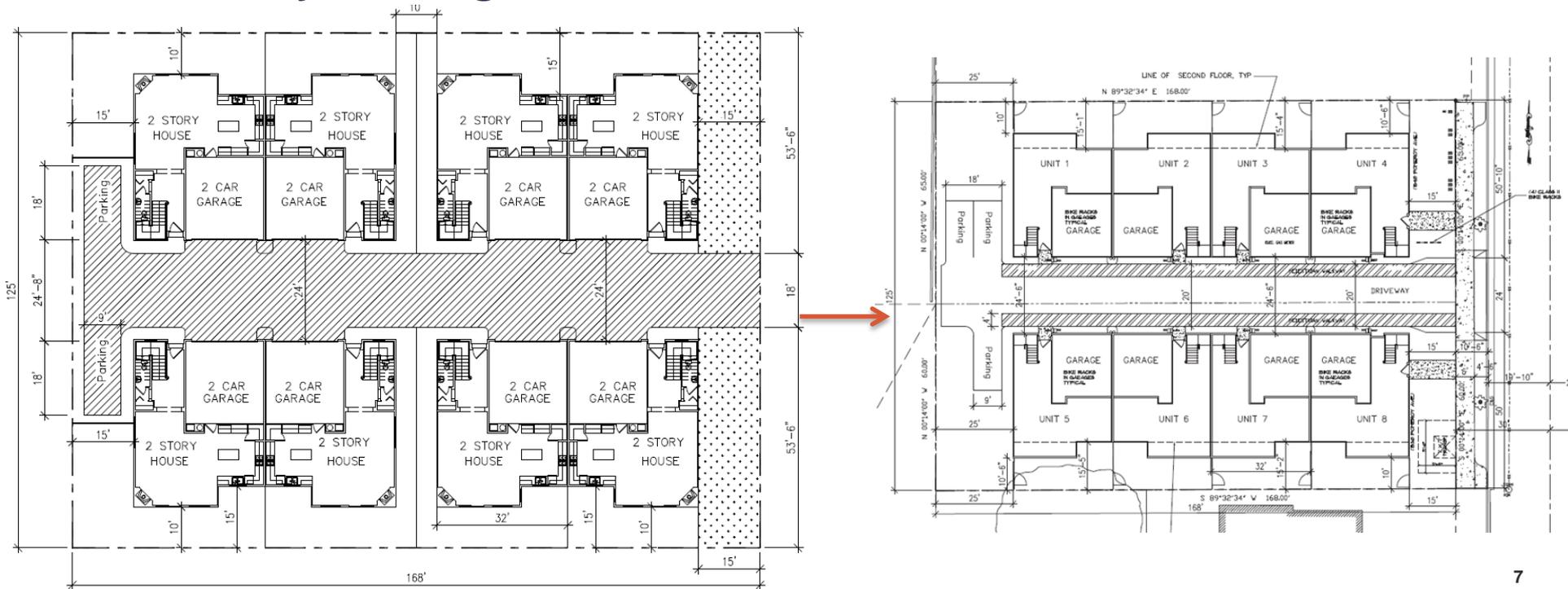
- The northern section of the site (1540 Pomeroy) is Community Mixed Use (CMU) and is located within the El Camino Real Focus Area.
- The southern section (1530 Pomeroy) of the site is Very Low Density Residential.





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Community Meeting Discussion – November 28, 2017





1530 - 1540 Pomeroy Residential

CEQA Review

- Mitigated Negative Declaration (MND) was prepared and a Notice of Availability was circulated for a 20-day period from March 19, 2018 through April 9, 2018
- Six comment letters from community members identifying concerns with traffic, potential aesthetic impacts, and construction noise
- Required mitigation identified related to air quality, biological resources, cultural resources, and hazardous material impacts to reduce impacts to a less than significant level



1530 - 1540 Pomeroy Residential

Staff Recommendation

- Recommend adoption of the Mitigated Negative Declaration and Adoption of the Mitigation Monitoring and Reporting Program for the 1530 - 1540 Pomeroy Avenue Project; and
- Recommend approval of the rezoning from from Agriculture (A) and Low Density Multiple Dwelling (R3-18D) to Planned Development (PD) to allow development of 8 townhouse units and approve the Tentative Subdivision Map

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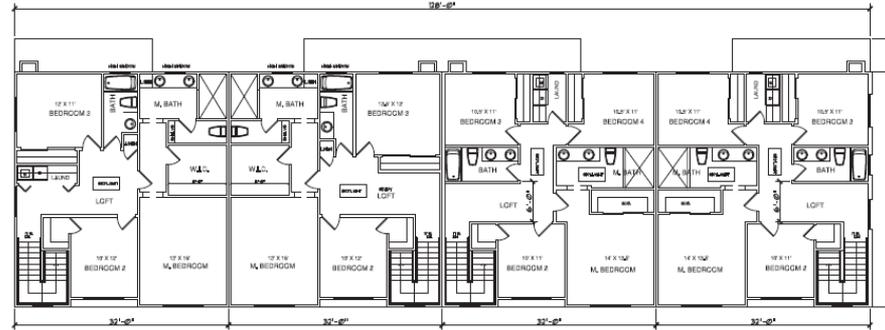


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Floor Plans

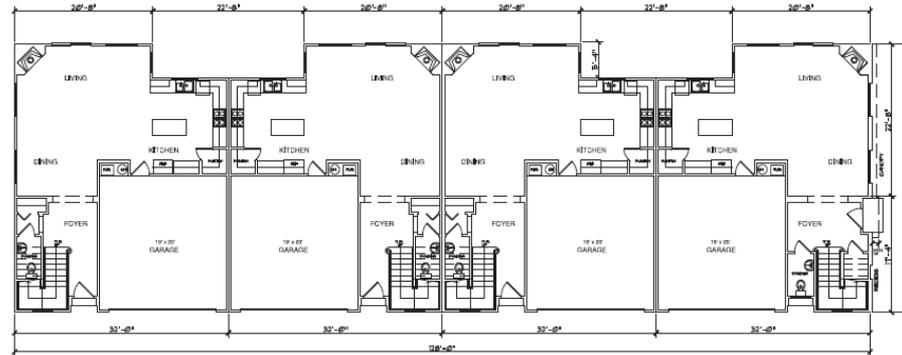


UNIT 1
3 BEDROOMS

UNIT 2
3 BEDROOMS

UNIT 3
4 BEDROOMS

UNIT 4
4 BEDROOMS



UNIT 1

UNIT 2

UNIT 3

UNIT 4

