

City of Santa Clara

City Council Meeting – June 26, 2018

1075 Pomeroy Avenue

Public Hearing Item #5



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



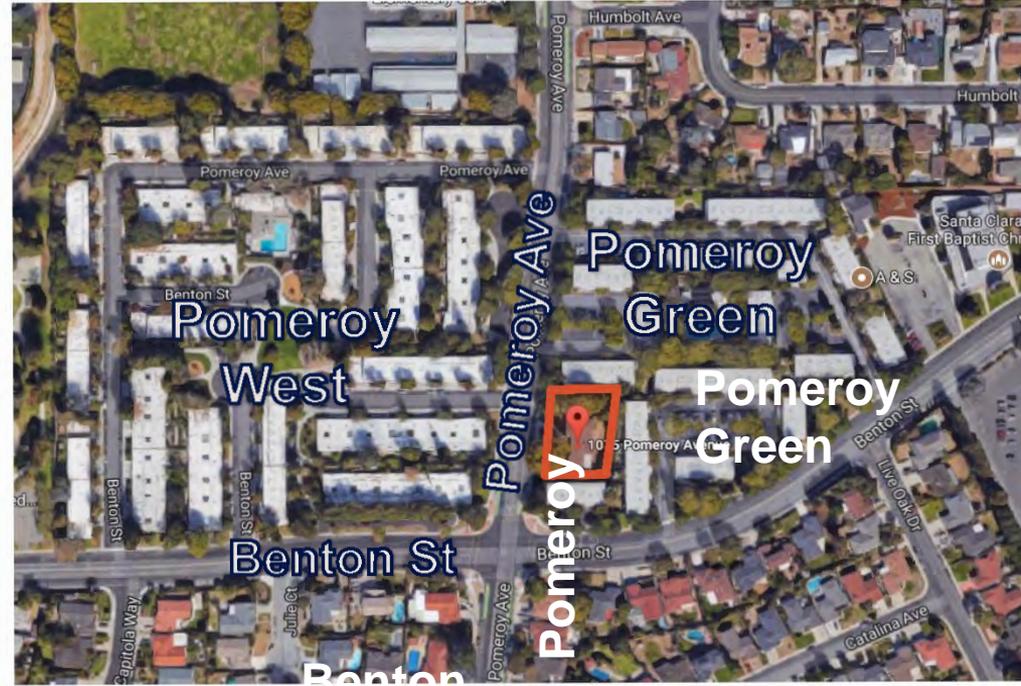
1075 Pomeroy Avenue

Request

- Approve a Planned Development zoning designation and Tentative Parcel Map

Project

- Four detached 2-story single-family houses
- Four lot courthouse configuration with shared driveway

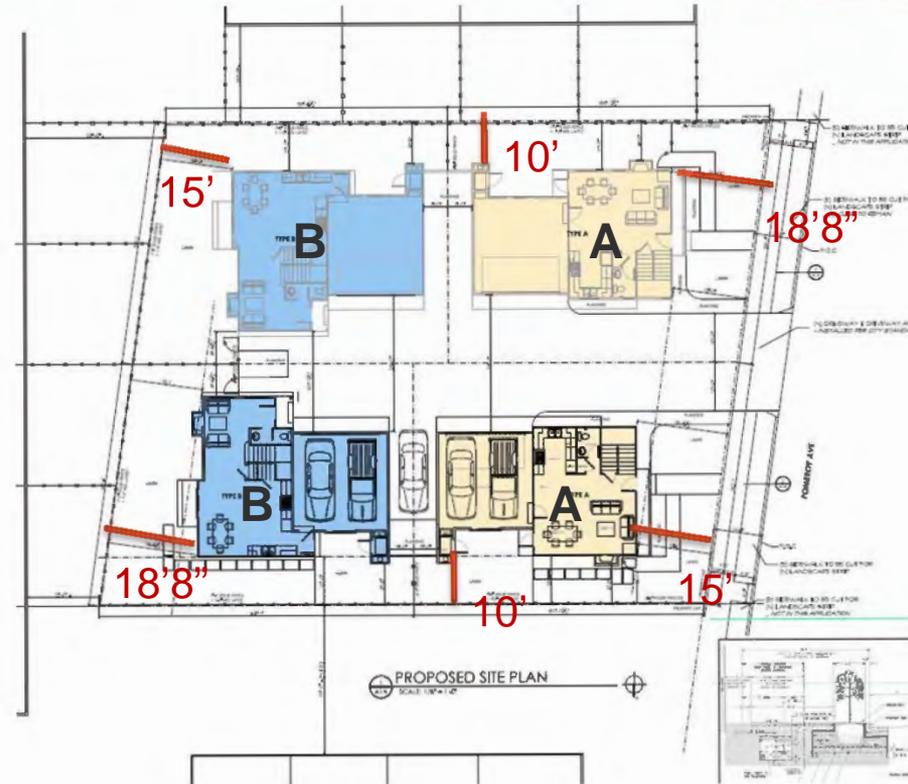




1075 Pomeroy Avenue

Project Description

- Type A (sq.ft.):
 - Lot: 3,262
 - Residence: 1,670
 - Garage: 430
- Type B (sq.ft.):
 - Lot: 2,930
 - Residence: 1,783
 - Garage: 455
- 7 foot solid fence with 1 foot of lattice
- 15'-18'8" front and rear yard setback





1075 Pomeroy Avenue

Project Design

- Modern architectural style
- Front doors oriented toward street
- Enclosed Garages (2 spaces per unit)
- Two on-site guest spaces
- Pre-wired for electric vehicle charging





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Background

- **September 27, 2017 Planning Commission – Recommends Approval with additional conditions to require CC & Rs to include:**
 1. **Fines for not using the garages as parking spaces for vehicles**
 2. **Fines for not keeping the garages free of clutter for two-parking spaces**
 3. **Installation of a parking sign with time limitation for guest parking**
 4. **Fines for over staying in the guest parking spaces.**
- **November 21, 2017 City Council – Referred to HLC**
- **January 4, 2018 Historical and Landmarks Commission**
- **March 6, 2018 City Council – Referred to ARC**
- **March 21, 2018 Architectural Review Committee**
- **April 4, 2018 Architectural Review Committee**



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Architectural Review Committee – 3/14/2018

Recommended that neighboring residents provide specific design recommendations for the developer to consider and that the project return to a Special ARC Meeting for review of changes made by the developer based upon that input.

Architectural Review Committee – 4/4/2018

Recommended approval of the modified design in accordance with the applicant's responses and added conditions to require two parking spaces be kept available within the garage for each unit, emphasizing that violation of this condition could result in an administrative citation and fine.



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Neighborhood Design Recommendations

March 21, 2018 ARC Recommendations	March 21 Proposal	Current Proposal
1) Eliminate Sliding door from the garage	Sliding door from garage to patio	Eliminates sliding door; Adds a garage person door
2) Redesign second floor plan to avoid egress windows facing the south side neighbors. Clear story windows are okay for sunlight	Egress window for the third bedroom on the second floor of units Type A and B faces side yard	Reconfigured second floor so egress windows face guest parking and rear yard
3) Add condition of approval to restrict the use of the garage for parking only	No restriction on garage use	Added restriction on garage use as Condition C.25 of Rezoning Approval



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Neighborhood Design Recommendations

March 21, 2018 ARC Recommendations	March 21 Proposal	Current Proposal
4) Increase north and south side setbacks to 20 feet	Side yard setbacks of 10'	No change
5) Redesign as an attached multifamily residences for more setback from all property lines.	Designed as four detached townhouses	No change
6) Use only vertical siding	Horizontal siding on a corner feature and some second floor exterior features.	All horizontal siding features converted to vertical
7) Lower the height closer to 19 feet similar to the Pomeroy Green's height	Height varies from 20' to 24'1"	No change



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Neighborhood Design Recommendations

March 21, 2018 ARC Recommendations	March 21 Proposal	Current Proposal
8) Eliminate divided light windows	Windows appear to show divided window type	Divide window lines removed
9) Use carports instead of garages	Enclosed garage	No change
10) Redesign windows to create a more uniform design	Six window types	Four window types
11) Use flat roof for front porches	Porch with angled roof and posts.	Porch with flat roof and suspenders
12) No stone veneer for chimney	Stone veneer for chimney	Changed to stucco
13) No stone veneer for wainscoting	Stone veneer for wainscoting	Changed to stucco



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Considerations

- Consistent with General Plan – Vision, Goals & Policies
- Engaged the community in the development of the project
- No traffic or other environmental impacts
- Building is in similar scale and mass with the surrounding properties
- Design changes in response to HLC and ARC input
- Historical determination (TBD) for adjacent properties would not modify applicability of Secretary of the Interior standards to the project
- Secretary of Interior standards do not apply to adjacent, non-designated properties
- Secretary of Interior standards recommend that additions to historical properties have distinct architecture rather than mimic historic style



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Staff Recommendation

- Approve the Rezone from Low-Density Multiple Dwelling (R3-18D) to Planned Development (PD)
- Approve the Tentative Parcel Map to subdivide one lot to four lots



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1075 Pomeroy Avenue Project Context



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Proposed Floor Plan Type A

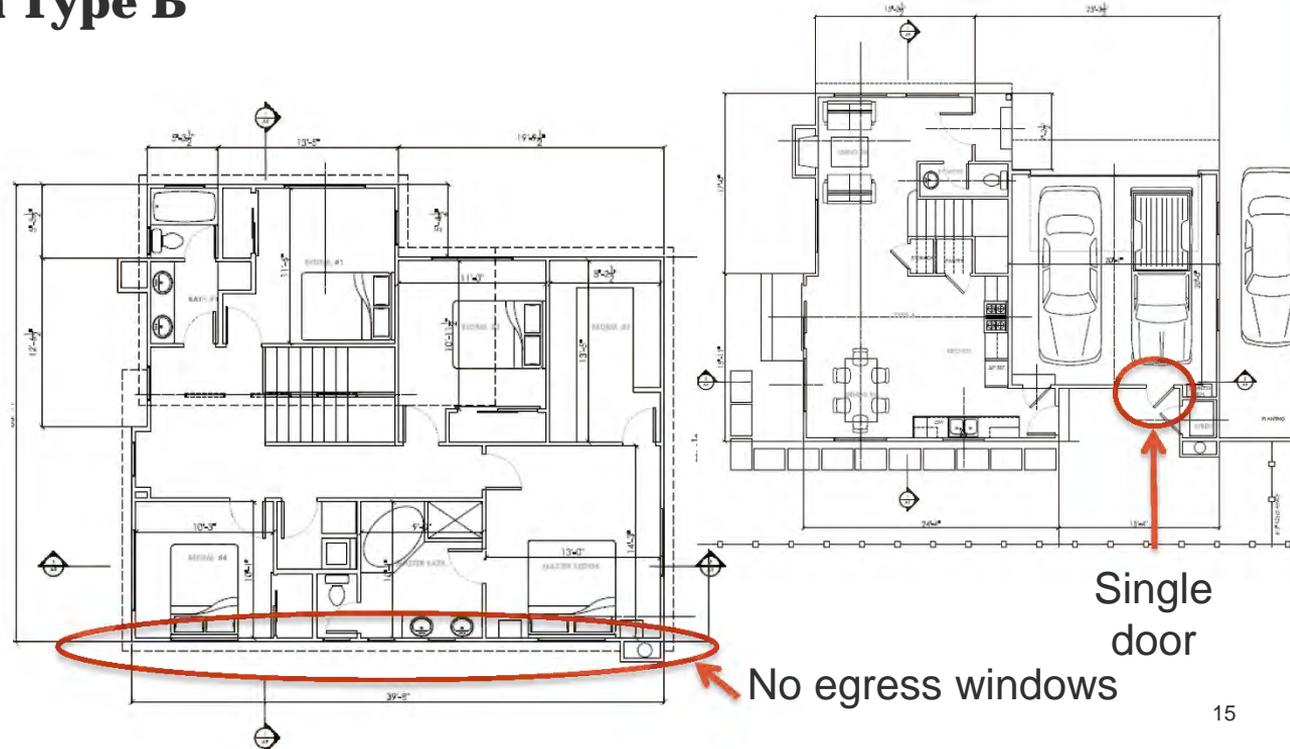
- 4 bedrooms and 2.5 bathrooms
- Lot 3,262 sq.ft.
- Living Area: 1,670 sq.ft.
- Garage: 430 sq.ft.



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Proposed Floor Plan Type B

- 4 bedrooms and 2.5 bathrooms
- Lot 2,930 sq.ft.
- Living Area: 1,783 sq.ft.
- Garage: 455 sq.ft.



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Landscape

- 40.11% landscape and pervious area
- Removal of two large ash trees
- Exceeds minimum tree replacement ratio of 2:1 or 1:1 at a larger 36" size box





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Shadow Rendering

SHADOW STUDY - JANUARY



SHADOW STUDY - APRIL





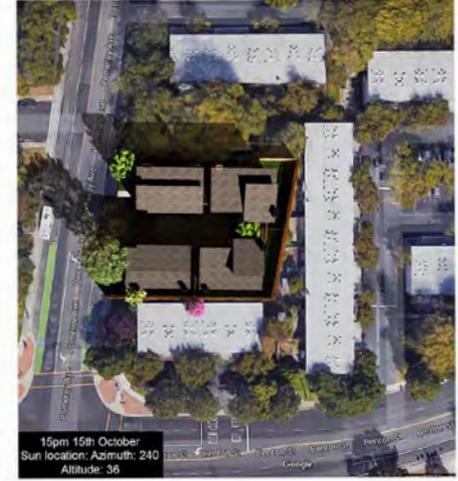
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Shadow Rendering

SHADOW STUDY - JULY



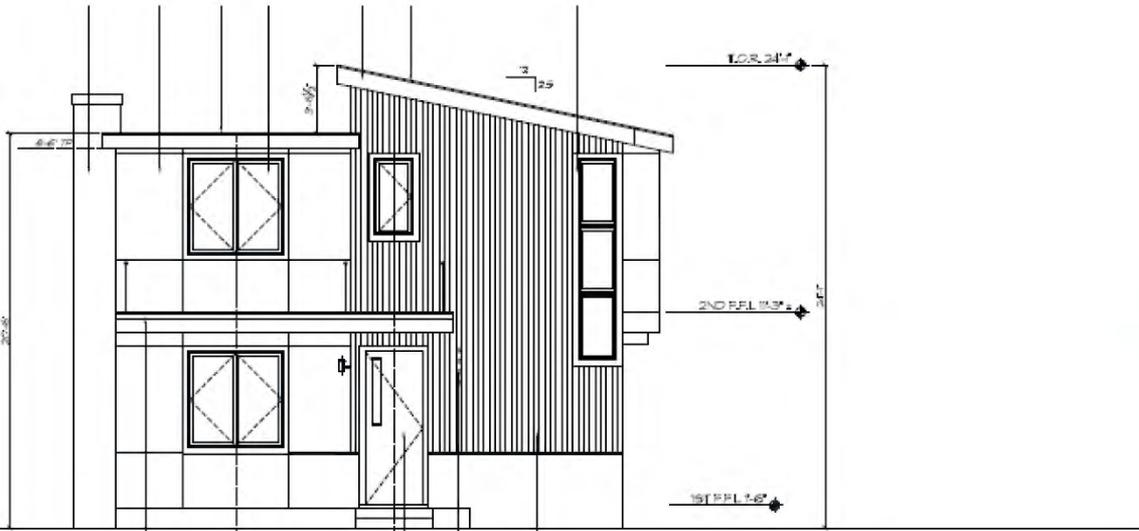
SHADOW STUDY - OCTOBER





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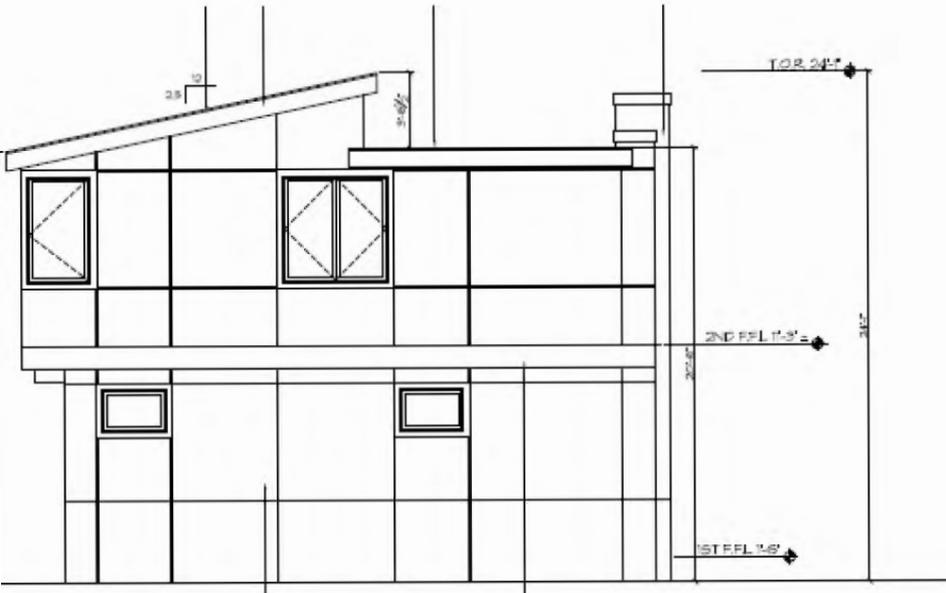
Plan A West Elevation





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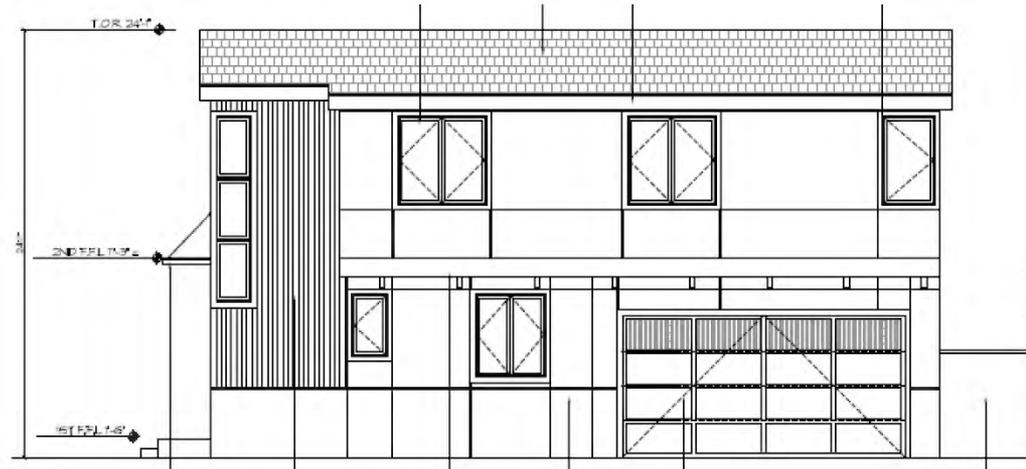
Plan A East Elevation





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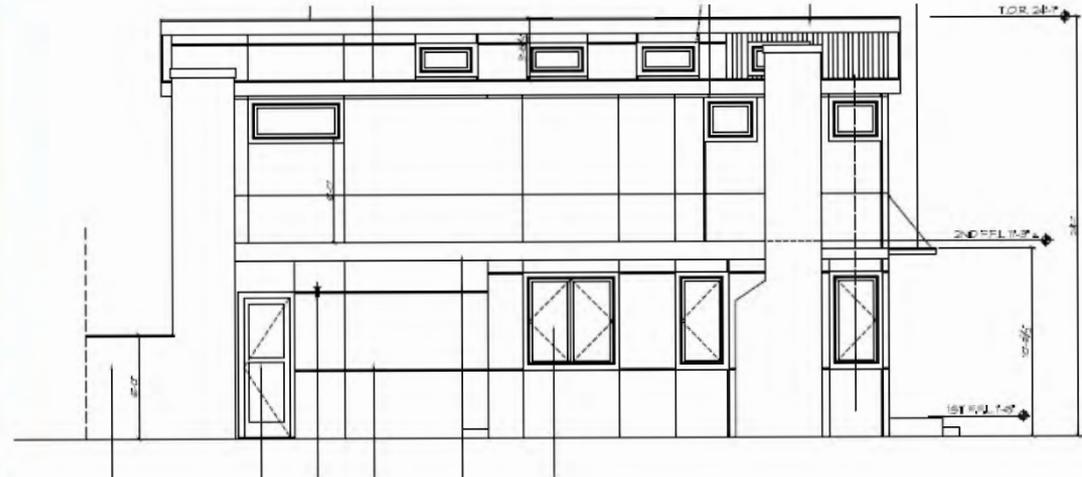
Plan A South Elevation





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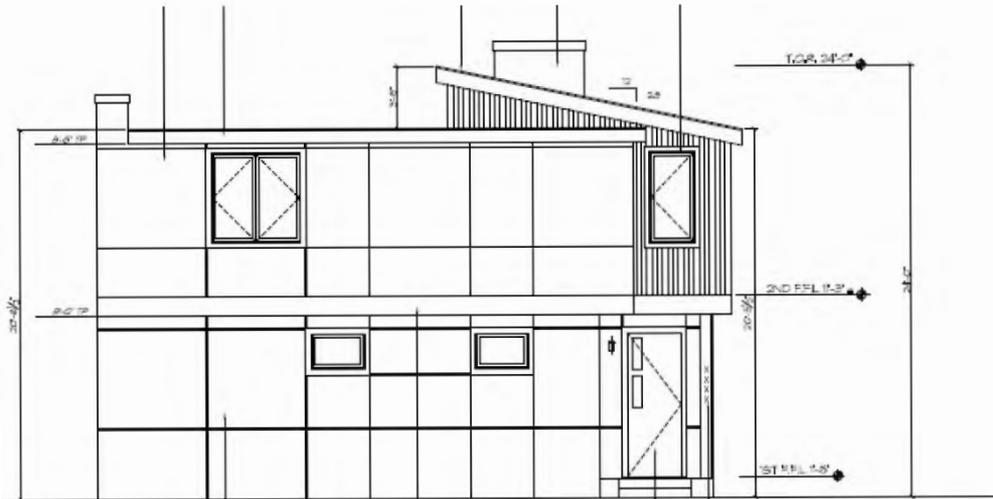
Plan A North Elevation





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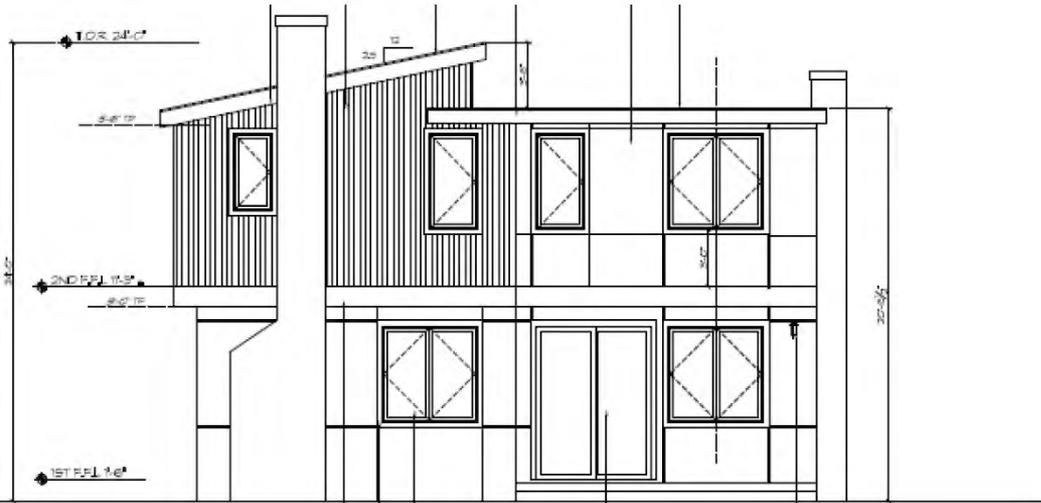
Plan B West Elevation





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Plan B East Elevation





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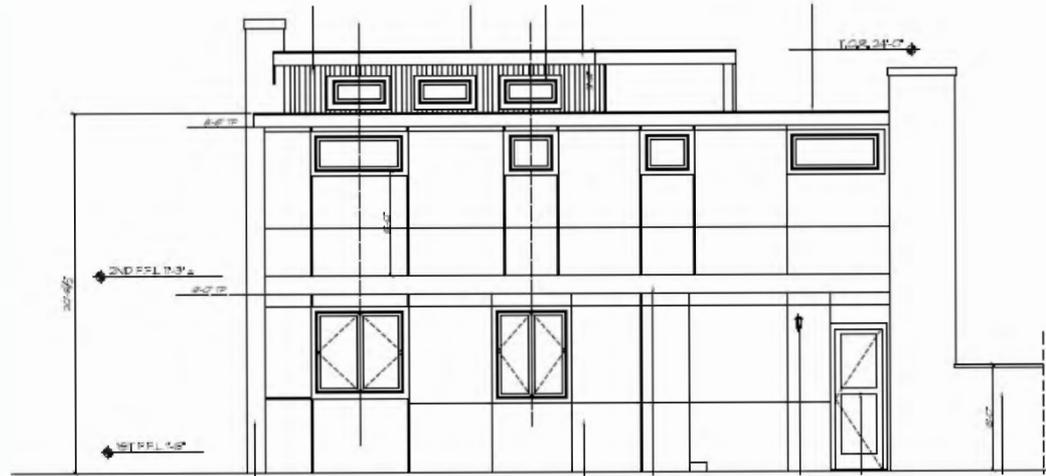
Plan B South Elevation





1075 Pomeroy Avenue

Plan B North Elevation





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General Plan Consistency

Consistent with Low Density Residential land use designation

- 8-9 du/acre
- Building types may include detached or attached dwelling units. Low Density Residential development comes in the form of single-family dwelling units, townhomes, rowhouses and combinations of these development types.

Separated sidewalk with four feet park strip





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Historical and Landmarks Commission Recommendations

- Consider the neighborhood properties (i.e. Pomeroy Green and Pomeroy West) as eligible for historical designation based on criteria in the California Register of Historical Resources and criteria A, B, and C of the City's recently adopted historic preservation ordinance
- Redesign the proposed project to increase setbacks and reduce shade impacts, lower roof slope, lower overall height, reduce use of stucco finish, replace horizontal siding, provide carports instead of garages, and synchronize window geometry
- Conduct a staff facilitated community meeting to review the design and find an agreeable solution
- Return to HLC for review and recommendation



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Reasons for Planned Development Zoning

- Allows four residence at 14 DU/AC consistent with General Plan supported density range of 8 DU/AC to 19 DU/AC
- Consistent with General Plan and permitted use in current zoning, but non-conforming in setbacks.
- Setbacks are inconsistent with R3-18D and R1-6L.

Benefits of Planned Development Zoning

- Unique and creative zoning with strict limitation
- Covenants, Conditions, and Restrictions
- Modifications to the land use or exterior changes may require amendment of the Planned Development.