



City of Santa Clara

The Center of What's Possible

AGENDA ITEM 8.A: HISTORICAL AND LANDMARKS COMMISSION STAFF REPORT

Meeting Date: January 4, 2017

File: PLN2016-12235, PLN2016-12317, and CEQ2017-01032

Location: 1075 Pomeroy Avenue, a 12,400 square foot project site located east side of Pomeroy Avenue, approximately 135 feet north of Benton Street, APN: 290-69-079; project site is zoned Low-Density Multiple Dwelling (R3-18D).

Applicant/Owner: Daryoush Marhamat

Request: **Referral from City Council on the Design Review** of four two-story single-family detached residences; other associated Planning Applications include Rezoning from Low-Density Multiple Dwelling (R3-18D) to Planned Development (PD), and Tentative Parcel Map.

CEQA Determination: Mitigated Negative Declaration

Project Planner: Steve Le, Assistant Planner

Recommendation: **Review and comment**

PROJECT DESCRIPTION

The applicant is requesting a rezoning from Low-Density Multiple Dwelling (R3-18D) to Planned Development (PD), and a Tentative Parcel Map to subdivide the property into four parcels to allow the development of four town houses on a 12,400 square foot property at 1075 Pomeroy Avenue.

The proposal was considered at a noticed public hearing by the City Council on November 21, 2017. Thirteen members of the public spoke in opposition of the project, expressing concerns regarding the proposed Planned Development, property management, parking, density, and historical/architectural compatibility with the adjacent Pomeroy Green and Pomeroy West residential complex. A letter (attached) prepared by Mineweaser and Associates was presented to Council to recognize the potential historical impact the project may have on Pomeroy Green and Pomeroy West. Following the public testimony, the City Council referred the project to the Historical and Landmarks Commission for a design review on the architectural compatibility of the project.

ANALYSIS

Pomeroy Green and Pomeroy West were built in the 1963 and 1965 by Joe Eichler, a developer known for developing distinctive subdivisions of Mid-Century modern style tract homes. The two properties are not listed as architecturally or historically significant properties in the City's 2010-2035 General Plan. To be considered a significant property, the property owner(s) is required to submit an application to the Planning Division and provide a historical survey of the properties. For this reason, Pomeroy Green and Pomeroy West are only considered as potentially significant.

Design:

The applicant intends to build contemporary houses that meet the City's Single-Family and Duplex Design Guidelines. The four proposed single-family homes are two-story detached residences with a height varying from 21 feet to 24 feet and nine inches. The new residences are contemporary style design similar to the form of the surrounding buildings, utilizing flat and shed roofs, covered porches, rectangular windows and customary two-car garages. The garage has a sliding door that leads to the attached covered patio. The building materials include stucco and hardy-plank siding, standing seam metal roof, and wood-trimmed windows. Each unit is designed to have a private landscaped rear yard space. Currently there are two second-story egress windows facing the properties to the south which can be perceived as privacy concern. Existing landscape to the south and additional landscaping proposed will include trees along the perimeter of the project to provide privacy screening. Overall, staff finds that the project is consistent with City's Design Guidelines in massing, architectural style, and landscaping. Privacy is maintained by landscaping along with side and rear yard setbacks. The second floor plan can also be modified to avoid aligning second story windows directly with windows on neighboring properties.

Historical:

Should the Pomeroy Green and Pomeroy West properties become recognized as architecturally or historically significant properties, the project as proposed would be consistent with the Secretary of the Interior's Standards for Rehabilitation guideline for new construction in historical area. Standard 9 of the guideline encourage new construction to be differentiated from the historical resource, but also maintain compatible massing, size, scale and architectural features. The proposed project is similar in massing and size as it proposes a two-story height and has a low roof profile. The project is within the middle range of the density (8-19 du/acre) allowed for the subject site. The substantial features that are different from the adjacent complexes include the enclosed garage, building material, and window type. The *Secretary of the Interior's Standards for Treatment of Historic Properties with Guidelines Preserving, Rehabilitating, Restoring, & Reconstructing Historic Buildings* suggest new constructions that meet the Standards can be of any architectural style that is traditional, contemporary or simplified version of the historical building. However, new constructions that are either identical to the historic building or in extreme contrast to it are not compatible. As a contemporary style of a mid-century modern style with two-story height and low profile roof, the proposed project is consistent with the Secretary of the Interior's Standards in that it is compatible in massing, size, and scale with the adjacent Eichler development.

ENVIRONMENTAL DETERMINATION

A Mitigated Negative Declaration (MND) was prepared for the project by the environmental consultant firm Doug Herring & Associates, Inc., in accordance with the California Environmental Quality Act (CEQA). The MND and Notice of Availability were circulated for a 20-day period from September 1, 2017 to September 21, 2017 in accordance with CEQA requirements. Copies of the MND are available in the Planning Division office at City hall and on the City's website, www.santaclarca.gov/ceqa.

PUBLIC NOTICES AND COMMENTS

An on-site notification sign was posted at the subject site. The notice of public meeting for this item was posted at three locations within 300 feet of the project site and was mailed to property owners within 300 feet of the project site. No public comments have been received at the time of preparation of this report.

STAFF FINDINGS AND RECOMMENDATIONS

Staff recommends that the Historical and Landmarks Commission finds the project is consistent with the City's Single Family and Duplex Design Guidelines and the Secretary of the Interior's Standards. Design recommendations from the Historical and Landmarks Commission would be forwarded to the City council for consideration.

Documents Related to this Report:

- 1) *Letter from Mineweaser and Associates*
- 2) *Development Plans*

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