

Item 5
6/26/2018

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



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

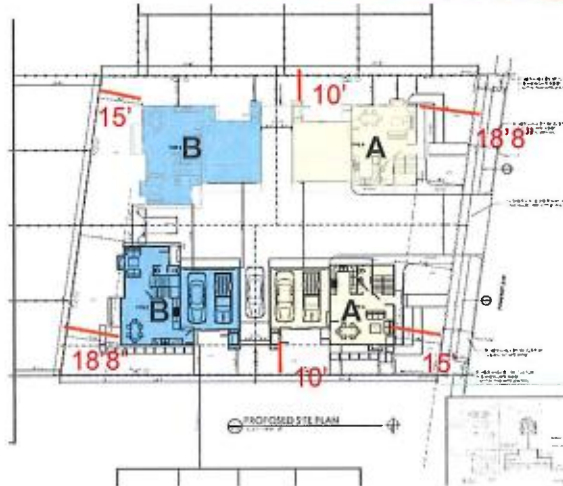




1075 Pomeroy Avenue

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



3



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



4



1075 Pomeroy Avenue

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

5



1075 Pomeroy Avenue

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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1075 Pomeroy Avenue

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



1075 Pomeroy Avenue

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



1075 Pomeroy Avenue

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



1075 Pomeroy Avenue

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



1075 Pomeroy Avenue

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

City of Santa Clara

City Council Meeting – June 26, 2018

1075 Pomeroy Avenue





1075 Pomeroy Avenue Project Context



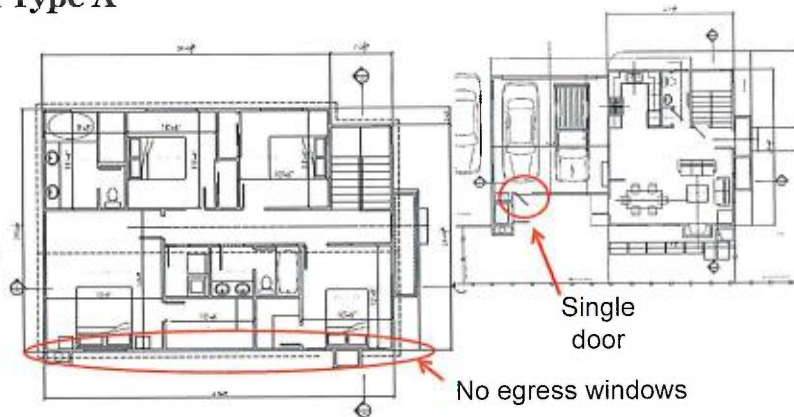
1
3



1075 Pomeroy Avenue

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.





1075 Pomeroy Avenue

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.



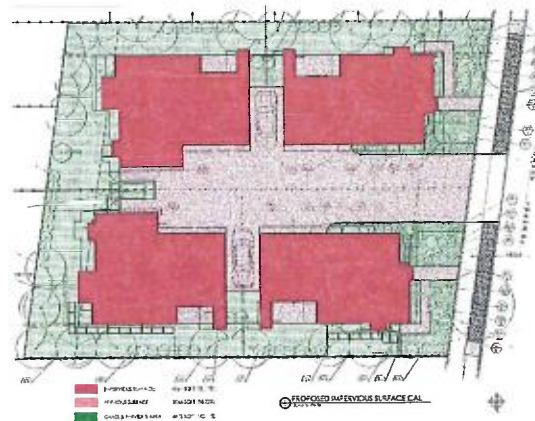
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1075 Pomeroy Avenue

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



16



1075 Pomeroy Avenue

Shadow Rendering

SHADOW STUDY - JANUARY



SHADOW STUDY - APRIL



1075 Pomeroy Avenue

Shadow Rendering

SHADOW STUDY - JULY



SHADOW STUDY - OCTOBER

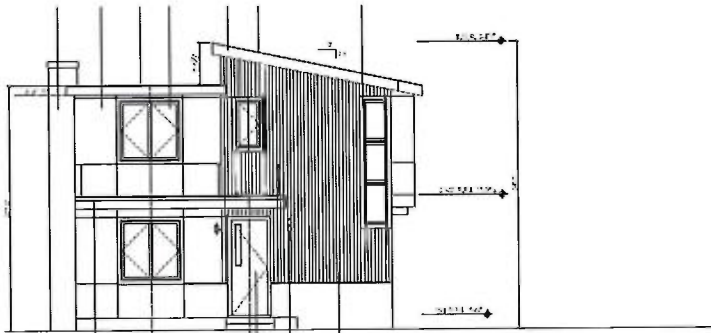




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1075 Pomeroy Avenue

Plan A West Elevation



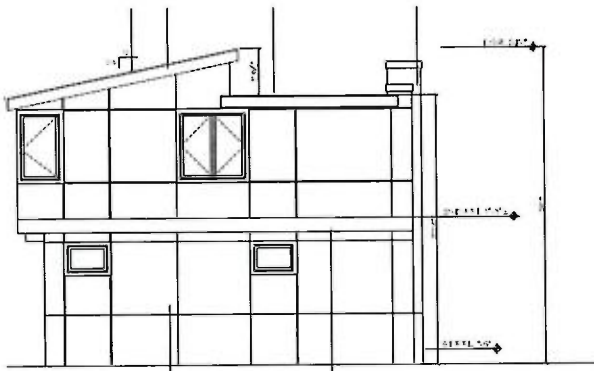
19



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1075 Pomeroy Avenue

Plan A East Elevation

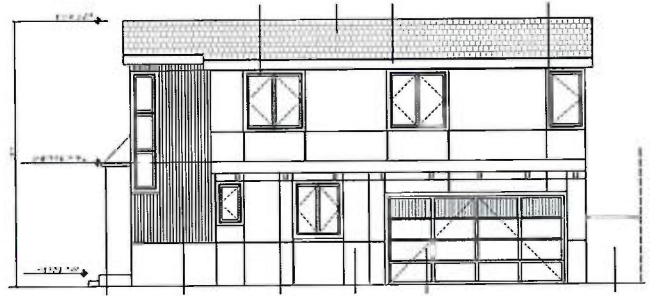


20



1075 Pomeroy Avenue

Plan A South Elevation

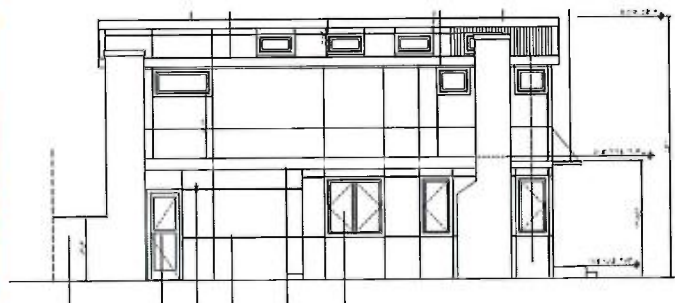


21



1075 Pomeroy Avenue

Plan A North Elevation



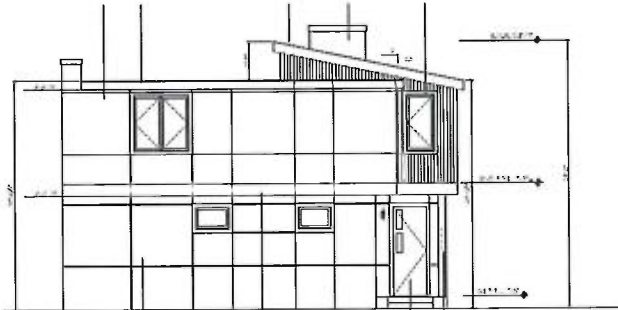
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1075 Pomeroy Avenue

Plan B West Elevation



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Plan B East Elevation

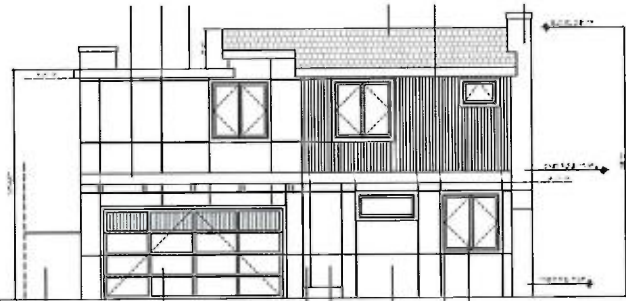


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1075 Pomeroy Avenue

Plan B South Elevation

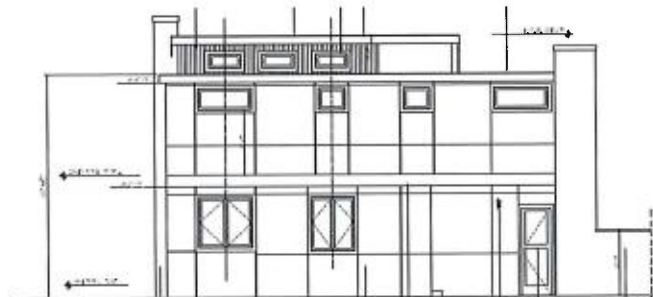


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1075 Pomeroy Avenue

Plan B North Elevation



26



1075 Pomeroy Avenue

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



2
7



1075 Pomeroy Avenue

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



1075 Pomeroy Avenue

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.



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AGENDA ITEM #: 5

AGENDA REPORT

Date: June 26, 2018

To: City Manager

From: Executive Assistant to the Mayor & City Council

Subject: Correspondence received regarding Item #5. – Public Hearing: Action on a Four Unit Development Project located at 1075 Pomeroy Avenue

From Wednesday afternoon, June 20, 2018 through Tuesday evening, June 26, 2018 at 5:00 pm, the Mayor & Council Offices have received the attached communications regarding Item #5.

A handwritten signature in blue ink, appearing to read "Lynn Garcia".

Lynn Garcia
Executive Assistant to the
Mayor & City Council

Documents Related to this Report:

- 1) *Communications received*

L:\Agenda Reports & Memos\Communications Received Memos\06/262018 – Public Hearing: Action on a Four Unit Development Project located at 1075 Pomeroy Avenue

POST MEETING MATERIAL

Lynn Garcia

From: Mayor and Council
Subject: FW: Please delay the approval of the 1075 Pomeroy Avenue proposal

From: Peter Transburg [<mailto:petertransburg@gmail.com>]
Sent: Monday, June 25, 2018 4:56 PM
To: Mayor and Council
Cc: Michelle Reamy
Subject: Please delay the approval of the 1075 Pomeroy Avenue proposal

Regarding: 1075 Pomeroy Avenue Development Proposal

Appropriate, compatible development near historical properties can bring great cultural and monetary value to Santa Clara. Incompatible development may unintentionally harm our city's historic resources. Please delay approval of the 1075 Pomeroy Ave development proposal to allow Pomeroy Green time to complete the National Register of Historic Places application process so that, as would be required, a complete analysis of the effects of the 1075 Pomeroy development using the Secretary of the Interior's Standards for the Treatment of Historic Properties can be conducted. This way the city of Santa Clara will be assured that the proposed development is indeed compatible and will help preserve this Santa Clara historical resource.

The 4 units proposed at 1075 Pomeroy Avenue will be completely surrounded by 216 Eichler units (78 units at Pomeroy Green and the 138 units at Pomeroy West). Compatibility is vital. We as Santa Clara citizens and residents of these communities care for and work hard to preserve the architectural, cultural, and historical value that Eichlers bring to Santa Clara, and ask that you provide governmental stewardship for these city resources in your capacity as our elected representatives. We're aware neither Pomeroy West nor Pomeroy Green are yet on any official register, but believe there is overwhelming evidence that they are eligible.

We are submitting this letter as we are unable to attend the City Council meeting on June 26th due to a schedule conflict with Pomeroy West's pre-scheduled Board of Directors meeting.

Thank you,
Peter Transburg, Board of Directors President, Pomeroy West
and Michelle Reamy
Homeowners and Residents of Pomeroy West

06/26/18

Lynn Garcia

From: Mayor and Council
Subject: FW: Comments on 1075 Pomeroy proposal

From: David Weinstein [mailto:davidsweinstein@yahoo.com]
Sent: Sunday, June 24, 2018 7:10 PM
To: Mayor and Council
Subject: Comments on 1075 Pomeroy proposal

Dear Mayor Lisa Gillmor and Members of the City Council

I am writing as a historian of mid-century modern architecture and design to ask you to seriously consider the negative consequences of allowing for incompatible development adjacent to, and in the middle of, the Eichler-built Pomeroy residential communities.

I am the features editor and lead writer for CA Modern magazine. It is published by the Eichler Network, which has a circulation of about 20,000, with many more reading online articles. I have written for the magazines for 15 years and have also written about California architecture for other publications, including the San Francisco Chronicle.

Pomeroy Green and Pomeroy West are historically important examples of early (1960s) cooperative housing that were built by the nation's most important builder of mid-century modern tract homes.

Both appear eligible for listing on the National Register of Historic Places and the California Register of Historical Resources. Both residential complexes remain largely intact, preserving their historic qualities.

Allowing for large houses in a central area between the two complexes would irreparably harm the historic fabric.

Although known to the public today primarily as a builder of single-family homes, which indeed made up the bulk of his production during his career, which ran from 1949 to 1974, starting in the early '60s Eichler focused more and more on multi-family projects.

This is historically important as it shows how progressive builders and architects understood that buyers of various sorts, from singles to older people to people on the go, preferred other ways of living beyond the single home and garden model.

[Matthew Lasner](#), a professor at Hunter College, has studied Eichler's involvement in this important phenomenon.

Even at the time, the importance of Pomeroy Green and West to new ways of living in the mid-20th century suburbs was remarked upon in both the professional and popular press, with articles in Look magazine and Time, and in architectural and building journals.

The FHA praised Pomeroy Green for its homes “skillfully arranged at a relatively high land-use density,” and its “good site planning, well-designed auxiliary open areas and effective planting provide a high degree of livability and visual appeal.”

The Pomeroy neighborhoods are still admired by architectural and planning professionals. “The Guide to Architecture in San Francisco and Northern California” praises them as “pioneering townhouse developments that triggered the wave of planned unit, high density attached housing” in place of sprawl.

We understand the value of adding new residential units to our cities. But we ask the council to consider whether this is an appropriate location.

Thank you

Dave Weinstein
Freelance writer, photographer
155 Ashbury Ave.
El Cerrito, CA 94530
510-524-1737
davidsweinstein@yahoo.com
www.eichlernetwork.com

Below are some excerpts from an article I wrote about Pomeroy Green and West in 2005 for Eichler Network. I am including it in the hope that it might provide interesting historic context:

Eichler’s career had always been about providing value-priced homes to sophisticated but value-conscious buyers. But that was becoming hard due to higher land costs, he told American Builder magazine.

“The situation,” he said, “obviously calls for a more intensive use of land.” Eichler’s solution, he told the magazine, was “higher density building,” and the project he held up as his model was Pomeroy Green, which opened in 1961. Eichler Homes, he bragged, had just sold all 78 units, each with four bedrooms and two and a half baths.

“These units have all the amenities of size and convenience found in our single-family developments,” he said, “but due to elimination of side and front setback requirements, we were able to house three times as many families as would be possible under normal subdividing rules.”

Beyond the cost savings were other advantages, spelled out two years later in a brochure for the 138-unit Pomeroy Wes, which opened in 1963. “This is a home that gives you the pleasures of ownership ... with none of the cares.”

At Pomeroy Green, its brochure promised, came “great open spaces of greenery which are yours to enjoy but which somebody else takes care of,” plus a pool and a lifeguard. “You have more leisure time to enjoy as you wish,” Eichler promised and added: “But your home is your castle; you may do with it what you wish and sell it whenever you wish.”

Eichler bragged about the success of Pomeroy Green, but it hadn’t come easily. As he explained to the magazine, Eichler Homes had to change the way it designed homes to create these two-story, clustered units. It had been hard winning approval from the Federal Home Administration, needed to guarantee mortgages. Salespeople had to learn what a co-op was – a corporation in which buyers don’t buy a unit of housing, but a share of stock. And salespeople had to sell this strange idea to buyers.

Sales at Pomeroy Green were slower than expected, and Eichler never attracted his primary target, young families. Directly across the street, at the much larger and slightly later Pomeroy West, slow sales proved fatal. The project defaulted and was taken over by the FHA, which had helped provide financing, and turned into rental units.

The Pomeroy's, however, won attention both for their design and as harbingers of things to come. The neighborhoods were written up, sometimes with lavish illustrations, in Look magazine and Time, and in architectural and building journals.

The FHA itself, three years before it took over Pomeroy West, used Pomeroy Green to promote "planned unit developments." In a brochure distributed to builders and financiers, the FHA praised Pomeroy Green for its homes "skillfully arranged at a relatively high land-use density," and its "good site planning, well-designed auxiliary open areas and effective planting provide a high degree of livability and visual appeal."



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06/26/18

#5

Lynn Garcia

From: Mayor and Council
Subject: FW: 1075 Pomeroy Avenue--alternative designs by Ken Kratz
Attachments: alt. 4P.pdf; alt. 1.pdf; alt. 2.pdf; alt. 3.pdf; alt. 3 (old).pdf; alt. 3.1.pdf; alt. 4.pdf; alt. 4 r..pdf; alt. 4 rev..pdf; alt. 4A.pdf; alt. 4B.pdf; alt. 4B rev..pdf; alt. 4E2 rev..pdf; 4E2.pdf; 4E1.pdf; alt. 11.pdf; alt. 5.pdf; alt. 6.pdf; alt. 7.pdf; alt. 8.pdf; alt. 9.pdf; alt. 10.pdf; alt. 12.pdf; site model.JPG; alternative sq. ft..pdf

From: Ken Kratz [mailto:kskratz@yahoo.com]
Sent: Friday, June 22, 2018 5:03 PM
To: Mayor and Council
Subject: 1075 Pomeroy Avenue--alternative designs by Ken Kratz

June 22, 2018

[REDACTED]

Santa Clara, Ca. 95051

Mayor Lisa Gillmor and Members of Santa Clara City Council

City of Santa Clara

1500 Warburton Avenue

Santa Clara, Ca. 95050

Re: 1075 Pomeroy Avenue, alternatives to the proposed development

Dear Mayor Lisa Gillmor and Members of Santa Clara City Council:

Please do not allow the developer's proposal to go forward; there are alternatives. I am interested in securing compatible development in my neighborhood and the developer's plans are not compatible.

Please review the attached building plans that I have designed as alternatives to the development proposed by the developer. The developer's project, that includes four single-family detached homes with garages, is too big for that property.

The developer's project is too massive and is too close to the surrounding Pomeroy Green complex, especially building "Q" in Pomeroy Green, to the south of the 1075 property, where I live, and to the Pomeroy Green park located to the north of the 1075 property.

My alternatives are closer in size to those found in Pomeroy Green and they feature similar site planning characteristics as the surrounding Eichler multifamily complexes, Pomeroy Green and Pomeroy West. Two of my alternatives, alternatives #1 and #3, meet all the zoning ordinances, City Design Guidelines and the City's Architectural Committee Community Design Guidelines and may meet all the Secretary of the Interior Standards as well.

I have also attached a photo of a model I constructed of the developer's design for your information. You can compare the developer's design with my alternatives.

My alternatives range from compatible to somewhat compatible with the surrounding neighborhood. All feature multifamily housing, as encouraged by the current zoning for the property. All provide the necessary parking in grouped parking facilities rather than individual garages in order to conserve open-landscape space and provide more separation between the developer's buildings and the surrounding Pomeroy Green buildings and park.

The alternatives are labeled by drawing number (e.g., drawing #1 is alternative design #1).

I have included a list of the interior square footage of the alternative homes for your information. That list also includes a figure for the interior square footage for the developer's proposal.

I will be presenting design number 12 (drawing 12) at your next meeting. That design, along with design number 4, are my most developed designs and include not only a site plan but also floor plans, elevations and a perspective drawing from the point of view of Pomeroy Avenue.

Designs 1 and 3, both two unit buildings, are compatible because they feature windowless end-walls and 20' setbacks and along the sides of the 1075 property that provide the same privacy features and building separations as found among the buildings in the adjacent Pomeroy Green housing complex.

The “UG” design, a plan for underground parking on the 1075 lot, may be compatible as well depending on what is built over the underground parking garage. I have seen a similar design in Palo Alto in a residential neighborhood.

Designs 2, 3.1, 4, 6, 7, 8, 8R, 9, 10, 11, and 12 are somewhat compatible. They do not have the 20' setback as the designs previously mentioned. Designs 2, 3.1, and 4 can feature windowless end-walls; therefore, they can be slightly more compatible than the other designs in this category.

Designs 4, 5, 6, 7, 8, 8R, 9, 10, 11, and 12 all feature four units. It is impossible to provide four large homes, single family or multifamily, with ample parking and maneuvering space for the cars as well as the required setbacks on that 1075 lot without compromising the minimum setbacks the zoning ordinances require.

Design #5 that meets all the ordinances and guidelines and is four units has unfortunately small interior room and needs to be able to park one of the extra vehicles at the rear of the lot where it may become a noise source and disturbance for the six PG units that face the rear of the 1075 property.

I surveyed my neighbors with mixed results depending on where they lived next to the 1075 property. However, design number 3, the two unit design that is the same size as the surrounding units in Pomeroy Green got the most positive responses.

Let me know if you would like to develop any of these designs to a greater level of detail or to construct a model. Though models take more time to make than drawings, they are easier to understand.

I think you might come to the same conclusion that I have: a four unit project for 1075 is not possible and that a further reduction in the number of housing units on that property will be necessary. The zoning ordinances, City Design Guidelines and the City's Architectural Committee Community Design Guidelines all point in the same direction; the proposed 1075 project is too large.

The applicable federal standards that will apply to the 1075 project once I complete the corrections to the application for historic designation for Pomeroy Green requested by the state, I believe will place further restrictions on the proposed development for 1075 Pomeroy.

Please deny the developer's request to rezone and develop the 1075 property. There are alternatives that I have presented and there may be more restrictions and other alternatives for the development once the historic status of Pomeroy Green is determined.

Thank you for taking the time to review these alternatives and my concerns.

Sincerely,

Ken Kratz

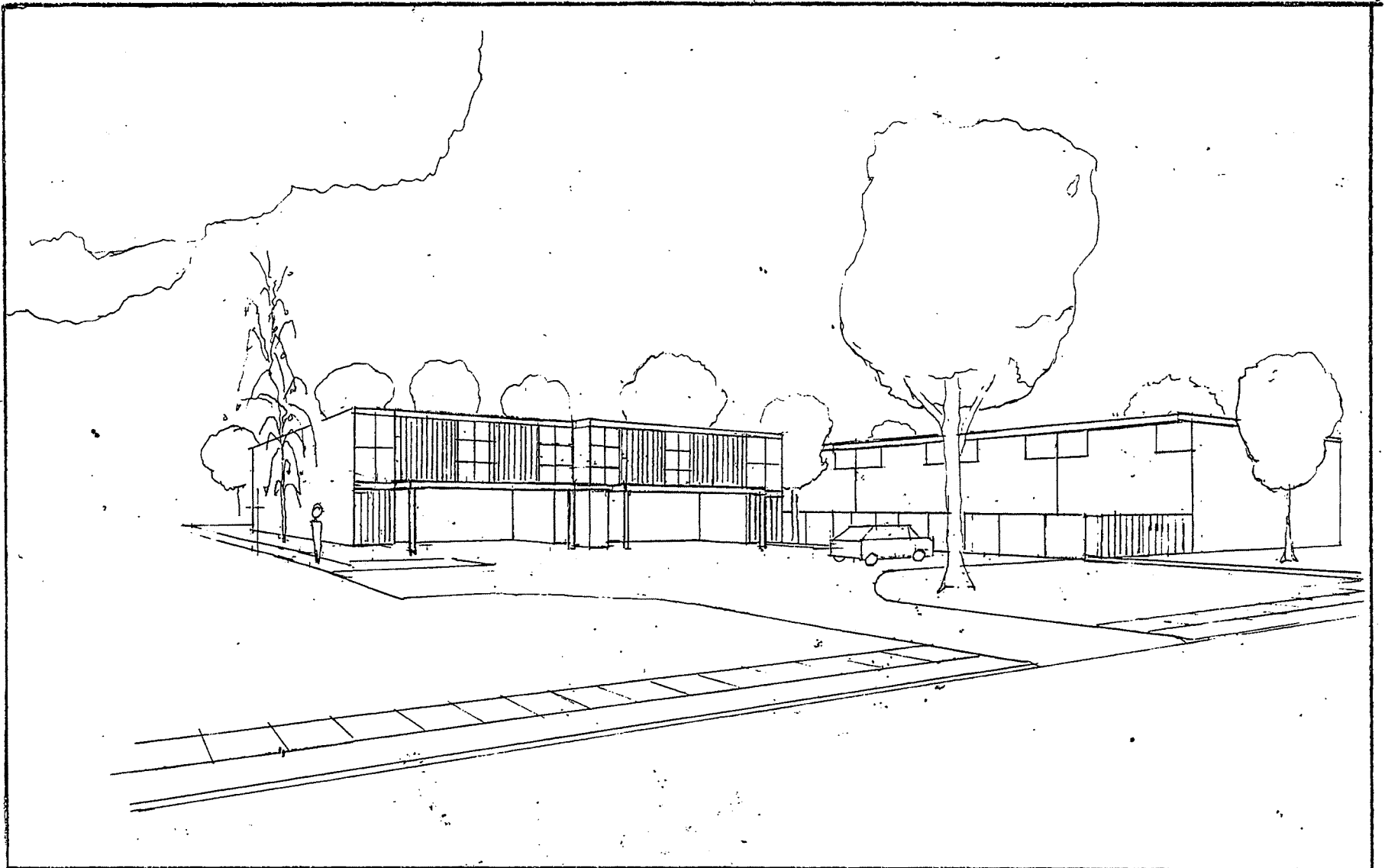
Pomeroy Green shareholder

cc: Steve Le, CSC City Planner

attach: alternative designs

photo of model

alternative square footage

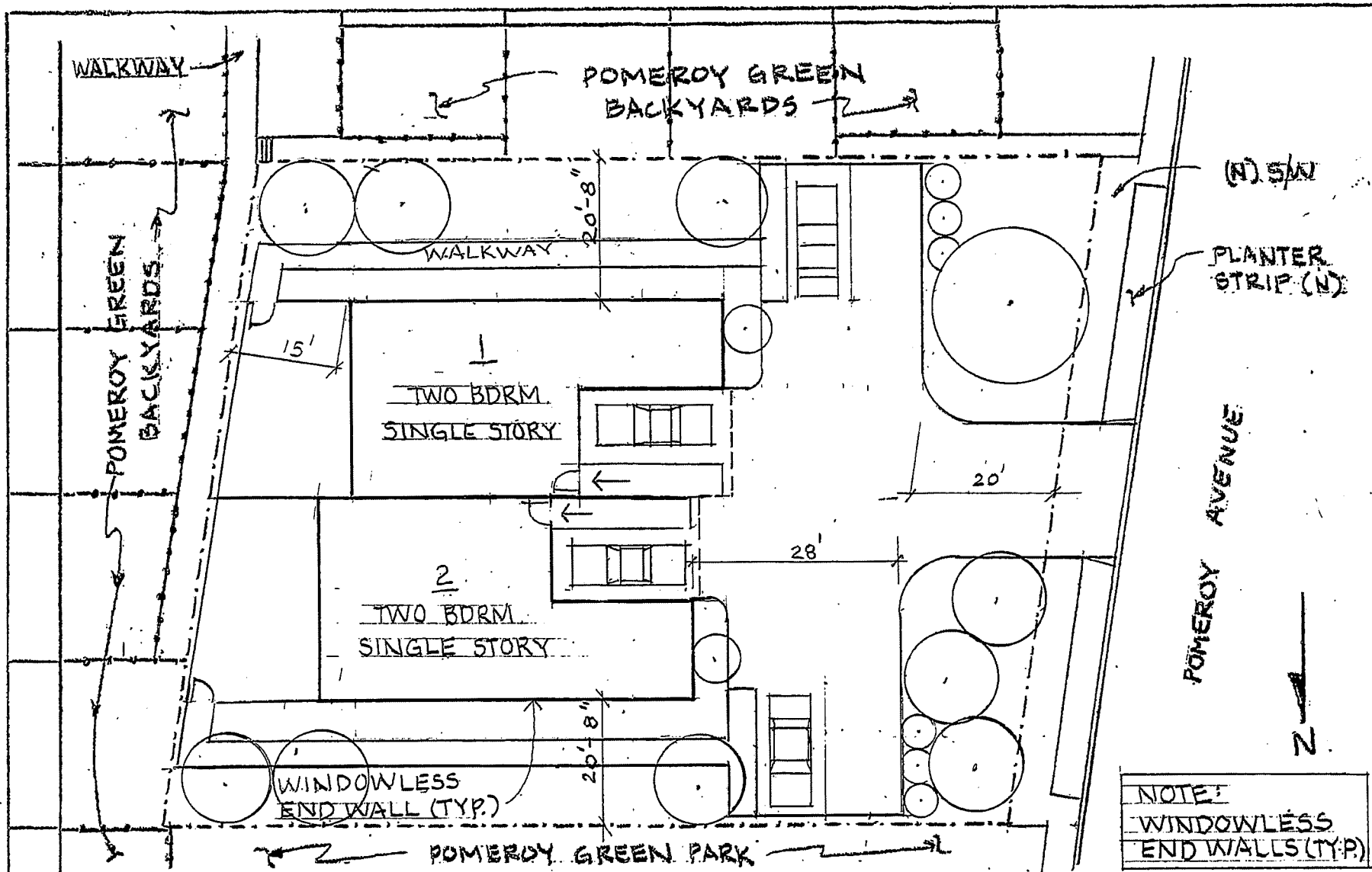


1075 POMEROY AVENUE
ALTERNATIVE TO PROPOSED DEVELOPMENT
PERSPECTIVE

SCALE:

DATE: 12-30-17
DWG: KRAT2

DWG.# 4-P



NOTE:
WINDOWLESS
END WALLS (TYP.)

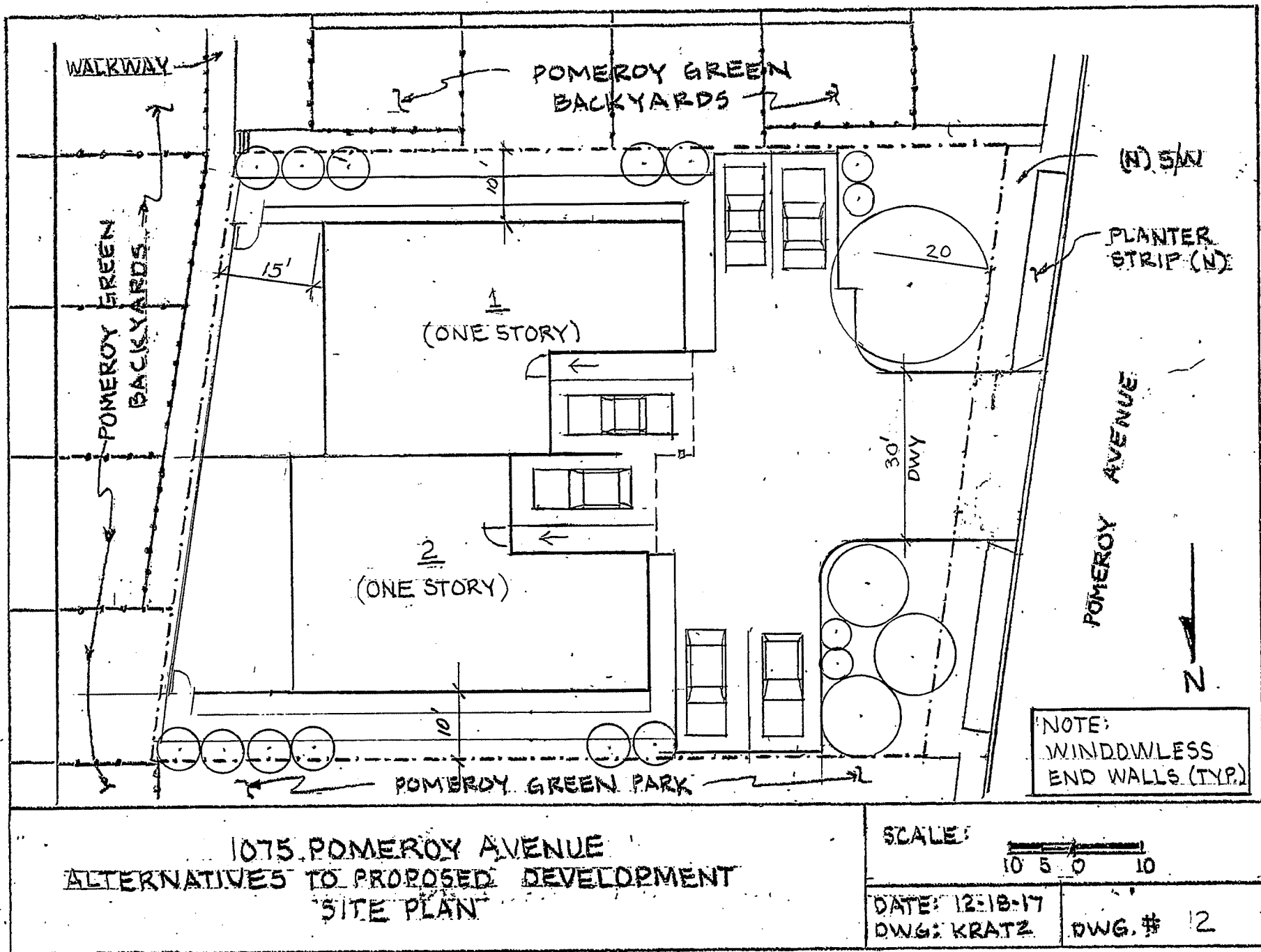
1075 POMEROY AVENUE
ALTERNATIVES TO PROPOSED DEVELOPMENT
SITE PLAN

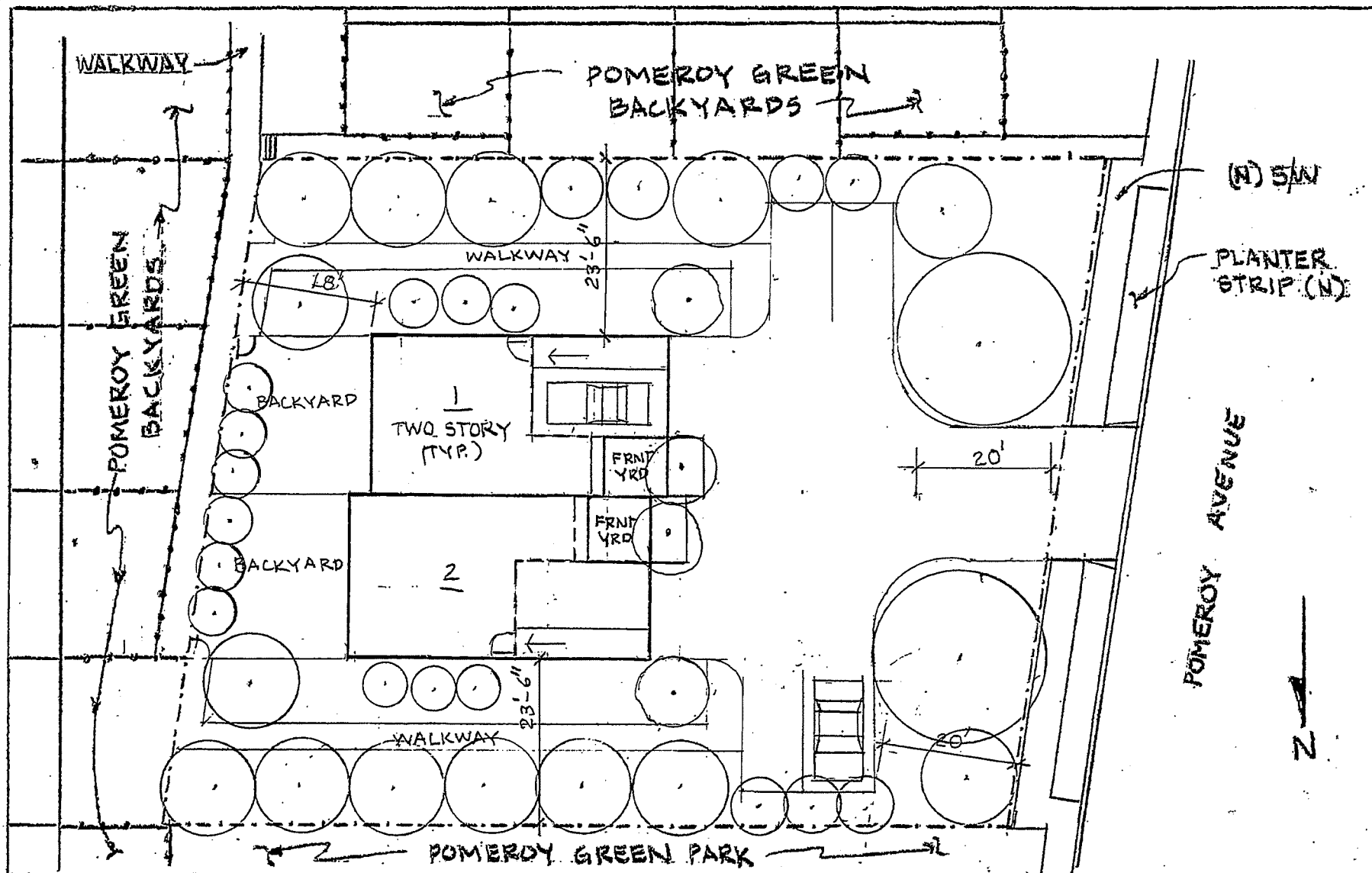
SCALE:

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DATE: 12-18-17
DWG: KRATZ

DWG. # 1

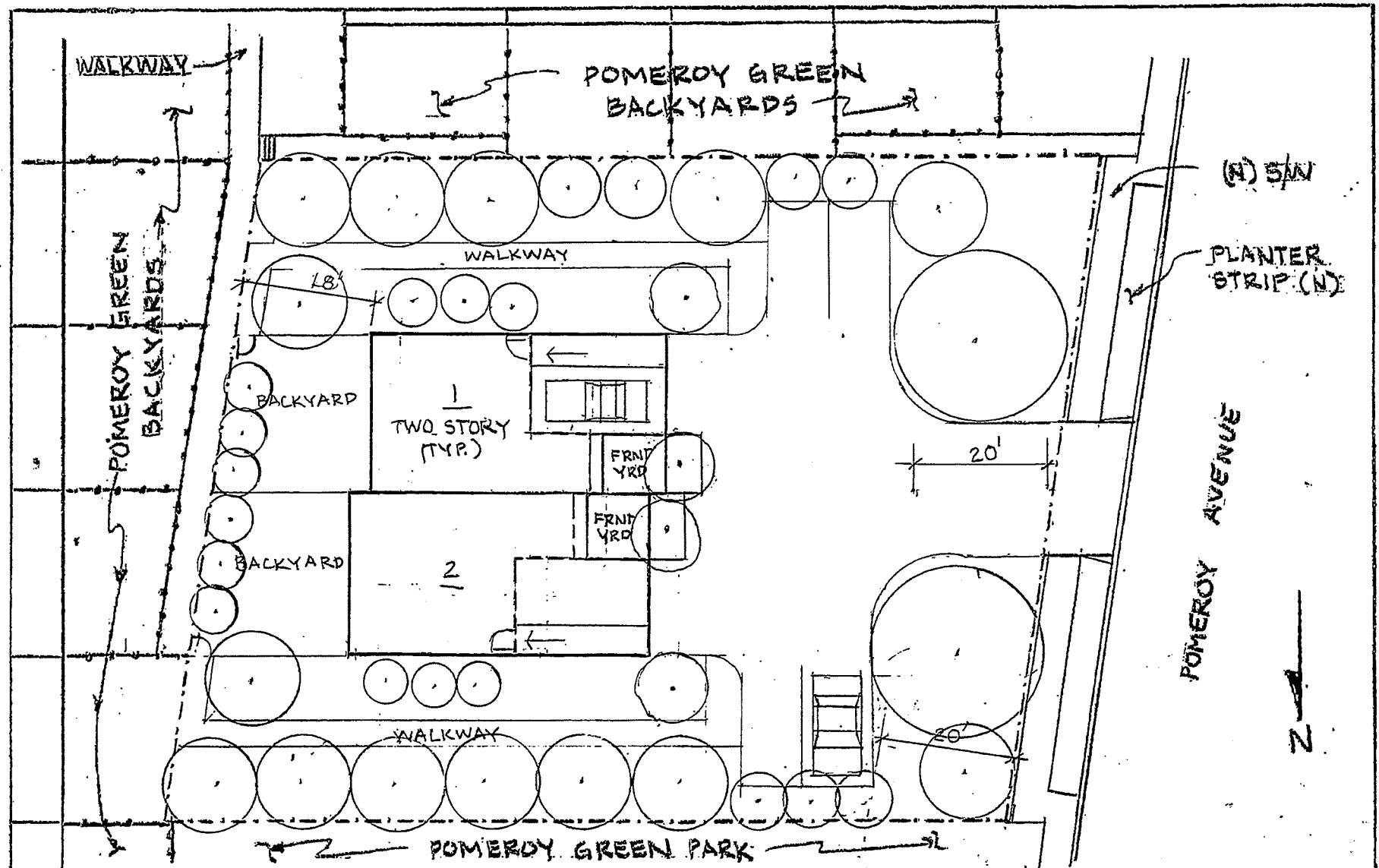




1075 POMEROY AVENUE
 ALTERNATIVES TO PROPOSED DEVELOPMENT
 SITE PLAN

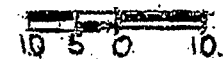
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DATE: 12-18-17
 DWG: KRATZ DWG.# 3



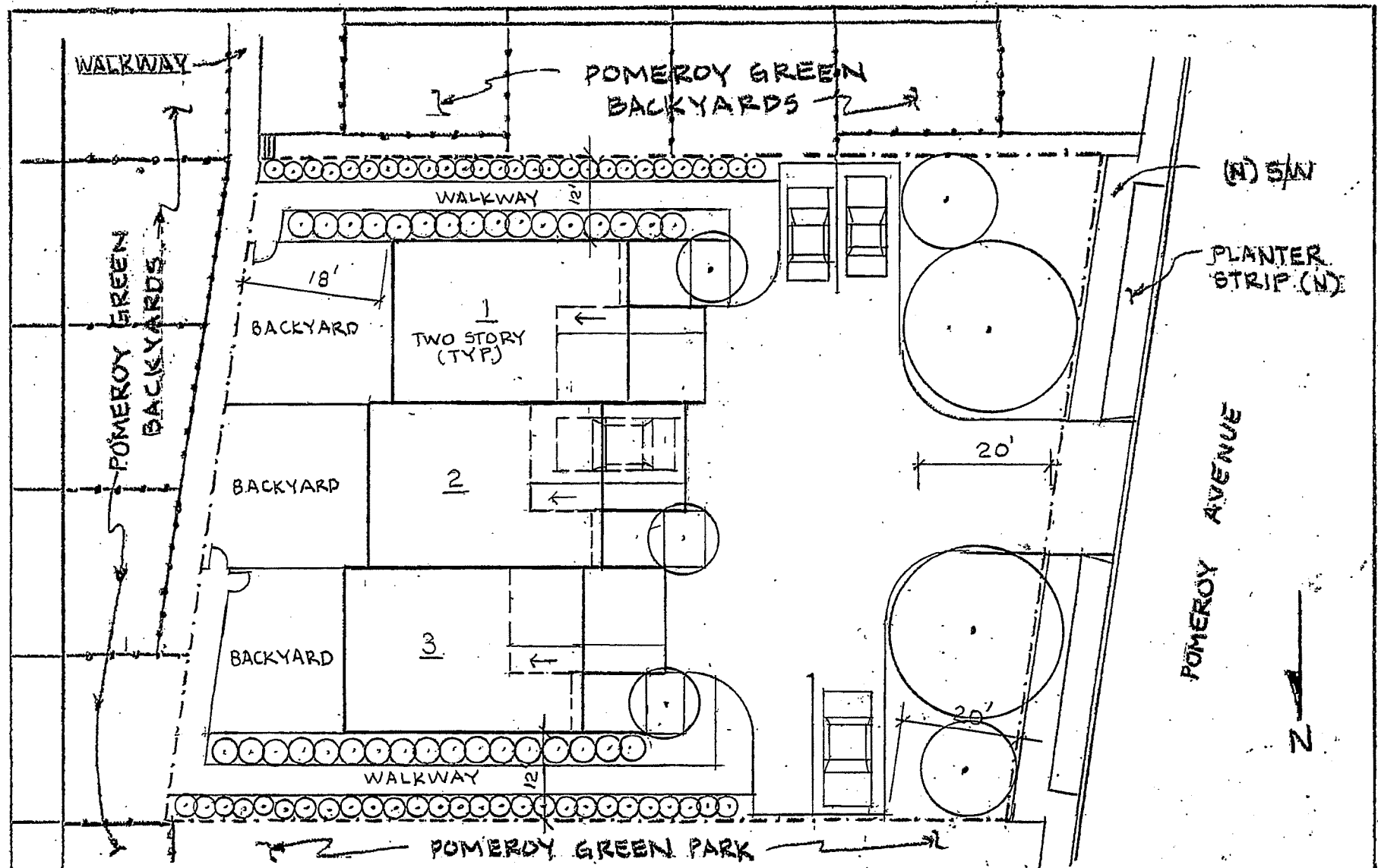
1075 POMEROY AVENUE
 ALTERNATIVES TO PROPOSED DEVELOPMENT
 SITE PLAN

SCALE:



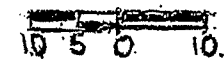
DATE: 12-18-17
 DWG: KRATZ

DWG. # 3



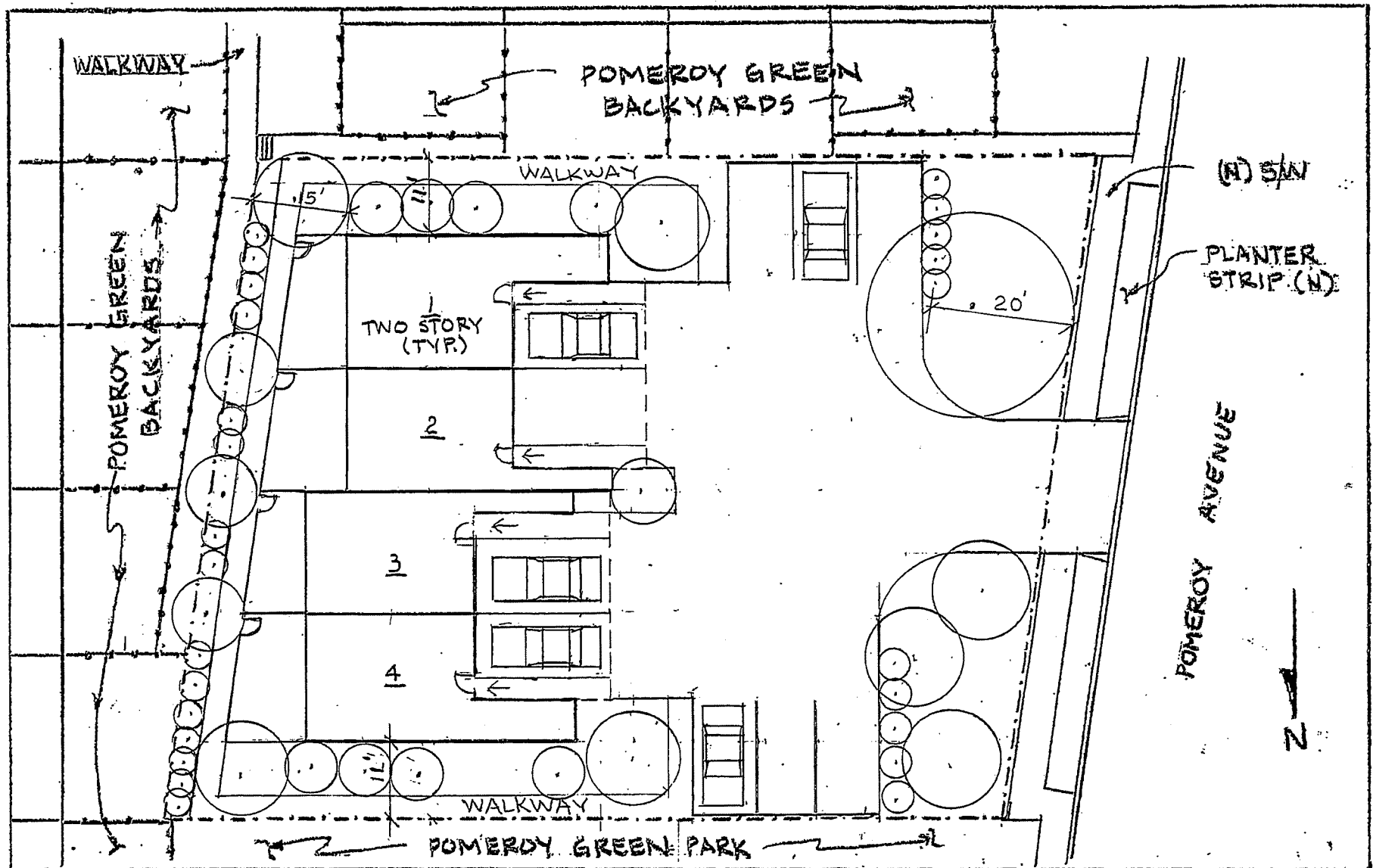
1075 POMEROY AVENUE
 ALTERNATIVES TO PROPOSED DEVELOPMENT
 'SITE PLAN'

SCALE:



DATE: 2-26-18
 DWG: KRATZ

DWG. # 3.1



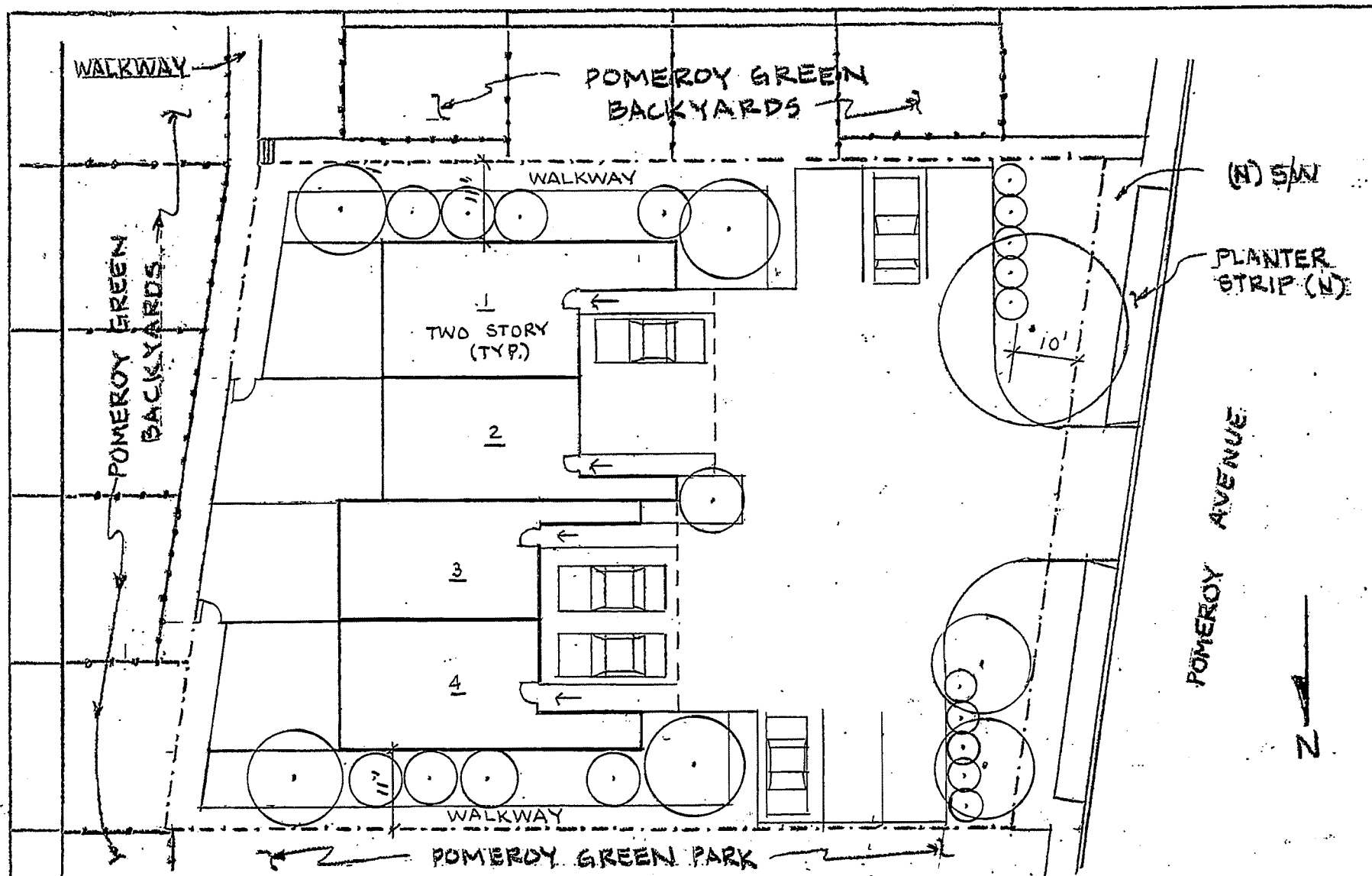
1075 POMEROY AVENUE
 ALTERNATIVES TO PROPOSED DEVELOPMENT
 SITE PLAN

SCALE:

10' 5' 0' 10'

DATE: 4-3-18
 DWG: KRATZ

REVISED: SETBACK
 DWG. # 4 rev.



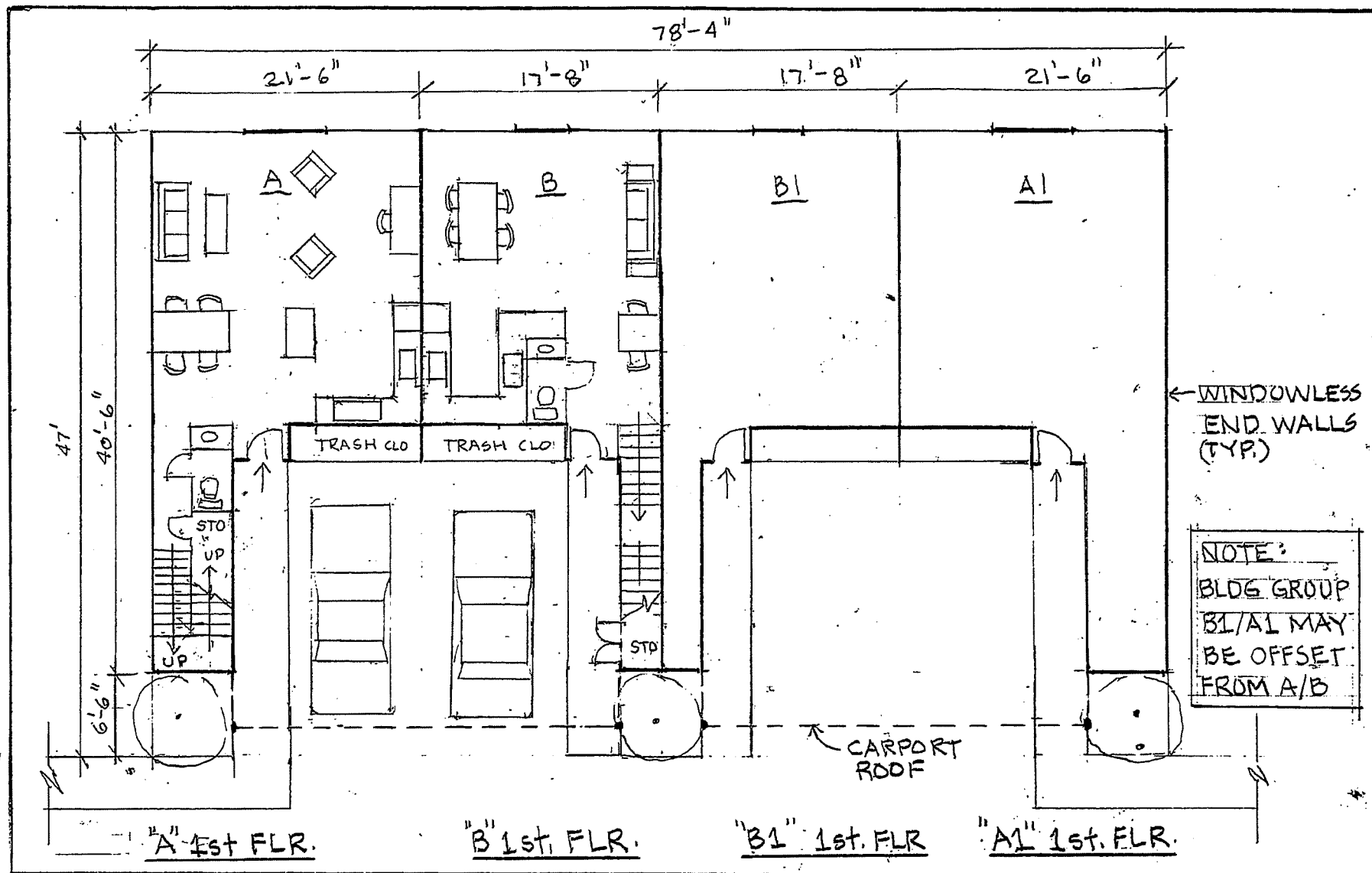
1075 POMEROY AVENUE
 ALTERNATIVES TO PROPOSED DEVELOPMENT
 SITE PLAN

SCALE

10 5 0 10

DATE: 4-3-18
 DWG: KRATZ

DWG. # 4R

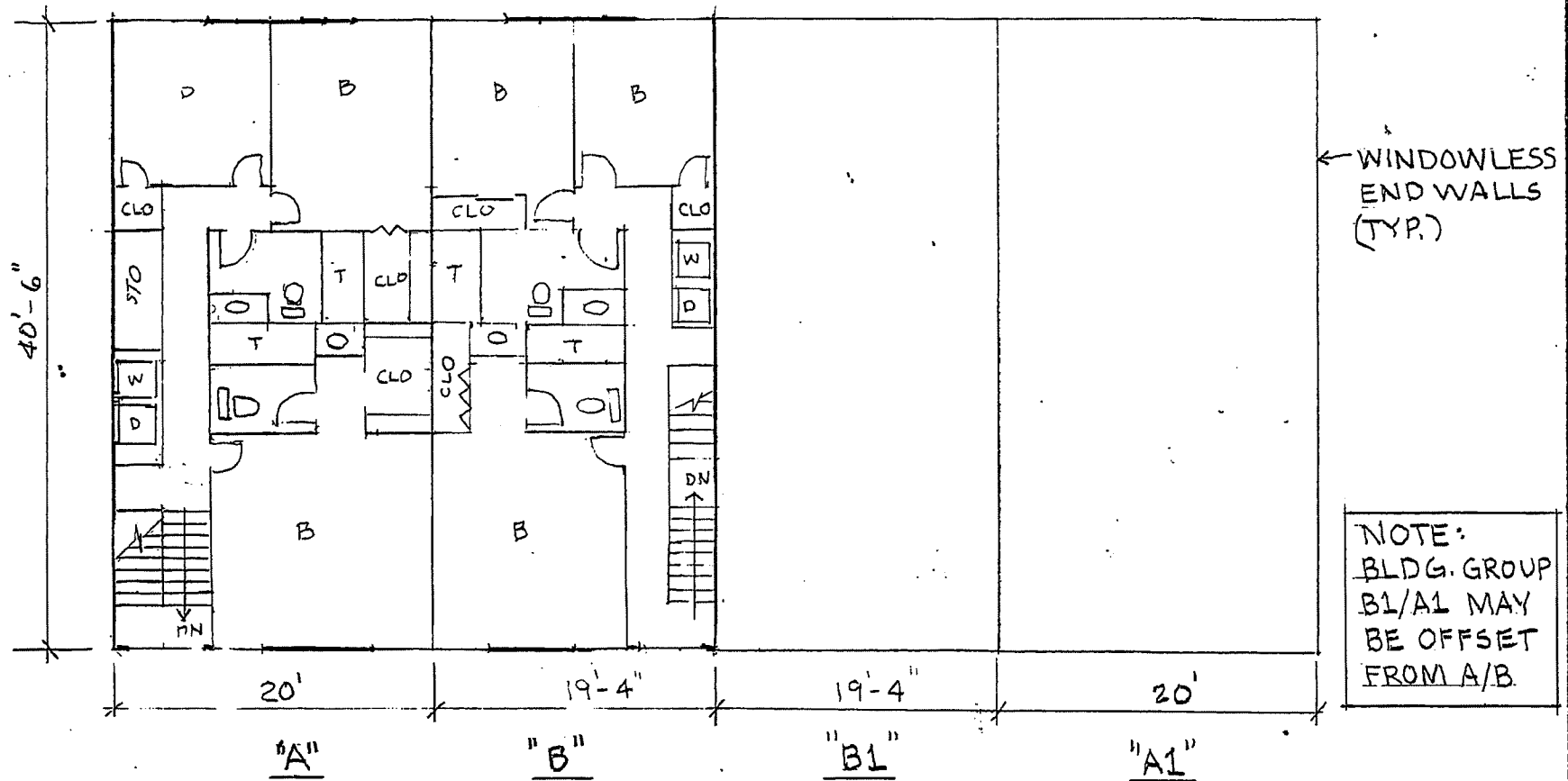


1075 POMEROY AVENUE
ALTERNATIVE TO PROPOSED DEVELOPMENT
1ST FLOOR PLAN

SCALE: 3/32" = 1'-0"

DATE: 12-27-17
DWG: KRATZ

DWG.# 4A



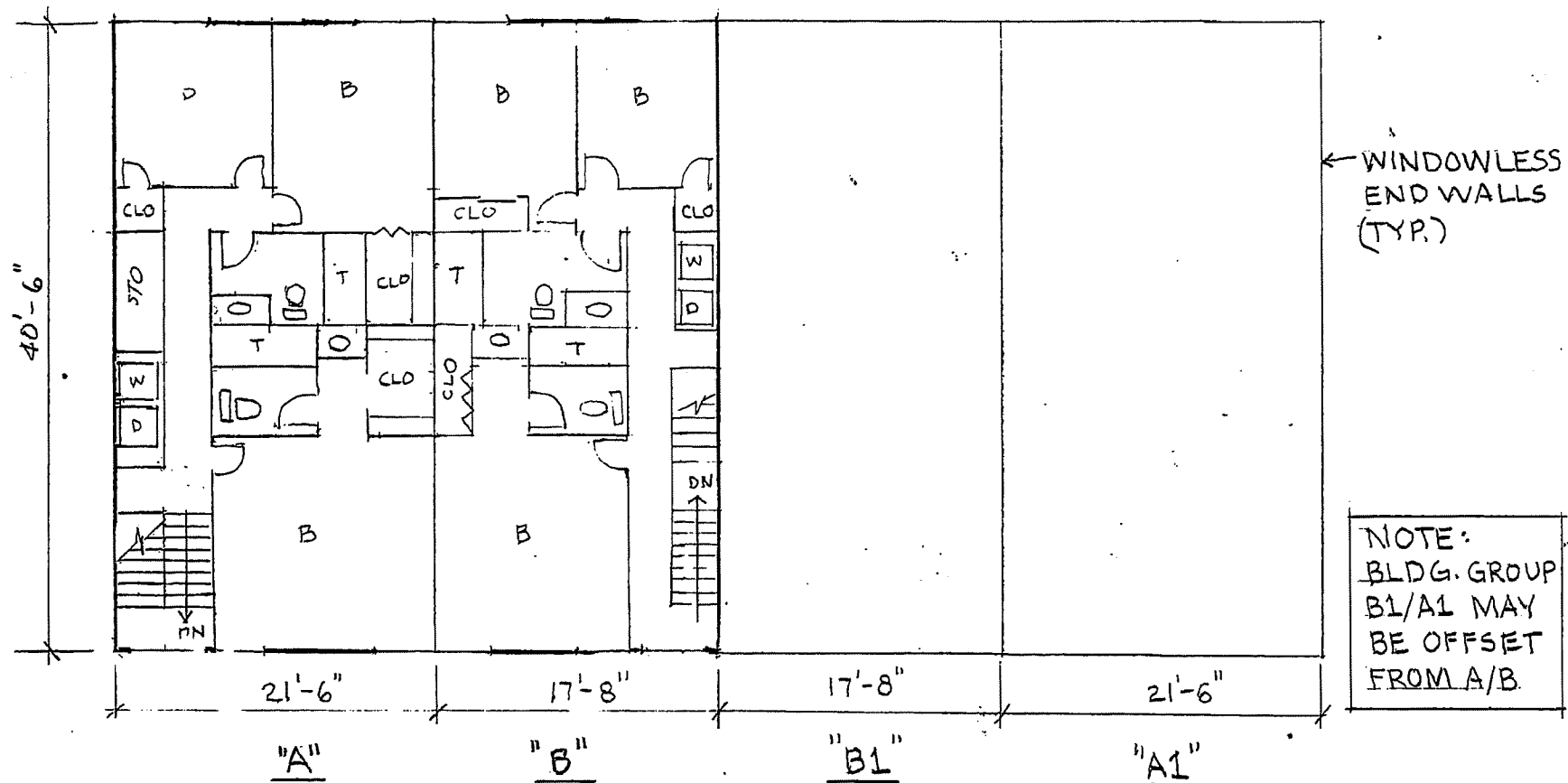
2nd. FLR. PLANS

1075 POMEROY AVENUE
ALTERNATIVE TO PROPOSED DEVELOPMENT
2nd FLOOR PLAN

SCALE: 3/32" = 1'-0"

DATE: 12-27-17
DWGT: KRATZ

DWG.# 4B



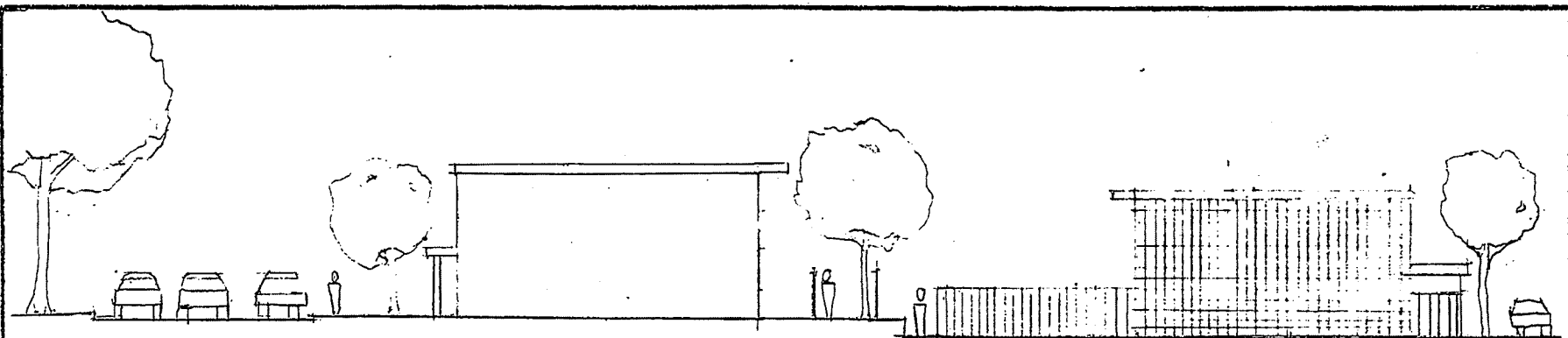
2nd. FLR. PLANS

1075 POMEROY AVENUE
ALTERNATIVE TO PROPOSED DEVELOPMENT
2nd FLOOR PLAN

SCALE: $\frac{3}{32}'' = 1'-0''$

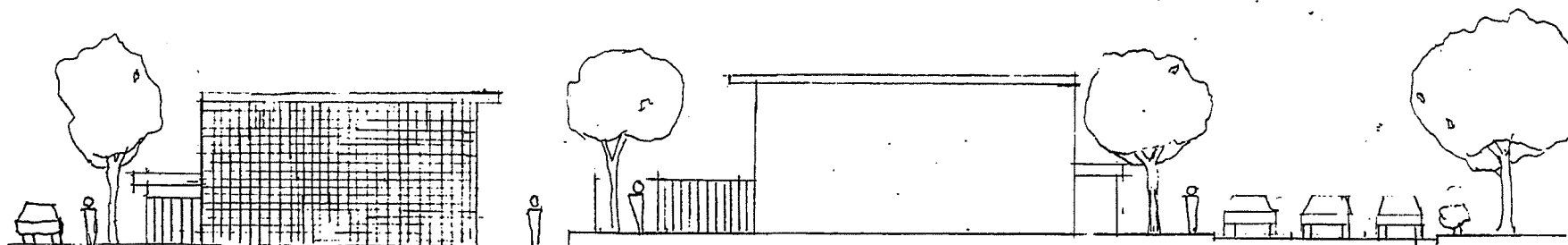
DATE: 4-3-18
DWG: KRATZ

REVISED DIMENSION
DWG. # 4 Rev.



ALTERNATIVE
SOUTH ELEVATION
(SIDE)

PG BLDG "O"
SOUTH ELEVATION
(SIDE)

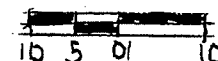


PG BLDG "O"
NORTH ELEVATION
(SIDE)

ALTERNATIVE
NORTH ELEVATION
(SIDE)

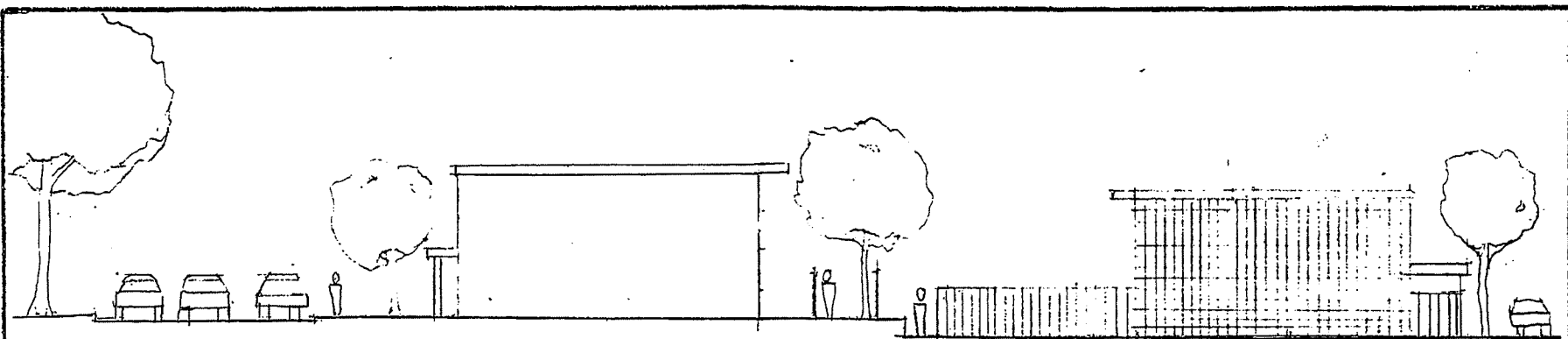
1075 POMEROY AVENUE
ALTERNATIVE TO PROPOSED DEVELOPMENT
ELEVATIONS

SCALE:



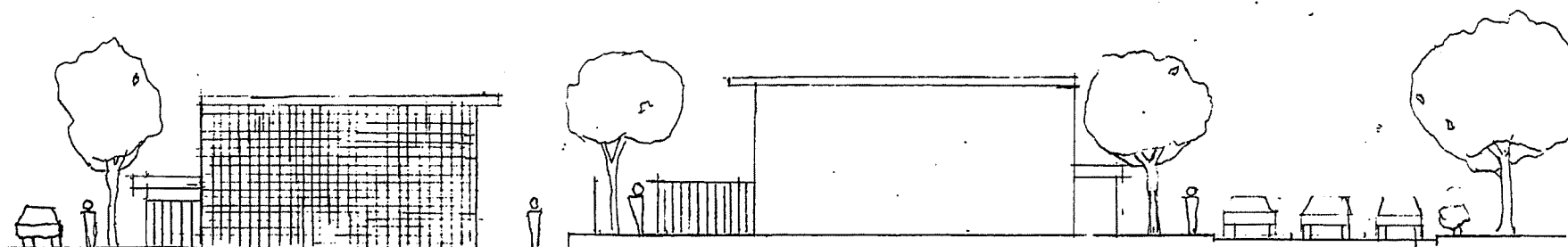
DATE:
DWG: KRATZ

REVISED LABEL NORTH
DWG. # 4-E2 rev.



ALTERNATIVE
SOUTH ELEVATION
(SIDE)

PG BLDG "O"
SOUTH ELEVATION
(SIDE)

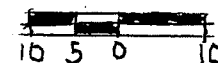


PG BLDG "O"
SOUTH ELEVATION
(SIDE)

ALTERNATIVE
NORTH ELEVATION
(SIDE)

1075 POMEROY AVENUE"
ALTERNATIVE TO PROPOSED DEVELOPMENT
ELEVATIONS

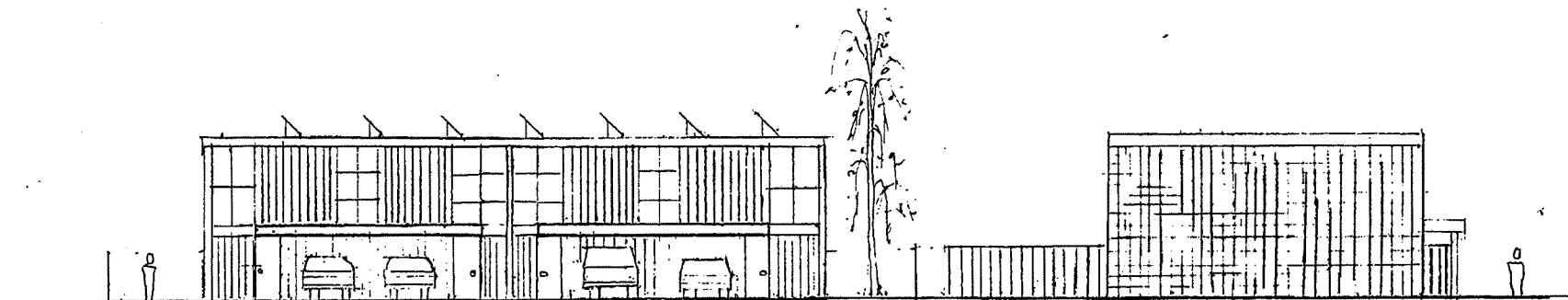
SCALE:



DATE: 12-30-17

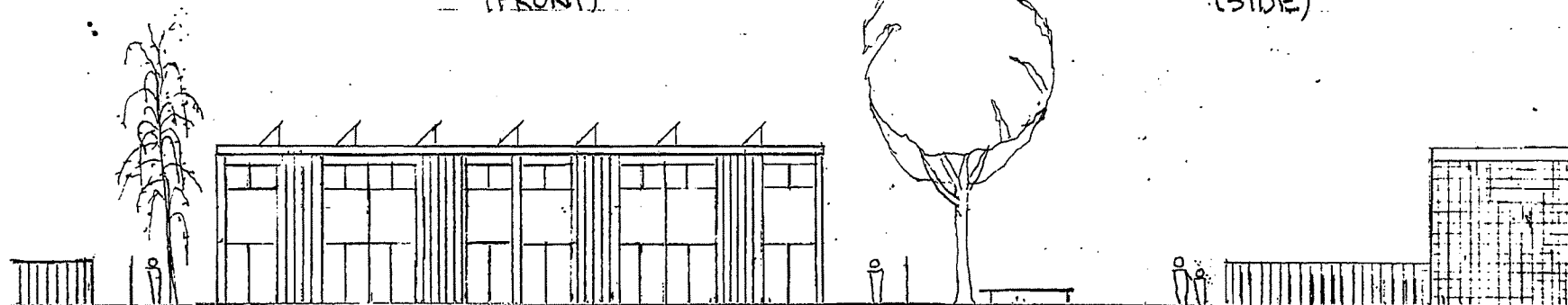
DWG: KRATZ

DWG.# 4-E2



ALTERNATIVE
WEST ELEVATION
(FRONT)

PG. BLDG. "Q"
WEST ELEVATION
(SIDE)



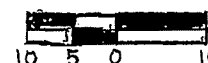
ALTERNATIVE
EAST ELEVATION
(REAR)

SML. PG. PARK

PG BLDG "F"
EAST ELEV.
(SIDE)

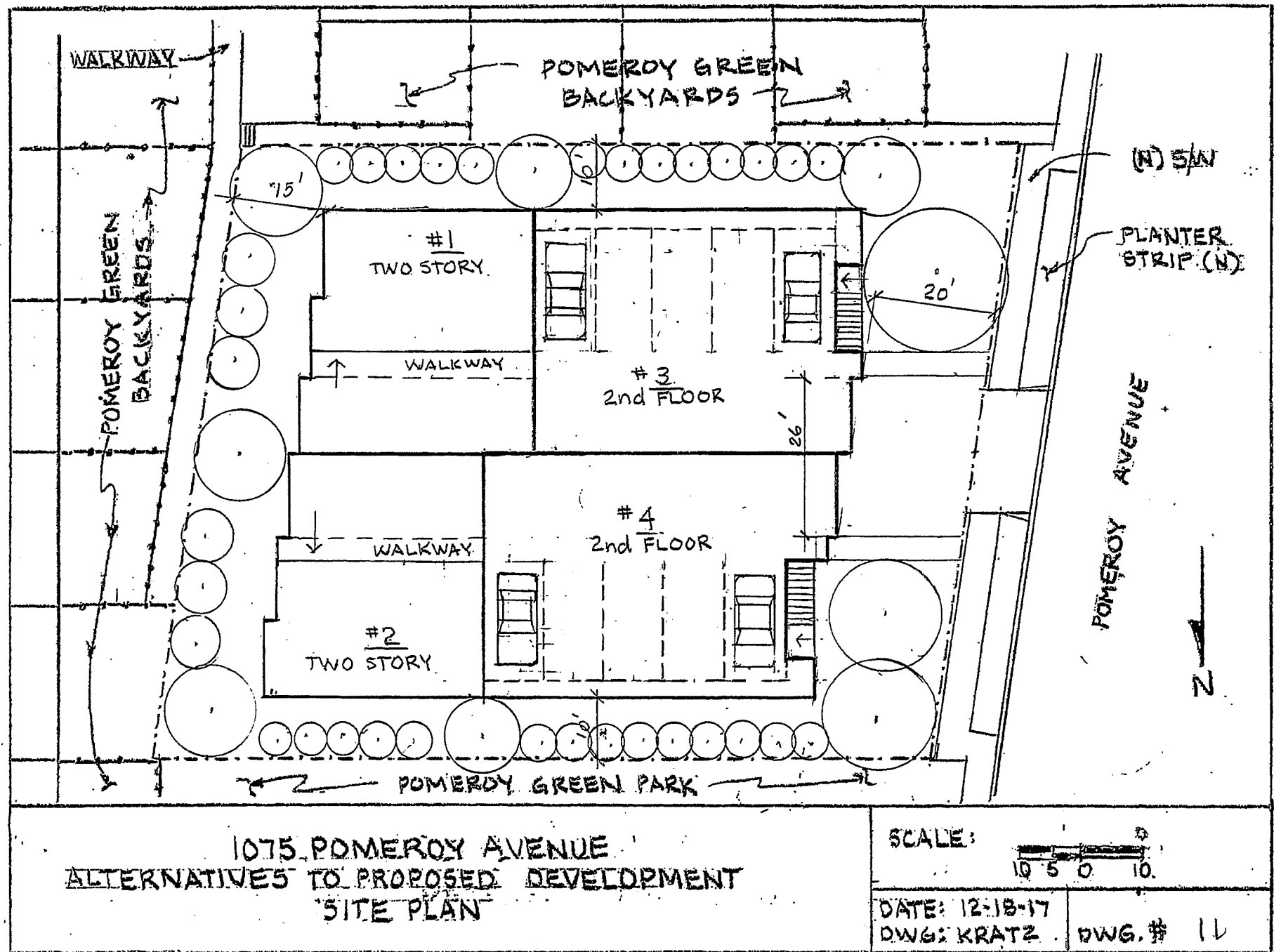
1075 POMEROY AVENUE
ALTERNATIVE TO PROPOSED DEVELOPMENT
ELEVATIONS

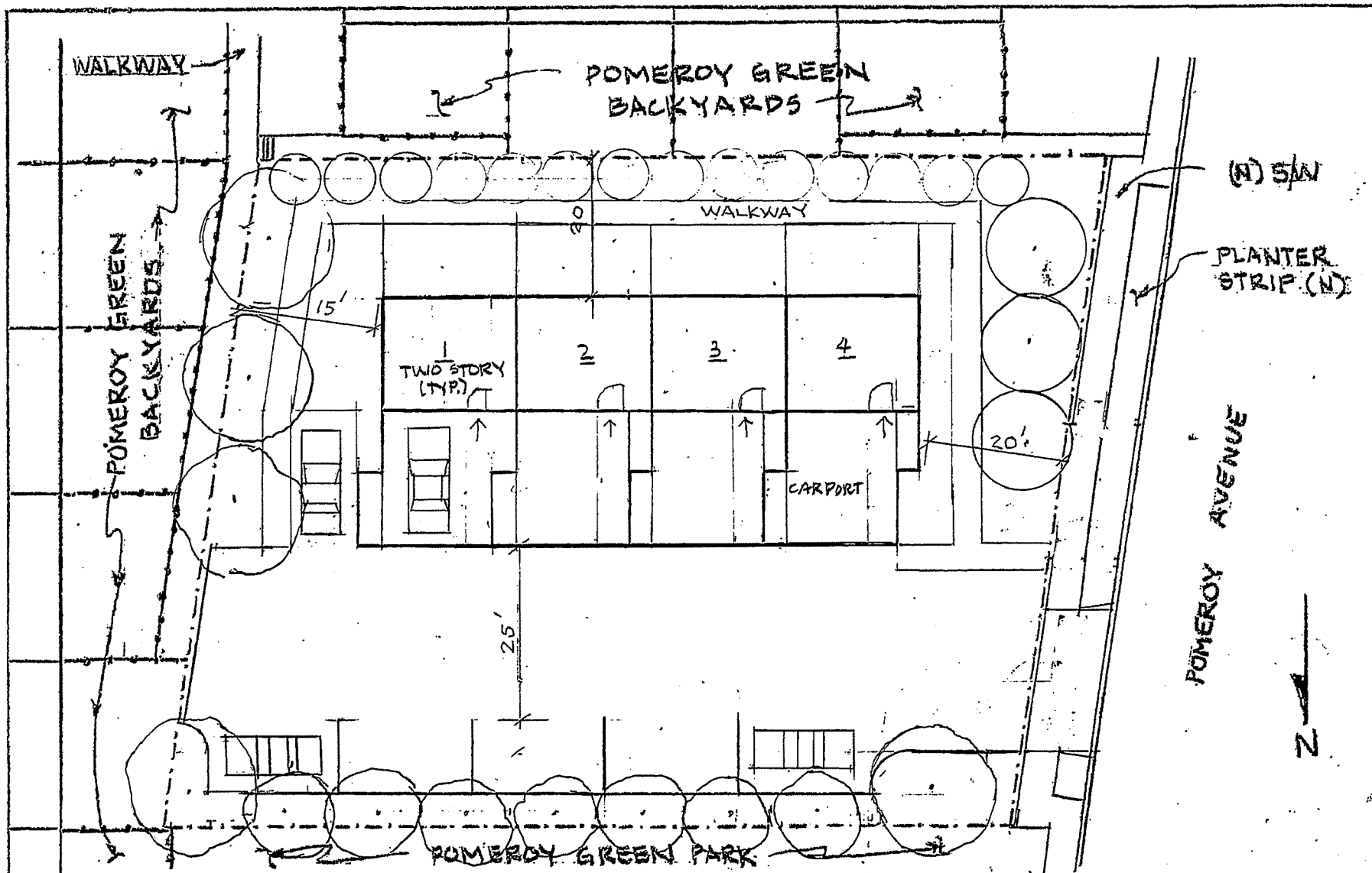
SCALE:



DATE: 12-30-17
DWG: KRATZ

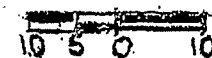
DWG.# 4-E1





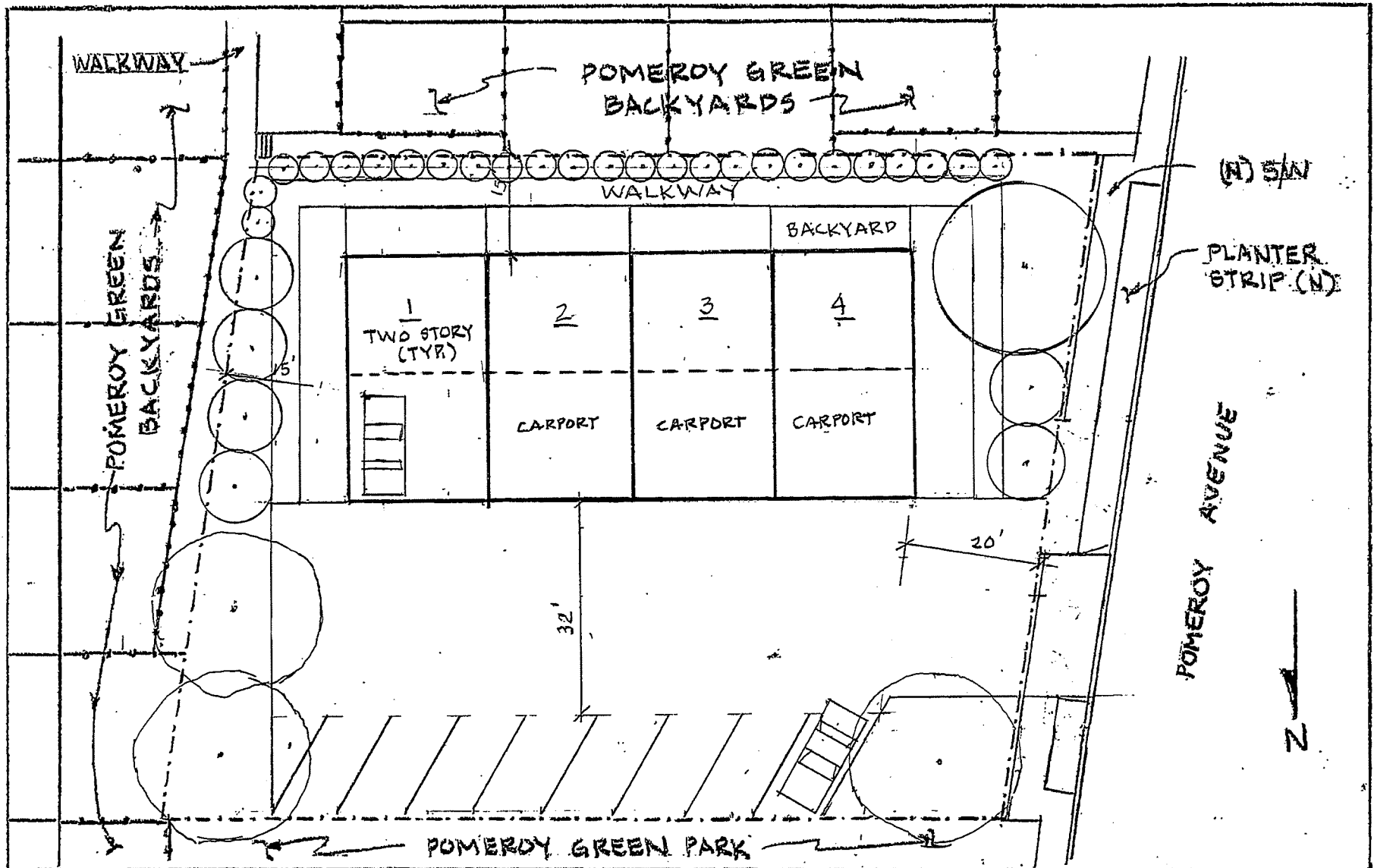
1075 POMEROY AVENUE
 ALTERNATIVES TO PROPOSED DEVELOPMENT
 SITE PLAN

SCALE:



DATE: 12-18-17
 DWG: KRATZ

DWG. # 5



1075 POMEROY AVENUE
 ALTERNATIVES TO PROPOSED DEVELOPMENT
 SITE PLAN

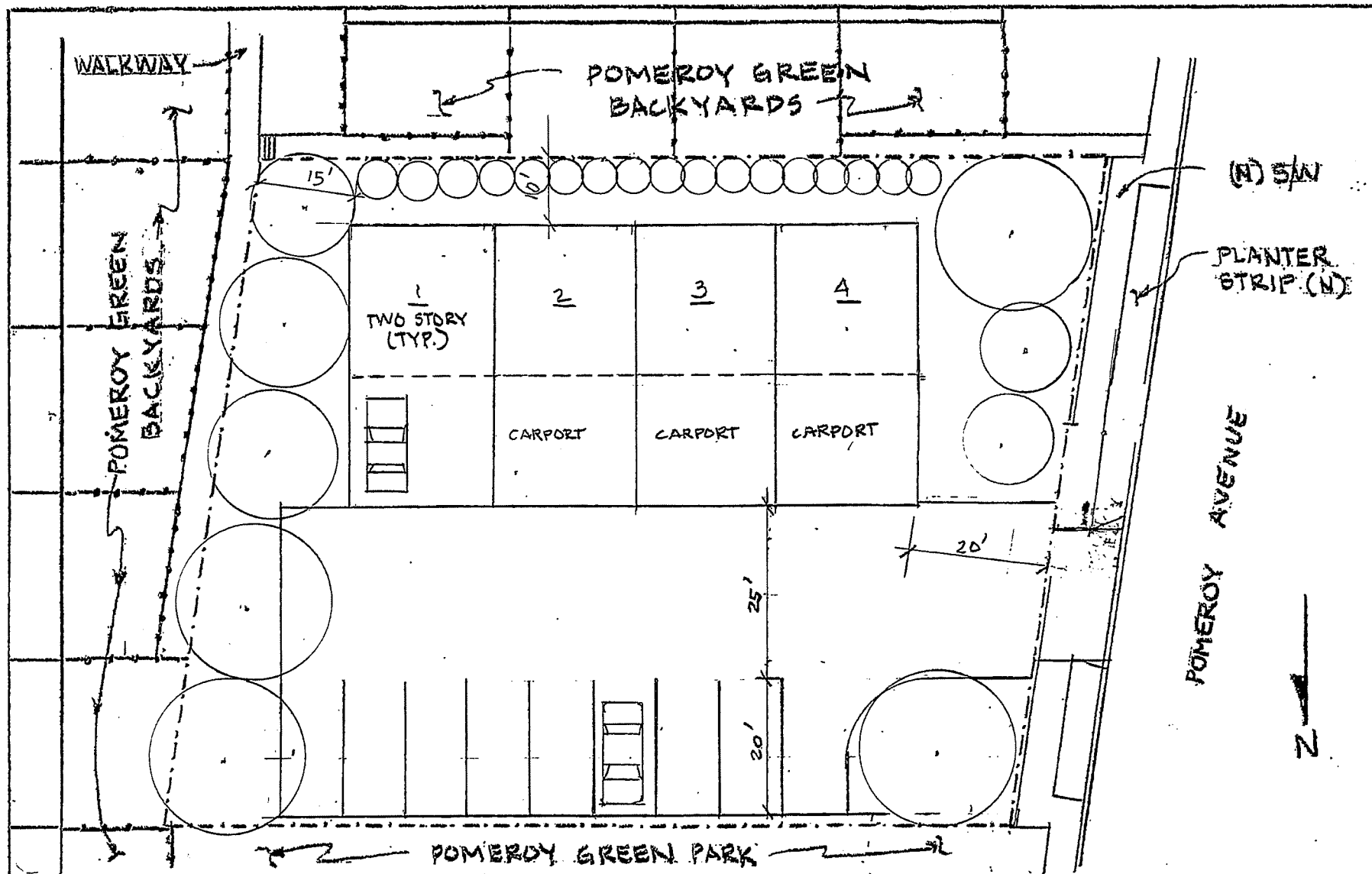
SCALE:

10 5 0 10

DATE: 12-18-17

DWG: KRATZ

DWG. # 6



1075 POMEROY AVENUE
 ALTERNATIVES TO PROPOSED DEVELOPMENT
 SITE PLAN

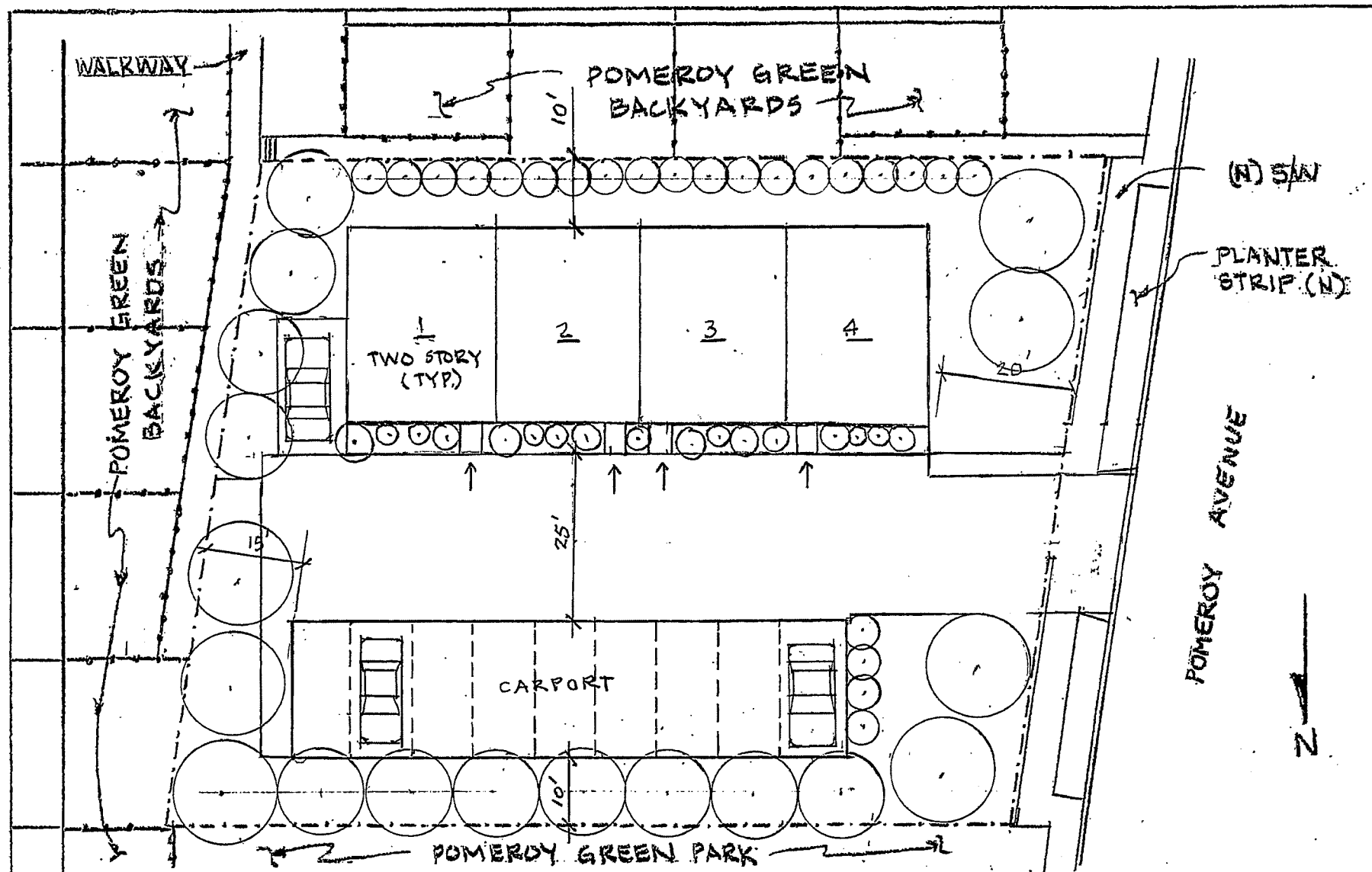
SCALE:

10 5 0 10

DATE: 12-18-17

DWG: KRATZ

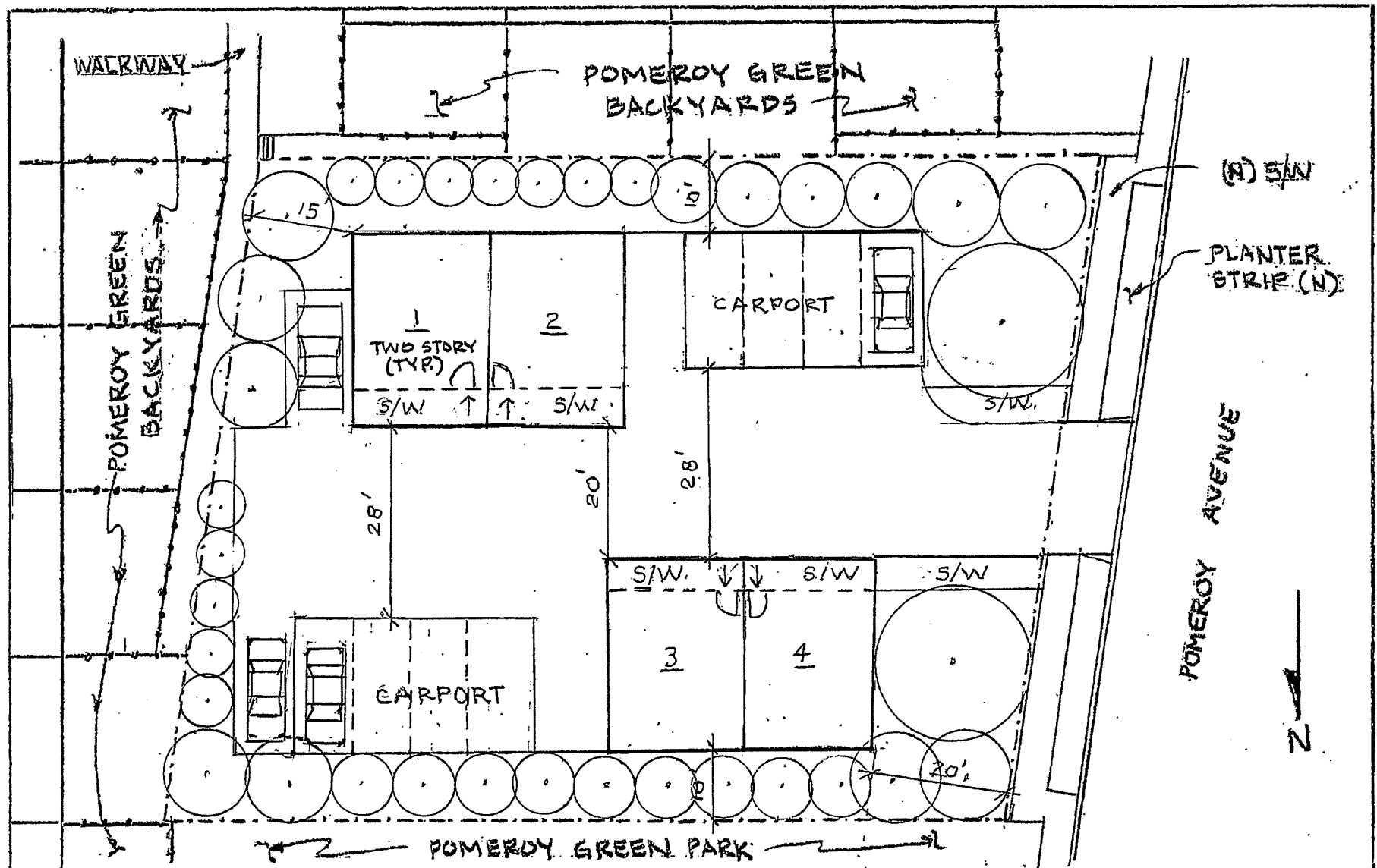
DWG. # 7



1075 POMEROY AVENUE
 ALTERNATIVES TO PROPOSED DEVELOPMENT
 SITE PLAN

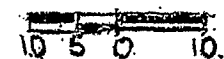
SCALE: 10' 5' 0' 10'

DATE: 12-18-17
 DWG: KRATZ DWG. # 8



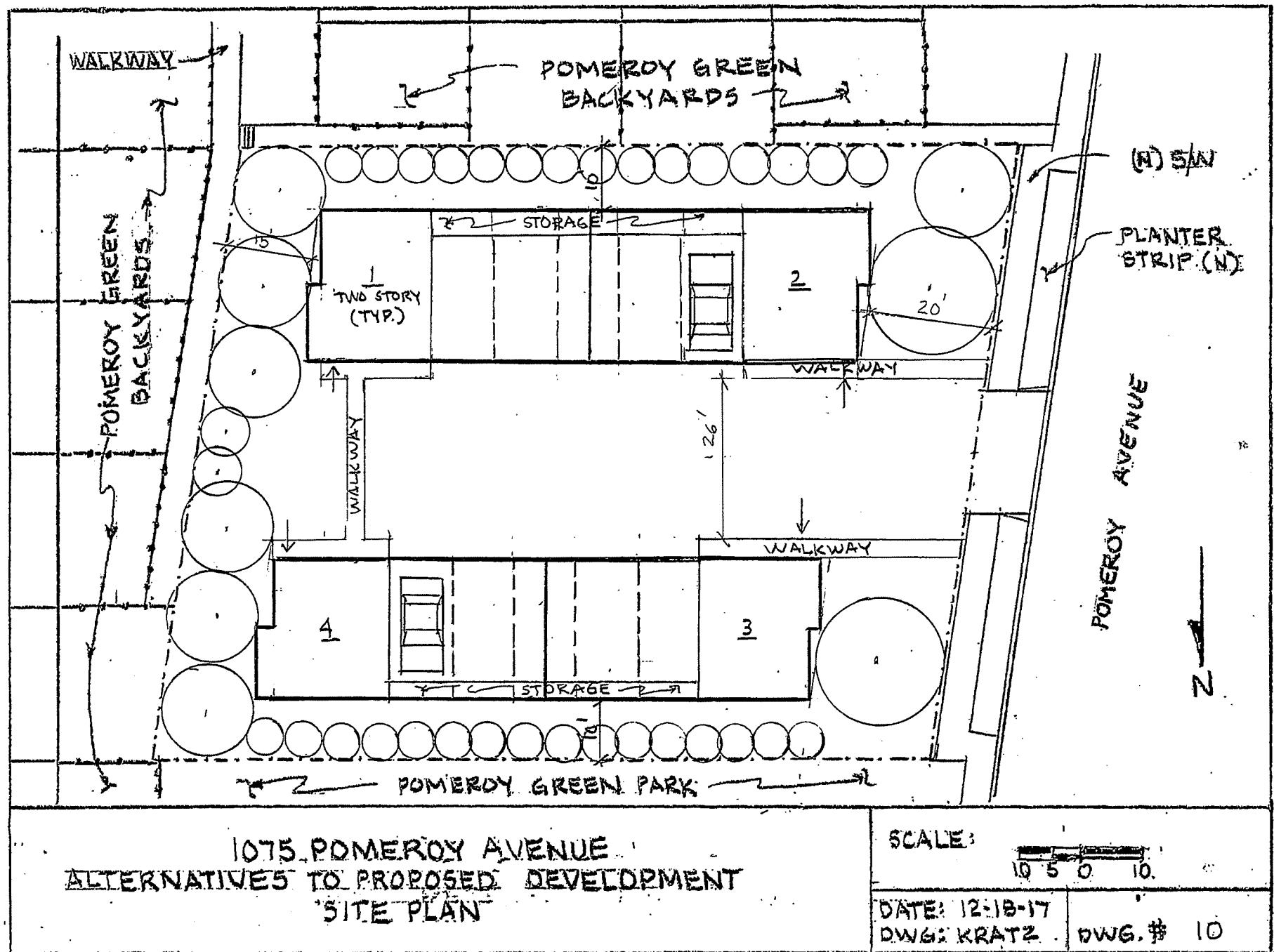
1075 POMEROY AVENUE
 ALTERNATIVES TO PROPOSED DEVELOPMENT
 'SITE PLAN'

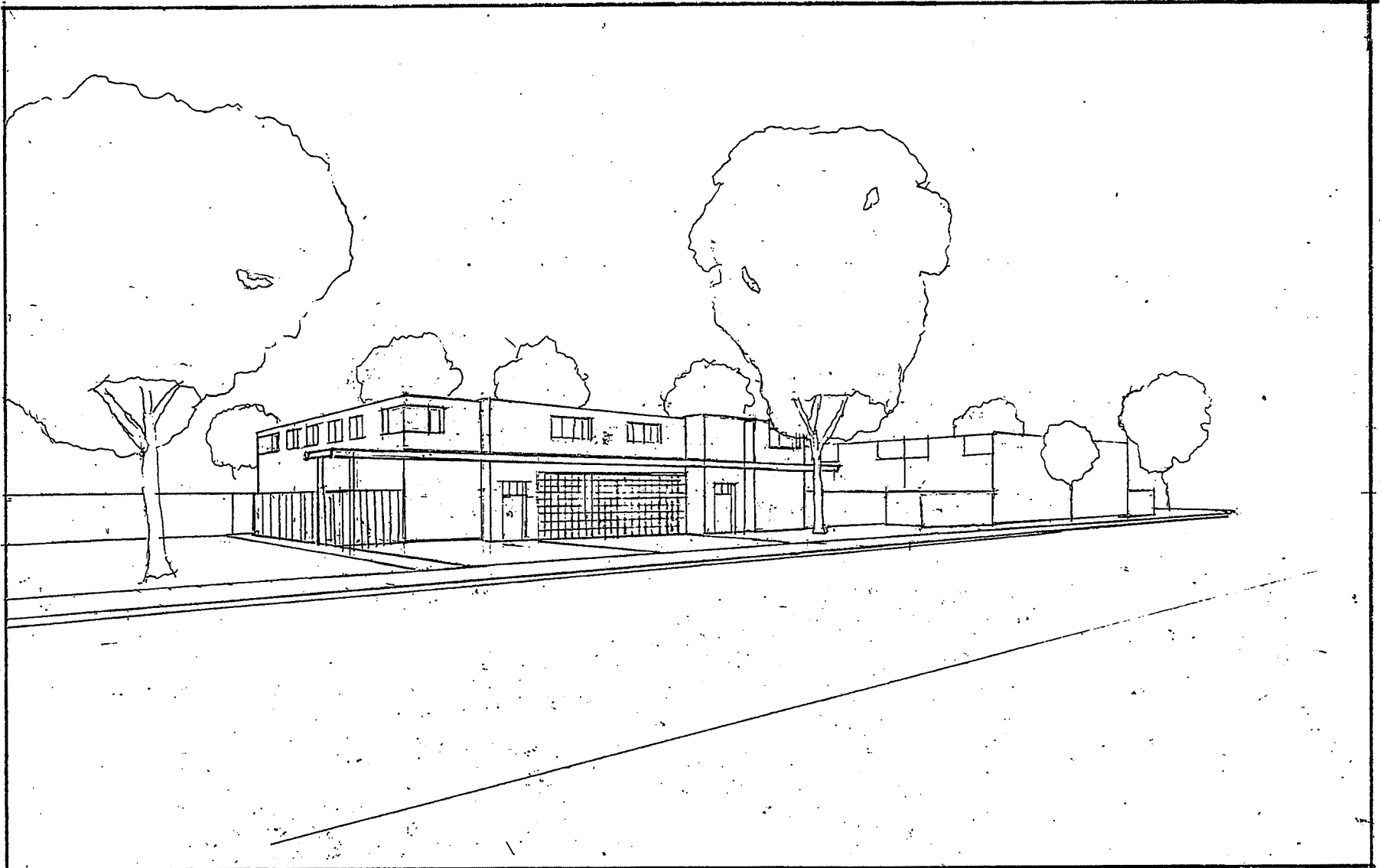
SCALE:



DATE: 12-18-17
 DWG: KRATZ

DWG. # 9



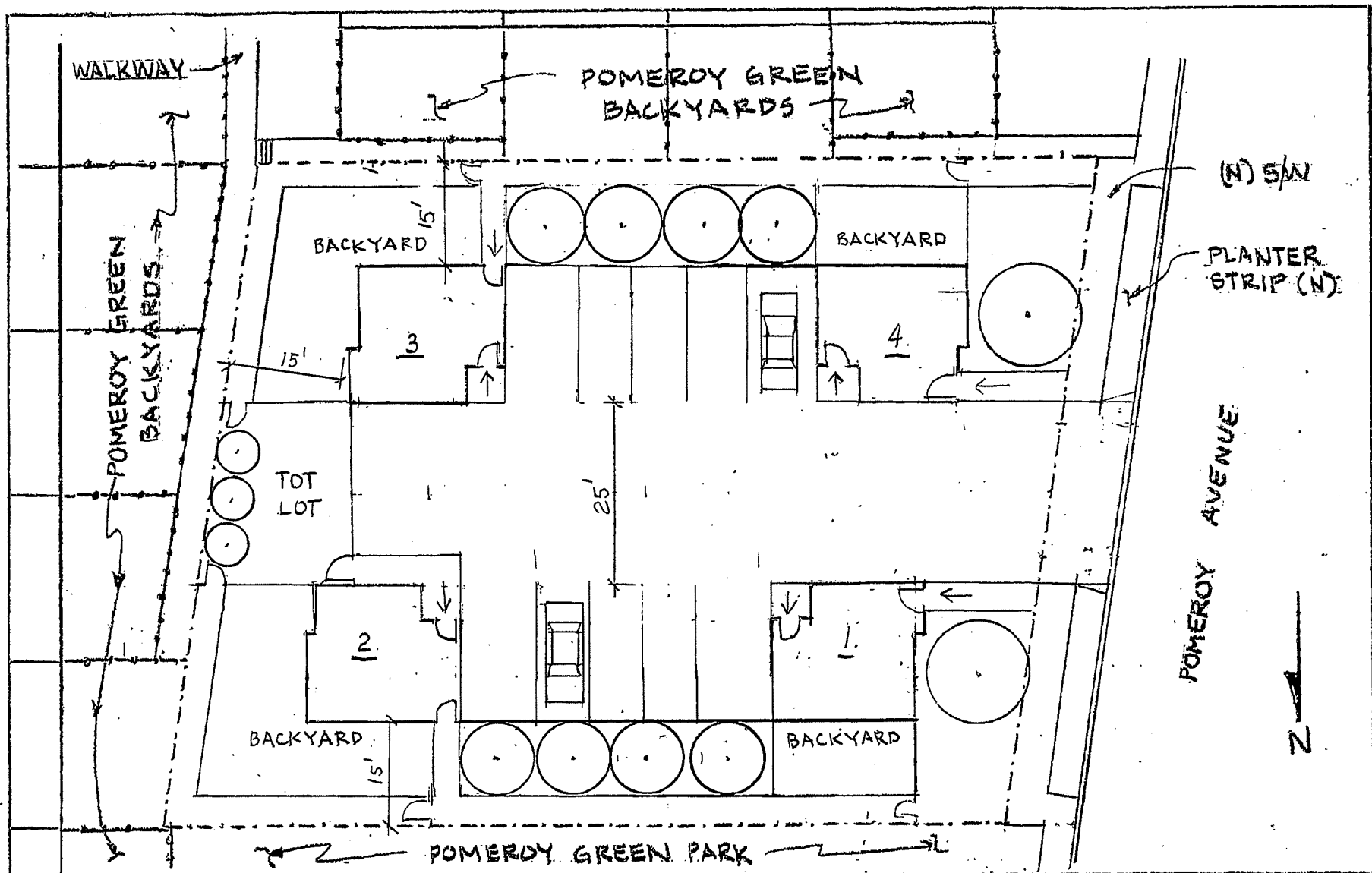


1075 POMEROY AVENUE
ALTERNATIVE TO PROPOSED DEVELOPMENT
PERSPECTIVE OF DESIGN #12

SCALE: NTS

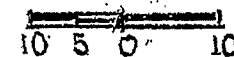
DATE: 6-19-18
DWG: KRATZ

DWG: 12-P_{REV}



1075 POMEROY AVENUE
 ALTERNATIVES TO PROPOSED DEVELOPMENT
 SITE PLAN

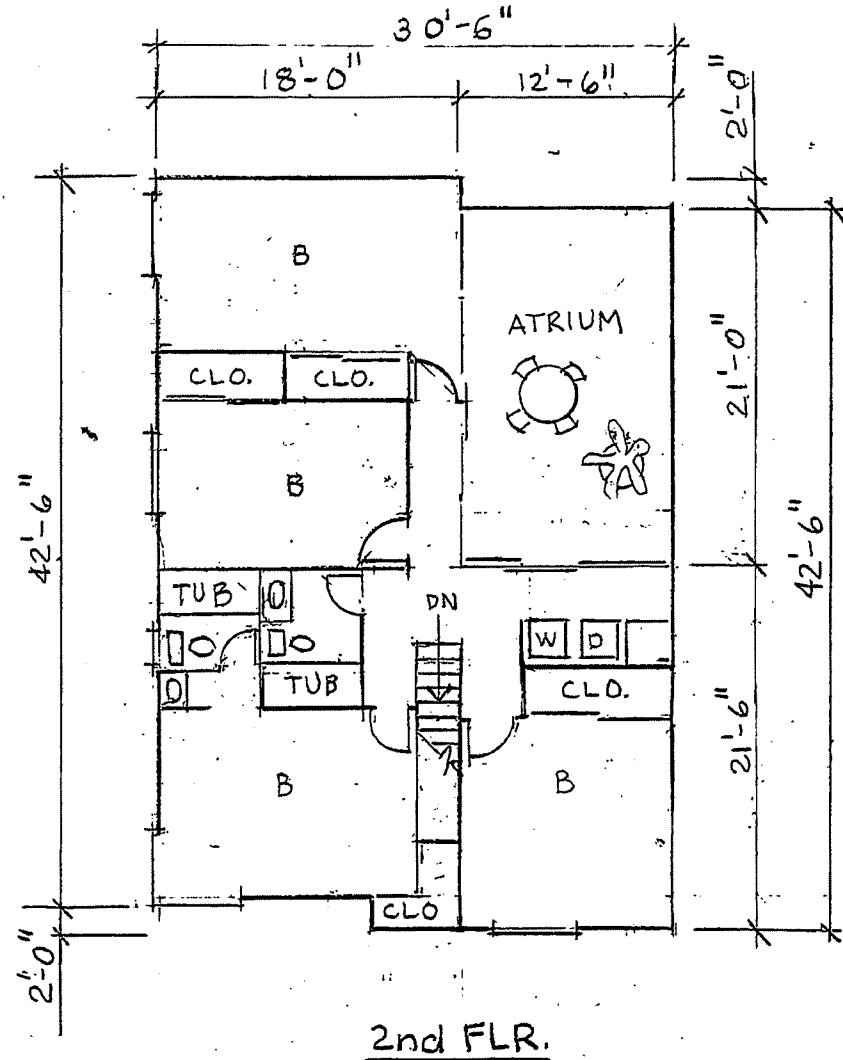
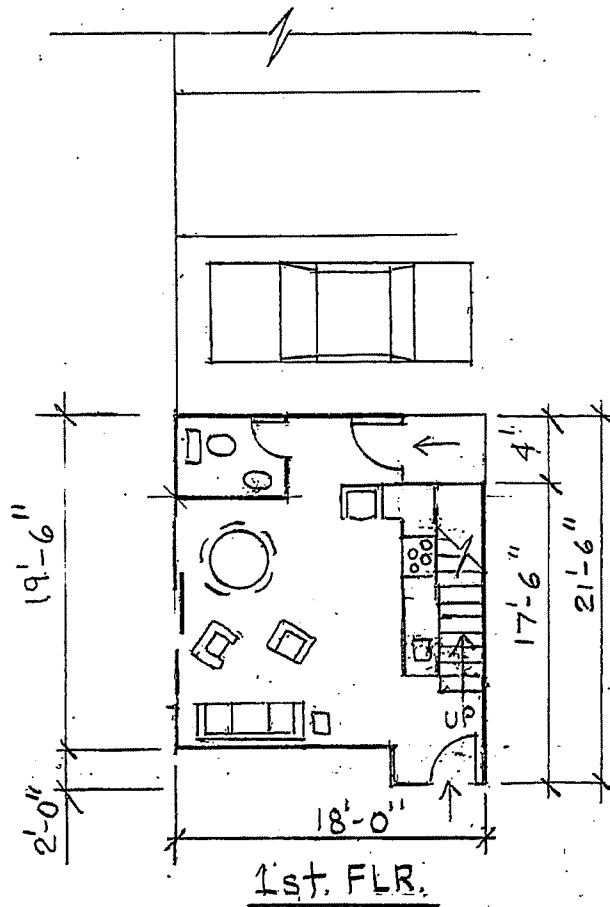
SCALE:



DATE: 12-18-17
 DWG: KRATZ

DWG. # 12

INTERIOR AREA: 1,350 sq' TOTAL

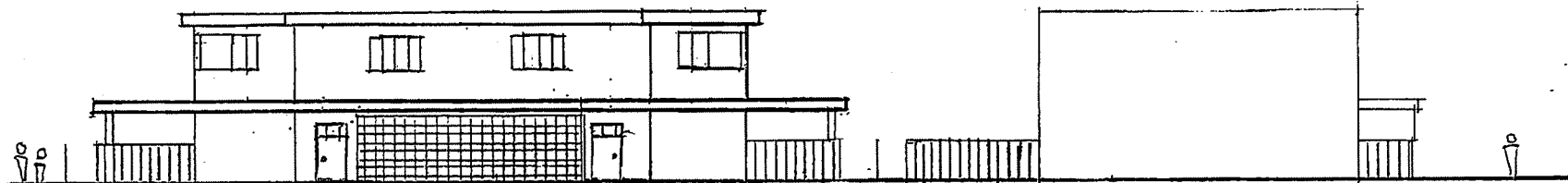


1075 POMEROY AVENUE
 ALTERNATIVE TO PROPOSED DEVELOPMENT
 4 BEDROOM 2 1/2 BATH ATRIUM MODEL UNIT 1

SCALE: 3/32" = 1'-0"

DATE: 6-19-18
 DWG: KRATZ

DWG. # 12A

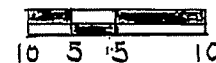


ALTERNATIVE
WEST ELEVATION
(FRONT)

PG. BLDG. Q
WEST ELEVATION
(SIDE)

1075 POMEROY AVENUE
ALTERNATIVE TO PROPOSED DEVELOPMENT
ELEVATION

SCALE:



DATE: 6-19-18
DWG: KRATZ

DWG: 12 E

1075 POMEROY

1-24-18

SQ. FT. OF ALTERNATIVES &

DEVELOPER'S PROPOSAL :

ALTERNATIVE
DWG. #

CALC.

FT.² (w/o
carport)

1.	$(32' \times 27') + (20' \times 13') =$	1,124
2.	$(34' \times 35') + (20' \times 20') =$	1,590
3.	$(22' \times 22') + (8' \times 10') + (32' \times 22') =$	1,268 (PG w/o carport)
4.	$(23' \times 18') + (7' \times 13') + (18' \times 37') =$	1,171
5.	$(18' \times 15') + (18' \times 35') =$	900
6.	$(18' \times 15') + (18' \times 35') =$	900
7.	$(18' \times 20') + (18' \times 38') =$	1,044
8.	$(20' \times 27') \times 2 =$	1,080
9.	$(18' \times 21') + (18' \times 27') =$	864
10.	$[(18' \times 12') + (17' \times 12')] \times 2 + (23' \times 22') =$	1,346
11.	2 story $[(33' \times 7') + (31' \times 13')] + (33' \times 37') =$	1,855
	2nd flr. $(45' \times 36') + (3' \times 10') =$	1,650

$$\text{NC-1} \quad [(25' \times 18') - (10' \times 13')] + (29' \times 17') + (29' \times 17') + (15' \times 17') = 1,566$$

$$\text{NC-2} \quad [(27' \times 17') - (10' \times 13')] + (29' \times 17') + (29' \times 17') + (15' \times 17') = 1,570$$

DEVELOPER'S PROPOSAL :

Type A	1,670
Type B	1,783
Garage (Type A unit)	430
Garage (Type B unit)	455

6/26/18

ITEM #5

PEGGY PARKIN ~ 1095 Pomeroy Avenue, Santa Clara, CA

Good evening, Mayor Gillmor, City Council and City Staff

I am Peggy Parkin, a 44-year resident of Pomeroy Green Corporation. We are two story town homes of 78 units built in the early 1960's by the well-known and respected Eichler construction of the early 1960's. There are seven units which overlook our property's private park (Park size 91.6 L x 42.6 W, in feet). My concern is the impact the 1075 proposed development will have on our private park area and also thereto the surrounding units as to the sun light received.

The current zoning for 1075 needs to be preserved as R3-18D and the City's Design Guidelines need to be observed. The zoning and the design guidelines were put in place following a rigorous public process and has been supported by past councils. The proposed project is too large in height especially, width, number of buildings for the site. It is out of scale with the seventeen (17) Eichler townhomes that surround the 1075 property, left, right, rear sides, as well as Pomeroy West across the street. The daylight reaching many of Pomeroy Green's units will be reduced due to the proposed homes height. The outdoor lighting quality will be compromised. *Natural illumination is an important feature of Eichlers respected architecture.* Pomeroy Green meets open landscape area regulations, especially recreational areas for our youth, that the proposed development does not meet. The character and features of Pomeroy Green (and Pomeroy West) make Eichler complexes special and these qualities are worth preserving one's neighborhood, one's home, its setting in a community with appropriate features to promote social interaction. The 1075 property currently has a late 1950's spacious ranch style home with beautiful mature trees. The present ranch style home meets all the City's zoning requirements for the site while the proposed sight does not. The original 1075 owners at one time owned Pomeroy Green's property and the design, building and land space, thereto by Eichler met their approval.

- The proposed project will be closer to the street and will not be in conformance with the zoning requirements nor design guidelines. (Possibly this has been redesigned by this writing.)

- The proposed project exceeds the height of our Eichler townhouses by approximately 1'-6." The higher roof line is not aesthetic because it will be an imposing element in our Eichler residential neighborhood including the Eichler development across the street from 1075.
- The proposed project may also create ~~negative~~ Pomeroy Avenue parking problems.
- The proposed project would do very well on a larger lot.

Presently the sunlight into Pomeroy Green's park will be drastically reduced if the proposed rezoning occurs from its present demeanor. Presently the amount of light, sun exposure in our park promotes lovely open space for our residents. Changing the sun's exposure could recreate a negative scenario; our park area could become dim, damp and uninviting; our beautiful grass lawn will suffer, plants will suffer and winter's sun would also become less.

In judging the sun's effectiveness three time periods were looked at, morning, noon and late afternoon. Presently, our beautiful park is doing very well and has since the early sixties.

Thank you for your consideration.

Sincerely,


Peggy Parkin