



TO: Site & Architectural Commission

FROM: Jeannie Hamilton, City Planner

SUBJECT: Proposed House Designs for
Proposed 3-Lot Subdivision

DATE: April 3, 2019

BACKGROUND

The project that is being presented for your review is the house designs for a proposed 3-lot subdivision located at 18081 Saratoga-Los Gatos Road. Per our Municipal Code, new subdivisions go before the City Council for consideration and approval, and per Section 13.04.080 (D), in all hillside and scenic corridor developments the City Council shall exercise architectural and site control. There is no direction in the Municipal Code to refer the site and architectural review to the Site and Architectural Commission for their recommendation, however, given the interest in this project, staff has worked with the applicant to voluntarily bring the design of the proposed homes before the Site and Architectural Commission for their review and discussion. As a result of the Commissions discussion, given the Commissions experience with design review, you can forward your position on the proposed designs in a few different ways. You can take a formal motion on the proposed home designs and either recommend approval, approval with conditions, or denial based on the standard findings you would normally use. Or you could come to a consensus on a design direction for each home that in your experienced opinion would position it to be consistent with the City's design guidelines.

PROPOSED DESIGNS

Minimum Lot Size and Allowable Dwelling Size

As indicated above, the subject project includes the construction of three new single-family homes. The subject site is just under an acre, approximately 41,927 square feet, with an average slope of 13.7%. It zoning on the site is R-1-8 and general plan designation is 3-5 dwelling units per acre. The required minimum lot size using the slope density formula is 10,315 square feet. The proposed lots range in size from 11,665 to 11,761 square feet. The applicant is proposing single-story homes on each of the lots. Below is a breakdown of the lot size and the proposed square footage of the home.

Proposed Lot	Lot Square Footage	Allowable Dwelling Size (Single Story Home)	Proposed Dwelling Size
1	11,665	3,549.75	3,168
2	11,756	3563.40	3,269
3	11,761	3564.15	3,161

Each of the homes proposed is less than the allowed square footage and is limited to a single story.

Proposed Height of Homes

All proposed homes meet the maximum height allowed for a new development along the scenic corridor. Per Section 13.04.080 (D), the height of a home is limited to 15 feet above the highest natural terrain, before grading, and the total height of any structure above the lowest part of the building site after grading to the highest part of the building site after grading to the highest part of the structure shall not exceed the maximum building height prescribed by the City Zoning Code. This requirement is applied to the topography of each of the new lots.

In proposing single-story homes, it is much easier to meet the height limitations. Lot 3 is the one lot that has the most challenge in meeting this requirement. In order to accomplish meeting the maximum height allowance, the applicant has chosen to propose a design that includes a flat roof. This helps in meeting the height requirement but it presents a number of other design challenges in the context of the larger project.

Proposed Architecture

Lot 1

The proposed home on Lot 1 creates the greatest opportunity for architectural interest along the new cul-de-sac and Highway 9. The building façade along the new cul-de-sac is well articulated and there is a variety of materials used in the design. Larger windows accent both the front and rear facades with a similar but smaller window design along either side of the home. This home also has a roof design that provides interest from the streetscape.

Lot 2

Lot 2 as proposed is a typical lot fronting on a cul-de sac with a reduced frontage with the lot fanning out in a pie shape towards the rear. This presents some challenges from a house design in that home sits at an angle to the front property line and there is less opportunity to create interest with the building façade while working within the required setbacks. This house design presents less interest from an architectural style standpoint and the use of materials is limited to a single finish material and trim.

Lot 3

As previously mentioned, Lot 3 poses the greatest challenge in adhering to the height limitations as required in the City's subdivision regulations for new development along the scenic corridor. In order to work within the height restrictions, the applicant has chosen to use a design with a flat roof. In doing so this design stands apart from the other two home designs. The applicant has proposed a mix of materials with this design and has offered two options. As presented, there

does not appear to be much articulation of the roof plane which causes this home to appear squat and boxy.

Overall Design Context

The proposed homes in the small residential enclave do not appear to have been designed with any common theme whether in design or finish materials. The original designs presented were more like what one would see in a standard tract home. The applicant has been made aware of this and has continued to work with the designs. Staff however would like to see more done to make these homes stand out in design and finish materials. There is an opportunity here that does not present itself often in the City where a new development can make a design statement. There is an opportunity to really create a unique enclave here since there is not much of a visible design context along this stretch of Highway 9.

18081 Saratoga Los Gatos Road
Architectural Renderings for Proposed 3-Lot Subdivision
April 3, 2019

Proposed Lot 1



Front View



Rear View

**18081 Saratoga Los Gatos Road
Architectural Renderings for Proposed 3-Lot Subdivision
April 3, 2019**

Proposed Lot 2



Front View



Rear View

18081 Saratoga Los Gatos Road
Architectural Renderings for Proposed 3-Lot Subdivision
April 3, 2019

Proposed Lot 3 Option 1



Front View



Rear View

18081 Saratoga Los Gatos Road
Architectural Renderings for Proposed 3-Lot Subdivision
April 3, 2019

Proposed Lot 3 Option 2



Front View



Rear View