



San Tomas Area Community Coalition

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February 22, 2015

SARC & Planning Commission
City of Campbell
70 N. First Street
Campbell CA 95008

Daniel Fama, Associate Planner
Aki Honda Snelling, Planning Manager
Paul Kermoyan, Director CDD

Dear SARC Committee Members, PC Commission Members and Staff:

STACC members who reside on Juanita Way held a meeting to review the proposed two story single family home permit application PLN2014-313 ~ 1365 Juanita Way. We found this design meets the standards for the STANP. We are suggesting some minor changes which we feel will improve the overall design.

Appearance: The second story is very plain and looks a bit institutional, like an apartment complex. We suggest that the design incorporate some of the Craftsman details from the first story such as stone detailing and decorative braces to break up the massing of the frontage. (See Attachment 1).

Drainage Issues:

This street has a long history of drainage problems. Whenever there is a storm, the storm drain at the end of the cul-de-sac gets clogged and a lake forms, placing the two adjacent houses in danger of flooding. This problem needs to be addressed as more new construction is approved. Consider the addition of a second storm drain, as well as drains that connect directly from the property to the Abbott Ave culvert pipe.

In addition, requiring that driveways and pathways in the front yard be made of permeable materials, such as paving stones, will allow water to remain on site.

Accessory Building and Granny Unit:

Neighbors have concerns that the Pool Building could be turned into a Tertiary Living Unit. We request that the community development director require a deed restriction be recorded on the property title that clearly indicates that an accessory structure may not be used as a living unit (see CMC code section 21.36.020 - Accessory structures,

Attachment 2). This will ensure that current and subsequent property owners understand the restrictions.

In closing, residents feel this is a pleasant design and look forward to it's completion and welcome their new residents into the neighborhood.

Best regards,

A handwritten signature in black ink that reads "Audrey Kiehtreiber". The signature is written in a cursive style with a large initial 'A' and a long, sweeping tail on the 'er'.

Audrey Kiehtreiber
President

Attachment 1 - Add Details to Second Story Consistent with Ground Floor



1365 Juanita Way Campbell CA 95008

Attachment 2 - General Building Code**[21.36.020 - Accessory structures.](#)**

This section provides standards for accessory structures that are physically detached from, and subordinate to, the main structure on the site.

A. Living quarters prohibited. An accessory structure shall not include sleeping quarters or a kitchen. The number of allowed plumbing fixtures shall be limited to two fixtures and may only include a toilet, sink, hot water heater or washing machine connection. Enclosed workshops with separate entrances are not allowed. Workshops with partial bathrooms must be open to the rest of the structure by at least a six-foot opening. **The community development director may require the recordation of a deed restriction stating that the structure will not be used as a dwelling unit.** A living unit may be approved in compliance with Section 21.36.200 (Secondary Dwelling Units).

B. Allowed accessory structures. Accessory structures and detached private garages and carports, may be allowed in compliance with the following standards:

1. Accessory structures shall not exceed one story or 14 feet in height;
 2. Accessory structures shall be located on the rear half of the lot;
 3. Accessory structures shall be located to the rear or side of the main structure. If located to the rear of the main structure, a minimum separation of 10 feet shall be required. If located to the side of the main structure, a minimum separation of five feet shall be required;
 4. Accessory structures shall meet all setback requirements of the applicable zoning district in which they are located;
 5. No accessory structure shall exceed 1,000 square feet. If there is more than one accessory structure on a lot, one accessory structure shall be allowed up to 1,000 square feet and every one subsequent to that shall not exceed 200 square feet;
 6. When there is more than one accessory structure on a lot, there shall be a minimum separation of 10 feet between each accessory structure;
 7. An accessory structure or private garage shall be considered detached if they do not share a common interior wall with the main structure.
- C. Design criteria. Accessory structures that exceed 120 square feet in area must be architecturally compatible with the main structure in terms of design, color and materials, as determined by the community development director.