



San Tomas Area Community Coalition

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City of Campbell
70 N. First Street
Campbell CA 95008

August 23, 2016

Attn: SARC
Paul Kermoyan, Director Community Development Department
Cindy McCormick, Senior Planner
Planning Commission

Subject: :PLN2016-019 — 1223 Walnut Dr

Dear SARC Committee Members, Planning Commission and Staff:

STACC members have reviewed the new plans submitted by Mr. Majid Saneinejad for two single family homes replacing an existing single family residence at 1223 Walnut Dr. It has been reviewed by the STACC Board, and was also reviewed by all attendees at our July 20th, 2016 member meeting.

We would like to mention what a pleasure it has been to work with Mr. Saneinejad on his proposed development. This project is a terrific example of where working together we have made a difference. This developer originally proposed a 3 unit townhouse design which the neighbors all objected to as being too dense and not fitting with the area. As a result, he came to the STACC membership with a new design of two single family homes which we completely support. This cooperation between developer and community is a great example of how business, residents and the city of Campbell can work together. We would like to also acknowledge the work of Cindy McCormick who has done a fine job of working with the developer and community to promote good communication.

STANP/Zoning: As the proposed development is currently zoned R-M (Multi Family Residential), the community **supports** a Zoning Map Amendment changing this lot to PD so as to allow for development of **two** single family homes rather than an apartment complex.

FAR and Maximum Lot Coverage: The new development is designed to fit in well with the neighborhood, and now meets the FAR at 49.7%, slightly below the 50% required.

Privacy: We agree with the staff suggestion that the applicant raise the sill height of the second-story windows, particularly those far enough back to be overlooking neighbors back yards. We also suggest the use of *privacy glass* where windows are in bathrooms.

Planting area on North side of driveway fence line. We would like to acknowledge our appreciation that at the request of STACC members Mr. Saneinejad has added to this new design 5 feet of planting area on the side of the driveway, and 2.5' to 3.8' continuing down where bamboo or other vertical plants will be placed for visual beauty and privacy between the neighbors.

Public Improvements: Remove the sidewalks, curbs and gutters. The STANP Appendix B Street Improvement designates Walnut Dr as a street to remain with no curb, gutter and sidewalks.

Mr. Saneinejad has reviewed with the STACC board the option of extending the adjacent sidewalk only to the right side of the proposed new driveway, and we indicated this seems a reasonable solution. This will allow the front of the homes to be consistent with the adjacent single family home and with the rest of the street while creating a reasonable transition to the townhomes next to the property on the south side.

Aesthetics & Exterior Space: Having reviewed the proposed colors (shades of brown and beige) and style (Mediterranean) we believe that this would fit in well and meets the standards for aesthetics in the neighborhood.

The only suggestion the STACC board and members have is to consider a *composition shingle roof* design rather than the proposed barrel tile roof so as to reduce the heaviness of the appearance overall.

We are very pleased with the design changes which *increase* the backyard area, as well as *creating* the side yard spaces between the two single family homes. These changes will allow light and air to flow around and through the structures and to the townhomes and single family residences to the South and North.

Overall we appreciate the efforts to keep the appearance of the homes within the standards of the STANP by creating variety in the roof planes, a good use of textural materials, second story setback, and landscaping, as well as pavers for the driveway.

We propose the following changes to this design:

- Change the second story design by having windows not required for egress placed higher up on the wall to allow light and air, but not encourage viewing, use privacy glass for windows in bathrooms on the second story.

- Use the suggestion option for having sidewalks ONLY to the right side of the proposed driveway.
- **Roof Materials:** Consider using composition roof with roof colors and material which are consistent with both the Mediterranean design and the paint and trim colors.



ROOF MATERIAL:
COMPOSITION SHINGLES PRESIDENTIAL SHAKE TL
COLOR : AGED BARK

Finally we would again like to state what a pleasure it is to be able to work hand in hand with a developer of the caliber of Majid Saneinejad to create homes that will be an attractive addition to our neighborhoods. These are exactly the type of projects we need to provide increased housing for the City of Campbell while following the San Tomas Area Neighborhood Plan guidelines to preserve the character of the neighborhood with a more rural look and feel.

Best regards,

Audrey Kiehtreiber

President

cc:

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