

JANUARY 6, 2021

## SUMMARY OF COMMUNITY OUTREACH

UTOPIA DESIGN & CONSTRUCTION

UTOPIADC.NET

Response to Appeal of DRC approval decision for 15 Loma Alta AvenueResponse to Planning Commission Meeting on November 11<sup>th</sup> 2020Architecture and Site Application S-19-023

Following the result of Planning Commission meeting on November 11<sup>th</sup>, 2020, per committee request we have worked on the two proposed style in neighbors' appeal, Craftsman & Mediterranean, and emailed it to the concerned neighbors on 12/11/2020.

The following is their recommendations and our new design:

**CRAFTSMAN STYLE:**

On page 13 of Neighbors' appeal, they suggested a craftsman style house and the following Features:

- 8' plate heights on the second floor with vaulted ceilings – achieving the interior heights the developer desires
- Low pitched roof to reduce the overall building height to ~24'
- Upper story set back on left side to reduce bulk and mass at street
- Detailing taken from classic bungalow for neighborhood continuity
- Stucco siding finish on lower story (optional) – matching developers desired finished combined
- with shingles on second story to capture classic craftsman detailing
- Wood windows and doors – to meet the design guidelines and neighborhood compatibility



UTOPIA's proposed Craftsman Design for Loma Alta & Panighetti façade:

- Second floor has vaulted ceiling with an 8'-6" plate heights.
- The pitch is lowered to 8:12 from 12:12. Consequently the height is 24'-10" about 2' lower than previous height (27') and close to neighbors' desired height.
- Left side of second story has a 5'-6" set back.
- Craftsman detailing has been added to the design for neighborhood continuity per neighbors' desire and recommendation.
- We are proposing stucco or paint grade siding for first floor only and stained wood siding for the second floor. Roof material is shingle.
- Aluminum windows and doors have changed to wood windows & doors for neighborhood compatibility and design guideline.

Please note:

- 1- The family room is in the north side of the house and requires a lot of lights coming in for the physical & mental health of future residence. Therefore, we are proposing a high ceiling for the family room. It is not going to be visible to public view.
- 2- In order to reduce the shadow over the neighbor's ADU @111 Panighetti Pl. we have reduced the garage pitch to 6:12 and is different from the rest of the house which is 8:12. We don't mind changing it to 8:12 if the 6:12 pitch doesn't meet the neighbors' satisfaction.



## SPANISH STYLE:

On page 12 of Neighbors' appeal, they suggested a Spanish style house and the following Features:

- 9' plate heights – achieving the interior ceiling heights the developer desires
- Second story set back to reduce bulk and mass at the street
- Low pitched and parapet flat roof to reduce the overall building height to ~24'
- Detailing taken from the existing home to give a sense of neighborhood continuity
- Stucco siding finish – matching developers desired finished
- Wood windows and doors – to meet the design guidelines and neighborhood compatibility



UTOPIA's proposed Spanish Design for Loma Alta & Panighetti façade:

- Second floor has vaulted ceiling with an 8'-6" plate heights.
- The pitch is lowered to 8:12 from 12:12. Consequently the height is 24'-10" about 2' lower than previous height (27') and close to neighbors' desired height.
- Left side of second story has a 5'-6" set back.
- Spanish Style detailing has been added to the design for neighborhood continuity per neighbors' desire and recommendation.
- We are proposing stucco for façade. Roofing is clay tile.
- Aluminum windows and doors have changed to wood windows & doors for neighborhood compatibility and design guideline.

Please note:

- 1- The family room is in the north side of the house and requires a lot of lights coming in for the physical & mental health of future residence. Therefore, we are proposing a high ceiling for the family room. It is not going to be visible to public view.
- 2- In order to reduce the shadow over the neighbor's ADU @111 Panighetti Pl. we have reduced the garage pitch to 6:12 and is different from the rest of the house which is 8:12. We don't mind changing it to 8:12 if the 6:12 pitch doesn't meet the neighbors' satisfaction.





We have received Mr. James Lyon's response on behalf of neighbors on 01/02/2021

They approved the craftsman design and requesting some modifications on it which we have took in the account and adjusted the plan set accordingly.

The following is their requests and our response (in blue):

1. Consistent lighting on doors and windows: The color renderings (sheet 3.4) has consistent lighting (preferred) on the Front and Panighetti Place elevation, while the line drawings (sheet A3.1a) do not (redlines capture the renderings)





The facades in new plan set include all of these recommendations.



3

ELEVATION @ PANIGHETTI

1/8"=1'-0"

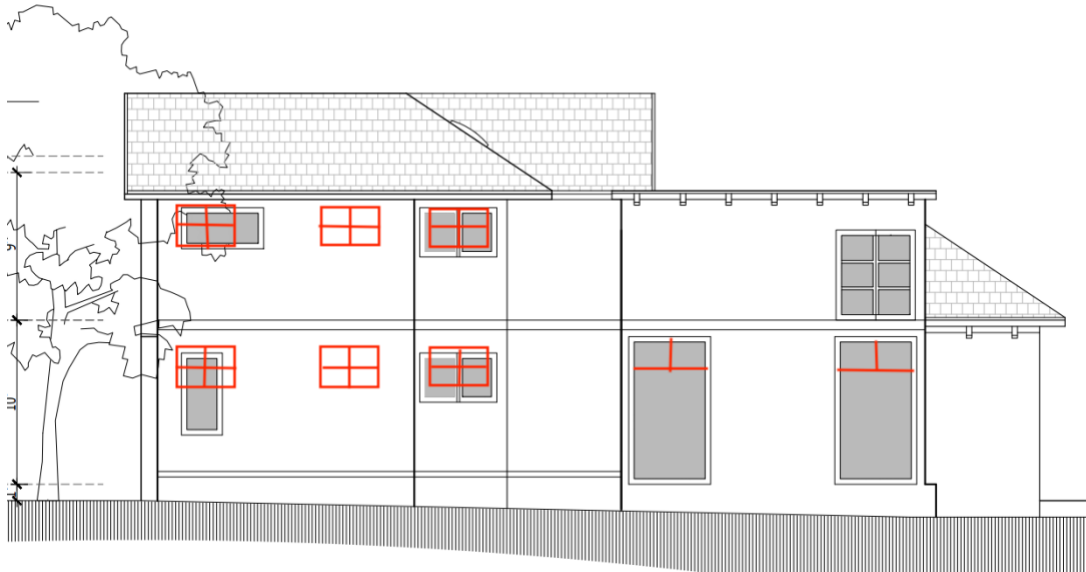


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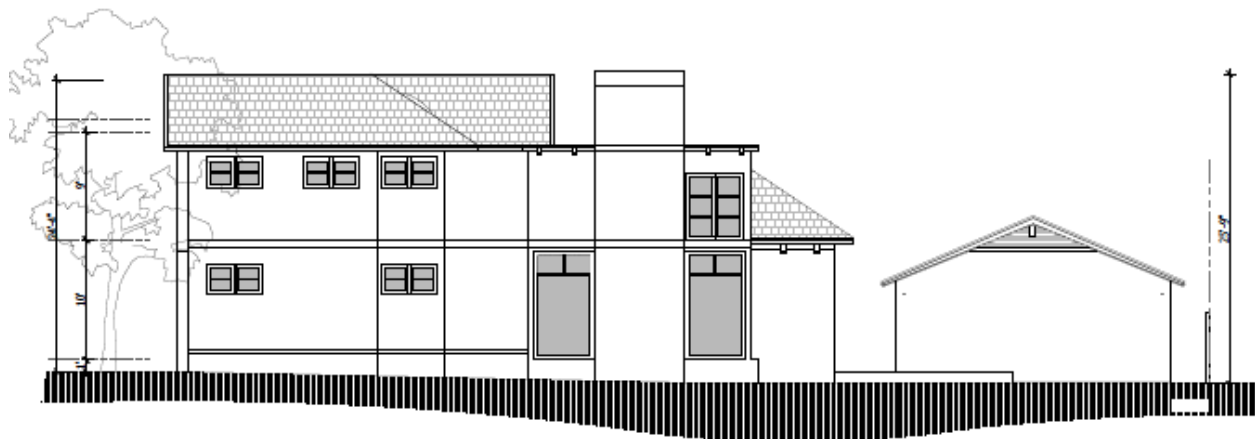
FRONT ELEVATION @ LOMA ALTA AVE.

1/8"=1'-0"

2. Sheet A3.1a calls out a Plexiglass railing – I believe this is a remanent of the prior design and should be eliminate for the exterior elevations.  
*Is removed in the new set.*
3. The Side Elevation fenestration is awkward and inconsistent with the Craftsman motif. A more consistent fenestration would be a multi-lighted high awning window to provide light and privacy to the two bedrooms and bathrooms. Further, some level of Craftsman lighting details at the top of the large view windows would tie them into the overall design.



The side elevation in the new plan set include all of these recommendations, except the additional window in first floor bedroom. It goes to the closet of that room.



4

SIDE ELEVATION

1/8"=1'-0"

4. There are inconsistencies between the floor plans and elevations. As example - the floor plan (living room) and front elevation shows a chimney, but the chimney is not shown on the side elevation.  
[Is addressed in the new plan set.](#)
5. The sloped roof overhangs are inconsistent depth. The Side Elevation overhang is much larger (2'10" from the roof plan or greater based on wall articulation) than any other overhang and appears quite awkward.  
[They are consistent now.](#)

### **UTOPIA's Request from Planning Commission:**

We have done everything that the neighbors have requested and took all of their concerns and recommendations into the account. We are hoping that Planning Commission approves our project this time so we can move forward after 2 years of following every guideline has been set by the Town!

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