

## Fairglen Eichler ODS Review

### General Comments.

These ODS should ensure no Mc Mansions are built, but even a massive Eichler that is out of scale with the other homes needs to be rejected. Definitely needs addressing in the ADU language later as it refers to a 2 story ADU...

### Page specific:

#### Page 1.

Should include courtyard model.

Should include perfect examples that align with all ODS requirements. Example: The Swiss Miss version does not adhere to color palette requirements. (Which I don't agree with, more later...)

#### Page 5.

*"Unless and until homeowners have permit applications, the ODS does not affect them."* If I apply for an electrical permit(as an example) will that trigger ODS review, and/or will I then have to bring a non-compliant design element into compliance?

*"Following the listing, the Fairglen Additions Preservation Committee developed draft design guidelines for the maintenance, repair, and modification of existing Eichler homes,"*

I don't see any reference/ recommendations for repair or maintenance. Radiant floor, sliders, etc...

#### Page 7

Do the SOI guideleines allow replication of Eichler design? Despite not being compliant to modern building code?

Page 11- Roof Forms

Typo.. "...shall be significantly altered." Should read "...shall NOT be significantly altered."

Page 14

Are there any Eichlers with a car port and 2 car garage? If not, change the drawing.

There are no courtyard models shown. One needs to be added.

Page 20-

Fenestration

This is incorrect for Courtyard models. No textured glass used, and large full-height glazing into the kitchen area visible from the front. Needs to be model specific.

Page 22-

Must include courtyard model photo.

"Narrow, vertical fixed windows" should be modified to say atrium model only.

Page 24-

Typo "Entry courtyard or atriu.m.?"

I'm not aware of any courtyard versions of a Swiss Miss. Can you confirm?

Page 27-

4.1.4.b says only asphalt shingles for a steep pitched roof, so isn't 4.1.6 redundant?  
Shouldn't a membrane type roof also be prohibited? Its white... can they even spray foam vertically?

Page 29-

4.2.3.b is too vague/confusing. It appears I can put any new material, but it has to be smooth? Needs clarification/ rewording.

Page 31-

Chimney materials should include brick.

Page 32-

Should some mention be made of where the accent colors should go? Door, exterior beam...

Page 33-

Carports should never be permitted to be enclosed, whether or not to create an ADU.

*4.3.1 Carports shall be retained in place and shall not be enclosed, except to create an ADU or JADU per California state laws (Refer to Chapter 9), either by new walls or fencing*

(Additional Guidance is then redundant... should be removed.

Page 34-

4.4.1.a Garages should never be converted to ADUs. Why does this get repeated in this document???

*"...and detailing of original garage openings shall not be altered."* Does this mean you may not replace the by-pass doors on the 2 car garages with an overhead door?

*"For side-by-side garage doors, the center wood post shall be retained, or reinstalled if its removal has caused structural issues."* The 4x4 post is a minor detail and may be removed, but only if the beam is replaced to suit the new span.

4.4.3 should include matching exterior cladding as a material option. More visually authentic than "Planar"...

4.4.4 Add- "Glazing may only be allowed in garage doors where there is no clerestory windows above".

Figure 18 shows a double-wide door. While this is meant to show the 25% fenestration amount, it is contrary to the ODS and is confusing to interpret.

4.4.5.a- remove, as ODS and building code compliant replacement should be allowed for double wide door.

Page 35-

4.4.1.c again, why is there an avenue to close the carport or move the front door for ADU? This must be removed.

Page 44-

5.1.1h Cladding

Why does it allow "*Rectilinear fiber-cement panels*" as cladding? These are not in the approved material in section 4.

5.1.1.i

What does this mean? "*Reveal of at least 2 inches is required...*"

Page 46

5.5.1.b How was the 6" height limit determined?

Page 51-

6.3.1.a This cannot apply to courtyard models. We need fences for privacy. Should be set back from façade.

Page 54-

7.3.1.c Remove. Using infill material is not acceptable.

7.3.1.d This is already stated in 7.3.1.a... to be deleted

Page 55-

8.1.1 Setbacks should align on front AND back. There are only small plots.

Page 56-

8.2.1.a

No 2-story homes should be permitted. They are not in keeping with the neighborhood and privacy with full-height glazing becomes a concern/ safety issue

Page 57-

8.5.1. a The material and design should mimic the approved materials and design in the ODS for original Eichlers. The below should be adjusted to reflect that. Now it says....

*Allowable exterior cladding materials include:*

- *Vertical or horizontal wood boards or siding*
- *Fiber cement panels*
- *Flat metal panels*
- *Stacked bond concrete block*
- *Smooth-finished stucco*

The last 4 elements should not be allowed for infill or non-contributing. The easiest way to visually incorporate an infill project is to use the same cladding.

Chapter 8 should include a “squint” rule. Any new infill construction should ultimately appear similar and cohesive with the other homes if you squint at it. Again, no 2 story homes allowed.

Chapter 9- ADUs

No 2 story ADUs allowed

All located in the rear yards, not visible from front.

No hipped or gabled roofs- Keep in design with the surrounding contributing homes.

Remove 9.1.17- Converting garages or carports to JADU is NOT acceptable.