MEETING DATE: 05/02/05
ITEM NO. 16
DESK ITEM

COUNCIL AGENDA REPORT

DATE: May 2, 2005

TO: MAYOR AND TOWN COUNCIL

FROM: DEBRA J. FIGONE, TOWN MANAGER

SUBJECT: CONSIDER AN APPEAL OF THE DECISION OF THE PLANNING COMMISSION DENYING A REQUEST TO CONSTRUCT A SECOND STORY ADDITION TO A SINGLE FAMILY RESIDENCE THAT EXCEEDS THE FLOOR AREA RATIO ON PROPERTY ZONED HR-2 1/2. APN 527-55-036. ARCHITECTURE AND SITE APPLICATION S-05-17. PROPERTY LOCATION: **310 SANTA ROSA DRIVE**. PROPERTY OWNER/APPELLANT: JOHN VERSGROVE.

REMARKS:

The applicant submitted the information in Attachment 11 for the Council's consideration. Attachment 11 contains a checklist prepared by the applicant regarding the proposals compliance with the Hillside Design Guidelines and Standards (Page 1-10 of Attachment 11) it also contains an illustration regarding the existing u-shape of the building (Page 11 of Attachment 11).

To assist Council in its review of the compatibility of the proposed project, staff developed a refined version of the House Size Comparison Chart included as Attachment 8 of the Council Report. The refined chart is included with this Desk Item as Attachment 12.

Attachments:
1-10. Previously submitted
11. Information provided by applicant (11 Pages), received May 2, 2005
12. Refined House Size Comparison Chart

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PREPARED BY: BUD LORTZ
DIRECTOR OF COMMUNITY DEVELOPMENT

Reviewed by: DS Assistant Town Manager ok Attorney ____Clerk____Finance
✓ Community Development Revised: 5/2/05 3:59 pm

Reformatted: 5/30/02

Hillside Development Standards & Guidelines: Compliance Checklist

Section	Standards & Guidelines	Compliance

This table contains a summary of the Town of Los Gatos' **" Hillside Development Standards and Guidelines ".**

310 SANTA ROSA DRIVE

In the design of this project, great care has been taken to ensure that TOTAL COMPLIANCE has been achieved.

I	**Introduction**		
	A Vision	Development must preserve the natural beauty of the hillsides	N/C
	B Overview	Character, sensitivity & constraints for dvpt must be considered.	X
	C Goal	Sustainable development preserving the natural environment	N/C
	D Applicability	All HR and RC zoning districts and R1 with hillside sensitivity.	X
	E Objectives	HDS&G implements Los Gatos' Vision for hillside development.	N/C
	F S&Gs	Standards must be followed. Guidelines make recommendations.	X
	G Relationships	Consider also General Plan, Zoning, Hillside Specific Plan etc.	X
	H Approval	Scope of any hillside project determines its approval process.	X
II	**Constraints Analysis & Site Selection**		
	A Prior to Building Site Selection		
	1 Constraints Analysis		X
	2 Consultation with Neighbors		X
	3 Pre-Application Meeting/Staff Consultation		X
	B View Analysis		
	1 Viewing Platforms		N/A
	2 Determination of Significant Ridgelines		N/A
	C Selecting a Building Site		
	S1 Locate Buildings within LRDA		N/C
	S2 Preserve Views of Highly Visible Hills		N/C
	S3 Reduce Visual Impact		N/C
	S4 Ridgeline View Protection		N/C
	S5 Preserve Natural Features		N/C
	S6 Avoid Hazardous Building Sites		N/C
	S7 Protect Riparian Corridors		N/C
	S8 Protect Wildlife		N/C
	G1 Solar Orientation		X
*	***Solar Orientation and Architecture is suitable for 'hidden' Photovoltaic collectors.***		
	G2 Impact on Adjacent Properties		N/C
	G3 Minimize Grading		N/C

Hillside Development Standards & Guidelines: Compliance Checklist

Section	Standards & Guidelines	Compliance
III	**Site Planning**	
A	Grading	
S1	Minimize Cut & Fill per Table	N/A
S2	Define Earthwork Quantities [Access/House/Cellar/Other]	N/A
S3	Locate Buildings to Minimize Grading	N/A
S4	No Strip Grading	N/A
S5	Grade footprint/access/guest parking/turnaround only	N/A
S6	Restore to Original Topography	N/A
S7	Utilize Contour Grading Techniques	N/A
S8	Restore Vegetation at Cut/Fill Slopes	N/A
S9	Erosion/Sediment Control Plan [Interim and Permanent]	N/A
S10	Grading April - September	N/A
B	Drainage	
S1	Runoff Dispersion On-Site	N/C
S2	Upslope Drainage shall not Impact on Downslope Development	N/C
S3	Preserve and Enhance Natural Drainage Courses	N/C
S4	New Drainage Channels to be Naturalized [rock/vegetation]	N/C
G1	New Drainage Channels to be placed in less visible Locations	N/C
G2	Lining of Drainage Channels is Discouraged [bio-swale]	N/C
G3	Dry Stream effects preferred over Undergrounding of Drainage.	N/C
C	Driveways & Parking	
S1	Locate Driveways to Reduce Grading	N/C
S2	Driveways prior to Occupancy	N/A
S3	Gates set back min 25' from street	N/A
S4	Driveways to receive All Weather surface	N/C
S5	Max Driveway Slope to be 15%	N/C
G1	Min [single house] Driveway width to be 12'	N/C
G2	Max Driveway length 300'. Turnaround area slope < 5%.	N/C
G3	Driveways min 20' apart or adjoining. Safe distance from Intersections	N/C
G4	Shared Driveways: encouraged to reduce grading and impervious	N/C
G5	Driveways located/maintained to ensure good line-of-sight.	N/C
D	Safety	
	Geologic Hazards	
S1	Site Specific Geologic Investigation may be Required.	N/A
S2	Site Specific Geologic Investigation concerns to be addressed	N/A

Hillside Development Standards & Guidelines: Compliance Checklist

Section	Standards & Guidelines	Compliance
	Fire Hazards	
	S1 Locate and Design Structures to minimize exposure to wildfires	X
	S2 Provide Landscape (Plan) to create defensible space around home	N/C
	S3 Provide adequate Fire Access	X
	S4 Ensure adequate water supply for fire prevention	N/C
	S5 Water suppression available and labeled for fire prior to framing	X
	S6 Above ground water storage tanks may not encroach into setbacks.	N/A
	G1 Development should avoid areas subject to severe fire danger.	N/C
	G2 Selectively reduce Fuel Load inside defensible space	X
	G3 Ensure Fuel Sources are discontinuous.	X
	G4 Landscape Defensible Space with fire prevention in mind.	X
	G5 Minimize visibility of above ground water storage tanks.	N/A
IV	**Development Intensity**	
	A Maximum Allowable Development	
	1 Adjust Lot for Slope per Table	X
	2 Verify Max Gross floor area < FAR	No
	B Exclusions	
	1 Cellars	N/A
	2 Garages up to 400 sq ft	X
	3 Stables that are not fully enclosed	N/A
	4 Barns (size dependant on lot size: 500-2,500 ft.)	N/A
	C Exceptions to maximum floor area	
	1 Will not be visible from established viewing platforms	X
	2 No significant impact on trees, wildlife or movement corridors	X
	3 Minimize grading area to accommodate buildings >FAR	X
	4 All standards and applicable guidelines are being met	X
	5 Compliance to Title 24 w/ margin of at least 10%	X
*	***This will be completed as part of building application.***	
	6 Pre-wire for future photovoltaic installation	X
*	***Hidden Solar Photovoltaic Collectors propoesd for installation as a condition.***	
	7 A min of 25% of hardscape mat. is permeable	X
	8 Include cellar element unless conflicts w/other standards	N/A
	9 No significant visual impact to neighboring properties	X
V.	**Architectural Design**	
	A Design Objectives	
	O1 Visually blends with natural environment	N/C
	O2 Responsive to site constrains & opportunities	N/C
	O3 Compatible with the neighborhood & respectful of neighbors	X
	O4 Respect of the rural character of the hillside	N/C

Hillside Development Standards & Guidelines: Compliance Checklist

Section	Standards & Guidelines	Compliance
B	Design to be neighbor friendly	
S1	Study site lines: place windows & outdoor areas to maintain privacy	X
G1a	Minimize 2nd story windows facing close neighboring properties	X
G1b	Orient windows, decks, & balconies to avoid privacy for neighbors	X
G1c	Screening: solid retaining walls, lattice work, planters: obscure sight lines	N/A
G1d	Limit decks & balconies to 6' depth in privacy areas.	X
G1e	Use landscaping to screen views to your neighbors	N/A
G1f	Existing vegetation that protects privacy should not be removed	X
G1g	Screen noise sources: parking, outdoor activity, mechanical, pool	N/A
G1h	Outdoor activity areas away from neighbors quiet areas (bedrooms)	X
C	Design for Sustainability	
S1	None	
G1	Energy conservation & water saving techniques above min req of Title 24	X
*	***Compliance to Title 24 w/ margin of at least 10% as a condition.***	
G2.a	<3,500 sf incorporate a variety of green building strategies + mat.	X
G2.b	>3,500 sf - incorporate additional energy + resource saving features	X
*	***Hidden Solar Photovoltaic Collectors propoesd for installation as a condition.***	
G3	Design for solar (space & water) & utilize natural cooling & lighting	X
G4	Materials: use less natural resources; non-toxic; salvaged or reused.	X
D	Design for fire safety	
S1	Structures shall be designed to maximize protections from wildfires	X
S2	Roofs shall have a Class A covering or Class A roof assembly	X
S3	Eaves & soffits: exposed underside - noncombustible or min 1-hr resist.	X
*	***Not a UBC rqt., but could conditioned and is acceptable to homeowner.***	
S4	Gutters & downspouts: non combustible material	X
S5	Exterior walls: - noncombustible or min 1-hr resist.	X
S6	Under floor & deck: enclosed to grnd - noncombustible or min 1-hr resist.	X
S7	Attic + vents covered w/corrosion-resistant mesh not to exceed 1/4"	X
S8	Automatic fire sprklr installed per National + Fire Depts Standards	X
S9	Roof skylights shall be tempered or have multi-layered glazing	X
G1	Exterior windows should be tempered glass.	X
*	***Not a UBC rqt., but could be made a condition and is acceptable to homeowner.***	
G2	Minimize windows on side of house exposed to an approaching fire	N/A
G3	Design roof eaves with minimal overhang for heat & flames	X
*	***Incorporated into final Building Design***	

Hillside Development Standards & Guidelines: Compliance Checklist

Section	Standards & Guidelines	Compliance
E	Building Height	
S1	Max height for hillside areas is 25 ft	X
S2	Max overall height <35 ft.; <28 ft. if visible from viewing platform	N/C
S3	Ridgeline & visible homes shall not exceed 18 feet above grade	N/C
S4	Main level FF, excluding cellar, < 4 ft above existing grade	N/A
S5	Three story elevations are prohibited	X
F	Minimize building bulk & Mass	
S1	Minimize bulk, mass & volume, from distance or surrounding properties	X
S2	Design to conform to natural topography of site & run w/contours.	N/C
G1.a	Keep building forms simple	X
G1.b	Avoid architectural styles that are viewed as massive & bulky	X
G1.c	Minimize square footage	X
*	***Reduced to minimum consistent with re-design goals.***	
G1.d	Minimize volume; avoid large volume buildings	X
G1.e	Avoid overhanging decks, staircases, & patios formed by retaining walls	N/C
G1.f	Step the building foundation & roofs with natural slope	X
G1.g	Use horizontal & vertical building components to reduce bulk.	X
G1.h	Create light & shadow w/ modest overhangs, projections,alcoves,offsets	X
G1.i	Vary elevations, stepping back second stories to conform with topo	X
G1.j	Use below grade rooms. Use landscape & grading to reduce bulk	N/A
G1.l	Use vaulted ceilings rather than high walls + attics to achieve 'volume'	N/C
G	Roofs	
S1	Small [roofs, lines, components] to reflect irregular natural features	N/C
S2	Slope of main roof to be oriented w/direction of natural terrain	X
G1	large gable ends on downhill elevations should be avoided	X
H	Architectural elements	
S1	Enclose w/ walls: ext struct. supports, under flrs & decks	X
S2	Skylights to reduce night glare. Min glazing or large dome-style	X
*	***This proposal removes existing skylights from the residence to aid compliance.***	
S3	Arch detailing on all sides.	X
G1	Minimize large windows & glass doors to prevent glare	X
G2	Avoid massive, tall elements, 2-story entry, turrets, large chimneys	X
I	Materials & Color	
S1	Minimize contrast between manmade buildings and environment	X
S2	Exterior colors not to exceed reflectivity of 30 & blend w/vegetation	X
*	***A deed restriction will be placed on the property to ensure this indefinitely.***	
S3	Variety of dark earthtone roofs that blend w/the environment	X
S4	Should use copper on exposed metal surfaces or a paintable surface	X
S5	Contrasting color accents kept to a minimum	X
G1	Mat, textures, details used to mitigate visual impact of large wall areas	X

Hillside Development Standards & Guidelines: Compliance Checklist

Section	Standards & Guidelines	Compliance
V.	**Site Elements**	
A	Fences and Walls	
S1	Min use of walls & fences. Maintain open views, rural + natural char.	N/A
S2	Fences & walls shall not exceed 6' in height	N/A
S3	Solid fencing mat shall not be used unless needed for privacy	N/A
S4	Deer fence max of 8' & limited to ornamental landscaping.	N/A
S5	Fences not to impede movement of wildlife	N/A
S6	Temp construction fencing limited to building envelope	X
G1	Wood rail-type fences and gates preferred	N/A
G2	Chain link fences strongly discouraged	X
G3	Chain link dark color, vinyl & supported with wood frame	N/A
G4	Open fencing located within 20 ft of property line adjacent to street	N/A
G5	Fences should follow topography	X
B	Driveway Entries	
S1	Blend w/ natural environment & maintain rural character of hillside	N/C
S2	Entry gate set back from edge of street 25'	N/A
S3	Direct lighting at entries downwards & not visible from street	X
S4	Display street address to be visible from street at driveway	X
S5	SCC Fire Dept to approve electronic or locking entry gates	N/A
G1	Entryway gates and fencing should be an open design	N/A
G2	Monumental entry gates are strongly discouraged	X
C	Retaining Walls	
S1	Use to substantially reduce amount of grading	N/A
S2	Use natural stone, stained concrete, or tex surface if visible from street	N/A
S3	Retaining walls & planters setback; or buffer of 5' adjacent to street	N/A
S4	RW blend w/natural topo, not run in straight direction >50'	N/A
S5	Landscape adjacent to RW with native trees + shrubs to screen wall	N/A
S6	RW constructed of permanent materials (stone, concrete, etc) not wood	N/A
D	Outdoor Lighting	
S1	Outdoor lighting conform w/Town Zoning Ordinance	X
S2	Not visible/glare to neighbors, low level, directed downward	X
S3	Unshaded or non-recessed spotlights are prohibited	X
S4	Decorative only lighting prohibited. No uplighting of trees	X
S5	Lighting for sports courts prohibited	N/A
G1	Use of energy-efficient lighting is encouraged	X
G2	Outdoor lights above 4' should use cutoff fixtures	X

Hillside Development Standards & Guidelines: Compliance Checklist

Section	Standards & Guidelines	Compliance
E	Accessory building, pools and sports courts	
S1	Accessory building have the same setbacks as main building	N/A
S2	Acc. buildings integrated w/topo + use similar forms, colors,materials	N/A
S3	No sports courts or pools on slopes greater than 30 percent	N/A
S4	New caretaker units allowed when in compliance with the following:	N/A
S4.a	Necessary/desirable to provide maint. or services to property/facilities	N/A
S4.b	The lot is large enough to support second living structure	N/A
S4.c	Maximum floor area for caretaker unit - 900 sq ft	N/A
S4.d	Architecturally compatible w/main structure	N/A
S4.e	Lot is not part of a Planned Development	N/A
G	None	
F	Impervious Surfaces	
S	None	N/C
G1	Minimize impervious. Use pavers, natural stone in sand, decomp. granite	N/C
G2	Run off directed away from native trees and shrubs	N/C
VII	**Landscape Design**	
A	Landscape design concepts	
S1	Maintain natural appearance of hillsides	N/C
S2	Design for fire safety. Min vertical clear 13.5' over acc. roads & drive	N/C
S3	No formal landscaping. Use native species indigenous to immediate area	N/C
S4	Formal gardens + turf areas limited to areas adjacent to house	N/C
S5	Irrigation design to conserve & protect existing native vegetation	N/C
S6	Plant selection: water conservation, fire resistant & erosion control	N/C
S7	Plants > 30' from primary house indigenous for immediate natural habitat	N/C
G1	Arrange in random, informal groupings. Blend with natural hillside	N/C
G2	Use to control exposure to sun and winds	N/C
G3	Use to control erosion, screen building, privacy, create shade	N/C
G4	Minimize use of impervious surfaces - use decomp granite, pavers in sand	N/C
G5	Avoid landscaping adjacent to street, driveway entrance, trails	N/C
G6	Plant trees & flammable vegetation 30' away from home	N/C
B	Plant Material	
S1	Select native species that are adapted to climate & soil char. of site	N/C
S2	Ornamental landscaping no more than 30' from residence. Discouraged	N/C
S3	No spreading plant that will change the character of the hillside	N/C
S4	Turf grass & high water using plants are prohibited	N/C
G1	Drought tolerant, water conserving, fire resistant, erosion control	N/C
G2	Adaptable to climate & soil conditions of site	N/C
G3	Trees & shrubs should be selected from Town's list	N/C
G4	Plants adjacent to street & visible from public areas - Use Town's list	N/C
G5	Native shrubs for large slope plantings	N/C

Hillside Development Standards & Guidelines: Compliance Checklist

Section	Standards & Guidelines	Compliance
D	Tree Preservation	
S1	Existing trees shall be preserved & protected	X
S2	When trees may be impacted by development, include tree info on plans	N/A
S3	Visual impact of tree removal shall be submitted with plans	N/A
S4	Pruning to be consistent w/ Best Management Practices	N/A
G1	No grading/constructing within drip line of an existing tree	N/A
G2	Limit pruning of existing trees	N/A
G3	Minimal pruning permitted for construction clearance	N/A
G4	Can remove branches up to 3" in dia for emergency situation	N/A
VIII	**Subdivision and Planned Development Projects**	N/A
*	***This section is not applicable in it's entirety, but was reviewed. It is included here for completeness.***	
A	Purpose and intent: to reduce hillside impacts.	N/A
B	Applicability of standards: PD applications in hillside areas	N/A
C	Least restrictive development areas (LRDA)	N/A
S1	Preserve open space and significant natural features. Develop in LRDA	N/A
S2	LRDA = below ridge view; outside riparian areas; slope < 30%; min impact.	N/A
S3	Map LRDA (Sub-areas 2-9). Development outside LRDA is a last resort.	N/A
S4	Sub-area 1: LRDA is identified in Blossom Hill open space study.	N/A
D	Exceptions to development within LRDA	N/A
1	Compliance w/ HDSG, Hillside Specific Plan, General Plan	N/A
2	Minimal grading, tree removal, landscape changes & more advantageous.	N/A
3	Development inside LRDA needs driveway outside LRDA	N/A
4	Project Visibility from viewing platform < if inside LRDA	N/A
E	Development standards and guidelines	N/A
1	Site Preparation	N/A
S1.a	Min grading. Visually blend with adjacent natural areas	N/A
S1.b	Elevation plans to show existing natural grade and proposed grade	N/A
S1.c	Avoid sharp cuts & fills, long linear slopes that have a uniform grade	N/A
G1	Avoid grading in areas where slope is greater than 25 percent	N/A
G2	Avoid pad & terrace grading.	N/A

Hillside Development Standards & Guidelines: Compliance Checklist

Section	Standards & Guidelines	Compliance
2	Drainage	N/A
S2.a	Upslope development shall not negatively impact downslope drainage	N/A
S2.b	Natural drainage course shall be preserved	N/A
G1.a	Terrace drains, use landform slope. Down drains-least consp location	N/A
G1.b	Native rock for drainage channels & brow ditches	N/A
3	Lot configuration and building locations	N/A
S1	Layout/plan to adapt to existing topo	N/A
S2	Offer a variety of lot sizes & shapes influenced by topo	N/A
S3	Preserve open space, protect natural features, reduce repetitive designs	N/A
S4	Indicate Building footprint on grading plan & staked on site	N/A
S5	Mfct'd slopes located on uphill side of bldgs; hide slope behind bldg	N/A
G1	Preserve environmentally sensitive areas, natural features, open space	N/A
4	Street layout and driveways	N/A
S1	Street & drainage shall reflect rural character, natural features	N/A
G1	Streets, drives, parking, emerg. veh. access be aligned to existing grades	N/A
G2	Joint driveways will have street addresses for all resid. Using driveway	N/A
G3	DW approach located to max on-street parking	N/A
G4	Limit road lighting to intersections, curves, dead ends, multi-use parking	N/A
G5	Road & driveway graded banks-plant with grasses & native trees & shrubs	N/A
5	Trails	N/A
S1	Plans must be reviewed w/Trails section of Town & SC Cty General Plans	N/A
G1	Trail easement dedication & construction shall be a condition of approval	N/A
G2	Design trails for multiple use	N/A
G3	Form CC&R's or maint. Districts so trail expense will be borne by HO's	N/A
G4	Locate away from existing residential areas	N/A
G5	Cross -country type trails should be developed	N/A
G6	Place trails in dedicated open space + though trees and scenic areas	N/A
G7.a	Limit trail use to pedestrian, bicycle, and equestrian use only	N/A
G7.b	Prevent use by all motorized vehicles	N/A
G7.c	Protect the natural environments	N/A
G7.d	Promote safe recreational use	N/A
G7.e	Determine appropriate width	N/A
G7.f	Establish policies regarding fencing location & type	N/A
G7.g	Incorporate erosion control measures	N/A

Minimum Requirements to Meet Code:

UBC places code minimum requirements on Light, Ventilation and Egress for habitable living space. The Planning Commission asked the architect to provide a solution that met the bare minimum code requirements for the attic conversion. The owner and architect determined that the addition of 21 skylights, plus direct emergency egress to the outside from each room was impractical, as well as being in direct conflict with the Hillside Guidelines recommendations for minimal use of skylights.

The provision of sufficient light is the limiting factor, rather than ventilation & emergency egress. The following calculations suggest possible solutions, using skylights, windows and French doors. The conclusion is that a combination of French doors and windows is the best (code) choice.

Type:	Glazing Options Considered:	SF Light	SF Vent.	Egress
Skylight:	Velux 106 Bronze anodized operable skylight	4.74	2.71	No
Window:	Pella 2953 Wood Casement window	7.30	8.10	Yes
French Door:	Pella 3682 Wood inswing French door	10.40	18.00	Yes

Location / Size		Code Requirement			Possible Solution		
Room	Sq. Ft.	Light	Ventilation	Egress	Skylights	Windows	Doors
Bedroom A	495	49.5	24.8	Yes	10.44 (11)	6.78 (7)	4.76 (5)
Bathroom A	107	-	-	No			
Closet A	70	-	-	No			
Gallery	218	21.8	10.9	Yes	4.60 (5)	2.99 (3)	2.10 (3)
Bedroom B	217	21.7	10.9	Yes	4.58 (5)	2.97 (3)	2.09 (3)
Bathroom B	50	-	-	No			
Closet B	50	-	-	No			
Total:	1,207	93.0	46.6		21	13	11

Best (Code) Solution:

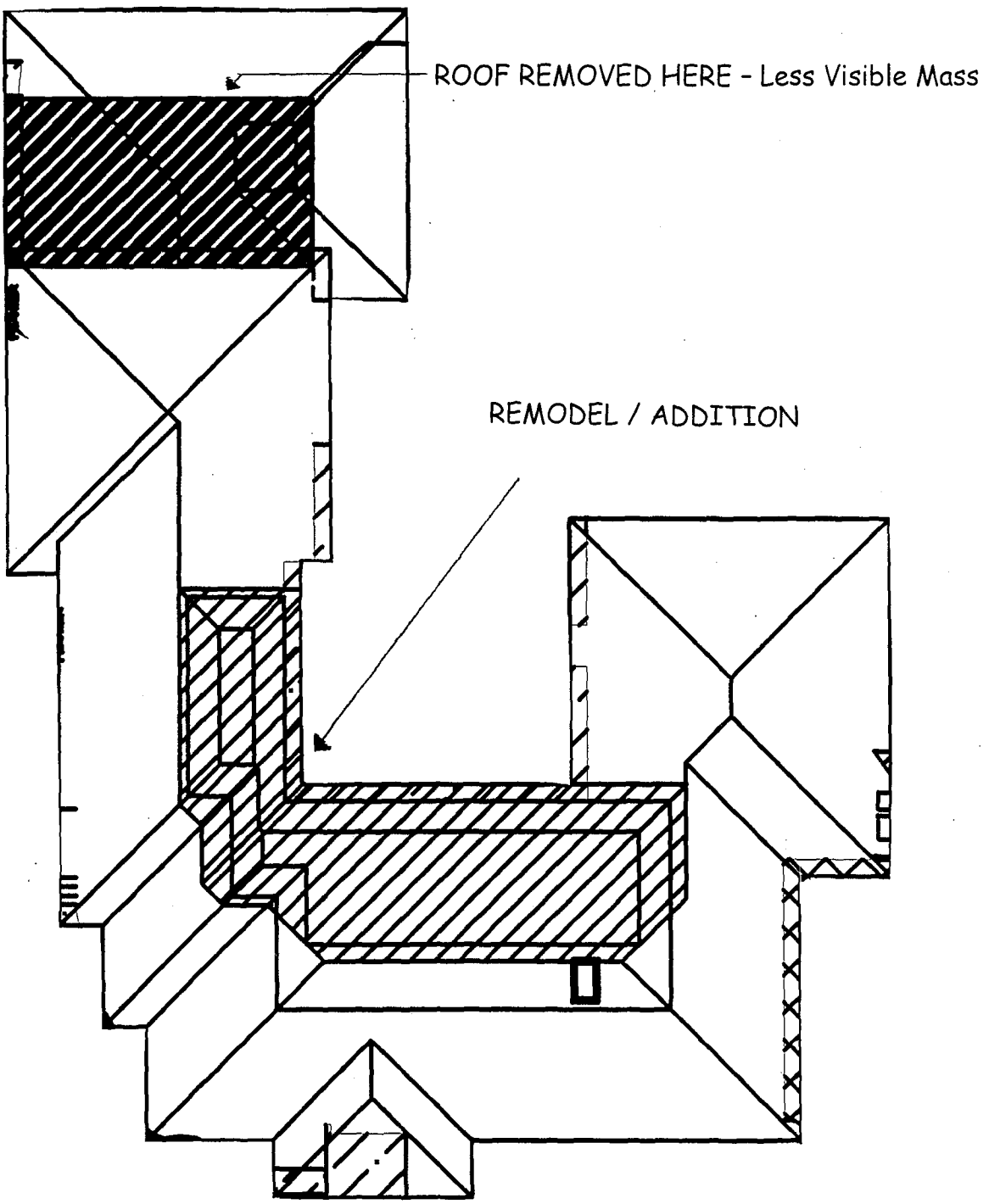
The solution that meets code, with the smallest possible sq ft overage is outlined below. This proposal suggest that a combination of windows and French doors are most appropriate. This solution is shown in elevation form for the interior courtyard bedroom walls.

Room	Light Rqt:	Proposed Solution	Light	Total	Overage
Bedroom A	49.5	Double French Doors	20.80	50.00	0.50
		2 Pairs of windows	29.20		
Gallery	21.8	Triple sash window	21.90	21.90	0.10
Bedroom B	21.7	Triple sash window	21.90	21.90	0.20

'U' SHAPED BUILDING

Creates Unique Reason why this Project Should be Approved

- All Work is on the Interior of the 'U'
- It Cannot be Seen from any Realistic Vantage Point
- There is a Net Reduction in Visible Mass



310 Santa Rosa

House Size Comparison-May 2, 2005

APN	Address	House Size (sq. ft.)	Garage Size (sq. ft.)	Total House Size (sq. ft.)	Lot Area (Acres)	F.A.R.
Existing	**310 Santa Rosa Dr.**	**6,447**	**836**	**7,283**	**1.40**	**0.11**
Proposed Project	**310 Santa Rosa Dr.**	**7,680**	**836**	**8,516**	**1.40**	**0.14**
527-55-025	331 Santa Rosa Dr.	6,998	886	7,884	0.92	0.19
527-55-035	300 Santa Rosa Dr.	6,934	819	7,753	1.19	0.14
527-55-024	321 Santa Rosa Dr.	6,706	869	7,575	1.09	0.15
527-55-038	141 Alta Tierra Ct.	6,676	792	7,468	1.32	0.12
527-55-003	100 Auzerais Ct.	6,634	780	7,414	0.92	0.18
537-31-003	150 Sierra Azule	6,253	949	7,202	1.14	0.14
537-31-001	180 Sierra Azule	6,090	960	7,050	2.44	0.06
527-55-008	100 Madera Ct.	5,952	864	6,816	0.97	0.15
537-31-023	120 Sierra Azule	5,870	941	6,811	1.24	0.12
527-55-004	104 Auzerais Ct.	6,013	768	6,781	0.96	0.15
537-31-010	125 Sierra Azule	5,951	744	6,695	1.20	0.12
527-55-045	420 Santa Rosa Dr.	5,644	1,004	6,648	0.99	0.15
537-31-002	160 Sierra Azule	5,777	792	6,569	1.13	0.13
527-55-026	311 Santa Rosa Dr.	5,810	710	6,520	1.27	0.11
537-31-008	145 Sierra Azule	5,590	859	6,449	1.11	0.13
527-55-037	320 Santa Rosa Dr.	5,291	888	6,179	1.75	0.08
537-31-011	115 Sierra Azule	5,378	769	6,147	1.27	0.10
537-31-009	135 Sierra Azule	5,320	751	6,071	1.19	0.11
527-55-044	410 Santa Rosa Dr.	5,241	794	6,035	2.13	0.06
537-31-007	155 Sierra Azule	5,194	817	6,011	1.01	0.13
527-55-007	101 Auzerais Ct.	5,073	850	5,923	0.96	0.13
527-55-027	301 Santa Rosa Dr.	5,283	600	5,883	1.00	0.13
537-31-022	130 Sierra Azule	4,788	833	5,621	1.26	0.10
537-31-006	165 Sierra Azule	4,574	838	5,412	1.00	0.12
527-55-043	400 Santa Rosa Dr.	4,628	736	5,364	1.15	0.10
527-55-009	104 Madera Ct.	3,224	576	3,800	0.92	0.09