



DATE: March 20, 2013

AGENDA ITEM # 4

TO: Design Review Commission
FROM: Zachary Dahl, Senior Planner
SUBJECT: 12-SC-36 – 485 Arboleda Drive

RECOMMENDATION:

Approve Design Review application 12-SC-36 subject to the listed findings and conditions

PROJECT DESCRIPTION

Reconsideration of a design review application for a new two-story, single-family house. The proposed project will demolish an existing one-story house and construct a new house with 2,486 square feet on the first story and 1,180 square feet on the second story. The following table summarizes the project's technical details:

GENERAL PLAN DESIGNATION: Single-family, Residential
ZONING: R1-10
PARCEL SIZE: 10,476 square feet
MATERIALS: Composition shingle roof, stucco siding, aluminum clad windows and painted wood trim details

	Existing	Proposed	Allowed/Required
COVERAGE:	2,448 square feet	3,139 square feet	3,142 square feet
FLOOR AREA:			
First Floor	2,401 square feet	2,486 square feet	
Second Floor		1,180 square feet	
Total	2,401 square feet	3,666 square feet	3,666 square feet
SETBACKS:			
Front	25 feet	25 feet	25 feet
Rear	53.5 feet	41.25 feet	25 feet
Right side (1 st /2 nd)	10 feet/N-A	11.5 feet/29 feet	10 feet/17.5 feet
Left side (1 st /2 nd)	13.5 feet/ N-A	10.25 feet/23.5 feet	10 feet/17.5 feet
HEIGHT:	15 feet	25.5 feet	27 feet

BACKGROUND

On February 6, 2013, the Design Review Commission held a public meeting to consider the proposed project. Three neighbors spoke in opposition to the project, raising concerns about neighborhood compatibility, house size, lack of consistency with the original covenants of the subdivision (CC&Rs) and potential privacy impacts due to the balcony and second story windows. The Commission also expressed concerns about the design of the project in relation to the surrounding neighborhood, noting the scale being too large and the potential privacy impacts related to the balcony. Following the discussion, the Commission voted unanimously to continue the application and directed the applicant to address the following issues:

- Reduce the building profile;
- Reduce the bulk and mass of the second story by narrowing and simplifying;
- Reduce second story elements;
- Reduce the balcony size and depth; and
- Improve the landscape plan with trees to address privacy in the side yards and new full height fences.

The prior memorandum to the Commission and meeting minutes are attached for reference. For reference and comparison, the plans that were originally reviewed by the Commission on February 6, 2013 are also included with this report (Attachment D).

DISCUSSION

In response to the Commission's action, the applicant revised the design of the proposed house. The design changes include a reduction in the size of the second story by 231 square feet and an increase in the second story side yard setbacks by six feet on the left side and nine feet on the right side. The second story plate heights have also been reduced from nine feet, three inches to eight feet on the side and front elevations. Portions of the second story (left side and rear) have plate heights of nine feet, four inches. While the overall height of the house did not get reduced, many of the elements, such as the second story gables on the front elevation and significant portions of the roof, are now lower. These changes have reduced the overall profile of the structure as viewed from the street and the bulk and mass of the second story.

The second story balcony has been relocated from the rear of the house to the left side; recessed into the roof form and screened with a wall (five feet, six inches) to minimize privacy impacts along the left side. However, the size of the balcony has increased from 75 square feet to 140 square feet. The relocated balcony, while larger in size, is screened on the left side with a wall and is set back 48 feet from the rear property line.

The landscape plan has also been revised to include additional trees and privacy screening, but the existing fences are still shown to remain. Staff has included a condition that requires the side and rear fences to be replaced with new six-foot tall fences with a minimum one-foot of lattice on top (Condition No. 2).

In addition to the changes that were made to address the Commission's direction, the applicant made additional changes to the front elevation, which included reducing the sizes of most of the windows, increasing the front setback of the second story by one foot and reducing the size of the windows and wall on the second story between the two gables. These changes are effective in reducing the perceived vertical scale of the house. The applicant also substantially reduced the second story walls on both side elevations, which reduces the prominence of the second floor while maintaining the architectural integrity of the house. All windows that face the side yards are now smaller in size with high sills (minimum four feet, eight inches above the floor).

Overall, the revised design has effectively addressed the Commission's direction. Therefore, staff is recommending approval of the proposed new two-story house.

CORRESPONDENCE

Included with this memorandum (Attachment C) are four comment letters from adjacent property owners which raise concerns about the project's architectural design, neighborhood compatibility and potential privacy impacts. Since the applicant made some refinements to the design after public meeting notification letters were mailed (refined the roof plan and made some technical changes), staff contacted the adjacent property owners on Thursday, March 14, 2013 to inform them of the changes.

ENVIRONMENTAL REVIEW

This project is categorically exempt from environmental review under Section 15303 of the Environmental Quality Act because it involves the construction of a single-family house.

Cc: Nick Shahiar, Applicant and Owner
Roger Kohler, Architect

Attachments:

- A. Design Review Commission Memorandum, February 6, 2013
- B. Design Review Commission Minutes, February 6, 2013
- C. Correspondence
- D. Original Site Plan, Floor Plans and Elevations, February 6, 2013

FINDINGS

12-SC-36—485 Arboleda Drive

With regard to design review for the new two-story house, the Design Review Commission finds the following in accordance with Section 14.76.050 of the Municipal Code:

- A. The proposed structure complies with all provision of this chapter;
- B. The height, elevations, and placement on the site of the proposed structure, when considered with reference to the nature and location of residential structures on adjacent lots, will avoid unreasonable interference with views and privacy and will consider the topographic and geologic constraints imposed by particular building site conditions;
- C. The natural landscape will be preserved insofar as practicable by minimizing tree and soil removal; grade changes shall be minimized and will be in keeping with the general appearance of neighboring developed areas;
- D. The orientation of the proposed structure in relation to the immediate neighborhood will minimize the perception of excessive bulk and mass;
- E. General architectural considerations, including the character, size, scale, and quality of the design, the architectural relationship with the site and other buildings, building materials, and similar elements have been incorporated in order to insure the compatibility of the development with its design concept and the character of adjacent buildings; and
- F. The proposed structure has been designed to follow the natural contours of the site with minimal grading, minimum impervious cover, and maximum erosion protection.

CONDITIONS

12-SC-36—485 Arboleda Drive

1. The approval is based on the plans received on March 14, 2013 and the written application materials provided by the applicant, except as may be modified by these conditions.
2. The applicant shall revise the Landscape Plan to show new side and rear fences that are a six feet tall with an additional one-foot of lattice (minimum).
3. The applicant shall obtain an encroach permit issued from the Engineering Division prior to doing any work within the Arboleda Drive public right-of-way.
4. The project has more than 2,500 square feet of new landscape area and is subject to the City's Water Efficient Landscape Regulations (LAMC Chapter 12.36).
5. **Prior to the issuance of a demolition permit**, install tree protection fencing around the dripline of all trees to be maintained (per the site plan). Tree protection fencing shall be chain link and a minimum of five feet in height with posts driven into the ground.
6. **Prior to building permit submittal, the plans shall contain or show:**
 - a. The conditions of approval incorporated into the title page of the plans;
 - b. A landscape plan prepared by a licensed landscape professional showing how the plans comply with the City's Water Efficient Landscape Regulations;
 - c. On the grading plan and/or the site plan, show all tree protection fencing and add the following note: "All tree protection fencing shall be chain link and a minimum of five feet in height with posts driven into the ground. **The tree protection fencing shall be installed prior to issuance of the demolition permit and shall not be removed until all building construction has been completed**";
 - d. Verification that the house will comply with the City's Green Building Standards (Section 12.26 of the Municipal Code) from a Qualified Green Building Professional;
 - e. The location of underground utilities pursuant to Section 12.68 of the Municipal Code. Underground utility trenches should avoid the drip-lines of all protected trees;
 - f. Fire sprinklers to be installed pursuant to Section 12.10 of the Municipal Code;
 - g. The location of any air conditioning equipment on the site plan and the sound rating for such equipment; and
 - h. Compliance with the New Development and Construction Best Management Practices and Urban Runoff Pollution Prevention program, as adopted by the City for the purposes of preventing storm water pollution (i.e. downspouts directed to landscaped areas, minimize directly connected impervious areas, etc.).

7. Prior to final inspection:

- a. Install and/or maintain all front yard landscaping, street trees and privacy screening as required by the Planning Division;
- b. Submit verification that the house was built in compliance with the California Green Building Standards pursuant to Section 12.26 of the Municipal Code; and
- c. Provide a landscape installation assessment by a certified landscape professional certifying that the landscaping and irrigation system were installed per the approved landscape plan and are compliant with the City's Water Efficient Landscape Regulations.



MEMORANDUM

DATE: February 6, 2013
TO: Design Review Commission
FROM: Zachary Dahl, Senior Planner
SUBJECT: 12-SC-36 — 485 ARBOLEDA DRIVE

RECOMMENDATION

Approve design review application 12-SC-36 subject to the recommended findings and conditions.

PROJECT DESCRIPTION

This is a design review application for a new two-story, single-family house. The proposed project will demolish an existing one-story house and construct a new house with 2,255 square feet on the first story and 1,411 square feet on the second story. The following table summarizes the project's technical details:

GENERAL PLAN DESIGNATION: Single-family, Residential
ZONING: R1-10
PARCEL SIZE: 10,476 square feet
MATERIALS: Composition shingle roof, stucco siding, aluminum clad windows and painted wood trim details

	Existing	Proposed	Allowed/Required
COVERAGE:	2,448 square feet	2,674 square feet	3,142 square feet
FLOOR AREA:			
First Floor	2,401 square feet	2,255 square feet	
Second Floor		1,411 square feet	
Total	2,401 square feet	3,666 square feet	3,666 square feet
SETBACKS:			
Front	25 feet	25 feet	25 feet
Rear	53.5 feet	41.33 feet	25 feet
Right side (1 st /2 nd)	10 feet/N-A	11.6 feet/20.2 feet	10 feet/17.5 feet
Left side (1 st /2 nd)	13.6 feet/ N-A	10.2 feet/17.6 feet	10 feet/17.5 feet
HEIGHT:	15 feet	25.6 feet	27 feet

DISCUSSION

Neighborhood Context

The subject property is located along Arboleda Drive, between Cuesta Drive and Campbell Avenue. The street is considered a Consistent Character Neighborhood as defined in the City's Residential Design Guidelines. The neighborhood is comprised primarily of one-story Ranch style houses with a few newer houses that have been designed using simple forms and rustic materials. The neighborhood has a uniform pattern of front yard setbacks, with greater than required setbacks along the northern side of the street. There is not a distinctive street tree pattern along this section of Arboleda Drive.

Design Review

According to the Design Guidelines, in Consistent Character Neighborhoods, good neighbor design has design elements, materials and scale found within the neighborhood and sizes that are not significantly larger than other homes in the neighborhood. Proposed projects should fit in and lessen abrupt changes.

The proposed project is a new two-story residence that has a Colonial Revival inspired architectural design. The project incorporates elements, such as a formal front entry, boxed eave overhangs and symmetrical massing, which are integral to architectural style but more formal than most of the houses in the neighborhood. But, materials such as composition shingle roofing, stucco siding, wood trim details and a carriage style garage door, are found throughout the neighborhood and compatible with the character of the area. However, the plans note that the columns will be painted stucco. In order to maintain design integrity, the columns should be painted wood to match the other trim details (Condition No. 2).

With regard to neighborhood compatibility, this will be the first two-story house on this section of Arboleda Drive. Since two-story houses are allowed in the R1-10 District, the Design Review Guidelines focus on the bulk, mass and scale of the house in order to evaluate neighborhood compatibility. The proposed design includes a simple form, uniform roof line along the first floor, which relates well to the adjacent properties. While the second story also maintains relatively simple forms, the scale of the two main front gable elements increases the vertical appearance of the house. In order to create a scale that is more compatible with the neighborhood and reduce the bulk and mass as viewed from the street, staff recommends that the second story plate height be reduced from nine feet, three inches to eight feet (Condition No. 3). This would reduce the overall height of the structure by 15 inches and also reduce the vertical height of the second story walls.

In addition, there is a pattern of increased front yard setbacks along the northern side of Arboleda Drive. Therefore, staff has added a condition that the footprint of the house be moved back by five feet. This would increase the front yard setback from 25 feet to 30 feet in order to help the project relate to the neighborhood character. With the recommended conditions, staff finds that the proposed house will be compatible with the character of the neighborhood and minimize the perception of excessive bulk and mass.

Privacy

The Residential Design Guidelines recommend that the finished floor be no more than 22 inches above grade. The lot is relatively flat and the house has been designed with a foundation that results in a finished floor height of approximately 12 inches above grade. With this low finish floor height, the proposed first floor side elevations do not create any privacy issues.

On the right (east) side elevation of the second story, there are three medium sized windows proposed. One is located in the master bathroom and two are located in the master bedroom. The window in the master bathroom is more passive in use and the two in the master bedroom have sill heights of five feet, six inches. On the left (west) side elevation of the second story, there are five smaller windows; two located in each bedroom and one located in a bathroom. The four bedroom windows all have a minimum sill height of four feet, six inches. Due to their placement and sill heights, the proposed second story side elevation windows do not create any unreasonable privacy impacts.

The project also includes a balcony on the rear elevation off of the master bedroom. This balcony, which is 15 feet wide and five feet deep, primarily faces the rear yard but has some exposure to the right side property line. In order to ensure that there are not any unreasonable privacy impacts, the landscape plan (Sheet L1) includes a row of *Tristania Laurina* (Swamp Myrtle) trees along the right side property line. However, staff recommends that a faster growing evergreen screening species be planted along the side property lines in order to start providing privacy screening in a shorter period of time (Condition No. 4).

Landscaping

There are six existing trees on the subject property and a Camphor street tree in the public right-of-way along the property frontage. The project is proposing to maintain the two trees along the rear (species unidentified), remove three ornamental trees in the middle of the property and maintain the shorter tree (species unidentified) in the front right corner of the lot. The landscape plan proposes all new landscaping, two new Japanese Maple trees in the front yard and a row of *Tristania Laurina* trees along both side property lines.

As noted above, a condition to replace the *Tristania Laurina* trees with a faster growing evergreen screening species is recommended. In addition, staff recommends that the existing shorter tree in the front right corner of the site be replaced with a new Category III Street Tree. The existing tree does not appear to have been well maintained, will not grow very tall and has limited value with regard to contributing to the streetscape. With the existing and proposed trees and new landscaping, staff finds that the project satisfies the City's landscaping requirements and Street Tree Guidelines.

ENVIRONMENTAL REVIEW

This project is categorically exempt from environmental review under Section 15303 of the Environmental Quality Act because it involves the construction of a single-family house.

CORRESPONDENCE

Included with this memorandum is a comment letter from the adjacent property owner to the west (473 Arboleda Drive) which raises concerns about the project's architectural design, neighborhood compatibility and potential privacy impacts.

Cc: Nick Shahiar, Applicant and Owner
Roger Kohler, Architect

Attachments

- A. Application and Neighborhood Compatibility Worksheet
- B. Area Map and Vicinity Map
- C. Correspondence

FINDINGS

12-SC-36—485 Arboleda Drive

With regard to design review for the new two-story house, the Design Review Commission finds the following in accordance with Section 14.76.050 of the Municipal Code:

- A. The proposed structure complies with all provision of this chapter;
- B. The height, elevations, and placement on the site of the proposed structure, when considered with reference to the nature and location of residential structures on adjacent lots, will avoid unreasonable interference with views and privacy and will consider the topographic and geologic constraints imposed by particular building site conditions;
- C. The natural landscape will be preserved insofar as practicable by minimizing tree and soil removal; grade changes shall be minimized and will be in keeping with the general appearance of neighboring developed areas;
- D. The orientation of the proposed structure in relation to the immediate neighborhood will minimize the perception of excessive bulk and mass;
- E. General architectural considerations, including the character, size, scale, and quality of the design, the architectural relationship with the site and other buildings, building materials, and similar elements have been incorporated in order to insure the compatibility of the development with its design concept and the character of adjacent buildings; and
- F. The proposed structure has been designed to follow the natural contours of the site with minimal grading, minimum impervious cover, and maximum erosion protection.

CONDITIONS

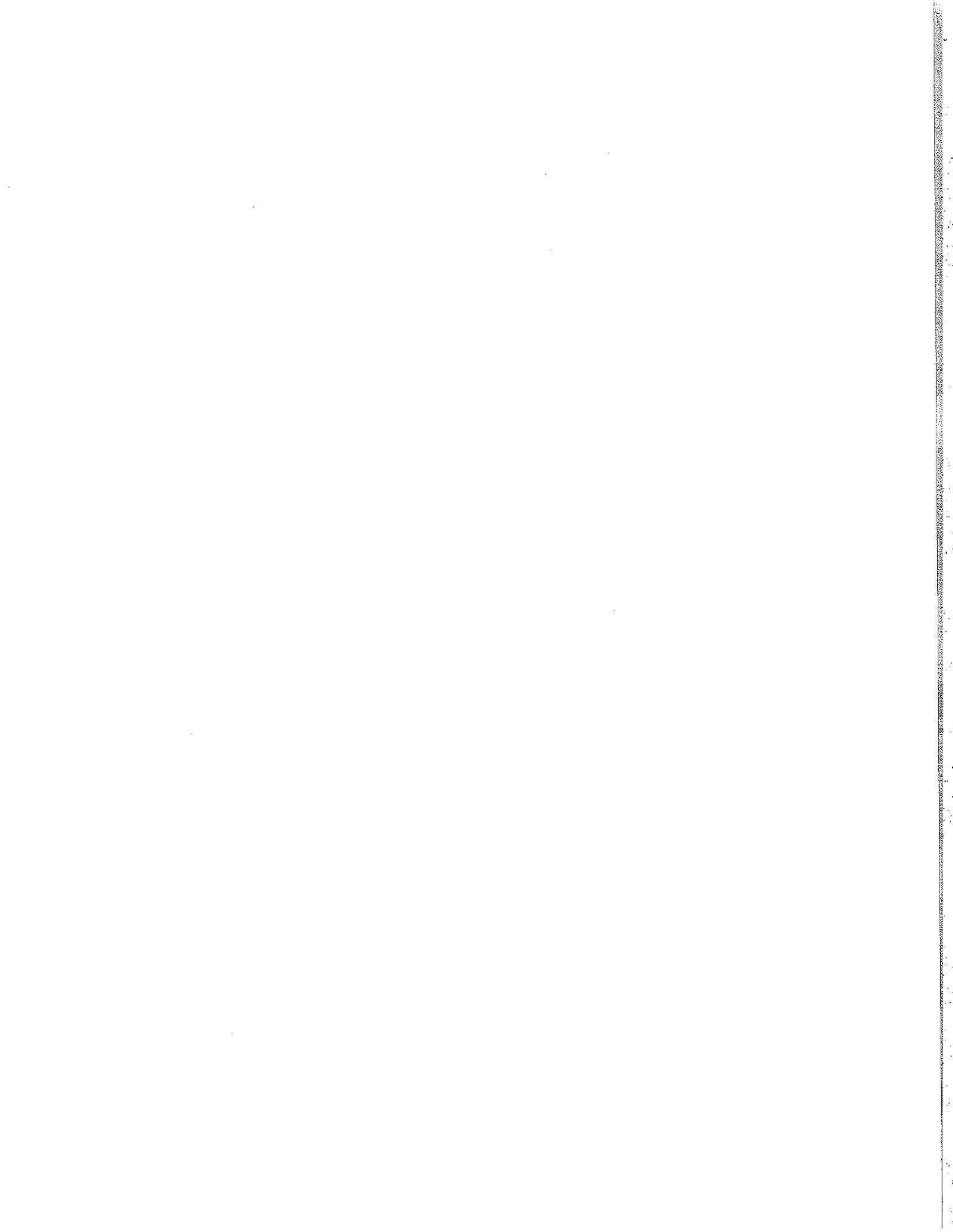
12-SC-36—485 Arboleda Drive

1. The approval is based on the plans received on January 24, 2013 and the written application materials provided by the applicant, except as may be modified by these conditions.
2. The applicant shall revise the project plans to note that all columns will be painted wood.
3. The applicant shall reduce the second story wall plate heights to eight (8) feet.
4. The applicant shall revise the landscape plan to replace the *Tristania Laurina* (Swamp Myrtle) trees along both side yards with a faster growing evergreen screening species.
5. The applicant shall revise the landscape plan to include a new Category III Street Tree in the front yard. The tree shall be a minimum 15-gallon or 24-inch box size.
6. The applicant shall obtain an encroach permit issued from the Engineering Division prior to doing any work within the Arboleda Drive public right-of-way.
7. The project has more than 2,500 square feet of new landscape area and is subject to the City's Water Efficient Landscape Regulations (LAMC Chapter 12.36).
8. **Prior to the issuance of a demolition permit**, install tree protection fencing around the dripline of all trees to be maintained (per the site plan). Tree protection fencing shall be chain link and a minimum of five feet in height with posts driven into the ground.
9. **Prior to building permit submittal, the plans shall contain or show:**
 - a. The conditions of approval incorporated into the title page of the plans.
 - b. A landscape plan prepared by a licensed landscape professional showing how the plans comply with the City's Water Efficient Landscape Regulations.
 - c. On the grading plan and/or the site plan, show all tree protection fencing and add the following note: "All tree protection fencing shall be chain link and a minimum of five feet in height with posts driven into the ground. **The tree protection fencing shall be installed prior to issuance of the demolition permit and shall not be removed until all building construction has been completed.**"
 - d. Verification that the house will comply with the City's Green Building Standards (Section 12.26 of the Municipal Code) from a Qualified Green Building Professional.
 - e. The location of underground utilities pursuant to Section 12.68 of the Municipal Code. Underground utility trenches should avoid the drip-lines of all protected trees.
 - f. Fire sprinklers to be installed pursuant to Section 12.10 of the Municipal Code;
 - g. The location of any air conditioning equipment on the site plan and the sound rating for such equipment; and

- h. Compliance with the New Development and Construction Best Management Practices and Urban Runoff Pollution Prevention program, as adopted by the City for the purposes of preventing storm water pollution (i.e. downspouts directed to landscaped areas, minimize directly connected impervious areas, etc.).

10. Prior to final inspection:

- a. Install and/or maintain all front yard landscaping, street trees and privacy screening as required by the Planning Division.
- b. Submit verification that the house was built in compliance with the California Green Building Standards pursuant to Section 12.26 of the Municipal Code.
- c. Provide a landscape installation assessment by a certified landscape professional certifying that the landscaping and irrigation system were installed per the approved landscape plan and are compliant with the City's Water Efficient Landscape Regulations.





ATTACHMENT A

CITY OF LOS ALTOS GENERAL APPLICATION

Type of Review Requested: (Check all boxes that apply)

Permit # _____

<input type="checkbox"/>	One-Story Design Review	<input type="checkbox"/>	Sign Review	<input type="checkbox"/>	Multiple-Family Review
<input checked="" type="checkbox"/>	Two-Story Design Review	<input type="checkbox"/>	Sidewalk Display Permit	<input type="checkbox"/>	Rezoning
<input type="checkbox"/>	Variance(s)	<input type="checkbox"/>	Use Permit	<input type="checkbox"/>	R1-S Overlay
<input type="checkbox"/>	Lot Line Adjustment	<input type="checkbox"/>	Tenant Improvement	<input type="checkbox"/>	General Plan/Code Amendment
<input type="checkbox"/>	Tentative Map/Division of Land	<input type="checkbox"/>	Preliminary Project Review	<input type="checkbox"/>	Appeal
<input type="checkbox"/>	Subdivision Map Review	<input type="checkbox"/>	Commercial Design Review	<input type="checkbox"/>	Other:

Project Address/Location: 485 ARBOLEDA DRIVE

Project Proposal/Use: SINGLE FAMILY RESIDENCE

Current Use of Property: SINGLE FAMILY RESIDENCE

Assessor Parcel Number(s) 189-39-022 Site Area: 10,476.6 S.F.

New Sq. Ft.: 3,666 Remodeled Sq. Ft.: — Existing Sq. Ft. to Remain: —

Total Existing Sq. Ft.: _____ Total Proposed Sq. Ft. (including basement): 3,666

Applicant's Name: NICK SHAHAR

Home Telephone #: (408) 206-8792 Business Telephone #: _____

Mailing Address: 650-B Fremont Ave #102

City/State/Zip Code: Los Altos, Ca 94024

Property Owner's Name: The same

Home Telephone #: _____ Business Telephone #: _____

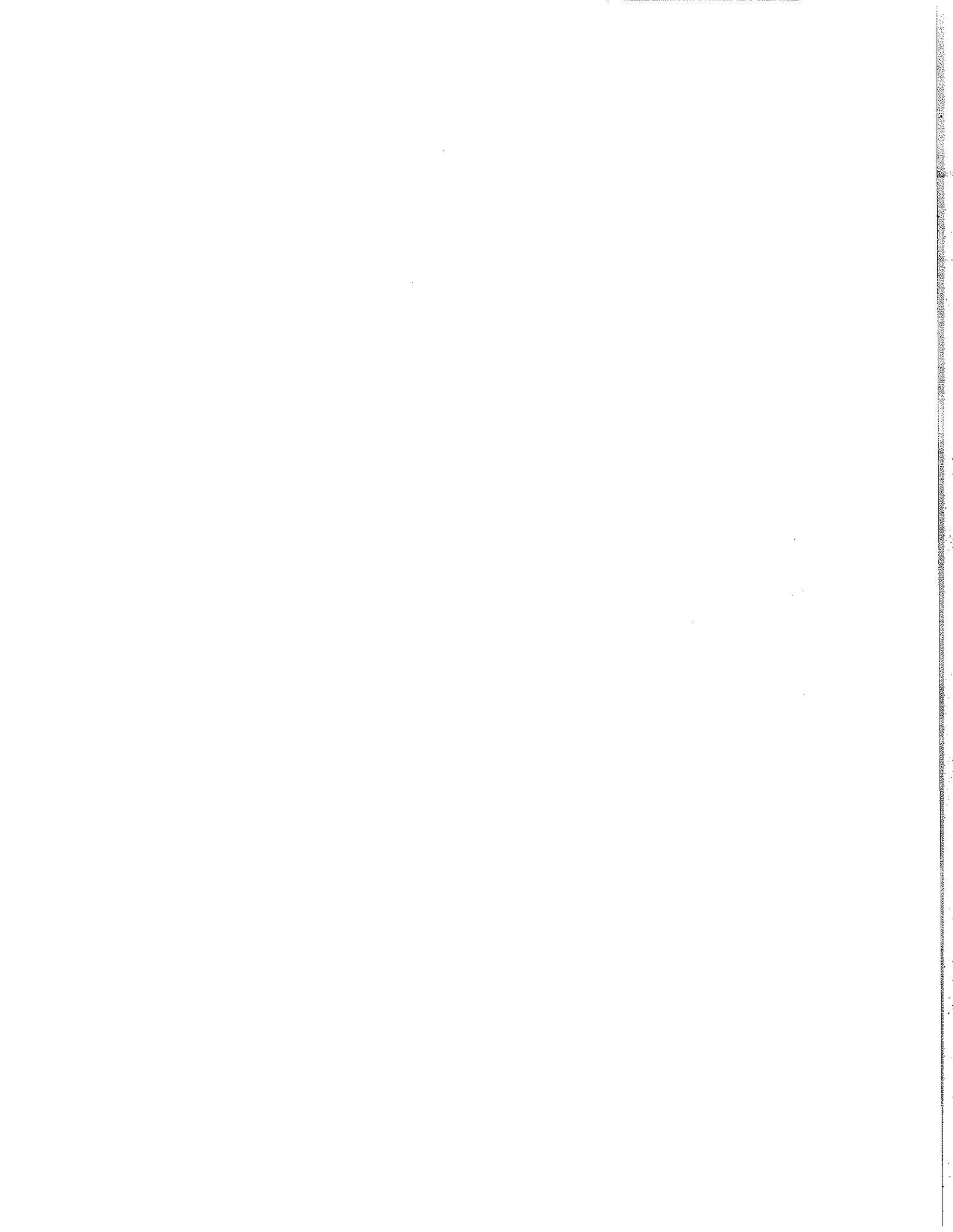
Mailing Address: _____

City/State/Zip Code: _____

Architect/Designer's Name: KOHLER ASSOCIATES ARCHITECTS Telephone #: (650) 328-1086

*** If your project includes complete or partial demolition of an existing residence or commercial building, a demolition permit must be issued and finalized prior to obtaining your building permit. Please contact the Building Division for a demolition package. ***

(continued on back)





NEIGHBORHOOD COMPATIBILITY WORKSHEET

In order for your design review application for single-family residential remodel/addition or new construction to be successful, it is important that you consider your property, the neighborhood's special characteristics that surround that property and the compatibility of your proposal with that neighborhood. **The purpose is to help you understand your neighborhood before you begin the design process with your architect/designer/builder or begin any formal process with the City of Los Altos.** *Please note that this worksheet must be submitted with your 1st application.*

The Residential Design Guidelines encourage neighborhood compatibility without necessarily forsaking individual taste. Various factors contribute to a design that is considered compatible with a surrounding neighborhood. The factors that City officials will be considering in your design could include, but are not limited to: design theme, scale, bulk, size, roof line, lot coverage, slope of lot, setbacks, daylight plane, one or two-story, exterior materials, landscaping et cetera.

It will be helpful to have a site plan to use in conjunction with this worksheet. Your site plan should accurately depict your property boundaries. The best source for this is the legal description in your deed.

Photographs of your property and its relationship to your neighborhood (see below) will be a necessary part of your first submittal. Taking photographs before you start your project will allow you to see and appreciate that your property could be within an area that has a strong neighborhood pattern. The photographs should be taken from across the street with a standard 35mm camera and organized by address, one row for each side of the street. Photographs should also be taken of the properties on either side and behind your property from on your property.

This worksheet/check list is meant to help *you* as well as to help the City planners and Planning Commission understand your proposal. Reasonable guesses to your answers are acceptable. The City is not looking for precise measurements on this worksheet.

Project Address 485 ARBOLEDA DRIVE
Scope of Project: Addition or Remodel or New Home ✓
Age of existing home if this project is to be an addition or remodel?
Is the existing house listed on the City's Historic Resources Inventory? No

Address: 485 ARBOLEDA DR.
Date: 12/21/2012

What constitutes your neighborhood?

There is no clear answer to this question. For the purpose of this worksheet, consider first your street, the two contiguous homes on either side of, and directly behind, your property and the five to six homes directly across the street (eight to nine homes). At the minimum, these are the houses that you should photograph. If there is any question in your mind about your neighborhood boundaries, consider a radius of approximately 200 to 300 feet around your property and consider that your neighborhood.

Streetscape

1. Typical neighborhood lot size*:

Lot area: 10,475 square feet
Lot dimensions: Length 118.50 feet
Width 88.40 feet

If your lot is significantly different than those in your neighborhood, then note its: area _____, length _____, and width _____.

2. Setback of homes to front property line: (Pgs. 8-11 Design Guidelines)

Existing front setback if home is a remodel? _____
What % of the front facing walls of the neighborhood homes are at the front setback 90 %
Existing front setback for house on left 25 ft./on right 25 ft.
Do the front setbacks of adjacent houses line up? YES

3. Garage Location Pattern: (Pg. 19 Design Guidelines)

Indicate the relationship of garage locations in your neighborhood* only on your street (count for each type)

Garage facing front projecting from front of house face 6
Garage facing front recessed from front of house face 2
Garage in back yard 1
Garage facing the side 1
Number of 1-car garages 0; 2-car garages 10; 3-car garages 0

Address: 485 ARBOLEDA DR.
Date: 12/21/2012

4. Single or Two-Story Homes:

What % of the homes in your neighborhood* are:

One-story 95%

Two-story 5%

5. Roof heights and shapes:

Is the overall height of house ridgelines generally the same in your neighborhood*? YES

Are there mostly hip , gable style , or other style ___ roofs*?

Do the roof forms appear simple or complex _____?

Do the houses share generally the same eave height YES?

6. Exterior Materials: (Pg. 22 Design Guidelines)

What siding materials are frequently used in your neighborhood*?

___ wood shingle stucco ___ board & batten clapboard
___ tile ___ stone ___ brick ___ combination of one or more materials
(if so, describe) _____

What roofing materials (wood shake/shingle, asphalt shingle, flat tile, rounded tile, cement tile, slate) are consistently (about 80%) used?

ASPHALT SHINGLES

If no consistency then explain: _____

7. Architectural Style: (Appendix C, Design Guidelines)

Does your neighborhood* have a consistent identifiable architectural style?
 YES NO

Type? Ranch ___ Shingle ___ Tudor ___ Mediterranean/Spanish
___ Contemporary ___ Colonial ___ Bungalow Other

Address: 485 ARBOLEDA
Date: 12/21/2012

8. Lot Slope: (Pg. 25 Design Guidelines)

Does your property have a noticeable slope? NO

What is the direction of your slope? (relative to the street)
FRONT TO REAR

Is your slope higher _____ lower _____ same in relationship to the neighboring properties? Is there a noticeable difference in grade between your property/house and the one across the street or directly behind? NO

9. Landscaping:

Are there any frequently used or typical landscaping features on your street (i.e. big trees, front lawns, sidewalks, curbs, landscape to street edge, etc.)?
FRONT LAWN, ROLLED CURB

How visible are your house and other houses from the street or back neighbor's property?
VERY VISIBLE

Are there any major existing landscaping features on your property and how is the unimproved public right-of-way developed in front of your property (gravel, dirt, asphalt, landscape)?
ONE 12" TREE AND GROUND COVERING AT FRONT RIGHT OF WAY

10. Width of Street:

What is the width of the roadway paving on your street in feet? 30'
Is there a parking area on the street or in the shoulder area? NO
Is the shoulder area (unimproved public right-of-way) paved, unpaved, gravel, landscaped, and/or defined with a curb/gutter? UNPAVED WITH ROLLED CURB

Address: 485 ARBOLEDA
Date: 12/21/2012

11. What characteristics make this neighborhood* cohesive?

Such as roof material and type (hip, gable, flat), siding (board and batten, cement plaster, horizontal wood, brick), deep front yard setbacks, horizontal feel, landscape approach etc.:

COMPOSITION SHINGLE ROOF, COMBINATION OF
HIP & GABLE ROOFS.

General Study

- A. Have major visible streetscape changes occurred in your neighborhood?
 YES NO
- B. Do you think that most (~ 80%) of the homes were originally built at the same time?
 YES NO
- C. Do the lots in your neighborhood appear to be the same size?
 YES NO
- D. Do the lot widths appear to be consistent in the neighborhood?
 YES NO
- E. Are the front setbacks of homes on your street consistent (~80% within 5 feet)?
 YES NO
- F. Do you have active CCR's in your neighborhood? (p.36 Building Guide)
 YES NO
- G. Do the houses appear to be of similar size as viewed from the street?
 YES NO
- H. Does the new exterior remodel or new construction design you are planning relate in most ways to the prevailing style(s) in your existing neighborhood?
 YES NO

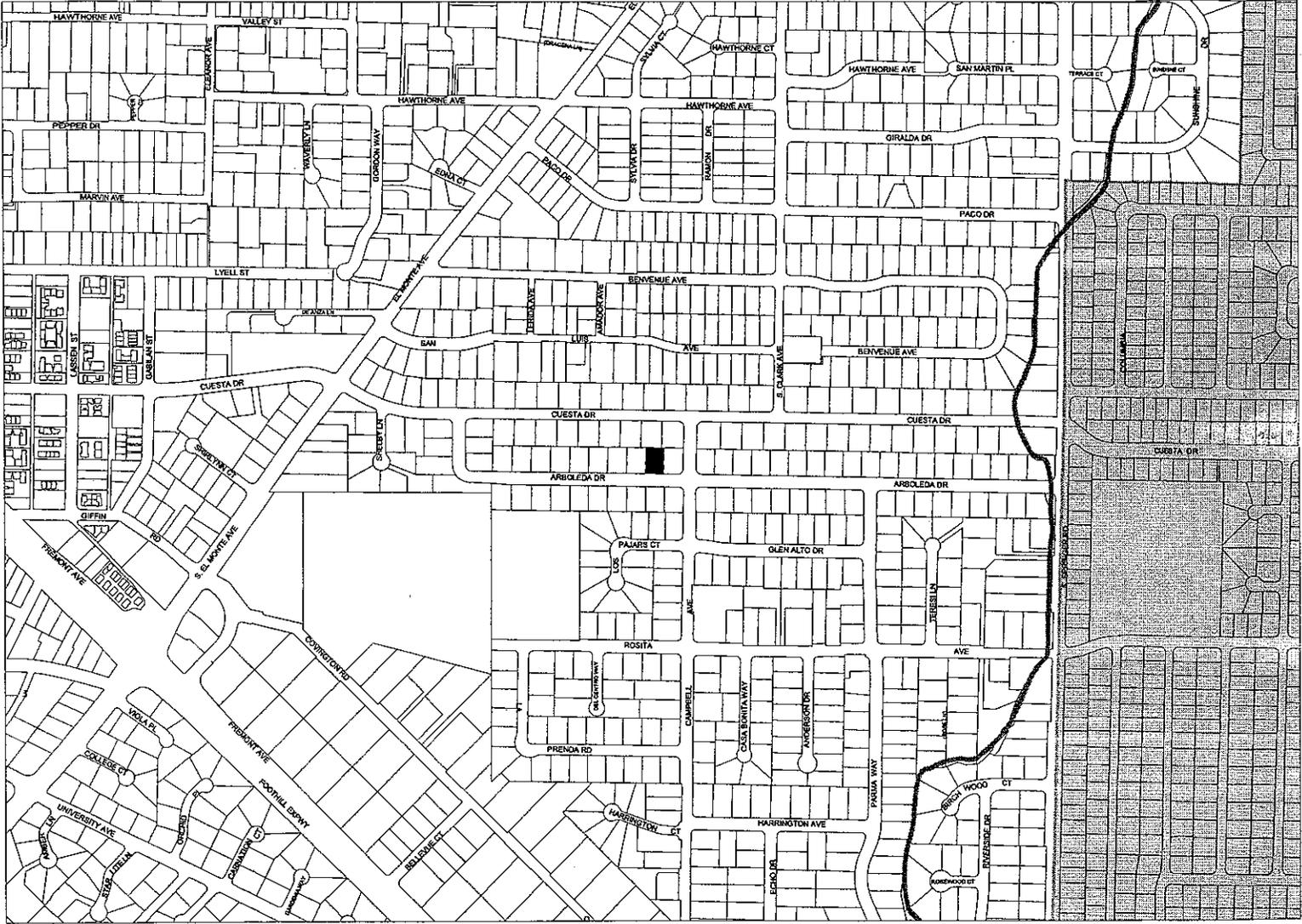
Address: 485 ARBOLEDA DR.
 Date: 12/20/2012

Summary Table

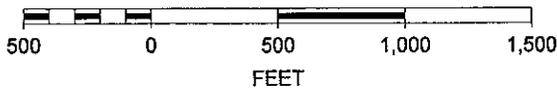
Please use this table to summarize the characteristics of the houses in your immediate neighborhood (two homes on either side, directly behind and the five to six homes directly across the street).

Address	Front setback	Rear setback	Garage location	One or two stories	Height	Materials	Architecture (simple or complex)
495 ARBOLEDA DR.	25'	53'	FRONT	ONE	16'	SIDING	SIMPLE
473 ARBOLEDA DR.	25'	30'	REAR	ONE	16'	STUCCO/BRICK	SIMPLE
492 CUESTA DR.	25'	20'	REAR	ONE	16'	SIDING	SIMPLE
482 CUESTA DR.	25'	35'	FRONT	ONE	17'	STUCCO	SIMPLE
492 ARBOLEDA DR.	25'	20'	REAR	ONE	17'	SIDING	SIMPLE
482 ARBOLEDA DR.	25'	35'	FRONT	ONE	16'	SIDING	SIMPLE
470 ARBOLEDA DR.	25'	30'	FRONT	ONE	16'	SIDING	SIMPLE
456 ARBOLEDA DR.	27'	30'	REAR	ONE	16'	STUCCO	SIMPLE
444 ARBOLEDA DR.	25'	25'	FRONT	ONE	16'	STUCCO	SIMPLE

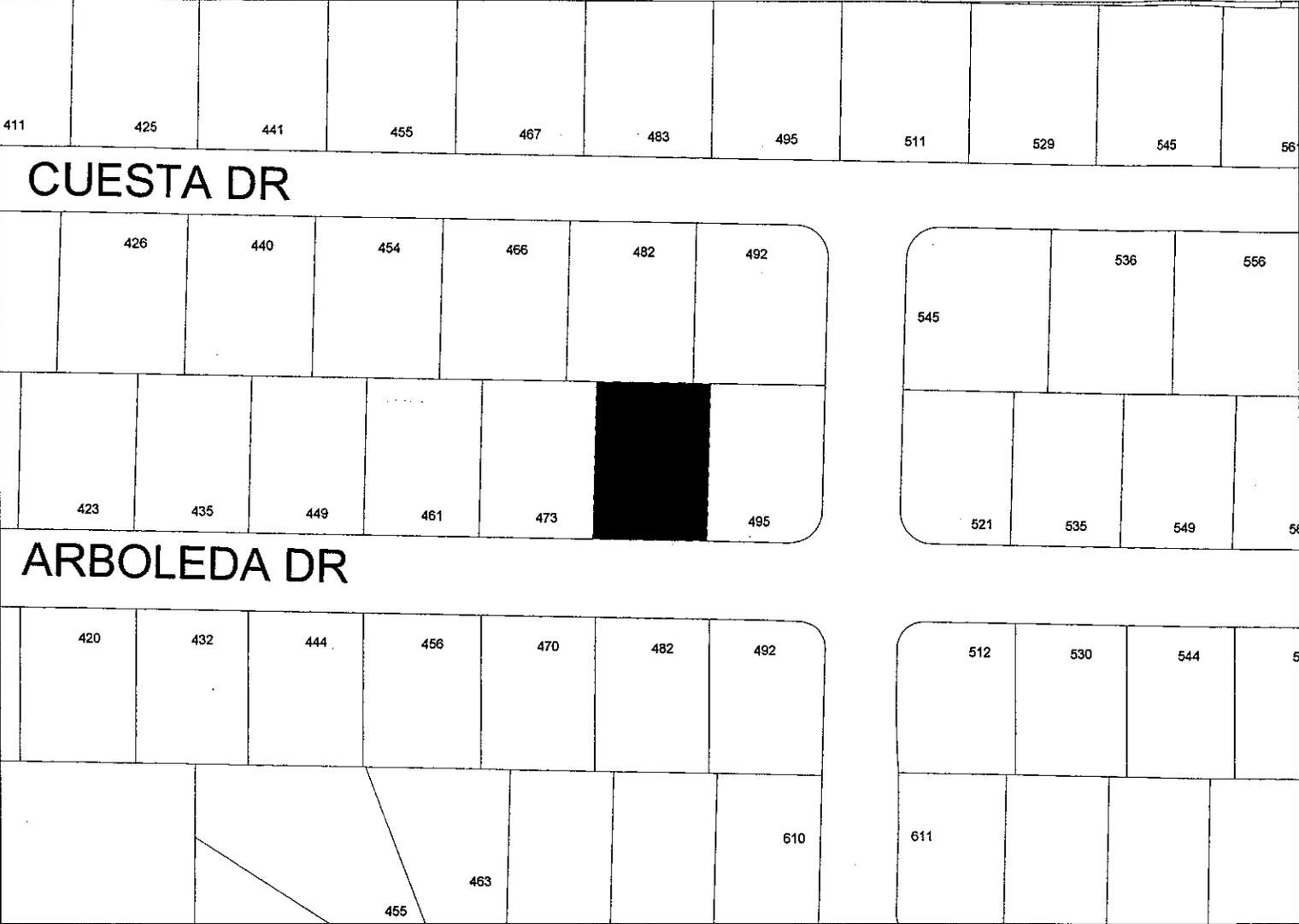
Area Map - 485 Arboleda Drive



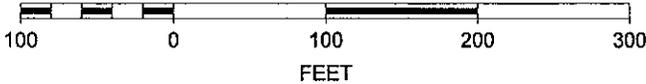
SCALE 1 : 9,033



Vicinity Map - 485 Arboleda Drive



SCALE 1 : 1,506



Zach Dahl

From: John Smith [fuzzysail@hotmail.com]
Sent: Tuesday, January 29, 2013 10:35 AM
To: Zach Dahl
Subject: ... concerning proposed TWO-STORY at 485 Arboleda Drive, Los Altos

Dear Design Review Committee,

This letter addresses our concerns about the TWO-STORY new construction proposed by a developer for 485 Arboleda Drive.

Our neighborhood consists of low-lying single story Ranch style homes. It is a well established area with many long time residents. There have been improvements and additions over the years, but they are in the form of modifications to single story construction and retain the character of the neighborhood.

The massive almost 3700 square foot and almost 27 foot tall two-story construction would drastically affect the dynamics of this calm serene area.

Visually it would be imposing. The plans show several tall vertical columns and a large facade. It will be totally out of place with all the low-lying single story homes.

My residence is next door and to the West of 485 Arboleda Drive (it is 473 Arboleda Drive).

My kitchen, dining room, patio and work shop/garage are all in the back of my house facing 485 Arboleda. I am retired and basically these are the areas of my house where my days are spent.

I have enjoyed living there privately, quietly and peacefully for 33 years enjoying a beautiful view of the Eastern Sky seeing the Sunrise as well as the Moon Rise in the East and enjoying a wide open view of the sky during the days.

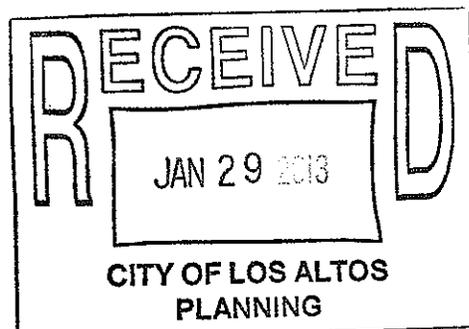
I also spend a considerable amount of time outside on the "485" side of my house there are 5 bird feeders for Finches, Hummingbirds and other birds on my patio. My workshop doors are open most of the time since they face the "485" side and I enjoy the clear skyline that view provides.

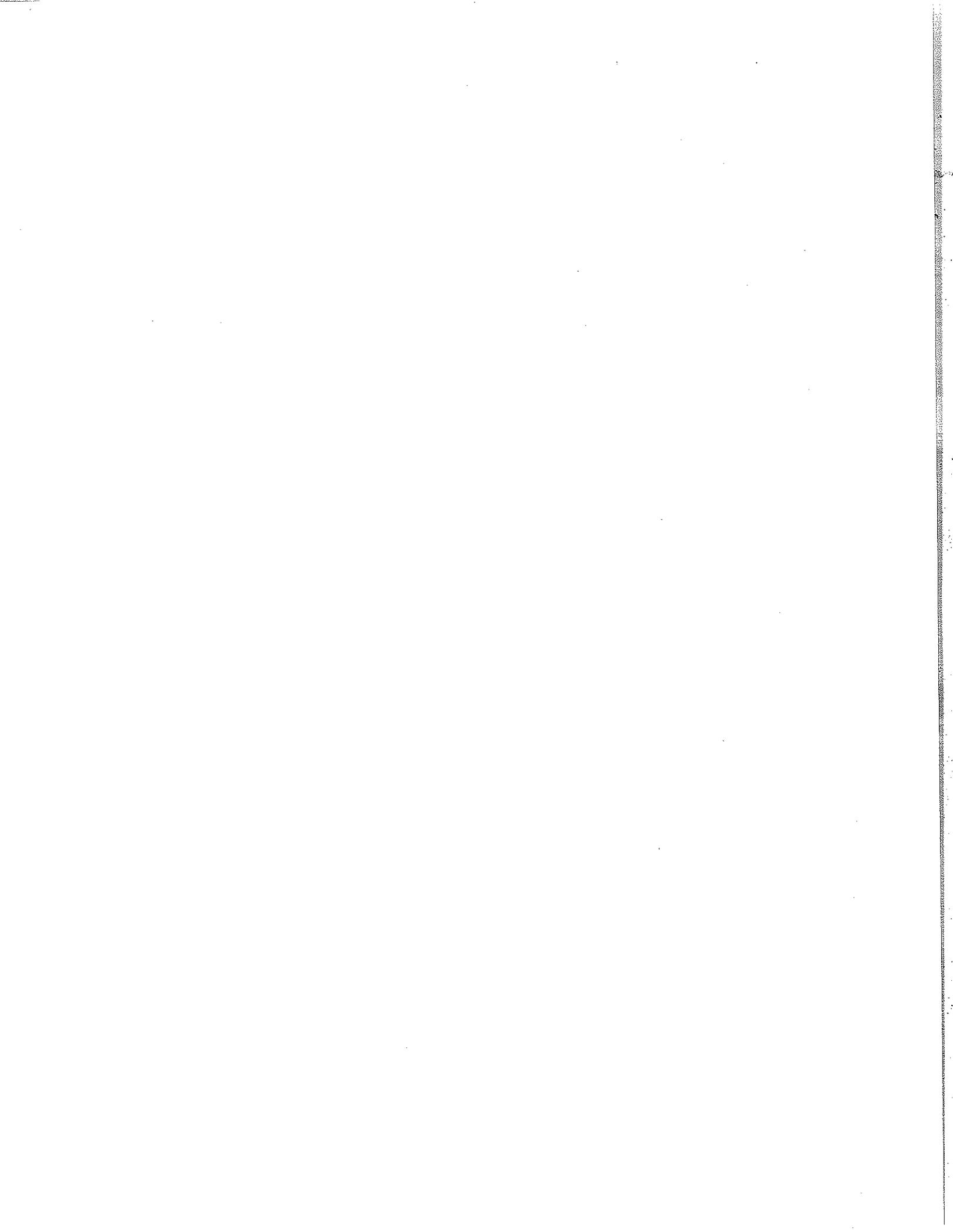
Constructing a massive 27 foot high two-story structure would obstruct my current view and drastically affect my privacy and my quality of life.

I am therefore very opposed to approving a two-story construction.

Sincerely,

Johan Geerke
473 Arboleda Drive
(650) 941-2953





MOTION by Vice-Chair WHEELER, seconded by Commissioner FARRELL, to approve design review application 12-SC-31 per the staff report findings and conditions, with the following additional conditions:

- Allow the part of the accessory structure wall with the electrical service to be kept; and
- The property owner shall work with staff and neighbor on the west side landscaping plan.

THE MOTION CARRIED UNANIMOUSLY.

3. **12-SC-32 – M. Blackman – 626 Hawthorne Avenue**

Design review for a new two-story house. The project includes 2,729 square feet on the first story and 1,373 square feet on the second story. *Project Planner: Dahl*

Senior Planner DAHL presented the staff report, recommending approval of design review application 12-SC-32 subject to the recommended findings and conditions.

The project manager answered questions from the Commissioners and stated that they were okay with the eave condition of approval recommended by staff and that the dark, matte color of the roof would blend in with the area. A neighbor spoke with concerns about the anticipated construction noise and smoking by contractors with regard to her newborn child. There was no other public comment.

The Commission discussed the project and expressed general support.

MOTION by Commissioner BLOCKHUS, seconded by Vice-Chair WHEELER, to approve design application 12-SC-32 per the staff report findings and conditions.
THE MOTION CARRIED UNANIMOUSLY.

Commissioner FARRELL recused himself from the 485 Arboleda Drive item due to conflict of interest because he lives within 500 feet of the project address.

4. **12-SC-36 – N. Shahiar – 485 Arboleda Drive**

Design review for a new, two-story house. The project includes 2,255 square feet on the first story and 1,411 square feet on the second story. *Project Planner: Dahl*

Senior Planner DAHL presented the staff report recommending approval of design review application 12-SC-36 subject to the recommended findings and conditions, and gave a summary of the conditions.

The applicant stated that there was a similar design built on Echo Drive in a one-story neighborhood and complained about the conditions given late in the design review process. The project architect stated that he reinforced the landscape plan in the revised drawings.

Three neighbors spoke in opposition to the project citing that the design was not compatible with the neighborhood, too large, not creative, the CC&R's were not recognized in the Neighborhood Compatibility Worksheet, and privacy impacts due to the balcony and second story windows. There was no other public comment.

The Commission discussed the project and expressed the following comments and concerns: the project does not fit in with the rest of the neighborhood; the second story is too bulky and massive and has privacy impacts; the design is very formal compared to the rustic neighborhood; the balcony has privacy impacts and should be removed; some support for a 30-foot front yard setback; it needs more privacy mitigation and full fencing prior to construction; the second story should be simplified in form; some support for the

proposed 25-foot front yard setback; the second-story design elements should be minimized; and incorporate rustic materials into the design.

MOTION by Vice-Chair WHEELER, seconded by Commissioner BLOCKHUS, to continue design application 12-SC-36, with the following direction:

- Reduce the building profile;
- Reduce the bulk and mass of the second story by narrowing and simplifying;
- Reduce second story elements;
- Reduce the balcony size and depth; and
- Improve the landscape plan with trees to address privacy in the side yard and new full height fences.

THE MOTION CARRIED UNANIMOUSLY.

ADJOURNMENT

Chair MEADOWS adjourned the meeting at 8:53 PM.

David Kornfield, AICP
Planning Services Manager

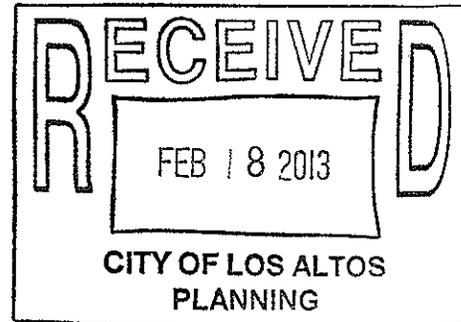
Zach Dahl

From: Suresh Babu [suresh.babu@chicagobooth.edu]
Sent: Saturday, February 16, 2013 5:26 AM
To: Zach Dahl
Cc: Jaya Kamath; zblendrig@gmail.com; lindrig@hotmail.com; dedemcg@sbcglobal.net; fuzzysail@hotmail.com
Subject: Concerns Regarding The Proposed 2-Story Construction At 485 Arboleda Drive In Los Altos, CA
February 16, 2013

To: Mr. Zachary Dahl, AICP

Senior Planner
City of Los Altos
Community Development Department
One North San Antonio Road, Los Altos, CA 94022

Dear Zachary,



We, the neighbors on all sides of the two-story construction planned at 485 Arboleda Drive in Los Altos, are writing to express our collective concern regarding the nature and character of the current proposal from the new developer/owner, Nick Shahiar. As long term residents we treasure the unique character that our neighborhood offers with the ranch style homes, the views of the mountains in the distance, the views of the fading skies, the backyards and the trees that attract birds of every description. We live here, have purchased homes and support the city in many ways to keep this feeling intact and retain the essential character of Los Altos.

The current two-story proposal (3700 square feet, 27 foot high) offered by Nick Shahiar to the Design Review Commission (DRC) violates some basic characteristics we hope for in a home in our neighborhood. Any new structure created should not be at the detriment of the neighbors or change in any way the desirability of our current homes or the quality of life of the residents.

Here are some key requirements that we think should be factored into the plan before the design is accepted. We request the Design Review Commission to consider this as collective input:

1. Ensure that the character of the house fits the neighborhood and respects the desire of all neighbors for privacy, greenery, views of the mountains and so on.
2. Restrict the height of the home so that it does not obscure the views that make our homes so desirable – change to a ranch style or low rise
3. No Balcony on the second floor – this is unanimously viewed by us as very invasive to our privacy
4. Restore original 25-foot front setback so that new house blends in and matches all the other nine (9) 25-foot setback properties in the neighborhood (as measured by the Planning Commission) and new structure does not shift the negative infringement impact onto the "direct neighbors"
5. Ensure that a fencing proposal for all three direct neighbor sides is offered to mitigate privacy concerns
6. Ensure that tree removal is kept to the minimum needed for construction and to have an alternative landscaping plan all around the house to restore the greenery to the level before construction
7. Ensure that the design review and the resolution process is transparent to the neighbors
8. Ensure that the CC&Rs are adhered to

This is a collective request and will be accompanied by our individual feedback as well, since each of us also has some particular consideration that we think would need to be considered by the DRC. We

3/4/2013

request you to convey this feedback to Nick Shahiar to amend his design. Or request the DRC to not approve the design if these changes are not substantially incorporated.

Best Regards,

- ... Suresh Babu & Jaya Kamath (482 Cuesta Drive, Direct Neighbor to the Back, North of 485 Arboleda)
- ... Johan Geerke (473 Arboleda, Direct Neighbor to the West of 485 Arboleda)
- ... Linda and Zaid Rodriguez (495 Arboleda, Direct Neighbor to the East of 485 Arboleda)
- ... Catherine McGowan (470 Arboleda, Neighbor Across, South of 485 Arboleda)

To: Mr. Zachary Dahl, Senior Planner

February 17, 2013

City of Los Altos

Community Development Department

One North San Antonio Rd., Los Altos, California, 94022

Subject: Proposed Construction at 485 Arboleda Drive

Dear Mr. Dahl,

I would like to state my comments and concerns regarding the proposed construction at 485 Arboleda Drive.

I have a major complaint about the size and facade. All homes in the neighborhood, are either ranch style, or ranch style homes with well-hidden second story levels. The new house will be a bulky, humongous house that is not even a ranch style, and will ruin the overall look of the neighborhood.

In addition, I request you to consider the idea of not having a balcony. The only outcome would be that it would interfere with the neighbors' privacy. My backyard is the most commonly used area in my household, and many other households as well. So if the balcony gets built, every time we step out to the backyard, we will feel the lack of privacy with the monstrous balcony towering over us. Too many neighbors have complained about this idea.

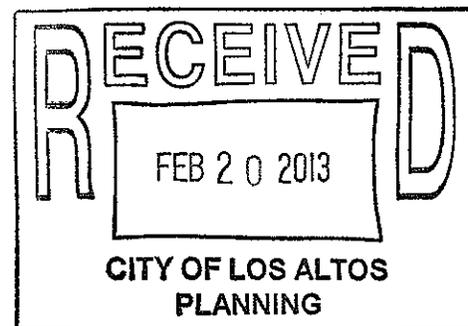
Thank you for considering my opinion, and thank you for your time.

Sincerely,

Lara Babu, age 10

482 Cuesta Dr.

Los Altos (neighbor in the back)



Zach Dahl

From: John Smith [fuzzysail@hotmail.com]
Sent: Wednesday, March 13, 2013 10:55 AM
To: Zach Dahl
Subject: March 12, 2013 -- Comments on proposed 2-story at 485 Arboleda Drive
 March 12, 2013

Dear Design Review Commission,

The following comments are based on my review of the plan that was available at City Hall on March 7, 2013 for the proposed 2-story development at 485 Arboleda Drive.

I am still concerned with the bulk and invasive nature of the structure plus the impact it will have on my privacy.

1. The Balcony

- a. It is quite large at 14'6" by 8'6".
- b. The Balcony West Wall should be solid no visibility through the wall.
- c. The Balcony West Wall should be at least the entire length of the 14'6" West Side (if not further).
- d. The Balcony West Wall should be at least 5'6" high (if not higher).
- e. The Balcony West Wall should be permanent and not possible to remove by a homeowner after the developer sells the house.

2. The Windows facing West

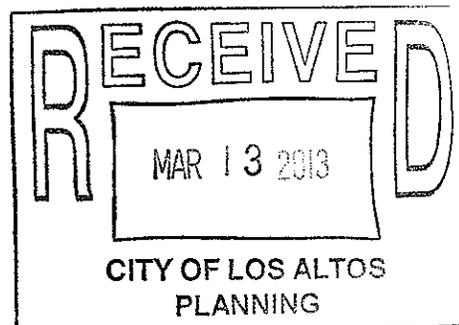
- a. The 2 (two) Windows facing West at the back end of the house (Master Bedroom) should remain at 6' sill height (or greater) and remain "small" for privacy of neighbors.

3. The Removal and Replacement of Existing Tree at Front North/West Corner (City Right of Way property) with a Liquid Amber

- a. The existing Camphor Tree Roots have already lifted up the Curb and currently dam water, sand and debris during inclement weather thus obstructing the neighbor driveway to the West
- b. Could another less invasive tree species be used? Replacing the current tree with a Liquid Amber seems fraught with issues --
- c. Liquid Amber Tree Roots are very aggressive, invasive and persuasive
- d. Liquid Amber Seeds (sputnik type) are a hazard to pedestrians, small children that walk to school, and bicycle tires ... they are messy and once on the street, travel far from the base of the tree

These are my comments hopefully there have not been any new revisions to the plans since my review on March 7, 2013?

- ~ Johan Geerke
- ~ 473 Arboleda Drive (direct neighbor to the West of 485 Arboleda Drive)



Zach Dahl

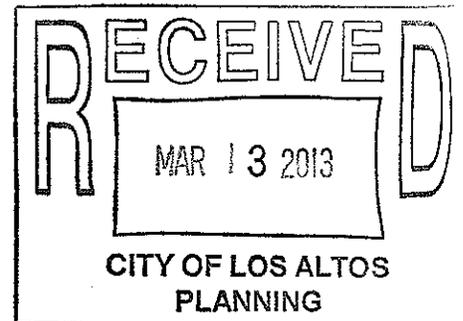
From: Jaya Kamath [jkamath@apple.com]
Sent: Wednesday, March 13, 2013 2:32 PM
To: Zach Dahl
Cc: Suresh Babu
Subject: Concerns Regarding the Revised Proposal for the 2-Story Construction At 485 Arboleda Drive In Los Altos, CA

March 13, 2013

To: Mr. Zachary Dahl, AICP

Senior Planner
 City of Los Altos
 Community Development Department
 One North San Antonio Road, Los Altos , CA 94022

Dear Zachary,



Thank you for taking the time morning in answering our questions regarding the revised proposal for 485 Arboleda. After reviewing the revised plan of the two-story construction planned we are still very concerned regarding the nature and character of the current proposal from the new developer/owner, Nick Shahiar. As long term residents we treasure the unique character that our neighborhood offers with the ranch style homes, the views of the mountains in the distance, the views of the fading skies, the backyards and the trees that attract birds of every description. We live here, have purchased homes and support the city in many ways to keep this feeling intact and retain the essential character of Los Altos.

The revised plan still does not address some of the basic concerns we raised in our collective neighborhood letter to you dated Feb 16, 2013. We are located at 482 Cuesta Dr and we are direct neighbor to the back of 485 Arboleda. The revised proposal

1. Does not adhere to the character of the neighborhood. The structure is still very monstrous and overbearing compared to the other homes around us.
2. Does not respect our desire for privacy and completely blocks our current views
3. The height of the home obscures our views and will for sure make our home less desirable
4. In spite of Nick coming over to our place and saying that he has eliminated the balcony, it still does exist and is viewed by us as very invasive to our privacy
5. The back of the house on the second floor has huge windows overlooking our backyard.

Please make sure that these concerns are addressed and convey this feedback to Nick Shahiar to amend his design. Or request the DRC to not approve the design if these changes are not substantially incorporated.

Best Regards,
 Suresh Babu & Jaya Kamath

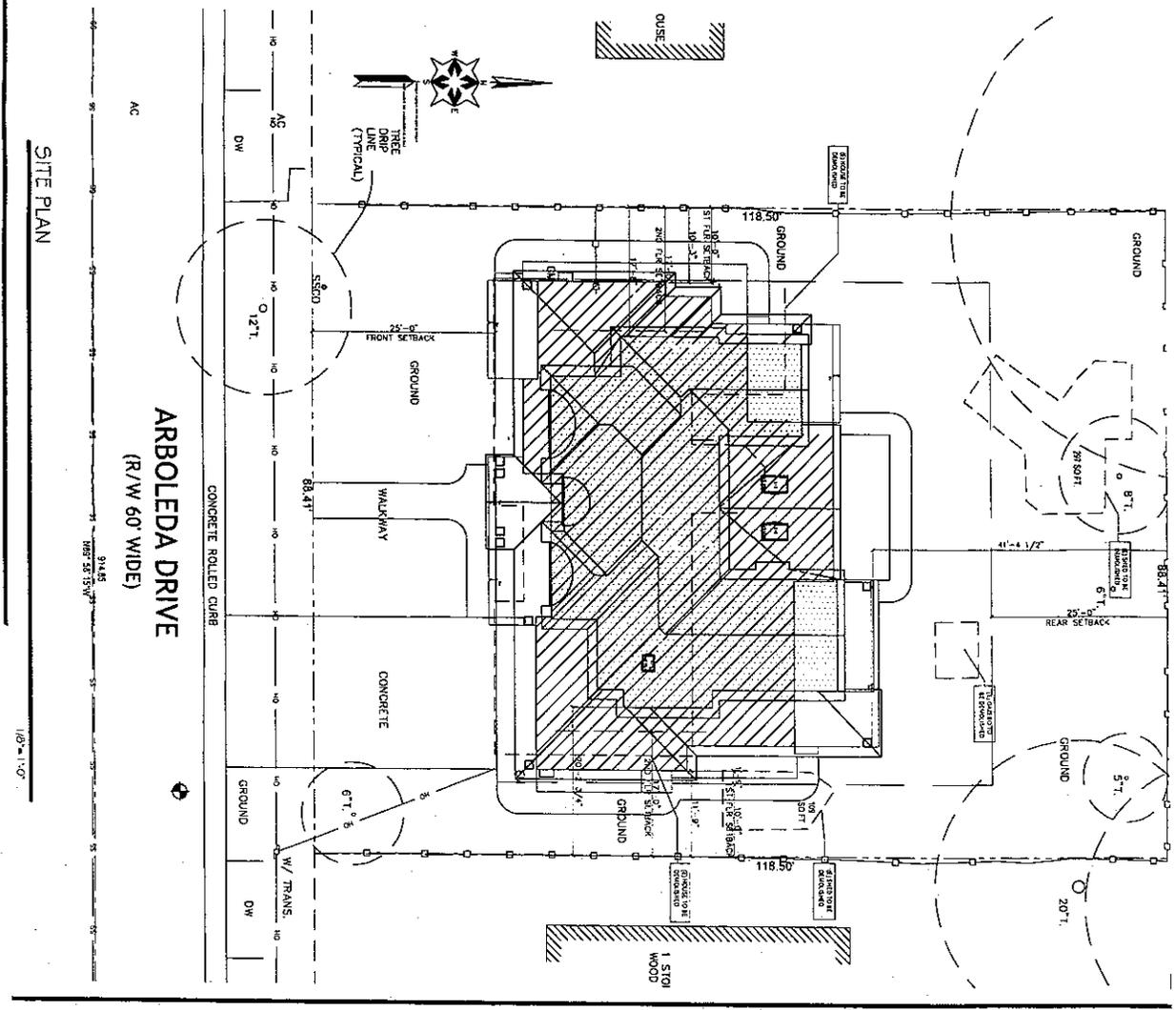
3/14/2013



ATTACHMENT D

<p>PROPOSED LANDSCAPE CALCULATION</p> <p>LOT AREA 10,477 S.F.</p> <p>BLDG & PORCHES 2,398 S.F.</p> <p>HARDSCAPE 1,173 S.F.</p> <p>SOFTSCAPE 6,906 S.F.</p>	<p>EXISTING LANDSCAPE CALCULATION</p> <p>LOT AREA 10,477 S.F.</p> <p>BLDGS 2,446 S.F.</p> <p>HARDSCAPE 2,322 S.F.</p> <p>SOFTSCAPE 5,707 S.F.</p>	<p>FRONT YARD PAVING CALCULATION</p> <p>FRONT YARD 2,210.25 S.F.</p> <p>ALLOWABLE 1,105 S.F. (50%)</p> <p>DRIVEWAY 513 S.F.</p> <p>WALKWAY 202 S.F. (23%)</p> <p>TOTAL 715 S.F. (6.8%)</p>	<p>APPLICABLE CODES & REGULATIONS</p> <p>California Building Code 2010 (2009 IBC)</p> <p>California Mechanical Code 2010 (2009 IMC)</p> <p>California Plumbing Code 2010 (2009 UPC)</p> <p>California Electrical Code 2010 (2008 NEC)</p> <p>California Energy Code 2008 Ed.</p>
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SEE THE LOCAL AGENCIES TO THE CALIFORNIA CODE OF REGULATIONS, AUTOMATIC SPRINKLERS AND UNDERGROUND UTILITIES WILL BE REQUIRED.



SITE PLAN

ORIGINAL PLANS

A1

DATE: 1/25/13

SCALE: 1/4" = 1'-0"

PROJECT: 485 ARBOLEDA DR.

SITE PLAN

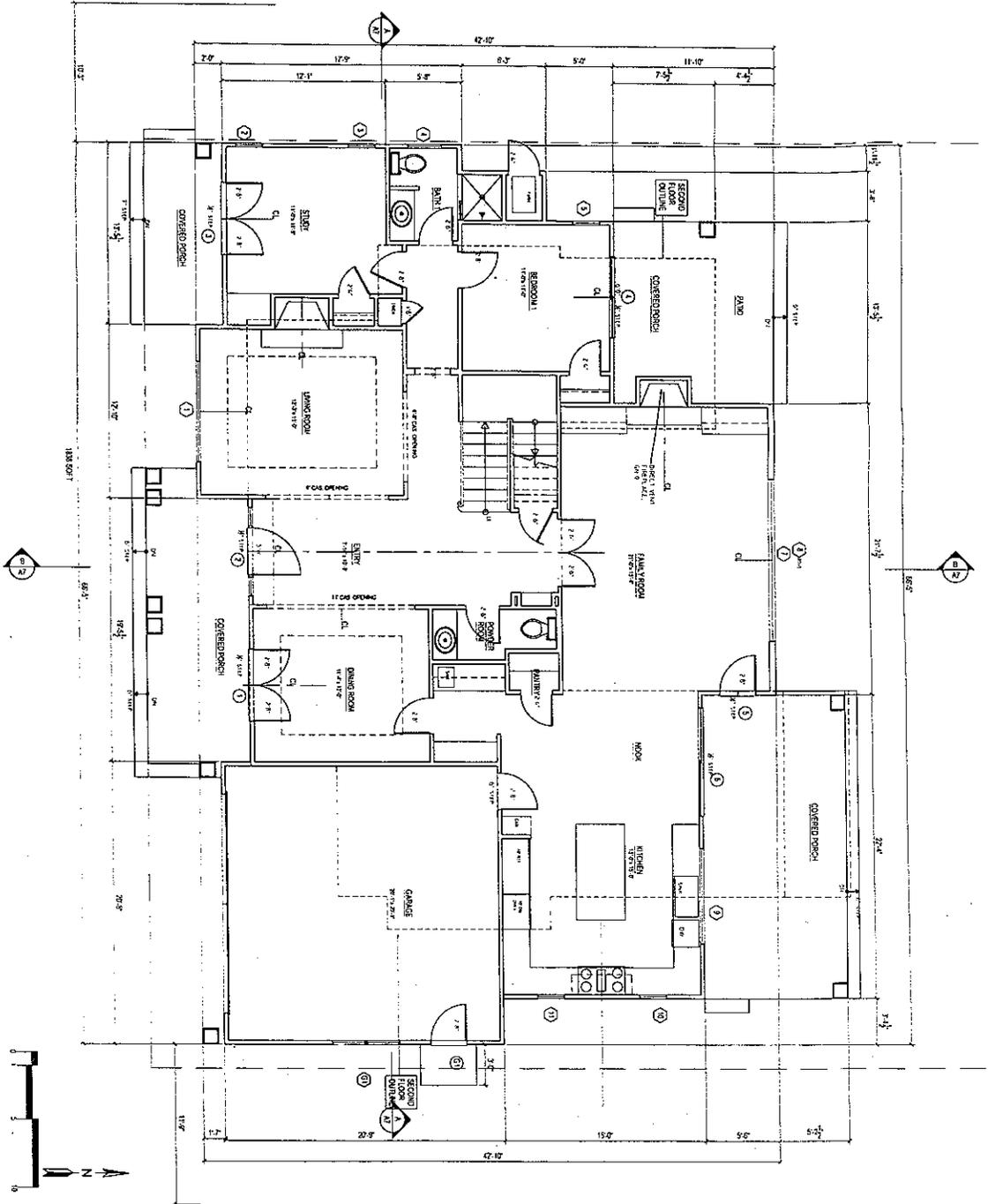
NEW RESIDENCE OF:
NICK SHAIAR
 485 ARBOLEDA DR.
 LOS ALTOS, CALIFORNIA

KOHLER ARCHITECTS

ARCHITECTS

485 ARBOLEDA DR.
 LOS ALTOS, CA 94024

FIRST FLOOR PLAN



ORIGINAL PLANS

1/4" = 1'-0"

A2	DATE	75
	REVISIONS	
	PROJECT	01.13.13
	SCALE	1/4" = 1'-0"
	CLIENT	405 ARBOLEDDA DR. SUNNYVALE, CA 94086

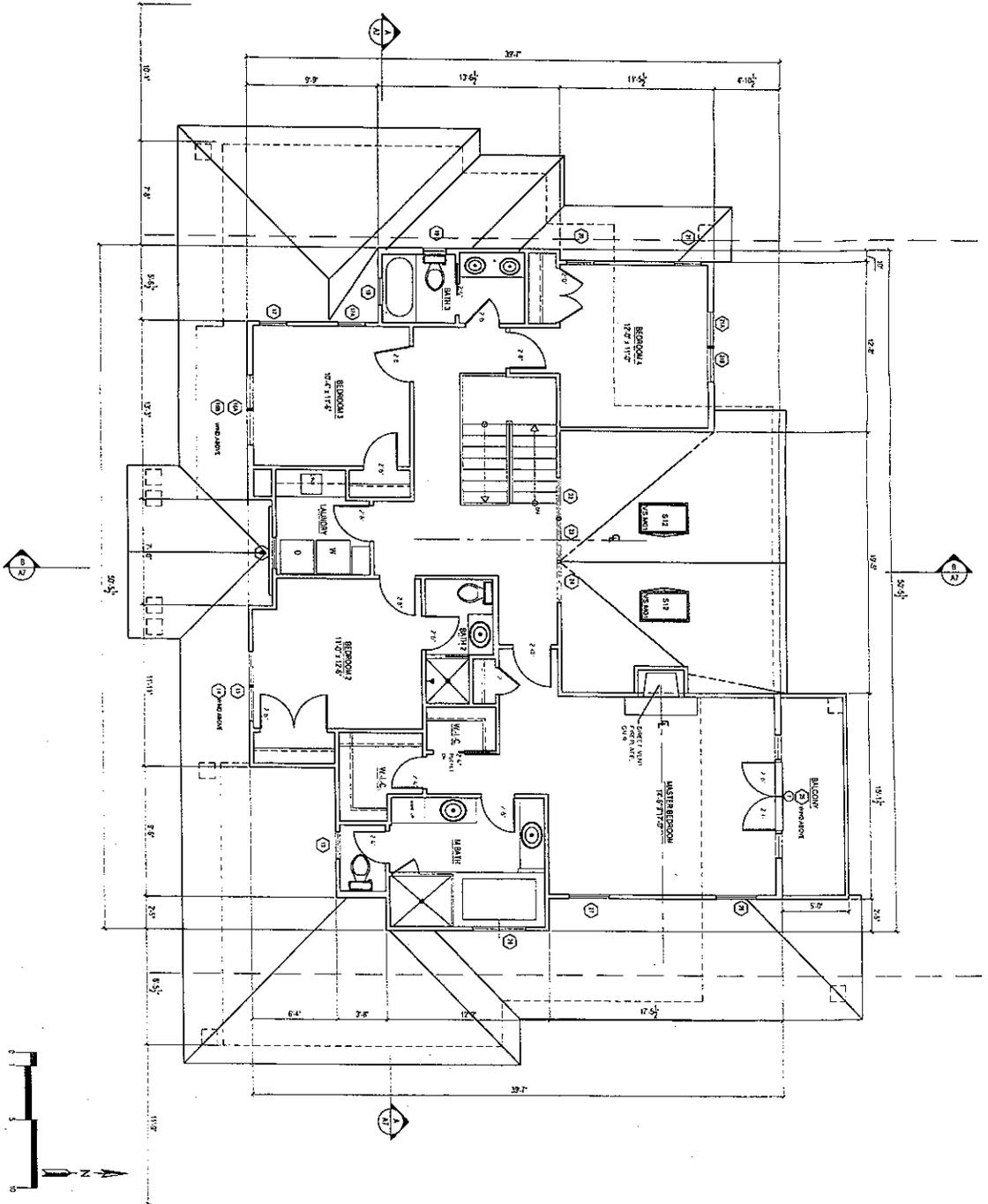
FIRST FLOOR PLAN

NEW RESIDENCE OF:
NICK SHAHAR
485 ARBOLEDDA DR.
LOS ALTOS, CALIFORNIA

KOHLER ARCHITECTS
 2000 RAYBURN DRIVE
 SAN FRANCISCO, CA 94133
 TEL: 415.774.8888
 FAX: 415.774.8889
 WWW.KOHLERARCHITECTS.COM



SECOND FLOOR PLAN



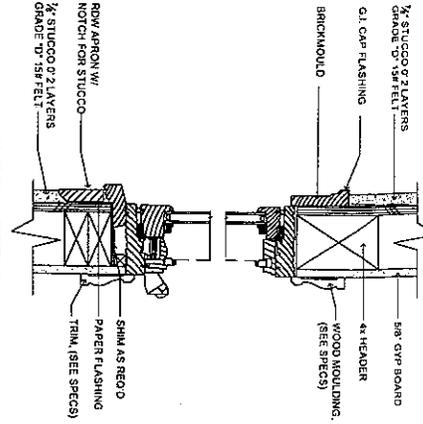
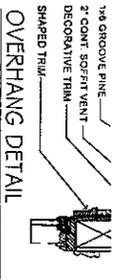
ORIGINAL PLANS

DATE	15
DRAWN BY	TS
CHECKED BY	TS
DATE	1.11.13
SCALE	1/4" = 1'-0"
PROJECT NO.	485 ARBOLEDA DR.
ARCHITECT	KOHLER ARCHITECTS
ADDRESS	485 ARBOLEDA DR.
CITY	LOS ALTOS, CALIFORNIA
STATE	CA
COUNTY	SAN JOSE
ZIP	94029

SECOND FLOOR PLAN

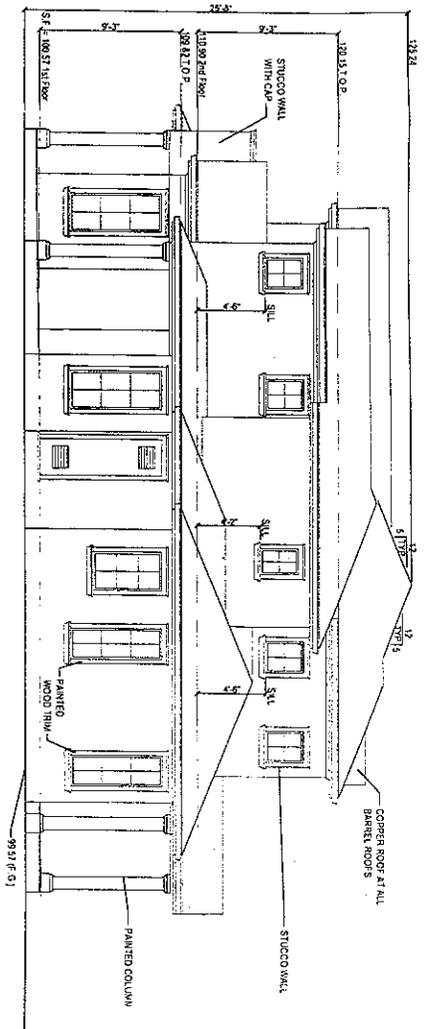
NEW RESIDENCE OF:
NICK SHAHAR
 485 ARBOLEDA DR.
 LOS ALTOS, CALIFORNIA

KOHLER ARCHITECTS
 485 ARBOLEDA DR.
 LOS ALTOS, CALIFORNIA 94029
 TEL: (415) 947-1111
 FAX: (415) 947-1112
 WWW.KOHLERARCHITECTS.COM

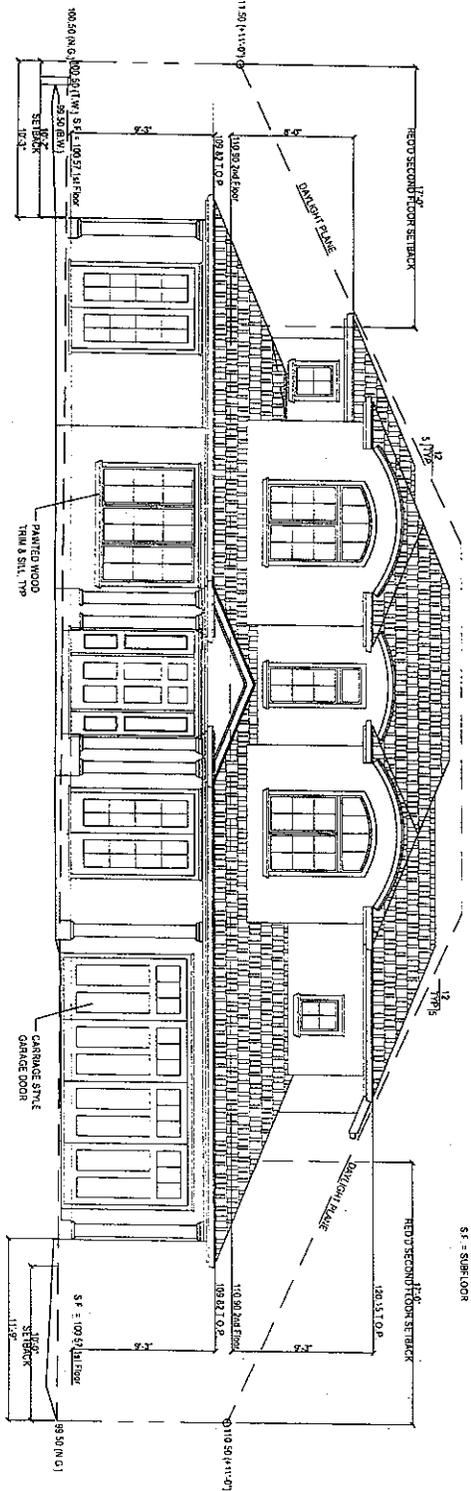


WINDOW DETAIL
SCALE: 3/4" = 1'-0"

WEST SIDE ELEVATION
SCALE: 1/4" = 1'-0"



FRONT (SOUTH) ELEVATION
SCALE: 1/4" = 1'-0"



ORIGINAL PLANS

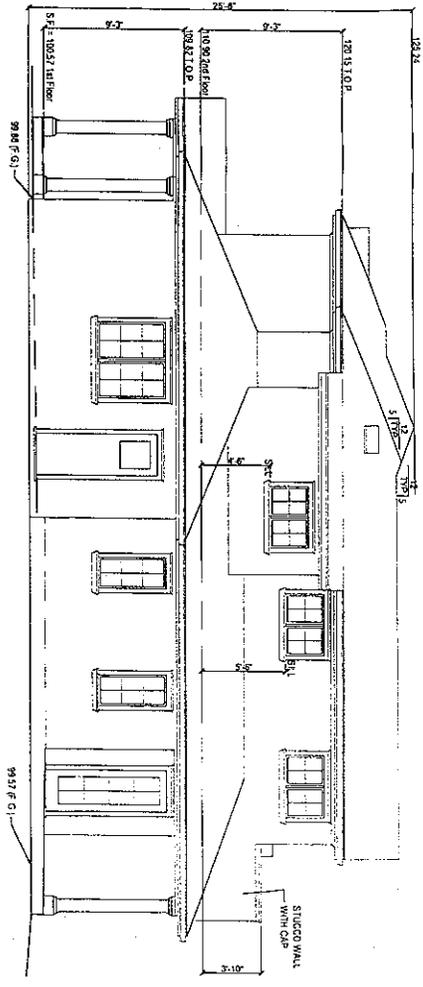
A5
 405 ARBOLEDDA DR.
 LOS ALTOS, CA 94024
 1.1.21.15
 1/4" = 1'-0"
 CHECKED
 DATE

ELEVATIONS

NEW RESIDENCE OF:
NICK SHAHAR
 485 ARBOLEDDA DR.
 LOS ALTOS, CALIFORNIA

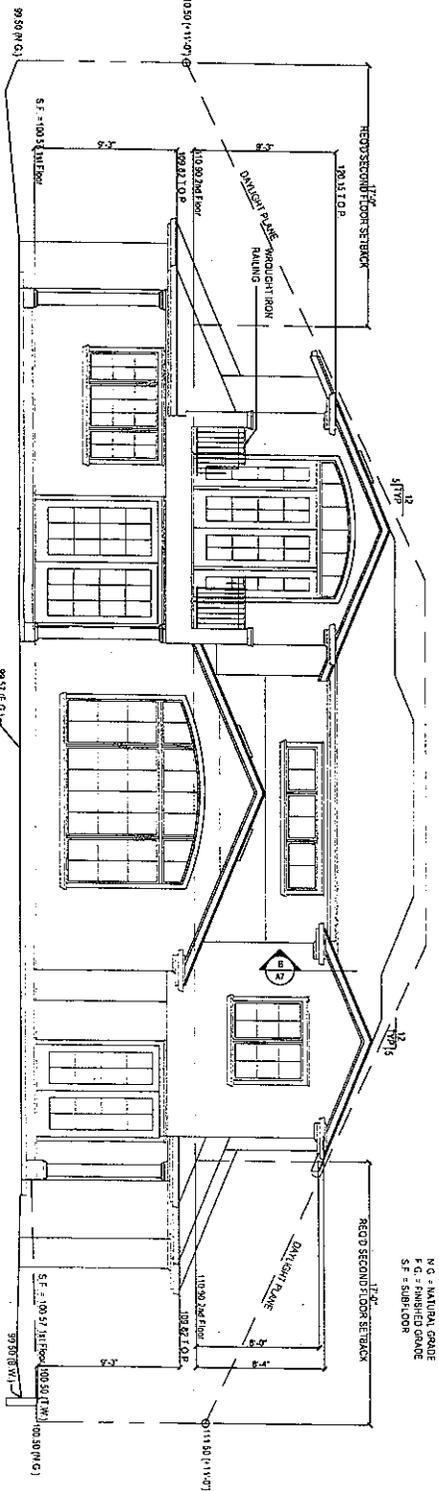
KOHLER
 ARCHITECTS
 1000...
 ARCHITECTS

ARCHITECT
 REGISTERED
 ARCHITECT



EAST SIDE ELEVATION

1/4" = 1'-0"



REAR (NORTH) ELEVATION

1/4" = 1'-0"

ORIGINAL PLANS



KOHLER ARCHITECTS
 2555 AVENUE 108
 LOS ALTOS, CA 94024
 TEL: 650.941.1000
 WWW.KOHLERARCHITECTS.COM

Prepared for:
 Nick Shahar
 485 Arboleda Dr.
 Los Altos, CA 94024
 Date: 08/20/2019

NEW RESIDENCE OF:
NICK SHAHAR
 485 ARBOLEDA DR.
 LOS ALTOS, CALIFORNIA

ELEVATIONS

A6

DATE	01.12.13
SCALE	1/4" = 1'-0"
PROJECT	485 ARBOLEDA DR.
NO.	A6