



DATE: May 1, 2013

AGENDA ITEM #5

TO: Design Review Commission
FROM: Sierra Davis, Assistant Planner
SUBJECT: 13-SC-03 – 1880 Farndon Avenue

RECOMMENDATION:

Approve design review application 13-SC-03 subject to the listed findings and conditions.

PROJECT DESCRIPTION

This is a design review application for a first- and second- story addition to an existing two-story residence. The following table summarizes the project:

GENERAL PLAN DESIGNATION: Single-family, Residential
ZONING: R1-10
PARCEL SIZE: 9,750 square feet
MATERIALS: Composition shingles, aluminum clad windows, sand texture finish stucco, wood columns on stone veneer pedestals, stone veneer

| | Existing | Proposed | Allowed/Required |
|----------------------|------------------|---------------------|-------------------------|
| LOT COVERAGE: | 1642 square feet | 2,355 square feet | 2,925 square feet |
| FLOOR AREA: | | | |
| First floor | 1642 square feet | 2,299 square feet | |
| Second floor | 532 | 1,113 square feet | |
| Total | 2174 square feet | 3,412 square feet | 3,412 square feet |
| SETBACKS: | | | |
| Front | 25 feet | 25 feet | 25 feet |
| Rear | 46 feet | 46 feet | 25 feet |
| Right side | 10 feet | 10 feet/17.5 feet | 7.8 feet/15.3 feet |
| Left side | 14 feet | 13.5 feet/17.5 feet | 7.8 feet/15.3 feet |
| HEIGHT: | 23 feet | 23 feet | 27 feet |

BACKGROUND

The subject property is located in a Consistent Character Neighborhood as defined in the City's Residential Design Guidelines. The homes in the neighborhood are one- and two-story Ranch style, single-family homes, with simple forms and rustic materials. The street is improved with curb and gutters and does not have a consistent street tree pattern.

The house was originally constructed as a single-story, Ranch style residence, and in 1984 a second story was added. The addition was made prior to the implementation of the Single-Family Residential Design Guidelines.

DISCUSSION

The goal in consistent character neighborhoods is for new construction to have similar characteristics of style, house type, setbacks, and streetscape character. The project relates well to the general character of the surrounding neighborhood, as it is compatible with the setback pattern, streetscape character, simple forms and materials.

The lot is a narrow lot with a width of 78 feet. The front and rear yard setback are consistent with the R1-10 zoning designation, however the allowed interior side yards are reduced 10 percent of the width of the lot, or seven feet, ten inches for the first story, and 15 feet, four inches for the second story. The front yard setback of 25 feet is consistent with the neighborhood. The interior side yard setback on the north side is 10 feet and approximately 14 feet for the south sides of the first story. The proposed second story has a setback of 17 feet, six inches on the north and south side second story. The proposed side yard setbacks exceed the allowed setback by approximately two feet for second story. The increased side yard setbacks on the second story help to minimize the scale of the house.

The project includes an addition of 657 square feet the first story and 581 square feet to the second story. The second story addition in 1984 was not subject to the Residential Design Review Guidelines and as a result the addition was not well integrated into the design of the existing house. The existing second story is not in scale with the house, however the proposed expansion of the second story will integrate the addition with relation to scale that will balance the two stories.

The existing roof is a large gabled roof with a flat roof over the garage. The addition will improve the front elevation with five new gables, with three on the first story and two on the second story. The new roof form is more compatible with the design concept and neighborhood character. The first story will maintain a plate height of eight feet and a second story plate height of nine feet. The overall height of 23 feet and the hipped roof help to reduce the bulk of the second story and fit into the surroundings.

The design uses high quality materials that are compatible with the existing rustic materials in the neighborhood and include composition shingles, aluminum clad windows, sand texture finish stucco, wood columns on stone veneer pedestals, and stone veneer.

Privacy and Landscaping

The design of the addition is sensitive to the surrounding properties with the bulk of the second story facing the street. The south elevation of the second story will not increase substantially in width, however three additional windows are proposed with the addition toward the side. The north elevation will increase in width by nine feet and add three new windows. There will be minimal privacy impact to the adjacent neighbors to the north and south sides because the closest windows have a sill height of four and one-half feet. A sill height of four and one-half feet does not present a privacy concern because at that height viewing down out of the window is difficult. The existing master bedroom window facing the north property line is screened by two trees. There is a larger window at the rear of the second story in bedroom number two will be screened by existing privacy screening in the southwest corner. The project has been conditioned to maintain the trees and screening in this area.

The project will maintain an existing balcony at the rear of the second story. There is a large red wood tree in the northwest corner of the yard that provides privacy screening from the balcony to the adjacent property to the rear.

Although new privacy impacts as a result of this project are minimal, a new six-foot tall solid fence is required along the interior side yards and rear yard along the property lines.

ENVIRONMENTAL REVIEW

This project is categorically exempt from environmental review under Section 15301 of the Environmental Quality Act because it involves additions to an existing structure.

Cc: Chapman Design Association, Applicant and Designer
B. and G. Badrinath, Owner

Attachments:

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

FINDINGS

13-SC-03—1880 Farndon Avenue

1. With regard to design review for an addition to a the two-story structure, the Design Review Commission finds the following in accordance with Section 14.76.050 (A-F) 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;
 - 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

13-SC-03—1880 Farndon Avenue

1. The approval is based on the plans received on April 22, 2013 and the written application materials provided by the applicant, except as may be modified by these conditions.
2. The following trees (nos. 4-9 and 11-13) and privacy screening along the south property line shall be protected under this application and cannot be removed without a tree removal permit from the Community Development Director.
3. Obtain an encroach permit issued from the Engineering Division prior to doing any work within the public street right-of-way.
4. Only gas fireplaces, pellet fueled wood heaters or EPA certified wood-burning appliances may be installed in all new construction pursuant to Chapter 12.64 of the Municipal Code.
5. A new six (6) foot tall solid fence shall be constructed along the interior side yards on the north and south property lines and the rear yard on the west property line.
6. **Prior to the issuance of a demolition permit**, install tree protection fencing around the dripline of the following trees (nos. 6-13) as shown on the site plan. 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 not be removed until the building permit is ready for final.**
7. **Prior to zoning clearance, the project plans shall contain/show:**
 - a. The conditions of approval shall be incorporated into the title page of the plans.
 - b. 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.**
 - c. A completed Green Point checklist, signature from a licensed Green Point Rater and verification that the house will comply with the California Green Building Standards pursuant to Section 12.26 of the Municipal Code.
 - d. Fire sprinklers to be installed pursuant to Section 12.10 of the Municipal Code.
 - 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. The location of any air conditioning equipment on the site plan and the sound rating for such equipment.

- g. Show the measures to comply 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.).

8. Prior to final inspection:

- a. All front yard landscaping and privacy screening shall be maintained and/or installed 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.



ATTACHMENT A

CITY OF LOS ALTOS GENERAL APPLICATION

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

Permit # 1105539

| | | | | | |
|-------------------------------------|--------------------------------|--------------------------|----------------------------|--------------------------|-----------------------------|
| <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: 1880 FARNDON AVE.

Project Proposal/Use: RESIDENT

Current Use of Property: RESIDENT

Assessor Parcel Number(s) 318-18-024 Site Area: 9750.0 S.F.

New Sq. Ft.: 1237.6 Remodeled Sq. Ft.: 559.25 Existing Sq. Ft. to Remain: 2174.5

Total Existing Sq. Ft.: 2174.5 Total Proposed Sq. Ft. (including basement): 3412.1

Applicant's Name: CHAPMAN DESIGN ASSOC.

Home Telephone #: _____ Business Telephone #: (650) 941.6890

Mailing Address: 620 S. EL MONTE

City/State/Zip Code: LOS ALTOS CA. 94022

Property Owner's Name: BADRINATH

Home Telephone #: (415) 218 3579 Business Telephone #: SAME

Mailing Address: 1880 FARNDON AVE

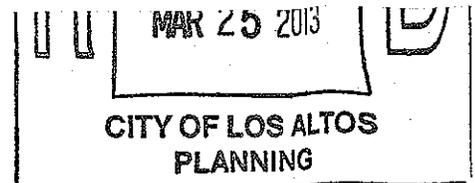
City/State/Zip Code: LOS ALTOS CA. 94024

Architect/Designer's Name: CHAPMAN DESIGN Telephone #: (650) 941.6890

*** 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 1880 FARNDON AVE

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: 1880 FREEDON AVE.
Date: 7/6/2012

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: 9750.0 square feet
Lot dimensions: Length 125.0 feet
Width 78.0 feet

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

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

Existing front setback if home is a remodel? 25.0 FT.
What % of the front facing walls of the neighborhood homes are at the front setback 100 %
Existing front setback for house on left 25.0 ft./on right 25.0 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 4
Garage facing front recessed from front of house face 3
Garage in back yard N/A
Garage facing the side N/A
Number of 1-car garages 2; 2-car garages 0; 3-car garages 0

Address: 1880 FARNDON AVE.
Date: 7/6/2012

4. Single or Two-Story Homes:

What % of the homes in your neighborhood* are:

One-story 80

Two-story 20

5. Roof heights and shapes:

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

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

Do the roof forms appear simple X 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?

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: 1880 FARNHORN AVE.
Date: 7/6/2012

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)

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?

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.)?

2 SIDEWALKS

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

NOT 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)?

NO

10. Width of Street:

What is the width of the roadway paving on your street in feet? 37.0
Is there a parking area on the street or in the shoulder area? YES
Is the shoulder area (unimproved public right-of-way) paved, unpaved, gravel, landscaped, and/or defined with a curb/gutter? _____

Address: 1880 FARNDON AVE
Date: _____

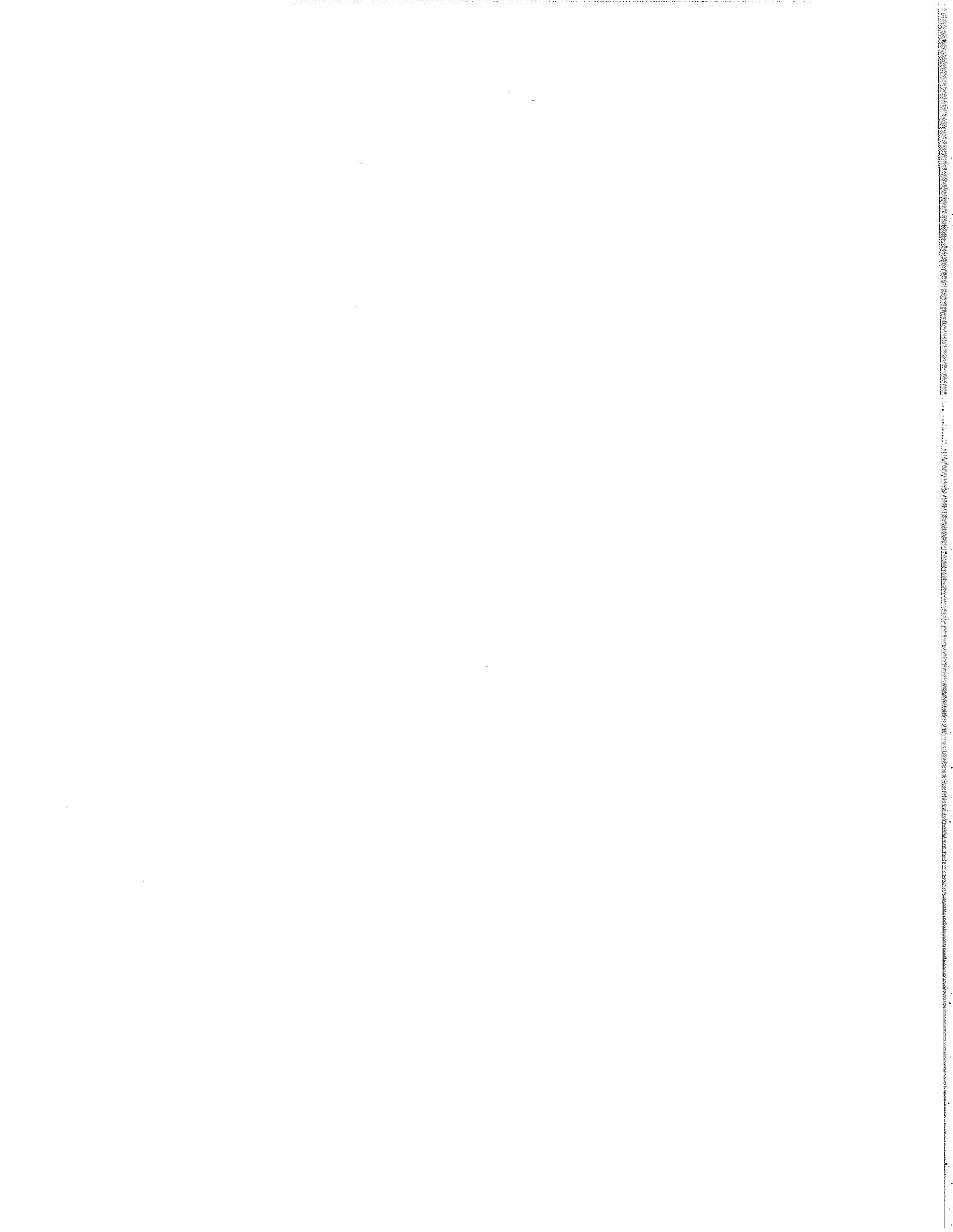
11. What characteristics make this neighborhood* cohesive?

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.:

cement plaster

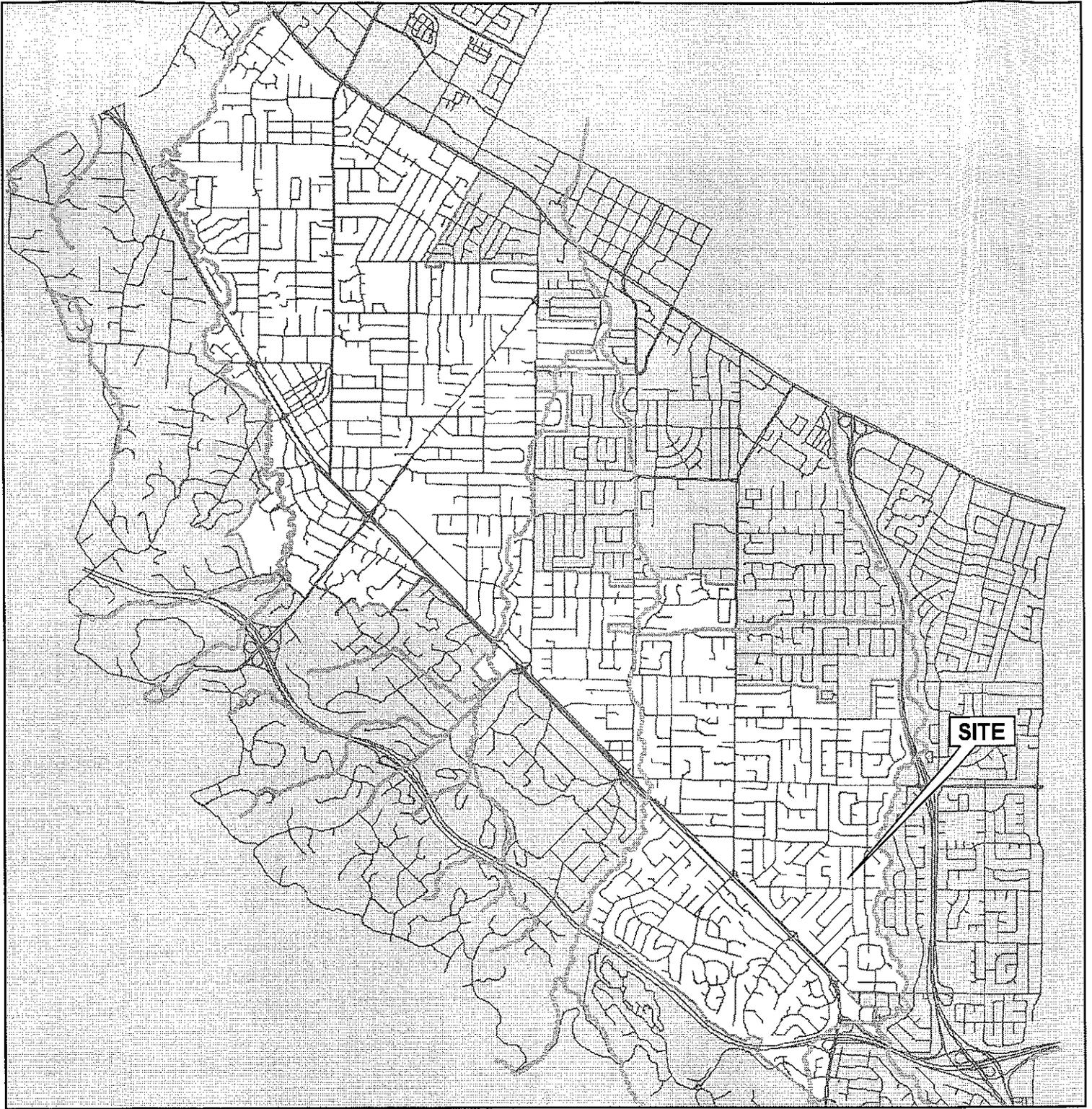
General Study

- 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



ATTACHMENT C

AREA MAP



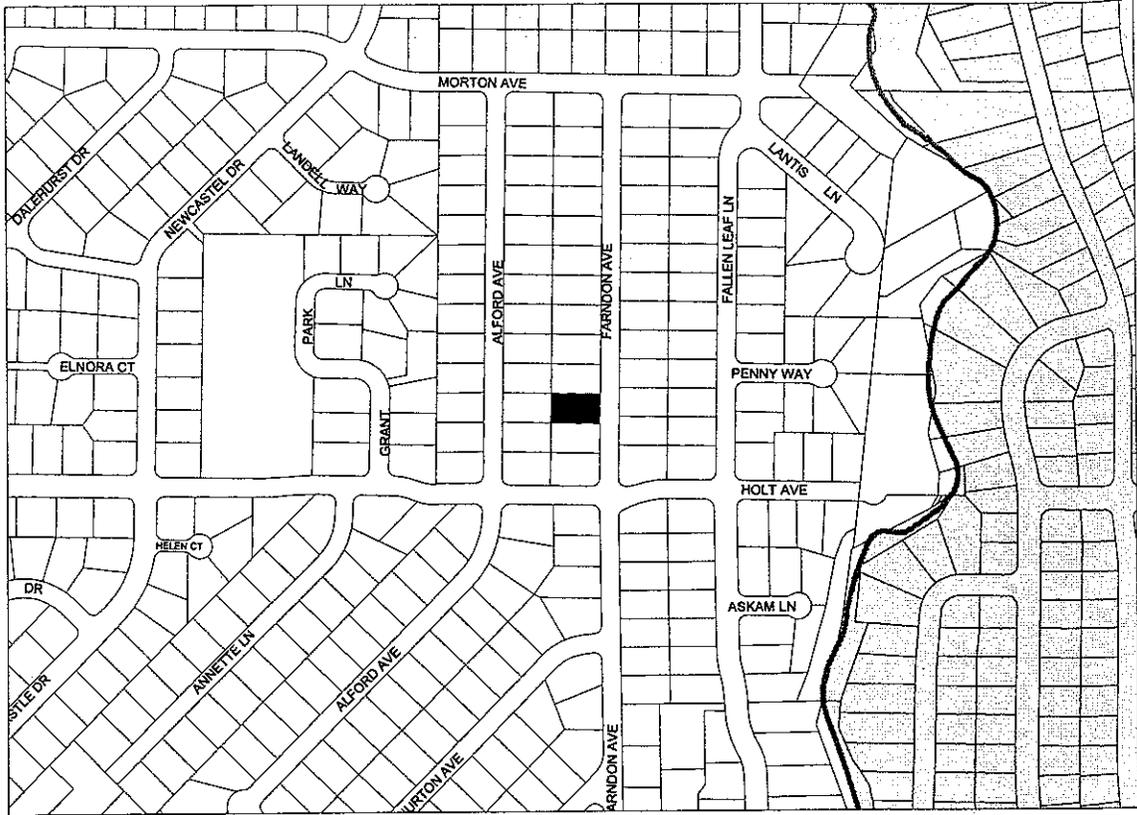
CITY OF LOS ALTOS

APPLICATION: 13-SC-03
APPLICANT: Chapman Design Assoc./B. and G. Badrinath
SITE ADDRESS: 1880 Farndon Avenue

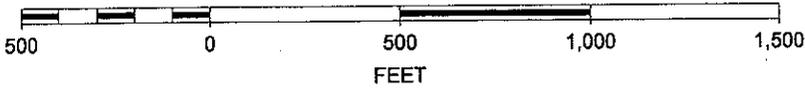


Not to Scale

VICINITY MAP



SCALE 1 : 6,000



CITY OF LOS ALTOS

APPLICATION: 13-SC-03
APPLICANT: Chapman Design Assoc./B. and G. Badrinath
SITE ADDRESS: 1880 Farndon Avenue