



DATE: October 2, 2013

AGENDA ITEM # 2

TO: Design Review Commission
FROM: Sierra Davis, Assistant Planner
SUBJECT: 13-SC-15 – 1052 Riverside Drive

RECOMMENDATION:

Approve design review application 13-SC-15 subject to the listed findings and conditions

PROJECT DESCRIPTION

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

GENERAL PLAN DESIGNATION: Single-family, Residential
ZONING: R1-10
PARCEL SIZE: 10,067 square feet
MATERIALS: Smooth stucco, clay barrel tile roof, copper gutters, wood trellis beams, wood rafters, vinyl windows, wood garage door

	Existing	Proposed	Allowed/Required
LOT COVERAGE:	2,164 square feet	2,994 square feet	3,020 square feet
FLOOR AREA:			
First floor	2,014 square feet	2,947 square feet	
Second floor		576 square feet	
Total	2,014 square feet	3,523 square feet	3,523 square feet
SETBACKS:			
Front	29 feet	25 feet	25 feet
Rear	43 feet	43 feet	25 feet
Right side	10 feet	10 feet/20 feet	7.3 feet/15 feet
Left side	10 feet	10 feet/20 feet	7.3 feet/15 feet
HEIGHT:	16	25 feet	26 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 Ranch style, single-family homes, with simple forms and rustic materials. The street has unimproved shoulders and does not have a consistent street tree pattern.

DISCUSSION

The goal in Consistent Character Neighborhoods is for new construction to have similar characteristics of style, 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 architectural forms and rustic materials.

The proposed structure maintains the footprint of the existing structure with an addition to the left side of the house and a new second story. The first story maintains the 10-foot side yard setback with a 20-foot setback at the second story, where a 17.5-foot setback is allowed. The increased side yard setbacks on each story help to minimize the scale of the house.

The design of the house incorporates simple hip and gable roof forms that reflect the character of the neighborhood. The design raises the first floor plate by approximately one foot, but produces a uniform eave line that relates to the character of the neighborhood. The first story has a nine-foot plate height which is compatible with the existing neighborhood because there are low plate heights on the original houses mixed with taller plate heights on the redeveloped properties. The construction method of structure will increase the apparent height of the plate by one foot, for an overall wall height of approximately 10 feet. The plate heights are compatible as they are not an abrupt change in the neighborhood. The larger entry element is a new to the neighborhood, however it is in scale with the proposed structure. The more intricate architectural elements are located at the rear of the structure including taller first story plate heights, trellises, and a more complex roof design.

There is a discrepancy between the elevation and sections. The sections show nine-foot plate heights for the first and second story with the structure meeting the daylight plane. The first story plate height on the elevations is nine-feet, four-inches. The discrepancy will be revised in the building plans and reflect a nine-foot plate for the first and second story in order to meet the daylight plane requirement.

The second story located toward the front of the structure minimizes impact to adjacent properties. The front of the second story is 34 feet in width and has a simple recessed form that minimizes bulk.

The proposed house uses materials compatible with the design concept and the existing rustic materials in the neighborhood. The building materials are of a high quality and include smooth stucco, clay barrel tile roof, copper gutters, wood trellis beams, wood rafters, vinyl windows, wood garage door.

Privacy and Landscaping

Overall, the windows on the second story are well designed to minimize privacy concerns that result from a second story addition.

The second story windows on the north (right) side of the house is a clear story element with no privacy impacts. The windows in the clear story element allow views out, however viewing down out of the windows is difficult due to the location of the stair landing. There are also existing trees adjacent to the clear story windows that also help to mitigate views to neighboring properties.

The windows on the south (left) side of the house include a bathroom, bedroom two, and bedroom three. The windows in the bathroom and bedroom two are 20 feet from the property line and have six foot plate heights. The window in bedroom three is 31 feet from the side property line with a five-foot sill height. The windows on the south side of the house are not a privacy concern because of the high sill heights and distance from the property line, which make it hard to view down into the adjacent property. The plan also incorporates a vegetated hedge on the south side to buffer the second story addition.

The Oak trees on the north side of the property slightly overhang into the area of the proposed second story setback and will need to be evaluated by an arborist and trimmed accordingly to avoid damage during construction. The project has been conditioned to have an arborist evaluate the trees and the owner implement recommend mitigation prior to the start of construction. Tree number six and the proposed street tree satisfy the 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 land use.

Cc: Daryl Fazakas, Applicant and Designer
Dan and Cathy Pacheco, Owner

Attachments:

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

FINDINGS

13-SC-15—1052 Riverside Drive

With regard to the first and second story additions to an existing residence, the Design Review Commission finds the following in accordance with Section 14.76.050 of the Municipal Code:

- A. The proposed addition complies with all provision of this chapter;
- B. The height, elevations, and placement on the site of the proposed addition, 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 addition 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 addition has been designed to follow the natural contours of the site with minimal grading, minimum impervious cover, and maximum erosion protection.

CONDITIONS

13-SC-15—1052 Riverside Drive

1. The approval is based on the plans received on September 12, 2013 and the written application materials provided by the applicant, except as may be modified by these conditions.
2. Tree number six (6) and the street tree 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 Certified Arborist shall evaluate Oak trees (Trees 2 and 3) on the north property line and such work as determined necessary by the arborist shall be implemented prior to the issuance of a demolition permit and/or a building permit.
6. Prior to the issuance of a demolition permit and/or a building permit, install tree protection fencing around the drip line, or as required by the project arborist, of the following trees (nos. 2,3,5,6) 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, street trees 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 12.66 of the Municipal Code.



ATTACHMENT A

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GENERAL APPLICATION

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

Permit # 1105700

Table with 3 columns and 8 rows listing review types: One-Story Design Review, Two-Story Design Review, Variance(s), Lot Line Adjustment, Tentative Map/Division of Land, Subdivision Map Review, Sign Review, Sidewalk Display Permit, Use Permit, Tenant Improvement, Preliminary Project Review, Commercial Design Review, Multiple-Family Review, Rezoning, RI-S Overlay, General Plan/Code Amendment, Appeal, Other.

Project Address/Location: 1052 RIVERSIDE DR

Project Proposal/Use: SFD, 2ND STORY ADDITION

Current Use of Property: SFD

Assessor Parcel Number(s): 189-45-021 Site Area: 10,067 sq ft

New Sq. Ft.: 1509 Remodeled Sq. Ft.: 2014 Existing Sq. Ft. to Remain: 0

Total Existing Sq. Ft.: 2014 Total Proposed Sq. Ft. (including basement): 3523 INCL GARAGE

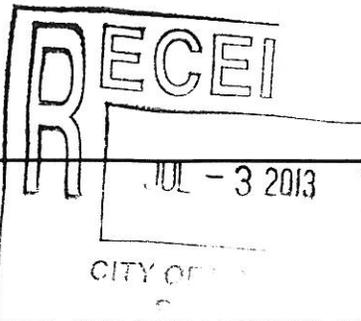
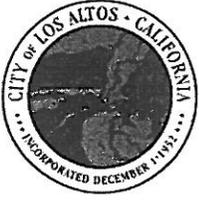
Applicant's Name: Daryl Fazekas
Home Telephone #: 15621 Loma Vista Ave Los Gatos CA 95032
Mailing Address: DarylFazekas@gmail.com Phone 408 395 9400
City/State/Zip Code:

Property Owner's Name: DAN + CATHY PACHECO
Home Telephone #: 408 606 1933 Business Telephone #:
Mailing Address: 1052 RIVER SIDE DR
City/State/Zip Code:

Architect/Designer's Name: DARYL FAZEKAS Telephone #:

*** 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 1052 RIVERSIDE DR
Scope of Project: Addition or Remodel or New Home _____
Age of existing home if this project is to be an addition or remodel? 60 YEARS
Is the existing house listed on the City's Historic Resources Inventory? NO

* See "What constitutes your neighborhood" on page 2.

Address: 1052 RIVERSIDE DR.
Date: _____

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: 10,000 square feet

Lot dimensions: Length 75 x 137 feet
Width _____ feet

If your lot is significantly different than those in your neighborhood, then note its: area 13,000 +, length 140, and width 85.

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

Existing front setback if home is a remodel? 29

What % of the front facing walls of the neighborhood homes are at the front setback 50 %

Existing front setback for house on left 25 ft./on right 29 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 3

Garage facing front recessed from front of house face 0

Garage in back yard 0

Garage facing the side 0

Number of 1-car garages ; 2-car garages 9; 3-car garages

Address: 1052 RIVERSIDE DR.
Date: _____

4. Single or Two-Story Homes:

What % of the homes in your neighborhood* are:

One-story 90%

Two-story 10%

5. Roof heights and shapes:

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

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

Do the roof forms appear simple YES 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?

SHAKE

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: 1052 RIVERSIDE DR.

Date: _____

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)
TO REAR

Is your slope higher _____ lower _____ same X 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.)?
TREES, LAWN

How visible are your house and other houses from the street or back neighbor's property?
NOT VERY

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)?
LARGE OAKS, GRAVEL PARKING

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? _____
Is the shoulder area (unimproved public right-of-way) paved, unpaved, gravel, landscaped, and/or defined with a curb/gutter? _____

Address: 1059 RIVERSIDE DR.

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.:

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: 1052 RIVERSIDE DR.

Date: _____

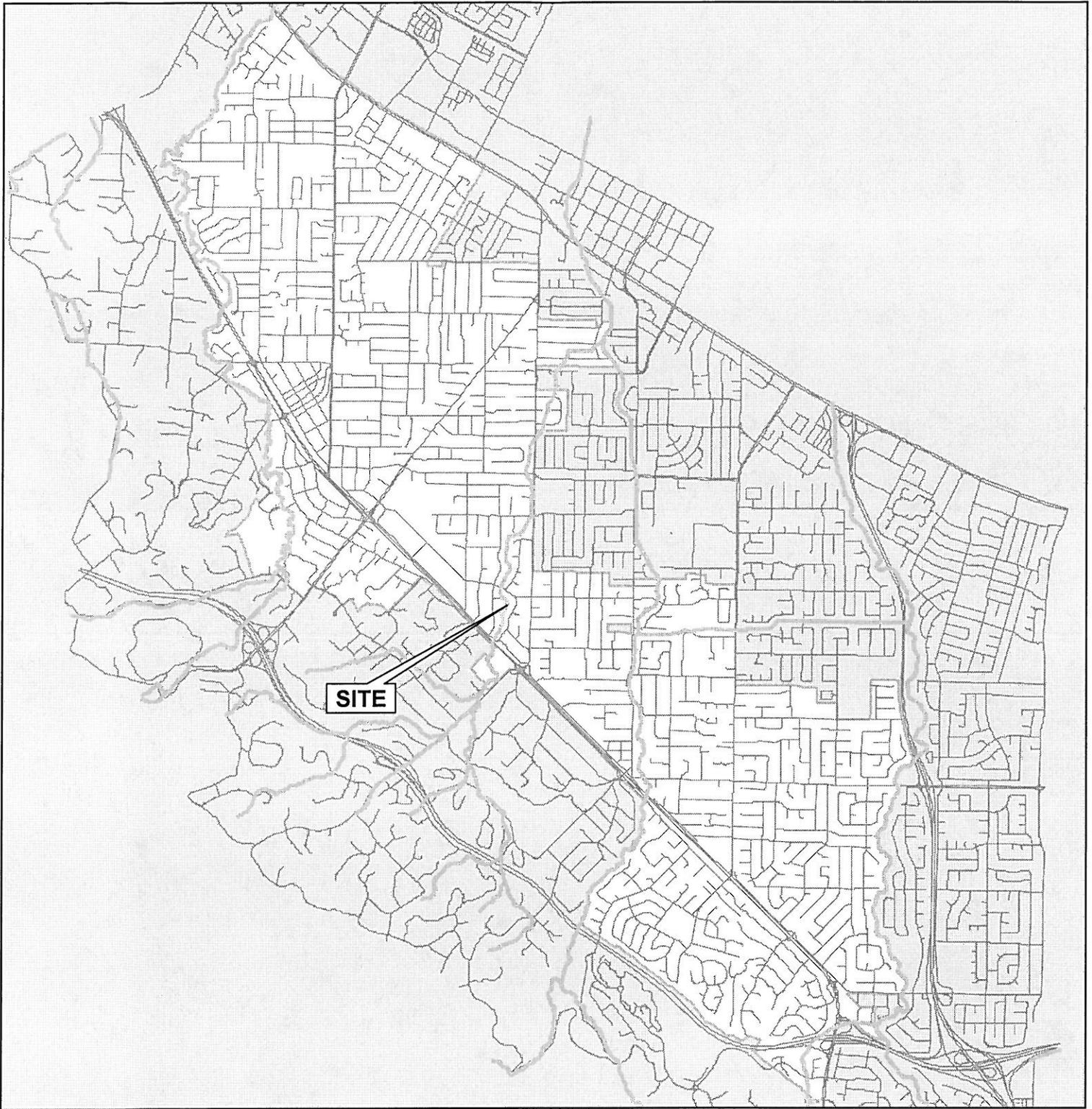
Summary Table

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)
1042 RIVERSIDE	29	40	FRONT REAR	ONE	17	WOOD CONC TILE	SIMPLE
1032	29					WOOD SHAKE	
1027	29						
1029	29					WOOD SHAKE	
1074	29					STUCCO COMP	
1062	25	25	FRONT	TWO	24	STUCCO CONC TILE	
6002 OAKWOOD	25	25		ONE	17		
6007	25	25					

ATTACHMENT C

AREA MAP



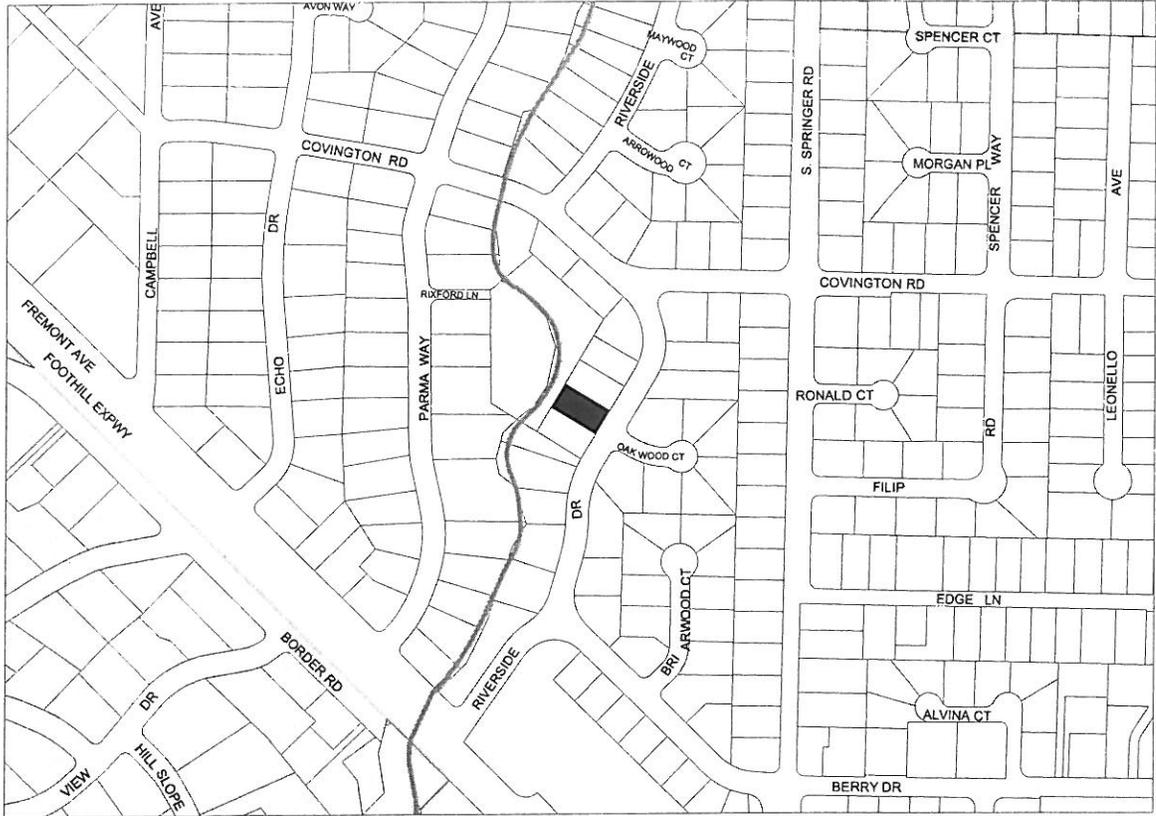
CITY OF LOS ALTOS

APPLICATION: 13-SC-15
APPLICANT: D. Fazekas/D. and C. Pacheco
SITE ADDRESS: 1052 Riverside Drive

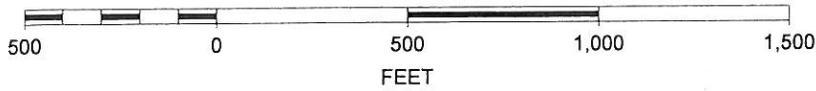


Not to Scale

VICINITY MAP



SCALE 1 : 6,000



CITY OF LOS ALTOS

APPLICATION: 13-SC-15
APPLICANT: D. Fazekas/D. and C. Pacheco
SITE ADDRESS: 1052 Riverside Drive