



DATE: December 4, 2013

AGENDA ITEM # 4

TO: Design Review Commission
FROM: Sean K. Gallegos, Assistant Planner
SUBJECT: 13-SC-19 – 446 Lerida Avenue

RECOMMENDATION:

Approve design review application 13-SC-19 subject to the listed 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 1,489 square feet on the first story and 544 square feet on the second story. The following table summarizes the project:

GENERAL PLAN DESIGNATION: Single-family, Residential
ZONING: R1-10
PARCEL SIZE: 5,811 square feet
MATERIALS: Composition asphalt shingle, horizontal wood siding, vinyl windows, and wood entry door and garage door

	Existing	Proposed	Allowed/Required
LOT COVERAGE:	1,391 square feet	1,577 square feet	1,743 square feet
FLOOR AREA:			
First floor	1,391 square feet	1,489 square feet	
Second floor	0 square feet	544 square feet	
Total	1,391 square feet	2,033 square feet	2,033 square feet
SETBACKS:			
Front (Lerida)	20 feet	25 feet	25 feet
Rear	18 feet	23 feet	23 feet
Right side	13 feet	7 feet/17 feet	7 feet/14 feet
Exterior side (San Luis Avenue)	18 feet	13 feet/18 feet	13 feet
HEIGHT:	13 feet	25 feet	27 feet

BACKGROUND

On November 6, 2013, the Design Review Commission was scheduled to review an application for a new, two-story house at 446 Lerida Avenue. Based upon the applicant requesting a continuance to modify the project design, the Design Review Commission did not hold a hearing for the scheduled item and continued it to a date uncertain.

DISCUSSION

Neighborhood Context

The subject property is located in a Consistent Character Neighborhood as defined in the City's Residential Design Guidelines. The parcels in the neighborhood are varying sizes, and the structures are a mix of newer and older one- and two-story, single-family structures, with low plate heights and simple roof forms (low-pitched gable and hipped roofs), rustic materials, with wood siding dominant. The structures are similar in massing with smaller side elements dominant and varying setbacks with some structures set closer to the street. While there is not a distinctive street tree pattern on either street, there are many large trees along both streets.

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 houses in the neighborhood. This requires a project to fit in and lessen abrupt changes.

The project uses a traditional style with a form and materials found in the surrounding neighborhood. These elements include the one-car garage, hipped roofs, recessed porch and low eight feet tall eave line. The building's materials, which include horizontal siding, composition shingle roofing, stone veneer wainscoting are rustic in appearance are high quality materials and appropriate for the architectural design and character of the area. Overall, the project does a good job of integrating forms and elements from the neighborhood while still establishing its own design integrity.

The project is in keeping with the scale other houses found in the neighborhood. The design proposes a steeper roof slope of 6:12, where a 4:12 or 5:12 roof slope is common in the neighborhood. However, the additional massing from the increased roof slope is offset by the reduced size of the structure, which is substantially smaller due to the lot size, 25-foot height, smaller scale, and hip roof elements. The structure's front being located along Lerida Avenue results in a smaller scale appearance, as opposed to a front located along the 90-foot wide frontage of San Luis Avenue. The design uses a recessed front porch, articulated elements and low eave lines (eight-foot tall) to break up the solid plane of the front and exterior side elevation. The second floor is well recessed into the structure, which helps reduce the appearance of bulk and mass. Overall, staff finds that the project's scale and bulk are appropriately designed to fit in with the surrounding neighborhood.

Privacy

On the right (north) side elevation of the second story; there is one clerestory window in the stairwell with a sill height of approximately nine feet, which does not create privacy issues.

On the rear (west) second story elevation, there are three windows: one window in bedroom No. 1 with a three-foot, six-inch, sill height; one window in bedroom No. 2 with a three-foot, six-inch, sill height; and one window in the stairwell with a nine-foot sill height. The applicant has worked with staff to incorporate fast growing evergreen screening trees along the right and rear property line to mitigate privacy concerns.

Along the front (east) and exterior side (south) of the structure, the windows are more passive in use and are oriented toward the front yard, exterior yard and public right-of-way. Therefore, as designed, staff finds that the project maintains a reasonable degree of privacy.

Landscaping

There are eleven trees on the property. The project removes ten trees (A-B and D-K) and retains an Oak tree along Lerida Avenue (Tree "C"). In order to provide additional privacy screening and bulk mitigation, the applicant proposes four new California Pepper trees along San Luis Avenue, and Italian Cypress screening along the right (north) and rear (east) property lines. The public right-of-way along the street shall be landscaped, and it will continue to permit on-street parking for the neighborhood. Tree protection guidelines will be followed to maintain the Oak tree during construction.

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: Phoi Phan AIA, Applicant
Mr. Joseph Han and Ms. Emily Kao, Owner

Attachments:

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

FINDINGS

13-SC-19—446 Lerida Avenue

1. With regard to design review for the two-story structure, 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;
 - 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-19—446 Lerida Avenue

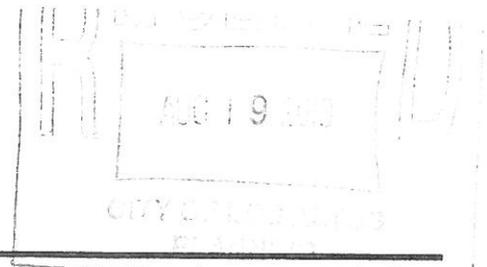
1. The approval is based on the plans received on October 31, 2013 and the written application materials provided by the applicant, except as may be modified by these conditions;
2. An encroachment permit issued from the Engineering Division must be obtained prior to doing any work within the public street right-of-way, and the work in the public street right-of-way shall be maintained for public street parking;
3. **Prior to the issuance of a demolition permit**, install tree protection fencing around the dripline, or as required by the project arborist, of the existing tree (No. C) in the front yard 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;**
4. **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. 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;
 - d. Fire sprinklers pursuant to Section 12.10 of the Municipal Code;
 - e. The location of underground utilities pursuant to Section 12.68 of the Municipal Code. Any 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. 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.);
5. **Prior to final inspection:**
 - a. All front and exterior side yard landscaping and privacy screening shall be maintained and/or installed as required by the Planning Division; and

- 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 # 1105762

<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: 446 LERIDA AVE

Project Proposal/Use: NEW 2 STORY SINGLE FAMILY HOUSE WITH BASEMENT

Current Use of Property: 1 STORY SINGLE FAMILY HOUSE

Assessor Parcel Number(s) 189-51-042 Site Area: 5,811

New Sq. Ft.: 2,966 Remodeled Sq. Ft.: — Existing Sq. Ft. to Remain: —

Total Existing Sq. Ft.: 1,391 Total Proposed Sq. Ft. (including basement): 2,966

Applicant's Name: PHOI PHAN EXEC. AIA LEED AP

Home Telephone #: 408.737.8323 Business Telephone #: 408.242.8350

Mailing Address: 870 SOUTH WOLFE ROAD

City/State/Zip Code: SUNNYVALE CA 94086

Property Owner's Name: JOSEPH HAN & EMILY KAO

Home Telephone #: 408-242-8350 Business Telephone #: —

Mailing Address: 870 S. WOLFE ROAD SUNNYVALE CA 94086

City/State/Zip Code: _____

Architect/Designer's Name: PHOI PHAN Telephone #: 408.242.8350

*** 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)

Does your project comply with any Deed Restrictions, Conditions, Covenants, and Restrictions (CC&R's), or any other recorded conditions of the subdivision in which it is located? Examples are restrictions that limit development to one-story height or may require setbacks greater than those required by City Codes. You are responsible for researching your title insurance report to find the CC&R's for your property. If you do not have a copy of the title report, you may obtain the information from a title insurance company or the County Recorder's Office. Yes No N/A

If No, please explain below in what way your project does not comply with the restrictions and why you propose such variations.

I certify that the above information is true and correct.

Date: 8.15.2013

Property Owner/Applicant or Authorized Agent Signature: [Signature]

(If signing as an authorized agent, please submit evidence of written authorization)

For City Staff Use Only:

Received by: [Signature] Date: 8/19/13

Fire Department Review Required? YES / NO If YES, Date Notified: 8/22/13

Is the submittal package complete? YES / NO

If NO, what items still need to be submitted?
11 ENVELOPES



ATTACHMENT B

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 446 LERIDA AVE

Scope of Project: Addition or Remodel _____ or New Home X
Age of existing home if this project is to be an addition or remodel? 1940
Is the existing house listed on the City's Historic Resources Inventory?
NO

Address: 446 LERIDA AVE

Date: 8.15.2013

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: 9565 square feet

Lot dimensions: Length 120'-0" feet

Width 80'-0" feet

If your lot is significantly different than those in your neighborhood, then note its: area 5811, length 90'-0", and width 64'-0".

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 68 %

Existing front setback for house on left 12'-4" ft./on right 17'-10" ft.

Do the front setbacks of adjacent houses line up? NO

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 X

Garage facing front recessed from front of house face X

Garage in back yard —

Garage facing the side X

Number of 1-car garages 3; 2-car garages 5; 3-car garages 1

Address: 446 LERIL AVE
Date: 8.15.2013

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*? YES

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

Do the roof forms appear simple X or complex _____?

Do the houses share generally the same eave height NO?

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

What siding materials are frequently used in your neighborhood*?

X wood shingle X stucco ___ board & batten ___ clapboard

___ tile ___ stone X brick ___ combination of one or more materials

(if so, describe) SIDING W/ BRICK STUCCO W/ VENEER STONE

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

COMPOSITE 40 YEAR SHINGLE

If no consistency then explain: _____

SOME SPANISH TILE, CLAY TILE & CONCRETE TILE

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

Does your neighborhood* have a consistent identifiable architectural style?

YES NO

Type? X Ranch ___ Shingle ___ Tudor X Mediterranean/Spanish

___ Contemporary ___ Colonial X Bungalow ___ Other

Address: 447 LERIDA AVE
Date: 8.15.2013

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.:

ROOF MATERIAL, HIP & GABLE, COMPOSITE 40 YEAR
ASPHALT SHINGLE

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: 446 LERIDA AVE
 Date: 8.15.2013

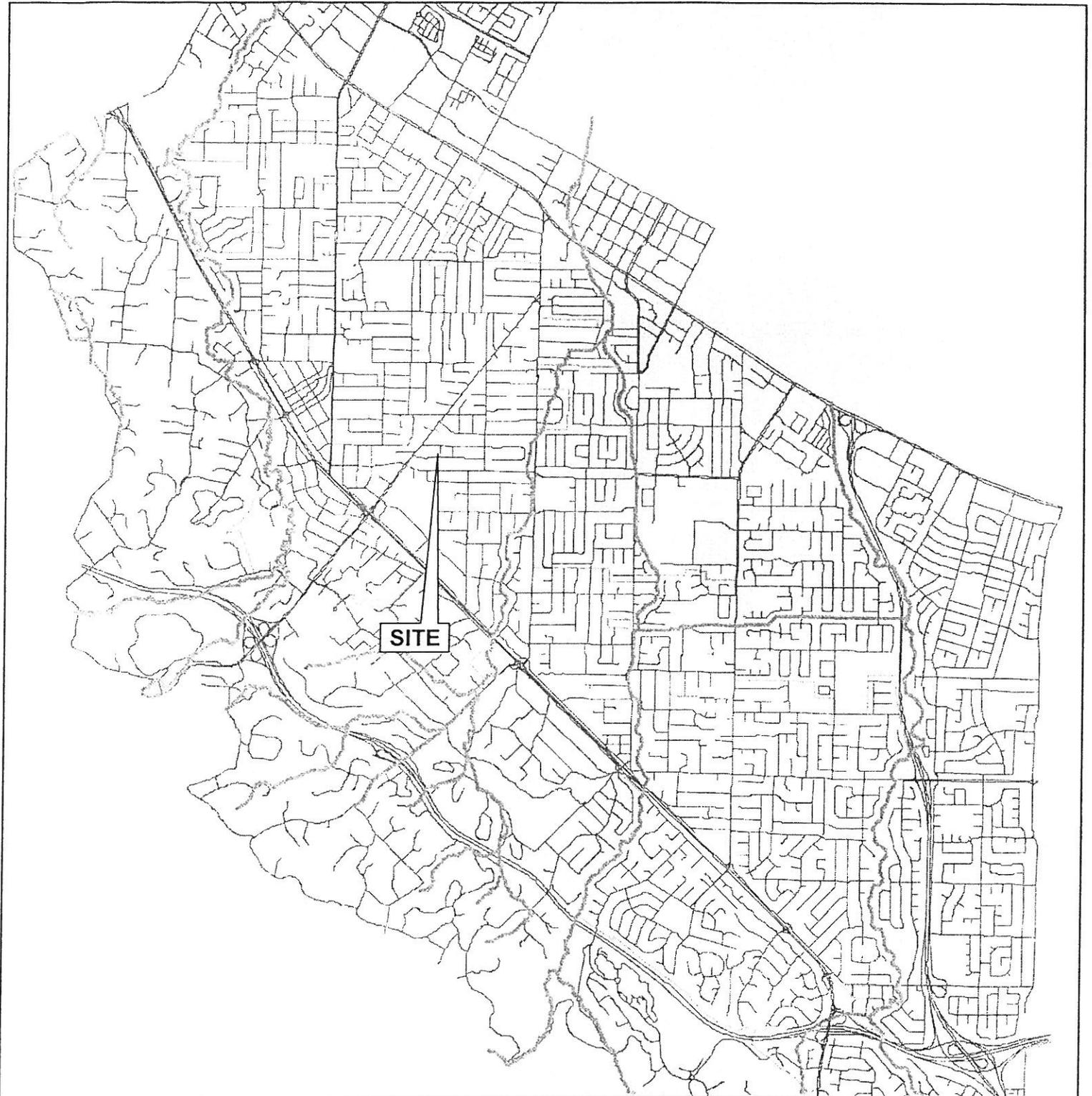
Summary Table

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)
436 LERIDA	20'-0"	29'-0"	FRONT	1	13'-0"	STUCCO	SIMPLE
416 LERIDA	20'-0"	51'-0"	FRONT	1	15'-0"	STUCCO	SIMPLE
417 LERIDA	20'-0"	14'-0"	FRONT	1	13'-0"	STUCCO	COMPLEX
447 LERIDA	20'-0"	43'-0"	FRONT	2	25'-0"	SIDING	COMPLEX
381 SAN LUIS	17'-10"	60'-0"	FRONT	1	13'-0"	SIDING	SIMPLE
371 SAN LUIS	27'-0"	41'-0"	FRONT	1	16'-0"	SIDING/STUCCO	SIMPLE
419 SAN LUIS	24'-0"	44'-0"	FRONT	1	13'-0"	SIDING	SIMPLE
390/386 SAN LUIS	15'-0"	NA	FRONT	1	15'-0"	SIDING	SIMPLE
400 SAN LUIS	15'-0"	NA	FRONT	1	13'-0"	SIDING	SIMPLE

AREA MAP

ATTACHMENT C



CITY OF LOS ALTOS

APPLICATION: 13-SC-19
APPLICANT: P. Phan/J. Han and E. Kao
SITE ADDRESS: 446 Lerida Avenue

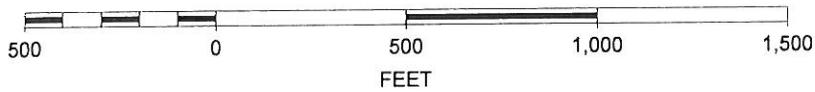


Not to Scale

VICINITY MAP



SCALE 1 : 6,000



CITY OF LOS ALTOS

APPLICATION: 13-SC-19
APPLICANT: P. Phan/J. Han and E. Kao
SITE ADDRESS: 446 Lerida Avenue