



DATE: December 4, 2013

AGENDA ITEM # 6

TO: Design Review Commission
FROM: Sean K. Gallegos, Assistant Planner
SUBJECT: 13-SC-28 – 850 Arroyo Road

RECOMMENDATION:

Approve design review application 13-SC-28 subject to the listed findings and conditions

PROJECT DESCRIPTION

This is a design review application for the demolition of a two-story residence and construction of a two-story residence. The project includes 2,878 square feet on the first story and 1,622 square feet on the second story. The following table summarizes the project:

GENERAL PLAN DESIGNATION: Single-family, Residential
ZONING: R1-10
PARCEL SIZE: 17,500 square feet
MATERIALS: Composite roof, shingle siding, aluminum wood clad windows and doors, wood trim, and painted metal carriage style garage doors

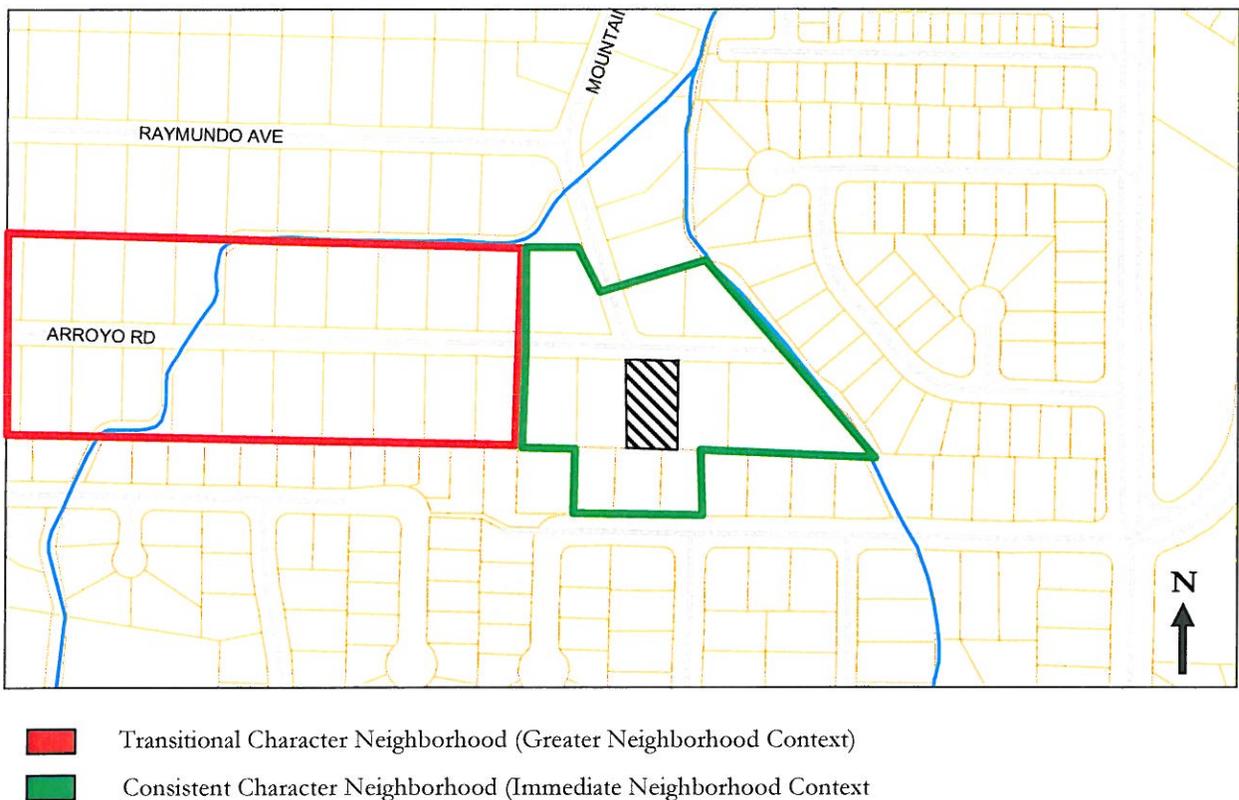
	Existing	Proposed	Allowed/Required
LOT COVERAGE:	2,843 square feet	3,434 square feet	5,250 square feet
FLOOR AREA:			
First floor	2,801 square feet	2,878 square feet	
Second floor	833 square feet	1,622 square feet	
Total	3,634 square feet	4,500 square feet	4,500 square feet
SETBACKS:			
Front	35 feet	30 feet	25 feet
Rear	71 feet	79 feet	25 feet
Right side	12 feet/ 70 feet	18 feet/32 feet	10 feet/17.5 feet
Left side	16 feet/ 18 feet	10 feet/23 feet	10 feet/17.5 feet
HEIGHT:	19 feet	26 feet	27 feet

DISCUSSION

Neighborhood Context

The subject site is located on Arroyo Road near the intersection of Arroyo Road and Mountain View Road. As indicated in Figure 1 below, the neighborhood has two distinct sections. The eastern portion of Arroyo Road, in the immediate context, where the subject property is located, the structures are compatible with a Consistent Character Neighborhoods in terms of setbacks, height and scale. On the western portion, in the greater neighborhood, the structures are consistent with a Transitional Character Neighborhood with development including larger scale structures with new and varying building material and two-story structures. Along Arroyo Road, there is a substantial amount of mature front yard landscape in the neighborhood. The mature landscape coupled with the generous front yard landscape tends to de-emphasize the homes on the street.

Figure 1: Neighborhood Context Map



Since the project is on the verge of the Transitional Character neighborhood, there should be a consideration given to expand the neighborhood context for design review purposes.

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. In reviewing the proposed project, staff

considered the existing streetscape and development pattern in the context of a consistent character neighborhood. In addition, staff took into account the homes in the greater neighborhood, using the Transitional Character Neighborhood criteria, which encourages the reduction of abrupt changes from juxtaposing radically different designs or sizes of structures.

The proposed project uses more formal forms than those found in the surrounding neighborhood, but is designed in a way to be compatible with the area. The project incorporates elements, such as a formal front entry and symmetrical massing, which are integral to the proposed architectural style but more formal than most houses in the neighborhood. The project utilizes design elements that are found in the area such as low-sloped hipped roofs, two-car garages, one-story elements and front porch. The proposed structure also uses high quality rustic materials that relates well to the neighborhood. These materials include composition shingle roofing, shingle siding, wood trim details and a wood garage door, which are found throughout the neighborhood and compatible with the 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.

Overall, the project is proposing a new residence with a bulk, mass and scale that is larger than houses in the immediate neighborhood, but is compatible with houses within the greater neighborhood. This occurs because there is a certain level of disparity in size, bulk and scale between the eastern and western portion of Arroyo Road. The design is acceptable given the close proximity of the transitional character properties to the subject site. Due to the shift in character along Arroyo Road, the goal is to strike a balance in scale and design between larger and smaller scale structures when they are close to each other.

Since the application submittal on October 10, 2013, the applicant worked with staff to reduce the bulk, mass and scale of the proposed residence. The perception of bulk is reduced with the front setback being increased from 25 feet to 35 feet, the single-story garage relating to the adjacent one-story structure, and the usage of shingle siding that helps to mitigate bulk. As proposed, the design uses a projecting front porch, and articulated elements to break up the solid plane of the two-story front elevation. The first floor has a nine-foot wall plate height and an eight-foot second-floor wall plate height to relate to the scale of the adjacent structures and the uniform and low horizontal eave line. In addition, the applicant worked with the staff to provide Mayten street trees to help buffer the structure. Overall, the two-story design does not create an abrupt change, and is well proportioned and articulated to reduce the effect of bulk and mass.

Privacy and Landscaping

The right (west) side elevation of the second story includes three windows: one window located in bedroom No. 4 with a four-foot, six-inch sill height; one window in the bedroom No. 4 bathroom with a four-foot, six-inch sill height; and one window in the bedroom No. 4 bathroom with six-foot sill height. Due to their placement and sill heights, the proposed second story right side elevation windows mitigate unreasonable privacy impacts.

On the left (east) side elevation of the second-story, there are four windows with a four-foot, six-inch sill heights. Due to their placement and sill heights, the proposed second story left side elevation windows to mitigate unreasonable privacy impacts. In addition, the design is retaining an existing grove of four redwood trees to minimize privacy impacts to adjacent properties.

The rear (south) second-story elevation includes five windows: one window in the master bedroom with a four-foot, six-inch, sill height; two master bathroom windows with three-foot sill heights; one laundry room window with a three-foot, six-inch, sill height; and one window in bedroom No. 2 with a three-foot, six-inch, sill height. The rear facing windows are located approximately 49 to 52 feet respectively from the side property line and 93 to 99 feet respectively from the rear property line, which minimizes view impacts for adjacent sites. In addition, faster growing evergreen screening trees are proposed along the left, right and rear property lines to minimize privacy impacts (Condition No. 3). Therefore, as designed and with the recommended conditions, staff finds that the project maintains a reasonable degree of privacy.

The applicant is maintaining trees No. 2 (citrus) and No. 4 (unspecified fruit tree) located in the rear yard. The project proposes removal of two trees (Nos. 6-7) in the rear yard due to the location of the proposed hardscape and structure, which seems reasonable given the constraints of the project. The proposal also requests removal of three additional trees (Nos. 1, 3 and 5) for economic enjoyment of their property. The applicant is working with staff to incorporate four Mayten trees along the rear property line and three Mayten trees along the street frontage. A condition is required to provide tree protective fencing for the retained trees on the site.

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: Walter Chapman, Applicant
Kevin and Laura Kluge, Owner

Attachments:

- A. Application
- B. Neighborhood Compatibility Worksheet
- C. Area Map and Vicinity Map
- D. Power Point Slides, Applicant

FINDINGS

13-SC-28—850 Arroyo Road

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-28—850 Arroyo Road

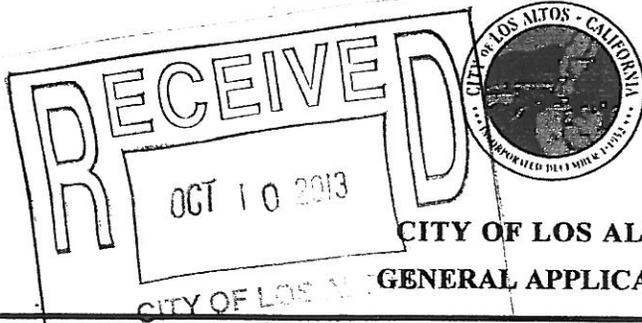
1. The approval is based on the plans received on November 20, 2013 and the written application materials provided by the applicant, except as may be modified by these conditions.
2. An encroachment permit must be issued from the Engineering Division prior to doing any work within the public street right-of-way.
3. An updated landscape plan shall be provided with fast growing evergreen landscape trees screening along the rear and side property lines to the rear of the structure. The plants shall be a minimum of 15-gallon in size.
4. All proposed privacy screening trees along the left, right, and rear property lines, as shown on the landscape plan are protected under this application and cannot be removed without a tree removal permit from the Community Development Director.
5. **Prior to the issuance of a demolition permit**, install tree protection fencing around the dripline, or as required by the project arborist, of the following trees (Nos. 2 and 4) 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.**
6. **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 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.).

7. 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



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

Permit # 1105846

<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: 850 ARROYO RD., LOS ALTOS, CA 94022

Project Proposal/Use: RESIDENTIAL

Current Use of Property: RESIDENTIAL

Assessor Parcel Number(s) 189-29-017 Site Area: 17500.00 S.F.

New Sq. Ft.: 4499.75 Remodeled Sq. Ft.: N/A Existing Sq. Ft. to Remain: N/A

Total Existing Sq. Ft.: 3470.0 Total Proposed Sq. Ft. (including basement): 5121.75
(TO BE REMOVED)

Applicant's Name: CHAPMAN DESIGN ASSOCIATES

Business Telephone #: (650) 941.6890

Mailing Address: 620 S. EL MONTE

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

Property Owner's Name: KEVIN & LAURA KLUGE

Home Telephone #: (650) 504-0686 Business Telephone #: _____

Mailing Address: 1061 SUFFOLK WAY

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

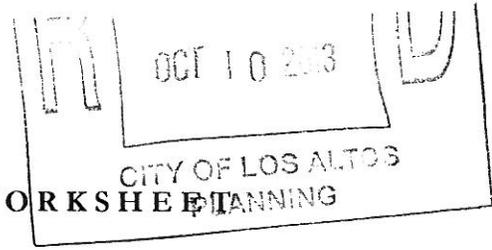
Architect/Designer's Name: WALTER CHAPMAN Telephone #: (650) 941.6890

*** 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)



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 850 ARROYO RD.

Scope of Project: Addition or Remodel _____ or New Home X

Age of existing home if this project is to be an addition or remodel? N/A

Is the existing house listed on the City's Historic Resources Inventory?

Address: 850 ARROYO RD.

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: 17500.00 square feet

Lot dimensions: Length 175.0 feet

Width 100.0 feet

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

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

Existing front setback if home is a remodel? N/A

What % of the front facing walls of the neighborhood homes are at the front setback 40 %

Existing front setback for house on left 25.0 ft./on right 33.0 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 6

Garage facing front recessed from front of house face 3

Garage in back yard N/A

Garage facing the side 1

Number of 1-car garages N/A; 2-car garages 10; 3-car garages N/A

Address: 850 ARROYO
Date: _____

4. **Single or Two-Story Homes:**

What % of the homes in your neighborhood* are:

One-story 70

Two-story 30

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?

COMPOSITION 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: 850 ARROYO
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)

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.)?
FRONT LAWNS

How visible are your house and other houses from the street or back neighbor's property?
80% 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)?
DIRT & ASPHALT GUTTER

10. **Width of Street:**

What is the width of the roadway paving on your street in feet? 29.0 FEET
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? ASPHALT GUTTER

Address: 890 ARROYO
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.:

SIDING / HORIZONTAL FEEL.

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

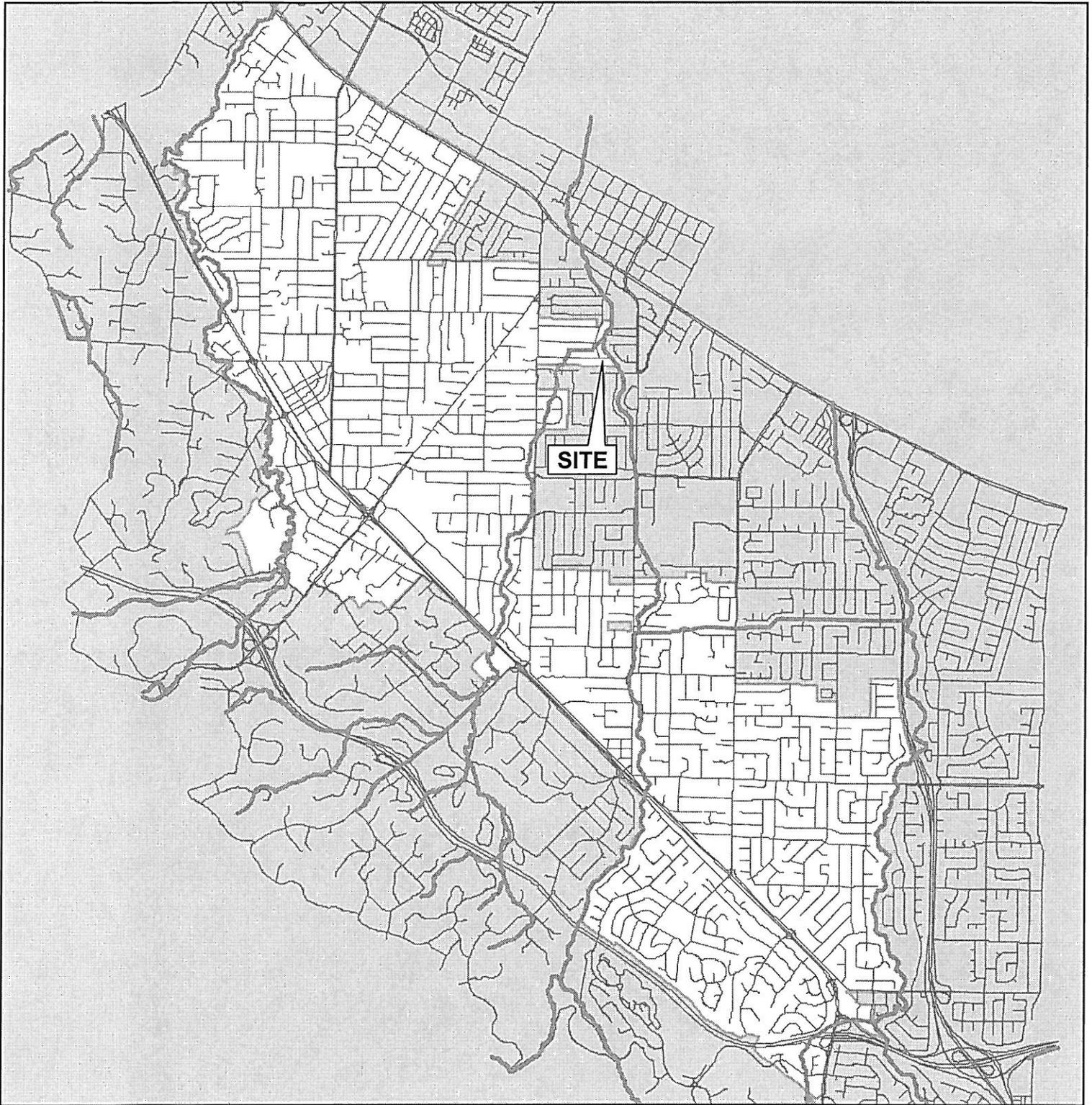
Address: 850 ARROYO
 Date: _____

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)
850 ARROYO	34'	71'	FRONT (2)	TWO - STORY	21'	COMP SHINGLES SIDING	SIMPLE RANCH.
840 ARROYO	25'	76'	FRONT (2) RECESSED	ONE - STORY	13'	CEMENT SHINGLES STUCCO	SIMPLE RANCH.
830 ARROYO	38'	68'	FRONT (2)	ONE - STORY	14'	WOOD SHINGLES STUCCO BRICK	SIMPLE RANCH
821 ARROYO	41'	55'	FRONT (2) RECESSED	ONE - STORY	13'	WOOD SHINGLES STUCCO BRICK	SIMPLE RANCH
831 ARROYO	41'	71'	FRONT (2) IN LINE	ONE - STORY	14'	COMP SHINGLES STUCCO	SIMPLE RANCH
855 ARROYO	25'	25'	SIDE (2)	TWO - STORY	21'	COMP SHINGLES SIDING / BRICK	SIMPLE RANCH
861 ARROYO	15'	35'	FRONT (2)	ONE - STORY	16'	COMPOSITION SHIN. SIDING	SIMPLE RANCH
870 ARROYO	33'	75'	FRONT (2)	ONE - STORY	14'	COMPOSITION SHIN. SIDING / BRICK	SIMPLE RANCH.
860 ARROYO	33'	76'	FRONT (2) IN LINE	ONE - STORY	14'	WOOD SHINGLES, STUCCO / BRICK	SIMPLE RANCH
1074 MARILYN	25'	59'	FRONT (2) RECESSED	TWO - STORY	21'	COMP. SHIN. SIDING	SIMPLE RANCH

AREA MAP



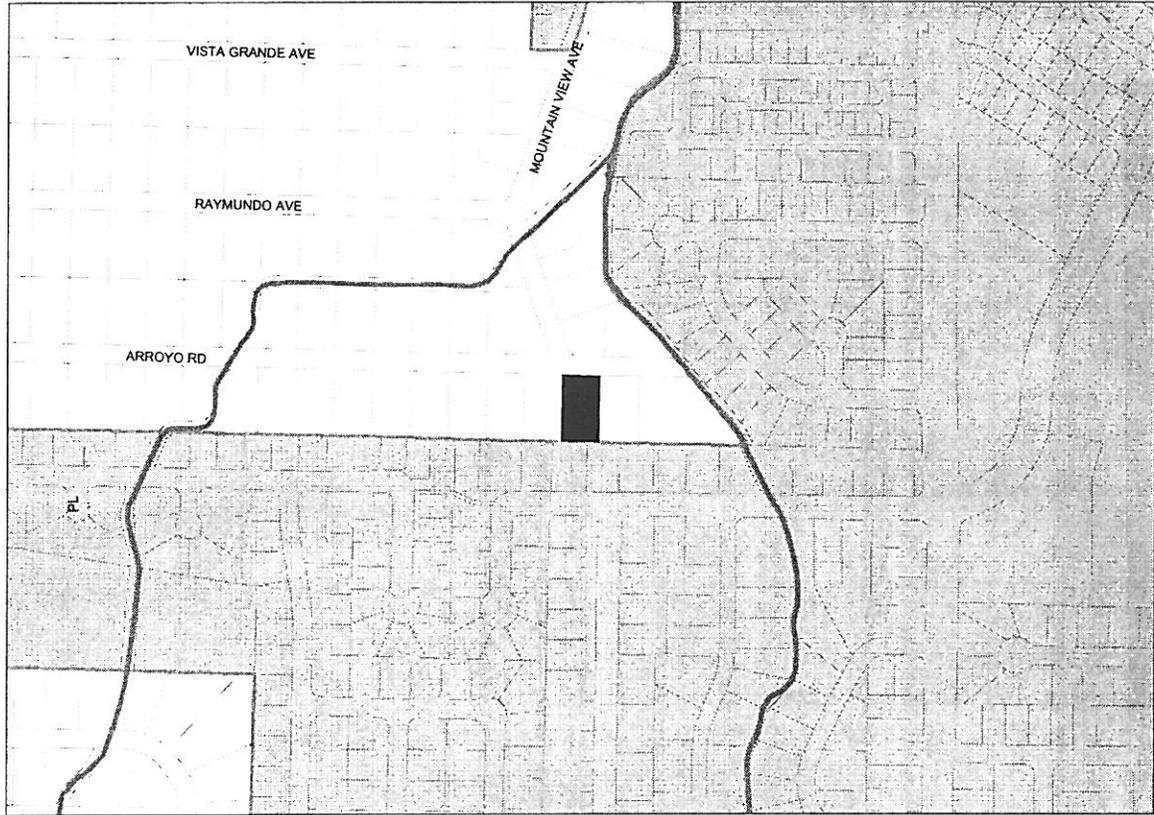
CITY OF LOS ALTOS

APPLICATION: 13-SC-28
APPLICANT: Chapman Design Associates/K. and L. Kluge
SITE ADDRESS: 850 Arroyo Road

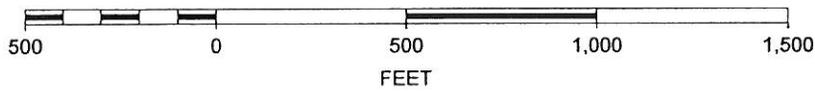


Not to Scale

VICINITY MAP



SCALE 1 : 6,000



CITY OF LOS ALTOS

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