



DATE: December 18, 2013

AGENDA ITEM # 2

**TO:** Design Review Commission  
**FROM:** Sean K. Gallegos, Assistant Planner  
**SUBJECT:** 13-SC-16 – 767 Santa Rita Avenue

**RECOMMENDATION:**

Consider the revised design review application 13-SC-16 subject to the listed findings and conditions

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**PROJECT DESCRIPTION**

This is a reconsideration of a design review application for a new two-story, single-family house. The project will demolish an existing one story house and accessory structure and construct a new house with 2,528 square feet on the first story and 1,471 square feet on the second story. The following table summarizes the project:

**GENERAL PLAN DESIGNATION:** Single-family, Residential  
**ZONING:** R1-10  
**PARCEL SIZE:** 12,500 square feet  
**MATERIALS:** Composite shingle and copper roof, horizontal wood lap siding, wood trim, aluminum wood clad windows and doors, and painted wood garage doors

	<b>Existing</b>	<b>Proposed</b>	<b>Allowed/Required</b>
<b>LOT COVERAGE:</b>	2,754 square feet	3,631 square feet	3,750 square feet
<b>FLOOR AREA:</b>			
First floor	2,663 square feet	2,528 square feet	
Second floor		1,471 square feet	
Total	2,663 square feet	3,999 square feet	4,000 square feet
<b>SETBACKS:</b>			
Front	31 feet	25 feet	25 feet
Rear	38 feet	25 feet	25 feet
Right side	36 feet	20 feet/36 feet	10 feet/17.5 feet
Left side	13 feet	15 feet/27 feet	10 feet/17.5 feet
<b>HEIGHT:</b>	None	27 feet	27 feet

## **BACKGROUND**

On September 18 2013, the Design Review Commission held a public meeting to consider the proposed project. The Commission heard neighbor concerns about the project's scale, compatibility and privacy impacts from the rear windows and balcony. Following the discussion, the Commission voted unanimously to continue the application and directed the applicant to address the following issues:

- Re-consider window design and reduce the privacy impacts toward the rear;
- Reduce bulk of the rear elevation; and
- Reduce the privacy impacts from the balcony.

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 September 18, 2013 are also included with this report (Attachment D and E).

## **DISCUSSION**

In response to the Commission's action, the applicant revised the design of the proposed house. The design changes include modifying the gable roof along the right and rear elevation to a hip roof. The new hipped roof reduces the profile and bulk of the roof. Additionally, the rear patio has been extended a few feet toward the rear property line, which provides a visual reduction of the bulk of the upper floor. While the overall height of the house was not reduced, many of the elements, such as the second story hipped roof forms on the rear elevation and the revised porch element work to improve the design. These changes have reduced the overall bulk of the structure as viewed from the rear.

To alleviate the privacy concerns, the large second story windows facing the rear yard were replaced with high-sill windows. In addition, the second story balcony has been lowered by nearly one foot, which creates a balcony recessed within the roof form and surrounded with solid walls, instead of an open railing. This design combined with a rear facing privacy railing of three feet, nine inches, and a side facing wing wall with a height of five foot, nine inches, effectively minimizes privacy impacts to the south and the east neighboring properties. In addition, the landscape plans has been modified to retain a redwood tree along the rear (east) property line and incorporates numerous screening plants along the north, south, and east property lines to mitigate additional privacy impacts.

The adjacent structures plan sheet was revised to indicate the relative location of the neighboring properties and the subject site. These plan modifications show the increased distance from project site to the neighboring properties, which reduces the effect of bulk and privacy impacts. Overall, the proposed design has incorporated substantial changes to address the Commission's comments. Based upon these changes, staff has prepared positive design review findings and conditions of approval for the Commission's consideration.

## **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: Enrique Gantisky, Applicant/Owner

Attachments:

- A. Application
- B. Neighborhood Compatibility Worksheet
- C. Area Map and Vicinity Map
- D. Memorandum to the DRC Commission and Meeting Minutes, September 18, 2013
- E. Original Site Plan, Floor Plans and Elevations, September 3, 2013
- F. Design Review Comment Letter from Applicant, December 3, 2013

## FINDINGS

13-SC-16—767 Santa Rita 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-16—767 Santa Rita Avenue

1. The approval is based on the plans received on December 6, 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. 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.
4. Provide a fast growing evergreen landscape screening trees along the side and rear property lines to the rear of the structure. As shown on the plans, the screening trees shall be a minimum of 15 gallon in size.
5. All proposed privacy screening trees along the left, right, and rear property lines and the proposed Oak street in the semicircular driveway, 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.
6. **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. 1-7) 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. Provide a landscape plan prepared by a licensed landscape professional showing how the plans comply with the City's Water Efficient Landscape Regulations (LAMC Chapter 12.36).
  - 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. Fire sprinklers to be installed pursuant to Section 12.10 of the Municipal Code.

- f. 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.
  - g. The location of any air conditioning equipment on the site plan and the sound rating for such equipment.
  - h. 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 # 1105708

<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: 767 SANTA RITA AVE

Project Proposal/Use: RESIDENTIAL

Current Use of Property: SAME

Assessor Parcel Number(s) 167-21-004 Site Area: \_\_\_\_\_

New Sq. Ft.: 3992 Remodeled Sq. Ft.: N/A Existing Sq. Ft. to Remain: 0

Total Existing Sq. Ft.: \_\_\_\_\_ Total Proposed Sq. Ft. (including basement): \_\_\_\_\_

Applicant's Name: ENRIQUE GANITSKY

Home Telephone #: 650 255-9278 Business Telephone #: 650 255 9278

Mailing Address: 120 PLUM COURT

City/State/Zip Code: MT VIEW CA 94043

Property Owner's Name: SAME AS APPLICANT

Home Telephone #: \_\_\_\_\_ Business Telephone #: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City/State/Zip Code: \_\_\_\_\_

Architect/Designer's Name: DAVE HAUGLAND Telephone #: 208 323-0199  
AHJ ENGINEERS, PC

\*\*\* 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)





City of Los Altos

Planning Division

(650) 947-2750

Planning@losaltosca.gov

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 1" 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 767 Santa Rita 94022  
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: 767 Santa Rita  
Date: 7/10/2013

### 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: 12,500 square feet  
Lot dimensions: Length 100 feet  
Width 125 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 15 %  
Existing front setback for house on left 35 ft./on right 35 ft.  
Do the front setbacks of adjacent houses line up? some do

#### 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 all  
Garage facing front recessed from front of house face \_\_\_\_  
Garage in back yard \_\_\_\_  
Garage facing the side \_\_\_\_  
Number of 1-car garages \_\_\_\_; 2-car garages ✓; 3-car garages \_\_\_\_

Address: 767 Santa Rita  
Date: 7-10-13

4. Single or Two-Story Homes:

What % of the homes in your neighborhood\* are:

One-story 60  
Two-story ~~30~~ % 30 %

5. Roof heights and shapes:

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

Are there mostly hip , gable style <sup>and</sup> , or other style \_\_\_ roofs\*?

Do the roof forms appear simple \_\_\_\_\_ 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\*?

siding  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 80%  
If no consistency then explain: \_\_\_\_\_

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

Does your neighborhood\* have a consistent identifiable architectural style?

YES  NO

Traditional  
Type? \_\_\_ Ranch  Shingle  Tudor \_\_\_ Mediterranean/Spanish  
\_\_\_ Contemporary \_\_\_ Colonial \_\_\_ Bungalow \_\_\_ Other

Address: 767 Santa Rita  
Date: 7-10-2013

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? 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.)?  
big trees  
\_\_\_\_\_  
\_\_\_\_\_

How visible are your house and other houses from the street or back neighbor's property?  
not 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)?  
gravel  
\_\_\_\_\_  
\_\_\_\_\_

10. Width of Street:

What is the width of the roadway paving on your street in 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? unimproved

Address: 767 Santa Rita  
Date: 7-10-13

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.:

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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 *SANTA RITA YES LOS ALTOS AVE. NARROWER 50%*
- 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  
*LOS ALTOS AVE YES SANTA RITA 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: 767 Santa Rita  
 Date: 7-10-13

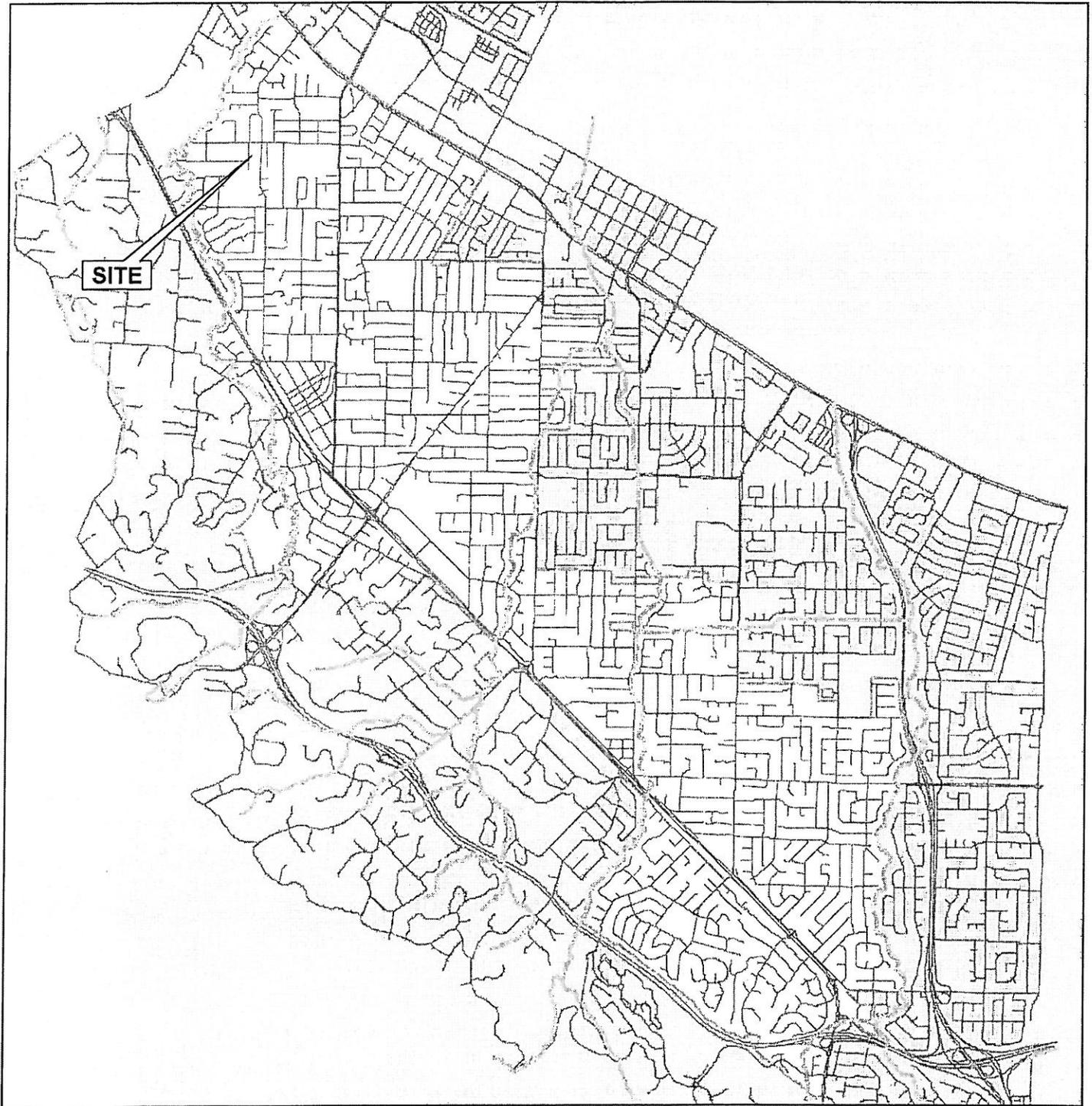
Summary Table

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)
397 VAN BUREN	35'?		ON SANTA RITA	TWO	24 <sup>+</sup>	STUCCO COMPOSITION ROOF	TRADITIONAL
780 SANTA RITA	25'		SANTA RITA	ONE	15-17'	STUCCO COMPOSITION	TRADITIONAL
400 W. POETOLA	25'	25'	ON SANTA RITA	TWO	24 <sup>+</sup>	SHINGLE COMPOSITION	TRADITIONAL
755 SANTA RITA	30 <sup>+</sup>		SANTA RITA	SINGLE ONE	17 <sup>+</sup>	<del>SHINGLE</del> SIDING WOOD SHAKE	RANCH
779 SANTA RITA	40 <sup>+</sup>		SANTA RITA	ONE	17 <sup>+</sup>	WOOD SHING	RANCH
366 W. POETOLA	30 <sup>+</sup>		SANTA RITA	ONE	17 <sup>+</sup>	SHAKE ROOF	RANCH
780 LOS ACTOS AVE	25 <sup>+</sup>		LOS ACTOS	ONE	17 <sup>+</sup>	STUCCO COMPOSITION ROOF	RANCH
772 LOS ACTOS	25'		LOS ACTOS	ONE	17 <sup>+</sup>	SIDING WOOD COMPOSITION	RANCH
764	25'		LOS ACTOS	ONE	17 <sup>+</sup>	COMPOSITION	RANCH
754	25'		LOS ACTOS	ONE	17 <sup>+</sup>	COMPOSITION	RANCH

# ATTACHMENT C

## AREA MAP



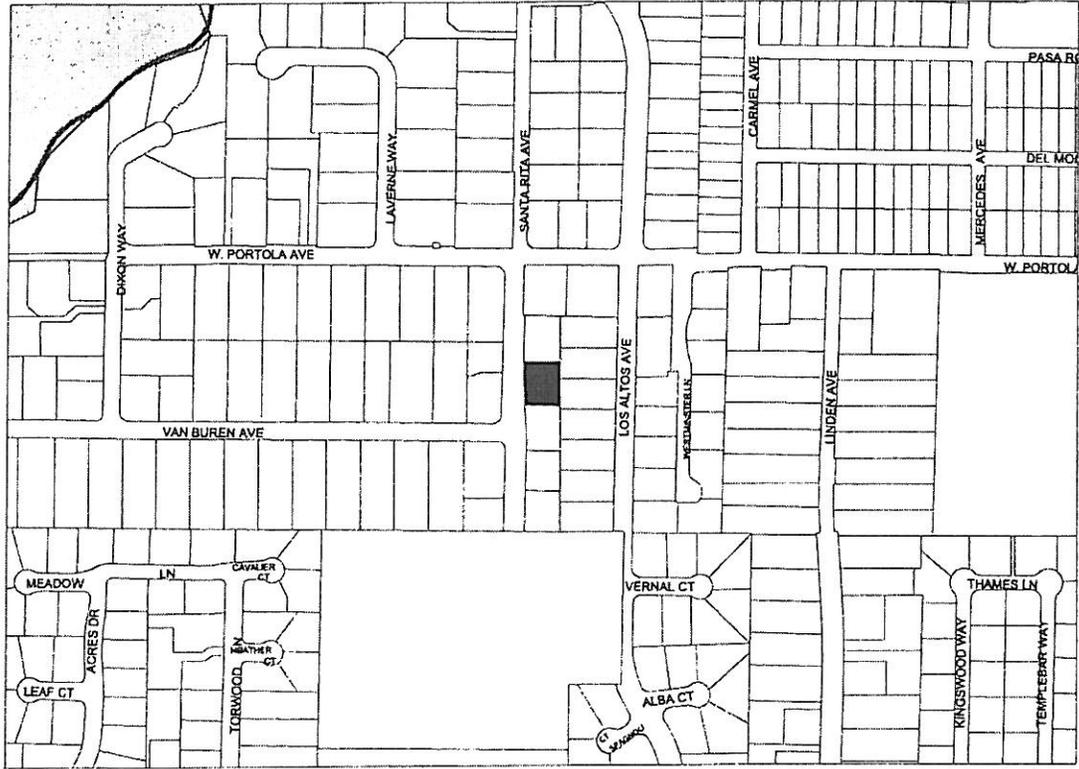
CITY OF LOS ALTOS

**APPLICATION:** 13-SC-16  
**APPLICANT:** E. Ganitsky  
**SITE ADDRESS:** 767 Santa Rita Avenue

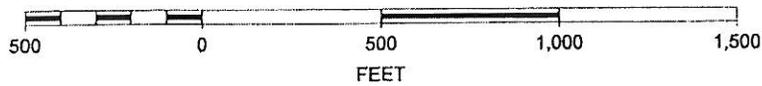


Not to Scale

# VICINITY MAP



SCALE 1 : 6,000



## CITY OF LOS ALTOS

**APPLICATION:** 13-SC-16  
**APPLICANT:** E. Ganitsky  
**SITE ADDRESS:** 767 Santa Rita Avenue



DATE: September 18, 2013

AGENDA ITEM # 4

**TO:** Design Review Commission  
**FROM:** Sean K. Gallegos, Assistant Planner  
**SUBJECT:** 13-SC-16 – 767 Santa Rita Avenue

**RECOMMENDATION:**

Approve design review application 13-SC-16 subject to the listed findings and conditions

**PROJECT DESCRIPTION**

This is a design review application for a new two-story, single-family house. The project will demolish an existing one-story house and accessory structures and construct a new house 2,528 square feet on the first story and 1,465 square feet on the second story. The following table summarizes the project:

**GENERAL PLAN DESIGNATION:** Single-family, Residential  
**ZONING:** R1-10  
**PARCEL SIZE:** 12,500 square feet  
**MATERIALS:** Composite shingle and copper roof, horizontal wood lap siding, wood trim, aluminum wood clad windows and doors, and painted wood garage doors

	<b>Existing</b>	<b>Proposed</b>	<b>Allowed/Required</b>
<b>LOT COVERAGE:</b>	2,663 square feet	3,497 square feet	3,750 square feet
<b>FLOOR AREA:</b>			
First floor	2,663 square feet	2,528 square feet	
Second floor		1,465 square feet	
Total	2,663 square feet	3,992 square feet	4,000 square feet
<b>SETBACKS:</b>			
Front	31 feet	25 feet	25 feet
Rear	38 feet	27 feet	25 feet
Right side	36 feet	20 feet/36 feet	10 feet/17.5 feet
Left side	13 feet	15 feet/27 feet	10 feet/17.5 feet
<b>HEIGHT:</b>	None	27 feet	27 feet

## **BACKGROUND**

The subject property is located along Santa Rita Avenue between Van Buren Avenue and West Portola Street. The street is considered a Diverse Character Neighborhood as defined in the City's Residential Design Guidelines. The neighborhood includes larger lots and smaller narrower lots. This mixture in lot sizes has a range of house sizes, architectural styles and building materials. While the vegetation along the street is not uniform, the majority of homes have moderate to heavy landscaping. The east side of the street has an uncharacteristically wide (30 feet) unimproved shoulder.

## **DISCUSSION**

According to the Design Guidelines, in Diverse Character Neighborhoods, good neighbor design has its own design integrity while incorporating some design elements, materials and scale found in the neighborhood (Design Guidelines, page 9).

The project uses a fairly traditional style with a form and materials found in the surrounding neighborhood, but it is designed in a way to be compatible with the area. The design has a high level of integrity due to the coordination of design elements, detailing and symmetry. These elements include the two-car garage, gable roofs, single-story entry, horizontal porch and low eave line (nine-foot tall). The building's materials, which include horizontal lap siding, composition shingle roofing, wood shutters, copper accents 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 designed to be compatible with the scale of surrounding homes. The design uses a broad front porch, low (nine-foot tall) eave lines and gable elements to balance the massing of the structure by creating horizontal lines that break up the front elevation. The second floor is centered over the first story and visually softened by the roof massing, low eave line and siding material. The structure's massing is diminished with the second story being recessed within the roofline of the structure. The 12-foot tall eaves on the garage are broken up and softened by the use of accent trim, horizontal lap siding, and a 55-foot setback from the roadway. In addition, the applicant worked with the staff to provide heavier landscaping to mitigate the larger structure. Overall, the two-story design is well proportioned and articulated to reduce the effect of bulk and mass and is appropriate for the context of the area.

### **Privacy and Landscaping**

The Residential Design Guidelines recommend that the finished floor be no more than 22 inches above grade. The lot is sloped toward the left side of the lot and the house is designed with a foundation that results in a finished floor height of three to thirteen inches above the existing grade, which is two inches above the finished floor height of the existing structure. With this low finish floor height and six-foot tall solid fences, with two-foot of lattice, proposed between adjoining properties, the proposed first-floor side and rear elevations do not create any privacy issues.

On the left (north) side elevation of the second story, there are six windows; three located in the bedroom No. 3 bathroom, and three located in the bedroom No. 4 bathroom. These windows

propose a sill height of five feet, six inches. Due to their placement and sill heights, the proposed second story left side elevation windows do not create any unreasonable privacy impacts.

On the right (south) side elevation of the second story, the project also includes a balcony off the master bedroom. This balcony, which is 12 feet wide and 10 feet deep, is partially buffered to the side by the project's adjacent first story roof ridge and a six-foot tall solid fence with two-foot of lattice. As a result, it maintains privacy impacts to the rear, but some exposure to the side property lines. To provide additional privacy screening, the applicant is proposing new Italian cypress along the side and evergreen hedging along the rear property lines. In order to ensure that there are no unreasonable privacy impacts, a faster growing evergreen screening will be planted along the right side and rear property lines to further minimize privacy impacts (Condition No.4 and 5).

Along the rear (east) second story elevation, there are five windows: one window in bedroom No. 3 with a four-foot sill height, one window in bedroom No. 2 bathroom with a five-foot sill height, one window in bedroom No. 2 with a three-foot sill height, one window in the master bathroom with a three-foot sill height, and one window in the master bedroom with a three-foot sill height.

Along the rear, the master bedroom and bathroom, bedroom No.2 , bedroom No. 3 and the balcony may create privacy impacts to adjacent properties. A faster growing evergreen screening will be planted along the left, right, and rear property lines mitigate privacy impacts (Condition No. 4 and 5). Therefore, as designed and with the recommended conditions, staff finds that the project maintains a reasonable degree of privacy

The applicant is maintaining the majority of trees located in the front, side and rear yard, except the Redwood (Tree No. 5) and Walnut tree (Tree No. 3). To provide additional privacy screening and bulk mitigation, staff recommends retention of the Redwood tree (Condition 6) . Tree protection guidelines will be followed to maintain the trees during construction. The project includes a detailed landscape plan for the front yard that retains a circular drive. Although the Design Guidelines discourage the use of circular driveways, there is another on Santa Rita Avenue, and a circular driveway currently exists on the site. The careful landscape plan adds landscaping to mitigate the visual impacts of maintaining the circular drive. Thus, staff is in support of maintaining the circular driveway.

## **CORRESPONDENCE**

Staff received an email from residents behind (south) the subject site that expressed privacy, scale and height concerns.

## **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: Enrique Gantisky, Applicant/Owner

Design Review Commission  
13-SC-16, 767 Santa Rita Avenue  
September 18, 2013

Attachments:

- A. Application
- B. Neighborhood Compatibility Worksheet
- C. Area Map and Vicinity Map
- D. Neighbor Letter from 764 Los Altos Avenue

## FINDINGS

13-SC-16—767 Santa Rita 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 (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-16—767 Santa Rita Avenue

1. The approval is based on the plans received on September 3, 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. 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.
4. Provide a fast growing evergreen landscape screening along the side and rear property lines to the rear of the structure. As shown on the plans, the screening shall be a minimum of 15 gallon in size.
5. All proposed privacy screening along the left, right, and rear property lines and the proposed Oak street in the semicircular driveway, 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.
6. Revise the site plan, tree protection and landscape plans to accurately coordinate the location of existing trees and to retain the Redwood tree (No. 5) along the rear of the property.
7. **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. 1-3, 4, 6-7) 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.**
8. **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. Provide a landscape plan prepared by a licensed landscape professional showing how the plans comply with the City's Water Efficient Landscape Regulations (LAMC Chapter 12.36).
  - 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. Fire sprinklers to be installed pursuant to Section 12.10 of the Municipal Code.
  - f. 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.
  - g. The location of any air conditioning equipment on the site plan and the sound rating for such equipment.
  - h. 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.).
9. **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.



**MINUTES OF A REGULAR MEETING OF THE DESIGN REVIEW COMMISSION  
OF THE CITY OF LOS ALTOS, HELD ON WEDNESDAY, SEPTEMBER 18, 2013,  
BEGINNING AT 7:00 P.M. AT LOS ALTOS CITY HALL, ONE NORTH SAN  
ANTONIO ROAD, LOS ALTOS, CALIFORNIA**

**ESTABLISH QUORUM**

PRESENT: Chair WHEELER and Commissioners MEADOWS, BLOCKHUS and KIRIK  
ABSENT: Vice-Chair FARRELL  
STAFF: Planning Services Manager KORNFIELD, Senior Planner DAHL and Assistant  
Planners DAVIS and GALLEGOS

**PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA**

None.

**ITEMS FOR CONSIDERATION/ACTION**

**CONSENT CALENDAR**

1. **Design Review Commission Minutes**  
Approve minutes of the regular meeting of September 4, 2013

MOTION by Commissioner MEADOWS, seconded by Commissioner BLOCKHUS, to approve the minutes of the September 4, 2013 regular meeting as-amended by Commissioner MEADOWS. THE MOTION PASSED BY A 3/0/1 VOTE, WITH COMMISSIONER KIRIK ABSTAINED.

**PUBLIC HEARING**

2. **13-V-08 – R. Mayer – 950 Seena Avenue**  
Variance to decrease the required distance between a main structure and an accessory structure to five feet, where the minimum distance required between such structures is 10 feet. The variance would allow an addition of 109 square feet to the rear of the house. *Project Planner: Gallegos*

Assistant Planner GALLEGOS presented the staff report recommending approval of variance application 13-V-08 subject to the listed findings.

The project architect, Rob Mayer, noted that the original development of the property was under Santa Clara County. There was no other public comment.

The Commission discussed the project and expressed their general support for the design and saw no impacts.

MOTION by Commissioner BLOCKHUS, seconded by Commissioner MEADOWS, to approve variance application 13-V-08 per the staff report findings. THE MOTION CARRIED UNANIMOUSLY.

**3. 13-V-06 and 13-SC-08 – J. Desai – 670 Torwood Lane**

Variations from the permitted floor area ratio and single-story height limit to allow a second story addition to a nonconforming two-story house on a flag lot. The variations would allow for the redistribution of 94 square feet from the first story to the second story for a bathroom addition. *Project Planner: Davis*

Assistant Planner DAVIS presented the staff report, recommending approval of variance application 13-V-06 and 13-SC-08 subject to the recommended findings.

Commissioner MEADOWS stated that the notice was not posted at the street (near the front door) and asked about the carport floor area/coverage issue. Assistant Planner DAVIS clarified the intent of the carport floor area code.

The project architect, Lei Yuan, invited questions from the Commission. The property owner, Julie Desai, stated that she spoke to the neighbors about the project. There was no other public comment.

The Commission discussed the project and expressed their general support. Commissioner MEADOWS noted that the bathroom does not have great privacy impacts due to the orientation and Commissioner BLOCKHUS added that the bathroom design does not change privacy over the existing deck and removing the chimney makes the house appear smaller. Commissioner KIRIK commended the design to emphasize the front, was uncomfortable with the floor area swap, wanted the project to return with a master bath floor plan, and stated that adding new square footage should meet code. Planning Services Manager KORNFIELD explained the non-conformities, the history of the floor area regulations, and basis for the variance.

MOTION by Commissioner MEADOWS, seconded by Commissioner BLOCKHUS, to approve variance application 13-V-06 and design review application 13-SC-08, per the staff report findings and with the following condition:

- Keep the footprint of the addition and window no larger.

THE MOTION CARRIED UNANIMOUSLY.

**4. 13-V-09 and 13-SC-12 – D. Giannella – 1060 Laureles Drive**

Variance to allow a left side yard setback of three feet, where seven feet is required and design review for a two-story addition to an existing one-story house. The project includes an addition of 920 square feet on the first story and 817 square feet on the second story. *Project Planner: Dahl*

Senior Planner DAHL presented the staff report, recommending approval of variance application 13-V-09 and design review application 13-SC-12 subject to the findings and conditions, including reducing the scope of the balcony and adding privacy screening.

The property owner, Vishal Gauri, stated that he worked out the plan with staff, spoke to the neighbors and incorporated their suggestions, and to correct the setback means demolishing the entire house. Project architect, Davide Giannella stated that the small second story minimizes impacts, there are minimal windows to the sides, he tucked the balcony into the second story, and used a taller wall and screening to minimize the balcony impacts.

Neighbor Ramesh Nakra spoke in opposition to the project due to privacy concerns about the balcony. Neighbors Vikas Sehgal, Bill Bares, and Sharyl Montague spoke in support of the project,

and did not see any privacy issues with the balcony as designed. There was no other public comment.

The Commission discussed the project and the majority gave their general support. Commissioner KIRIK stated that increasing the non-conformity by increasing the wall height into the setback is akin to building a new house that could be reasonably built to code. The remainder of the Commission felt the variance seemed reasonable given the lot limitations, and, although the balcony was an issue, they could support it per staff's condition to reduce the balcony dimensions.

MOTION by Commissioner BLOCKHUS, seconded by Commissioner MEADOWS, to approve variance application 13-V-09.

THE MOTION PASSED BY A 3/1 VOTE, WITH COMMISSIONER KIRIK OPPOSED.

MOTION by Commissioner BLOCKHUS, seconded by Commissioner KIRIK, to approve design review application 13-SC-12 per the staff report findings and conditions.

THE MOTION CARRIED UNANIMOUSLY.

## DISCUSSION

### 5. 13-SC-16 – E. Ganitsky – 767 Santa Rita Avenue

Design review for a new, two-story house. The project includes 2,528 square feet on the first floor and 1,465 square feet on the second floor. *Project Planner: Gallegos*

Assistant Planner GALLEGOS presented the staff report, recommending approval of design review application 13-SC-16 subject to the listed findings and conditions.

The project applicant, Enrique Ganitsky, stated that as a result of neighbor input they improved the landscape plan. Neighbors Clinton Nagy, Jon Jacob, and Don Kinell spoke in opposition to the project stating concerns with scale, compatibility issues, and privacy impacts from the balcony. There was no other public comment.

The Commission discussed the project and expressed concerns with the bulky rear elevation, rear windows, and privacy impacts from the balcony.

MOTION by Commissioner KIRIK, seconded by Commissioner BLOCKHUS, to continue application 13-SC-16 with the following direction:

- Re-consider window design and reduce the privacy impacts toward the rear.
- Reduce bulk of the rear elevation.
- Reduce the privacy impact from the balcony.

THE MOTION CARRIED UNANIMOUSLY.

## COMMISSIONERS' REPORTS AND COMMENTS

None.

## POTENTIAL FUTURE AGENDA ITEMS

None.

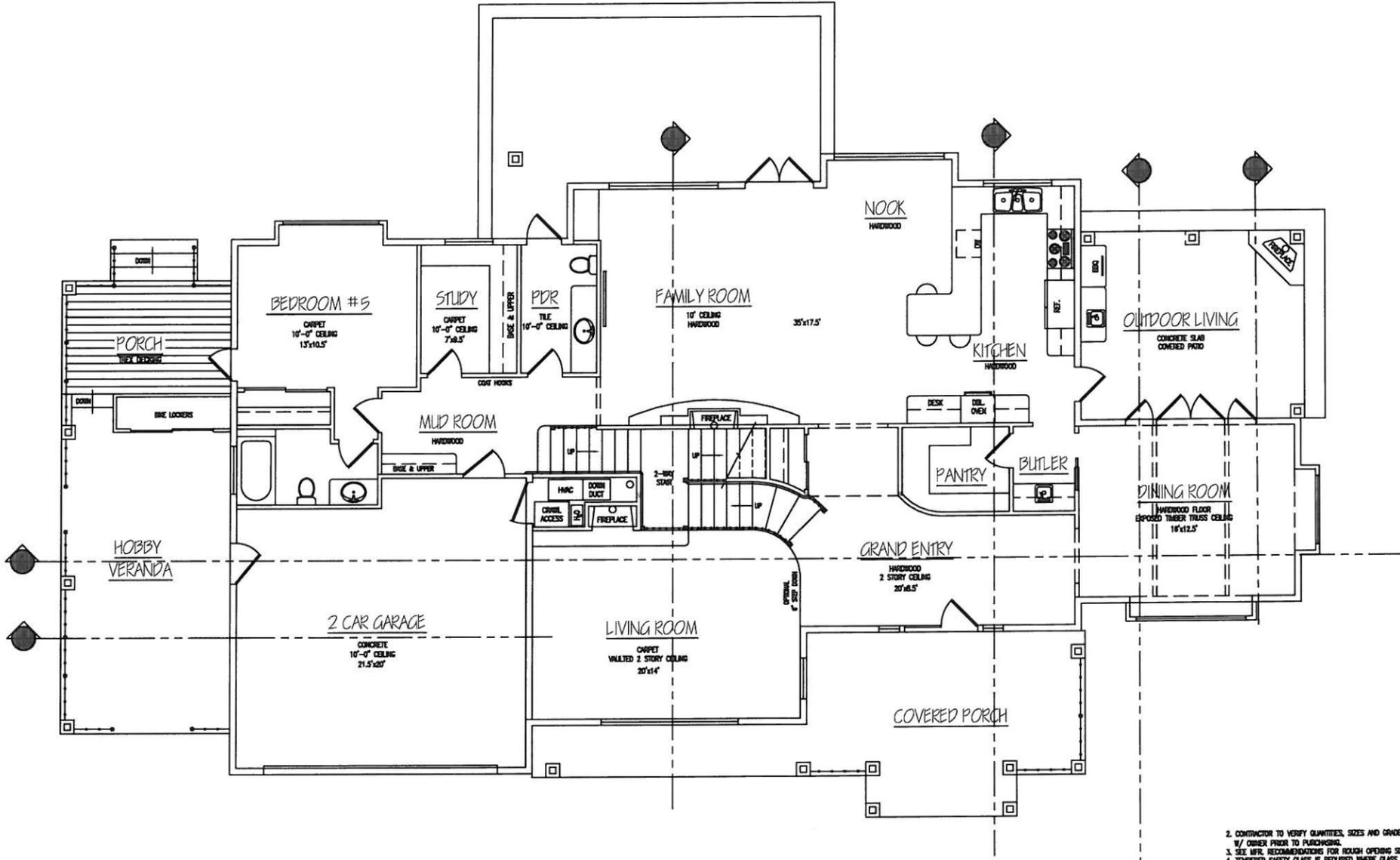
## ADJOURNMENT

Chair WHEELER adjourned the meeting at 8:56 PM.

---

David Kornfield, AICP  
Planning Services Manager





**PLAN NOTES**

1. ALL EXTERIOR STUDS ARE TO BE 2x6 UNLESS OTHERWISE NOTED. ALL INTERIOR STUDS ARE TO BE 2x4 UNLESS OTHERWISE NOTED. STUDS ARE TO BE PLACED ON 24" CENTERS.
2. BASE MATERIAL BENEATH SHOWER PAN SHALL BE SLOPED TO DRAIN PER UPC SECTION 410.5.
3. PROVIDE 1/2" M.P. CRY. ISOL. AROUND ALL TUBS, SHOWERS, AND SINKS.
4. GYPSUM BOARD USED AS A BASE FOR TILE/AVAILABLE AT THE SHOWERS AND TUBS SHALL BE MOISTURE-RESISTANT.
5. VENT DRYER AND ALL FANS TO OUTSIDE AIR THEN VENT W/DRAINER.
6. SHOWERS AND TUBS SHALL BE FINISHED WITH A SMOOTH, NON-ABSORBENT SURFACE TO A HEIGHT NOT LESS THAN 72 INCHES ABOVE THE DRAIN WILET. OTHER THAN STRUCTURAL MATERIALS SHALL BE MOISTURE RESISTANT.
7. ALL EXTERIOR STUD WALLS ARE TO RECEIVE FULL BATT INSULATION. SHIM SPACES BETWEEN THE LAST "SOLEY" AND THE WINDOW OR DOOR FRAMES, I.E. THE ROUGH OPENING SPACE, SHALL BE INSULATED COMPLETELY. USE INSULATION WITH PROPER R-WALLIE RATINGS AS REQUIRED BY THE CITY, AND/OR THE TITLE 24 REPORT, FOR FLOORS, WALLS, AND CEILINGS.
8. PROVIDE ACOUSTICAL INSULATION AT ALL WALLS SURROUNDING BATHROOMS, POWDER ROOM, LAUNDRY ROOM AND OTHER MECHANICAL AND LIVING SPACES AND IN FLOOR.
9. "FINISH FLOOR" REFERS TO THE TOP OF THE STRUCTURAL DECK (FLOOR PLYWOOD).
10. WHERE FINISH MATERIALS APPLY A PATTERN, SUCH PATTERNS SHALL BE APPROVED BY OWNER PRIOR TO INSTALLATION.
11. ALL WOODWORK, WHETHER PAINTED OR STAINED, TO BE EQUAL TO PREMIUM GRADE SECTION OF JIB MANUAL.
12. NOTE THAT THESE PLANS AS DRAWN ARE SPECIFIC, NOT GENERIC, DIMENSIONAL, OR OTHER CHANGES ARE NOT TO BE MADE TO ELEMENTS OF THESE PLANS WITHOUT PRIOR REVIEW WITH THE DESIGNER AND OWNER.
13. CONTRACTOR SHALL PROVIDE AN ON SITE DEBRIS CONTAINER FOR CONSTRUCTION AND OTHER JOBSITE WASTE FOR USE BY ALL SUB-TRADERS. CLEAN-UP SHALL OCCUR ON A DAILY BASIS. NO TRASH SHALL BE ALLOWED TO ACCUMULATE OUTSIDE OF THE TRASH CONTAINER.
14. NECESSARY HEAVY EQUIPMENT/ANCHORAGE SHALL BE ALLOWED TO REMAIN ON SITE THROUGHOUT THE COURSE OF CONSTRUCTION, BUT SHALL BE POSITIONED TO ALLOW THE OWNER ACCESS.
15. LANDINGS AT DOORS SHALL HAVE A LENGTH MEASURED IN THE DIRECTION OF TRAVEL OF NOT LESS THAN 36".
16. NO WOOD BURNING FIREPLACES ALLOWED ON THIS PROJECT.
17. KITCHEN AND BATH CABINETS SHALL BE 22" DEEP AND 30" TALL.

**WINDOW NOTES**

1. LEGEND: A-ANODIZED ALUMINUM  
C-CERMENT  
F-FIBER  
V-VELUX FLAT GLASS SKYLIGHT, W/PAO EX-0180, SEE ROOF PLAN ALSO.
2. CONTRACTOR TO VERIFY QUANTITIES, SIZES AND GRADES W/ OWNER PRIOR TO PURCHASING.
3. SEE MFR. RECOMMENDATIONS FOR ROUGH OPENING SIZES.
4. TEMPERED SAFETY GLASS IS REQUIRED WHERE GLASS IS WITHIN 18" OF FLOOR AND BATHUBS, OR 24" OF DOORS. A PERMANENT LABEL PER CBC 2408.2 SHALL IDENTIFY EX. LIFE OF SAFETY GLAZING.
5. EGRESS WINDOWS SHALL HAVE A NET CLEAR OPENABLE AREA OF 5.7 SQ. FT. THE MIN. OPENABLE HEIGHT SHALL BE 20" AND WIDTH SHALL BE 20". THE FINISHED SILL HEIGHT SHALL BE NO MORE THAN 44" ABOVE THE FINISH FLOOR.
6. ALL OPERABLE PANES SHALL HAVE SOLAR INSECT SCREENS.
7. ALL GLAZING SHALL HAVE A U-FACTOR 0.71 MFRIC.
8. ALL WINDOWS TO HAVE ROLL DOWN SHADERS OR EQUIVALENT SHADING DEVICES PER TITLE-24 REQUIREMENTS.
9. "7026" - DENOTES SIZE IN FEET AND INCHES (7'-0" WIDE x 2'-0" TALL)

**CAL GREEN MANDATORY MEASURES**

**PLUMBING FIXTURE MAXIMUM FLOW RATES**

FIXTURE	MAX. FLOW
EXHURSE	2.0 gpm @ 80psi
SHOWER HEADS (MULTIPLE HEADS NOT ALLOWED)	2.5 gpm @ 80psi
LABORATORY FAUCETS	1.5 gpm @ 80psi
KITCHEN FAUCETS	1.2 gpm @ 80psi
GRAVITY TANK TYPE WATER CLOSETS	1.28 gallons per flush

AUTOMATIC IRRIGATION CONTROLLERS MUST BE INSTALLED TO REGULATE WATERING AT ALL LANDSCAPE AREAS. PROVIDE APPROVED WEATHER OR SOIL MOISTURE BASED CONTROLLERS THAT AUTOMATICALLY ADJUST IN RESPONSE TO CHANGES IN PLANTS NEEDS, USING RAIN SENSORS OR A WEATHER DATA COMMUNICATIONS LINK.

JOINTS AND OPENINGS AROUND PIPES, CABLES, ETC. IN EXTERIOR WALLS SHALL BE SEALED WITH A CEMENTITIOUS MORTAR OR OTHER APPROVED DURABLE PRODUCT TO PREVENT INTRUSION.

ALL FINISH MATERIALS (CARPET, MDF, ETC.) AS WELL AS GEL, LIQUID AND SPRAY PRODUCTS TO BE USED IN THE CONSTRUCTION OF THE RESIDENCE SHALL MEET THE CITY MANDATED VOC AND FORMALDEHYDE LIMITS AND SHALL BE CAREFULLY DOCUMENTED IN A MANIFEST CONSISTENT WITH TABLES AND METHODS SPECIFIED BY THE CITY OF LOS ANGELES.

ALL FRAMING MEMBERS AND OTHER BUILDING MATERIALS MUST BE VERIFIED AND DOCUMENTED TO BE DRY TO A MOISTURE CONTENT OF LESS THAN 19% BEFORE RECEIVING APPROVAL TO COVER. WATER DAMAGED MATERIALS MUST NOT BE USED.

**INSULATION SCHEDULE**

LOCATION	TYPE	MIN. R-WALLIE
2nd EXTERIOR WALLS	FIBERGLASS BATT	R-19
2nd INTERIOR WALLS	SOUND BATT	R-11
FRAMED FLOORS ABOVE CIVIL SPACE	FIBERGLASS BATT	R-30
ROOF, TOP ABOVE CEILING	BLOKH-11	R-30

1. OTHER INSULATION TYPES ARE POSSIBLE BUT MAY AFFECT COMPLIANCE WITH THE TITLE 24 ANALYSIS AND REQUIRE RECALCULATION AND CITY APPROVAL.

**FLOOR AREA TOTALS**

HOUSE	3542 S.F.
GARAGE	451 S.F.
TOTAL	3993 S.F.
TOTAL ALLOWED	4000 S.F.

**UNDERFLOOR VENTING REQUIREMENTS**

AREA REQUIRED = 1/150 X 4000 = 26.7 S.F. PROVIDE (45) 8" x 16" FOUNDATION VENTS W/ 1/8" MINIMUM AND 1/4" MAXIMUM NON-CORROSIVE MESH, WHICH HAS 84 S.I. OF FREE AREA MINIMUM. INSTALL UNIFORMLY IN ALL CRACKSPACE FOUNDATION WALLS, BUT NOT MORE THAN 6" FROM ANY CORNER. THIS EQUALS 84 X 48/144 = 28.0 S.F. PROVIDED WHICH IS GREATER THAN 26.7 S.F. REQUIRED. SEE FOUNDATION PLAN S1.1 FOR LOCATIONS.

**FLOOR PLAN**

1/4" = 1'-0"



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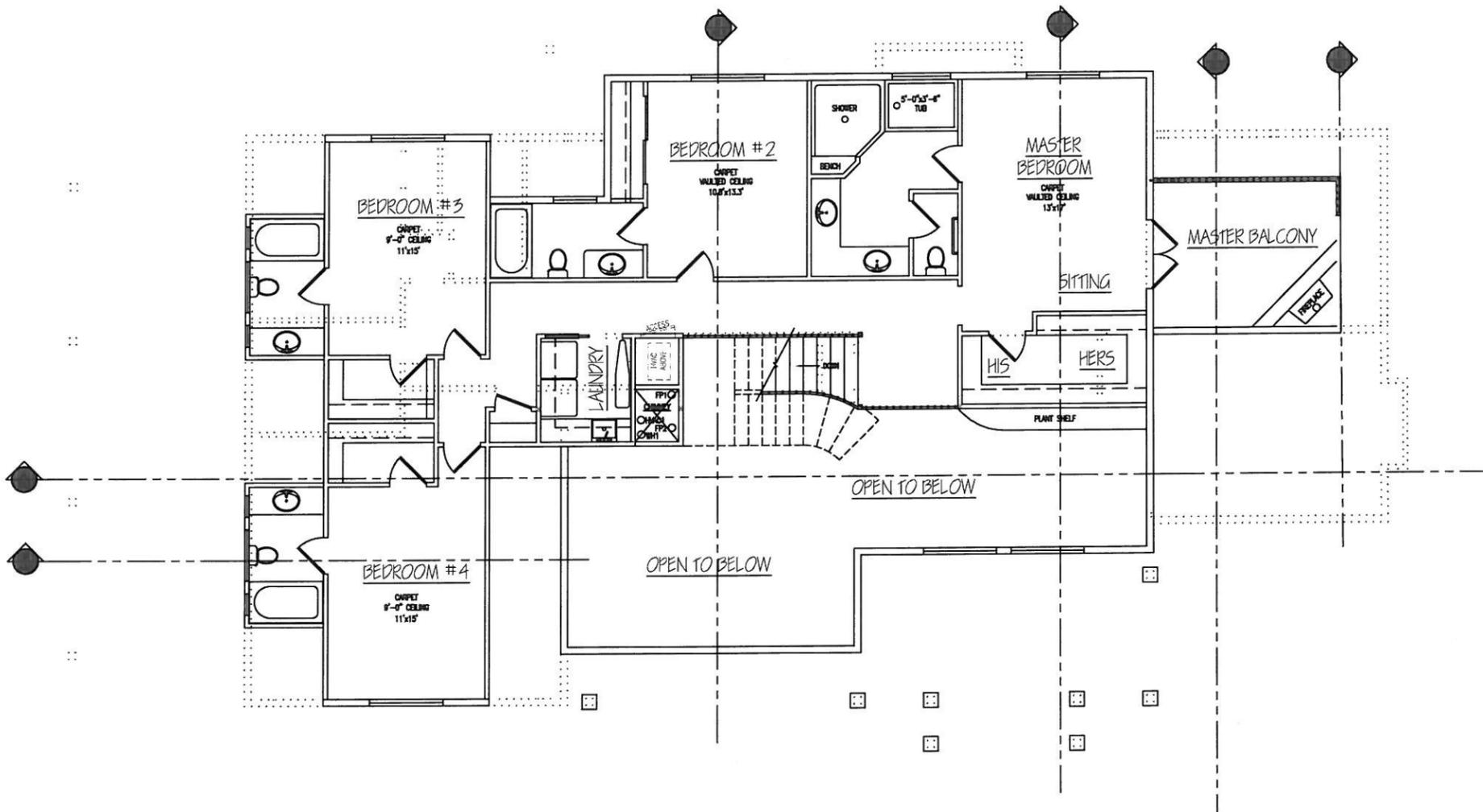
**REVISIONS**

NO.	DESCRIPTION

767 SANTA RITA AVENUE  
NEW RESIDENCE  
OWNER: ENRIQUE'S VENTURES  
120 PLUM CT. MTN VIEW, CA 94043

JOB NO. 13031.00  
DATE: 04/22/2013  
DRN. BY: G.V.  
CHKD. BY: D.H.

**A1.1**  
DETAILED  
FLOOR PLAN



- ### PLAN NOTES
1. ALL EXTERIOR STUDS ARE TO BE 2x6 UNLESS OTHERWISE NOTED. ALL INTERIOR STUDS ARE TO BE 2x4 UNLESS OTHERWISE NOTED. STUDS ARE TO BE PLACED ON 24" CENTERS.
  2. SHEET MATERIAL BATHROOM SHOWER PAN SHALL BE SLOPED TO DRAIN PER UPC SECTION 410.5.
  3. PROVIDE 3/4" MIN. CYP. DD. AROUND ALL TUBS, SHOWERS, AND SPAS.
  4. CYPOLAM BOARD USED AS A BASE FOR TILE/WALKER AT THE SHOWERS AND TUBS SHALL BE MOISTURE-RESISTANT.
  5. VENT DRYER AND ALL FANS TO OUTSIDE AIR THRU VENT W/WHIPER.
  6. SHOWERS AND TUBS SHALL BE FINISHED WITH A SMOOTH, NON-ABSORBENT SURFACE TO A HEIGHT NOT LESS THAN 72 INCHES ABOVE THE DRAIN BUILT. OTHER THAN STRUCTURAL MATERIALS SHALL BE MOISTURE RESISTANT.
  7. ALL EXTERIOR STUD WALLS ARE TO RECEIVE FULL BATT INSULATION. SHIM SPACES BETWEEN THE LAST "STUD" AND THE WINDOW OR DOOR FRAMES, I.E. THE ROUGH OPENING SPACE, SHALL BE INSULATED COMPLETELY. USE INSULATION WITH PROPER R-WALLIE RATINGS AS REQUIRED BY THE CITY, AND/OR THE TITLE 24 REPORT, FOR FLOORS, WALLS, AND CEILINGS.
  8. PROVIDE ADDITIONAL INSULATION AT ALL WALLS SURROUNDING BATHROOMS, POWDER ROOM, LAUNDRY ROOM AND OTHER MECHANICAL AND LIVING SPACES AND IN FLOOR.
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  15. LANDINGS AT DOORS SHALL HAVE A LENGTH MEASURED IN THE DIRECTION OF TRAVEL OF NOT LESS THAN 36".
  16. NO WOOD BURNING FIREPLACES ALLOWED ON THIS PROJECT.
  17. KITCHEN AND BATH CABINETS SHALL BE 22" DEEP AND 36" TALL.

- ### WINDOW NOTES
1. LEADER: A-ABBING ORNAMENT  
C-CORNERMENT  
F-FRAME  
V-VELLUM FLAT GLASS SKYLIGHT, WPMO ER-0100, SEE ROOF PLAN ALSO.
  2. CONTRACTOR TO VERIFY QUANTITIES, SIZES AND GRADES W/ OWNER PRIOR TO PURCHASING.
  3. SEE MFR. RECOMMENDATIONS FOR ROUGH OPENING SIZES.
  4. TEMPERED SAFETY GLASS IS REQUIRED WHERE GLASS IS WITHIN 18" OF FLOOR AND BATHROOMS, OR 24" OF DOORS. A PERMANENT LABEL PER CBC 2406.2 SHALL IDENTIFY EX. LIFE OF SAFETY GLAZING.
  5. GLASS WINDOWS SHALL HAVE A NET CLEAR OPERABLE AREA OF 5.7 SQ. FT. THE MIN. OPERABLE HEIGHT SHALL BE 24" AND WIDTH SHALL BE 20". THE FINISHED SILL HEIGHT SHALL BE NO MORE THAN 44" ABOVE THE FINISH FLOOR.
  6. ALL OPERABLE PANELS SHALL HAVE SOLAR INSECT SCREENS.
  7. ALL GLAZING SHALL HAVE A U-FACTOR 0.71 MFRC.
  8. ALL WINDOWS TO HAVE ROLL DOWN SHIMES OR EQUIVALENT SHOWING DEVICES PER TITLE-24 REQUIREMENTS.
  9. "7026" - DENOTES SIZE IN FEET AND INCHES (7'-0" WIDE x 4'-0" TALL).

2. CONTRACTOR TO VERIFY QUANTITIES, SIZES AND GRADES W/ OWNER PRIOR TO PURCHASING.
3. SEE MFR. RECOMMENDATIONS FOR ROUGH OPENING SIZES.
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5. ALL GLAZING SHALL HAVE A U-FACTOR 0.71 MFRC.
6. "2670" - DENOTES SIZE IN FEET AND INCHES (2'-0" WIDE x 7'-0" TALL).

INSULATION SCHEDULE		
LOCATION	TYPE	MIN. R-WALLIE
2x6 EXTERIOR WALLS	FIBERGLASS BATS	R-19
2x4 INTERIOR WALLS	SOUND BATS	R-11
FRAMED FLOORS ABOVE CIVIL SPACE	FIBERGLASS BATS	R-30
ROOF, TYP. ABOVE CEILING	BLOOM-IN	R-30

1. OTHER INSULATION TYPES ARE POSSIBLE BUT MAY AFFECT COMPLIANCE WITH THE TITLE 24 ANALYSIS AND REQUIRE RECALCULATION AND CITY APPROVAL.

FLOOR AREA TOTALS	
HOUSE	3542 S.F.
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 1/2" MINIMUM AND 1/4" MAXIMUM NON-CORROSIIVE MESH, WHICH HAS 84 S.I. OF FREE AREA MINIMUM. INSTALL UNIFORMLY IN ALL CIVILSPACE FOUNDATION WALLS, BUT NOT MORE THAN 6" FROM ANY CORNER. THIS EQUALS 84 X 48/144 = 26.7 S.F. PROVIDED WHICH IS GREATER THAN 26.7 S.F. REQUIRED. SEE FOUNDATION PLAN S1.1 FOR LOCATIONS.

### UPPER LEVEL FLOOR PLAN

1/4" = 1'-0"

### CAL GREEN MANDATORY MEASURES

PLUMBING FEATURE	MAXIMUM FLOW RATES	MAX. FLOW
EXHIBIT		
SHOWER HEADS (MULTIPLE HEADS NOT ALLOWED)		2.0 gpm @ 80psi
LAUNDRY FAUCETS		1.5 gpm @ 80psi
KITCHEN FAUCETS		1.5 gpm @ 80psi
QUANTITY TANK TYPE WATER CLOSETS		1.28 gallons per flush

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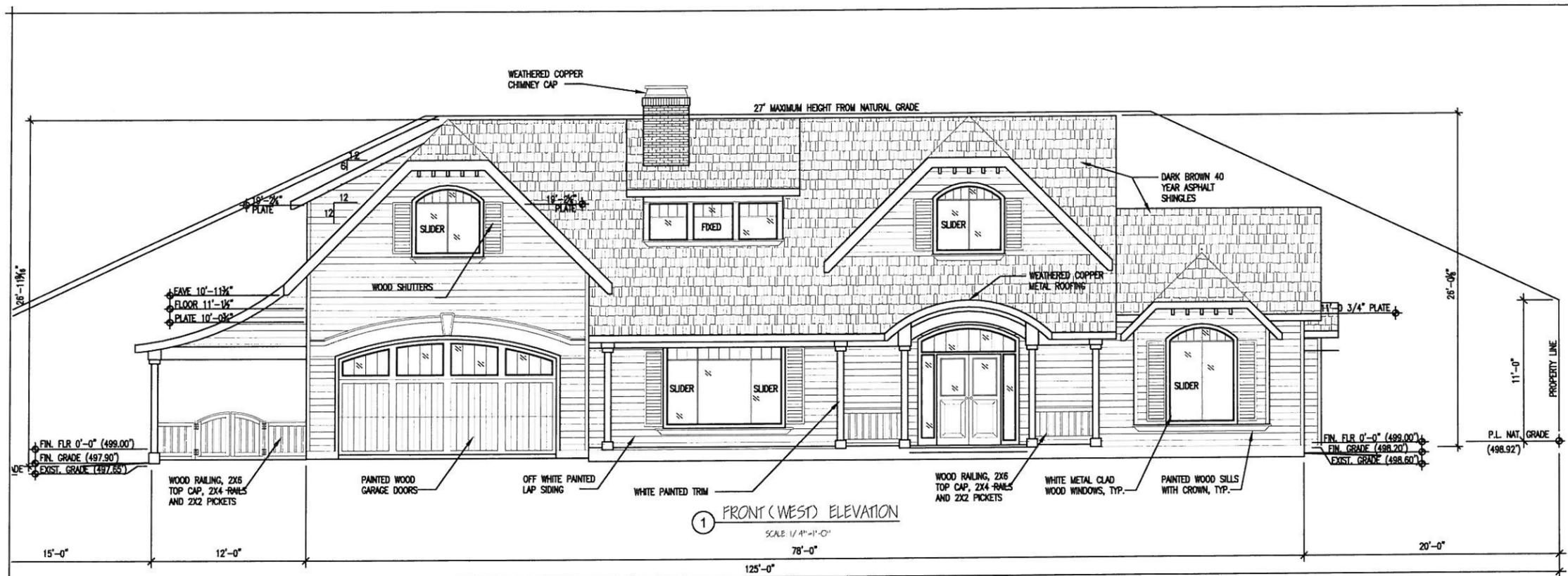


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**A1.2**  
 DETAILED FLOOR PLAN



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**A2.1**  
ELEVATIONS



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



4 REAR (EAST) ELEVATION  
SCALE: 1/4"=1'-0"

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**AHJ** ENGINEERS, PC  
STRUCTURAL CONSULTANTS  
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REVISIONS

767 SANTA RITA AVENUE  
NEW RESIDENCE  
OWNER: ENRIQUE'S VENTURES  
120 PLUM CT. MTN VIEW, CA 94043

JOB NO.	13031.00
DATE:	04/22/2013
DRN. BY:	G.V.
CHKD. BY:	D.H.

**A2.2**  
ELEVATIONS



AHJ ENGINEERS, PC  
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December 3, 2013 5418 N. Eagle Rd. #140 Boise, Idaho 83713 p 208.323.0199 f 208.375.5251

City of Los Altos  
Planning Department & Design Review Commissioners  
1 North San Antonio Road  
Los Altos, California 94022

Subject: MITIGATION OF DESIGN REVIEW COMMISSION CONCERNS  
13-SC-16 E. Ganitsky - 767 Santa Rita Avenue -- Proposed New Residence

To whom it may concern:

In response to the motion of the Commissioners on September 18, 2013 to continue the direction of the subject application, we submit the following description of changes subsequently made to the originally submitted plans, based on the direction given in the public hearing minutes. Three items of concern were noted.

1. RE- CONSIDER WINDOW DESIGN AND REDUCE THE PRIVACY IMPACT TOWARDS THE REAR. To alleviate this concern, the two large second story rear windows facing the concerned neighbor's yard (east) have been eliminated. Since the two rooms are bedrooms, egress is now directed to a north window for bedroom #2 and to a sliding door to the south for the master bedroom. Three small, high (above eye level) windows remain at the bathrooms facing east. Compare old and new rear elevation on A2.2.
2. REDUCE THE BULK OF THE REAR ELEVATION. The mass of the high gable roof has been significantly reduced by changing it to a hip roof. The new hip at the south end of the main roof (second story) has the biggest effect, by allowing late afternoon sun to reach the neighbor's rear yard as they are accustomed. All the other gable roofs have been hipped or similarly truncated giving the house a much softer and less bulky appearance. Compare old and new rear elevation on A2.2.
3. REDUCE THE PRIVACY IMPACT FROM THE BALCONY. The deck level of the balcony has been lowered by almost a foot. Now, stepping out on to the balcony, there are two steps down. Note that the balcony is sunken into the roof providing solid wall (not open railing) privacy on all four sides, the lowest side being 3'9" high. Additionally, the landscape plan has been modified. In addition to the existing valley oak, which holds its leaves into December, the existing triple-trunked Redwood and the large trees in the neighboring yards, the perimeter of the property is slated for numerous conifers. At the two neighboring yards that may be seen from the balcony, the previously proposed trees have been replaced with dense, fast growing Singleleaf Pinyon (pine family) trees, 5-15 gallon size. See Landscape Plan L1.1.

We feel these substantial design changes and landscape improvement measures have improved the overall design and neighborhood conformity of the proposed house as well as having addressed the neighbor concerns. The design conforms to the city requirements as well as the subjective guidelines and therefore, with the resubmitted design documents, we request design review approval.

Thank you for your consideration

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