



DATE: February 5, 2014

AGENDA ITEM # 4

TO: Design Review Commission
FROM: Sean K. Gallegos, Assistant Planner
SUBJECT: 13-SC-17 – 305 Fremont Avenue

RECOMMENDATION:

Approve design review application 13-SC-17 subject to the listed findings and conditions

PROJECT DESCRIPTION

This is a design review application for an addition and remodel to an existing single-story, single-family structure. The proposed project will add 1,206 square feet on the first story and 711 square feet on the second story. The following table summarizes the project:

GENERAL PLAN DESIGNATION: Single-family, Residential
ZONING: R1-20
PARCEL SIZE: 38,602 square feet
MATERIALS: Stucco walls, stucco columns, wood trim, wood windows to match existing, and asphalt composition shingle

	Existing	Proposed	Allowed/Required
LOT COVERAGE:	3,184 square feet	4,442 square feet	9,650 square feet
FLOOR AREA:			
First floor	2,924 square feet	3,635 square feet	
Second floor		1,206 square feet	
Total	2,924 square feet	4,841 square feet	6,610 square feet
SETBACKS:			
Front	73 feet	73 feet	30 feet
Rear	120 feet	113 feet	35 feet
Right side	56 feet	56 feet/81 feet	25 feet/25 feet
Left side	55 feet	41 feet/49 feet	25 feet/25 feet
HEIGHT:	17	24 feet	27 feet

BACKGROUND

The subject property is located in a Diverse Character Neighborhood as defined in the City's Residential Design Guidelines. The neighborhood has two distinct sections. On the eastern portion of the immediate neighborhood, the houses along Fremont Avenue and Covington are Consistent Character Neighborhood in terms of setbacks, height and scale. These sites have an R1-20 zoning designation, and the structures have larger parcels, 50-foot front yard setbacks, and varying architectural styles and building materials. On the eastern portion, in the immediate neighborhood, the structures along Bellevue Avenue are also consistent with a Consistent Character Neighborhood. These houses are located within the R1-10 zoning district, which are consistent due to smaller lots, 25-foot front yard setbacks, smaller scale structures with simple forms, and rustic materials.

The subject property straddles both areas and appears diverse in context. This is due to divergent zoning and the neighborhood being built in different eras, which creates differences in the design, building materials and street pattern from the eastern to the western portion of the neighborhood. The neighborhood is also diverse due to the differing zoning designations for the neighborhood, which creates conflicting development standards for eastern and western portions of the neighborhood.

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 Craftsman style with a form and materials compatible with existing design concept of homes in the surrounding neighborhood. The design has a high level of integrity due to the coordination of design elements, detailing and symmetry. These elements include the low-pitched cross-gable roof, exposed roof rafters, horizontal porch and low eave line. The building's materials, which include stucco, composition shingle roofing, and wood framed windows are rustic in appearance, high quality materials and appropriate for the architectural design and character of the area. Overall, the project successfully integrates the forms and elements from the neighborhood while still establishing its own design integrity.

The project is in keeping with the scale of structures found in the neighborhood, and will be one of seven, two-story residences in the surrounding neighborhood. The proposed first floor wall plate height is eight-feet, six-inches, and the second floor wall plate height is eight-feet, which is consistent with the eight-foot to nine-foot plate heights of existing residences in the neighborhood. The structure incorporates a new projecting porch along the left side of the structure. The large porch provides a strong single story relationship with the existing structure and reduces the appearance of the second story when viewed from the street. These elements combined with a front setback of 73 feet and the use of rustic materials minimizes the scale and bulk of the structure. Overall, the two-story design does not create an abrupt change in scale and fits into the neighborhood.

Privacy and Landscaping

On the right (east) side elevation of the second story, there are four windows with five-foot sill heights: one window is located in her closet, one in his closet, one in the exercise room, and one in the master bedroom. Due to their placement and sill heights, the proposed second story right side elevation windows do not create unreasonable privacy impacts.

On the left (west) side elevation of the second story, there are three windows with five-foot sill heights: two window located in the master bedroom and one window located in master bathroom; and a group of three windows in the hallway with a three-foot sill height. The hallway windows have limited views into the neighboring structure and yard due to the window placement and the 49-foot distance to the neighboring property. The applicant has worked with staff to retain the existing trees and incorporate fast growing evergreen screening along the left property line to mitigate privacy impacts.

On the rear (north) elevation, a balcony is proposed for the master bedroom. This balcony, which is 11 feet wide and four feet deep, primarily faces the rear yard, with additional exposure to the side property lines. To provide privacy screening, the applicant has proposed new saratoga bay laurel trees along the side property line, and the retention of the existing pepper trees and oak trees along the rear property lines. As outlined in the Residential Design Guidelines, a balcony with a maximum depth of four feet will create a more passive use area that is less likely to create a privacy impact. Since, the balcony's size and placement combined with improved evergreen screening will mitigate noise and privacy impacts, staff finds that the project maintains a reasonable degree of privacy.

The Residential Design Guidelines recommend that the finished floor be no more than 22 inches above grade. The project does not propose a substantial re-grading as the difference between the natural and finished grade is less than six-inches. The proposal maintains the existing finished floor elevation of 499.6-feet, which is approximately 36-inches from finished grade. The finished floor is greater than 22-inches, but the privacy impacts are mitigated due to the substantial distance from adjacent properties, and the existing and proposed evergreen landscape screening.

There are 43 trees on the property. The project proposes removal of five trees (nos. 2-4, 17 and 37) in the front, side and rear yard for economic enjoyment of their property. The applicant has worked with staff to incorporate five saratoga bay trees along the side property line, and a condition has been placed on the project to provide tree protective fencing for the retained tree 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: Bahi Oreizy, Applicant and Designer
Joshua Greenberg, Owner

Attachments:

- A. Application
- B. Neighborhood Compatibility Worksheet
- C. Area Map and Vicinity Map
- D. Landscape Architect Letter, Stephanie Morris

FINDINGS

13-SC-17—305 Fremont 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-17—305 Fremont Avenue

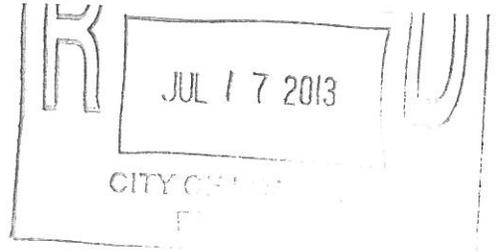
1. The approval is based on the plans received on January 16, 2014 and the written application materials provided by the applicant, except as may be modified by these conditions.
2. The following trees (nos. 1, 5-6, 9-16, 18-20, 22-36, 38-45) shall be protected under this application and cannot be removed without a tree removal permit from the Community Development Director.
3. Obtain an encroach permit issued from the Engineering Division prior to doing any work within the public street right-of-way.
4. Only gas fireplaces, pellet fueled wood heaters or EPA certified wood-burning appliances may be installed in all new construction pursuant to Chapter 12.64 of the Municipal Code.
5. **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. 5-6, 11, 13-15, 21, 32-36, and 38-43) 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.
6. **Prior to building permit submittal, 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 California Green Building Standards pursuant to 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 units on the site plan and the manufacturer's sound rating for each unit.
 - g. Compliance 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, interior side, and rear yard landscaping, street trees and privacy screening shall be maintained and/or installed as required by the Planning Division.
- b. Submit verification that the house was built in compliance with the City's Green Building Ordinance (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 # 1105719

<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: 305 Fremont Ave
 Project Proposal/Use: Residential
 Current Use of Property: Residential
 Assessor Parcel Number(s) 189-48-026 Site Area: 38,602 SF
 New Sq. Ft.: 2353 Remodeled Sq. Ft.: 1569 Existing Sq. Ft. to Remain: 2932
 Total Existing Sq. Ft.: 2932 Total Proposed Sq. Ft. (including basement): 5285

Applicant's Name: Bahi Oreizy 300 Design Studio
 Home Telephone #: 650-504-3568 Business Telephone #: 650-360-2905
 Mailing Address: 1491 Ben Roe Drive #
 City/State/Zip Code: Los Altos CA 94024

Property Owner's Name: Joshua Greenberg
 Home Telephone #: ~~310-592-~~ 310-592- Business Telephone #: _____
 Mailing Address: 305 Fremont Ave 1553
 City/State/Zip Code: Los Altos CA 94024

Architect/Designer's Name: Bahi Oreizy Telephone #: 650-360-2905

*** 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: 07/17/2013

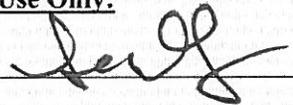
Property Owner/Applicant or Authorized Agent Signature: _____



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

For City Staff Use Only:

Received by: _____



Date: _____

2/17/13

Fire Department Review Required? YES / NO

If YES, Date Notified: _____

7/22/13

Is the submittal package complete? YES / NO

If NO, what items still need to be submitted?



ATTACHMENT B

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 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 305 Fremont Ave

Scope of Project: Addition or Remodel or New Home

Age of existing home if this project is to be an addition or remodel? 60+

Is the existing house listed on the City's Historic Resources Inventory? NO

Address: 305 Fr^mont Ave
Date: 01.08.11

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: 38,600 square feet
Lot dimensions: Length 242.25 feet
Width 160.00 feet

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

*lot on Bellevue Court are 1/3 size of this lot

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

Existing front setback if home is a remodel? 72.60
What % of the front facing walls of the neighborhood homes are at the front setback ±25 %
Existing front setback for house on left ±70' ft./on right ±30 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 0
Garage facing front recessed from front of house face 3
Garage in back yard 3
Garage facing the side 1
Number of 1-car garages ; 2-car garages ; 3-car garages 4

Address: 305 Fremont Ave
Date: 01.08.2

4. Single or Two-Story Homes:

What % of the homes in your neighborhood* are:

One-story 10

Two-story 90

5. Roof heights and shapes:

Is the overall height of house ridgelines generally the same in your neighborhood*? NO

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?

If no consistency then explain: there's a wide range of styles

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: 305 Fremont Ave
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?

None

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?

Its more visible from street

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)?

Nearby wooded, there's landscaping in front

10. Width of Street:

What is the width of the roadway paving on your street in feet? ±31ft.

Is there a parking area on the street or in the shoulder area? yes, street parkig

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

Address: 305 F remont Ave.

Date: _____

11. What characteristics make this neighborhood* cohesive?

Such as roof material and type (hip, gable, flat), siding (board and batten, cement plaster, horizontal wood, brick), deep front yard setbacks, horizontal feel, landscape approach etc.:

Deep Front Yard Setbacks, heavily wooded & landscaped.

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

Belleve court lot size is 1/3 of Fremont + Covington

D. Do the lot widths appear to be consistent in the neighborhood?

YES NO

except for Belleve

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: 305 Fremont Ave
 Date: 07/17/2013

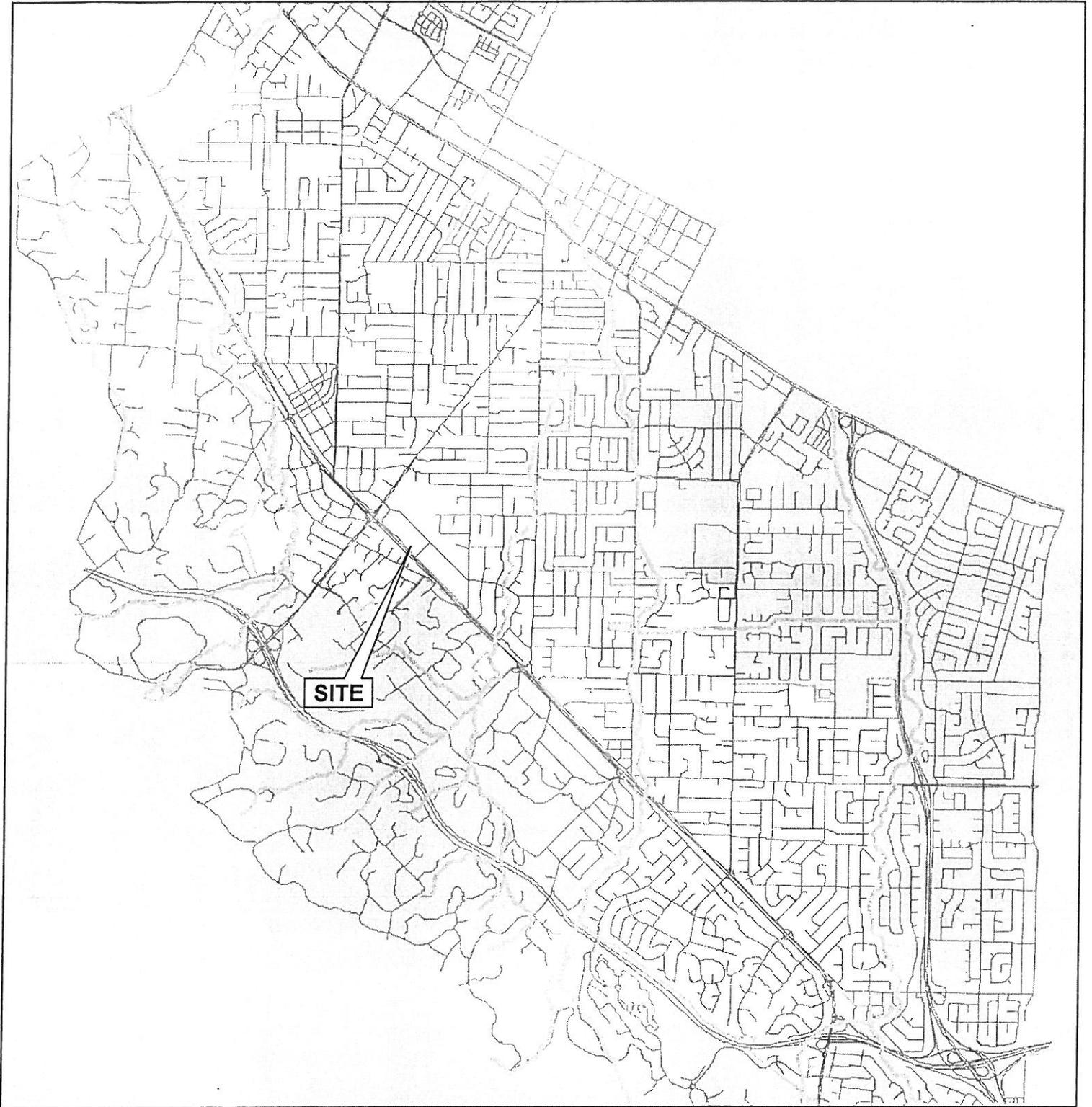
Summary Table

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).

15'

Address	Front setback	Rear setback	Garage location	One or two stories	Height	Materials	Architecture (simple or complex)
271 Fremont	65	90	Rear	two	25	stucco walls clay roofs	Mediterranean
289 Fremont	65	115	Rear	two	25	wood siding w/ comp roof	simple
320 Bellevue	18	45	Corner	two	25	stucco wood shake roof	Simple
330 Bellevue	20	50	Front corner	one	18	stucco w/ comp roof	Simple
340 Bellevue	30	75	Front 3 car	two	25	stucco w/ comp roof	simple Mediterranean
350 Bellevue	24	55	Front	two	25	clay stucco w/ shake roof	simple
272 Covington	129	34	Rear	one	18	stucco w/ shake roof	simple
262 Covington	65	115	Rear Below house	two	25	stucco w/ slate roof	simple

AREA MAP ATTACHMENT C



CITY OF LOS ALTOS

APPLICATION: 13-SC-17
APPLICANT: B. Oreizy/J. Greenberg
SITE ADDRESS: 305 Fremont Avenue



Not to Scale

VICINITY MAP



SCALE 1 : 6,000



CITY OF LOS ALTOS

APPLICATION: 13-SC-17
APPLICANT: B. Oreizy/J. Greenberg
SITE ADDRESS: 305 Fremont Avenue

ATTACHMENT D



Stephanie Morris, Landscape Architect #4580
www.NativePlantDesign.com
(408)206.5055

January 14, 2014

Community Development Department
One North San Antonio Road
Los Altos, California 94022

SUBJECT: 305 Fremont Avenue (File No. 13-SC-17)

Attn: Sean K. Gallegos
Assistant Planner

Dear Sean,

This letter provides a description of the trees to be removed at 305 Fremont Avenue as part of the application for an addition to an existing single-story single-family residence. Four trees are slated for removal:

Tree # 2, a 36" Monterey Pine, is a very large tree which appears to be in medium health that has long overhanging limbs. The tree and branches are located in the side yard in direct proximity to the existing playground and the new house addition, and the tree contains limbs that are at a high risk for falling in the play zone. This tree also has an expected life span of 40-50 years and concerns are present that it may be nearing the end of its natural lifespan.

Tree # 3, a 28" Deodar Cedar, is also a very large tree with long overhanging limbs which appears to be in medium health and is located in the side yard about three feet from the play area. The owners wish to remove this tree due to potential safety hazards for the play area and new house.

Tree # 4, a 12" Spruce, appears to be in relatively poor health with a poor structure. This tree is being removed for the economic enjoyment of the new addition and rear yard areas of the house.

Tree # 37, a 24" Deodar Cedar, is located in the front yard. It has overhanging limbs that span the driveway. This tree is being removed due to safety concerns for parked cars and people entering the front of the house.

It should be noted that this property contains a total of 43 trees, only four of which are being removed for safety, economic enjoyment, and the construction of the addition. A dense forest of healthy deodar cedar and oak trees completely screen the property from Fremont Avenue. The side yard screening in the location of the removed pine, deodar, and spruce will be enhanced by the inclusion of five new evergreen screen trees planted between the house and property line.

Sincerely,

Stephanie Morris