DATE: February 5, 2014

AGENDA ITEM # 3

TO: Design Review Commission

FROM: Sierra Davis, Assistant Planner

SUBJECT: 13-SC-18 – 171 Del Monte Avenue

RECOMMENDATION:

Consider design review application 13-SC-18 subject to the listed findings and conditions

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PROJECT DESCRIPTION

This is a design review application for construction of a two-story residence with a basement. The following table summarizes the project:

GENERAL PLAN DESIGNATION:	Single-family, Residential
ZONING:	R1-10
PARCEL SIZE:	7,750 square feet
MATERIALS:	Shingle siding, lap siding, wood trim, ornamental wood corbels, composition shingle roof, metal accent roof, wood doors, wood guard rail

	Existing	Proposed	Allowed/Required
LOT COVERAGE:	1,603 square feet	2,105 square feet	2,325 square feet
FLOOR AREA:			
First floor	1,634 square feet	2,039 square feet	
Second floor		673 square feet	
Total	1,634 square feet	2,712 square feet	2,713 square feet
SETBACKS:			
Front	28 feet	25 feet	25 feet
Rear	45 feet	47 feet	25 feet
Right side	8.5/16 feet	6.2 feet/14.5 feet	6.2 feet/13.7 feet
Left side	18 feet	14.9 feet	12.4 feet
HEIGHT:	20 feet	25.5 feet	27 feet

BACKGROUND

The project was continued from the December 4, 2013 Design Review Commission meeting with the direction to address the following design concerns:

1. Reduce the massing of the living room and bay window size;
2. Reduce the bulk of second story; and
3. Consider adding windows on the Mercedes Avenue elevation.

In response, the applicant modified the plans as follows:

1. Reduced the roof pitch from 7.5:12 to 7:12;
2. Lowered the living room element by one foot;
3. Reduced bay window and entry element; and
4. Added windows to the front and back of the house.

DISCUSSION

The previous plans reviewed by the DRC included a 12.5-foot plate height for the living room. The revised plans reduce the plate height by one-foot for an 11.5-foot plate height. The house has a low finished floor height of eight-inches which results in an approximately 12-foot tall exterior wall on the living room element.

The massing and scale of the bay window and entry element have been reduced proportionally. The bay window is still a prominent architectural element, but the overall size has been reduced from an eight foot wide element to a six and one-half-foot wide element. The front entry element was reduced from 12 feet in height to 11 feet because the roof line is tied into the gable over the living room element. The entry element has also been narrowed because of the lower height from eight-and-one-half foot wide element to a six-foot wide element.

The Commission also gave direction to address the bulk of the second story. The front facade has been reorganized to center the window in the front gable on the second story and added a window in bedroom three to break up the massing of the wall. The pitch of the roof has been reduced from 7.5:12 to 7:12 which reduces the height of the structure by one foot.

The Design Review Commission minutes from the December 4, 2013 meeting reflect a direction to add windows on the Mercedes Avenue elevation. The intent was to break up the massing of the house. A window has been added in bedroom three on the front elevation and a window at the rear of the house in the stairway.

The rear facing window is in the stairway and is approximately 55 feet from the rear property line; it would not result in a privacy issue because viewing down into neighboring properties would be difficult. The window in bedroom no. 3 is on the southwest corner of the house facing the corner of Del Monte Avenue and Mercedes Avenue which is a more public area and would not result in a significant privacy impact.

Should the Design Review Commission support the changes; staff provided the findings and conditions to approve the project.

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 home.

Cc: Jeff Potts, SDG Architects, Inc.
Steve Johnson, Del Monte Avenue, LLC, Owner

Attachments:

A. Design Review Commission Packet dated December 4, 2013
B. Design Review Commission Minutes dated December 4, 2013
C. Previous Building Elevations dated November 19, 2013
D. Correspondence with Owner, Steve Johnson received January 30, 2014

FINDINGS

13-SC-18—171 Del Monte Avenue

With regard to the construction of a single-family structure, the Design Review Commission finds the following in accordance with Section 14.76.050 of the Municipal Code:

A. The proposed project 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 and mass;

E. General architectural considerations, including the character, size, scale, and quality of the design, the architectural relationship with the site and other buildings, building materials, and similar elements have been incorporated in order to insure the compatibility of the development with its design concept and the character of adjacent buildings; and

F. The proposed 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-18—171 Del Monte Avenue

1. The approval is based on the plans received on January 15, 2014 and the written application materials provided by the applicant, except as may be modified by these conditions.

2. The project shall incorporate the arborist recommendations subject to the arborist report, by Richard Smith, Arborist, dated May 15, 2013. The arborist report shall be incorporated into the title page of the plans.

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. Pursuant to Chapter 12.36 of the Municipal Code, provide a landscape plan prepared by a licensed landscape professional showing how the plans comply with the City's Water Efficient Landscape Regulations.

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 and 3) 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 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 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.).

8. **Prior to final inspection:**

a. All front yard and exterior side yard landscaping, street trees and privacy screening shall be maintained and/or installed as required by the Planning Division.

b. Submit verification that the house was built in compliance with the California Green Building Standards pursuant to Section 12.26 of the Municipal Code.

c. Provide a landscape installation assessment by a certified landscape professional certifying that the landscaping and irrigation system were installed per the approved landscape plan and are compliant with LAMC Chapter 12.36.

ATTACHMENT A

DATE: December 4, 2013

AGENDA ITEM # 3

TO: Design Review Commission

FROM: Sierra Davis, Assistant Planner

SUBJECT: 13-SC-18 – 171 Del Monte Avenue

RECOMMENDATION:

Approve design review application 13-SC-18 subject to the listed findings and conditions

---

PROJECT DESCRIPTION

This is a design review application for construction of a two-story residence with a basement. The following table summarizes the project:

GENERAL PLAN DESIGNATION:	Single-family, Residential
ZONING:	R1-10
PARCEL SIZE:	7,750 square feet
MATERIALS:	Shingle siding, lap siding, wood trim, ornamental wood corbels, composition shingle roof, metal accent roof, wood doors, wood guard rail

	Existing	Proposed	Allowed/Required
LOT COVERAGE:	1603 square feet	2,105 square feet	2,325 square feet
FLOOR AREA:			
First floor	1634 square feet	2039 square feet	
Second floor		673 square feet	
Total	1,634 square feet	2,712 square feet	2,713 square feet
SETBACKS:			
Front	28 feet	25 feet	25 feet
Rear	45 feet	47 feet	25 feet
Right side	8.5/16 feet	6.2 feet/14.5 feet	6.2 feet/13.7 feet
Left side	18 feet	14.9 feet	12.4 feet
HEIGHT:	20 feet	26 feet	27 feet

BACKGROUND

The subject property is located in a Diverse Character Neighborhood as defined in the City's Residential Design Guidelines. A neighborhood that is considered diverse is a result of homes which

were built in different eras. The neighborhood is consistent in scale and setbacks; however the design and materials vary from house to house. The street does not have improved shoulders nor a consistent street tree pattern.

DISCUSSION

The design and form of the structure are influenced by the zoning code regulations for setbacks and daylight plane. On narrow corner lots the second story setback on the exterior side yard is the same as the first story at approximately 12 feet. The southwest (left) front corner of the house has a 12 and one half foot plate height which orients the bulk of the massing to the front and exterior side yard. Although the plate height of the element is taller than the first story plate heights in the neighborhood context, there are two-story houses in the context which help to relate to this scale. The bulk and scale of this corner element is, however, emphasized by an oversized bay window. The window is out of scale because it is approximately the same size as the entry element. The bay window element should be revised to a more traditional window element scale, such as shown on the west elevation. Condition No. 2 to revised the bay window form subject to review and approval by the Planning Division. The tree at the front left corner of the property will be maintained and helps relate the scale of the structure to the neighborhood.

The mass of the east side of the structure is minimized to the adjacent property with a low pitch shed roof on the second story and a hipped roof on the first story. The southeast (right) corner of the structure has a nine-foot wall plate height which is compatible with the neighborhood context. The project is sensitive to surrounding context by placing the bulk of the structure toward the street, which minimizes the scale of the house on the interior side yard.

The structure is designed with front and rear facing gables ends with hipped roofs on the sides. The gables on the front and rear of the house are appropriate because it places the bulk of the house toward the greater setbacks. The sides are hipped with horizontal eaves line that minimizes the bulk of the house on the sides.

The proposed structure uses materials compatible with the design concept and incorporates materials that are found in the neighborhood. The building materials are of a high quality and include shingle siding, lap siding, wood trim, ornamental wood corbels, composition shingle roof, wood doors, and a wood guard rail around the light well. The rustic materials and traditional details will help to de-emphasize the mass of the structure especially on the taller architectural element. Finally, the front and exterior side yards are fully landscaped which will help buffer the new construction.

Privacy and Landscaping

The second story windows on the west side of the house include one window in bedroom 3, one window in bathroom 2 and two windows in bedroom 2. The windows face the street on the exterior side yard and do not present a privacy concern because it faces a more public area. There are no second story windows on the east side of the house facing the neighboring property.

At the rear of the house there is one, second-story window in bedroom 2. The oak tree in the backyard will be maintained and is located in front of the window, which will help to block views

out of the window. An arborist report was included with the application stating that the tree is in good health and will be pruned for the health of the tree and for clearance to the structure. These requirements are incorporated into the conditions (Condition No. 3).

A landscape plan was developed for the property which will maintain the two large trees on the property the oak at the rear of the structure and the fir tree at the front corner. All of the other trees and vegetation will be removed and be replanted with three new crape myrtles in the front yard and exterior side yard and various shrubs.

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 home.

Cc: Jeff Potts, SDG Architects, Inc.
Steve Johnson, Del Monte Avenue, LLC, Owner

Attachments:

A. Application
B. Neighborhood Compatibility Worksheet
C. Area Map and Vicinity Map
D. Arborist Report, Richard Smith, Arborist, Bay Area Tree Specialists, May 15, 2013

FINDINGS

13-SC-18—171 Del Monte Avenue

With regard to the construction of a single-family structure, the Design Review Commission finds the following in accordance with Section 14.76.050 of the Municipal Code:

A. The proposed project 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 and mass;

E. General architectural considerations, including the character, size, scale, and quality of the design, the architectural relationship with the site and other buildings, building materials, and similar elements have been incorporated in order to insure the compatibility of the development with its design concept and the character of adjacent buildings; and

F. The proposed 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-18—171 Del Monte Avenue

1. The approval is based on the plans received on November 19, 2013 and the written application materials provided by the applicant, except as may be modified by these conditions.

2. Revise the bay window element to a more traditional window element scale, such as shown on the west elevation, subject to review and approval by the Planning Division.

3. The project shall incorporate the arborist recommendations subject to the arborist report, by Richard Smith, Arborist, dated May 15, 2013. The arborist report shall be incorporated into the title page of the plans.

4. Obtain an encroach permit issued from the Engineering Division prior to doing any work within the public street right-of-way.

5. 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.

6. Pursuant to Chapter 12.36 of the Municipal Code, provide a landscape plan prepared by a licensed landscape professional showing how the plans comply with the City's Water Efficient Landscape Regulations.

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 and 3) 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. 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.).

9. **Prior to final inspection:**

a. All front yard and exterior side yard landscaping, street trees and privacy screening shall be maintained and/or installed as required by the Planning Division.

b. Submit verification that the house was built in compliance with the California Green Building Standards pursuant to Section 12.26 of the Municipal Code.

c. Provide a landscape installation assessment by a certified landscape professional certifying that the landscaping and irrigation system were installed per the approved landscape plan and are compliant with LAMC Chapter 12.36.

ATTACHMENT A

CITY OF LOS ALTOS

GENERAL APPLICATION

Type of Review Requested: *(Check all boxes that apply)* Permit # 1105728

	One-Story Design Review		Sign Review		Multiple-Family Review
X	Two-Story Design Review		Sidewalk Display Permit		Rezoning
	Variance(s)		Use Permit		R1-S Overlay
	Lot Line Adjustment		Tenant Improvement		General Plan/Code Amendment
	Tentative Map/Division of Land		Preliminary Project Review		Appeal
	Subdivision Map Review		Commercial Design Review		Other:

Project Address/Location: 171 DEL MONTE AVE, LOS ALTOS, CA 94022

Project Proposal/Use: SINGLE FAMILY RESIDENCE

Current Use of Property: SINGLE FAMILY RESIDENCE

Assessor Parcel Number(s) 167-17-033 Site Area: 7750 ft²

New Sq. Ft.: 4,118 ft² Remodeled Sq. Ft.: Ø Existing Sq. Ft. to Remain: Ø (400 ft² GARAGE)

Total Existing Sq. Ft.: 1,445 ft² Total Proposed Sq. Ft. (including basement): 4,118 ft²

Applicant's Name: DEL MONTE AVE LLC. Manag Partner Steve Johnson

Home Telephone #: Business Telephone #: 650.814.5371

Mailing Address: 389 FIRST ST.

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

Property Owner's Name: SAME

Home Telephone #: Business Telephone #:

Mailing Address:

City/State/Zip Code:

Architect/Designer's Name: [signature] Telephone #: 925.634.7000

* * * If your project includes complete or partial demolition of an existing residence or commercial building, a demolition permit must be issued and finaled prior to obtaining your building permit. Please contact the Building Division for a demolition package. * * *

(continued on back)

ATTACHMENT B

City of Los Altos
Planning Division
(650) 947-2750
Planning@losaltosca.gov

RECEIVED
JUL 24 2012
CITY OF LOS ALTOS
PLANNING

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

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

Address: 71 DEL MONTE AVE.
Date: 7/19/13

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.

<u>Streetscape</u>

1. **Typical neighborhood lot size*:**

   Lot area: 6,500 ±1 SY square feet
   Lot dimensions: Length 125 feet
   Width 47, 52, & 62 feet
   If your lot is significantly different than those in your neighborhood, then note its: area 7750, length 125, and width 62.

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 100 %
   Existing front setback for house on left ± 25' ft./on right ± 28' 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 3
   Garage facing front recessed from front of house face Ø
   Garage in back yard 5
   Garage facing the side 3
   Number of 1-car garages__; 2-car garages II; 3-car garages __

* See "What constitutes your neighborhood", (page 2).

Address: 171 DEL MONTE AVE.
Date: 7/19/13

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

What % of the homes in your neighborhood* are:
One-story 83%
Two-story 17%

5. **Roof heights and shapes:**

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

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?
ASPHALT SHINGLE
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

* See "What constitutes your neighborhood", (page 2).

Address: 171 DEL MONTE AVE.
Date: 7/19/13

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, LANDSCAPE TO PUBLIC RIGHT OF WAY. MINOR HARDSCAPE.

How visible are your house and other houses from the street or back neighbor's property?
VERY VISIBLE WITH EXCEPTION OF ONE LOT

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)?
3 LARGE TREES. PUBLIC R.O.W. IS DIRT & UNLANDSCAPED.

10. **Width of Street:**

What is the width of the roadway paving on your street in feet? 20'
Is there a parking area on the street or in the shoulder area? SHOULDER
Is the shoulder area (unimproved public right-of-way) paved, unpaved, gravel, landscaped, and/or defined with a curb/gutter? UNPAVED

* See "What constitutes your neighborhood", (page 2).

Address: 171 DEL MONTE AVE.
Date: 7/19/13

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.:
ALL ROOFS ARE ASPHALT SHINGLES, MIXTURE OF STUCCO OR SIDING. ROOFS MOSTLY HIPS & GABLES VARYING PITCHES. CONSISTENT SETBACKS PREDOMINANTLY OLDER HOMES.

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

* See "What constitutes your neighborhood", (page 2).

Address: 171 DELMONTE AVE., LOS ALTOS
Date: 7/19/13

Summary Table

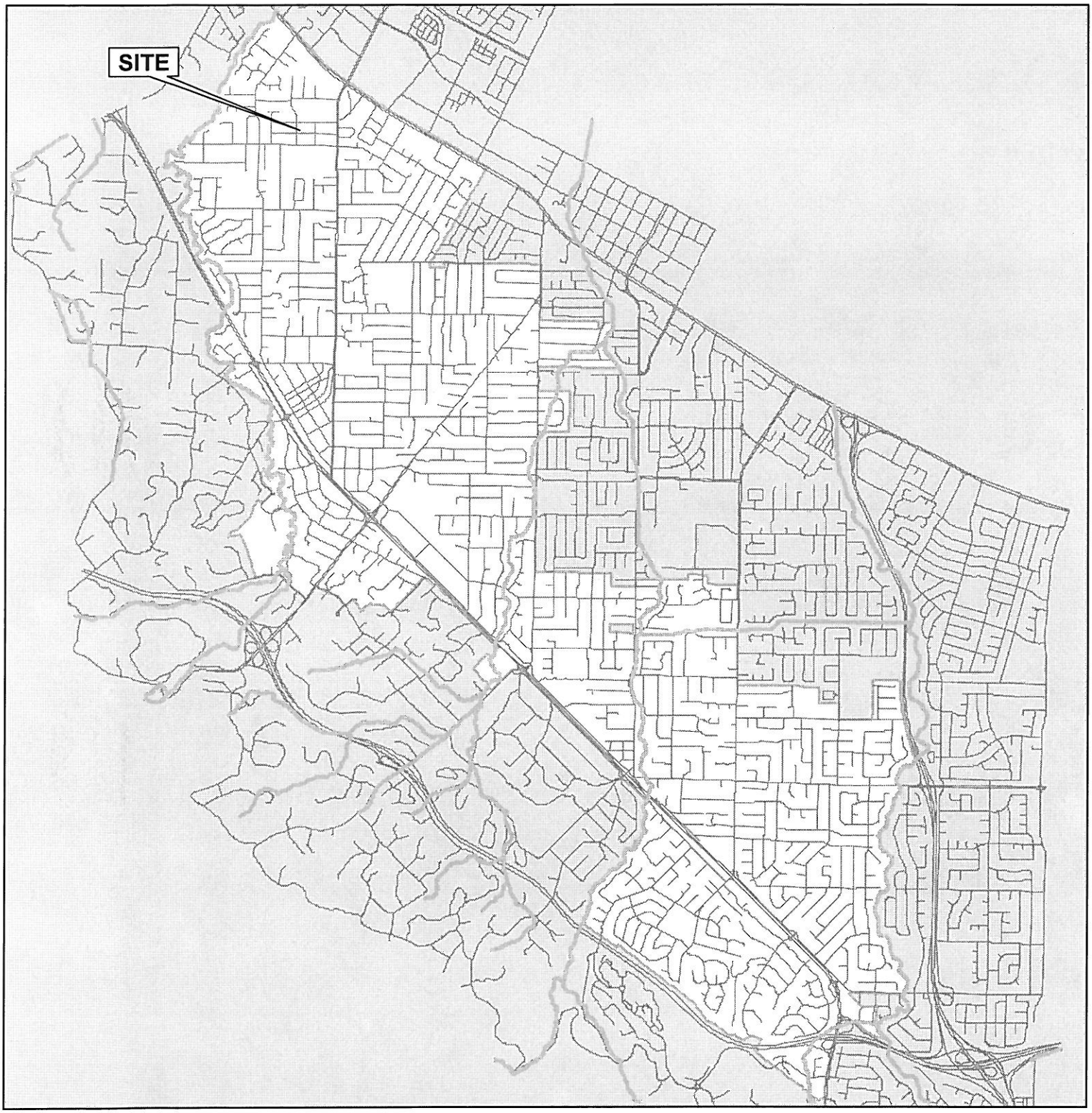
Please use this table to summarize the characteristics of the houses in your immediate neighborhood (two homes on either side, directly behind and the five to six homes directly across the street).

Address	Front setback	Rear setback	Garage location	One or two stories	Height	Materials	Architecture (simple or complex)
163 DEL MONTE	34'	?	FRONT	1	9'	WOOD	S
153 DEL MONTE	34'	?	REAR	1	17'	WOOD	S
147 DEL MONTE	32'	?	FRONT	1	14'	WOOD	C
146 DEL MONTE	35'	?	REAR	1	14'	WOOD	S
152 DEL MONTE	35'	?	REAR	1	16'	STUCCO	S
162 DEL MONTE	37'	?	REAR	1	16'	STUCCO	S
172 DEL MONTE	37'	?	—	1	11'	UNDER CONSTRUCTION	S
184 DEL MONTE	36'	?	SIDE	2	22'	STUCCO	C
185 DEL MONTE	31'	?	SIDE	1	14'	STUCCO	S
190 PASA ROBLES	21'	?	SIDE	2	21'	STUCCO	C

* See "What constitutes your neighborhood", (page 2).

ATTACHMENT C

AREA MAP



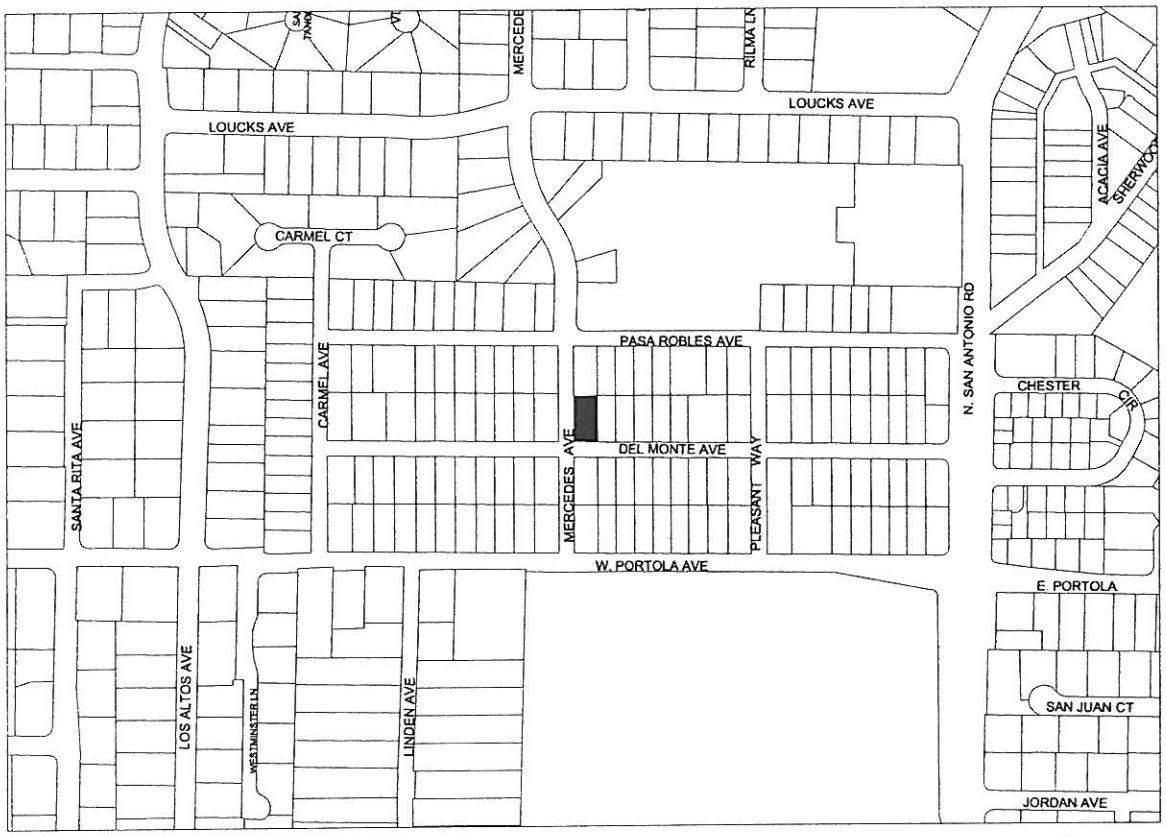
CITY OF LOS ALTOS

APPLICATION: 13-SC-18
APPLICANT: Del Monte Avenue LLC
SITE ADDRESS: 171 Del Monte Avenue

N

Not to Scale

VICINITY MAP



SCALE 1 : 6,000

500 0 500 1,000 1,500

FEET

CITY OF LOS ALTOS

APPLICATION: 13-SC-18
APPLICANT: Del Monte Avenue LLC
SITE ADDRESS: 171 Del Monte Avenue

ATTACHMENT B

MINUTES OF A REGULAR MEETING OF THE DESIGN REVIEW COMMISSION OF THE CITY OF LOS ALTOS, HELD ON WEDNESDAY, DECEMBER 4, 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, Vice-Chair FARRELL and Commissioners MEADOWS, BLOCKHUS and KIRIK
STAFF:	Planning Services Manager KORNFIELD 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 November 20, 2013

MOTION by Commissioner MEADOWS, seconded by Commissioner BLOCKHUS, to approve the minutes of the November 20, 2013 regular meeting.
THE MOTION PASSED BY A 4/0/1 VOTE, WITH CHAIR WHEELER ABSTAINED.

Item #2 was removed from the Consent Calendar for Discussion.

DISCUSSION

2. **00-SC-107 – L. Wu – 730 S. El Monte Avenue**
   Design review for a modification to a previously approved two-story house. *Project Planner: Kornfield*

Planning Services Manager KORNFIELD presented the staff report, recommending approval of a modification to design review application 00-SC-107 subject to the listed findings and condition.

The project architect, Roger Griffin, stated that he spoke to the above neighbor Mr. Barney and clarified that it was 30 feet to the garage (basement) pad. There was no other public comment.

The Commission discussed the project and expressed their general support.

MOTION by Vice-Chair FARRELL, seconded by Commissioner MEADOWS, to approve design review application 00-SC-107, per the staff report findings and condition.
THE MOTION CARRIED UNANIMOUSLY.

3. **13-SC-18 – Del Monte Avenue LLC – 171 Del Monte Avenue**
Design Review for a new, two-story house with a basement. The project includes 1,639 square feet on the first story, 673 square feet on the second story and a 1,308 square foot basement. The existing garage will be maintained at the rear of the property. *Project Planner: Davis*

Assistant Planner DAVIS presented the staff report, recommending approval of design review application 13-SC-18 subject to the listed findings and conditions.

The project architect, Jeff Potts, explained the design and opposed Condition No. 2. He said that bay windows are found on east coast style designs, but also found in the neighborhood and that the contractor stated that they can structurally maintain the garage.

Neighbors Daniel Green, Kate Disney, Robert Burdick, Madeleine Gerdes, and Peter van der Linden spoke in opposition to the project design with the following concerns: the bay window is out of scale and a formal element; the design is a mish-mash of styles with size, scale and mass concerns; and the narrow street accentuates the bulk of the house. There was no other public comment.

The Commission discussed the project and expressed their design concerns.

MOTION by Commissioner KIRIK, seconded by Vice-Chair FARRELL, to continue design review application 13-SC-18 to a date to be determined, with the following direction to:

- Reduce the massing of the living room and bay window size;
- Reduce the bulk of second story; and
- Consider adding windows on the Mercedes Avenue elevation.

THE MOTION CARRIED UNANIMOUSLY.

4. **13-SC-19 – P. Phan Assoc. AIA – 446 Lerida Avenue**
Consideration of design review for a new, two-story house. The project includes 1,489 square feet on the first floor and 544 square feet on the second floor. *Project Planner: Gallegos*

Assistant Planner GALLEGOS presented the staff report, recommending approval of design review application 13-SC-19 subject to the listed findings and conditions.

Neighbors Greg Evard and Monique Lambert spoke in opposition to the project with the following concerns: a large house on a small lot does not provide much parking and should consider parking on-street; the Cypress trees are too formal for landscaping, are out of character, and too tall, blocking solar access to the neighbor; the materials are not compatible with the neighborhood; the applicant should plant lower profile trees; and install a taller fence. There was no other public comment.

The Commission discussed the project and expressed the following concerns: the one-car garage is in-character but encouraged a dedicated off-street parking spot; suggested improving materials (e.g., divided light windows); the Cypress trees create a wall and should be more sensitive to the views and the solar access of adjacent properties; the landscape should be more creative and not totally obscure the yard; and avoid using Cypress and provide alternative landscaping.

MOTION by Commissioner MEADOWS, seconded by Commissioner BLOCKHUS, to approve design review application 13-SC-19 per the staff report findings and conditions, with the following additional condition:

- Revise landscape plan to omit Cypress trees, use lower height screening, and reconsider number of pepper trees and the type of trees along the street.

THE MOTION CARRIED UNANIMOUSLY.

5. **13-SC-26 – Chapman Design Associates – 120 Doud Drive**
   Design review for a new, two-story house. The project includes 2,642 square feet on the first floor and 1,553 square feet on the second floor. *Project Planner: Gallegos*

Assistant Planner GALLEGOS presented the staff report, recommending approval of design review application 13-SC-26 subject to the listed findings and conditions. He also noted a typo in the staff report that should read, "proposes five (5) Redwood trees in rear", not eight.

The property owner stated that he would address the neighbor's issues with trees, remove the Ash, and reconsider the Redwoods. He will consider Mayten trees for privacy and not create too much shade. Neighbors Lew Zaretzki and Duane Wong spoke with concerns regarding the landscape plan tree choices. There was no other public comment.

The Commission discussed the project and expressed their general support, but wanted to respect the applicant and neighbors on the landscape plan in their action.

MOTION by Commissioner BLOCKHUS, seconded by Vice-Chair FARRELL, to approve design review application 13-SC-26 per the staff report findings and conditions, with the following change:

- Modify condition No. 4 to provide fast growing, medium height, and 15-gallon minimum in size trees.

THE MOTION CARRIED UNANIMOUSLY.

6. **13-SC-28 – Chapman Design Associates – 850 Arroyo Road**
   Design review for a new, two-story house. The project includes 2,878 square feet on the first floor and 1,622 square feet on the second floor. *Project Planner: Gallegos*

Assistant Planner GALLEGOS presented the staff report, recommending approval of design review application 13-SC-28 subject to the listed findings and conditions. He also noted a typo in the staff report with regard to maintaining the grove of redwood trees (i.e., there was no grove).

Property owner, Kevin Kluge, stated that he spoke to most of the affected neighbors. Project architect, Walter Chapman, noted the progression of the transitional character neighborhood down the street and stated outlined the privacy mitigation in the design and orientation of the house. There was no other public comment.

The Commission discussed the project and expressed their general support. There was concern about the replacement of the left fence and the garage gable element should be deemphasized.

MOTION by Commissioner MEADOWS, seconded by Commissioner KIRIK, to approve design review application 13-SC-28 per the staff report findings and conditions.

AMENDED MOTION by Commissioner MEADOWS, seconded by Commissioner KIRIK, to approve design review application 13-SC-28 per the staff report findings and conditions, with the following additional condition:

- The project shall repair or replace the fences with a new, good neighbor fencing of standard heights (six feet tall with additional lattice).

THE MOTION CARRIED UNANIMOUSLY.

COMMISSIONERS' REPORTS AND COMMENTS

None.

POTENTIAL FUTURE AGENDA ITEMS

None.

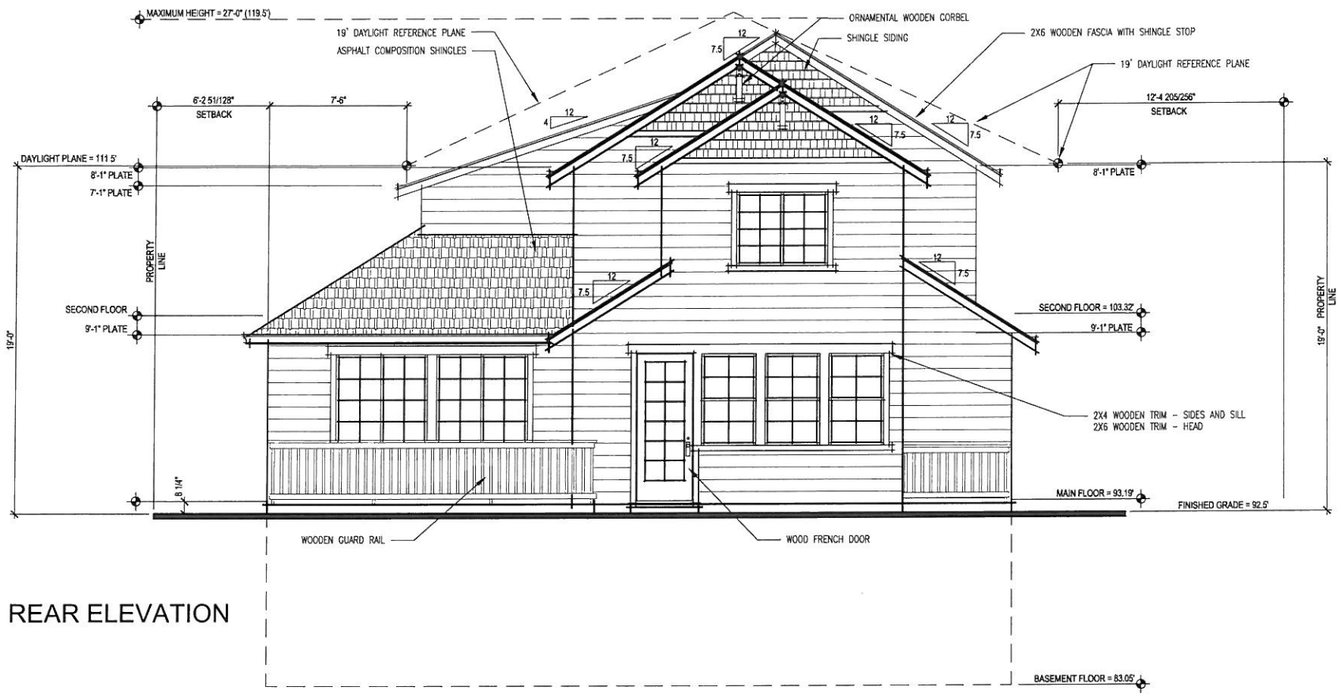
ADJOURNMENT

Chair WHEELER adjourned the meeting at 9:30 PM.

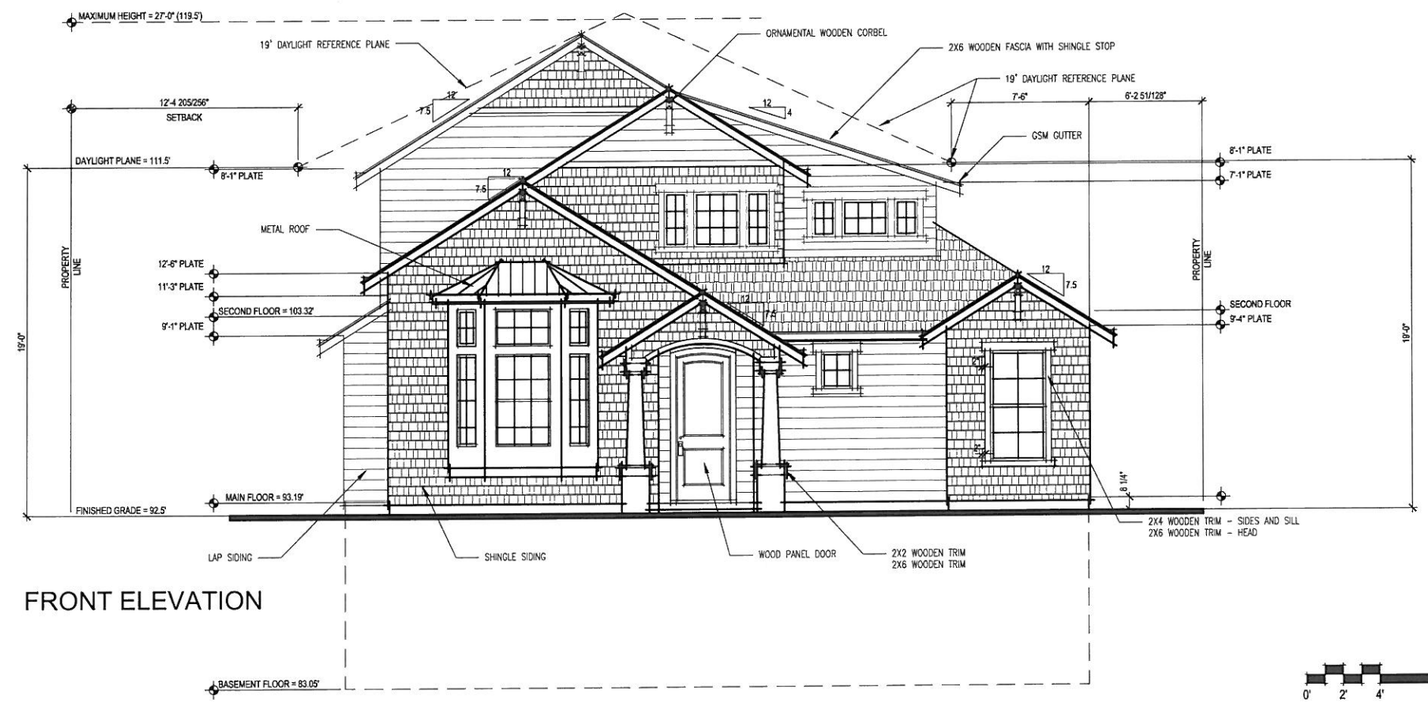
_____

David Kornfield, AICP
Planning Services Manager

ATTACHMENT C



REAR ELEVATION



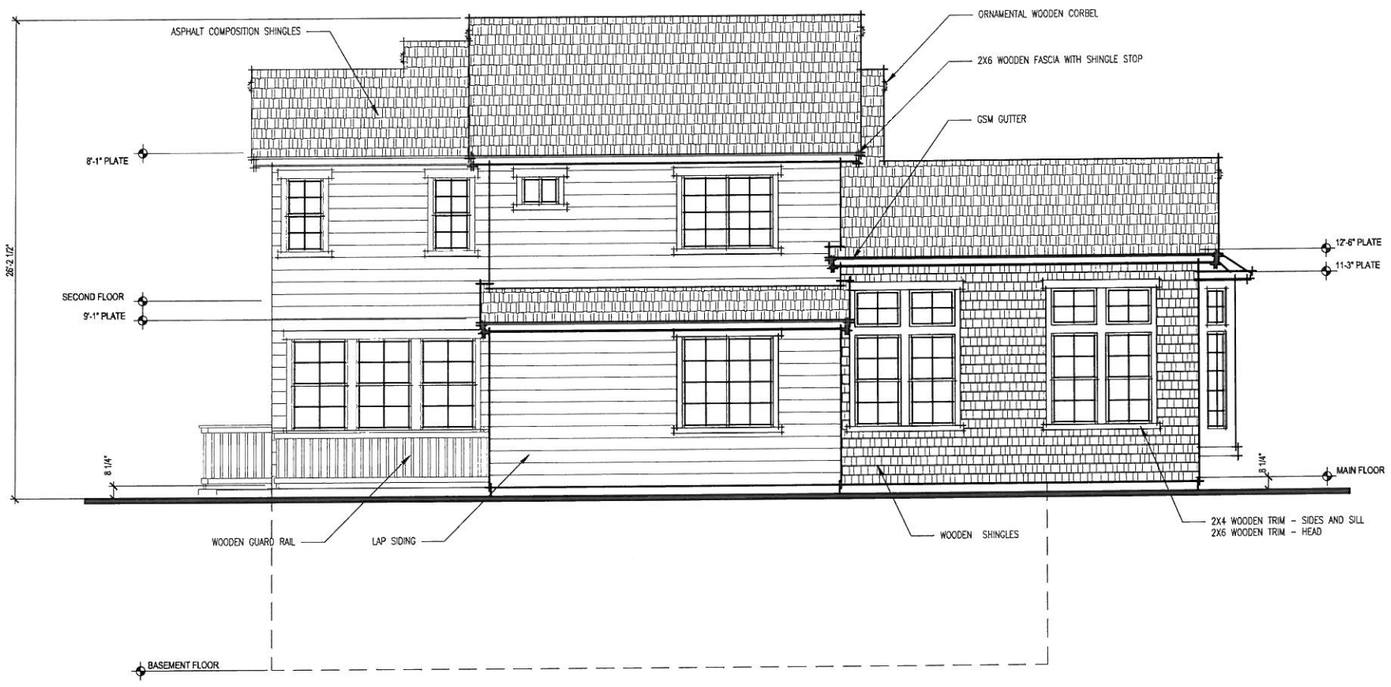
FRONT ELEVATION

Del Monte
Los Altos
November 3, 2013

0' 2' 4' 8'

PREVIOUS PROPOSAL

3361 Walnut Blvd. Suite 120 Brentwood, CA 94513
925.634.7000
www.straussdesign.com
SDG Architects, Inc.

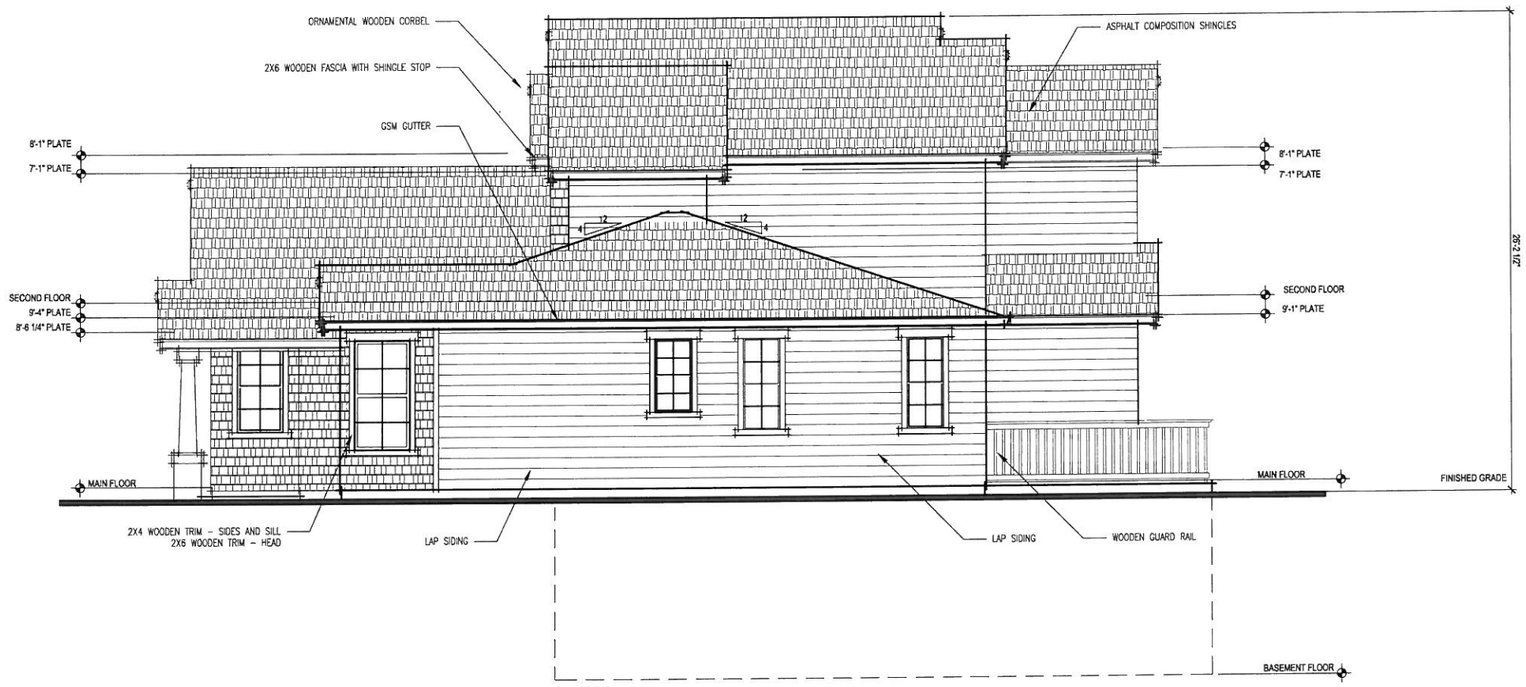


LEFT ELEVATION

Del Monte
Los Altos
November 3, 2013

0' 2' 4' 8'

3361 Walnut Blvd. Suite 120 Brentwood, CA 94513
925.634.7000
www.straussdesign.com
SDG Architects, Inc.



RIGHT ELEVATION

Del Monte
Los Altos
November 3, 2013

0' 2' 4' 8'

3361 Walnut Blvd. Suite 120 Brentwood, CA 94513
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ATTACHMENT D

Dear Commissioners and Staff,

I am the property owner of 171 Del Monte Avenue, Los Altos. This property is currently a much older home than those in its immediate vicinity, is in a state of disrepair, and is blight on the surrounding neighborhood. The project we are proposing will be of high quality design and new construction, thereby increasing the value of all the homes in the surrounding neighborhood.

At the December 4th hearing, my architect gave a presentation to you describing my project. The presented project was the culmination of several months of work that began with staff meetings prior to the initiation of design in May 2013 and the first of four submittals on July 19th 2013. We have made many revision passes based upon the feedback of the staff as well as the neighbors (via information provided by the staff) including: increased setbacks along Mercedes, reduced plate heights, revisions in roof pitches, and reductions in overall massing. Having received a positive staff recommendation, we felt that we had addressed the concerns of both staff and neighbors. In addition, it must be stated that our design conforms to <u>all</u> of the applicable ordinances and design guidelines for this neighborhood, and, in fact, exceeds the setback and daylight plane requirements.

Based on feedback from the 12/4/13 hearing and a meeting with neighbors, we have made still further modifications. I have provided a brief synopsis of those changes below with a more detailed description to follow.

- Reduced the Roof Pitch
- Reduced Living Room / Dining Room plate height by 1' (-9% reduction)
- Reduced Bay Window by 1'-3" in height, 1'-9" in width, and 6" in depth (-48% volume / 30% elevation)
- Added windows, Front Elev. in Bed 3, Rear Elev. in the stairs, and Right Elev. in the Kid's Room
- Revised Front Porch Size and Column details

At the hearing various comments were voiced from a few neighbors and the Commission in regard to the details of the design. We were pleased to hear one of the Commissioners say that, upon first looking at the home, he thought it was a remodel of the existing residence. As stated during the hearing, it was our goal to maintain the design style of the existing residence, keeping consistent with the fabric of the neighborhood and blending it with the existing, approved garage, which will remain as is. Although there was some discussion about the mix of materials being an issue, it is important to note that the materials in the current design are consistent with the materials utilized on the existing house.

During the meeting the unfortunate discovery was made that neighbors were looking at an older set of plans prepared prior to the final revisions. This fact contributed to some confusion between Commission comments and neighbor comments. Needless to say, we are very disappointed with the outcome of the DRC Hearing. It is of particular concern that the Commission placed significant credence on the fact that this is a spec house and not owner occupied. We contend that this fact should play no part in deciding if the project meets the city codes and guidelines or if it is approved.

In an effort to further work with neighbors while also addressing the concerns of the Commission, we held yet another meeting with neighbors resulting in further modifications to the design of the home. There were some areas of concern where we made little or no changes. This decision was based on our exploration of design options as well as our comparison of the two different designs that drew comments

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by the neighbors and the Commissioners. The following is a detailed description of the changes we have made in comparison to the different designs reviewed at the meeting.

Living Room Height and Bay Window size

Depending upon which version of the design was being reviewed, the Living Room plate height was between 14'-0" and 12'-6" tall. In conjunction the Bay Window was between 13'-0" tall x 8'-3" wide x 2'-0" deep and 11'-6" tall x 8'-3" wide x 2'-0" deep. We have now further reduced the plate height at the Living Room to 11'-6" tall and lowered the roof pitch to 7:12 in the process. This change allowed us to reduce the bay to 10'-3" tall x 6'-6" wide x 1'-6" deep which is between 48% and 54% smaller in volume and 30%-38% smaller from the front elevation. In order to make any change to the plate height of the Living Room the Front Porch must also change because the roof planes are tied together. Due to this we reduced the width of the Front Porch and, while in the process, revised the porch columns per the Commissions' comment. It is important to note that no further reduction to the Living Room plate is possible without making the Front Porch disproportionate and un-usable. The plate revision, in conjunction with the roof pitch change, has reduced the overall massing of the Living Room element from a 21'-6" ridge height to a 16'-9" ridge height. In addition we have looked at various options for the front bay (no bay, box bay, etc.) and have concluded that the best course aesthetically was maintaining the bay window and reducing the size in proportion to the reduction of the other elements on the front of the home. There were many comments in favor of the copper roof on the Bay Window as well.

Mercedes Avenue / Second Floor Massing

We have designed the second floor of this home to minimize the impact on the front elevation and on the only neighbor to the East. In doing this we have pushed the mass of the second floor to the back of the home and toward Mercedes Avenue. However, we still believe that the massing of the second floor and side elevation along Mercedes is well articulate and in keeping with the scale of the neighborhood. Unfortunately we did not get a chance to review this elevation in detail with the Commission. This elevation consists of four wall planes, all of which are at differing plate heights and setbacks from the property line. The wall plane closest to the setback is a single story element, and exceeds the required setback by more than 15%. The higher massing of the Living Room and Dining Room is at a 11'-6" plate line, and exceeds the required setback by 4' or 33%, placing it over 16' from the property line. The only two story wall on the side elevation is over 20' from the property line, nearly double the required setback. The second floor at the front elevation is setback 45' from the property line and about 20' from the front of the home at the first floor. In addition, all of these dimensions have an additional 9' of buffer from the edge of the street. We have revised the roof pitch in all of these areas, which has further reducing the massing of the overall project.

Additional Windows

Although the follow up email we received noted the request for additional windows along Mercedes Avenue, it was my understanding that the additional windows were requested along the East side of the home, specifically in the Kids' Room and the stairwell. These windows have been added, along with the requested window on the front elevation at the second floor.

Although it is impossible to design a home based upon every comment from all of the neighbors, we feel that we have created a project that meets all of the city codes and guidelines, is compatible with the neighborhood, and addresses the major concerns of the neighbors.

I was born and raised in Los Altos and the surrounding area. With great fondness, I have chosen to raise my family in this wonderful town, sending my children to the same school system I grew up with. I take great pride in designing and building homes of high quality architectural design and materials, and in creating wonderful homes that the future homeowners will cherish. Further, I have always worked closely with staff on every home design to produce homes that meet and exceed all applicable requirements and design guidelines. In summary, I am positive that this home will be an asset to the neighborhood, and a wonderful place to live for the family that is lucky to occupy it in the future.

My architect and I would like to meet with you individually to discuss the design of this new home so we can move forward on this project with utmost immediacy.

Respectfully,
Steve Johnson