



DATE: April 2, 2014

AGENDA ITEM # 2

TO: Design Review Commission
FROM: Sierra Davis, Assistant Planner
SUBJECT: 14-SC-02 – 1055 Ray Avenue

RECOMMENDATION:

Continue design review application 14-SC-02 subject to listed recommended direction

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: 9,375 square feet
MATERIALS: Stucco, aluminum clad windows, stained wood garage door with privacy glass, stained wood doors, stained wood trellis, wrought iron details, ceramic tile roof

	Existing	Proposed	Allowed/Required
LOT COVERAGE:	1,769 square feet	2,664 square feet	2,812 square feet
FLOOR AREA:			
First floor	1,769 square feet	2,664 square feet	
Second floor	n/a	616 square feet	
Total	1,769 square feet	3,280 square feet	3,281 square feet
SETBACKS:			
Front	25 feet	25 feet	25 feet
Rear	62 feet	37 feet	25 feet
Right side	8 feet	7.5 feet/15 feet	7.5 feet/15 feet
Left side	10 feet	7.5 feet/15 feet	7.5 feet/15 feet
HEIGHT:	16 feet	26 feet	27 feet

BACKGROUND

Neighborhood Context

The subject property is located in a Consistent Character Neighborhood as defined in the City's Residential Design Guidelines. The homes in the neighborhood are a mix of one- and two-story homes with low horizontal eave lines with gable accents, consistent setbacks, simple forms and rustic materials. The street has unimproved shoulders and does not have a consistent street tree pattern.

DISCUSSION

Design Review

The house is a contemporary style with a Mediterranean inspired design that incorporates varying forms, scales and materials. The basic form of the house is a two-story design at the front of the property with taller single-story and clearstory elements at the sides and rear. The massing of the front facade is compatible with the surrounding homes in the neighborhood because of the low nine-foot plate height on the first story, uniform eave lines and single-story massing at the garage.

The small second story includes 616 square feet of enclosed habitable floor area with a large roof garden and parapet wall at the front and a two-story tall clearstory element at the rear. The second story has a more varied design with a deck and hipped roof element at the front of the structure and a recessed roof line toward the rear. The applicant has worked with staff to resolve design concerns related to the second story massing, including the master bathroom area, parapet wall around the deck and shed roofs over the attic areas flanking the second story. The main concern regarding design of the second story was bulk because the second story presented blank walls and flat roofs to the street. The project was revised to include two windows in the master bathroom that presents a friendlier facade to the street (Residential Design Guidelines pg. 24). The addition of the windows and hipped roof on the bathroom projection also helps to break up the massing on the second story into familiar forms within the neighborhood context.

Although the applicant has worked to resolve the design concerns, there is still concern that beyond the front facade the design could appear bulky to neighbors. The first story walls adjacent to the side property lines include an approximately 13-foot tall eave line. The house was designed for the interior spaces, which includes attic areas over the first story at the sides of the structure. The interior height of the attic area is approximately three-feet at the exterior wall, which is stacked over the first story. Although the house meets the daylight plane, the eave heights appear as tall first story elements and contribute to the appearance of a bulky design.

The basic form of the structure has design integrity and incorporates high quality materials that meet specific Design Review findings. However, the project is required to meet all Design Review findings for approval, including making a finding that the proposed orientation of the structure will be compatible within the immediate context and reduce the perception of excessive bulk and mass. Staff is unable to make a recommendation that the project meets all of the Design Findings. Therefore, it should be continued to address the bulk and mass concern, Staff recommends with the following specific direction:

Design Review Commission
14-SC-02, 1055 Ray Avenue
April 2, 2014

- Reduce prominence and height of single-story walls and attic areas at the sides of the structure.

Should the Commission support the application, the commission would need to make positive design findings and apply the standard conditions of approval. The required design findings are included with the report.

Privacy and Landscaping

The windows on the right (south) and left (north) side of the house include windows in attic space, windows with approximately 11-foot sill heights and windows in the clearstory element at the rear of the structure. The house was designed to minimize privacy impacts and the side facing windows do not present a substantial privacy concern.

There are large windows at the rear of the structure; however the house is set back 37 feet from the rear property line and the large windows are at the first story with clearstory windows at the second story.

The existing trees at the rear of the property include two large Monterey pine trees and two smaller trees and are proposed to be removed. The proposed site plan includes a re-landscaping plan with high vegetation along the side property lines and rear property line. The applicant has also included two evergreen trees in the left (north) side yard to help mitigate the bulk and massing of the structure. While landscaping should not be relied on to mitigate the bulk and mass issues, it is an option to soften the appearance of bulk (Residential Design Guideline lines, page 17).

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: M-Design Architects, Applicant
Stefi and Anand Ganesan, Owners

Attachments:

- A. Application
- B. Neighborhood Compatibility Worksheet
- C. Area Map and Vicinity Map
- D. Architect Correspondence, dated March 26, 2014

REQUIRED FINDINGS

14-SC-02—1055 Ray Avenue

With regard to the construction of a new two-story house, 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 not 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 not 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.

RECOMMENDED DIRECTION

14-SC-02—1055 Ray Avenue

With regard to minimizing bulk and promoting an appropriate relationship to the adjacent structure:

- Reduce prominence and height of single-story walls and attic areas at the sides of the structure.



ATTACHMENT A

CITY OF LOS ALTOS GENERAL APPLICATION

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

Permit # 1105978

<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"/>	RI-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: 1055 RAY AVE

Project Proposal/Use: TWO STORY RESIDENCE

Current Use of Property: RESIDENTIAL

Assessor Parcel Number(s) 167-12-023 Site Area: 9375 Sq Ft.

New Sq. Ft.: 3280 Remodeled Sq. Ft.: 0 Existing Sq. Ft. to Remain: 0

Total Existing Sq. Ft.: 1769 Total Proposed Sq. Ft. (including basement): 5327

Applicant's Name: MALIKA JUNAID

Home Telephone #: (650) 565 9036 Business Telephone #: (408) 431 9289

Mailing Address: 4546 EL CAMINO REAL, STE 223

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

Property Owner's Name: STEPH & ANAND GANESAN

Home Telephone #: _____ Business Telephone #: _____

Mailing Address: 1055 RAY AVE

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

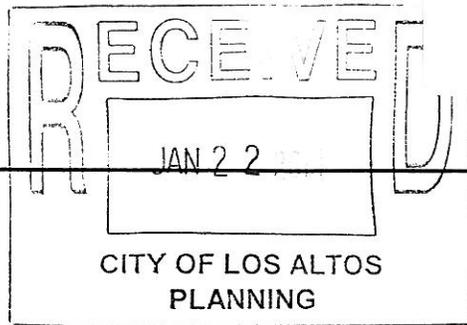
Architect/Designer's Name: MALIKA JUNAID Telephone #: (408) 431 9289

*** 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)

14-SC-02

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ATTACHMENT B

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 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 1055 RAY AVE

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

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

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

Address: 1055 RAY AVE
Date: 01/22/14

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: 9375 - 9875 square feet
Lot dimensions: Length 125 feet
Width 75 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? 25'-0"
What % of the front facing walls of the neighborhood homes are at the front setback 80 %
Existing front setback for house on left 9'-11" ft./on right 8'-4" ft.
Do the front setbacks of adjacent houses line up? YES

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 8
Garage facing front recessed from front of house face 0
Garage in back yard 2
Garage facing the side 0
Number of 1-car garages 0; 2-car garages 10; 3-car garages 0

Address: 1055 RAY AVE
Date: 10/22/14

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

What % of the homes in your neighborhood* are:

One-story 70

Two-story 30

5. **Roof heights and shapes:**

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

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

Do the roof forms appear simple X 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 X stucco board & batten clapboard
 tile stone brick X combination of one or more materials
(if so, describe) STUCCO & BRICK

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

ASPHALT SHINGLE / CERAMIC TILE

If no consistency then explain: SOME HOUSES HAVE CERAMIC TILE

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: 1055 RAY AVE
Date: 01/22/14

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.)?
BIG TREES, FRONT LAWNS, NO SIDEWALK, NO CURB

How visible are your house and other houses from the street or back neighbor's property?
WELL 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)?
39" RED WOOD TREE & 32" OAK TREE
DIRT

10. Width of Street:

What is the width of the roadway paving on your street in feet? 60'
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? UNPAVED

Address: 1055 RAY AVE
Date: 01/22/14

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.:

FRONT SETBACK, FRONT FACING GARAGE, STUCCO

General Study

- A. Have major visible streetscape changes occurred in your neighborhood?
 YES NO
- B. Do you think that most (~ 80%) of the homes were originally built at the same time?
 YES NO
- C. Do the lots in your neighborhood appear to be the same size?
 YES NO
- D. Do the lot widths appear to be consistent in the neighborhood?
 YES NO
- E. Are the front setbacks of homes on your street consistent (~80% within 5 feet)?
 YES NO
- F. Do you have active CCR's in your neighborhood? (p.36 Building Guide)
 YES NO
- G. Do the houses appear to be of similar size as viewed from the street?
 YES NO
- H. Does the new exterior remodel or new construction design you are planning relate in most ways to the prevailing style(s) in your existing neighborhood?
 YES NO

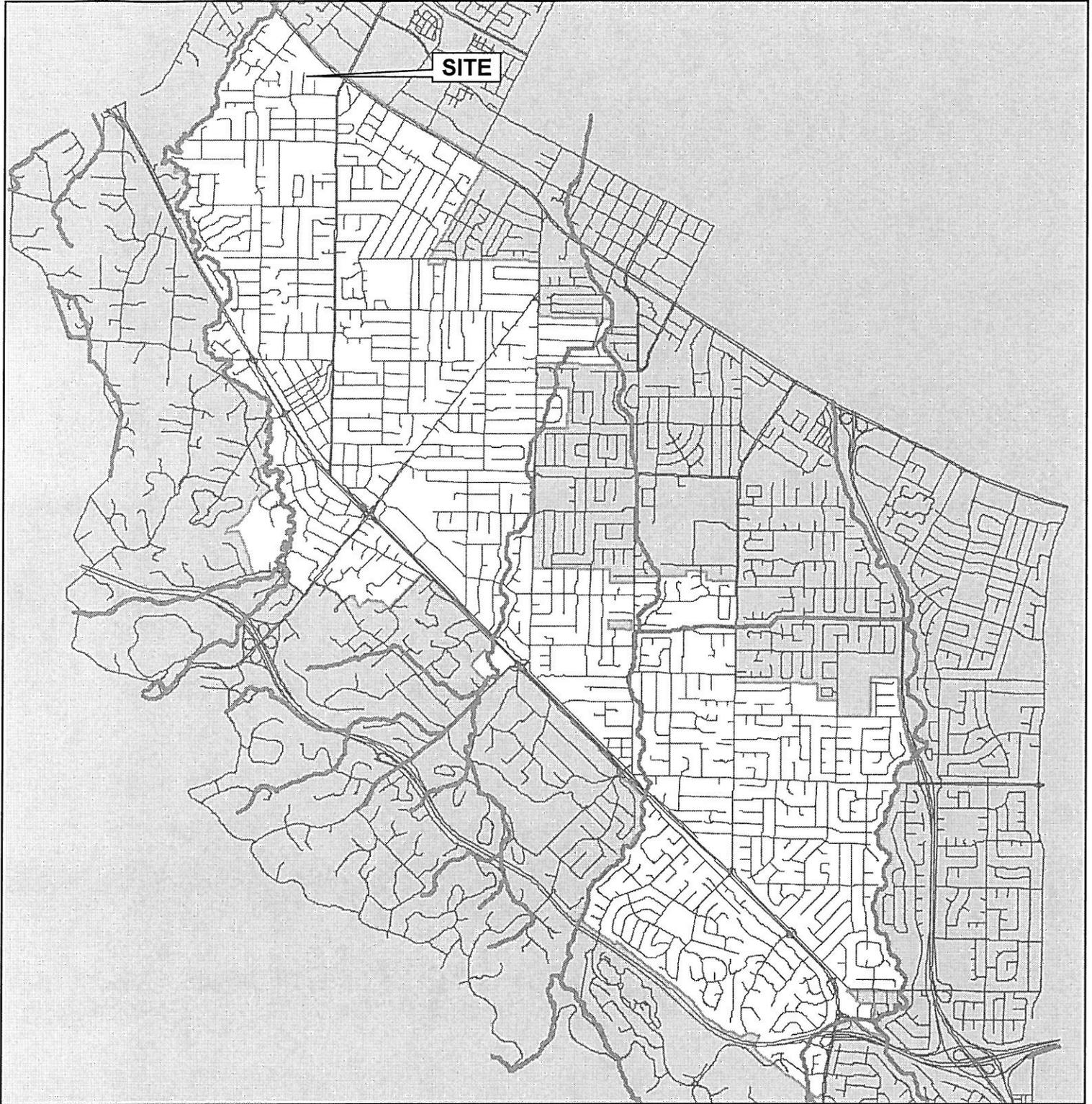
Address: 1055 RAY AVE
 Date: 01/21/14

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)
1065 RAY AVE	± 25'	± 60'	FRONT	1	± 15'	STUCCO/BRICK ASPH. SHINGLE	SIMPLE
1045 RAY AVE	± 25'	± 25'	BACK	1	± 15'	STUCCO/BRICK ASPH. SHINGLE	SIMPLE
1035 RAY AVE	± 25'	± 60'	BACK	1	± 15'	STUCCO/BRICK ASPH. SHINGLE	SIMPLE
1062 RAY AVE	± 25'	± 50'	FRONT	2	± 25'	STUCCO ASPH SHINGLE	COMPLEX
1052 RAY AVE	± 25'	± 40"	FRONT	2	± 25'	STUCCO/STONE VENEER/CERAMIC TILE ROOF	COMPLEX
1044 RAY AVE	± 25'	± 60'	FRONT	2	± 25'	STUCCO/BRICK ASPH SHINGLE	COMPLEX
1034 RAY AVE	± 25'	± 50'	FRONT	1	± 15'	STUCCO/BRICK ASPH. SHINGLE	SIMPLE
1024 RAY AVE	± 25'	± 50'	FRONT	1	± 15'	STUCCO ASPH. SHINGLE	SIMPLE
1040 PILMA LANE	± 25'	± 25'	FRONT	1	± 15'	STUCCO CER. TILE ROOF	SIMPLE

AREA MAP



CITY OF LOS ALTOS

APPLICATION: 14-SC-02
APPLICANT: M. Junaid/S. and A. Ganesan
SITE ADDRESS: 1055 Ray Avenue

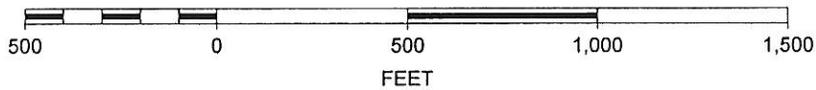


Not to Scale

VICINITY MAP



SCALE 1 : 6,000



CITY OF LOS ALTOS

APPLICATION: 14-SC-02
APPLICANT: M. Junaid/S. and A. Ganesan
SITE ADDRESS: 1055 Ray Avenue

From: Malika Junaid [malikajunaid@mdesignsarchitects.com]
Sent: Wednesday, March 26, 2014 10:40 AM
To: Sierra Davis
Cc: David Kornfield; Stefi Zertus & Anand Ganesan; Stefi Zertus & Anand Ganesan
Subject: Neighbors signatures
Attachments: NeighborSign.pdf; ATT00001..htm

Hi Sierra,

We had a very nice meeting with the neighbors on Monday. Please see the attached letter that they all signed. Apparently some of them are planning to attend the meeting as well. If you hear from any neighbors please let us know. I was amazed to see such unity in a neighborhood. They were amazingly friendly with each other. Please send us staff report so we can ask to meet the A&S

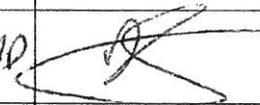
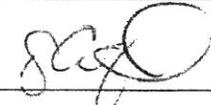
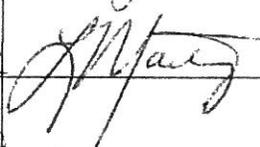
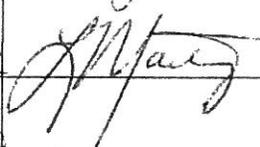
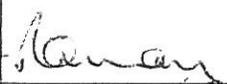
Thank you for all your support.

Malika

1055 Ray Avenue, Los Altos, CA 94022.

March 24th, 2014

We the neighbors have seen the project proposed by Stefi and Anand Ganesan, and at this point we would like to show our support for the project and hope Planning gives the approval so they can move forward.

Address	Name	Signature
1045 Ray Ave Los Altos 94022	Juliat Ann Weiner	
1062 Ray Ave 94022	Rebecca Buckley	
1044 Ray Avenue	Patsy Mullen	P Mullen
1027 RAY AVE	DAVID CRATTON	
11 " "	Gretchen Cratton	
1050 RILMA LN	Lisa Martinez	
1034 RAY	Carelyn Posch	
1035 RILMA LANE	SREERAM	B. Sreeram
1040 RILMA LANE	RAYAN TENDIL	
1044 RAY AVE	De Mullen	
1035 Ray Ave	Liz Gibbs	Stefan V. Gibbs
1034 RAY AV	Michael Posch	