



DATE: April 30, 2014

AGENDA ITEM # 2

TO: Design Review Commission
FROM: Zachary Dahl, Senior Planner
SUBJECT: 14-SC-09 – 660 Hollingsworth Drive

RECOMMENDATION:

Approve Design Review application 14-SC-09 subject to the findings and conditions

PROJECT DESCRIPTION

This project is a remodel and an addition of 51 square feet to an existing two-story house. The following table summarizes the project's technical details:

GENERAL PLAN DESIGNATION: Single-Family, Residential
ZONING: R1-10
PARCEL SIZE: 13,352 square feet
MATERIALS: Materials to match existing – composition shingle roof, stucco siding and wood trim

	Existing	Proposed	Allowed/Required
COVERAGE:	3,881 square feet	N/A	4,005 square feet
FLOOR AREA:			
First floor	2,945 square feet	2,945 square feet	
Second floor	218 square feet	269 square feet	
Detached Garage	420 square feet	420 square feet	
Total	3,583 square feet	3,634 square feet	4,085 square feet
SETBACKS:			
Front	25 feet	N/A	25 feet
Rear	57 feet	N/A	25 feet
Detached garage rear	3 feet	N/A	7.5 feet
Right side (1 st /2 nd)	10 feet/68 feet	10 feet/64 feet	10 feet/17.5 feet
Left side (1 st /2 nd)	10 feet/19.5 feet	N/A	10 feet/17.5 feet
HEIGHT:	21 feet	N/A	27 feet

DISCUSSION

Design Review

The project will be maintaining the existing architectural form and massing of the house. The 51 square-foot addition will be a small dormer element on the interior side of the rear elevation that adds a new bathroom to the second story. The addition will have a roof pitch, form and materials that match the existing house. The front elevation will not be altered and the footprint of the house will not be expanded.

Privacy and Landscaping

There will not be any alterations or new windows to either side of the house on the first story. On the second story, the addition includes one new smaller window in the new bathroom that faces the interior of the lot on the right side elevation. The face of the dormer will be setback 64 feet from the right side property line. There will not be any new windows on the left side elevation. Based on the existing site conditions, setbacks and small size of the window, staff finds that the project will not result in any unreasonable privacy impacts.

The project will be maintaining all existing landscaping and trees on the property, and there are multiple mature trees in the front yard and along the property's street frontage.

ENVIRONMENTAL REVIEW

This project is categorically exempt from environmental review under Section 15301 of the Environmental Quality Act because it involves an addition to a single-family dwelling in a residential zone.

Cc: Cornelia Haber, Applicant and Designer
Jennifer Mitchell and B. Delagneau, Owners

Attachments

- A. Application
- B. Maps

FINDINGS

14-SC-09 – 660 Hollingsworth Drive

With regard to the two-story addition, the Design Review Commission finds the following in accordance with Section 14.76.050 of the Municipal Code:

- a. The proposed addition complies with all provision of this chapter;
- b. The height, elevations, and placement on the site of the proposed addition, 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 addition 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 addition has been designed to follow the natural contours of the site with minimal grading, minimum impervious cover, and maximum erosion protection.

CONDITIONS

14-SC-09 – 660 Hollingsworth Drive

1. The approval is based on the plans received on April 21, 2014 and the written application materials provided by the applicant, except as may be modified by these conditions.
2. **Prior to building permit submittal, the plans shall contain/show:**
 - a. The conditions of approval shall be incorporated into the title page of the plans;
 - b. Verification that all new additions and altered square footage will comply with the California Green Building Standards pursuant to Section 12.26 of the Municipal Code and provide a signature from a Qualified Green Building Professional;
 - c. 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.); and
 - d. The location of any new air conditioning equipment on the site plan and the sound rating for such equipment.
3. **Prior to final inspection:**
 - a. All front yard landscaping shall be maintained and/or installed as required by the Planning Division; and
 - 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 # 1106062

<input type="checkbox"/> One-Story Design Review	<input type="checkbox"/> Sign Review	<input type="checkbox"/> Multiple-Family Review
<input 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: 660 HOLLINGSWORTH DR.

Project Proposal/Use: ADD 51 SQ. FT ON SECOND FLOOR

Current Use of Property: RESIDENTIAL

Assessor Parcel Number(s) 170-20-019 Site Area: 13,352 SQ. FT.

New Sq. Ft.: 51 Remodeled Sq. Ft.: _____ Existing Sq. Ft. to Remain: 3,194

Total Existing Sq. Ft.: 3,194 Total Proposed Sq. Ft. (including basement): 3,245

Applicant's Name: CORNELIA HABER

Home Telephone #: 650 787 1197 Business Telephone #: _____

Mailing Address: 1490 HOLT AVE., LOS ALTOS, CA 94024

City/State/Zip Code: _____

Property Owner's Name: JENNIFER MITCHELL & B. DELAGHNAV

Home Telephone #: _____ Business Telephone #: _____

Mailing Address: 660 HOLLINGSWORTH AVE. DR.

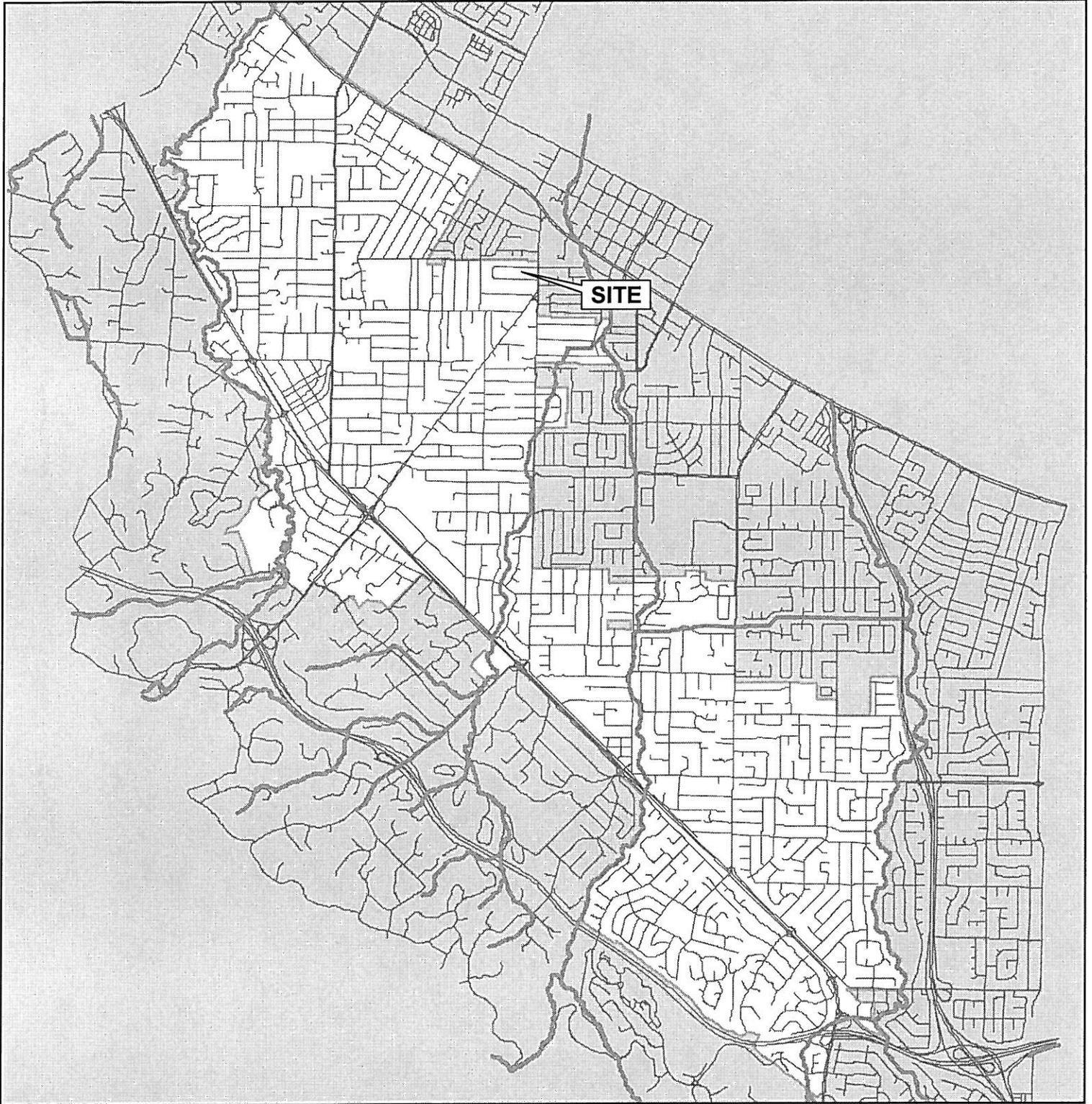
City/State/Zip Code: LOS ALTOS, CA 94022

Architect/Designer's Name: CORNELIA HABER Telephone #: 650 787 1197

*** 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. ***

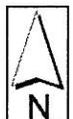
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AREA MAP



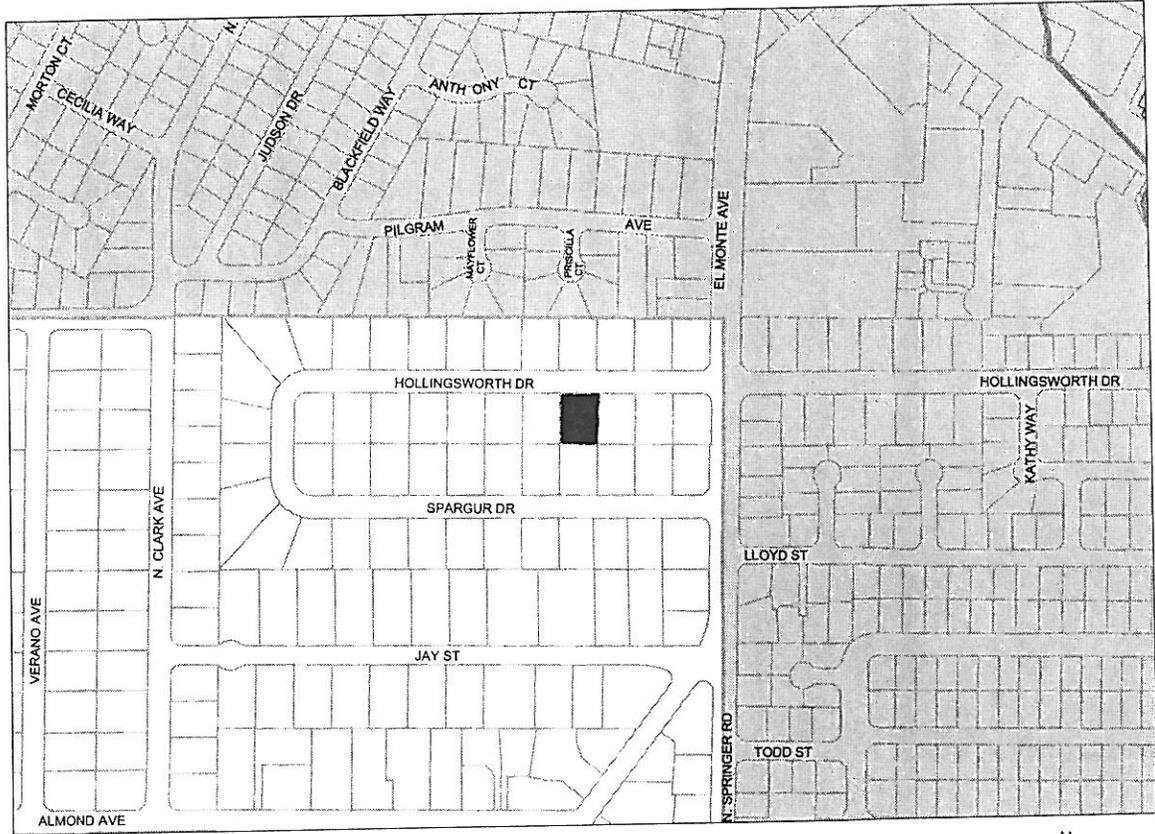
CITY OF LOS ALTOS

APPLICATION: 14-SC-09
APPLICANT: C. Haber/J. Mitchell and B. Delagneau
SITE ADDRESS: 660 Hollingsworth Drive

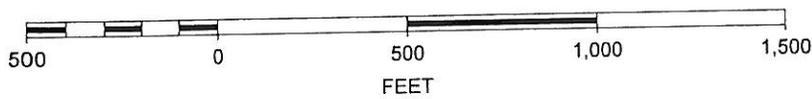


Not to Scale

VICINITY MAP



SCALE 1 : 6,000



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