

DATE: July 16, 2014

AGENDA ITEM # 2

TO: Design Review Commission
FROM: Zachary Dahl, Senior Planner
SUBJECT: 14-SC-21 – 15 San Juan Court

RECOMMENDATION:

Approve design review application 14-SC-21 subject to the findings and conditions

PROJECT DESCRIPTION

This project is a new detached accessory structure, 999 square feet in size with a height of 15 feet, located behind the main house. The following table summarizes the project's technical details:

GENERAL PLAN DESIGNATION:	Single-Family, Residential
ZONING:	R1-10
PARCEL SIZE:	14,400 square feet
MATERIALS:	Materials to match existing house – heavy wood shake roof, horizontal Hardiplank and stucco siding, wood trim and details, with clinker brick/river rock column base elements

	Existing	Proposed	Allowed/Required
COVERAGE:	2,892 square feet	3,512 square feet	3,920 square feet
FLOOR AREA:			
First floor	2,373 square feet	2,373 square feet	
Accessory structure	N-A	999 square feet	
Total	2,373 square feet	3,372 square feet	4,190 square feet
SETBACKS:			
Front	20 feet	N-A	25 feet
Rear	89 feet	35.5 feet	25 feet
Right side	9.3 feet	N-A	10 feet
Left side	15 feet	N-A	10 feet
HEIGHT:	14 feet	15 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. San Juan Court is a cul-de-sac street and the subject property is located at the end of the cul-de-sac, with the side yard backing up to San Antonio Road. The houses in this neighborhood are a mixture of one- and two-story structures that have been designed using simple forms and rustic materials. The landscape along San Juan Court is varied with no distinct street tree pattern.

Previous Consideration

On May 14, 2014, the Design Review Commission reviewed an application, 14-SC-13, for a two-story addition with a basement to the existing one-story house on the subject property. There were not any public comments and the Commission unanimously approved the project. Following the approval, the owners chose to withdraw the application and have submitted a scaled down design for a one-story accessory structure in the same location that the original two-story addition was proposed.

DISCUSSION

Zoning Compliance

The subject property is located at the end of a cul-de-sac street and is considered an irregularly shaped lot (not a flag lot). The frontage along San Juan Court and the southern property line are both considered front yard areas per the Zoning Ordinance and per staff determination. As a result, the existing house and carport encroach into the front yard setback along the south property line. The house also encroaches into the right side yard setback with a setback of 9.3 feet where 10 feet is required. The house was originally built in 1960 and the carport was added in 1977, and both were permitted and approved; thus the house and carport are considered legally non-conforming. Since the project is not altering the existing house or the carport, the structures are allowed to remain and a variance is not required.

Design Review

The proposed accessory structure is located behind the existing single-family house. The accessory structure uses gable roof forms, simple massing and rustic materials, which are compatible with the existing house. The accessory structure has a roof pitch of 4:12, which matches the existing house. This results in an overall building height of 15 feet. Due to the placement of the accessory structure at the rear of the house, it will be minimally visible from the street. The existing one-story house will continue to be the more visible portion of the house along the San Juan Court streetscape.

The Code allows for the Commission to approve accessory structures up to 18 feet in height when they meet all required setbacks for the main structure and the additional height is necessary to establish architectural compatibility with the main house. Overall, staff finds that the project design

has architectural integrity, meets all required setbacks, and the additional height is appropriate in order to be compatible with the main house.

Landscaping

The project will be preserving all of the existing trees and most of the landscaping on the property. There is a large Birch tree in the front yard and a large Deodara Cedar along the edge of the front yard on the adjacent property. With the preservation of the existing trees and landscaping, staff finds that the project meets the City's landscaping and street tree guidelines.

ENVIRONMENTAL REVIEW

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

Cc: Kasey Fitzpatrick, Applicant and Designer
Reynette Au and Jeannine Valadez, Owners

Attachments

- A. Application
- B. Maps

FINDINGS

14-SC-21 – 15 San Juan Court

1. With regard to the new accessory structure, the Design Review Commission finds the following in accordance with Section 14.76.050 of the Municipal Code that:
 - a. The proposed project complies with all provision of this chapter;
 - b. The height, elevations, and placement on the site of the proposed project, 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 project 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 proposed project with its design concept and the character of adjacent buildings; and
 - f. The proposed project has been designed to follow the natural contours of the site with minimal grading, minimum impervious cover, and maximum erosion protection.

2. With regard to the new accessory structure with a height of 15 feet, the Design Review Commission finds the following in accordance with Section 14.06.120(B)(6) of the Municipal Code that:
 - a. The accessory structure is located entirely within the main structure's building envelope; and
 - b. The additional height is necessary in order to establish architectural compatibility with the main structure.

CONDITIONS

14-SC-21 – 15 San Juan Court

1. The approval is based on the plans received on June 5, 2014 and the written application materials provided by the applicant, except as may be modified by these conditions.
2. Obtain an encroach permit issued from the Engineering Division prior to doing any work within the public street right-of-way.
3. **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. 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 structure 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;
 - d. The location of any air conditioning units on the site plan and the manufacturer's sound rating for each unit; and
 - e. 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.).
4. **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 structure was built in compliance with the City's Green Building Ordinance (Section 12.26 of the Municipal Code).



CITY OF LOS ALTOS
GENERAL APPLICATION

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

Permit # 1106154

<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 checked="" type="checkbox"/> Other: <u>Acc. Street DRC</u> <u>over 12 Ft Review</u>

Project Address/Location: 15 San Juan Ct

Project Proposal/Use: SFR → Accessory Structure

Current Use of Property: SFR

Assessor Parcel Number(s): 170-13-047 Site Area: _____

New Sq. Ft.: 999 Remodeled Sq. Ft.: ∅ Existing Sq. Ft. to Remain: 2032

Total Existing Sq. Ft.: 2032 Total Proposed Sq. Ft. (including basement): 3031

Applicant's Name: Kacey Fitzpatrick

Home Telephone #: 650-906-7029 Business Telephone #: 650-906-7029

Mailing Address: 151 Mountain View Ave

City/State/Zip Code: Los Altos CA 94024

Property Owner's Name: Jeanine Valadez + Reynette Au

Home Telephone #: 408-921-4313 Business Telephone #: _____

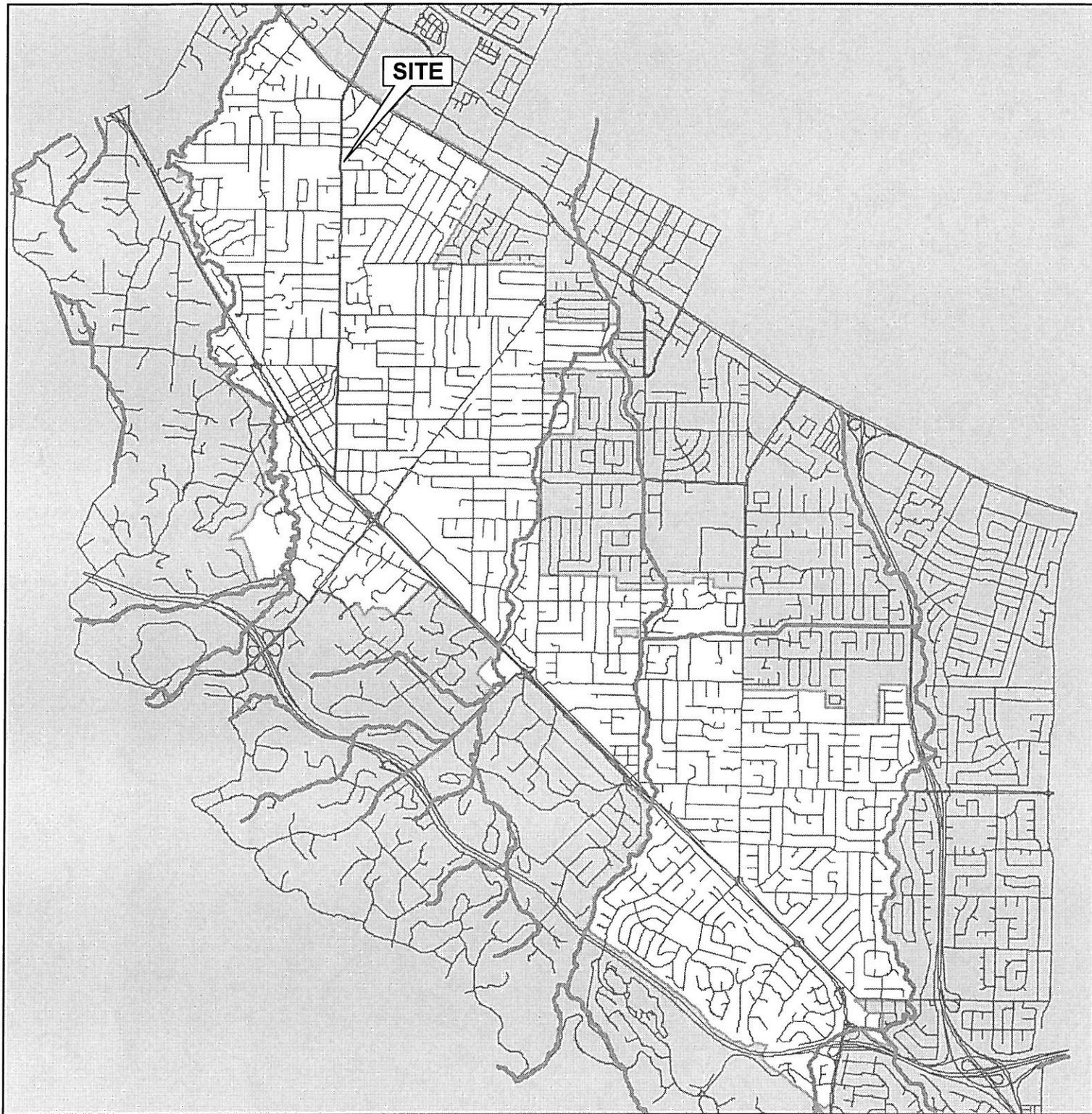
Mailing Address: 15 San Juan Ct

City/State/Zip Code: Los Altos CA 94024

Architect/Designer's Name: Avalon Enterprises Inc - Kacey Fitzpatrick Telephone #: 650-906-7029

*** 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. ***

AREA MAP



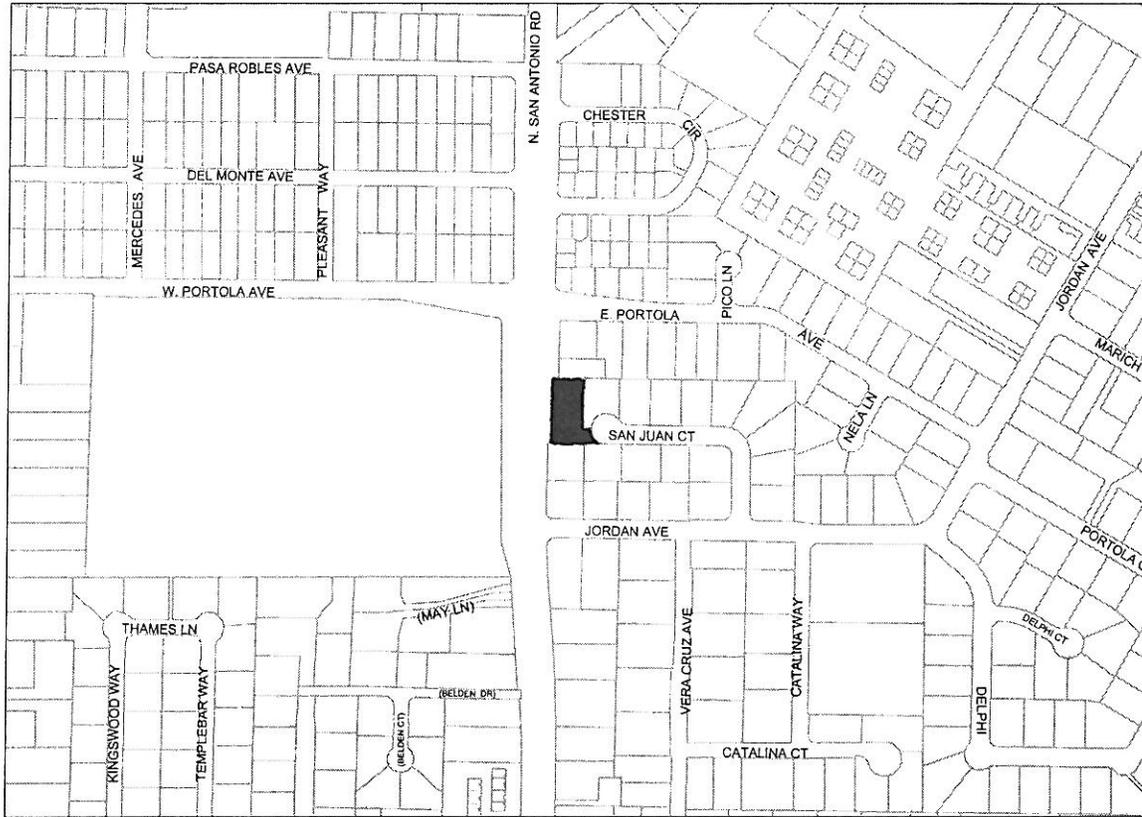
CITY OF LOS ALTOS

APPLICATION: 14-SC-21
APPLICANT: K. Fitzpatrick/J. Valadez and R. Au
SITE ADDRESS: 15 San Juan Court

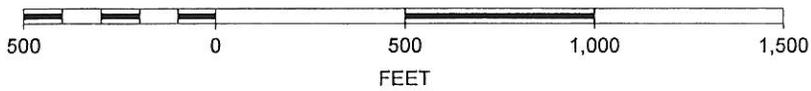


Not to Scale

VICINITY MAP



SCALE 1 : 6,000



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