



DATE: August 20, 2014

AGENDA ITEM # 2

TO: Design Review Commission
FROM: Lily Lim, Assistant Planner
SUBJECT: 14-SC-22, 910 Oxford Drive

RECOMMENDATION:

Approve design review application 14-SC-22 subject to the findings and conditions

PROJECT DESCRIPTION

This project will add a second story to an existing single-story home. The addition includes a 761 square foot second story and remodeling the existing first story. The following table summarizes the project's technical details:

GENERAL PLAN DESIGNATION:	Single-Family, Residential
ZONING:	R1-10
PARCEL SIZE:	11,720 square feet
MATERIALS:	Composition shingle roof, hardie plank varied width siding, stacked stone veneer, and vinyl wood clad windows

	Existing	Proposed	Allowed/Required
COVERAGE:	2,328 square feet	2,726 square feet	4,102 square feet
FLOOR AREA:			
First floor	2,456 square feet	2,452 square feet	
Second floor		761 square feet	
Total		3,213 square feet	3,922 square feet
SETBACKS:			
Front	25 feet	25 feet	25 feet
Rear	31 feet	31 feet	25 feet
Right side (1 st /2 nd)	10 feet	10 feet/33 feet	10 feet/17 feet
Left side (1 st /2 nd)	10 feet	10 feet/21 feet	10 feet/17 feet
HEIGHT:	14 feet	24 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 houses in this neighborhood are a combination of one-story and two-story homes with simple architecture and rustic materials. The landscape along Oxford Drive is varied with no distinct street tree pattern. The property is on a downslope lot in a hillside area.

DISCUSSION

Design Review

In Consistent Character Neighborhoods, good neighbor design has design elements, material, and scale found within the neighborhood. Proposed projects should "fit in" and lessen abrupt changes. The proposed second story incorporates design elements found in neighboring homes. Although gable roofs are prominent, the project uses hip roofs found across the street. The integration of the hip roof as the new entry element ties together the new roof elements found on the second story and has appropriate design integrity. As the design findings require, architectural elements have been incorporated in order to ensure compatibility of the development with its design concept and character of adjacent buildings.

The design findings also require that a project not unreasonably interfere with views. Unless there is a view shed or easement across a property, there are no "rights" to a particular view. The intent of the City's view finding is clarified in Section 4.1 of the Design Guidelines and relates to minimizing the visual impact of a project. In order to preserve views on hillside lots, the Design Guidelines suggest using landscaping that softens the view of the house and reduces privacy invasion, while not cutting off views entirely. On hillside lots, dwellings should reflect the topography by following the contours of the site. Moreover, on downslope lots such as the subject site, the roof should be minimized on downslope lots as the roof is more visually prominent.

The existing landscaping on-site provides screening from most sides of the property. The existing street trees are located towards the left side and screen the existing house and portions of the second story from the properties on the upslope. Several mature trees line the right side and smaller trees line the left side. The rear is adequately screened with a row of trees and various landscaping. Further, smaller-scale roof elements minimize roof heights mitigate view impacts to properties from the upslope. The overall height of the project ranges from 21 feet to 23 and a half feet, which is 4 feet under the maximum height limit.

The project is using high quality, rustic materials, such as hardie plank varied width wood siding, composition asphalt shingle roof, stone veneer and wood clad windows.

Privacy

The Design Guidelines suggest placing windows, decks and doors in such a way to minimize the privacy impacts to neighboring properties. The second floor consists of a hallway, master suite and a porch. The bedroom has two east facing windows, both of which have sill heights of approximately four feet, six inches. Given the 50-foot setback to the side property line, the bedroom window will not create any unreasonable privacy concerns to the abutting property. Other side windows have passive uses, such as the stairway and bathroom. The windows along the west side will align with the existing fence and first story of the house along the upslope.

An eight-foot deep by fourteen-foot wide second story porch is proposed to the rear, which can be accessed from the master bedroom. Due to the angled rear property line, the rear porch has setbacks ranging between 34 feet to 37 feet. The existing trees and landscaping mitigate privacy impacts to the neighboring properties except for a gap along the left (west) side property line. Therefore, staff added a condition to include evergreen screening adjacent to the master bath and patio.

LANDSCAPING

Existing deciduous street trees are appropriate given the hillside context and the small size of the second story. For documentation purposes, staff added a condition to catalog the trees. (add trees on the side for screening?)

ENVIRONMENTAL REVIEW

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

CC: Bess Wiersema, Studio 3, Applicant
Daphne and Max Ross, Property Owners

Attachments

- A. Application
- B. Maps

FINDINGS

14-SC-22 – 910 Oxford Drive

With regard to the addition of a second story to an existing one-story, single-family home, 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 provisions of this chapter;
- b. The height, elevations, and placement on the site of the propose 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-22 – 910 Oxford Drive

1. The approval is based on the plans received on August 5, 2014 and the written application materials provide by the applicant, except as be modified by these conditions.
2. 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.
3. The trees in the downslope of the rear yard shall be protected under this application and cannot be removed without a tree removal permit from the Community Development Director.
4. Evergreen screening, minimum 15-gallon size, shall be provided along the left (west) side property line, adjacent the master bathroom and patio as approved by staff.
5. Obtain an encroachment permit issued from the Engineering Division prior to doing any work within the public street right-of-way.
6. The applicant/owner agrees to indemnify, defend, protect, and hold City harmless from all costs and expenses, including attorney's fees, incurred by the City or held to be the liability of City in connection with City's defense of its actions in any proceeding brought in any State or Federal Court, challenging any of the City's action with respect to the applicant's project.
7. Provide a catalog of existing trees on the property.
8. **Prior to building permit submittal, the plans shall include:**
 - 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 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);
 - d. The location of any air conditioning units on the site plan and the manufacturer's sound rating for each unit.

9. **Prior to final inspection:**

- a. All front yard landscaping and privacy screening trees shall be maintained and/or installed as required by the Planning Division; and
- b. Submit verification that the addition 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 # 1106194

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

Project Address/Location: 910 Oxford Dr Los Altos, CA 94024

Project Proposal/Use: 2 story Residential

Current Use of Property: 1 story Residential

Assessor Parcel Number(s) 342-11-140 Site Area: 11,720 SF

New Sq. Ft.: 761 SF Remodeled Sq. Ft.: ~700 SF Existing Sq. Ft. to Remain: 2,452 SF

Total Existing Sq. Ft.: 2,456 SF Total Proposed Sq. Ft. (including basement): 3,213 SF

Applicant's Name: Studio3 Design - Elizabeth Wiersema

Home Telephone #: — Business Telephone #: 408-292-3252

Mailing Address: 1585 the alameda suite 200

City/State/Zip Code: San Jose, CA 95126

Property Owner's Name: Daphne and Max Ross

Home Telephone #: 650-641-3229 Business Telephone #: —

Mailing Address: 1000 Escalon Ave.

City/State/Zip Code: Sunnyvale, CA 94085

Architect/Designer's Name: Elizabeth Wiersema Telephone #: 408-292-3252

*** 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)



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 910 Oxford Dr Los Altos, CA 94024
Scope of Project: Addition or Remodel or New Home _____
Age of existing home if this project is to be an addition or remodel? 51 (1963)
Is the existing house listed on the City's Historic Resources Inventory? No

Address: 910 Oxford Dr
Date: 6-25-14

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: 10,450 square feet

Lot dimensions: Length 110 feet

Width 95 feet

If your lot is significantly different than those in your neighborhood, then note its: area 11,720, length ~102, and width ~121. (irregular quadrilateral shape)

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

Existing front setback if home is a remodel? 25ft

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 25 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 3

Garage facing front recessed from front of house face 1

Garage in back yard -

Garage facing the side 2

Number of 1-car garages 0; 2-car garages 5; 3-car garages 1

Address: 910 Oxford Dr
Date: 6-25-14

4. Single or Two-Story Homes:

What % of the homes in your neighborhood* are:

One-story 50%

Two-story 50%

5. Roof heights and shapes:

Is the overall height of house ridgelines generally the same in your neighborhood*? yes

Are there mostly hip , gable style , or other style roofs*? *(mix, but similar slopes)*

Do the roof forms appear simple or complex ?

Do the houses share generally the same eave height ?

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

Address: ⁹¹⁰ Oxford Dr
Date: 6-25-14

8. Lot Slope: (Pg. 25 Design Guidelines)

Does your property have a noticeable slope? yes

What is the direction of your slope? (relative to the street)
away from the street, but only at the front corner and the back part of the site. The home sits on a flat area

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?
each lot has a similar type of slope
yes - behind is much lower, with trees between

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.)?
yes - there are many trees and low bush-type plants at the street edge

How visible are your house and other houses from the street or back neighbor's property?
front facade is visible from street only. Back neighbor has limited view due to slope/tree cover

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)?
small trees to the left and right front corners. Right of way has small flowery bushes at street edge.

10. Width of Street:

What is the width of the roadway paving on your street in feet? ~25ft
Is there a parking area on the street or in the shoulder area? there is room to park at shoulder
Is the shoulder area (unimproved public right-of-way) paved, unpaved, gravel, landscaped, and/or defined with a curb/gutter? paved, with a small gutter-type curb edge

Address: 910 Oxford Dr.
Date: _____

11. What characteristics make this neighborhood* cohesive?

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

Ranch style with low asphalt roofs and slightly more complex front facades to create interest and break up the mass. Large wide windows and curved driveways.

General Study

- A. Have major visible streetscape changes occurred in your neighborhood?
 YES NO
not to my understanding of this question
- 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
I don't believe so
- G. Do the houses appear to be of similar size as viewed from the street?
 YES NO - *mostly, with a few that look larger*
- 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: 910 Oxford Dr
 Date: 6-24-14

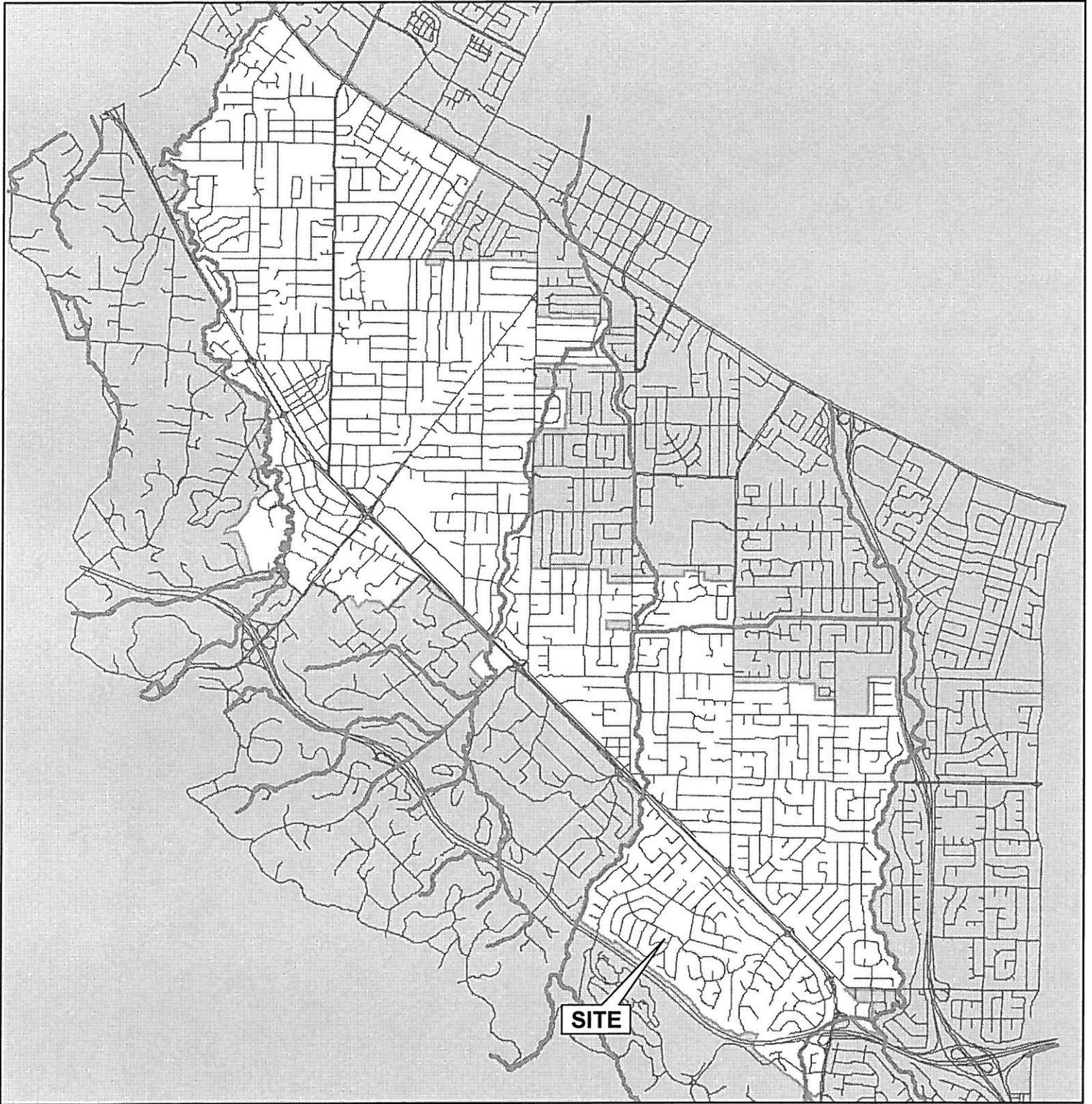
Summary Table

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)
920 Oxford Dr	25'	50'	front	two	24'	stucco	simple
950 Oxford Dr	25'	25'	front	two?	24'	clapboard/ stucco	simple
900 Oxford Dr	25'	25'	side	two	24'	stucco	simple
901 Oxford Dr	25'	25'	front	one	15'	stucco	simple
911 Oxford Dr	25'	25'	side	two	24'	stucco	simple
921 Oxford Dr	25'	25'	front	two	24'	clapboard	simple
931 Oxford Dr	25'	25'	front	one	15'	clapboard/ stucco	simple
2072 Kent Dr.	25'	25'	side	one	15'	stucco	simple
2068 Kent Dr.	25'	25'	front	one	15'	board+batten	simple
2060 Kent Dr.	25'	25'	side	one	15'	clapboard	simple

AREA MAP

ATTACHMENT B



CITY OF LOS ALTOS

APPLICATION: 14-SC-22
APPLICANT: Studio 3 Design/D. and M. Ross
SITE ADDRESS: 910 Oxford Drive

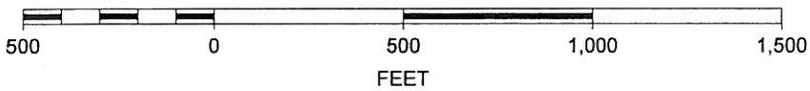


Not to Scale

VICINITY MAP



SCALE 1 : 6,000



CITY OF LOS ALTOS

APPLICATION: 14-SC-22
APPLICANT: Studio 3 Design/D. and M. Ross
SITE ADDRESS: 910 Oxford Drive