



DATE: September 17, 2014

AGENDA ITEM # 2

**TO:** Design Review Commission  
**FROM:** Sean K. Gallegos, Assistant Planner  
**SUBJECT:** 14-SC-24 – 1145 Laureles Drive

### **RECOMMENDATION:**

Consider the design review application 14-SC-24 subject to findings and conditions

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### **PROJECT DESCRIPTION**

This is a design review application for a new two-story, single-family house. The project will demolish an existing one-story house and construct a new house with 2,458 square feet on the first story and 1,446 square feet on the second story. The following table summarizes the project:

### **BACKGROUND**

On September 3, 2014, the Design Review Commission held a public meeting to consider the proposed project. At their meeting, the Commission received public testimony in support of the project but with some concerns about the massing and privacy impacts. The Commission's discussion included general support for the project's design and passive balcony, but had concerns about screening trees to mitigate privacy impacts and the mass and bulk of the house from the street. Ultimately, the Commission continued their review with direction to consider the following changes:

- Lower the second floor wall plate to eight feet;
- Lower the eave line of the projecting element above the entry; and
- Lower the window header of the second story to seven feet above the floor.

The prior agenda report to the Commission and meeting minutes are attached for reference. (Attachment A and B).

### **DISCUSSION**

The applicant considered the commissioners directions and elected to make no changes. The applicant and the owner submitted letters explaining their considerations (See Attachment C and D). Staff must note: The applicant has revised Sheet A8 (Sections) to correct its scale.

In their initial presentation, the applicant discussed the project's relationship to other two-story development in the greater neighborhood. Staff researched those projects and offers the following facts in Table 1 below:

**Table 1: Greater Neighborhood Details**

<b>Address</b>	<b>1<sup>st</sup> Floor Plate Height</b>	<b>2<sup>nd</sup> Floor Plate Height</b>	<b>Height of Structure</b>	<b>Second Story Width</b>
1060 Laureles Drive	9-1/2 feet	7 feet, 8 inches	26 feet	39 feet
1071 Laureles Drive	8 feet	8 feet	17 feet, 6 inches	26 feet
1092 Laureles Drive	8 feet	8 feet	24.5 feet	42 feet
1104 Laureles Drive	8 feet	8-feet	26 feet	29 feet
1183 Laureles Drive	9 feet	8 feet	26 feet	55 feet
269 Lunada Avenue	9 feet	8 feet	26.5 feet	26 feet
1177 Orilla Court	8 feet	8 feet	22.5 feet	26 feet
1179 Orilla Court	9 feet	9 feet	36 feet	23 feet

**ALTERNATIVES**

The Design Review Commission may act on the application in the following ways:

1. Approve the project
2. Approve the project with conditions
3. Deny the project
4. Continue the project with additional direction from the Commission

Cc: Chapman Design Associates, Applicant  
Michael and Monique Tenta, Owner

**Attachments:**

- A. Agenda Report to Design Review Commission, dated September 3, 2014
- B. Draft Minutes from Design Review Commission Meeting, dated September 3, 2014
- C. Letter from applicant, dated September 10, 2014
- D. Letter from owner, dated September 10, 2014

## REQUIRED FINDINGS

14-SC-24—1145 Laureles Drive

With regard to design review for two-story single-family structure, the Design Review Commission finds the following in accordance with Section 14.76.050 of the Municipal Code:

- a. The proposed structure 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;
- 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

14-SC-24—1145 Laureles Drive

1. The approval is based on the plans received on August 19, 2014 and the written application materials provided by the applicant, except as may be modified by these conditions.
2. The applicant shall obtain an encroachment permit issued from the Engineering Division prior to doing any work within the public street right-of-way.
3. The applicant shall provide a landscape plan showing a fast growing evergreen screenings trees along the left (east) and rear (south) property lines. The trees shall be a minimum of 15-gallon, or 24-inch box in size.
4. The applicant/owner agrees to indemnify, defend, protect, and hold the City harmless from all costs and expenses, including attorney's fees, incurred by the City or held to be the liability of the City in connection with the City's defense of its actions in any proceedings brought in any State or Federal Court, challenging any of the City's action with respect to the applicant's project.
5. **Prior to the issuance of a demolition permit**, install tree protection fencing around the dripline, or as required by the project arborist, of 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.**
6. **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 California Green Building Standards pursuant to 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. The location of any water backflow preventers and screening to mitigate such facilities.
- h. Compliance 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.).

**7. Prior to final inspection:**

- a. All front and exterior yard landscaping 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.



# ATTACHMENT A



DATE: September 3, 2014

AGENDA ITEM # 4

**TO:** Design Review Commission  
**FROM:** Sean K. Gallegos, Assistant Planner  
**SUBJECT:** 14-SC-24 – 1145 Laureles Drive

## RECOMMENDATION:

Continue the design review application 14-SC-24 subject to recommended direction.

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## PROJECT DESCRIPTION

This is a design review application for a new two-story, single-family house. The project will demolish an existing one-story house and construct a new house with 2,458 square feet on the first story and 1,446 square feet on the second story. The following table summarizes the project:

**GENERAL PLAN DESIGNATION:** Single-family, Residential  
**ZONING:** R1-10  
**PARCEL SIZE:** 11,589 square feet  
**MATERIALS:** Composite roof, painted cedar shingle, wood clad windows, painted wood trim and stone veneer

	Existing	Proposed	Allowed/Required
<b>LOT COVERAGE:</b>	2,558 square feet	2,917 square feet	3,476 square feet
<b>FLOOR AREA:</b>			
First floor	2,511 square feet	2,458 square feet	
Second floor		1,446 square feet	
Total	2,511 square feet	3,904 square feet	3,908 square feet
<b>SETBACKS:</b>			
Front (Langton Ave)	25 feet	25 feet	25 feet
Rear	24.5 feet	32.5 feet	25 feet
Exterior side (Laureles Dr.)	18.5 feet	21 feet	20 feet
Left side	30 feet	13 feet/34 feet	10 feet/17.5 feet
<b>HEIGHT:</b>	14 feet	27 feet	27 feet

## **BACKGROUND**

The subject property is located in a Consistent Character Neighborhood as defined in the City's Residential Design Guidelines. The parcels in the neighborhood are varying sizes, consistent front setbacks and the structures are older one-story, single-family structures, with low wall plate heights and simple roof forms (low-pitched gable and hipped roofs), simple hip and rustic materials, with wood siding and stucco dominant. While there is not a distinctive street tree pattern on either street, there are many large trees along both streets.

## **DISCUSSION**

### **Design Review**

According to the Design Guidelines, in Consistent Character Neighborhoods, good neighbor design has design elements, materials and scale found within the neighborhood and sizes that are not significantly larger than other homes in the neighborhood. This requires a project to fit in and lessen abrupt changes.

The project uses more formal forms than those found in the surrounding neighborhood, but is designed in a way to be compatible with the area. The project incorporates elements, such as a projecting front entry and symmetrical massing, which are integral to the proposed architectural style but more formal than most houses in the neighborhood. The project utilizes design elements that are found in the area such as two-car garages, one-story elements and front porch. The proposed structure also uses high quality rustic materials that relates well to the neighborhood. These materials include composition shingle roofing, shingle siding, wood trim details and a wood garage door are high quality and compatible with the character of the neighborhood. Overall, the project does a good job of integrating forms and elements from the neighborhood while still establishing its own design integrity.

While the proposed design has design integrity and high quality materials, staff could not make the findings to approve the project based on the project's bulk, scale and architectural relationship to the surroundings structures. The front porch and hipped project articulates the elevation and the bulk is softened by the shingle siding material. However, the building proposes a prominent two-story element on a parcel that is more prominent than other lots due to the curve of the street. Staff found the simple hip roof and massing compatible in form, but the size of the second story appears bulky compared to the neighborhood context. This occurs because the house has the 38- to 48-foot wide "box-like" second story mass, which is uncommon in the neighborhood context.

The project is required to meet all Design Findings for approval, including making the finding that the structure will be compatible within the immediate context and reduce the perception of excessive bulk and mass. To meet the Design Findings, staff recommends that the Design Review Commission provide the following direction:

- Reduce the width and/or depth of the second story;
- Set the second story farther back from the front (right side) of the structure;
- Reduce the scale of the element located above the entry; and/or

- Lower the wall plates on the first and/or second story.

### **Privacy and Landscaping**

On the left (east) side elevation of the second story, there are two sets of windows: one set located in master bedroom, with three-foot sill heights, and one set located in the master bathroom with a four-foot sill height. The bedroom may create privacy impacts to adjacent properties. A fast growing evergreen screening will be planted along the left property lines mitigate privacy impacts (Condition No. 3). Therefore, as designed and with the recommended conditions, staff finds that the project maintains a reasonable degree of privacy

The rear (south) second story elevation includes two-second story windows: two windows in bedroom No. 3 with a five-foot sill height. The rear elevation also includes a balcony off the master bedroom. This balcony, which is eight feet wide and three feet deep, primarily faces the rear yard, but has some exposure to the side property line. As outlined in the Residential Design Guidelines, limiting the depth of a balcony to under four feet will create a more passive use area that is less likely to create a privacy impact. To provide additional privacy screening, the applicant has proposed a fast growing evergreen screening along the left and rear property lines to mitigate privacy impacts (Condition No. 3). Therefore, as designed and with the recommended conditions, staff finds that the project maintains a reasonable degree of privacy

There are eight trees on the property. The project removes three trees (Nos. 2, 4 and 8) and retains a Birch tree along the left property line, a Liquid Amber tree in the front yard (Langton Avenue), an Olive, Pittosporum and Mayten tree along the exterior yard (Laureles Drive). In order to provide additional privacy screening and bulk mitigation, the applicant proposes evergreen screening along the left and rear property lines. Tree protection guidelines will be followed to maintain the existing tree during construction.

### **ENVIRONMENTAL REVIEW**

This project is categorically exempt from environmental review under Section 15303 of the Environmental Quality Act because it involves construction of a single-family home.

Cc: Chapman Design Associates, Applicant  
Michael and Monique Tenta, Owner

Attachments:

- A. Application
- B. Neighborhood Compatibility Worksheet
- C. Area Map and Vicinity Map
- D. Correspondence from Applicant
- E. Sample of Neighborhood Meeting Letter from Owners

## FINDINGS

14-SC-24—1145 Laureles Drive

With regard to design review for two-story single-family structure, the Design Review Commission finds the following in accordance with Section 14.76.050 of the Municipal Code:

- a. The proposed structure 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;
- 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

14-SC-24—1145 Laureles Drive

1. The approval is based on the plans received on August 19, 2014 and the written application materials provided by the applicant, except as may be modified by these conditions.
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3. The applicant shall provide a landscape plan showing a fast growing evergreen screenings trees along the left (east) and rear (south) property lines. The trees shall be a minimum of 15-gallon, or 24-inch box in size.
4. **Prior to the issuance of a demolition permit**, install tree protection fencing around the dripline, or as required by the project arborist, of 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.**
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  - 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. The location of any water backflow preventers and screening to mitigate such facilities.
  - h. Compliance with the New Development and Construction Best Management Practices and Urban Runoff Pollution Prevention program, as adopted by the City for the purposes of

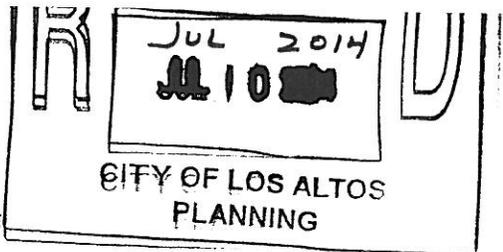
preventing storm water pollution (i.e. downspouts directed to landscaped areas, minimize directly connected impervious areas, etc.).

**6. Prior to final inspection:**

- a. All front and exterior yard landscaping 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.



ATTACHMENT A



CITY OF LOS ALTOS  
GENERAL APPLICATION

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

Permit # 1106215

<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: 1145 LAURELES DR.  
 Project Proposal/Use: SINGLE FAMILY  
 Current Use of Property: SINGLE FAMILY  
 Assessor Parcel Number(s) 167-10-075 Site Area: 11,589.5  
 New Sq. Ft.: 4,553.75 Remodeled Sq. Ft.: NA Existing Sq. Ft. to Remain: NA  
 Total Existing Sq. Ft.: NA Total Proposed Sq. Ft. (including basement): 4,553.75

Applicant's Name: CHAPMAN DESIGN ASSOC.  
 Home Telephone #:                      Business Telephone #: (650) 941-6890  
 Mailing Address: 620 S. EL MONTE L  
 City/State/Zip Code: LOS ALTOS CA 94022

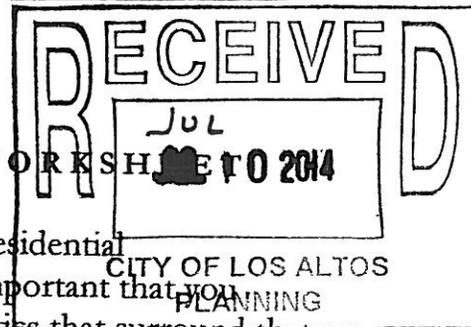
Property Owner's Name: TEHTA, MICHAEL & MONIQUE  
 Home Telephone #: (650) 776-5828 Business Telephone #:                       
 Mailing Address: 1145 LAURELES DRIVE  
 City/State/Zip Code: LOS ALTOS CA 94022

Architect/Designer's Name: WALTER CHAPMAN Telephone #: (650) 941-6890

\*\*\* 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)





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 1<sup>st</sup> 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 1145 LAURELES DR., LOS ALTOS, CA 94022

Scope of Project: Addition or Remodel \_\_\_\_\_ or New Home

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? \_\_\_\_\_

Address: 1145 LAURELES DR. LOS ANGELES

Date: \_\_\_\_\_

### 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: ~10000.00 square feet  
Lot dimensions: Length ~125' feet  
Width ~80' feet

If your lot is significantly different than those in your neighborhood, then note its: area N/A, length N/A, and width N/A.

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

Existing front setback if home is a remodel? N/A  
What % of the front facing walls of the neighborhood homes are at the front setback 60 %  
Existing front setback for house on left 25 ft./on right 20 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 <sup>IN LINE</sup> recessed from front of house face 3

Garage in back yard N/A

Garage facing the side N/A

Number of 1-car garages N/A; 2-car garages 6; 3-car garages N/A

4. Single or Two-Story Homes:

What % of the homes in your neighborhood\* are:

One-story 100%  
Two-story N/A

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\*?

Do the roof forms appear simple  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  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?  
WOOD SHAKE

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: 1143 LAURELES  
Date: \_\_\_\_\_

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.)?

\_\_\_\_\_

\_\_\_\_\_

How visible are your house and other houses from the street or back neighbor's property?

VERY 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)?

\_\_\_\_\_

\_\_\_\_\_

10. Width of Street:

What is the width of the roadway paving on your street in feet? 32'

Is there a parking area on the street or in the shoulder area? STREET

Is the shoulder area (unimproved public right-of-way) paved, unpaved, gravel, landscaped, and/or defined with a curb/gutter? ASPHALT & GUTTER

\_\_\_\_\_

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.:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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: 1145 LAURELES DR.

Date: \_\_\_\_\_

### 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)
1165 LAURELES DR.	20'	25'	FRONT, 2-CAR IN DRIVE	1	14'	WOOD SHAKE SIDING	SIMP. RANCH
1135 LAURELES DR.	30'	10'	FRONT, 2-CAR IN LINE	1	14'	WOOD SHAKE SIDING / BRICK	SIMP. RANCH
1138 LAURELES DR.	25'	100'	FRONT, 2-CAR FRONT	1	15'	WOOD SHAKE SIDING / BRICK	SIMP. RANCH
1148 LAURELES DR.	30'	53'	FRONT, 2-CAR, 1 PROT.	1	15'	WOOD SHAKE SIDING / BRICK	SIMP. RANCH
1156 LAURELES DR.	48'	40'	FRONT, 2-CAR PROT.	1	15'	WOOD SHAKE SIDING / BRICK	SIMP. RANCH
1160 LAURELES DR.	30'	45'	FRONT, 2-CAR IN DRIVE	1	14'	WOOD SHAKE SID / BRICK	SIMP. RANCH
1133 LAS FLORES CT.	25'	25'	FRONT, 2-CAR PROT.	1	15'	COMP. SHINGLES WOOD SIDING	SIMP. RANCH
325 LANGTON AVE.	20'	35'	FRONT, 2-CAR PROT.	1	15'	COMP. SHINGLES SIDING / BRICK	SIMP. RANCH
315 LANGTON AVE.	20'	35'	FRONT, 2-CAR PROT.	1	14'	CONCRETE SHAKE SIDING / BRICK	SIMP. RANCH
334 LANGTON AVE.	20'	38'	FRONT, 2-CAR PROT.	1	14'	WOOD SHAKE SIDING / BRICK	SIMP. RANCH
324 LANGTON AVE.	20'	47'	FRONT, 2-CAR PROT.	1	14'	CONCRETE SHAKES SIDING / BRICK	SIMP. RANCH
					14'	WOOD SHAKE SIDING / BRICK	SIMP. RANCH



**1145 LAURELES**



**1160 LAURELES**  
ACROSS & TO THE RIGHT



**1156 LAURELES**  
ACROSS & TO THE RIGHT



**1148 LAURELES**  
ACROSS & TO THE LEFT



**1138 LAURELES**  
ACROSS & TO THE LEFT



**1135 LAS FLORES CT.**  
LEFT OF 1145 LAURELES



**1133 LAS FLORES CT.**  
AROUND CORNER, LEFT OF 1135 LAS FLORES



**1165 LAURELES**  
ACROSS LANGTON TO RIGHT OF 1145 LAURELES



**324 LANGTON AVE.**  
NEXT DOOR, LEFT 334 LANGTON



**325 LANGTON AVE.**  
ACROSS FROM 334 LANGTON

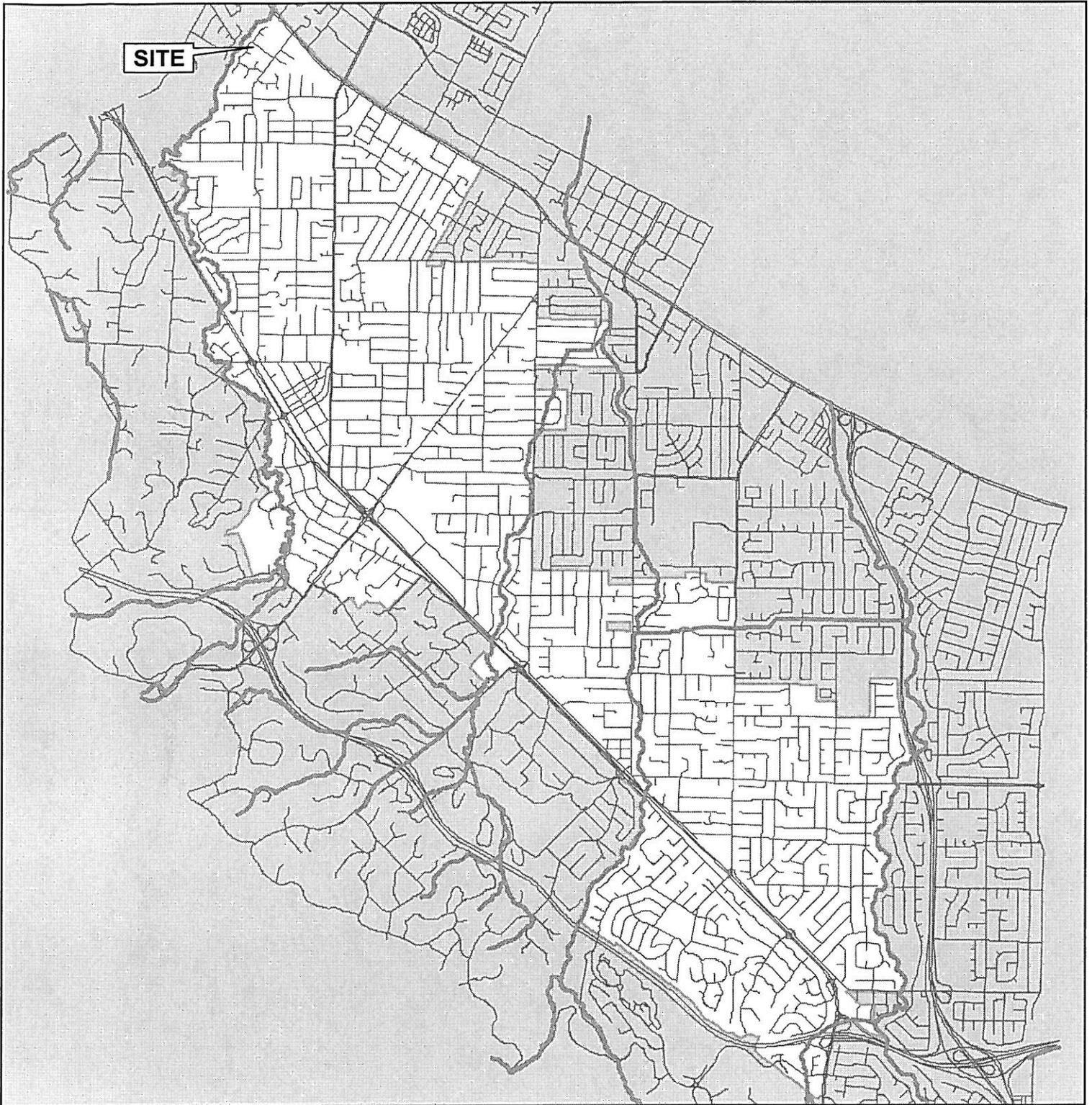


**334 LANGTON AVE.**  
DIRECTLY BEHIND 1145 LAURELES



**315 LANGTON AVE.**  
ACROSS FROM 324 LANGTON

# AREA MAP



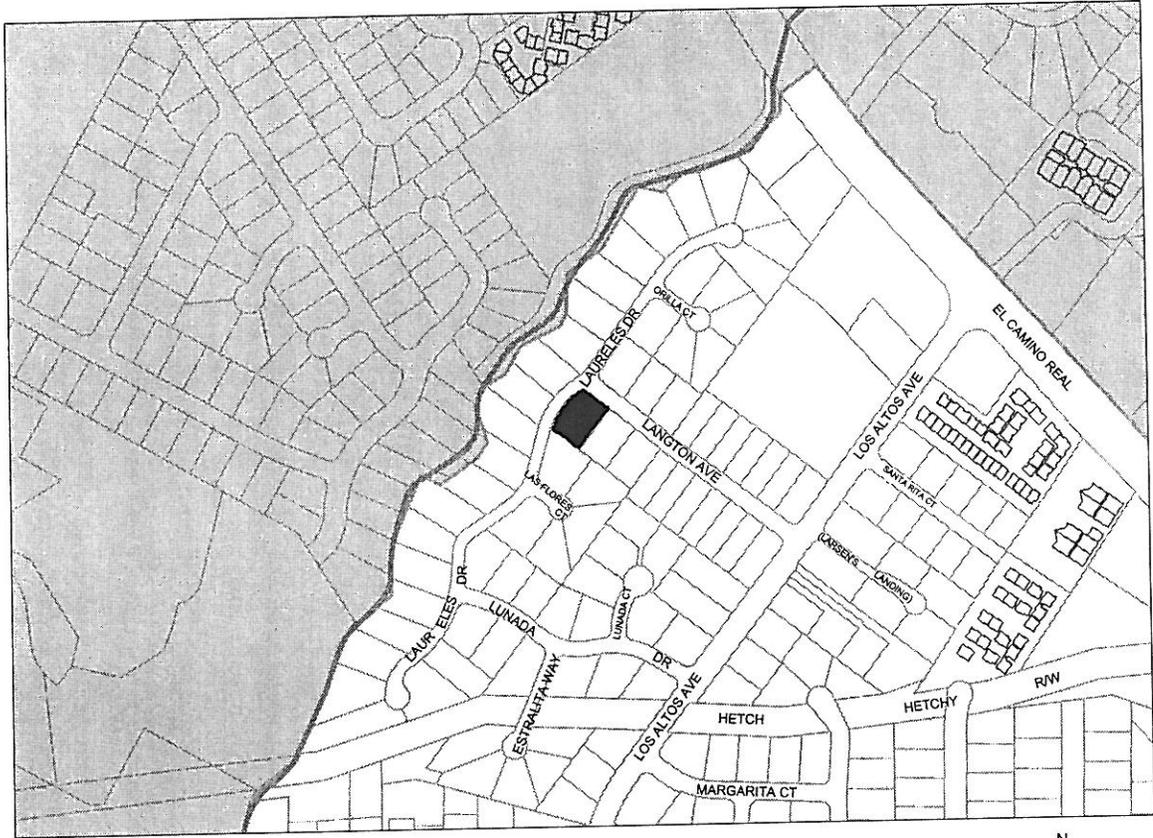
## CITY OF LOS ALTOS

**APPLICATION:** 14-SC-24  
**APPLICANT:** Chapman Design Assoc./ M. and M. Tenta  
**SITE ADDRESS:** 1145 Laureles Drive

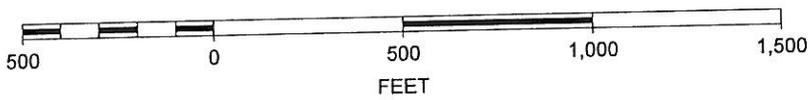


Not to Scale

# VICINITY MAP



SCALE 1 : 6,000



**CITY OF LOS ALTOS**

**APPLICATION:** 14-SC-24  
**APPLICANT:** Chapman Design Assoc./ M. and M. Tenta  
**SITE ADDRESS:** 1145 Laureles Drive

Tenta Residence  
1145 Laureles Drive

The greater Rancho Laureles neighborhood consists of several subdivisions which were developed over a period of time, the oldest being the portion along Langton which consists of small narrow lots with an eclectic mix of single story homes and homes that appear to have had second story additions. The properties on Lunada & Lunada Court are almost all two story homes with traditional architectural styles and then there is the Laureles Rancho Tract which at one time consisted of single story ranch houses. This Tract has seen numerous two story additions and a few new two story homes in recent years.

As per City of Los Altos design guidelines, careful consideration was given to the immediate neighborhood while developing the design for the proposed new home at 1145 Laureles Drive. Knowing that this portion of the Laureles Rancho neighborhood still consists of predominantly single story ranch homes, with their simple architectural elements, we felt that a traditional two story home would be best, rather than a more abrupt style such as Tuscan, Modern or European. We considered a Craftsmen home initially, but felt that large gable elements created a more prominent structure and opted instead for a more subtle Cottage style, using Dutch gables and shingle siding which provides a softer texture to the structure than siding or stucco.

As with most traditional two story homes, which take after a colonial influence, there is a primary box like structure, softened with a single story front porch. We felt it was important to have single story elements where the new home adjoins the neighboring single story residences' properties. This can be seen on the front and rear elevations, which are predominantly single story:

- The right elevation facing Laureles has the afore-mentioned covered porch.
- The only elevation with an exposed two story wall is the left elevation. The two story wall is at 34'-3" from the property boundary, almost twice the required setback of 17'-6".

One of the advantages of the traditional style home is that it has a very compact footprint. The primary two story structure exceeds the required setback by a large margin:

- 39'-6" at the front where 25' is required
- 44'-0" at the rear where 25' is required
- 34'-3" on the interior side yard where 17'-6" is required

- 24'-10" or greater on the secondary street side yard where 20' is required. This secondary street side will be considered the front of the house, with its traditional façade. This allows us to stretch out the appearance of the home with single story wings on each end.

It should be noted that we placed primary windows of bedrooms two and three to face Laureles, which would have them looking into front yards of homes across the street. The master bedroom does have windows on both the left & rear elevations; however those windows are set well back from neighbors' properties as previously noted. As you can see, much consideration was given to the placement of the structure, location of windows and massing of home in order to minimize direct impact on any given neighbor.

Thank you for your consideration of this project. Please contact me if you have any questions regarding the design. Walter Chapman (650) 941-6890.









# ATTACHMENT E

Dear Neighbors,

We're rebuilding our house and invite you to hear about our plans at a wine and cheese gathering:

**Thursday, August 21**  
**7:00 p.m. to 8:30 p.m.**  
**Wine, Cheese, Dessert and Discussion**  
**1145 Laureles Drive**

We hope you can join us!

Here's a 3-D rendering of what our new house will look like (from the Laureles side). More details on the next pages.



We will have additional views and the full plans available for you to look at on Thursday.

And if you can't make it on Thursday, we'd be happy to meet with you another time to show you our plans and answer any questions.

Mike, Monique, Stella and Gillian Tenta

Ph. 650-383-9178

## 1145 Laureles Rebuild – Design Notes

- Our new home will have two stories and a small (approx. 600 sq. ft.) storage basement.
- Finishes and architecture have been carefully designed to blend into the neighborhood. For example:
  - Exterior will be painted cedar shingles, similar color to our current home.
  - Our home designer has worked hard, at our request, to give the new house a “cottage” look and feel, in keeping with the original homes in Rancho Laureles
  - Large trees in the front and side yards will be retained to provide screening and keep the neighborhood character
  - The design incorporates a “hipped” roof, which means the roof is slanted on all four sides, and doesn’t have large gable ends, minimizing its visual impact
- Except for the front of our new garage (which will be located approximately at the top of our current driveway) all other external sides of the house will be further back from the property lines than required by zoning regulations (some significantly so)
- We will use a reputable and well-known Los Altos custom home builder, known for maintaining clean job sites, to minimize disruption and mess during the construction.
- Except for the garage (which will run alongside Richard and Louisa’s garage), our new home will be significantly further back from our neighbors’ property lines than our current house, giving us and them more privacy.
  - For example, on the south side of our yard (neighboring Aaron and Dan’s property) a small office at the front of the house (next to Aaron and Dan’s driveway) will be 32.5 feet from the property line, the main part of the new first story will be 38 feet from the property line and the second story will be 44 feet from the property line. Our current house is 25 feet from this property line, which is what the zoning regulations require for both the first and second story. Our new house will exceed this required set back by up to 19 feet.
- In addition to retaining large trees, we will landscape and maintain the exterior front and side yards to a high standard, to create a home that is pleasant for you to look at and enhances property values for us all.

Here's a 3-D rendering of what our new house will look like from the Langton side.





**MINUTES OF A REGULAR MEETING OF THE DESIGN REVIEW COMMISSION  
OF THE CITY OF LOS ALTOS, HELD ON WEDNESDAY, SEPTEMBER 3, 2014,  
BEGINNING AT 7:00 P.M. AT LOS ALTOS CITY HALL, ONE NORTH SAN  
ANTONIO ROAD, LOS ALTOS, CALIFORNIA**

**ESTABLISH QUORUM**

PRESENT: Vice-Chair KIRIK, Commissioners MEADOWS, WHEELER and MOISON  
ABSENT: Chair BLOCKHUS  
STAFF: Planning Services Manager KORNFIELD and Assistant Planners GALLEGOS  
and LIM

**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 August 20, 2014.

MOTION by Commissioner MEADOWS, seconded by Commissioner MOISON, to approve the minutes of the August 20, 2014 regular meeting as-amended to omit typographical errors. THE MOTION CARRIED UNANIMOUSLY.

**DISCUSSION**

2. **14-SC-22 – Studio 3 Design – 910 Oxford Drive**  
Design review for a second story addition to an existing one-story house. The project includes a remodel of the first story and the addition of 761 square feet on the second story. *Project Planner: Lim*

Assistant Planner LIM presented the staff report recommending approval of the revised design review application 14-SC-22 subject to the findings and conditions.

Project architect Bess Wiersema spoke in support of the project and went over the revised landscape plan, reduced deck from eight feet to six feet deep, and provides site sections. She said the applicant desires the eight-foot original deck depth.

Bob Slate, the downslope neighbor on Kent Drive wants an inventory of trees. Another neighbor on Kent Drive, Dieppedahe Emmanuel, stated concerns with privacy impacts and asked that the trees be kept to avoid making any privacy impacts worse. There was no other public comment.

The commissioners discussed the project and expressed their general support for the design changes and revised landscape plan.

MOTION by Commissioner MOISON, seconded by Commissioner MEADOWS, to approve design review application 14-SC-22 per the staff report findings and conditions, with the following additional conditions:

- The landscape plan shall include and protect the Crape Myrtle.
- The depth of the deck shall be six feet

THE MOTION CARRIED UNANIMOUSLY.

**3. 13-SC-32 – Hui-Fang Chang – 958 Clinton Road**

Design review for first and second story additions to an existing single-story house. The project includes the addition of 696 square feet to the first story and 960 square feet to the second story. *Project Planner: Lim*

Assistant Planner LIM presented the staff report recommending approval design review application 13-SC-32 subject to the findings and conditions.

The property owner Mrs. Amy Weng stated she was expanding the house to accommodate the family.

Neighbor Barbara Adey spoke in support of the project and asked that the noise and dust be minimized during construction. There was no other public comment.

The commissioners discussed the project and expressed their general support for the design. One Commissioner said that she prefers a composition roof and that the street tree was not needed. Another Commissioner said that the project should have a more contemporary garage door design.

MOTION by Commissioner WHEELER, seconded by Commissioner MEADOWS, to approve design review application 13-SC-32 per the staff report findings and conditions.  
THE MOTION CARRIED UNANIMOUSLY.

**4. 14-SC-24 – Chapman Design Assoc. – 1145 Laureles Drive**

Design review for a new, two-story house. The project includes 2,458 square feet on the first floor and 1,446 square feet on the second floor. *Project Planner: Gallegos*

Assistant Planner GALLEGOS presented the staff report recommending continuance the design review application 14-SC-24 subject to the recommended direction.

Project designer Walter Chapman went over the design history stating that the original design was a saltbox, but kept the non-conforming setbacks. He said that staff would not support the design even though the proposal reduced the footprint, increased setbacks, and the view was not prominent because of the curve of the street. Applicant and property owner Mrs. Tenta stated that she wants to stay in the neighborhood and nine of her neighbors support the project. She questioned why staff supported the house design at 1060 Laureles Drive and not her's and said that her project has greater setbacks and single-story elements on either end of the structure.

Neighbor Payne Freret spoke in support of the project stating that the design was consistent with the other two-stories in the neighborhood. Neighbors Aaron Rulison and Chilton Lee spoke about privacy and bulk concerns that should be addressed with the design changes and bulk. There was no other public comment.

Commission discussion included the privacy impacts of the balcony and master bedroom, the relative bulk of the second story, the relationship of the project to the immediate context, and the design of the front porch and second story element above the entry.

MOTION by Commissioner WHEELER, seconded by Vice-Chair KIRIK, to continue design review application 14-SC-24 subject to the staff report recommended direction and per Vice-Chair KIRIK'S direction to:

- Minimize the second story plates;
- Lower the dutch gable over the entry; and
- Consider double-columns on the porch.

THE MOTION FAILED BY A 2/2 VOTE, WITH COMMISSIONERS MEADOWS AND MOISON OPPOSED.

MOTION by Commissioner MEADOWS, seconded by Commissioner MOISON, to approve design review application 14-SC-24 per positive findings and conditions.

THE MOTION FAILED BY A 2/2 VOTE, WITH VICE-CHAIR KIRIK AND COMMISSIONER WHEELER OPPOSED.

MOTION by Vice-Chair KIRIK, seconded by Commissioner MOISON, to continue design review application 14-SC-24 subject to the staff report direction and to consider the following:

- Lower second story wall plate to eight feet;
- Lower the second story window headers to seven feet; and
- Lower the eave line second story element over the entry.

THE MOTION CARRIED UNANIMOUSLY.

## COMMISSIONERS' REPORTS AND COMMENTS

None.

## POTENTIAL FUTURE AGENDA ITEMS

None.

## ADJOURNMENT

Vice-Chair KIRIK adjourned the meeting at 9:08 PM.

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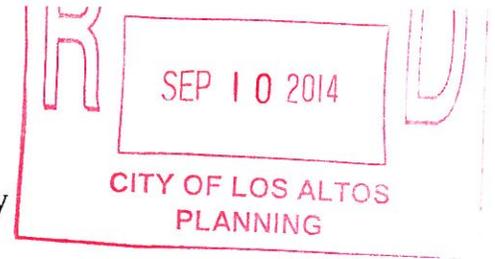
David Kornfield, AICP  
Planning Services Manager



# ATTACHMENT C

1145 Laureles Drive  
New Home Proposal

Neighborhood Compatibility Study



When looking at the greater Rancho Laureles tract you will find it consists of four separate subdivisions with four primary streets, Lunada Drive , Laureles Drive, Langton Ave. and Estrellita Way. Three of these subdivisions have been combined onto one assessors map and renumbered, the remaining portion on Estrellita Way although on another parcel map, is still commonly recognized as part of the neighborhood since it is also accessed by Lunada drive.

I have provided a copy of this assessor's map highlighting the distinct subdivisions as well as hatching the two story homes in red and hatching the new or significantly modified single story homes in blue. The purpose of this document is to create a graphic representation of how the neighborhood consists of Consistent, Transitional and Diverse character areas.

There is a fairly distinct development pattern that has taken place over the course of time, the oldest subdivision which Langton Ave services originally consisted of 14 lots. Due to the narrow width of the lots they have remained primarily unaltered single story homes except for two second story additions close to Los Altos Ave. This neighborhood would clearly be defined as a consistent character neighborhood.

The subdivision along Lunada Drive, Lunada Court and Estrellita Way however is almost equally single and two story homes, some originally so, others clearly second story additions. All of the two story homes are fairly consistent in style and scale and create a consistent character yet this neighborhood would be considered by some as transitional since it has been altered over the years. Some of this transition has even found its way up the street to the intersection at Laureles.

That brings us to Laureles Drive. Due to the length of Laureles drive it has the potential to be defined by all three types of neighborhoods, Consistent, Transitional and Diverse. With the recent introduction of a contemporary two story home at the south end of the street which already has three other two story home of different style size and massing this end of Laureles could be defined as transitional. The opposite or northern end of Laureles is very diverse. Although the proportion of

two story homes to single story is modest, the styles of architecture for both single and two story homes touches on European, Traditional and Modern.

The middle portion of the street, near the intersection with Langton where the Tenta's house is located, has not yet had significant remodels or new construction. So based on the criteria dictated in the neighborhood compatibility work sheet and the design guidelines their property would be in a consistent character neighborhood. Notwithstanding that one end of the street is transitional and the other end is diverse.

This is the problem with trying to quantify what constitutes a neighborhood by an artificially contrived number of homes, or a definition of transitional or consistent character based the amount of two story, versus single story homes. The Tenta's have recognized this and have designed the home to work with all three aspects of the street in mind. By presenting a single story frontage to Langton while presenting a transitional frontage to Luareles the home works to unite both ends of the street.

I was on the city task force that generated the neighborhood compatibility worksheet. Its primary purpose was to get home owners, architects and designers to be more aware of a properties surroundings. There was much debate on how many homes or home owners should be notified when submitting for a two story home or addition. The number selected was primarily for the purpose of awareness and notification, it was never intended that the A&S committee, the equivalent of the DRC at that time, should but on blinders and not consider the greater neighborhood when reviewing a design submission. A neighborhood consists of neighbors, people, not homes. The property owners on Laureles consider the whole street, if not the entire Rancho Laureles tract as "their neighborhood".

The primary concern of this review process is to take your neighbor's concerns and privacy into consideration when building a new home or considering a major remodel. This is what the Tenta's have done. They have designed there home to be considerate of the single story homes on Langton. They have placed the second story portion of their home as far away as possible from all adjoining neighbors, they have proposed landscape screening to mitigate privacy concerns.

The Tenta's have followed all the practices of good neighbor design and still managed to create a home that has some character. Our concern is that by arbitrarily lowering the second story plate height, as a solution to a perceived sense of bulk, the building will lose the character the Tenta's have worked hard to

achieve. The home will then take on the character of a 1970's two story ranch house much like the homes on Lunada. This is not a solution for the neighborhood overall context which deserves a higher quality of design as it progresses into a new era.

We appreciate your consideration in this matter and request that you recognize the Tenta's conscientious effort and approve their home as designed.

Sincerely,

Walter Chapman



TRANSITIONAL PORTION OF LAURELES DRIVE

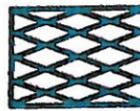
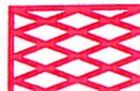
CONSISTANT CHARACTER PORTION OF LAURELES DRIVE

DIVERSE CHARACTER PORTION OF LAURELES DRIVE

TRANSITIONAL PORTION OF

TRANSITIONAL PORTION OF LUNADA

CONSISTANT CHARACTER PORTION OF LANGTON AVENUE

 TWO STORY  
 ONE STORY

RECEIVED  
 SEP 10 2014





September 10, 2014

**To: Los Altos Design Review Commission**

**From: Michael Tenta and Monique Schareck  
1145 Laureles Dr.  
Los Altos, CA Phone (650) 383-9178**

**Re: 1145 Laureles Dr. - Review for a New Two-Story House**

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## ***Introduction***

We thank the Commission for its consideration on September 3, 2014 of our proposal for a new two-story home at 1145 Laureles Dr.

The Commission directed us, on a third motion (after a split vote, tied 2-2, on both a first motion to approve the project and a second motion to require modifications) to instead consider (a) lowering the second floor wall plate to eight feet, (b) lowering the eave line of the projecting element above the entry, and (c) lowering the window header of the second story to seven feet above the floor. The Commission also raised the possibility of revising the project's landscaping plan, to provide for a tree in place of a portion of the proposed hedge on the south property line, and to increase the number of colonnades supporting the eyebrow roof over the main entranceway from two to four.

With our designer, Walter Chapman, we have carefully considered the direction of the Commission, and have met with Planning Services Manager Mr. Kornfield and Assistant Planner Mr. Gallegos to discuss.

We look forward to presenting in-person to the Commission, but in the meantime wanted to provide this overview of our analysis.

## ***Lowering Architectural Elements***

We studied the possibility of lowering the second floor wall plate height from the proposed nine feet to eight feet, with a corresponding lowering, by one foot, of both the eave line of the projecting element above the entry and the second story window header, while leaving the first story wall plate height at nine feet.

We feel this modification would negatively impact the architectural integrity of the building, by "squashing down" the second story, making it out of proportion to the first story, and overemphasizing the horizontal aspects of the architecture. To compound matters, this loss of proportion would then over-emphasize the front porch, we believe making the house less visually appealing, and less in keeping with its neighbors.

Lowering the plate height by one foot also affects the architectural integrity of the interior, since it dictates ceiling heights in the second story of just eight feet, absent the use of a partial work-around, such as a coffered or vaulted ceiling. Most modern homes are constructed with nine or ten foot ceilings. Lowering the second story ceiling heights to eight feet would be inconsistent with our objective of building a home with modern features on our property.

We want to build a traditional style two-story home, with rustic cottage features and finishes. We think our design is appealing, and respectful of our neighborhood, with generous set-backs to the second story, particularly from the immediate neighbors' property lines, single story elements on each of the three exposed ends of the planned L-shaped building, and exterior materials that fit in with existing neighborhood homes.

Lowering the wall height of the second story would instead make our home appear more like a two-story rancher, or worse, like a rancher with a second story addition. This is the style of home that was popular when our neighborhood was developed in the 1950's, but it is not the style of home we want to build today.

If the concern is visual bulkiness, we don't think a foot makes a difference. Lowering the second story plate height by a foot will not reduce the footprint of the house, and will not change the fact that it is a two story home. It will, however, harm the building's architectural integrity and will result in a home style that we do not want. It might be a foot shorter, but it will look awkward and out of proportion. We don't think this is a good trade-off.

### ***Front Porch Colonnades***

During the course of designing the building, we studied colonnade positioning on the front and back porches. As you will see, double colonnades are used at the ends of the front porch and the back porch, and single colonnades are used on either side of the main entryway to support the eyebrow roof over the front porch.

If double colonnades were used to support the eyebrow roof, as the Commission requested that we consider, the roof element would have to be made wider, with a large flat element introduced at either end, to retain the proportions of the element and create physical and visual space for double colonnades. This would crowd the front door and/or make the front porch element significantly wider. We felt this would overemphasize the entranceway, and make it less in keeping with the neighborhood. As a result, we selected single colonnades on either side of the entryway, to avoid these negative outcomes, but did use double colonnades to buttress the ends of both porches.

### ***Landscape Plan***

We are very willing, at the direction of the Commission and with the support of our immediate neighbor at 1135 Laureles, to modify the landscape plan to include a tree

along the fence in the southwest corner of the enclosed rear yard. This would be in place of the fast growing hedge currently called for in the plan in this corner. We agree with the Commission's suggestion that a tree here may be more visually interesting than a hedge along the entire length of this fence. A new tree here would supplement the screening offered by the existing mature pittosporum tree (tree no. 6 on sheet A-1 of the plans). The proposed hedge would still continue along the fence from the suggested new tree to the southeast corner of the yard. We will also re-evaluate the choice of species for the hedge. The plan indicates a pittosporum hedge. As an alternative, we indicated a fast growing evergreen hedge (i.e., juniper, cypress or similar) in the 3-D renderings provided with our original submission. We would like the decision of a tree vs. a hedge in the southwest corner, and the choice of hedge species, to be informed by the preference of our neighbors at 1135 Laureles, who share that property line.

In addition, tree. no 7 as indicated on the plan is an existing small mayten tree. At the discretion of the Commission, we would be happy to move this tree, if feasible, or replace it with another desirable tree, so that it is closer to the walkway of the new house, to create greater symmetry with the existing mature olive tree (tree no. 5) and introduce more visual screening of the Laureles side of the house.

### ***Conclusion***

Thank you again for the Commission's consideration of our proposal. We are hopeful that the foregoing explanation and analysis is helpful in the Commission's deliberations and that the Commission will recognize the careful thought and consideration for our neighborhood that went into this design.