



DATE: November 5, 2014

AGENDA ITEM #4

TO: Design Review Commission
FROM: Lily Lim, Assistant Planner
SUBJECT: 14-SC-33 – 1590 Montebello Oaks Court

RECOMMENDATION:

Approve design review application 14-SC-33 subject to the findings and conditions

PROJECT DESCRIPTION

This project is a first and second story addition to an existing one-story home. The additions include 2,475 square feet on the first floor and 557 square feet on the second floor and will substantially appear as a new home. The following table summarizes the project's technical details:

GENERAL PLAN DESIGNATION:	Single-Family, Residential
ZONING:	R1-10
PARCEL SIZE:	10,890 square feet
MATERIALS:	Composition asphalt shingle roof, copper finials, metal chimney cap, pre-cast trim, Eldorado stone, wood garage door, wood corbels, and smooth stucco

	Existing	Proposed	Allowed/Required
COVERAGE:	3,107 square feet	3,141 square feet	3,267 square feet
FLOOR AREA:			
First floor	2,465 square feet	2,475 square feet	
Second floor	n/a	557 square feet	
Total	2,465 square feet	3,032 square feet	3,812 square feet
SETBACKS:			
Front (Montebello)	25 feet	25 feet	25 feet
Rear	29 feet	29 feet	25 feet
Right side (1 st /2 nd)	15 feet	15 feet/57 feet	10 feet/17.5 feet
Left side (1 st /2 nd)	20 feet	20 feet/29 feet	20 feet
HEIGHT:	21 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 tend to have similar characteristics of massing with higher roofs, low eave lines with steeper gables, front facing garages and a combination of both one and two-story structures. The garages have a prominent street presence and majority have high gabled roofs. Montebello Oaks Court is a cul-de-sac with rolled curbs and an open street tree and landscaping pattern.

DISCUSSION

Design Review

In Consistent Character Neighborhoods, good neighbor design has design elements, materials, and scale found within the neighborhood. Proposed projects should "fit in" and lessen abrupt changes. Sizes of homes should not be significantly larger than other homes found in the neighborhood.

The proposed two-story home is designed to lessen abrupt changes and fit in with the homes in the surrounding area. The design uses a combination of both hip and gable roof forms and architectural elements that integrate well into the neighborhood. The second story is relatively small in size and massed towards the south property line, which is adjacent to Fremont Avenue. The second story has been well integrated with the existing house in a way that respects the scale and mass of the existing structure and neighborhood. The taller entry gable is in scale with the structure and other nearby entry ways. The overall height of the project is 24 feet, which is three feet greater than the height of the existing structure and three feet below the maximum height limit.

As shown on the elevation page of the drawings, it may appear that the chimney and finials project into the required daylight plane. However, the Zoning Ordinance allows such features to encroach into the daylight plane.

The project uses high quality materials such as a composition shingle asphalt roof, copper finials, a metal chimney cap, Eldorado stone, pre-cast trim, wood corbels, smooth stucco, and a wood garage door. The building materials and architectural details can be found on all sides of the structure; however, staff believes the window trim details can be carried through to the left and right elevations for a more cohesive design (Condition No. 7). Overall, the materials are compatible with the surrounding neighborhood and integral to the architectural design of the house.

Privacy and Landscape

The Design Guidelines suggest placing windows, decks and doors in such a way to minimize the privacy impacts to neighboring properties. The proposed second story does not include any side facing windows; however, there is a rear balcony that can be accessed from the study room. As

mentioned, the rear balcony is six feet wide by four feet deep and is the only point of egress for the room. The other three windows on the second story are front facing and located in the game room.

The passive second story balcony is approximately six feet wide by four feet deep and is setback 28 feet from the rear property line. Although the deck can only be accessed from one room, staff is recommending that privacy screening be placed along the rear property line (Condition No. 5). There is existing landscaping in the rear yard; however, it does not provide adequate privacy screening to the abutting properties to the rear.

There is an existing deck along the south property line which abuts Fremont Avenue. Due to its location on the property, there are no additional privacy mitigations required. An existing rear patio is located within the rear setback; however, existing landscaping and fencing adequately mitigate privacy concerns. With the addition of the suggested privacy screening to the rear, it will further mitigate any first floor privacy concerns as well as provide additional screening from the proposed second story balcony to maintain a reasonable degree of privacy.

This project will preserve an existing Oak along the south property line located in the side yard. All other landscaping on the property will remain and no additional landscaping is proposed. Staff is recommending the addition of privacy screening along the rear property line.

As suggested by the City's Residential Design Guidelines, staff is also requiring two street trees located in the front yard to soften the impact and view of the two-story addition.

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: Behrooz Nemati, Architect/Designer
Raj Batra and Ann Pothen, Property Owners

Attachments

- A. Application
- B. Neighborhood Compatibility Worksheet
- C. Maps

FINDINGS

14-SC-33 – 1590 Montebello Oaks Court

With regard to the two-story 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 provisions of this chapter;
- b. The height, elevations, and placement on the site of the propose 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 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 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-33 – 1590 Montebello Oaks Court

1. The approval is based on the plans received on October 27, 2014 and the written application materials provide by the applicant, except as be modified by these conditions.
2. Obtain an encroachment permit issued from the Engineering Division prior to doing any work within the public street right-of-way.
3. 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.
4. The applicant shall provide two category I or II street trees to be located in the front yard.
5. The applicant shall provide additional screening along the rear property line to mitigate the privacy impact of the second story balcony.
6. All required privacy screening shall be protected under this application and shall not be removed without a tree removal permit from the Community Development Director.
7. The applicant shall provide additional window trim details along the left and right elevations for a more cohesive design.
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); and
 - 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

17 2014
CITY OF LOS ALTOS
PLANNING

CITY OF LOS ALTOS GENERAL APPLICATION

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

Permit # 1106312

<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: 1590 Montebello Oaks Ct Los Altos CA 94024
 Project Proposal/Use: Single family house
 Current Use of Property: Single family house
 Assessor Parcel Number(s) 197-17-085 Site Area: 10890 sq-feet
 New Sq. Ft.: 567.5 sq-ft Remodeled Sq. Ft.: 150200 sq-ft Existing Sq. Ft. to Remain: 2800 sq-ft
 Total Existing Sq. Ft.: 3008.29 sq-ft Total Proposed Sq. Ft. (including basement): 3575.79 sq-ft

Applicant's Name: Behrooz Nemati b.n.a. associate@gmail.com
 Home Telephone #: 408 616 0022 Business Telephone #: 310 560 2814
 Mailing Address: 2260 Homestead Ct #107
 City/State/Zip Code: Los Altos CA 94024

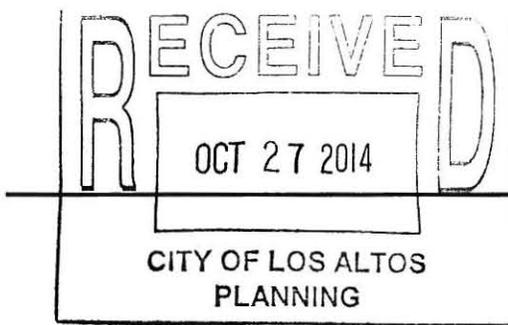
Property Owner's Name: Raj Batra & Ann Pothan
 Home Telephone #: 650 387 5378 Business Telephone #: _____
 Mailing Address: 1590 Montebello Oaks Ct
 City/State/Zip Code: Los Altos CA 94024

Architect/Designer's Name: Behrooz Nemati Telephone #: 310 560 2814

*** If your project includes complete or partial demolition of an existing residence or commercial building, a demolition permit must be issued and finalized prior to obtaining your building permit. Please contact the Building Division for a demolition package. ***

(continued on back)

14-SC-33



ATTACHMENT B

City of Los Altos

Planning Division

(650) 947-2750

Planning@losaltosca.gov

NEIGHBORHOOD COMPATIBILITY WORKSHEET

In order for your design review application for single-family residential remodel/addition or new construction to be successful, it is important that you consider your property, the neighborhood's special characteristics that surround that property and the compatibility of your proposal with that neighborhood. **The purpose is to help you understand your neighborhood before you begin the design process with your architect/designer/builder or begin any formal process with the City of Los Altos.** *Please note that this worksheet must be submitted with your 1st application.*

The Residential Design Guidelines encourage neighborhood compatibility without necessarily forsaking individual taste. Various factors contribute to a design that is considered compatible with a surrounding neighborhood. The factors that City officials will be considering in your design could include, but are not limited to: design theme, scale, bulk, size, roof line, lot coverage, slope of lot, setbacks, daylight plane, one or two-story, exterior materials, landscaping et cetera.

It will be helpful to have a site plan to use in conjunction with this worksheet. Your site plan should accurately depict your property boundaries. The best source for this is the legal description in your deed.

Photographs of your property and its relationship to your neighborhood (see below) will be a necessary part of your first submittal. Taking photographs before you start your project will allow you to see and appreciate that your property could be within an area that has a strong neighborhood pattern. The photographs should be taken from across the street with a standard 35mm camera and organized by address, one row for each side of the street. Photographs should also be taken of the properties on either side and behind your property from on your property.

This worksheet/check list is meant to help *you* as well as to help the City planners and Planning Commission understand your proposal. Reasonable guesses to your answers are acceptable. The City is not looking for precise measurements on this worksheet.

Project Address 1590 Montebello Oaks Court Los Altos CA 94021
Scope of Project: Addition or Remodel or New Home
Age of existing home if this project is to be an addition or remodel? 1984 - 30 years
Is the existing house listed on the City's Historic Resources Inventory? NO

Address: 1590 Mandebello Oaks Court Los Altos CA 94024
Date: 10, 27, 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: 10,000 square feet
Lot dimensions: Length 105.63 feet
Width 103.93 feet

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

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

Existing front setback if home is a remodel? 25 feet
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 31 ft.

Do the front setbacks of adjacent houses line up? adjacent house front setbae Turned around to the cul, de sac

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

Garage facing front recessed from front of house face

Garage in back yard

Garage facing the side

Number of 1-car garages ___; 2-car garages ___; 3-car garages

Address: 1590 Montebello Oaks Court Los Altos CA
Date: 10, 27, 14

4. Single or Two-Story Homes:

What % of the homes in your neighborhood* are:

One-story 15
Two-story 85

5. Roof heights and shapes:

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

Are there mostly hip 150 gable style 150, or other style ___ roofs*?

Do the roof forms appear simple 120 or complex 180?

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?

100 Shingle

If no consistency then explain: 100 TILE

7. Architectural Style: (Appendix C, Design Guidelines)

Does your neighborhood* have a consistent identifiable architectural style?

YES NO

Type? Ranch Shingle Tudor Mediterranean/Spanish

Contemporary Colonial Bungalow Other

with stucco (English Logswold) similar

Address: 1590 Mandebello Oaks Court Los Altos
Date: 10/27/14

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

Does your property have a noticeable slope? _____

What is the direction of your slope? (relative to the street)

Slightly Toward 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.)?

NO special landscape features

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

dead end (cul-de-sac) street, all houses are visible from street

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)?

Simple grass and sod in front & backyard

10. Width of Street:

What is the width of the roadway paving on your street in feet? 24

Is there a parking area on the street or in the shoulder area? no

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

NO walkway - just curb & gutter

Address: 1590 Montebello Oaks Court Los Altos

Date: 10/27/14

11. What characteristics make this neighborhood* cohesive?

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

High Pitch Roof / most houses (gable)
and Shingle Roofing

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 (Don't Know)
- 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: _____

Date: _____

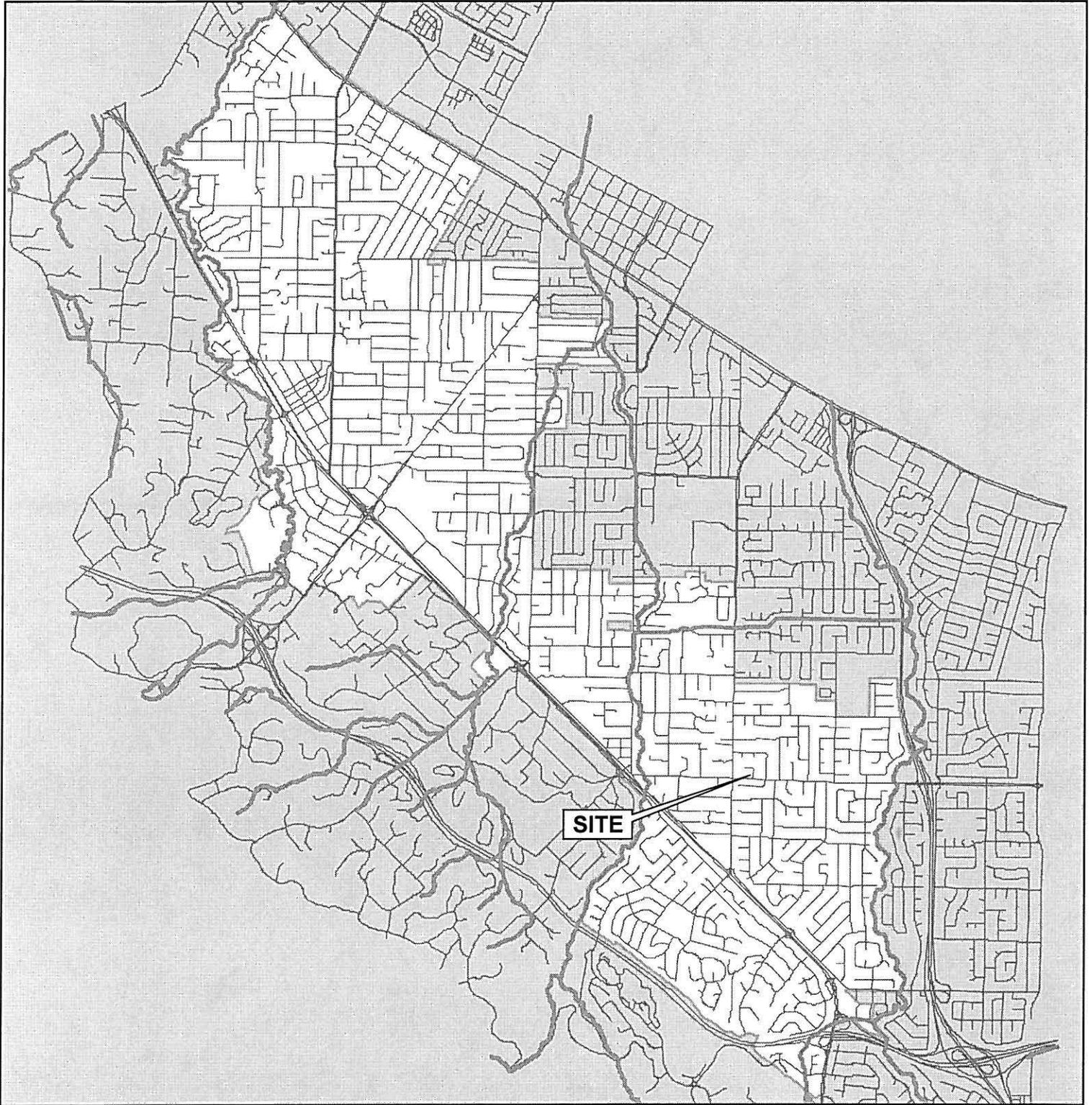
Summary Table

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)
1595 Montebello	25-30	30-29	Front	1	20	stucco	English cottage
1585 Montebello	25-30	30	front	2	30	stucco	" "
1575 Montebello	25-30	-	front	2	30	stucco	" "
1565 Montebello	40	-	front	2	30	stucco	" "
1385 Bright OAKS	25	-	front	2	25	wood siding	Craftsman
1375 Bright OAKS	25	29	front	1	15	wood siding	Ranch
1365 Bright OAKS	25	30	front	1	15	stucco	Ranch
1355 Bright OAKS	25	30	front	1	15	wood siding	Ranch
1345 Bright OAKS	25	30	front	1	15	stucco	Ranch
1315 Bright OAKS	15		front	2	30	stucco	Spanish

AREA MAP

ATTACHMENT C



CITY OF LOS ALTOS

APPLICATION: 14-SC-33
APPLICANT: B. Nemati /R. Batra and A. Pothen
SITE ADDRESS: 1590 Montebello Oaks Court

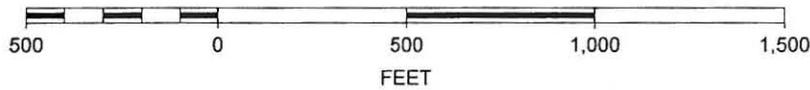


Not to Scale

VICINITY MAP



SCALE 1 : 6,000



CITY OF LOS ALTOS

APPLICATION: 14-SC-33
APPLICANT: B. Nemat /R. Batra and A. Pothen
SITE ADDRESS: 1590 Montebello Oaks Court