



DATE: November 19, 2014

AGENDA ITEM # 2

**TO:** Design Review Commission  
**FROM:** Sean K. Gallegos, Assistant Planner  
**SUBJECT:** 14-SC-34 – 601 Guadalupe Drive

**RECOMMENDATION:**

Approve design review application 14-SC-34 subject to the listed findings and conditions

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**PROJECT DESCRIPTION**

This is a design review application for an addition and remodel to a single-story, single-family structure. The project will demolish 367 square feet on the first floor and add 1,391 square feet on the second floor. The following table summarizes the project:

**GENERAL PLAN DESIGNATION:** Single-family, Residential  
**ZONING:** R1-10  
**PARCEL SIZE:** 13,454 square feet  
**MATERIALS:** Tile roof, stucco, wood siding, stone veneer wainscoting, aluminum wood clad windows and wood entry door

	<b>Existing</b>	<b>Proposed</b>	<b>Allowed/Required</b>
<b>LOT COVERAGE:</b>	3,069 square feet	2,827 square feet	4,709 square feet
<b>FLOOR AREA:</b>			
First floor	3,069 square feet	2,702 square feet	
Second floor		1,391 square feet	
Total	3,069 square feet	4,093 square feet	4,095 square feet
<b>SETBACKS:</b>			
Front (Pine Lane)	26 feet	26 feet	25 feet
Rear	23 feet	33 feet	25 feet
Exterior side (Guadalupe Dr.)	25 feet	25 feet/34 feet	20 feet
Side	31 feet	31 feet/31 feet	10 feet/17.5 feet
<b>HEIGHT:</b>	16	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 Terraces of Los Altos retirement facility is located across from the site at 323 Pine Street; and its skilled nursing unit, a two-story assisted living unit, faces Pine Lane. The homes in the neighborhood are a mix of newer and older one- and two-story Ranch style, single-family homes, with low plate heights and simple roof forms (low-pitched Dutch-gable, gable and hipped roofs), and rustic materials with wood siding dominant. The residences are similar in massing and building footprint with a uniform pattern of 25-foot front yard setbacks, 10-foot side setbacks and 20-foot exterior side setbacks. While there is not a distinctive street tree pattern on either street, there are many large trees along both streets.

## **DISCUSSION**

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 design concept reflects a Neo-Prairie style that uses a low pitch, oversized column-like stone elements and details that emphasize a horizontal appearance, which is a characteristic of the style. Though the structure has an architectural style different from the houses to the left and right, it is designed in a way to be compatible with the area with such elements as horizontally oriented elements, hip style roof, two-car garage, and recessed porch. The design's tile roofing, stucco finish, wood siding are integral to the design concept, and they reflect a high quality and appropriate relationship to the rustic qualities of the area.

The project's scale is larger than neighboring residential properties and will be one of six, two-story residences on the subject block of Guadalupe Drive and Pine Lane. The proposed first floor plate height varies from nine-feet, six-inches, to ten-foot, six-inches, and the second floor plate height is eight-feet, which is an increase from the eight-foot to nine-foot plate heights of structures in the neighborhood. In order to create a scale that is compatible with the neighborhood, the applicant worked with staff to reduce the first story plate height from eleven feet, six-inches, to ten feet, six inches, along the left side of the front elevation. The large wrap-around detailing, or banding, provides a relationship with the lowers eaves of the adjacent structure and reduces the appearance of the second story when viewed from the street. Overall, the proposed two-story residence, with its 27-foot height, does not create the appearance of excessive bulk or mass and is compatible with the surrounding neighborhood.

### **Privacy and Landscaping**

On the right (south) elevation of the second story, there are three windows and a sliding door: one window in bedroom No. 2 with a three-foot, six-inch, sill height, one window in a bathroom with a five-foot sill height and one window in bedroom No. 1 with a three-foot, six-inch sill height. The project also includes a 16 foot wide by 6 foot deep balcony off the master bedroom facing the rear yard, with some exposure to the side yard. The balcony is located off the master bedroom, which is considered a passive use. Although it is a passive use; it is still a privacy concern. The right elevation

faces two canary island pine trees and one loquat trees along the rear property lines, which minimizes privacy impacts to the neighboring properties. To diminish additional privacy impacts, staff recommend additional screening to fill in the existing vegetation at the rear (south) property line (Condition No. 2).

On the rear (east) elevation of the second story, there are seven windows: two windows in master bedroom with a three-foot, six-inch, sill height, two windows in the master bathroom with a five-foot sill height and one with a three-foot sill height, and one window in bedroom No. 3 with a three-foot, six-inch, sill height. The rear elevation faces two canary island pine trees and three loquat trees along the side property lines, which minimizes privacy impacts to the neighboring properties. To limit additional privacy impacts, staff recommends that fast growing evergreen screening be planted along the side (east) property line to fill-in existing vegetation along the property line (Condition No. 2).

There are twenty trees on the property, including two trees in the public right-of-way, and no trees are proposed for removal. Tree protection guidelines will be followed to maintain the remaining tree during construction.

## **ENVIRONMENTAL REVIEW**

This project is categorically exempt from environmental review under Section 15301 of the Environmental Quality Act because it involves additions to an existing structure.

Cc: Leo Li, Applicant and Designer  
David Liu, Owner

### Attachments:

- A. Application
- B. Neighborhood Compatibility Worksheet
- C. Area Map and Vicinity Map
- D. Aerial Photograph of Neighborhood

## FINDINGS

14-SC-34—601 Guadalupe Drive

1. With regard to design review for second story addition to one-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 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-34—601 Guadalupe Drive

1. The approval is based on the plans received on November 6, 2014 and the written application materials provided by the applicant, except as may be modified by these conditions.
2. The applicant shall provide a landscape plan showing a fast growing evergreen landscape screenings or trees along the east and north property lines. The plants shall be a minimum of 15-gallon in size or 24-inch box in size.
3. The following trees (nos. T9 - T16) shall be protected under this application and cannot be removed without a tree removal permit from the Community Development Director.
4. An encroachment permit shall be obtained from the Engineering Division prior to doing any work within the public street right-of-way.
5. 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.
6. 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.
7. **Prior to zoning clearance, 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 for trees (nos. T9 - T16) 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 and provide a signature from the project's 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 units on the site plan and the manufacturer's sound rating for each unit.

- g. 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.).

8. **Prior to final inspection:**

- a. All front and exterior side yard landscaping, street trees 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 City's Green Building Ordinance (Section 12.26 of the Municipal Code).



# ATTACHMENT A

SEP 22 2014  
CITY OF LOS ALTOS  
PLANNING

## CITY OF LOS ALTOS GENERAL APPLICATION

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

Permit # 1106321

<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"/>	RI-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: 601 GUADALUPE DRIVE, LOS ALTOS

Project Proposal/Use: HOUSE ADDITION

Current Use of Property: RESIDENTIAL

Assessor Parcel Number(s) 167-42-012 Site Area: 13,454

New Sq. Ft.: 1,759 S&F Remodeled Sq. Ft.: \_\_\_\_\_ Existing Sq. Ft. to Remain: 2,334 S&F

Total Existing Sq. Ft.: 3,069 S&F Total Proposed Sq. Ft. (including basement): 4,093 S&F

Applicant's Name: LEO LI

Home Telephone #: \_\_\_\_\_ Business Telephone #: 408 657 9928

Mailing Address: 21701 STEVENS CREEK BLVD. #32

City/State/Zip Code: CUPERTINO, CA 95015

Property Owner's Name: David Liu & Ningning Song

Home Telephone #: 650-576-8881 Business Telephone #: \_\_\_\_\_

Mailing Address: 3 Mandalay Place,

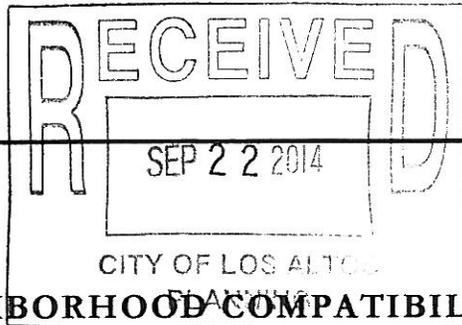
City/State/Zip Code: South San Francisco, CA 94080

Architect/Designer's Name: LEO LI Telephone #: 408 657-9928

\*\*\* 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)





# ATTACHMENT B

Planning Division  
(650) 947-2750  
[Planning@losaltosca.gov](mailto: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 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 601 GUADALUPE DRIVE, LOS ALTOS.  
Scope of Project: Addition or Remodel \_\_\_\_\_ or New Home X  
Age of existing home if this project is to be an addition or remodel? 1966  
Is the existing house listed on the City's Historic Resources Inventory? NO

Address: 601 GUADALUPE DR.  
Date: 09/22/14

### 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: 10,035 square feet  
Lot dimensions: Length 111.5 feet  
Width 90 feet

If your lot is significantly different than those in your neighborhood, then note its: area 13,454, length —, and width 104.33.

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

Existing front setback if home is a remodel? YES  
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 — 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 X

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: 601 GUADALUPE DR.  
Date: 09/22/14

**4. Single or Two-Story Homes:**

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

One-story 35%

Two-story 65%

**5. Roof heights and shapes:**

Is the overall height of house ridgelines generally the same in your neighborhood\*? NO

Are there mostly hip X, gable style X, or other style \_\_\_ roofs\*?

Do the roof forms appear simple \_\_\_\_\_ or complex \_\_\_\_\_?

Do the houses share generally the same eave height NO?

**6. Exterior Materials:** (Pg. 22 Design Guidelines)

What siding materials are frequently used in your neighborhood\*?

X wood shingle X 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 AND TILE

If no consistency then explain: \_\_\_\_\_

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

Does your neighborhood\* have a consistent identifiable architectural style?

YES  NO

Type? X Ranch \_\_\_ Shingle \_\_\_ Tudor \_\_\_ Mediterranean/Spanish  
X Contemporary \_\_\_ Colonial \_\_\_ Bungalow \_\_\_ Other

Address: 601 GUADALUPE DR.

Date: 09/22/14

**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.)?

LANDSCAPE TO STREET EDGE

\_\_\_\_\_

\_\_\_\_\_

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

STANDARD CORNER LOT

\_\_\_\_\_

\_\_\_\_\_

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)?

NO

\_\_\_\_\_

\_\_\_\_\_

**10. Width of Street:**

What is the width of the roadway paving on your street in feet? 60'

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

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

\_\_\_\_\_

Address: 601 GUADALUPE DR.  
Date: 09/22/14

**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.:

N/A

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**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

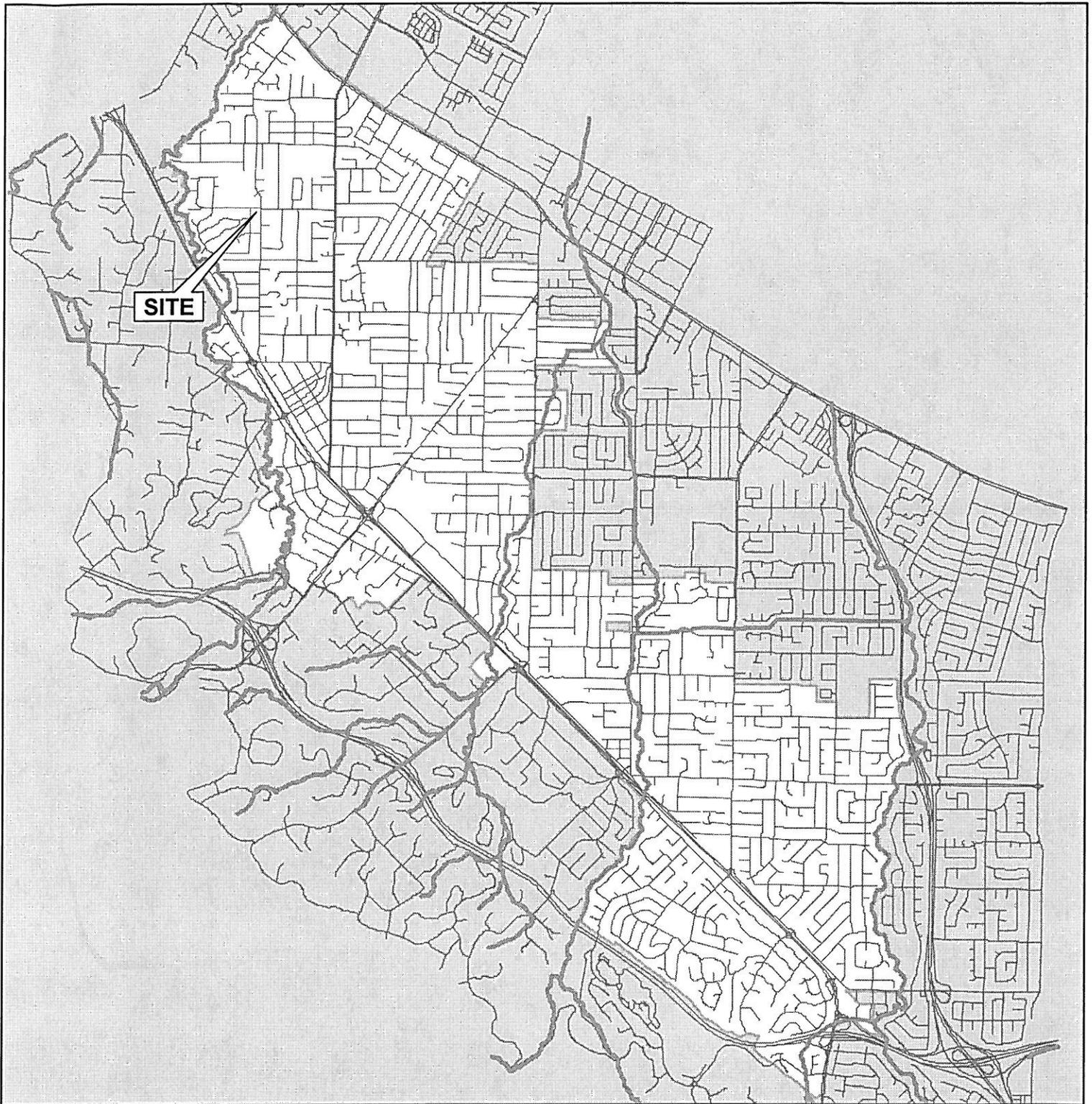
Address: 601 GUADALUPE DRIVE  
 Date: 09/22/14

### 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)
323 PINE LN.	35' ±		N/A	2	26' ±	STUCCO	COMPLEX
581 GUADALUPE DR.	25' ±	35' ±	FRONT	2	26' ±	STUCCO/SIDING	SIMPLE
600 LOS ALTOS. AVE	25' ±	35' ±	FRONT	2	26' ±	STUCCO / BRICK.	SIMPLE
600 GUADALUPE DR.	25' ±	35' ±	FRONT	2	26' ±	STUCCO / SIDING	COMPLEX
580 GUADALUPE DR.	25' ±	25' ±	FRONT	2	26' ±	STUCCO.	SIMPLE
540 GUADALUPE DR.	25' ±	35' ±	FRONT	1	17' ±	SIDING.	COMPLEX
520 GUADALUPE DR.	25' ±	25' ±	FRONT	1	17' ±	STUCCO/STONE	SIMPLE
500 GUADALUPE DR.	25' ±	11' ±	FRONT	1	17' ±	STUCCO/BRICK	SIMPL.

# AREA MAP



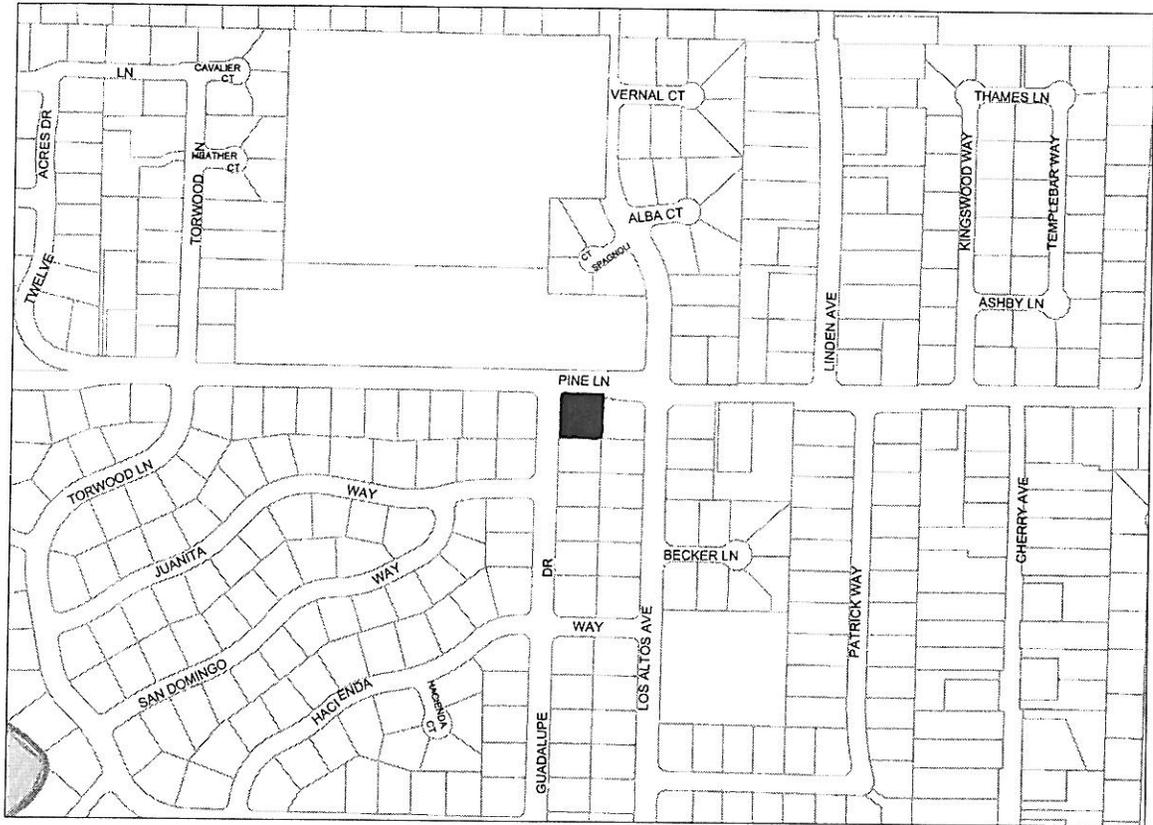
## CITY OF LOS ALTOS

**APPLICATION:** 14-SC-34  
**APPLICANT:** L. Li /D. Liu and N. Song  
**SITE ADDRESS:** 601 Guadalupe Drive

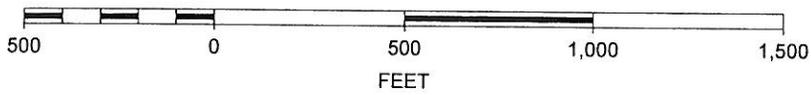


Not to Scale

# VICINITY MAP



SCALE 1 : 6,000



CITY OF LOS ALTOS

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