



DATE: December 3, 2014

AGENDA ITEM #4

**TO:** Design Review Commission  
**FROM:** Lily Lim, Assistant Planner  
**SUBJECT:** 14-SC-38 – 1675 Juarez Avenue

**RECOMMENDATION:**

Approve design review application 14-SC-38 subject to the findings and conditions

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**PROJECT DESCRIPTION**

This project will rebuild an existing two-story structure. The project includes 2,959 square feet on the first story and 809 square feet on the second story. The following table summarizes the project's technical details:

<b>GENERAL PLAN DESIGNATION:</b>	Single-Family, Residential
<b>ZONING:</b>	R1-10
<b>PARCEL SIZE:</b>	10,790 square feet
<b>MATERIALS:</b>	Concrete tile roof, stone veneer, smooth finish stucco, wood entry door, wood window trim, wood columns, wood trellis, PVC corbels, and an overhead steel garage door

	<b>Existing</b>	<b>Proposed</b>	<b>Allowed/Required</b>
<b>COVERAGE:</b>	2,322 square feet	3,004 square feet	3,237 square feet
<b>FLOOR AREA:</b>			
First floor	2,322 square feet	2,959 square feet	
Second floor	789 square feet	809 square feet	
Total	3,111 square feet	3,768 square feet	3,776 square feet
<b>SETBACKS:</b>			
Front	27 feet	26 feet	25 feet
Rear	61 feet	50 feet	25 feet
Right side (1 <sup>st</sup> /2 <sup>nd</sup> )	10 feet/17 feet	10 feet/21 feet	10 feet/17.5 feet
Left side (1 <sup>st</sup> /2 <sup>nd</sup> )	10 feet/18 feet	10 feet/22 feet	10 feet/17.5 feet
<b>HEIGHT:</b>	24 feet	25 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 with low profiles, consistent setbacks, and streetscape character. Existing homes in the immediate neighborhood are predominately one-story with low eave lines and rustic materials. Juarez Avenue is narrow in appearance with landscaped shoulders and a varied street tree 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 structure is designed to minimize bulk and lessen abrupt changes to the surrounding neighborhood. The existing two-story structure has a low profile second story which is situated closer to the rear of the structure, while the new second story is massed towards the front. The proposed design uses hip roof forms and horizontal roof elements to soften the appearance of the home. The uniform single-story eave lines maintain an appropriate scale to the single-story elements found in surrounding homes. There are recessed wall elements on the second story, as well as a recessed covered entry way that help reduce the bulk.

The City's Residential Design Guidelines suggest using more than one material on an elevation to break up the vertical mass of the house. This design does a good job of using stone wainscot and smooth finish stucco to minimize the perception of bulk. The stone veneer is also used on the entry element as a focal point. The project also uses high quality materials such as a concrete tile roof, PVC corbels, wood window trim, wood columns and a wood trellis. The building materials are cohesive and well integrated throughout all sides of the structure. 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 left side-facing windows have sill heights of six feet, which do not create an unreasonable privacy concern. However, the right side-facing bedroom window is adjacent to the side yard of the neighboring property. Although the setback is 21 feet from the property line and more than 30 feet from the structure, staff is recommending a condition to provide privacy screening along the south property line to mitigate privacy concerns (Condition No. 4).

The project will remove a Juniper tree and a Magnolia tree. The Juniper tree is insignificant in size and would not require a tree removal permit. However, the Magnolia tree is 16 inches in diameter and appears to be in good health. Per the City's Design Guidelines for two-story homes, staff is requiring two street trees to be planted in the front yard. Additionally, one tree shall be placed anywhere on the property to replace the Magnolia tree that will be removed (Condition No. 5).

### **Miscellaneous**

Sheet A-2 of the plan set incorrectly identifies the street width as 60 feet; however, the street width should be 50 feet as shown on the survey.

### **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: Reza Norouzi, Memarie Associates, Architect/Designer  
Todd Gotham and Kassie Porterfield, Property Owners

### Attachments

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

## FINDINGS

14-SC-38 – 1675 Juarez Avenue

With regard to the two-story, 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-38 – 1675 Juarez Avenue

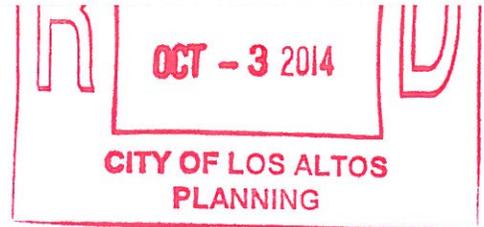
1. The approval is based on the plans received on November 19, 2014 and the written application materials provide by the applicant, except as be modified by these conditions.
2. Obtain an encroachment permit issued from the Engineering Division prior to doing any work within the public street right-of-way.
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 privacy screening along the south property line near the gate to mitigate privacy concerns from Bedroom No. 4.
5. The applicant shall provide two category I or II street trees in the front yard and provide an additional tree anywhere on the property to replace the Magnolia tree. All such trees shall be a minimum of 15-gallon in size.
6. **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. Fire sprinklers to be installed pursuant to Section 12.10 of the Municipal Code;
  - c. 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;
  - d. 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;
  - e. 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
  - f. The location of any air conditioning units on the site plan and the manufacturer's sound rating for each unit.

7. **Prior to final inspection:**

- a. All front yard landscaping and privacy screening shall be maintained and/or installed as required by the Planning Division; and
- b. Submit verification that the addition was built in compliance with the City's Green Building Ordinance (Section 12.26 of the Municipal Code).



# ATTACHMENT A



## CITY OF LOS ALTOS GENERAL APPLICATION

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

Permit # 1106344

<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: 1675 Juarez Ave.

Project Proposal/Use: 2 Story Single Family House

Current Use of Property: 2 Story Single Family House

Assessor Parcel Number(s) 318-09-021

Site Area: 10,790 Sq. Ft.

New Sq. Ft.: 657

Remodeled Sq. Ft.: 2,241

Existing Sq. Ft. to Remain: 870

Total Existing Sq. Ft.: 3,111

Total Proposed Sq. Ft. (including basement): 3,768

Applicant's Name: Mr. Todd Gotham & Ms. Kassie Porterfield

*tgotham@mac.com*

Home Telephone #: \_\_\_\_\_

Business Telephone #: (408) 718-7625

Mailing Address: 1675 Juarez Ave.

City/State/Zip Code: Los Altos, CA 94024

Property Owner's Name: Mr. Todd Gotham & Ms. Kassie Porterfield

Home Telephone #: \_\_\_\_\_

Business Telephone #: (408) 718-7625

Mailing Address: 1675 Juarez Ave.

City/State/Zip Code: Los Altos, CA 94024

Architect/Designer's Name: Reza Norouzi

rezan@memarie.com

Telephone #: (408) 559-8037

\*\*\* 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)





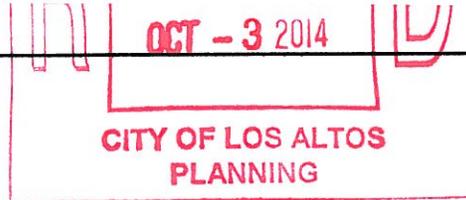
# ATTACHMENT B

City of Los Altos

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** 1675 Juarez Ave, Los Altos, CA  
**Scope of Project:** Addition or Remodel  or New Home   
**Age of existing home if this project is to be an addition or remodel?** 15 yrs  
**Is the existing house listed on the City's Historic Resources Inventory?** No

### 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: 10,700 square feet  
Lot dimensions: Length 83 feet  
Width 130 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? No  
What % of the front facing walls of the neighborhood homes are at the front setback 60 %  
Existing front setback for house on left 25-30 ft./on right 25 ft.  
Do the front setbacks of adjacent houses line up? Yes

#### 3. Garage Location Pattern: (Pg. 19 Design Guidelines)

Indicate the relationship of garage locations in your neighborhood\* only on your street (count for each type)  
Garage facing front projecting from front of house face 8  
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 7; 3-car garages 1

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

What % of the homes in your neighborhood\* are:  
One-story 60%  
Two-story 40%

5. **Roof heights and shapes:**

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

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) Fiber cement siding

What roofing materials (wood shake/shingle, asphalt shingle, flat tile, rounded tile, cement tile, slate) are consistently (about 80%) used?  
asphalt shingle  
If no consistency then explain: \_\_\_\_\_

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

Does your neighborhood\* have a consistent identifiable architectural style?  
 YES  NO  
Type?  Ranch  Shingle  Tudor  Mediterranean/Spanish  
 Contemporary  Colonial  Bungalow  Other Craftsman

**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.)?

Front lawns

\_\_\_\_\_

\_\_\_\_\_

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

Visible from street and back neighbor's

\_\_\_\_\_

\_\_\_\_\_

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 major landscaping features. Right-of-way is asphalt

\_\_\_\_\_

\_\_\_\_\_

**10. Width of Street:**

What is the width of the roadway paving on your street in feet? 35

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

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

\_\_\_\_\_

**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.:

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Similar lot sizes both width and length. Most homes go out to side setbacks  
giving the neighborhood a horizontal feel.

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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

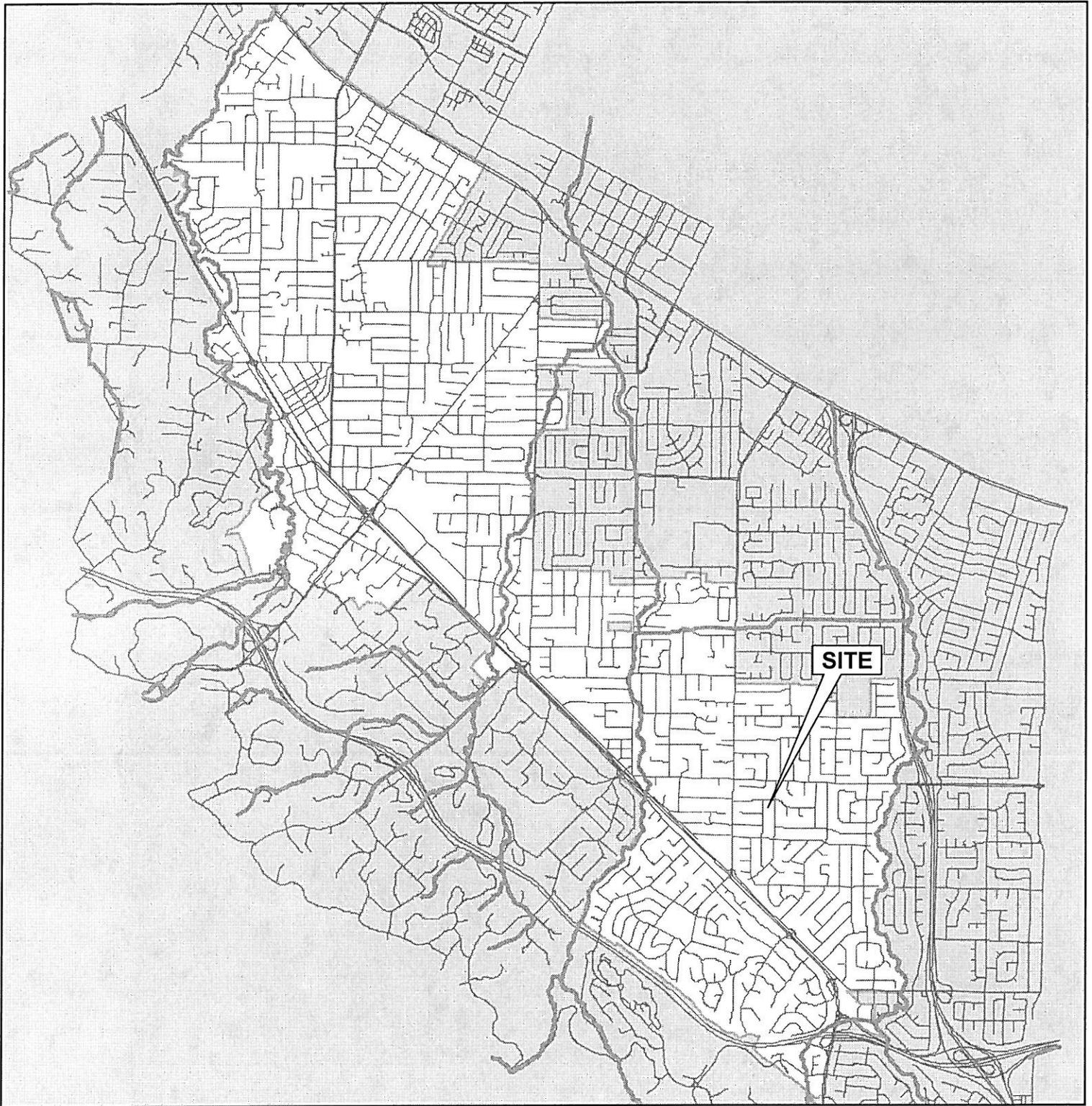
Address: 1675 Juarez Ave  
 Date: September 5, 2014

### 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)
1685 Juarez Ave (Right Neighbor)	25 FT		Front, 3 Car	Two		Siding & Stone	Craftsman (C)
1695 Juarez Ave (RT 2 down)	25-30 FT		Front, 2 Car	One		Siding & Stone	Ranch (S)
1400 Richardson Ave (Left Nghbr)	25-30 FT		Front, 2 Car	One		Vertical Siding	Ranch (S)
1676 Austin Ave (Behind)	25-30 FT		Front, 2 Car	One		Siding	Ranch (C)
1686 Austin Ave (Behind)	25 FT		Front, 2 Car	Two		Siding	Traditional (C)
1672 Juarez Ave (Diagonal Across)	30 FT		Front, 2 Car	One		Siding	Ranch (S)
1345 Ensenada (Diagonal Across)	25 FT		Front, 2 Car	One		Stucco	Mediterranean (C)

# AREA MAP



## CITY OF LOS ALTOS

**APPLICATION:** 14-SC-38  
**APPLICANT:** T. Gothman and K. Porterfield  
**SITE ADDRESS:** 1675 Juarez Avenue

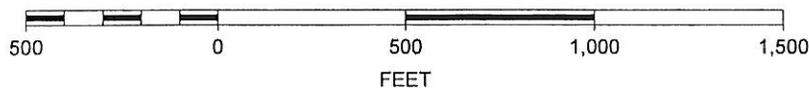


Not to Scale

# VICINITY MAP



SCALE 1 : 6,000



CITY OF LOS ALTOS

**APPLICATION:** 14-SC-38  
**APPLICANT:** T. Gothman and K. Porterfield  
**SITE ADDRESS:** 1675 Juarez Avenue