DATE: February 4, 2015

AGENDA ITEM #2

TO: Design Review Commission

FROM: Sierra Davis, Assistant Planner

SUBJECT: 14-SC-29 – 1251 S. Springer Road

RECOMMENDATION:

Approve design review application 14-SC-29 subject to the findings and conditions

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PROJECT DESCRIPTION

This project will construct a new two-story house. The project includes 2,131 square feet on the first floor and 1,157 square feet on the second floor. The following table summarizes the project's technical details:

GENERAL PLAN DESIGNATION:	Single-Family, Residential
ZONING:	R1-10
PARCEL SIZE:	9,399 square feet
MATERIALS:	Concrete "S" tile roof, wood corbels, fiberglass columns, wood window trim, and wood garage door

	Existing	Proposed	Allowed/Required
COVERAGE:	1,699 square feet	2,467 square feet	2,820 square feet
FLOOR AREA:			
First floor	1,699 square feet	2,131 square feet	
Second floor		1,157 square feet	
Total	1,699 square feet	3,288 square feet	3,290 square feet
SETBACKS:			
Front	25 feet	25 feet	25 feet
Rear	25 feet	36 feet	25 feet
Right side (1st/2nd)	8 feet	12 feet/19 feet	8 feet/15.5 feet
Left side (1st/2nd)	8 feet	11 feet/18 feet	8 feet/15.5 feet
HEIGHT:	16 feet	24 feet	27 feet

BACKGROUND

This is a continued design review application for a two-story house. The Design Review Commission reviewed the project at the December 3, 2014 meeting and the project was continued per the staff report recommendation to:

- Reduce the two-story wall elements;
- Simplify the window shapes and types;
- Simplify the massing and design the house "inside-out" to create a more cohesive exterior design;
- Provide two category I or II street trees to be located in the front yard;
- Provide privacy screening along the south property line, west of the existing ten inch tree to mitigate privacy concerns from bedroom number three; and
- Revise the landscape plan to categorize and identify existing trees, include all existing landscaping, including shrubs and screening plants, and provide accurate driplines for existing trees

DISCUSSION

Design Review

The applicant has revised the plans to meet the recommended direction. The revised design simplified the complex massing and roof forms and incorporated additional materials that help to break up the two story elements and exposed walls. The changes include:

- A stone wainscot and stone on the garage facade;
- A new roof form was added between the first and second story across the front;
- Hipped roofs over the garage and the projecting element on the right side of the first story;
- Hipped roofs over the projecting elements at the second story;
- The windows were resized on the front of the house to better relate to one another;
- Window were added at the second story facing the side property lines;
- The rear second story roof has been simplified; and
- The eave height on the right side of the front facade was lowered.

The first story roof overhang and the new hipped roof elements at the first and second stories are the most substantial revision made to the front facade that help to reduce the bulk and massing. The original design included two-story height walls and gable roof ends facing the front, both of which accentuated the height of the structure. The horizontal first-story eave line and simplified hip roofs minimize the bulk at the first story. The second story was articulated to provide two smaller hip roof elements with the main roof set back farther.

The rear and side elevations are substantially the same; however, the roof plan was revised to include hipped roof forms on the right side which help simplify the design. The rear elevation was simplified by staggering the hip roofs in smaller forms that minimize the bulk from the rear.

The applicant was also directed to simplify the window shapes and types. The window shapes are substantially the same; however, the sizes of the windows better relate to one another. Four new windows have been added to the second story on the sides and all have high sill heights, which would not result in a substantial privacy concern.

Landscaping

The revised landscaping plan includes the existing hedge along to south property line shown to remain and two street trees in the front yard. The applicant was directed to provide two Category I or II street trees in the front yard. The applicant would like to use a smaller species of trees which is appropriate because there are utility lines across the front of the property.

The applicant was also directed to provide a landscaping plan that accurately shows and identifies the existing landscaping and provide privacy screening where appropriate on the south property line west of the ten-inch tree. The existing hedge west of the ten-inch tree will help to screen the neighboring property from the rear, second-story windows; however, additional landscaping should be added between the landscape hedge and the ten-inch tree on the south property line.

CC: Steve Benzing, Architect
Amir & Homa Tekiyeh, Property Owners

Attachments
A. Design Review Commission Staff Report, December 3, 2014
B. Design Review Commission Minutes, December 3, 2014
C. Previously Reviewed Building Elevations from December 3, 2014 DRC meeting

FINDINGS

14-SC-29 – 1251 S. Springer Road

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;

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-29 – 1251 S. Springer Road

1. The approval is based on the plans received on January 23, 2015 and the written application materials provided by the applicant, except as may be modified by these conditions.

2. The trees in the rear yard and the hedge on the south property line shall be protected under this application and cannot be removed without a tree removal permit from the Community Development Director.

3. A landscape hedge shall be planted along the south property line between the "existing hedge to remain" and the "10-inch tree" as seen on the site plan. The plants shall be a minimum 24-inch box in size.

4. Obtain an encroach permit issued 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 the issuance of a demolition permit**, install tree protection fencing around the hedge on the south property line and trees along the south, east and north property line 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.

8. Prior to Building , 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 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. Please note, the plans cannot be submitted for building permit review if this information is not provided.

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.).

9. **Prior to final inspection:**

a. All front yard, interior side, and rear 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

DATE: December 3, 2014

AGENDA ITEM #3

TO: Design Review Commission

FROM: Lily Lim, Assistant Planner

SUBJECT: 14-SC-29 – 1251 S. Springer Road

RECOMMENDATION:

Continue design review application 14-SC-29 subject to the recommended direction

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PROJECT DESCRIPTION

This project will construct a new second story and rebuild portions of the first story. The additions include 432 square feet on the first floor and 1,157 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:	9,399 square feet
MATERIALS:	Concrete "S" tile roof, wood corbels, fiberglass columns, wood window trim, and wood garage door

	Existing	Proposed	Allowed/Required
COVERAGE:	1,699 square feet	2,783 square feet	2,820 square feet
FLOOR AREA:			
First floor	1,699 square feet	2,131 square feet	
Second floor	n/a	1,157 square feet	
Total	1,699 square feet	3,288 square feet	3,290 square feet
SETBACKS:			
Front	25 feet	25 feet	25 feet
Rear	25 feet	36 feet	25 feet
Right side (1st/2nd)	8 feet	12 feet/19 feet	10 feet/17.5 feet
Left side (1st/2nd)	8 feet	11 feet/18 feet	10 feet/17.5 feet
HEIGHT:	16 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. South Springer Road has smaller scale, one-story homes on the east side and a low profile commercial building on the west side. The topography in the immediate area is relatively flat and the one-story homes have low eave lines and wall plate heights. The homes have similar front yard setbacks and prominent front facing garages. South Springer Road has paved sidewalks and no distinct tree or landscape 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 uses a design approach that has some traditional elements, such as a two-car garage and covered entry; however, the design appears out-of-scale with the surrounding neighborhood primarily due to its massing. The immediately surrounding neighborhood has a smaller scale, with one-story structures with low eave lines and wall heights. Additionally, given the simplicity of the surrounding structures, the proposed structure is more complex in massing than the adjacent homes. The two-story high walls and scale of the proposed structure as well as the tall wall plates creates an abrupt change. Furthermore, the proposed second story massing does not appear as integral to the overall design concept. The exterior design appears to be based on the floor plan and appears "inside-out." The City's Residential Design Guidelines suggest designing a house from "outside-in" rather than the reverse as it tends to lack a clear overall design and often adds to the perception of excessive bulk. This approach produces a more complex massing and unusual wall and roof forms such as the transition between the roof and the second story shown on the south side elevation.

Another concern is the use of too many window shapes and sizes. The City's Residential Design Guidelines suggest avoiding the use of too many different window types and shapes.

The project is required to meet all findings as outlined by the Design Guidelines, specifically, designing a structure that will be compatible within the immediate context and reduce the perception of excessive bulk and mass. To meet the findings, staff recommends that the Design Review Commission provide the following direction:

- Reduce the two-story wall elements;
- Simplify the window shapes and types; and
- Simplify the massing and design the house "inside-out" to create a more cohesive exterior design

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 has done a good job of minimizing side-facing windows. The side-facing window is small and passive in use as it leads to the master bathroom. However, staff is concerned with the rear facing window in bedroom number three as it creates a potential privacy concern for the neighbor to the right (south). A condition has been added to provide privacy screening along the south property line, west of the ten inch tree (condition number 5). The first floor is low and the windows do not create unreasonable privacy concerns.

This project preserves existing landscaping in the rear yard and proposes new landscaping in the front yard. Based on staff's site visit, the existing rear yard landscaping provides adequate screening from the rear facing second story windows. However, per the City's Design Guidelines, staff recommends two street trees in the front yard to soften the impact and view of the two-story addition. Staff also recommends that the landscape plan categorize and identify the existing trees on the property. The new landscape plan should include accurate driplines of trees and all existing landscaping, including shrubs and other screening plants. The applicant was not asked to provide this information initially as the focus was on the compatibility of the overall design.

Correspondence

The applicant has provided a letter of signatures from neighboring property owners indicating their support of the proposed project (attachment D).

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: Steve Benzing, Architect/Designer
Amir & Homa Tekiyeh, Property Owners

Attachments
A. Application
B. Neighborhood Compatibility Worksheet
C. Maps
D. Correspondence

FINDINGS

14-SC-29 – 1251 S. Springer Road

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 *not* 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 *not* been incorporated in order to insure the compatibility of the development with its design concept and the character of adjacent buildings;

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.

Recommended Direction

14-SC-29 – 1251 S. Springer Road

- Reduce the two-story wall elements;
- Simplify the window shapes and types;
- Simplify the massing and design the house "inside-out" to create a more cohesive exterior design;
- Provide two category I or II street trees to be located in the front yard;
- Provide privacy screening along the south property line, west of the existing ten inch tree to mitigate privacy concerns from bedroom number three; and
- Revise the landscape plan to categorize and identify existing trees, include all existing landscaping, including shrubs and screening plants, and provide accurate driplines for existing trees

ATTACHMENT A

RECEIVED
AUG 28 2014
CITY OF LOS ALTOS
PLANNING

CITY OF LOS ALTOS
GENERAL APPLICATION

Type of Review Requested: ***(Check all boxes that apply)*** **Permit #** 1106285

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

Project Address/Location: 1251 S. SPRINGER ~~AVE~~. ROAD

Project Proposal/Use: RESIDENTIAL

Current Use of Property: RESIDENTIAL

Assessor Parcel Number(s) 189-17-005 **Site Area:** 9399 SF

New Sq. Ft.: 2268 **Remodeled Sq. Ft.:** _____ **Existing Sq. Ft. to Remain:** _____

Total Existing Sq. Ft.: 1699 **Total Proposed Sq. Ft. (including basement):** _____

Applicant's Name: STEVE BENZING - ARCHITECT (BENZARCH@COMCAST.NET)

Home Telephone #: 408 805 1328 **Business Telephone #:** N/A

Mailing Address: 12403 FREDERICKSBURG

City/State/Zip Code: SARATOGA, CA 95070

Property Owner's Name: AMIR TEKIYEH atekiyeh@marvell.com (1)

Cell ~~Home~~ **Telephone #:** (408) 420-0897 **Business Telephone #:** (408) 222-2500

Mailing Address: 1251 S. Springer Rd. (2) homamaleki@hotmail.ca

City/State/Zip Code: Los ALTOS CA 94024

Architect/Designer's Name: STEVE BENZING **Telephone #:** 408 805 1328

*** * * If your project includes complete or partial demolition of an existing residence or commercial building, a demolition permit must be issued and finaled 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

RECEIVED
AUG 28 2014
CITY OF LOS ALTOS
PLANNING

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 1251 S. SPRINGER
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? NO

* See "What constitutes your neighborhood" on page 2.

Address: 1251 S. SPR STER
Date: 8/28/14

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: 9600 square feet
Lot dimensions: Length 100 - 120 feet
Width 80 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?_____
What % of the front facing walls of the neighborhood homes are at the front setback 90 %
Existing front setback for house on left 25 ft./on right 25 ft.
Do the front setbacks of adjacent houses line up? YES

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

Indicate the relationship of garage locations in your neighborhood* only on your street (count for each type) (2 HOUSES EASTSIDE)
Garage facing front projecting from front of house face 4
Garage facing front recessed from front of house face 0
Garage in back yard 0
Garage facing the side 0
Number of 1-car garages__; 2-car garages 8; 3-car garages __

* See "What constitutes your neighborhood" (page 2)

Address: 1251 S SPRINGER
Date: 8/28/14

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

What % of the homes in your neighborhood* are:
One-story ~~25~~ 75%
Two-story 25%

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 ✓?

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

What siding materials are frequently used in your neighborhood*?

__ wood shingle ✓ stucco __ board & batten ✓ clapboard
__ tile __ stone __ brick __ combination of one or more materials
(if so, describe) _____

What roofing materials (wood shake/shingle, asphalt shingle, flat tile, rounded tile, cement tile, slate) are consistently (about 80%) used?
ASPHALT
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

* See "What constitutes your neighborhood" (page 2)

Address: 1251 S. SPI GER
Date: 8/28/14

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.)?
TYPICAL SUBURBAN STYLE - LAWN & SHRUBS

How visible are your house and other houses from the street or back neighbor's property?
4-5' SHRUBS, PROJECT PROPERTY SCREEN AT BACK

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

Address: 1251 S. SPRINGER
Date: 8/28/14

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.:
GIVEN THAT SPRINGER AT THIS LOCATION HAS COMMERCIAL ACROSS THE STREET, THE RANCH (SMALL) STYLE IS IN TRANSITION I WOULD BELIEVE THAT THE MAJORITY OF HOUSE WILL CHANGE IN THE FUTURE

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

* See "What constitutes your neighborhood" (page 2)

Address: 1251 S. SPRINGER
Date: 8/28/14

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)
1225 SPRINGER	25'	25'	FRONT	ONE	18-20'	WOOD SIDING BRICK, ASPHALT	SIMPLE
1235 SPRINGER	"	35'	"	"	"	"	"
1261 SPRINGER	"	40'	"	"	"	WOOD SIDING ASPHALT	"
1271 SPRINGER	"	50'	"	"	"	"	"
120 BRENTWOOD CT	"	30'	"	TWO	25'-26'	STUCCO TILE ROOF	"
122 BRENTWOOD CT	30'	50'	"	ONE	20'	WOOD SIDING ASPHALT	"
123 BRENTWOOD CT.	20'	40'	"	TWO	25'-26'	STUCCO TILE ROOF	COMPLEX

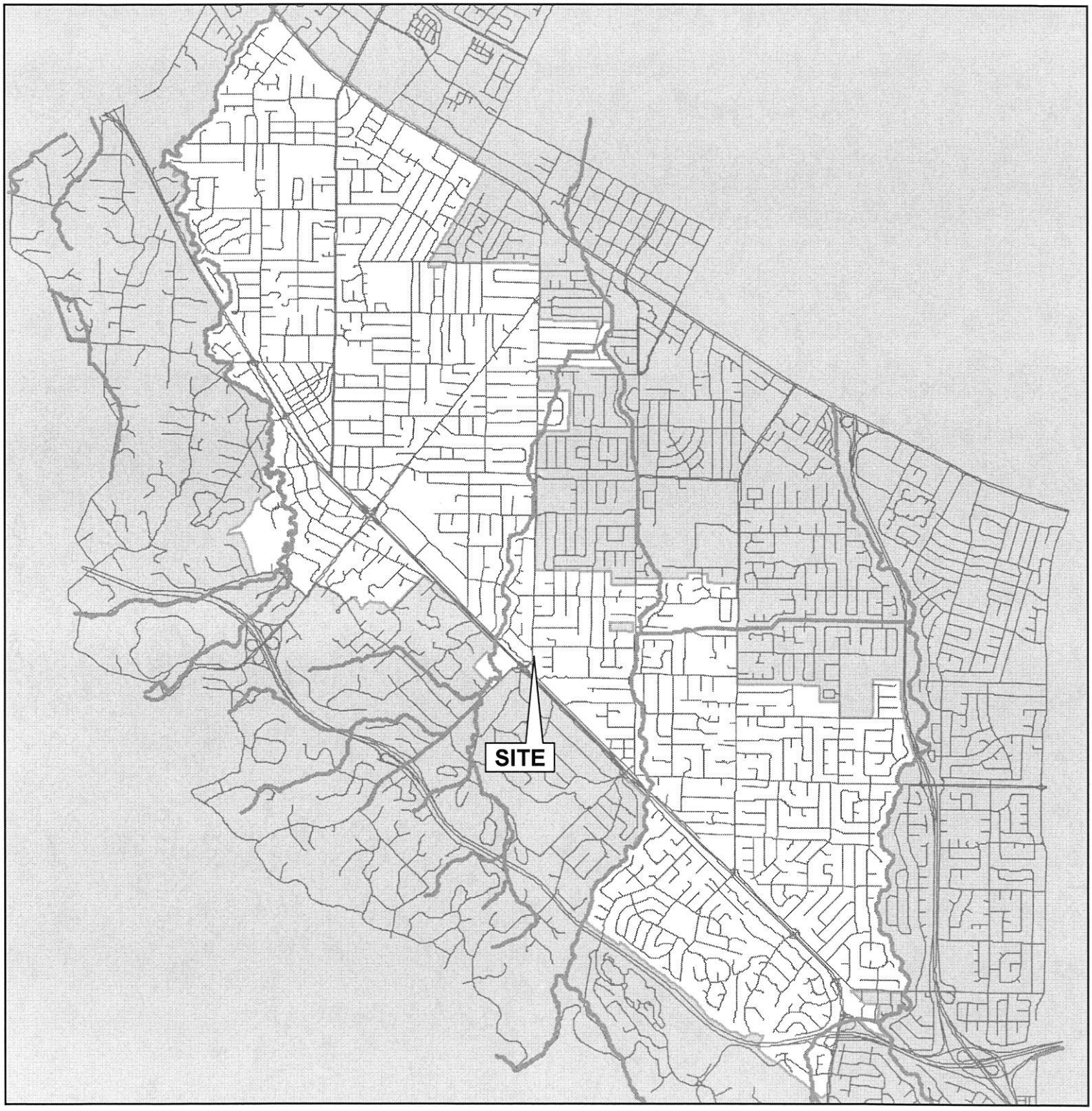
* See "What constitutes your neighborhood", (page 2).

SGL STORY.
COMMERCIAL
SGL STORY.
2 STORY
SGL STORY
SGL STORY
2 STORY
Los Altos Bakery & Cafe
1251 S Springer Rd
SGL STORY
SGL STORY
COMMERCIAL
SGL STORY
SGL STORY
S Springer Rd
S Springer Rd
S Springer Rd
S Springer Rd
Fremont A

Brentwood St
Berry Ave
Berry Ave
Berry Ave
Brentwood Ct
Brentwood Pl
1251 S Springer Rd
S Springer Rd
S Springer Rd

ATTACHMENT C

AREA MAP



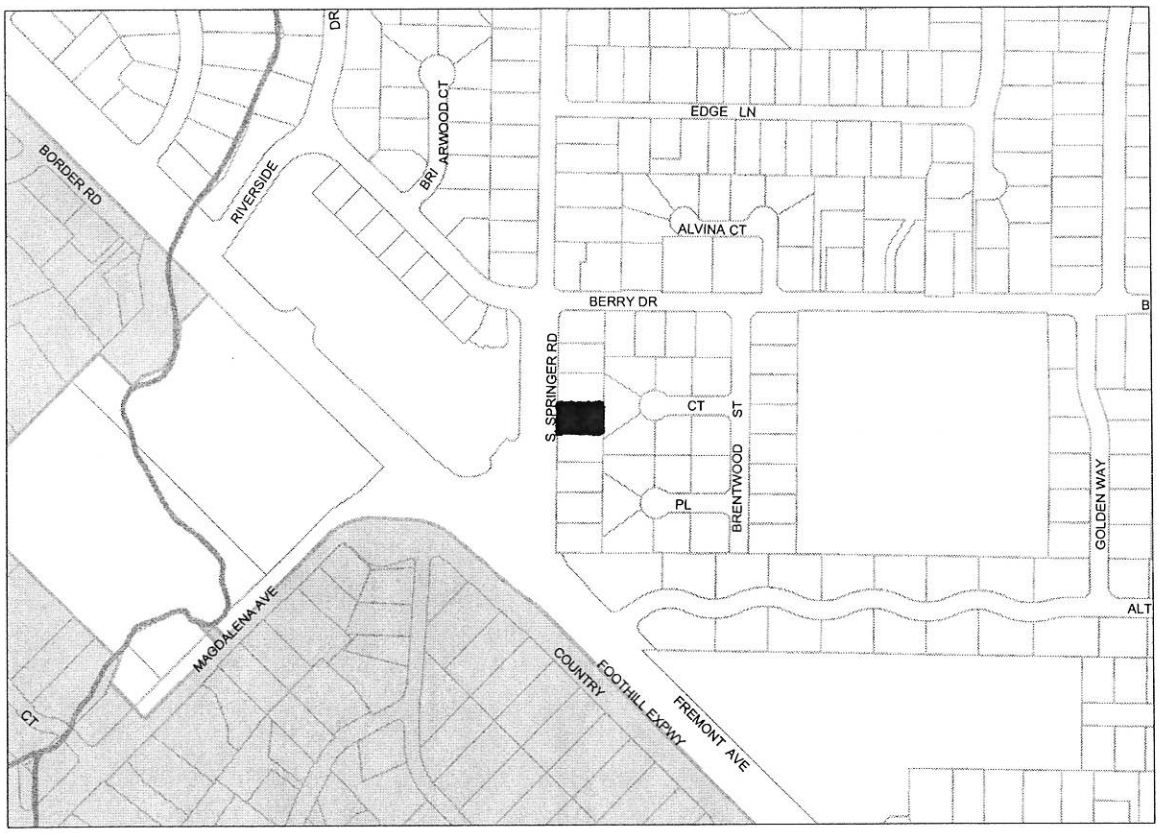
CITY OF LOS ALTOS

APPLICATION: 14-SC-29
APPLICANT: S. Benzing Architect/A. Tekiyeh
SITE ADDRESS: 1251 S. Springer Road

N

Not to Scale

VICINITY MAP



SCALE 1 : 6,000

500 0 500 1,000 1,500

FEET

N

CITY OF LOS ALTOS

APPLICATION: 14-SC-29
APPLICANT: S. Benzing Architect/A. Tekiyeh
SITE ADDRESS: 1251 S. Springer Road

ATTACHMENT D

7/13/14
NEIGHBORHOOD GATHERING

I HAVE REVIEWED THE PLANS & HAVE NO OBJECTIONS:

NAME	ADDRESS
Montal Rasmussen	1281 S. Springer Rd. Los Altos, CA 94024
Wendy Keller	1261 S. Springer Rd. Los Altos, CA 94024
David Aston Diana Aston	720 Brentwood Ct Los Altos CA 94024
[illegible]	1235 S. Springer Rd Los Altos, CA 94024
ARAyyangar ARTHI AYYANGAR	723 BRENTWOOD CT. LOS ALTOS, CA 94024
Richard Porticos Karin Porticos	1225 S. Springer Rd Los Altos, CA 94024
Lannie Richter	722 Brentwood Ct Los Altos, CA 94024
Wellington Richter	722 Brentwood Ct Los Altos 94024
Barbara Hamanyan	1271 S. Springer Rd Los Altos, CA 94024

MOTION by Commissioner MEADOWS, seconded by Vice-Chair KIRIK, to approve design review application 14-SC-18 per the staff report findings and conditions.
THE MOTION CARRIED UNANIMOUSLY (4/0).

3. **14-SC-29 – S. Benzing Architect – 1251 S. Springer Road**
Design review for a two-story house. The project includes the addition of 432 square feet on the first story and 1,157 square feet on the second story. *Project Planner: Lim*

Assistant Planner LIM presented the staff report recommending continuance of design review application 14-SC-29 subject to the recommended direction.

Project architect Steve Benzing stated that he designed the two-story house to save the yard. He said that a Tuscan design was desired and that it fit in with low wall plates, increased setbacks, and good articulation within the neighborhood and that he met with the neighbors, who gave their support. There was no other public comment.

The commissioners discussed the project and stated general concerns with regard to mass and bulk, that the elevations needed improvement to minimize bulk, that the windows need to be simplified and cohesive, that the side elevations could have some windows to improve the quality, and the the front elevation is the most problematic being too massive and complex in its design.

MOTION by Commissioner MEADOWS, seconded by Vice-Chair KIRIK, to continue design review application 14-SC-29 per the staff report recommended direction.
THE MOTION CARRIED UNANIMOUSLY (4/0).

4. **14-SC-38 – T. Gotham and K. Porterfield – 1675 Juarez Avenue**
Design review for a two-story house. The project includes 2,959 square feet on the first story and 809 square feet on the second story. *Project Planner: Lim*

Assistant Planner LIM presented the staff report recommending approval of design review application 14-SC-38 subject to the findings and conditions.

Property owner/applicant Todd Gotham made himself available for questions. There was no other public comment.

The commissioners discussed the project and considered if it looked top heavy and if it was appropriate to lower the second story wall plate or use other means to address the concern, that condition No. 4 is not necessary, and that overall it it is a good design that should fit-in.

MOTION by Commissioner MEADOWS, seconded by Chair BLOCKHUS, to approve design review application 14-SC-38 per the staff report findings and conditions, with the following change:
Remove condition No. 4.
THE MOTION FAILED BY A 2/2 VOTE, WITH VICE-CHAIR KIRIK AND COMMISSIONER WHEELER OPPOSED.

MOTION by Vice-Chair KIRIK, seconded by Commissioner WHEELER, to continue design review application 14-SC-38 to reduce the second story wall plate height to eight feet and remove condition No. 4.

ATTACHMENT C

PREVIOUS PROPOSAL

FRONT ELEVATION - WEST

SCALE 1/4" = 1'-0"

EXTERIOR MATERIALS -

SIDING - OLD WORLD FINISH STUCCO - BEIGE COLOR
OVERHANG TRIM - WHITE W/ DARK CORBELS
ROOFING - LIGHTWEIGHT CONC S TILE - REDDISH CLAY COLOR
WINDOWS - VINYL CASEMENTS - WHITE W/ 5" WOOD TRIM PAINTED WHITE OR RECESS AROUND
COLUMNS - TURNCRAFT TUSCAN FIBERGLASS - WHITE
GABLE ELEMENT - 1" RECESS AND WROUGHT IRON CROSS OVER
GARAGE DOOR - CLOPAY - CRAFTSMAN SERIES - DARK STAINED WOOD
FRONT DOOR - SIMPSON AURORA SERIES - FIBERGLASS FAUX WOOD - STAINED DARK

REAR ELEVATION - EAST

SCALE 1/4" = 1'-0"

11/18/14 1:04:22 PM, Steve Benzing - Architect

Steve Benzing
Architect
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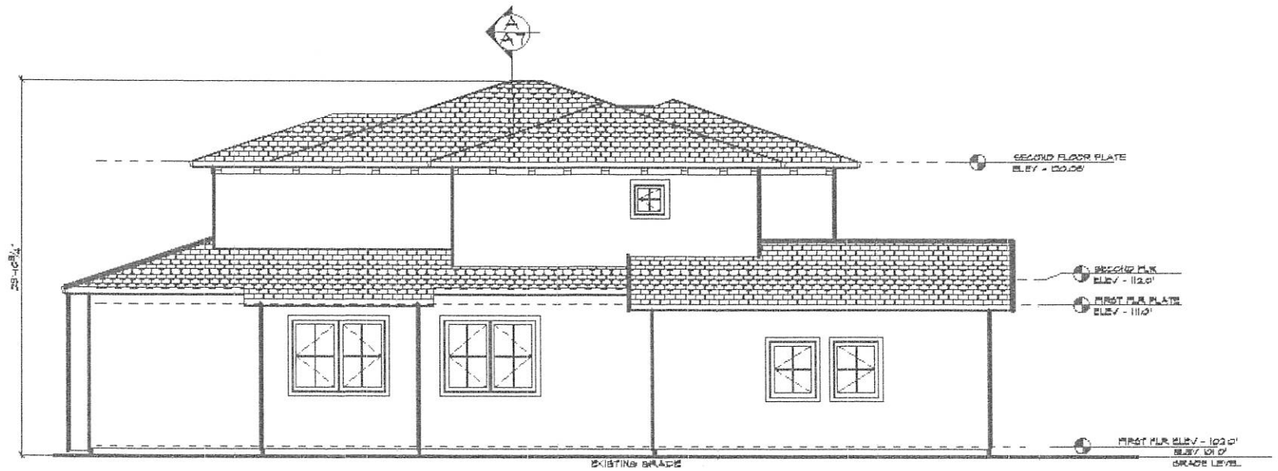
EXTERIOR ELEVATION

New Residence
at:
1251 S Springer Ave
Los Altos, Ca

for:
M/M Amir Tekiyeh
1251 S. Springer Ave
Los Altos, Ca

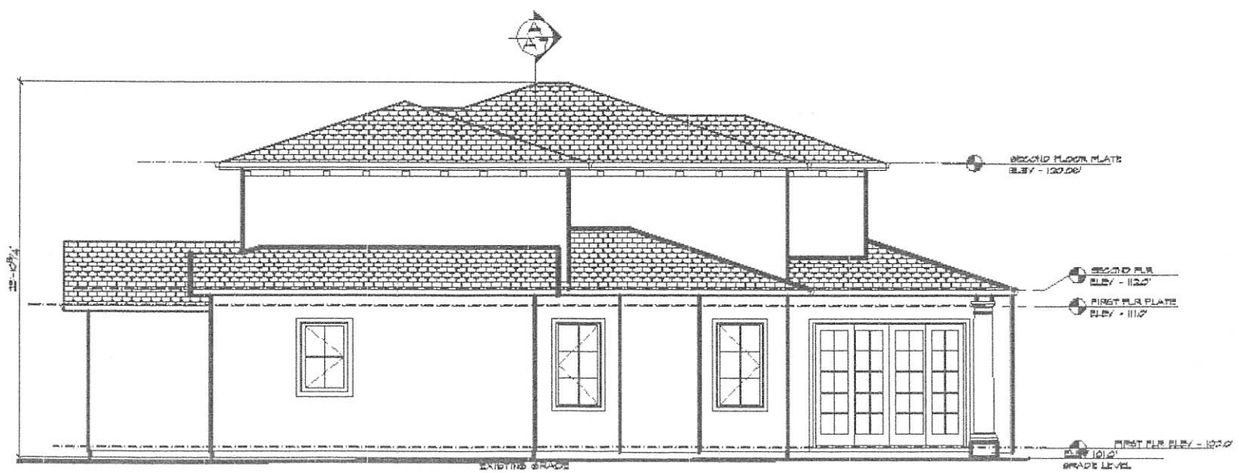
REVISIONS:

date: 8/9/14
scale: NOTED
drawn by: SMB
job no. 1442
sheet A5
of 7 shts



NORTH SIDE ELEVATION

SCALE 1/4" = 1'-0"



SOUTH SIDE ELEVATION

SCALE 1/4" = 1'-0"

11/18/14 1:04:34 PM, Steve Benzing - Architect

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