



DATE: February 4, 2015

AGENDA ITEM # 3

TO: Design Review Commission
FROM: Sean K. Gallegos, Assistant Planner
SUBJECT: 14-SC-31 – 265 Pine Lane

RECOMMENDATION:

Approve design review application 14-SC-31 subject to the listed findings and conditions

PROJECT DESCRIPTION

This is a design review application for a first- and second story addition to a one-story house. The project includes an addition of 308 square feet on the first story and 326 square feet on the second story. The addition creates an accessory multi-purpose room and loft bedroom. The following table summarizes the project:

GENERAL PLAN DESIGNATION: Single-family, Residential
ZONING: R1-10
PARCEL SIZE: 11,809 square feet
MATERIALS: wood siding, smooth finished stucco, aluminum wood clad windows, wood trim, and fiberglass shingle roof material

	Existing	Proposed	Allowed/Required
LOT COVERAGE:	3,164 square feet	3,480 square feet	3,543 square feet
FLOOR AREA:			
First floor	2,726 square feet	3,034 square feet	
Second floor	N/A	326 square feet	
Total	2,726 square feet	3,360 square feet	3,931 square feet
SETBACKS:			
Front (Pine Lane)	29 feet	25 feet	25 feet
Rear	25 feet	25 feet	25 feet
Exterior side (Los Altos Avenue)	17 feet	17 feet/57 feet	20 feet
Right side	13 feet	10 feet/18 feet	10 feet/17.5 feet
HEIGHT:	16 feet	21 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 is a large two-story structure. The single-family homes in the neighborhood are a mix of newer and older one- and two-story Ranch style with low plate heights and simple roof forms, 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 relates well to homes in the area, with its use of gable roofs, dormers, and articulated massing. The detailing and materials of the structure reflects a high level of quality and appropriate relationship to the rustic qualities of the area. The project does a good job of integrating forms and elements from the neighborhood while still establishing its own design integrity. The proposed building materials, include wood siding, smooth finished stucco, aluminum wood clad windows, wood trim, and fiberglass shingle roof material are high quality and compatible with the character of the neighborhood.

The project's scale, as compared to surrounding structures, is in keeping with the character of the neighborhood. The eight-foot tall walls on the first and second floors are consistent with the modest scale of other houses in the neighborhood. Along the right side (east) and exterior side (west) elevations, the second story is setback within the first story roof form, which conceals the second story thereby, minimizing its scale. The horizontal wood siding softens the appearance of the second story when viewed from the street. Overall, the two-story design does not create an abrupt change and is well proportioned and articulated to reduce the effect of bulk and mass when viewed from the street.

Privacy and Landscaping

The City's Design Guidelines suggest placing windows, decks, and doors in such a way to minimize the privacy impacts to neighboring properties. There are no windows on the second story facing the side (east) and rear (north) property lines. The design includes a Juliet balcony off the Study/Loft bedroom facing the front yard (Pine Lane). Since the balcony faces Pine Lane, it does not create any unreasonable privacy impacts. Therefore, as designed, staff finds that the project maintains a reasonable degree of privacy

The project proposes the removal of mature deodar cedar tree (No. 2) in the front yard due to the location of the proposed structure. The plans for the subject application have a typographical error due to tree No. 2 being identified as a Fir tree on the site plan (Sheet A1.0). An arborist report

included with the application identifies tree No. 2 as a Deodar Cedar tree, and it is in poor health with a recommendation to remove the tree. Tree protection guidelines will be followed to maintain tree No. 1 and tree No. 3 (Condition 4b). The project maintains the remaining trees on-site and conforms to the street tree guidelines.

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: Antony Joma, Architect/Applicant
Suresh Sharawagi, Owner

Attachments:

- A. Application
- B. Neighborhood Compatibility Worksheet
- C. Area Map and Vicinity Map
- D. Arborist Report, Jose Larios

FINDINGS

14-SC-31—265 Pine Lane

With regard to design review for second story addition, 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-31—265 Pine Lane

1. The approval is based on the plans received on December 12, 2014 and the written application materials provided by the applicant, except as may be modified by these conditions.
2. An encroachment permit shall be obtained 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 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.
4. **Prior to building permit submittal, the project plans shall contain/show:**
 - a. The conditions of approval shall be incorporated into the title page of the plans.
 - b. On the grading plan and/or the site plan, show all tree protection fencing for trees (no. 1) 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. The location of any air conditioning units on the site plan and the manufacturer's sound rating for each unit.
 - e. 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.).
5. **Prior to final inspection:**
 - a. All front and exterior side yard landscaping, street trees 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

CITY OF LOS ALTOS GENERAL APPLICATION

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

Permit # 1106291

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

Project Address/Location: 205 PINE LANE

Project Proposal/Use: REMODELING & ADDITION TO EXISTING HOUSE

Current Use of Property: RESIDENTIAL

Assessor Parcel Number(s) 147-24-012 Site Area: 11,708

New Sq. Ft.: 694 Remodeled Sq. Ft.: 135 Existing Sq. Ft. to Remain: 2682

Total Existing Sq. Ft.: 2682 Total Proposed Sq. Ft. (including basement): 3,376

Applicant's Name: ANTONY JOMA / JOMA STUDIO ARCHITECT

Home Telephone #: _____ Business Telephone #: 650/532-8200

Mailing Address: 200 INDUSTRIAL RD, # 150

City/State/Zip Code: SAN CARLOS, CA 94070

Property Owner's Name: SURESH SHRAWAGI

Home Telephone #: 650/814-5398 Business Telephone #: 408/572-5352

Mailing Address: 205 PINE LANE,

City/State/Zip Code: LOS ALTOS, CA

Architect/Designer's Name: JOMA STUDIO ARCHITECTS Telephone #: 650/532-8200

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

(continued on back)



NEIGHBORHOOD COMPATIBILITY WORKSHEET

In order for your design review application for single-family residential remodel/addition or new construction to be successful, it is important that you consider your property, the neighborhood's special characteristics that surround that property and the compatibility of your proposal with that neighborhood. **The purpose is to help you understand your neighborhood before you begin the design process with your architect/designer/builder or begin any formal process with the City of Los Altos.** *Please note that this worksheet must be submitted with your 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 265 PINE LANE
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

Address: 245 PINE LA.

Date: 8/26/2014

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: 11,735 square feet

Lot dimensions: Length 125 feet

Width 95 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' 6"

What % of the front facing walls of the neighborhood homes are at the front setback 80 %

Existing front setback for house on left N/A 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

Garage facing front recessed from front of house face

Garage in back yard

Garage facing the side

Number of 1-car garages 0; 2-car garages 1; 3-car garages

Address: 205 PINE LA.

Date: 8/26/2014

4. Single or Two-Story Homes:

What % of the homes in your neighborhood* are:

One-story 50%

Two-story 50%

5. Roof heights and shapes:

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

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

Do the roof forms appear simple or complex ?

Do the houses share generally the same eave height YES?

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

What siding materials are frequently used in your neighborhood*?

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

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

WOOD SHAKE / ASPHALT SHINGLES

If no consistency then explain: _____

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

Does your neighborhood* have a consistent identifiable architectural style?

YES NO

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

Address: 265 PINE LN.

Date: _____

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

Does your property have a noticeable slope? NO

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

Is your slope higher _____ lower _____ same _____ in relationship to the neighboring properties? Is there a noticeable difference in grade between your property/house and the one across the street or directly behind?

9. **Landscaping:**

Are there any frequently used or typical landscaping features on your street (i.e. big trees, front lawns, sidewalks, curbs, landscape to street edge, etc.)?

YES

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

VISIBLE

Are there any major existing landscaping features on your property and how is the unimproved public right-of-way developed in front of your property (gravel, dirt, asphalt, landscape)?

NO

10. **Width of Street:**

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

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

Address: 265 PINE LANE

Date: 8/26/2014

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.:

HIP & GABLE, SIDING, STUCCO
MOSTLY RANCH HOMES

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: 265 PINE LANE

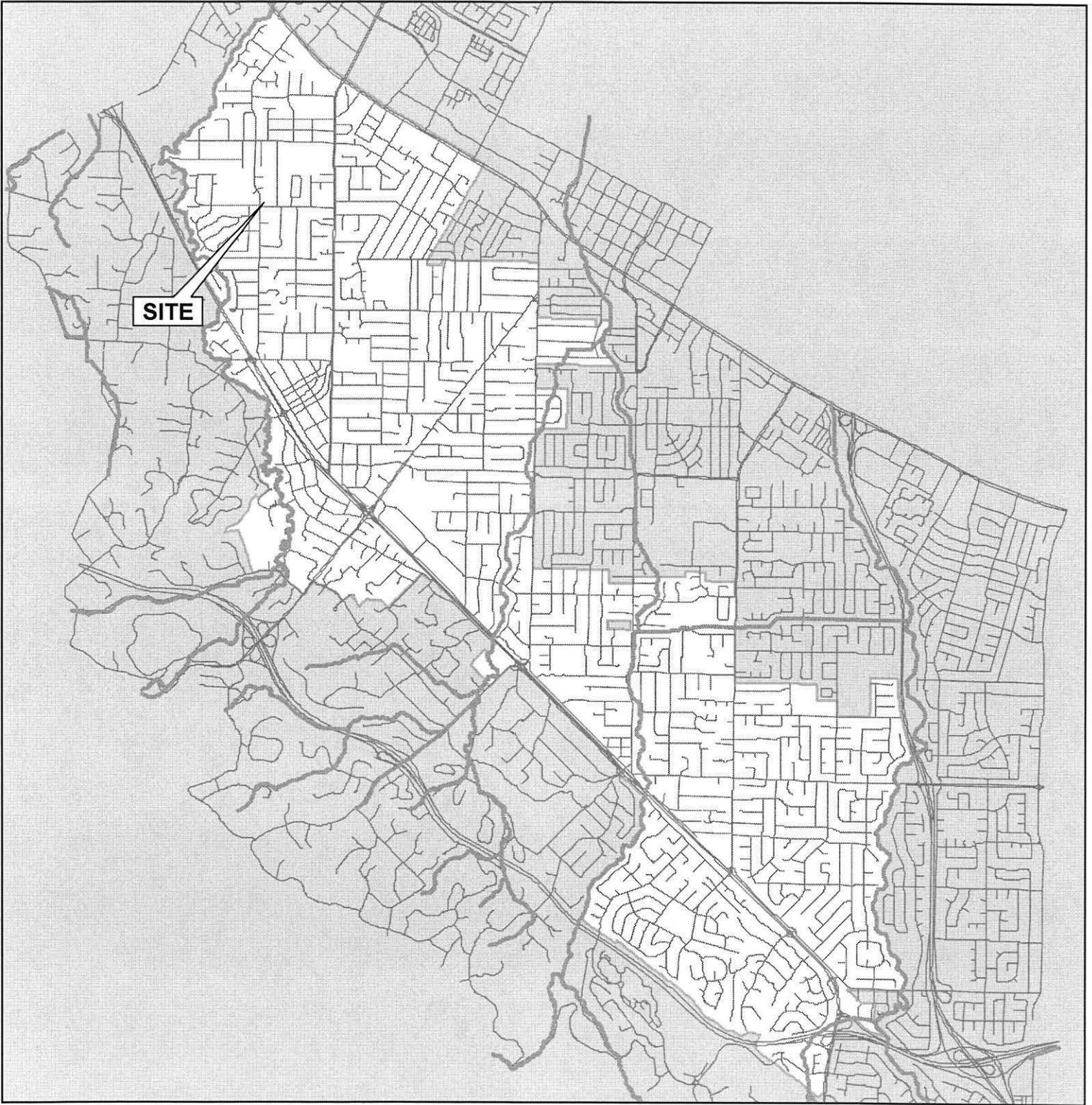
Date: ~~8/28/2014~~

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).

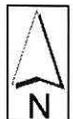
Address	Front setback	Rear setback	Garage location	One or two stories	Height	Materials	Architecture (simple or complex)
255 PINE LANE	25'	?	SIDE	ONE	16'	ASPHALT SHING./STUCCO	SIMPLE / GABLE
245 " "	25'	?	FRONT	ONE	16'	BRICK/SIDING	"
250 " "	30'	↓	REAR DETACHED	"	15'	STUCCO/SIDING	"
608 LINDEN AVE	30'		"	TWO STORY	28'	STUCCO/STONE	COMPLEX
595 LOS ALTOS AVE	25'		FRONT	ONE	16'	WD. SIDING	RANCH/SIMP.
600 " "	25'		"	TWO	25'	" "	COLONIAL
THE GROVE - ADULT CARE RES.	40'+	↓		TWO	30'+	SIDING	CRAFTSMAN

AREA MAP



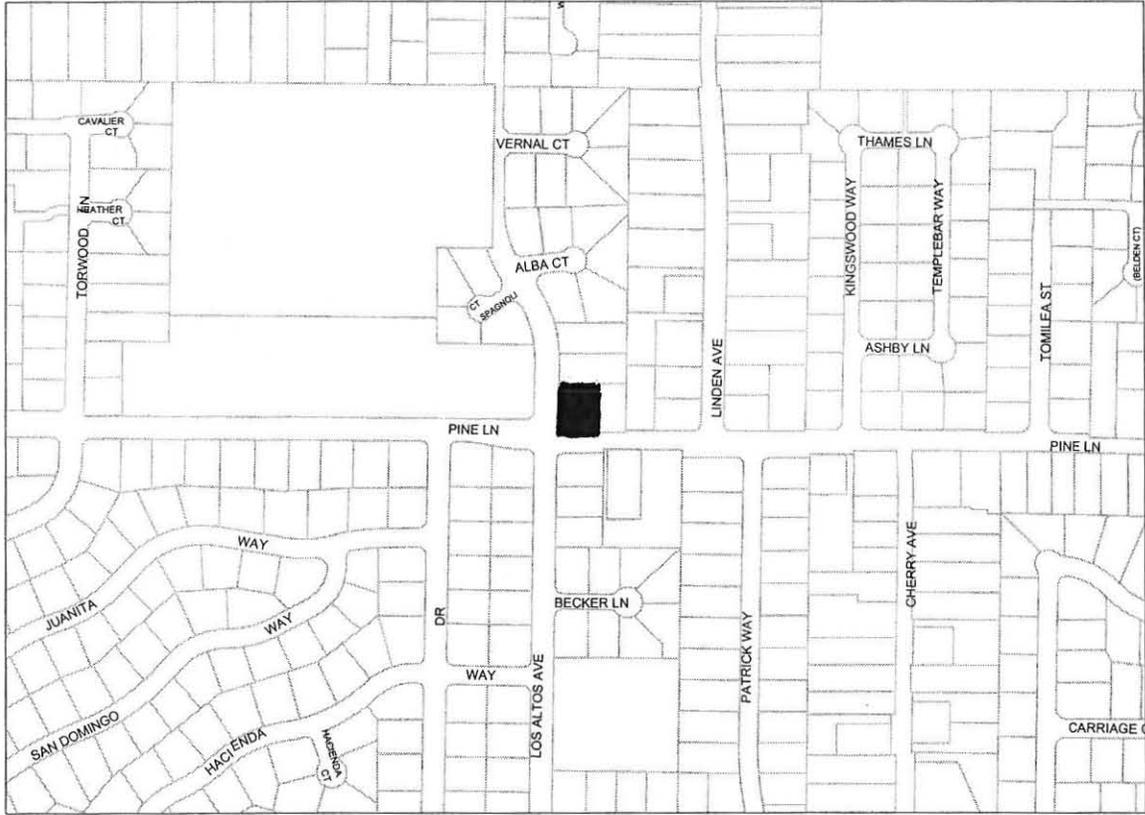
CITY OF LOS ALTOS

APPLICATION: 14-SC-31
APPLICANT: Joma Studio Architect /S. Shrawagi
SITE ADDRESS: 265 Pine Lane

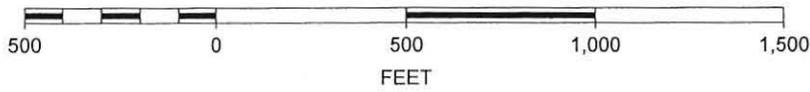


Not to Scale

VICINITY MAP



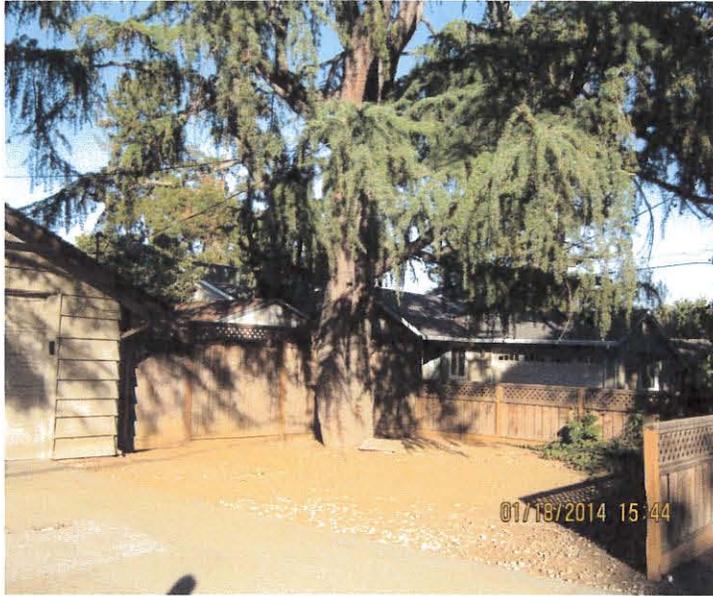
SCALE 1 : 6,000



CITY OF LOS ALTOS

APPLICATION: 14-SC-31
APPLICANT: Joma Studio Architect /S. Shrawagi
SITE ADDRESS: 265 Pine Lane

ATTACHMENT D



ARBORIST REPORT

PREPARED AT THE REQUEST
OF
LARIOS TREE SERVICE

PREPARED BY:
JOSE LARIOS
ISA CERTIFIED ARBORIST
WE7601A
JANUARY 18, 2014



Assignment

At the request Of LARIOS TREE SERVICE

The arborist has inspected a Cedrus deodara the Deodar Cedar tree, which is located in the front of the property site on 265 PINE LANE in LOS ALTOS CA. Thee Arborist inspected the site and determined that a certain codominant trunk **Deodar Cedar** is structurally unsound and there is a potential for people to get injured or property to get damaged if the tree fails. This is a hazardous tree and it is recommended for removal or extreme pruning.



Observations

The tree in question is a double trunk *Cedrus deodara* - *Pinaceae*

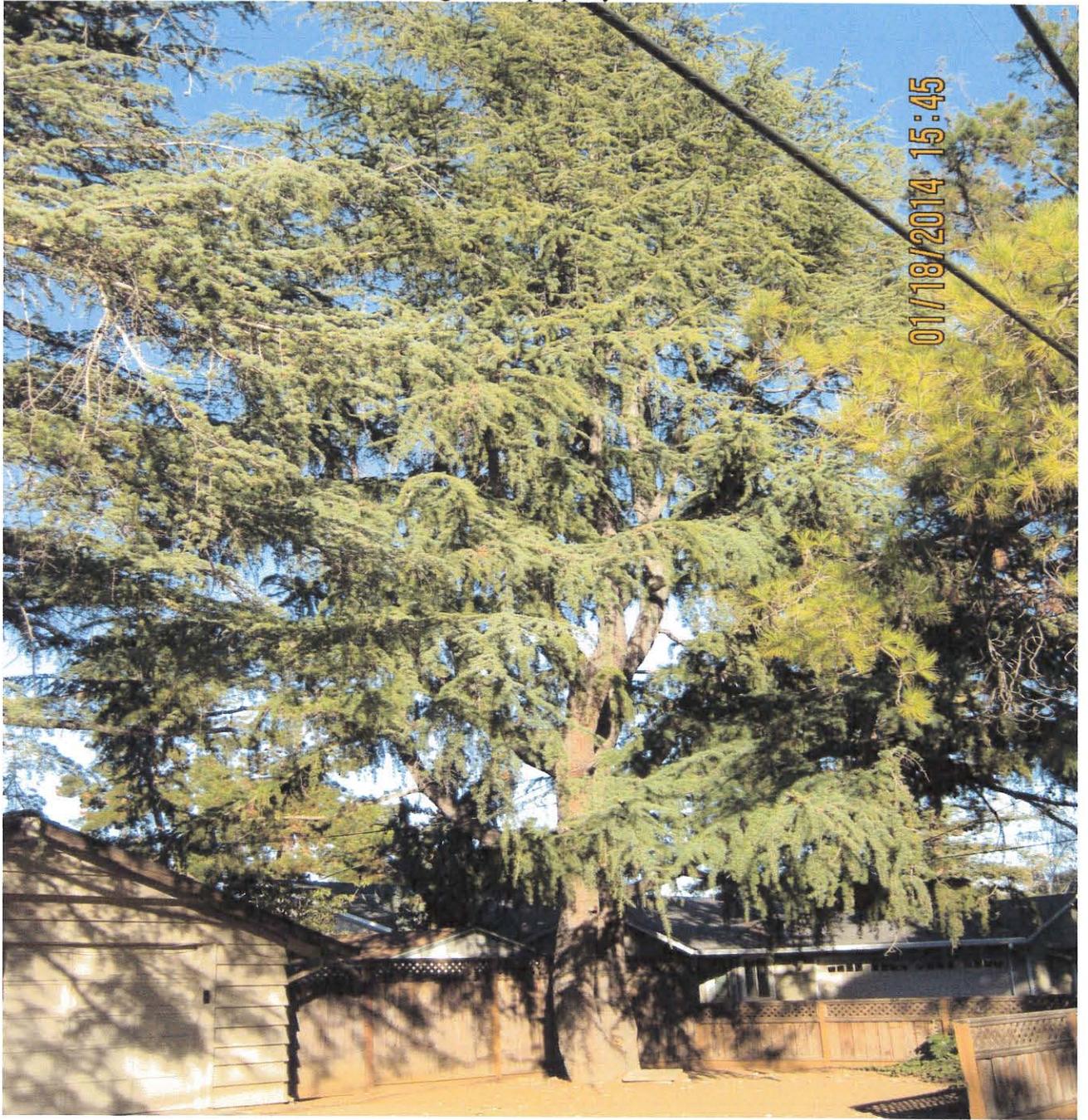
Common Names: Deodar Cedar, Himalayan Cedar

Native To: Eastern Afghanistan, Northern Pakistan, and North-central India.

This Deodar Cedar tree is 40 inches in diameter at 4 ½ feet above soil grade, about 65 feet in height, and has a canopy spread of about 35 - 45 feet. It is situated within 15 feet of the house.



This CEDAR tree has a lean toward the neighbor's property.



I noticed that this tree has two codominant stems.



This TREE is dangerous with a potential for failure.

Codominant Stems

What does that refer to?

- The term "codominant stems" is used to describe 2 or more main stems (or "leaders") that are about the same diameter and emerge from the same location on the main trunk.
- As the tree grows older, the stems remain similar in size without any single one becoming dominant.

Why are such stems important to recognize?

- **Codominant stems tend to fail much more often than others**, especially in storms.
- Though such stems may look fine to the casual observer, they may actually be dangerous.
- Early recognition of such stems allows remedial action when it does the most good.
- Many of our most common street, highway, and park trees commonly form codominant stems.
 - Maples and oaks
 - Conifers that have lost the terminal during development

How can you tell if there is a serious problem?

- Classifying codominant stems into 3 risk stages can aid in their management:
 - **Risk Stage 1:** does the union between the two stems form a "V" but there are no other symptoms?
 - A "V" union is much more likely to fail than a "U"
 - Stems with a "V" union compress bark between them as they grow, leaving little physical connection
 - **Risk Stage 2:** are there symptoms of decay in the union?
 - Can you see rotted matter between the stems?
 - Is there any fluid flowing from the union?
 - Are there woody plants growing in the union?
 - Do you see wide "ears" (swelling) on either side of the union?
 - **Risk Stage 3:** is there any sign of failure?
 - Can you see any cracks in the union itself?
 - Is reaction wood being formed rapidly at the base of the stems?



codominant stems

What can be done about them?

- **Risk Stage 1**
 - If the tree is young enough, prune out one of the stems; the tree will fill in the missing canopy
- For codominant stems greater than about 4" in diameter, pruning out one stem can cause more problems than it solves
 - It leaves an unbalanced crown susceptible to mechanical failure
 - It creates a large open wound susceptible to decay fungi

Risk Stage 2

- Carry out an aerial inspection, probing the union itself to estimate its depth

- Reduce the end weight of the stems through proper crown reduction techniques
- For specimen trees, cabling and pruning can help in some situations
 - You need a balanced crown and sound wood in the upper leaders for attaching hardware
 - Make sure any such work follows the ANSI A300 standards
- When the stem is large and you cannot cable, consider removing the tree--especially when there is a significant target such as a busy road or inhabited building
- Use a drill or other tool (such as a Resistograph®) to determine the thickness of sound wood
 - There are no firm published criteria, but look for at least 1" of sound wood for each 6" of attached stem diameter
 - The longer the stem above the union, the greater the breaking force, so give yourself an extra margin of safety for long stems, particularly those with lots of foliage
- **Risk Stage 3**
 - If there is a crack or other indication of incipient failure, remove the tree as soon as possible--especially if there is any kind of target



This tree has a weak attachment and there is decay in the crutch making tree dangerous with a potential for failure.

Concerns for hazard potential

There are multiple reasons that this tree should be considered a hazard now and due to become even more of a hazard in the future.

- The tree has a lean toward the neighbor's property.
- This is a codominant stems tree.
- There are symptoms of decay in the union.

- This codominant stems are greater than about 4" in diameter, pruning out one stem can cause more problems than it solves
 - a. It will leave an unbalanced crown susceptible to mechanical failure
 - b. It will create a large open wound susceptible to decay fungi

- There is history of failure in the upper canopy of this tree.
- There are stems with weak attachments in the top of this tree.

- This tree has a high likelihood of failing.

- This tree is structurally unsound and there is a potential for people to be injured or property to be damaged if the tree fails.



Recommendations

For future safety concerns and tree health reasons, the arborist recommends removal of this tree.

Jose Larios
Certified Arborist

Enclosures: Assumptions and limiting conditions

ASSUMPTIONS AND LIMITING CONDITIONS

1. Any legal description provided to the arborist/consultant is assumed to be correct. Any titles and ownership to any property are assumed to be good and marketable. No responsibility is assumed for matters legal in character nor is any opinion rendered as to the quality of any title.
2. It is assumed that any property is not in violation of any applicable codes, ordinances, statutes, and other governmental regulations.
3. Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible; however, the arborist/consultant can neither guarantee nor be responsible for accuracy of information provided by others.
4. The arborist/consultant shall not be required to give testimony or to attend court by any reason of this report unless subsequent written arrangements are made, including payment of an additional fee for services.
5. Loss or removal of any part of this report invalidates the entire report/evaluation.
6. Possession of this report or a copy thereof does not imply right of publication or use for any purpose by any other than the person(s) to whom it is addressed without written consent of this arborist/consultant.
7. Neither all nor any part of the contents of this report, nor copy thereof, shall be used for any purpose by anyone but the client to whom it is addressed, without prior written consent of the arborist/consultant; nor shall it be conveyed by anyone, including the client, to the public through advertising, public relations, news, sales, or other media, without the written consent and approval of the author; particularly as to value considerations, identity of the arborist/consultant or any professional society or institute or to any initialed designation conferred upon the arborist/consultant as stated in his or her qualifications.
8. This report and the values expressed herein represent the opinion of the arborist/consultant, and the arborist's/consultant's fee is in no way contingent upon the reporting of a specified value nor upon any finding to be reported.
9. Sketches, diagrams, graphs, photos, etc. in this report, being intended as visual aids, are not necessarily to scale and should not be construed as engineering reports or surveys.
10. This report has been made to the best of our ability in conformity with acceptable appraisal/evaluation/diagnostic reporting techniques and procedures, as recommended by the International Society of Arboriculture.
11. No tree described in this report was climbed, unless otherwise stated. We cannot take responsibility for any defects which could only be described by climbing. A full root collar inspection, consisting of excavating the soil around the tree to uncover the root collar and major buttress roots was not performed unless otherwise stated. We cannot take responsibility for any root defects, which could only have been discovered by such an inspection.