



DATE: May 6, 2015
AGENDA ITEM # 2

TO: Design Review Commission
FROM: Sean K. Gallegos, Assistant Planner
SUBJECT: 15-SC-10 – 1075 Golden Way

RECOMMENDATION:

Continue design review application 15-SC-10 subject to the findings and recommended direction

PROJECT DESCRIPTION

This is a design review application for a two-story, single-family house. The project will demolish an existing one-story house and construct a house with 2,506 square feet at the first story and 1,267 square feet at the second story. The following table summarizes the project:

GENERAL PLAN DESIGNATION: Single-family, Residential
ZONING: R1-10
PARCEL SIZE: 10,802 square feet
MATERIALS: Composition shingle roof, horizontal siding, wood trim, columns, and a wood garage door

	Existing	Proposed	Allowed/Required
LOT COVERAGE:	1,803 square feet	3,143 square feet	3,240 square feet
FLOOR AREA:			
First floor	1,784 square feet	2,506 square feet	
Second floor	n/a	1,267 square feet	
Total	1,784 square feet	3,773 square feet	3,781 square feet
SETBACKS:			
Front	25 feet	25 feet	25 feet
Rear	61 feet	49 feet	25 feet
Right Side	30 feet	10 feet/20 feet	7.8 feet/15.3 feet
Left side	22 feet	10 feet/22 feet	7.8 feet/15.3 feet
HEIGHT:	18 feet	27 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 homes in the immediate neighborhood along the Golden Way are primarily small single-story Ranch style houses, with low eave heights and simple roof forms (low-pitched gable and hipped roofs), rustic materials, with stucco dominant. Golden Way has landscaped and paved shoulders with no distinct street tree pattern on either side of the street.

DISCUSSION

Design Review

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 appropriate projects to fit in and lessen abrupt changes.

The proposed two-story structure uses a more formal architecture, but it has some traditional elements such as a two-car garage, a covered entry and porch, and hip and gable roofs, which are found in the neighborhood. However, the projecting entry is a new design element. The proposal also introduces new materials, such as stone base trim, columns, and rustic wood garage door that are high-quality and compatible with the neighborhood character. The project does a good job of integrating forms and elements from the neighborhood while still establishing its own design integrity.

The project's scale, however, is larger than neighboring properties. The proposed nine-foot, six-inch, tall first floor plate height, and the eight-foot, six inch tall second floor plate height is a substantial increase compared to the low eaves and walls of the nearby houses on the left and right side of property.

Given the simplicity of the surrounding structures, the proposed structure appears more complex in massing than the adjacent houses. This occurs due to the heavily articulated roof form and second story walls along the front elevation of the second story. Although there is a relationship between the tree gable roofs, the proposed first and second story massing does not appear as integral to the overall design concept. The design also has differing roof pitches for the structure, including: a 6:12 pitch on the garage, entry and second story roof; a 4:12 roof pitch on the main first story roof; and a 5:12 roof pitch on the rear gable porch and second story. Although, the horizontal siding is a good material to minimize the bulk of the structure; the scale of the proposed structure combined with its complex massing and differing roof pitches draws attention to the differences of size instead of seeking to fit in and minimize change.

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 reduces the

perception of excessive bulk and mass. To meet the findings, staff recommends that the Design Review Commission provide the following direction:

- Reduce the height of first and second story walls to lower the scale; and
- Simplify the massing of the structure including wall, roof forms, and roof pitches to be more compatible with the character of the immediate neighborhood;

Privacy and Landscaping

On the right (south) side of the second story, there are two windows in the master bathroom with a five-foot, six-inch, sill height. As designed with the high windowsill height and smaller size, the second story windows on the right side maintain a reasonable degree of privacy for the adjacent property.

On the left (north) side elevation of the second story, there are four windows: two windows located in the master bathroom with a six-foot sill height and two located in bedroom No. 2 with a three-foot sill height. The applicant has worked with staff to incorporate fast growing evergreen screening trees along the left property line. Therefore, as designed with the windowsill heights combined with new evergreen screening trees, the left side second story maintains a reasonable degree of privacy screening for bedroom No. 2 for the adjacent property.

The rear (east) second story elevation includes three windows: one window located in the master bedroom with a four-foot sill height, one window in the master bathroom with a five-foot, six-inch, sill height and one window in bedroom No. 2 with a five-foot sill height. Along the rear elevation, the windows could create privacy impacts to the adjacent properties. To limit additional privacy impacts, the applicant has worked with staff to incorporate fast growing evergreen screening trees along the left, right and rear property lines. Therefore, as designed with the proposed evergreen screening trees, staff finds that the project maintains a reasonable degree of privacy for the adjacent properties.

The project proposes to remove all 11 existing trees on the property. The trees being removed are three camphor trees, two deodar cedar trees, douglas fir tree, olive tree, crape myrtle tree, cherry tree and Japanese maple tree. Staff recommends retention of the three camphor trees (No. 1, 2 and 3) in the front yard to maintain mature street trees along the frontage, and the cedar tree (No. 6) in the rear yard due to its prominence and privacy benefit to adjacent properties. Trees No. 4, 5 and 10 seem appropriate to remove based on proximity the structure, and trees No. 7, 8, 9 seem appropriate to remove based on their lack of significance. Tree protection guidelines will be followed to maintain the remaining trees during construction. The proposed landscape plan will meet the City's Landscaping and Street Tree Guidelines.

PUBLIC CONTACT

This project was noticed to the 12 neighboring property owners in addition to an on-site posting.

Staff received a letter signed by twelve adjacent residents who expressed support for the project (Attachment E).

ENVIRONMENTAL REVIEW

This project is categorically exempt from environmental review under Section 15303 of the Environmental Quality Act because it involves construction of a single-family home.

Cc: Scott Stotler, Applicant
Richard Tsoi, Owner

Attachments:

- A. Application
- B. Neighborhood Compatibility Worksheet
- C. Area Map and Vicinity Map
- D. Public Noticing and Notification Map
- E. Neighborhood Letter, April 21, 2015

FINDINGS

15-SC-10—1075 Golden Way

With regard to design review for a two-story, single-family structure, the Design Review Commission finds the following in accordance with Section 14.76.050 of the Municipal Code that:

- a. The orientation of the proposed structure in relation to the immediate neighborhood does not minimize the perception of excessive bulk;
- b. 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; and
- c. The natural landscape will not 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.

RECOMMENDED DIRECTION

15-SC-10—1075 Golden Way

1. With regard to minimizing bulk and providing an appropriate relationship to the adjacent structure:
 - a. Reduce the height of the first and second story walls of the structure to lower the scale; and
 - b. Simplify the massing of the structure including wall, roof forms, and roof pitches to be more compatible with the character of the immediate neighborhood;
2. With regarding to maintaining landscaping that will be in keeping with the general appearance of the neighboring developed area:
 - a. Retain the three camphor trees) located in the front yard (No. 1, No. 2 and No. 3); and
 - b. Retain the cedar tree located in the rear yard (No. 6).

ATTACHMENT A



CITY OF LOS ALTOS GENERAL APPLICATION

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

Permit # 1106572

<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: 1075 GOLDEN WAY LOS ALTOS, CA

Project Proposal/Use: Demolish house & construct new 2 story home w/ ATTACHED GARAGE

Current Use of Property: SINGLE FAMILY RESIDENCE

Assessor Parcel Number(s) 189-10-035 Site Area: 10,802 SF.

New Sq. Ft.: 4808 SF. Remodeled Sq. Ft.: 0 Existing Sq. Ft. to Remain: 0

Total Existing Sq. Ft.: ± 1903 Total Proposed Sq. Ft. (including basement): ± 4808 SF

Applicant's Name: ~~Richard Tsoi~~ SCOTT STOTLER

Home Telephone #: 408-309-2163 Business Telephone #: SAME

Mailing Address: 349 1st St. Suite A
~~1075 Golden Way~~ LOS ALTOS, CA

City/State/Zip Code: 94022

Property Owner's Name: RICHARD TSOI

Home Telephone #: 650-960-3953 Business Telephone #: 650-704-2934

Mailing Address: 1075 GOLDEN WAY LOS ALTOS, CA 94024

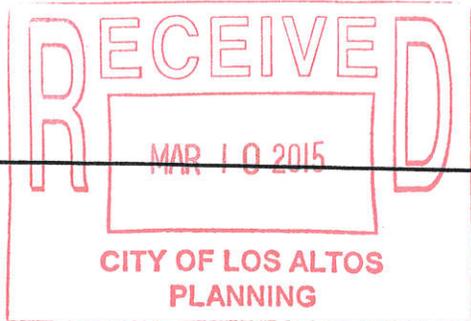
City/State/Zip Code: _____

Architect/Designer's Name: Scott Stotler Telephone #: (408)309-2163

Stotler design Group.

*** 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)



Planning Division

(650) 947-2750

Planning@losaltosca.gov

NEIGHBORHOOD COMPATIBILITY WORKSHEET

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

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

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

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

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

Project Address 1075 GOLDEN WAY LOS ALTOS, CA
Scope of Project: Addition or Remodel _____ or New Home X
Age of existing home if this project is to be an addition or remodel? N/A
Is the existing house listed on the City's Historic Resources Inventory? NO

Address: 1075 GOLDEN WAY
Date: _____

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: 10803 square feet
Lot dimensions: Length 138.5 feet
Width 78 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
What % of the front facing walls of the neighborhood homes are at the front setback 80 %
Existing front setback for house on left 25 ft./on right 27 ft.
Do the front setbacks of adjacent houses line up? NO

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 14 IIII IIII
Garage facing front recessed from front of house face 2 II
Garage in back yard 1 I
Garage facing the side 2 II
Number of 1-car garages 2; 2-car garages 19; 3-car garages 2

Address: 1075 GOLDEN WAY

Date: _____

4. Single or Two-Story Homes:

What % of the homes in your neighborhood* are:

One-story 68% III III III

Two-story 32% III I

5. Roof heights and shapes:

Is the overall height of house ridgelines generally the same in your neighborhood*? 65%

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?

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: 1075 GOLDEN WAY

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.)?
No

How visible are your house and other houses from the street or back neighbor's property?
fairly visible from street - some large trees shrubs

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)?
3 camphor trees in front of our house

10. Width of Street:

What is the width of the roadway paving on your street in feet? 40
Is there a parking area on the street or in the shoulder area? No
Is the shoulder area (unimproved public right-of-way) paved, unpaved, gravel, landscaped, and/or defined with a curb/gutter? _____

Address: 1075 GOLDEN WAY
Date: _____

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.:

mostly ranch style with stucco or cement. Hips and gables
stucco or wood siding

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: 1075 Golden Way
 Date: _____

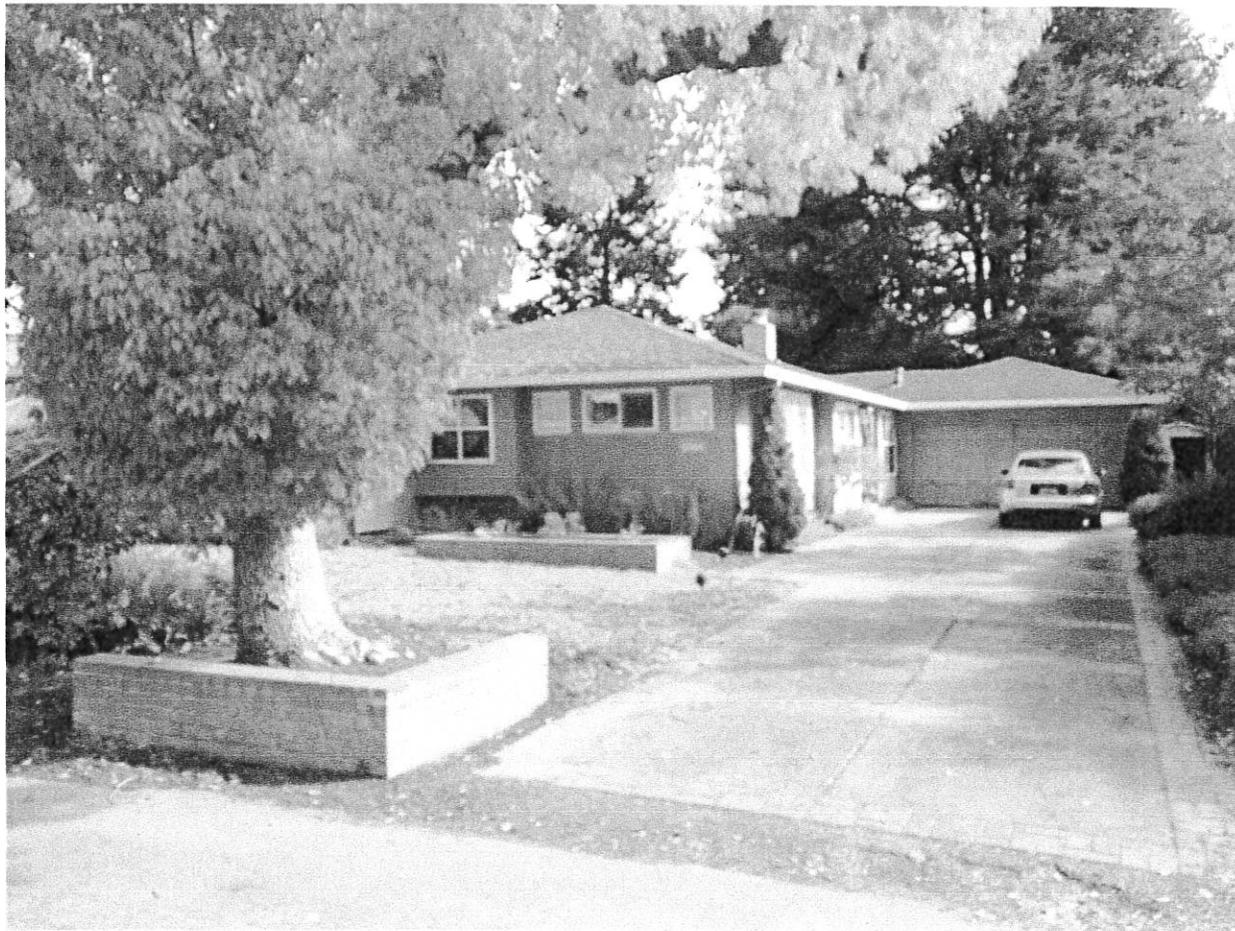
Summary Table

Please use this table to summarize the characteristics of the houses in your immediate neighborhood (two homes on either side, directly behind and the five to six homes directly across the street).

Address	Front setback	Rear setback	Garage location	One or two stories	Height	Materials	Architecture (simple or complex)
1061 Golden way	25	50'	A, FF	1	20°	HORIZ WOOD SIDING	S
1085	27°	41°	A, FF	1	16°	STUCCO	S
1074	35	38°	A, FF	1	17	stucco	S
1060	35	45°	A, FF	2	26°	stucco	S
1084	30°	47°	A, FF	1	17°	BRICK	S
1109	30°	45°	A, FF	2	28°	Stucco.	S
1110	27°	85°	A, FF	2	27°	HORIZ. WOOD SIDING	S
1094	25°	28°	A, FF	1	16°	Stucco	S
1095	26°	37°	REAR	2	26°	HORIZ. WOOD SIDING	S
1075 RUSSELL	35	41°	A, FF	2	27°	stucco	S

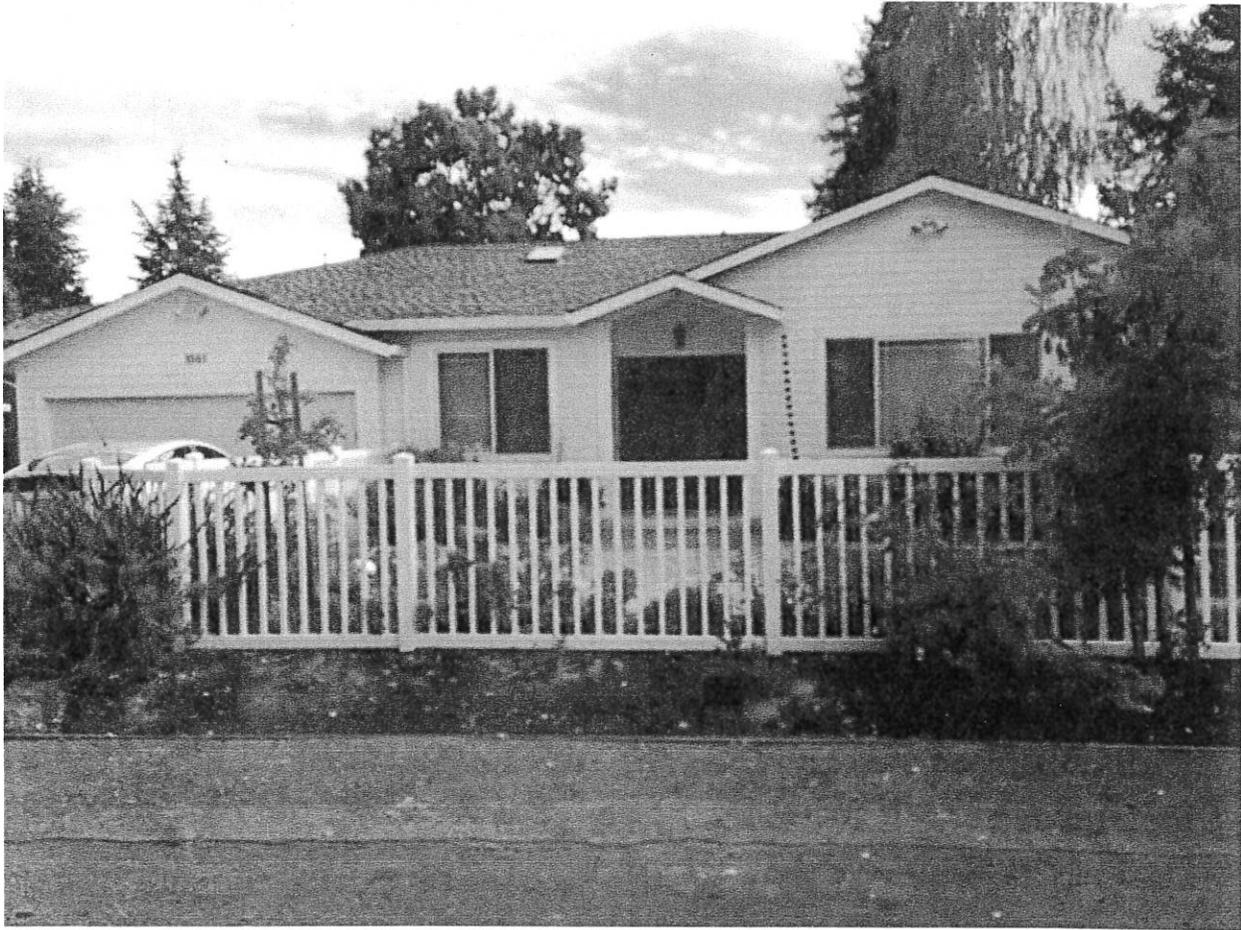
A = ATTACHED
 D = DETACHED
 FF = FORWARD FACING
 RF = REAR "

1075 Golden Way



RECEIVED
MAR 10 2015
CITY OF LOS ALTOS
PLANNING

1061 Golden Way



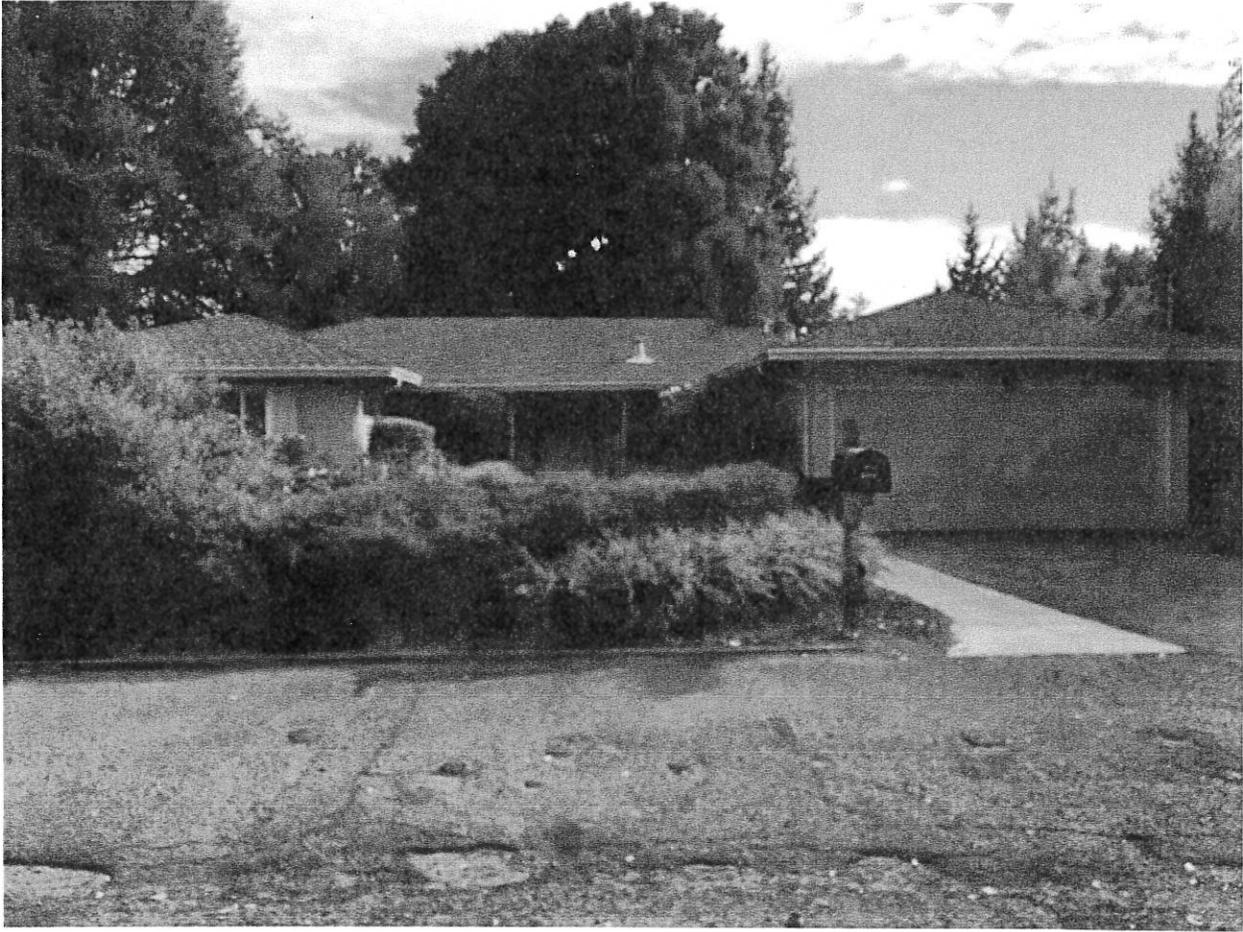
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CITY OF LOS ALTOS
PLANNING

1060 Golden Way



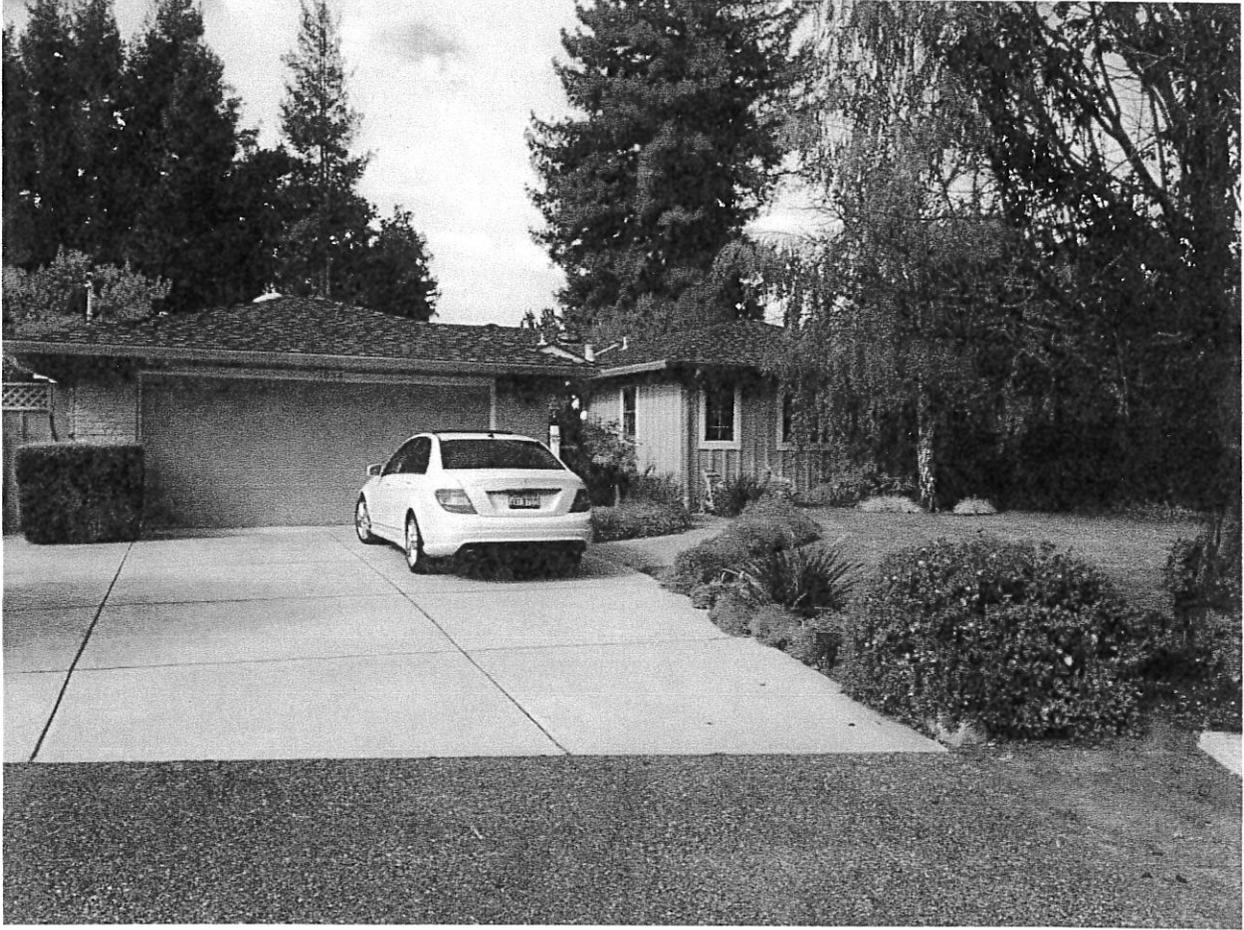
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CITY OF LOS ALTOS
PLANNING

1085 Golden Way



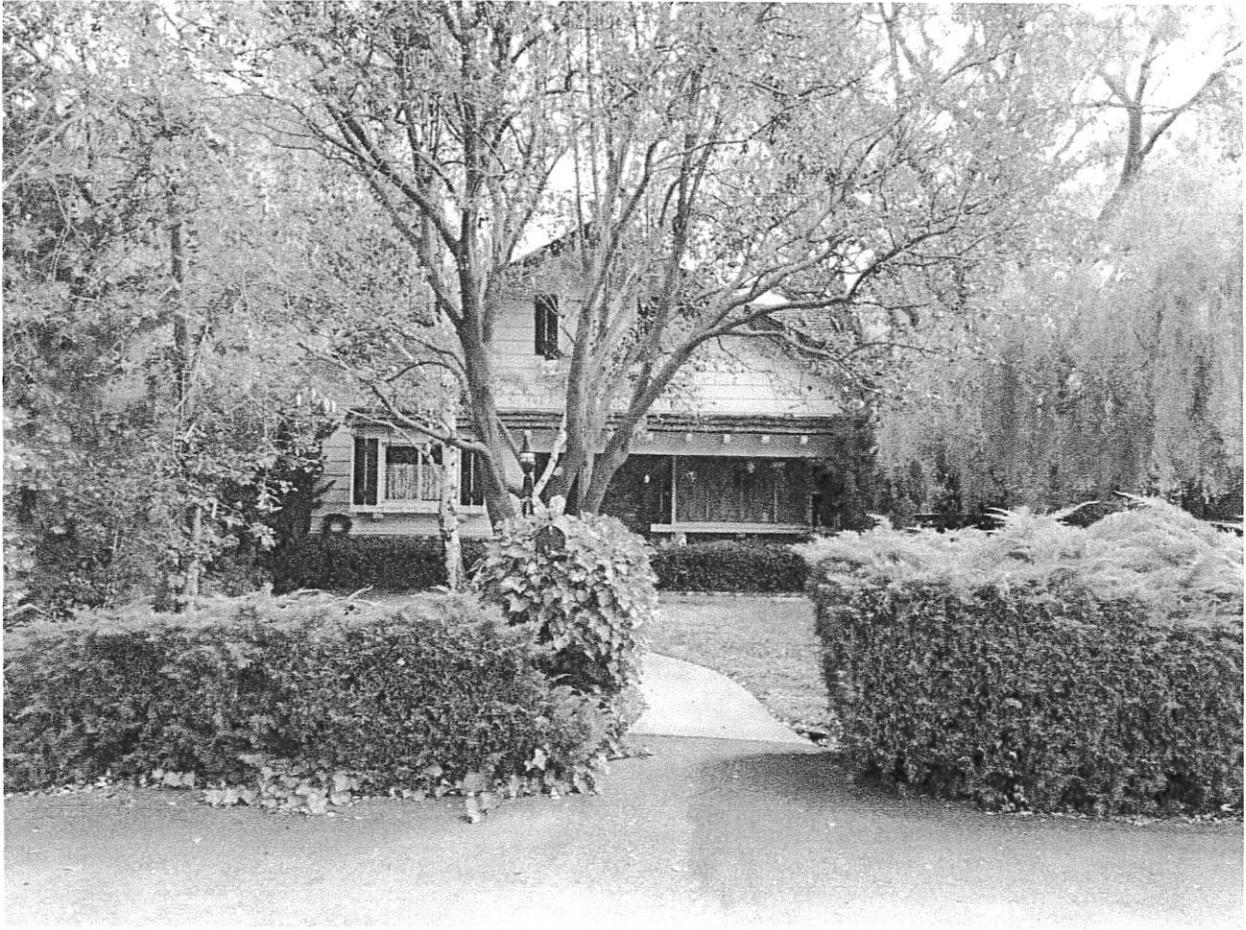
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MAR 10 2015
CITY OF LOS ALTOS
PLANNING

1094 Golden Way



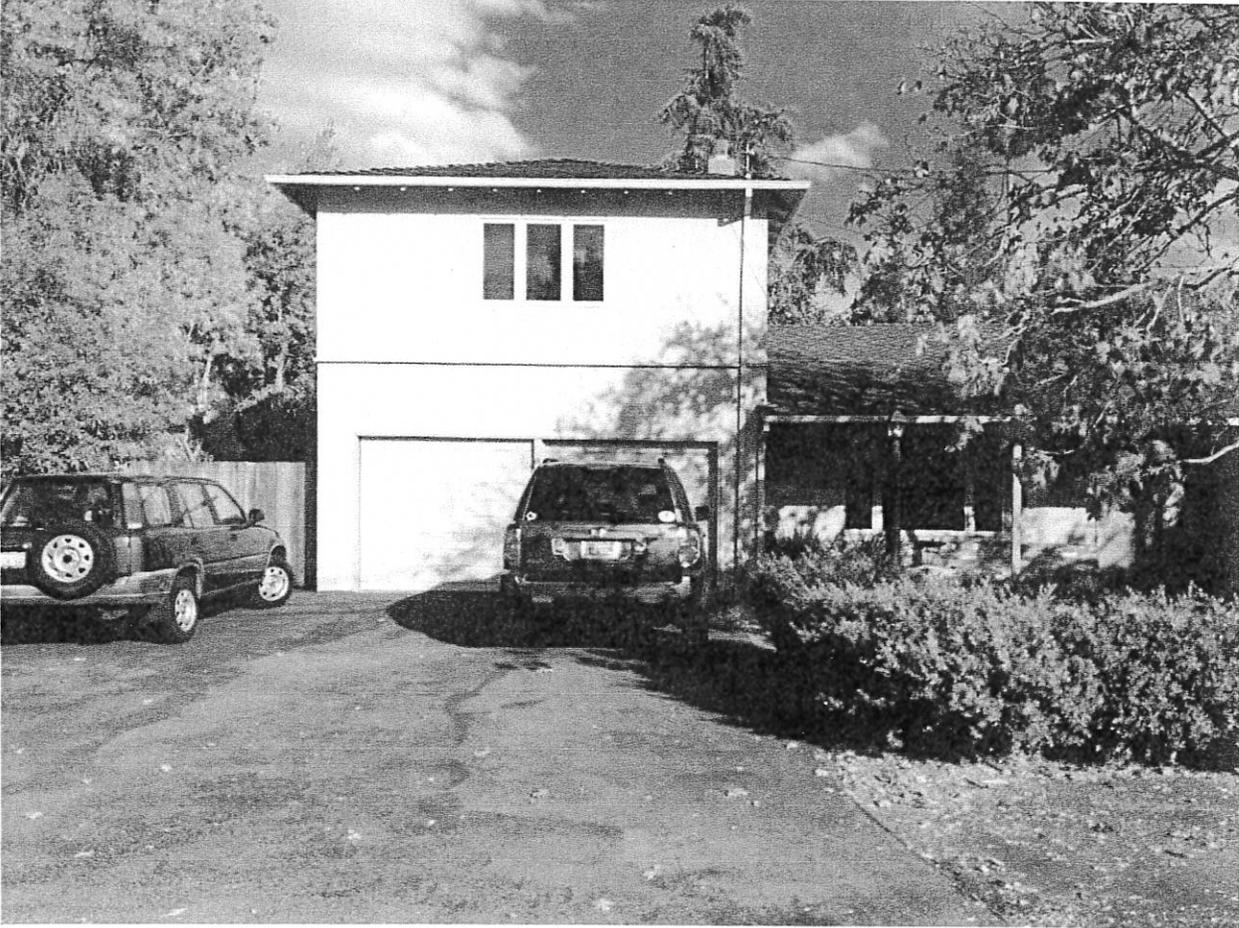
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MAR 10 2015
CITY OF LOS ALTOS
PLANNING

1095 Golden Way



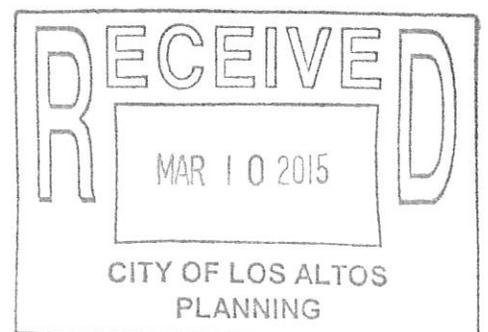
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CITY OF LOS ALTOS
PLANNING

1109 Golden Way

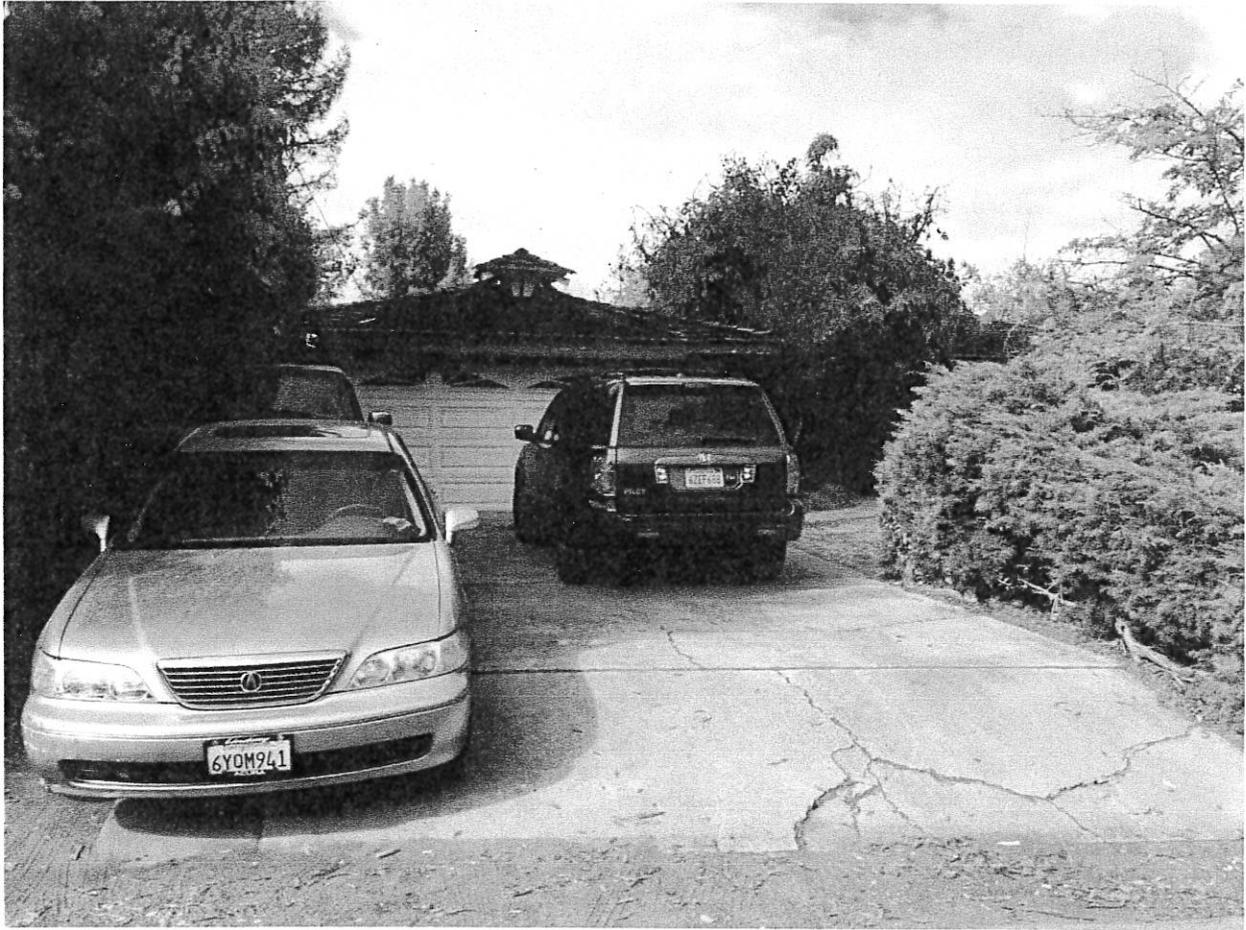


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MAR 10 2015
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1110 Golden Way



1084 Golden Way



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PLANNING

1074 Russell Avenue



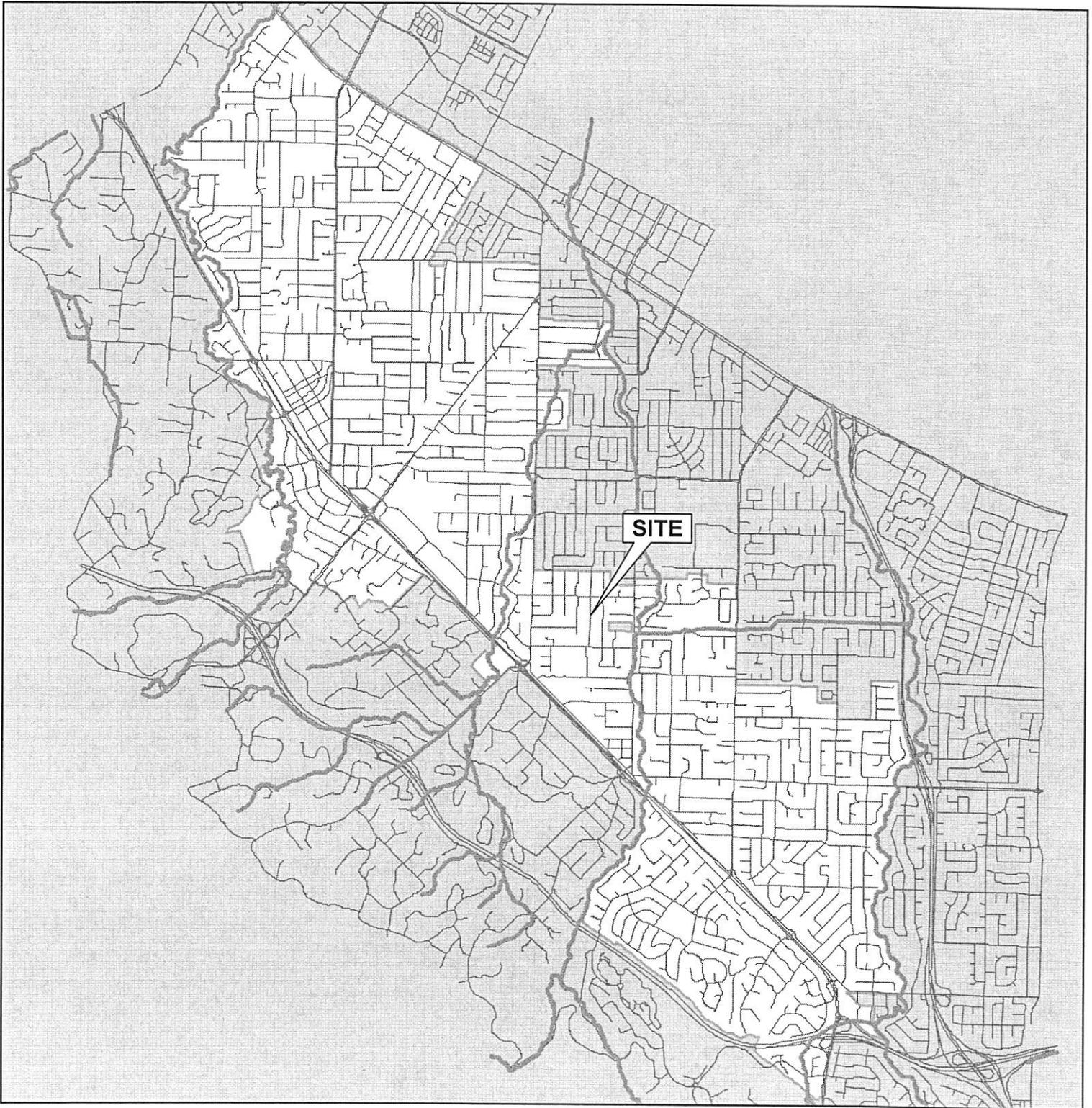
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1074 Golden Way



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PLANNING

AREA MAP



CITY OF LOS ALTOS

APPLICATION: 15-SC-10
APPLICANT: S. Stotler/ R. Tsoi
SITE ADDRESS: 1075 Golden Way

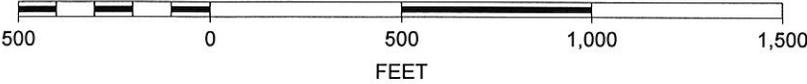


Not to Scale

VICINITY MAP



SCALE 1 : 6,000



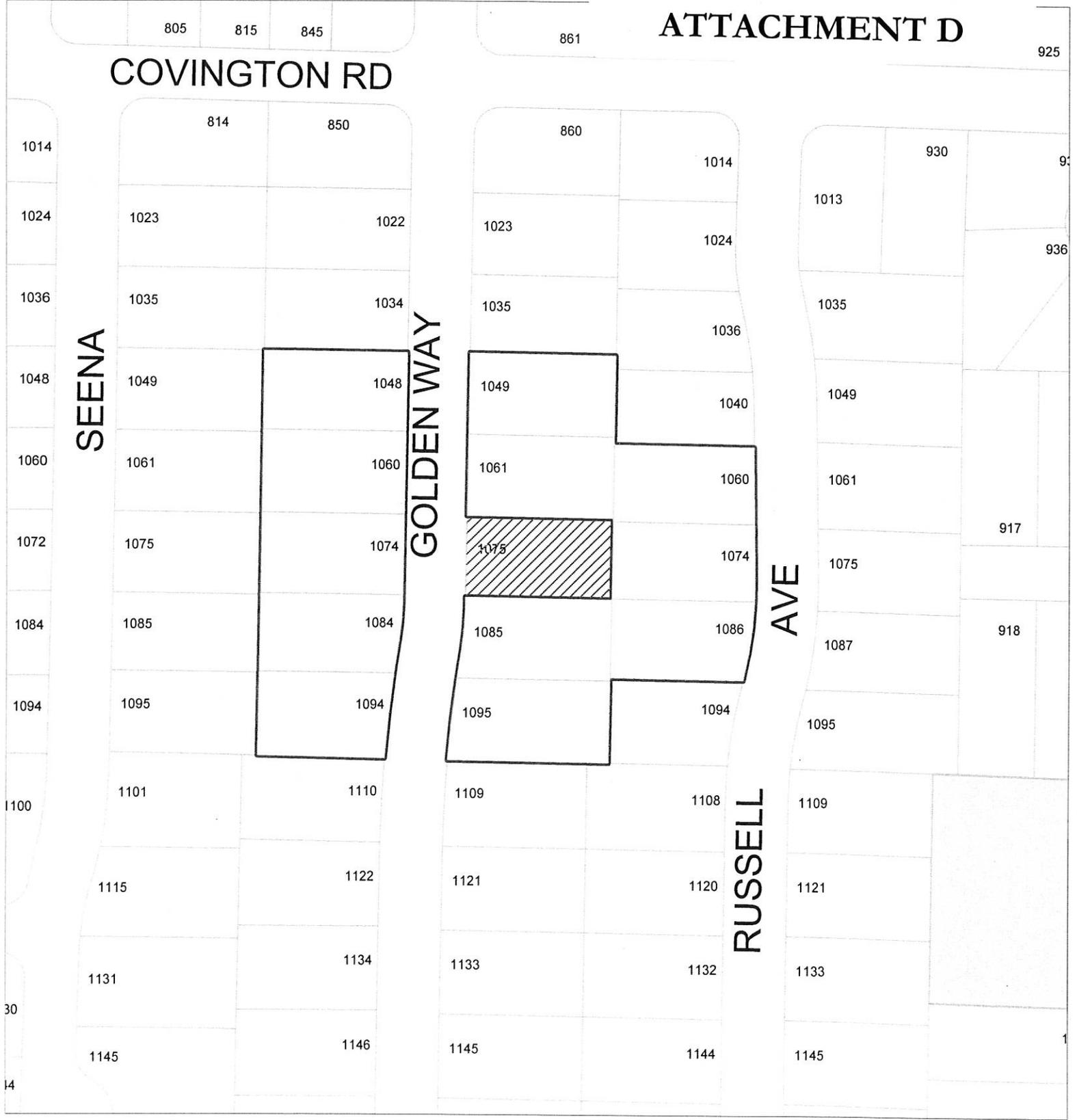
CITY OF LOS ALTOS

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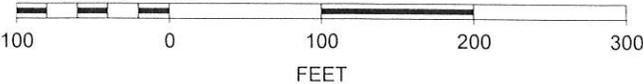
1075 Golden Way Notifcation Map

ATTACHMENT D

COVINGTON RD



SCALE 1 : 1,500



Re: 1075 Golden Way, Proposed Residence



Dear Los Altos Planning Commission,

We, the undersigned, have discussed with the Tsoi family, their proposed new house at 1075 Golden Way, Los Altos, CA 94024. We have seen the front elevation of the proposed house and feel that the first floor vertical emphasis and massing along the front integrates well with the neighborhood and provides an acceptable transition between adjacent properties. We feel this proposed structure is compatible with our neighborhood.

signature: Christine Doyle
 printed: Christine A. Doyle
 address: 1110 Golden Way Los Altos
 date: 4/7/15

signature: Anna Dolgov
 printed: ANNA DOLOV
 address: 1085 Golden Way, Los Altos
 date: 4/11/2015

signature: Julie Rockhold
 printed: Julie Rockhold
 address: 1169 Golden Way
 date: 4/7/2015

signature: Marianne Rudolph
 printed: Marianne Rudolph
 address: 1074 Golden Way
 date: 4/11/15

signature: Tina Chang
 printed: Tina Chang
 address: 1074 Russell Ave
 date: 4/11/15

signature: Peter Palmerson
 printed: PETER PALMERSON
 address: 1095 GOLDEN WAY
 date: 4/11/15

signature: Jacob Taylor
 printed: Jacob Taylor
 address: 1061 Golden Way
 date: 4/11/15

signature: Fred D. Bailey
 printed: FRED D. BAILEY
 address: 1049 Golden Way
 date: 4-12-15

signature: Karen Yau
 printed: Karen Yau
 address: 1086 Russell Ave
 date: 4/12/15

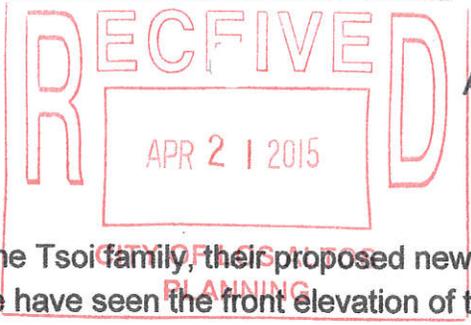
signature: Ben Lipschultz
 printed: Ben Lipschultz
 address: 1121 Golden Way Los Altos
 date: 4/12/15

signature: Linda Ripley Smith
 printed: Linda Ripley Smith
 address: 1022 Golden Way
 date: 4/12/15

signature: Linda Ripley Smith
 printed: Linda Ripley Smith
 address: 1022 Golden Way
 date: 4-12-15

Re: 1075 Golden Way . roposed Residence

April 2015



Dear Los Altos Planning Commission,

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signature: G. Shaahan
printed : G. Shaahan
address : 1074 Golden Way
date : April 13, 2015

signature: _____
printed : _____
address : _____
date : _____

signature: Devon Fisse
printed : Devon Fisse
address : 1048 Golden Way
date : 4/12/15

signature: _____
printed : _____
address : _____
date : _____

signature: William E. Crook
printed : William E. Crook
address : 1133 Golden Way
date : 4/13/15

signature: _____
printed : _____
address : _____
date : _____

signature: Sue Swartz
printed : Sue Swartz
address : 1133 Golden Way
date : 4/13/15

signature: _____
printed : _____
address : _____
date : _____

signature: Grace Mitchell
printed : Grace Mitchell
address : 1109 Golden Way
date : 4/21/15

signature: _____
printed : _____
address : _____
date : _____

signature: Frances Faurot
printed : Frances Faurot
address : 1157 Golden Way
date : 4/21/15

signature: _____
printed : _____
address : _____
date : _____