



DATE: May 6, 2015  
AGENDA ITEM # 3

**TO:** Design Review Commission  
**FROM:** Sierra Davis, Assistant Planner  
**SUBJECT:** 15-SC-11 – 1042 Eastwood Drive

**RECOMMENDATION:**

Approve design review application 15-SC-11 subject to the listed findings and conditions

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**PROJECT DESCRIPTION**

This is a design review application for a new, two-story house at 1042 Eastwood Drive. The project includes 3,232 square feet at the first-story and 819 square feet at the second-story.

The following table summarizes the project:

**GENERAL PLAN DESIGNATION:** Single-family, Residential  
**ZONING:** R1-10  
**PARCEL SIZE:** 13,020 square feet  
**MATERIALS:** Stucco, wood windows, clay tile roof, wood bay windows, zinc gutter and downspouts

	<b>Existing</b>	<b>Proposed</b>	<b>Allowed/Required</b>
<b>LOT COVERAGE:</b>	2,203 square feet	3,593 square feet	3,906 square feet
<b>FLOOR AREA:</b>			
First floor	2,203 square feet	3,232 square feet	
Second floor	N/A	819 square feet	
Total	2,203	4,051 square feet	4,052 square feet
<b>SETBACKS:</b>			
Front (Austin Avenue)	28 feet	25 feet	25 feet
Rear	30 feet	25 feet	25 feet
Right side (1 <sup>st</sup> /2 <sup>nd</sup> )	22 feet	20 feet/21 feet	20 feet
Left side (1 <sup>st</sup> /2 <sup>nd</sup> )	11 feet	10 feet	10 feet/17 feet, 6 inches
<b>HEIGHT:</b>	13 feet	26.5 feet	27 feet

## **BACKGROUND**

The property is in a Consistent Character Neighborhood as defined in the City's Residential Design Guidelines. Homes within a Consistent Character Neighborhood should incorporate good neighbor design which has its own design integrity, but also incorporate some design elements and materials found within the neighborhood. The houses in the neighborhood vary in style and are a mix of one-story and two-story homes with simple massing, rustic materials, consistent front yard setbacks and garage locations. The street tree pattern is not well defined; however, the landscaping includes large trees and mature landscaping.

The property is located on a prominent corner lot and for zoning purposes, the front yard located on Muir Way and the exterior side yard on Eastwood Drive.

## **DISCUSSION**

The proposed design is a Spanish Eclectic house which includes many of the classic characteristic of the style including simple roof massing low pitched gable roofs, little to no overhangs, asymmetrical facade, wood details, and large recessed focal windows at the front.

The house is centered on the lot with primarily single-story massing and a narrow, second-story adjacent to the exterior side yard. The second story is oriented such that the longest side is visible to the street and the narrow 18-foot wide portion is oriented toward the rear neighbor. The front entry also includes two-story tower element. Two-story massing is characteristic of the style, but the bulk is minimized by the modest dimensions of the forms and low, 23-foot height. Also, the larger bay windows that are ten-feet in height and help to visually create a division between the first and second story. The impact of the two-story elements are also minimized with existing and proposed landscape buffer in the rear yard and exterior side yard.

The lot is sloped down toward Muir Way; therefore, the finished floor heights vary, with the tallest finished floor height at the front right corner of the house. The front right corner of the house is adjacent to the street corner and is one-story in height. The finished floor height toward the rear of the property is approximately eight-inches from grade. The low finished floor heights help to keep the overall height of the two-story portion of the house to 23 feet in height, where 27 feet is allowed. The overall height of the single-story portion is 15 feet, which is comparable to the existing house which is approximately 13 feet in height. The tallest portion of the roof is at the front entry at 26 feet in height.

The simple roof forms, massing and the rustic materials are integral to the design and also relate to the existing houses in the neighborhood context. The rustic materials include: stucco, wood windows and bay windows, clay tile roof, and zinc gutter and downspouts.

### **Landscaping and Privacy**

The impacts from the second story windows are minimal based on the orientation toward the exterior side yard which is a more public space. There are also windows at the second story height in the entry element; however, they are clearstory windows with no privacy impact.

There are second story windows at the rear of the house; one window is in bedroom No. 3, one door and balcony in bedroom No. 3 and two windows in the hallway. The window in bedroom three has a sill height of two-feet and is oriented toward the side of the house and front yard of the adjacent property. The window also would have views to the rear yard of the adjacent property; however, the landscape plan provides for a new Coast Live Oak and an evergreen landscape hedge of Pacific Wax Myrtles at the rear property line which will help to mitigate views to the adjacent property. The balcony in bedroom No. 3 is one and a half feet in depth and is not considered an active balcony and would not result in an unreasonable privacy impact.

## **PUBLIC NOTIFICATION**

This project was noticed to 10 nearby property owners in addition to an on-site posting for the Design Review Commission hearing.

## **ENVIRONMENTAL REVIEW**

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

Cc: D. Patrick Finnigan, Applicant  
Dean and Eileen Cheng, Owners

### Attachments:

- A. Application
- B. Neighborhood Compatibility Worksheet
- C. Area Map and Vicinity Map

## FINDINGS

15-SC-11 – 1042 Eastwood Drive

1. 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 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

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1. The approval is based on the plans received on April 21, 2015 and the written application materials provided by the applicant, except as may be modified by these conditions.
2. The evergreen, landscape screening for privacy mitigation along the rear property line shall be a minimum 15 gallon in size.
3. The Oak tree in the rear yard, the Pacific Wax Myrtles evergreen privacy screening along the rear property line, the Oak tree in the left front yard, and the two, Crepe Myrtles in the exterior side yard shall be protected under this application and cannot be removed without a tree removal permit from the Community Development Director.
4. An encroachment permit shall be obtained from the Engineering Division prior to doing any work within the public right-of-way including the street shoulder.
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. A Change of Address application must be submitted to the Building Division to correlate the project site address with the street that the front of the house faces.
7. The landscape plan is subject to the City's Water Efficient Landscape Regulations pursuant to Chapter 12.36 of the Municipal Code.
8. Fire sprinklers shall be required pursuant to Section 12.10 of the Municipal Code.
9. Any new utility service drops shall be located underground from the nearest convenient existing pole pursuant to Chapter 12.68 of the Municipal Code.
10. 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.
- 11. Prior to the issuance of a Demolition Permit or Building Permit**, tree protection fencing shall be installed around the dripline, or as required by the project arborist, of the following trees (No(s). 1-3) 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 and shall not be removed until all building construction has been completed unless approved by the Planning Division.
- 12. Prior to Building Permit submittal, the plans shall contain/show:**
  - a. The conditions of approval shall be incorporated into the title page of the plans.

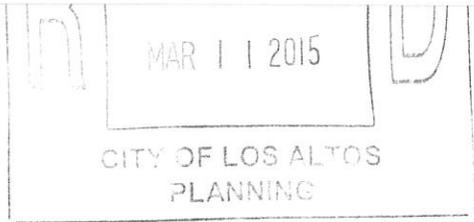
- b. On the grading plan and/or the site plan, show all tree protection fencing and add the following note: “All tree protection fencing shall be chain link and a minimum of five feet in height with posts driven into the ground.”
- c. A landscape plan prepared by a licensed landscape professional showing how the plans comply with the City’s Water Efficient Landscape Regulations (LAMC Chapter 12.36).
- d. 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 Designer/Architect and property owner.
- e. The location of underground utilities pursuant to Section 12.68 of the Municipal Code. Underground utility trenches shall avoid the drip-lines of all protected trees unless approved by the project arborist and the Planning Division.
- f. The location of any air conditioning units on the site plan and the manufacturer’s specifications showing the sound rating for each unit.
- g. Compliance with the New Development and Construction Best Management Practices and Urban Runoff Pollution Prevention program, as adopted by the City for the purposes of preventing storm water pollution (i.e. downspouts directed to landscaped areas, minimize directly connected impervious areas, etc.).

**13. Prior to final inspection:**

- a. All front yard, exterior side, interior side and privacy screening shall be maintained and/or installed as shown on the approved plans or 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).
- c. Provide a landscape installation assessment by a certified landscape professional certifying that the landscaping and irrigation system were installed per the approved landscape plan pursuant to Chapter 12.36 of the Municipal Code.



# ATTACHMENT A



## CITY OF LOS ALTOS GENERAL APPLICATION

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

Permit # 1106575

<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: 1042 EASTWOOD DRIVE, LOS ALTOS, CA 94024

Project Proposal/Use: SINGLE FAMILY RESIDENCE

Current Use of Property: SINGLE FAMILY RESIDENCE

Assessor Parcel Number(s) 193-46-023 Site Area: 13,020 S.F.

New Sq. Ft.: 4,041 Remodeled Sq. Ft.: 0 Existing Sq. Ft. to Remain: 0

Total Existing Sq. Ft.: 2,203 Total Proposed Sq. Ft. (including basement): 4,041

Applicant's Name: D PATRICK FINNIGAN

Home Telephone #: \_\_\_\_\_ Business Telephone #: 650-529-2292

Mailing Address: 200 RAMONA ROAD

City/State/Zip Code: PORTOLA VALLEY, CA 94028

Property Owner's Name: Dean Cheng Eileen Cheng

Home Telephone #: 510-610-1577 Business Telephone #: 510-579-2728

Mailing Address: 1042 Eastwood Dr.

City/State/Zip Code: LOS ALTOS CA 94024

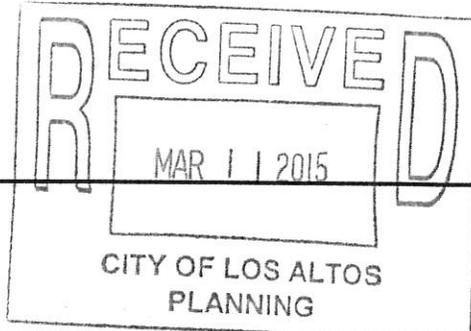
Architect/Designer's Name: D. PATRICK FINNIGAN Telephone #: 650-529-2292

650-793-6750

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

(continued on back)





# ATTACHMENT B

Planning Division  
(650) 947-2750  
[Planning@losaltosca.gov](mailto:Planning@losaltosca.gov)

## NEIGHBORHOOD COMPATIBILITY WORKSHEET

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

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

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

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

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

Project Address 1042 EASTWOOD DRIVE

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: 1042 EASTWOOD DR  
Date: 2/17/15

### 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: 12,000 / 13,000 square feet  
Lot dimensions: Length 120 ± feet  
Width 100 ± feet

If your lot is significantly different than those in your neighborhood, then note its: area \_\_\_\_\_, length \_\_\_\_\_, and width \_\_\_\_\_.

CORNER LOT

#### 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 \_\_\_\_\_ %

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)

Garage facing front projecting from front of house face 4

Garage facing front recessed from front of house face 3

Garage in back yard 1

Garage facing the side 1

Number of 1-car garages 1; 2-car garages 6; 3-car garages 1

Address: 1042 EASTWOOD DR  
Date: 2/17/15

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

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

One-story 4

Two-story 5

5. **Roof heights and shapes:**

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

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) WOOD & STUCCO OR STONE & WOOD SIDING ECT.

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

ASPHALT & WOOD SHAKES & (G) TILE ROOF IN AREA

If no consistency then explain: TILE ROOF ACROSS STREET

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: 1092 EASTWOOD DR

Date: 2/18/15

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? NO

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.)?

MANY OAKS, PALMS ACROSS STREET, LOTS OF LAWNS, NO SIDEWALKS, SOME CURBS @ CORNER LOTS, LANDSCAPING TO STREET EDGE WITH SOME AREA BETWEEN FOR PARKING.

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

SOME HOUSES ARE VERY VISIBLE AND OTHERS ARE OBSCURED BY LANDSCAPING, NEIGHBOR HAS SCREENING IN BACK YARD.

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)?

THERE ARE TWO MEDIUM SIZE COAST LIVE OAKS. THE PUBLIC RIGHT OF WAY OF BOTH STREETS IS LAWN THEN DIRT. THERE IS ALSO A SMALL FENCE WITH SOME HEDGE

10. **Width of Street:**

What is the width of the roadway paving on your street in feet? 30/40 FT

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 WITH NO CURB EXCEPT AT THE FRONT CORNER WHERE THERE IS A CURB

Address: 1042 EASTWOOD DR

Date: 2/18/15

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.:

MANY GABLE ROOFS, LOTS OF GOOD LANDSCAPING,  
MATERIALS ARE VERY DIVERSE.

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  
(NO PREVAILING STYLE IN AREA)

Address: 1042 EASTWOOD DR.  
 Date: 2/18/15

### 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).

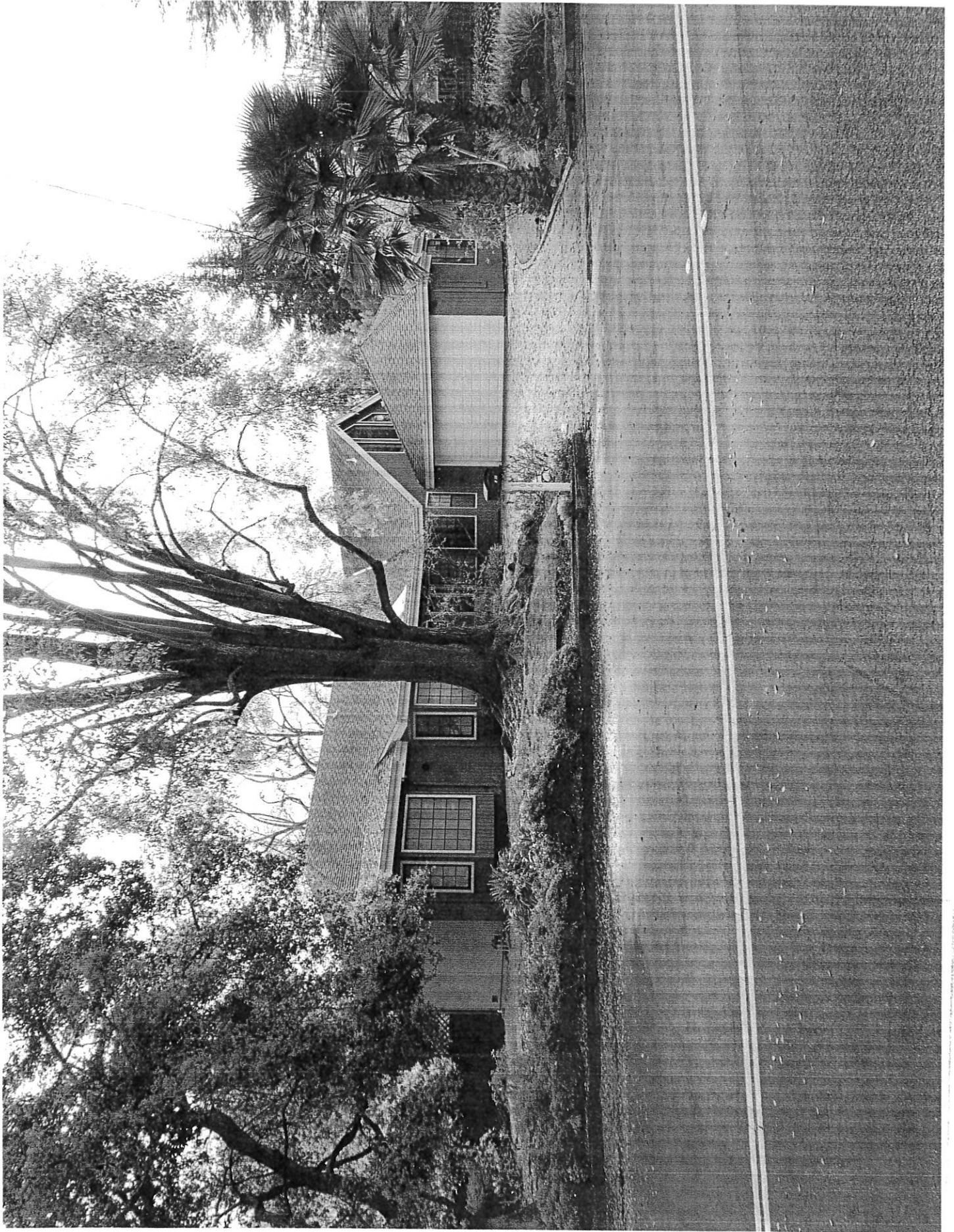
Address	Front setback	Rear setback	Garage location	One or two stories	Height	Materials	Architecture (simple or complex)
1046 EASTWOOD	25'	35' ±	FRONT	ONE STORY	20' ±	PLYWOOD WITH ALUM. WINDOWS	COMPLEX
1043 EASTWOOD	25'	25' ±	FRONT	ONE STORY	15' ±	WOOD SIDING WITH W/D WIND.	COMPLEX
1033 EASTWOOD	25'	25' ±	BACK	ONE STORY	15' ±	STONE/STUCCO TILE ROOF	SIMPLE
1029 EASTWOOD	25'	35' ±	FRONT	ONE STORY	15' ±	STUCCO & BRICK	SIMPLE
1065 MUIR WAY	25'	30' ±	FRONT	TWO STORY	24' ±	WOOD & STONE W/D. WINDOWS	COMPLEX
1066 MUIR WAY	25'	25' ±	FRONT	TWO STORY	24' ±	WOOD & STUCCO W/D. WINDOWS	COMPLEX
1047 EASTWOOD	25'	35' ±	FRONT	TWO STORY	18'	BOARD & BATT SHAKE ROOF	SIMPLE
1069 EASTWOOD CT.	25'	25'	FRONT	TWO STORY	23' ±	WOOD SIDING SHAKE ROOF	COMPLEX
1073 EASTWOOD CT.	25'	25'	FRONT	TWO STORY	23' ±	WOOD & BRICK SHAKE ROOF	COMPLEX
1077 EASTWOOD CT.	25'	30' ±	FRONT	TWO STORY	22' ±	BRICK & WOOD. SHAKES	SIMPLE



NEXT DOOR 1065 MUIR WAY



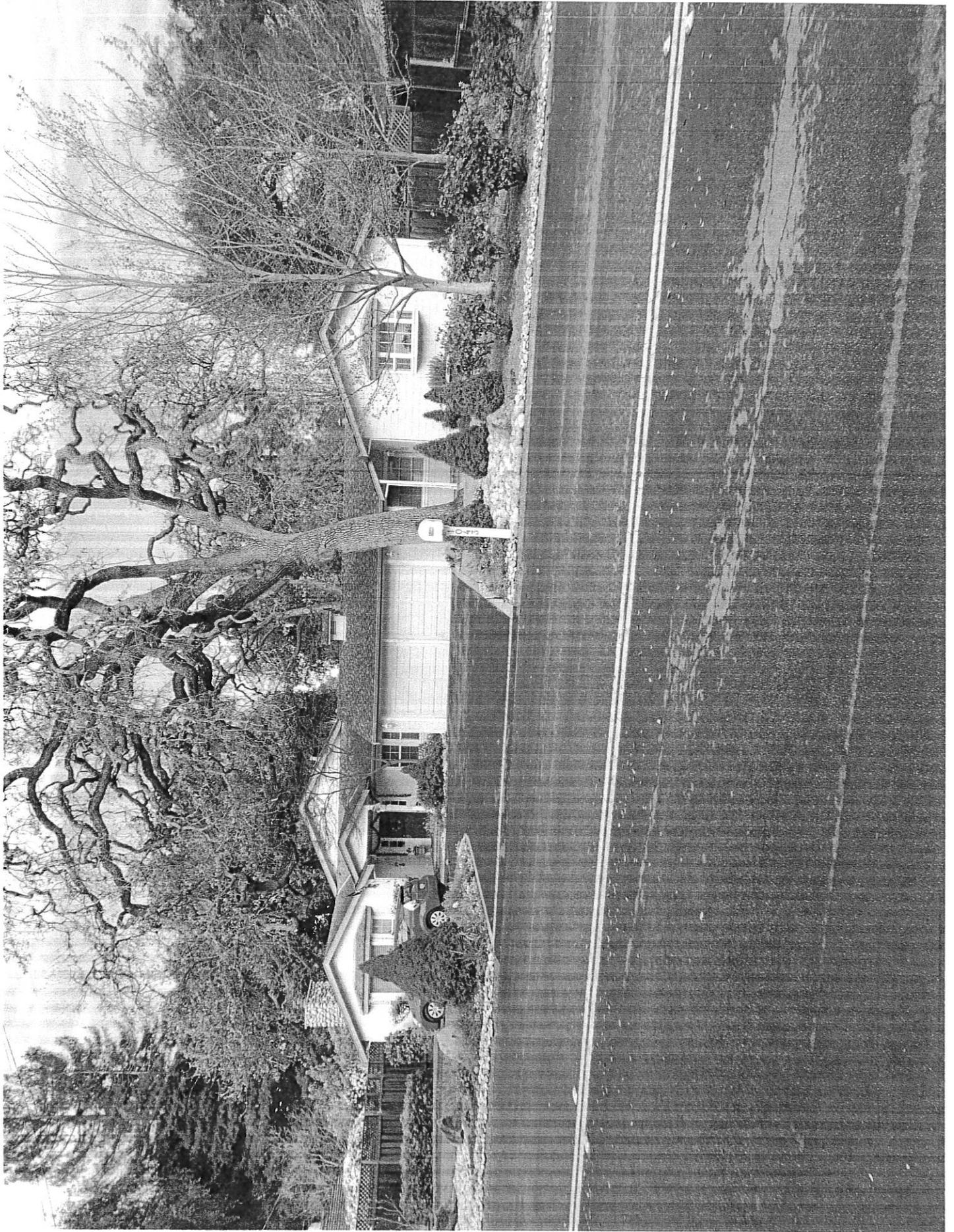
ACROSS STREET 1066 MUIR WAY



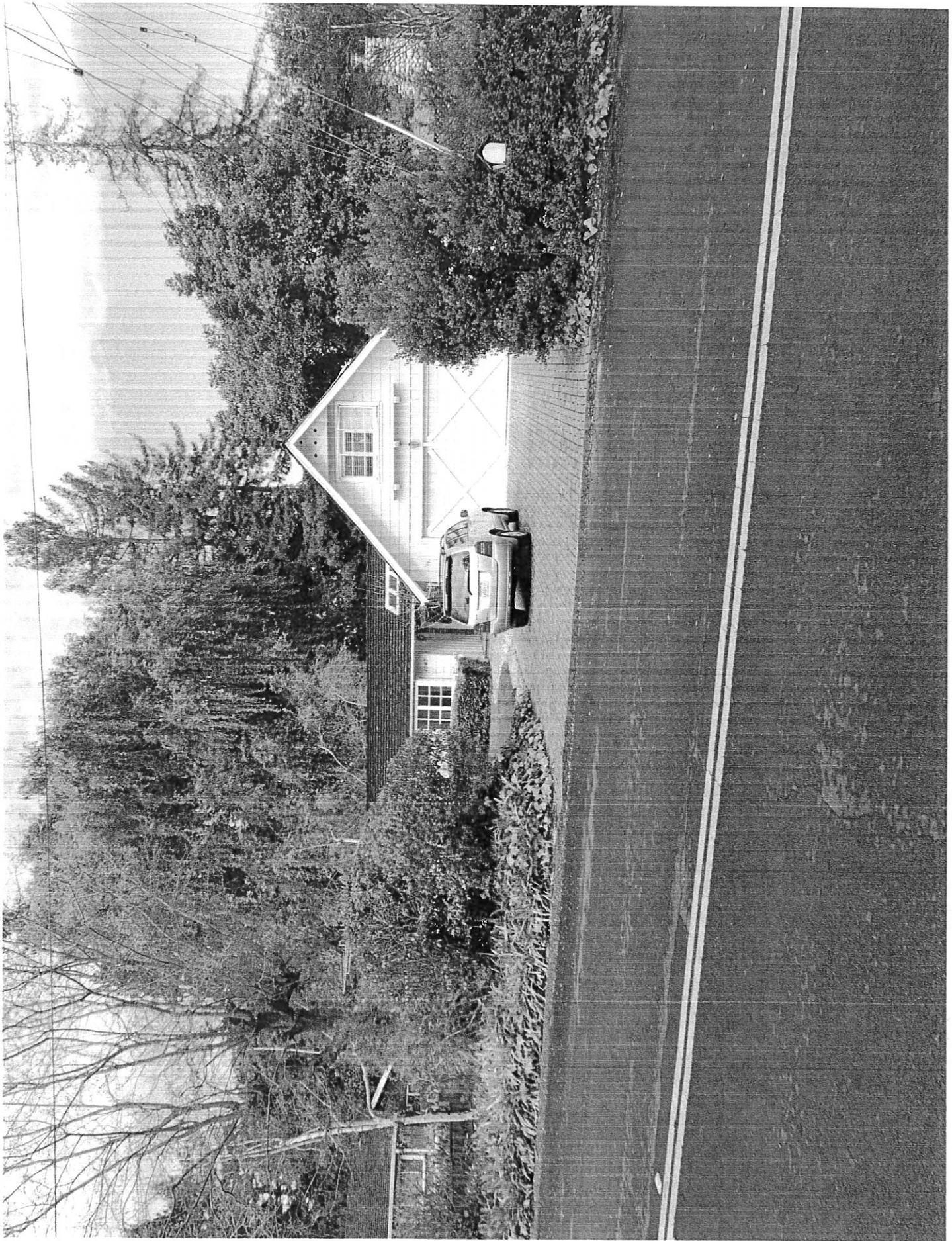
NEXT DOOR 1040 EASTWOOD DR.



ACROSS STREET 1023 EASTWOOD DR.



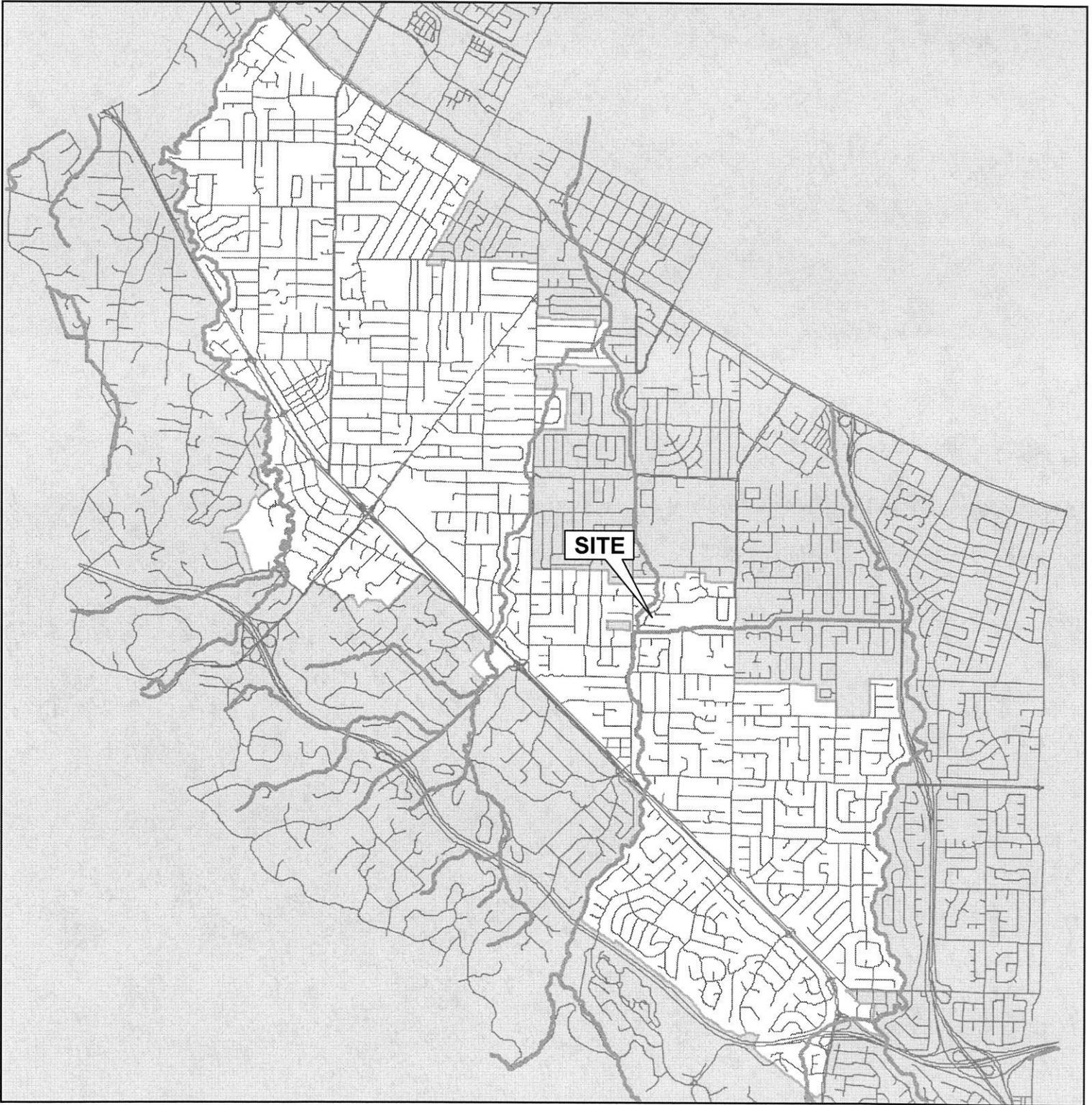
ACROSS STREET 1042 EASTWOOD DR.



ACROSS STREET 1047 EASTWOOD DR.

# ATTACHMENT C

## AREA MAP



**CITY OF LOS ALTOS**

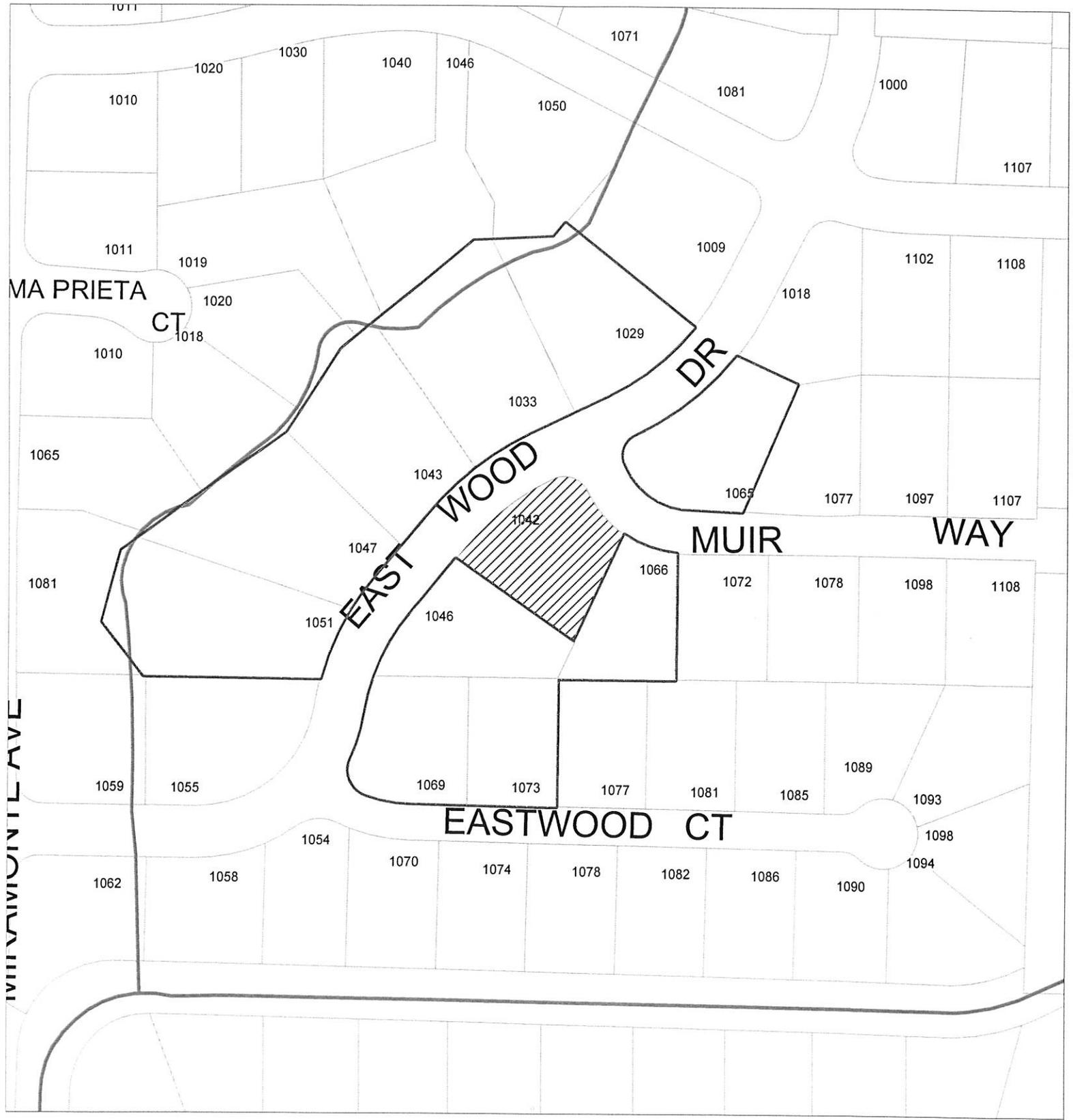
**APPLICATION:** 15-SC-11  
**APPLICANT:** D.P. Finnigan/ D. and E. Cheng  
**SITE ADDRESS:** 1042 Eastwood Drive



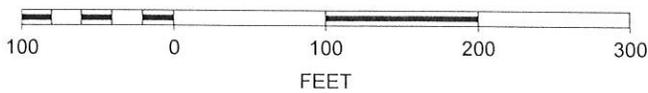
Not to Scale



# 1042 Eastwood Drive Notification Map



SCALE 1 : 1,500



N

