



DATE: August 5, 2015

AGENDA ITEM # 2

TO: Design Review Commission
FROM: Sierra Davis, Assistant Planner
SUBJECT: 15-SC-26 – 1691 Holt Avenue

RECOMMENDATION:

Approve design review application 15-SC-26 subject to the listed findings and conditions

PROJECT DESCRIPTION

This is a design review application for a new two-story house. The project includes 2,066 square feet at the first-story and 1,496 square feet at the second-story.

The following table summarizes the project:

GENERAL PLAN DESIGNATION: Single-family, Residential
ZONING: R1-10
PARCEL SIZE: 10,184 square feet
MATERIALS: Cement fiber board siding, composition roof, wood trim, aluminum clad windows, wood columns, wood doors

	Existing	Proposed	Allowed/Required
LOT COVERAGE:	2,504 square feet	2,969 square feet	3,055 square feet
FLOOR AREA:			
First floor	2,504 square feet	2,066 square feet	
Second floor		1,469 square feet	
Total	2,504 square feet	3,535 square feet	3,564 square feet
SETBACKS:			
Front	26 feet	25 feet	25 feet
Rear	15 feet	41 feet	25 feet
Right side (1 st /2 nd)	25 feet	10 feet/19 feet	10 feet/17.5 feet
Left side (1 st /2 nd)	15 feet	16 feet, 8 inches	16 feet, 8 inches
HEIGHT:	17 feet	25 feet	27 feet

BACKGROUND

The house is located in a Consistent Character Neighborhood pursuant to the Residential Design Guidelines. The homes in the area have simple massing, low horizontal eave lines, rustic materials, and consistent front yard setbacks. The street is wide with an inconsistent street tree pattern.

The lot is a narrow corner lot with a width of 83 feet. As a result, the exterior side yard setback is 20 percent of the average width of the lot, or 16 feet, 8 inches, rather than 20 feet.

DISCUSSION

Design

Structures within a Consistent Character Neighborhood should incorporate good neighbor design which has its own design integrity, but also incorporates design elements and materials found within the neighborhood.

The proposed project is sensitive to the scale of the neighborhood and incorporates similar forms and materials found within the neighborhood context. The project has low finished floors and eight-foot plate heights at the first- and second-story for an overall height of 25 feet. The design incorporates simple hip roof forms with small gables and a partial wrap around porch that breaks up the two-story massing adjacent to the side yards. The design incorporates a gabled front entry element; however, the wrap around porch relates well to the horizontal eave lines over entries in the neighborhood context. There is a portion of the house facing the interior side yard that is a two-story high wall; however, this element is mitigated by single story projections and a landscaping plan that provides for standard citrus trees which will help to break up massing as viewed from the adjacent property.

The project incorporates high quality materials that relate well to the existing materials found in the neighborhood. The materials include cement fiber board siding, composition roof, wood trim, aluminum clad windows, wood columns and wood doors. The horizontal siding also helps reduce the perception of bulk.

Landscaping and Privacy

The project includes a comprehensive landscaping plan for the front and rear of the property. The windows at the front and exterior side yard have lower sill heights; however, these windows face more public areas and do not result in a substantial privacy concern with views to Fallen Leaf Lane and Holt Avenue.

The design minimizes the privacy concern to the interior side yard with two small windows. The windows use obscured glass on the bottom half of the window. The obscured glass is an effective way to mitigate views to the adjacent property; however, it is not a characteristic that can be effectively maintained with a condition of approval. Although it cannot be maintained with a condition of approval, staff supports the small windows as meeting the privacy guideline without the need for obscured glazing.

The rear of the house includes a balcony and windows with low sill heights. The balcony is approximately eight-feet in depth and is considered an active balcony since it is off the play room. The balcony is set into the house with four-foot wide walls extending on either side of the balcony with a four-foot high, solid railing. The four-foot high railing will help to mitigate views down into neighboring properties, except when standing adjacent to the railing. The proposed landscaping plan provides for a row of *Pittosporum Tenuifolium*, an evergreen shrub/tree that can grow up to 30 feet in height. This species is appropriate screening to help mitigate views from the windows and balcony toward the rear and side property line and will provide additional privacy screening on the subject property's side of the fence.

Conditions No. 2 and 3 require the maintenance of the privacy screening in the rear and interior side yards and street trees in the exterior side yard. The trees cannot be removed without a tree removal permit for the Community Development Director.

MISCELLANEOUS

The front of the house currently faces Holt Avenue and will be reoriented with the front door toward Fallen Leaf Lane. A standard condition of approval (No. 5) requires the address to be correlated with the front of the house.

The project includes 5,000 square feet of new or replaced landscaping; therefore, the project is subject to the Model Water Efficient Landscaping Ordinance. Conditions No. 7 and 12.c. require compliance with the ordinance.

PUBLIC CONTACT

This project was noticed to 12 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 the project is the construction of a new house.

Cc: Radu and Camille Alexander, Applicant and Owners
Daryl Harris, RH Associates, Architect

Attachments:

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

FINDINGS

15-SC-26 – 1691 Holt Avenue

1. With regard to design review for a new two-story house, 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

15-SC-26 – 1691 Holt Avenue

1. The approval is based on the plans received on July 21, 2015 and the written application materials provided by the applicant, except as may be modified by these conditions.
2. The evergreen landscape screening adjacent to the rear property line and interior side property line adjacent to the balcony extending to the rear property line shall be protected under this application for privacy screening and cannot be removed without a tree removal permit from the Community Development Director.
3. The trees in the exterior side yard including: five (5) Flowering Plum trees, one (1) Maple tree, and one (1) Magnolia tree shall be protected under this application as street trees 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 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 Building Permit submittal, the plans shall contain/show:**
 - a. The conditions of approval shall be incorporated into the title page of the plans.
 - b. 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).

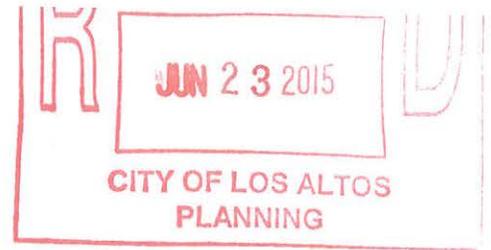
- c. Verification that the house will comply with the California Green Building Standards pursuant to Section 12.26 of the Municipal Code and provide a signature from the project's Qualified Green Building Professional Designer/Architect and property owner.
- d. The location of underground utilities 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.
- e. The location of any air conditioning units on the site plan and the manufacturer, model number, decibel rating and setback from the property line for each unit.
- f. 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.).

12. Prior to final inspection:

- a. All front yard, exterior side, street trees and privacy screening shall be installed as shown on the approved plans.
- 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 # 1106724

<input type="checkbox"/>	One-Story Design Review	<input type="checkbox"/>	Commercial/Multi-Family	<input type="checkbox"/>	Environmental Review
<input checked="" type="checkbox"/>	Two-Story Design Review	<input type="checkbox"/>	Sign Permit	<input type="checkbox"/>	Rezoning
<input type="checkbox"/>	Variance	<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"/>	Sidewalk Display Permit	<input type="checkbox"/>	Appeal
<input type="checkbox"/>	Historical Review	<input type="checkbox"/>	Preliminary Project Review	<input type="checkbox"/>	Other:

Project Address/Location: 1691 HOLT AVENUE

Project Proposal/Use: NEW 2 STORY HOME Current Use of Property: SINGLE STORY HOME

Assessor Parcel Number(s): 318-18-052 Site Area: 10,184

New Sq. Ft.: 3,562 Altered/Rebuilt Sq. Ft.: 0 Existing Sq. Ft. to Remain: 0

Total Existing Sq. Ft.: 2,504 Total Proposed Sq. Ft. (including basement): 3,562

Applicant's Name: RH ASSOCIATES, ARCHITECTS, DARYL HARRIS

Telephone No.: (530) 268-3055 Email Address: DVH-RHASSOC@GMAIL.COM

Mailing Address: 22867 SUNSET RIDGE DRIVE

City/State/Zip Code: AUBURN, CA 95602

Property Owner's Name: RADU ALEXANDER & CAMILLE (COHEN) ALEXANDER

Telephone No.: _____ Email Address: CAMILLE MARIE COHEN@YAHOO.COM

Mailing Address: 1691 HOLT AVENUE

City/State/Zip Code: LOS ALTOS, CA 94024

Architect/Designer's Name: SEE APPLICANT INFO

Telephone No.: _____ Email Address: _____

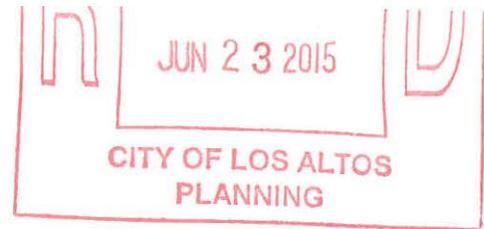
Mailing Address: _____

City/State/Zip Code: _____

*** 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



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.

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	<u>1691 Holt Avenue</u>
Scope of Project: Addition or Remodel	<u> </u> New Home
Age of existing home if this project is to be an addition or remodel?	<u> </u> N/A
Is the existing house listed on the City's Historic Inventory?	<u> </u> No

Address: 1691 Holt Avenue

Date: 6/10/15

What constitutes your neighborhood?

There is no clear answer to this question. For the purpose of this worksheet consider first your street and the two contiguous homes on either side of your property and the five to six homes across the street (nine to ten homes). At the minimum, these are the houses that you should photograph. For some, the homes behind you may also be a consideration and if there is any question in your mind about your neighborhood boundaries, consider a radius of approximately 200 to 300 feet around your property and consider that your neighborhood.

Streetscape

1. Typical neighborhood lot size*:

Lot area: 10,000 square feet

Lot dimensions: Length: 125 feet

Width: 80 feet

If your lot is significantly different than those in your neighborhood, then note its: area N/A length N/A and width N/A

2. Setback of homes to front property line: (pgs. 8-11 Design Guidelines)

Existing front setback if home is a remodel? N/A

What % of the front facing walls of the neighborhood homes are at the front setback? 100 %

Existing front setback for house on left 18' ft. /on right 25'

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 3

Garage facing front recessed from front of house face 5

Garage in back yard 0

Garage facing the side 1

Number of 1-car garages _____ ; 2-car garages 9 ; 3 car garages _____

Address: 1691 Holt Avenue

Date: 6/10/15

4. Single of Two-Story Homes:

What % of the homes in your neighborhood* are:

One Story 90%
Two Story 10%

5. Roof heights and shapes:

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

Are there mostly hip 6 gable style 4, or other style _____ roofs*?

Do the roof forms appear simple X 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 X stucco _____ board & batten _____ clapboard
_____ tile _____ stone X brick _____ combination of one or more materials

If so, describe: _____

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

If no consistency then explain: 70% Wood Shake, 30% Asphalt

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

Does your neighborhood* have a consistent identifiable architectural style?

X YES _____ NO

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

Address: 1691 Holt Avenue

Date: 6/10/15

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)

Slopes to Fallen Leaf Lane

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

Rolled curb, landscaping to street edge, street trees

How visible are your house and other houses from the street?

Most very 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 major features, landscaped to street with short wood fence.

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? Yes

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

Landscaped to rolled curb

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.:

Simple architectural style lined up on the front setback with landscaping extending to the rolled curb.

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

Summary Table

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

Address	Front setback	Garage location	One or two stories	Height	Materials	Architecture (simple or complex)
1691 Holt Avenue	17'	Front	One	16.5'	Stucco, Brick Veneer, Wood Shake Roof	Simple
1681 Holt Avenue	18'	Front	One	18'	Stucco, Wood Shake Roof	Simple
1680 Holt Avenue	25'	Front	One	18'	Horiz. Wood Siding, Wood Shake Roof	Simple
1690 Holt Avenue	25'	None	One	17'	Stucco, Brick Veneer, Wood Shake Roof	Simple
1700 Holt Avenue	25'	Front	One	17'	Stucco, Asphalt Roof	Simple
1701 Holt Avenue	25'	Front	Two	26'	Horiz. Wood Siding, Wood Shake Roof	Simple
1879 Fallen Leaf Lane	25'	Side	One	17'	Stucco, Vert. Wood Siding, Brick. Asphalt Rf.	Simple
1700 Penny Way	20'	Front	One	17'	Stucco, Stone Veneer, Wood Shake Roof	Simple
1872 Fallen Leaf Lane	25'	Front	One	18'	Stucco, Vert. Wood Siding, Wood Shake Roof	Simple
1880 Fallen Leaf Lane	25'	Front	One	20'	Stucco, Asphalt Roof	Simple



1691 Holt Avenue



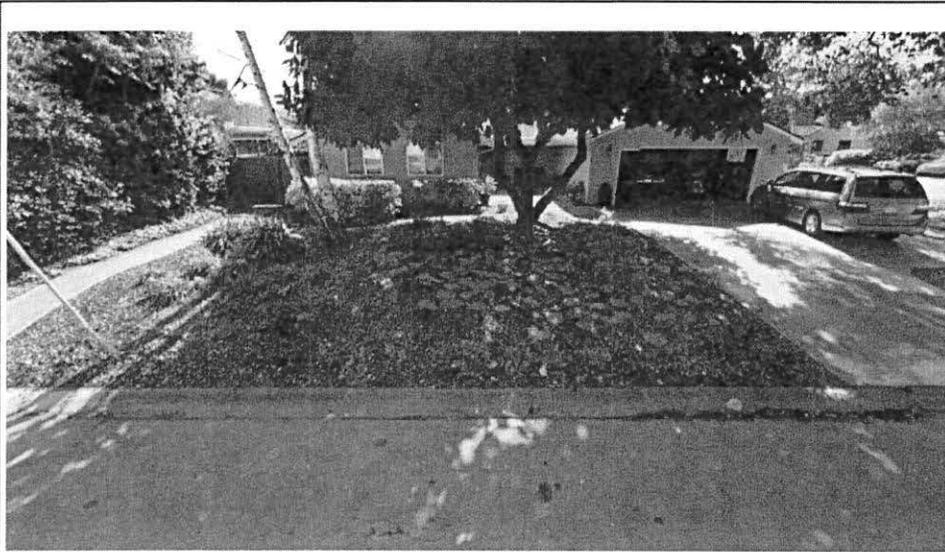
1681 Holt Avenue



1680 Holt Avenue



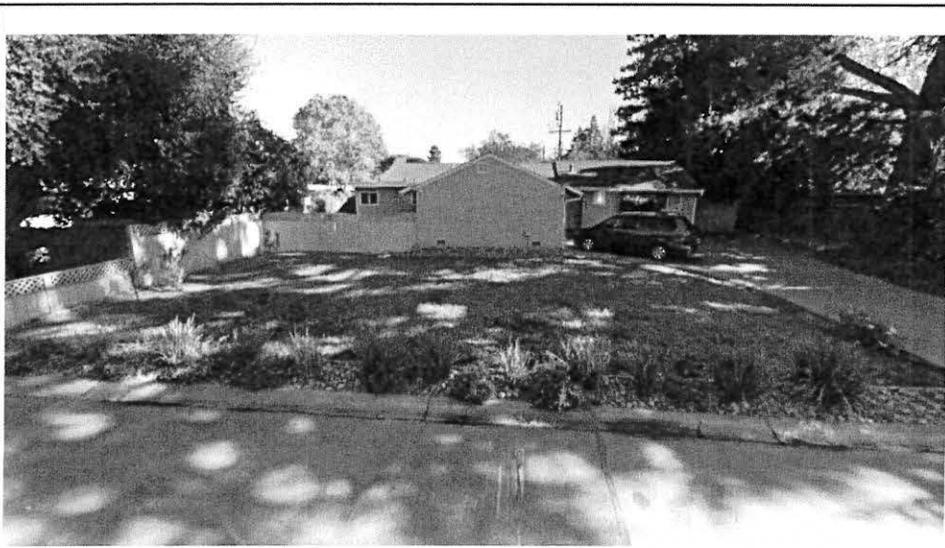
1690 Holt Avenue



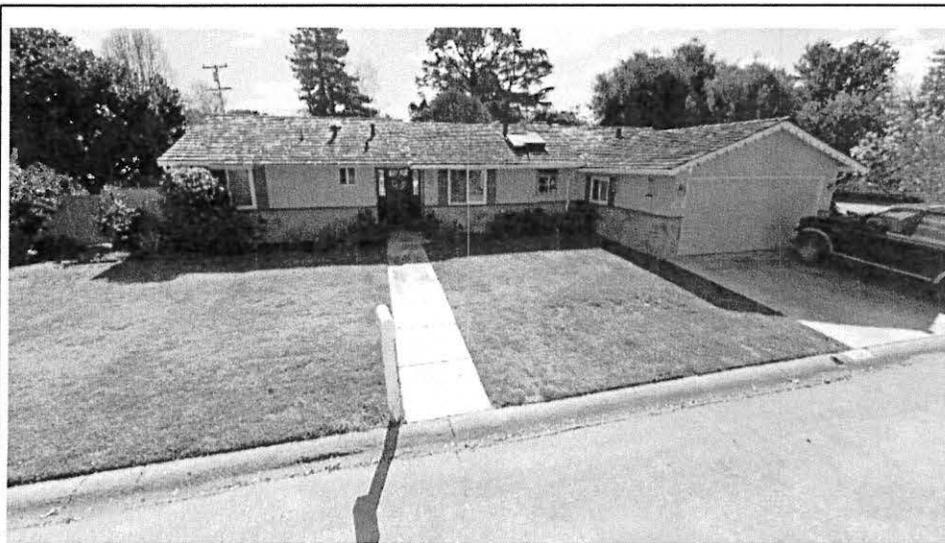
1700 Holt Avenue



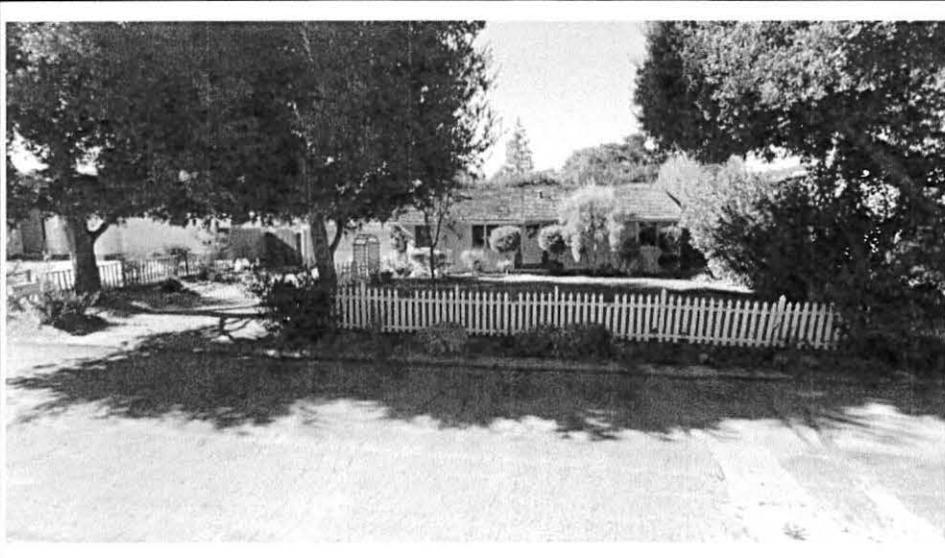
1701 Holt Avenue



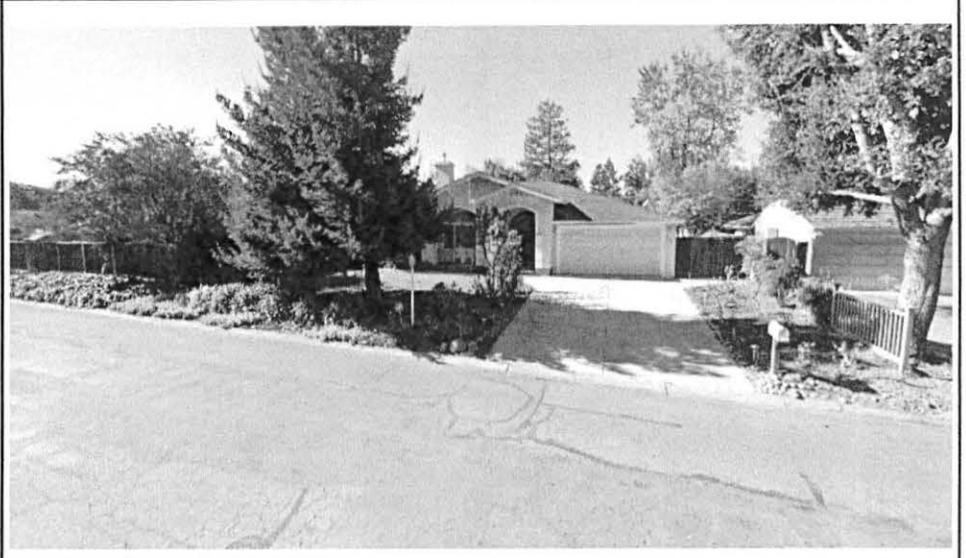
1879 Fallen Leaf Lane



1700 Penny Way

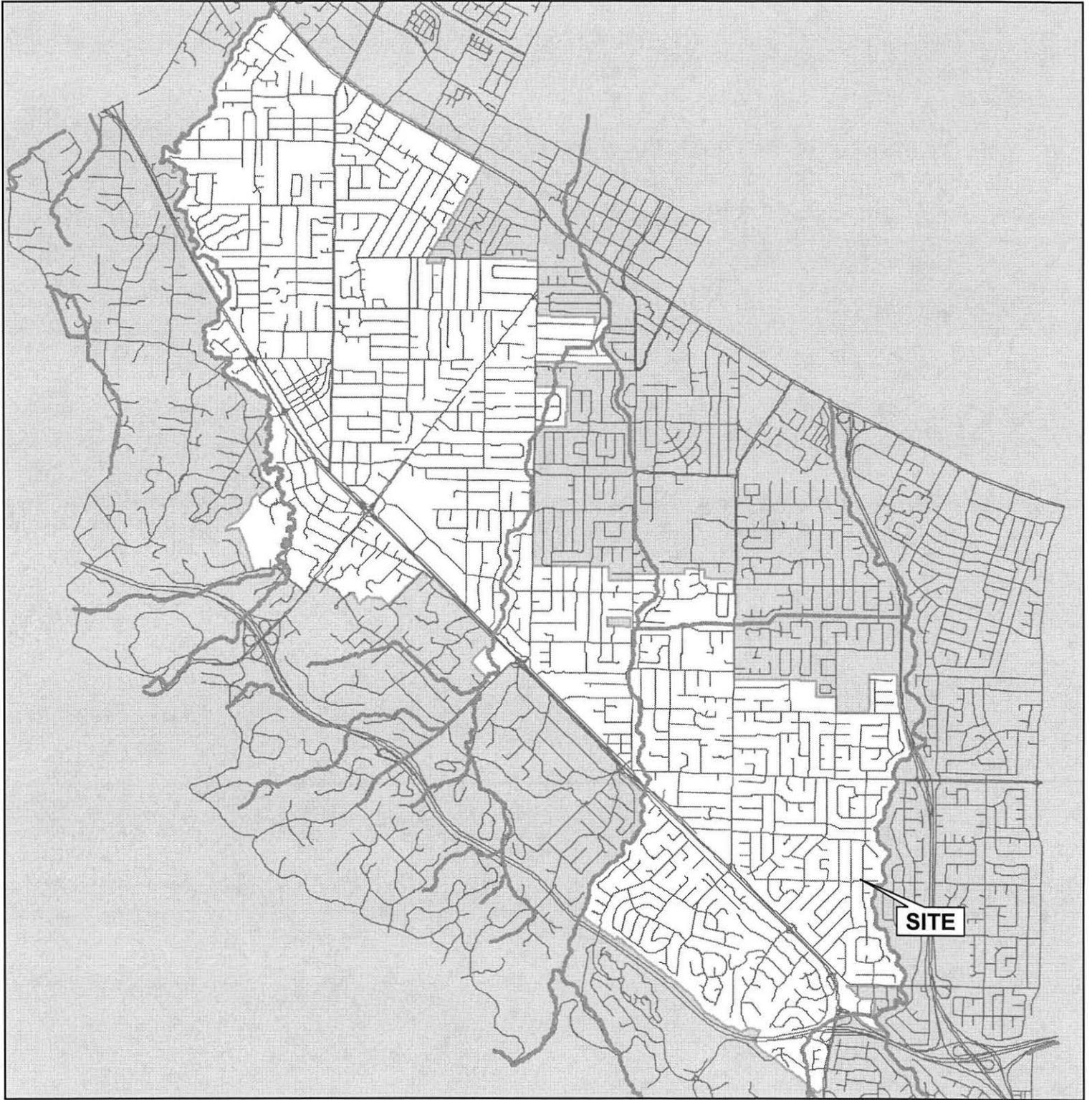


1872 Fallen Leaf Lane



1880 Fallen Leaf Lane

AREA MAP



CITY OF LOS ALTOS

APPLICATION: 15-SC-26
APPLICANT: RH Associates, Architects/R. and C. Alexander
SITE ADDRESS: 1691 Holt Avenue

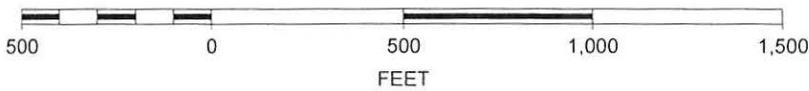


Not to Scale

VICINITY MAP



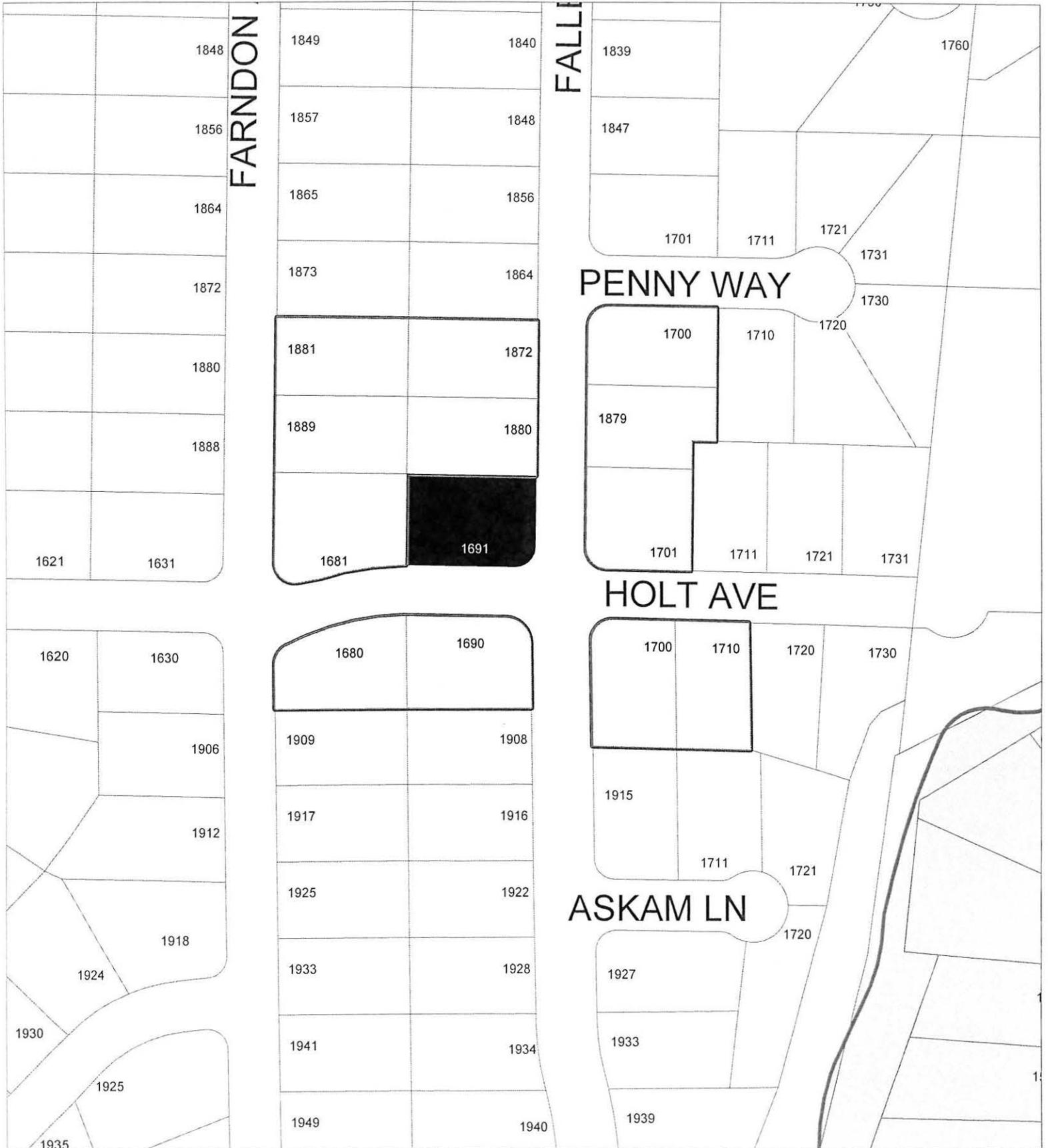
SCALE 1 : 6,000



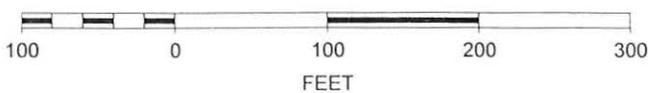
CITY OF LOS ALTOS

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SITE ADDRESS: 1691 Holt Avenue

1691 Holt Avenue Notification Map



SCALE 1 : 1,500



N

