



DATE: August 19, 2015

AGENDA ITEM # 4

TO: Design Review Commission
FROM: Zachary Dahl, Senior Planner
SUBJECT: 15-SC-30 – 181 Alvarado Avenue

RECOMMENDATION:

Approve design review application 15-SC-30 subject to the findings and conditions

PROJECT DESCRIPTION

This is a design review application for a new two-story house with a basement. The project includes 3,607 square feet on the first story and 1,022 square feet on the second story. The following table summarizes the project's technical details:

GENERAL PLAN DESIGNATION: Single-Family, Residential
ZONING: R1-10
PARCEL SIZE: 19,177 square feet
MATERIALS: Landmark composition shingle roof with metal seam accent roof, stucco siding, aluminum clad wood windows, wood garage door, painted wood trim and details, and stone veneer

	Existing	Proposed	Allowed/Required
COVERAGE:	N/A	3,852 square feet	4,678 square feet
FLOOR AREA:			
First floor	N/A	3,607 square feet	
Second floor	N/A	1,022 square feet	
Total	N/A	4,629 square feet	4,309 square feet
SETBACKS:			
Front	N/A	25 feet	25 feet
Rear	N/A	61 feet	25 feet
Right side (1 st /2 nd)	N/A	18 feet/38 feet	10 feet/17.5 feet
Left side (1 st /2 nd)	N/A	10 feet/56 feet	10 feet/17.5 feet
HEIGHT:	N/A	27 feet	27 feet

BACKGROUND

Neighborhood Context

The subject property is located in a Diverse Character Neighborhood, as defined in the City's Residential Design Guidelines. The subject property is a vacant lot that is located in the middle of this block of Alvarado Avenue between Vera Cruz Avenue and Panchita Way. The houses in the Alvarado Avenue neighborhood are a mixture of one- and two-story structures with a variety of architectural styles, materials and sizes. The landscape along Alvarado Avenue is varied with no distinct street tree pattern.

DISCUSSION

Design Review

According to the Design Guidelines, in Diverse Character Neighborhoods, good neighbor design has its own design integrity while incorporating some design elements and materials found in the neighborhood.

The new house uses a French inspired design style with large roof forms and formal architectural details. The front of the house includes three steep pitched gable roof forms and an arched front entry element with a metal seam accent roof, which creates a balanced and interesting street elevation. The three car garage is oriented to face the side yard, which give the house a larger left side yard setback and minimizes the appearance of the garage as viewed from the street. The use of nine-foot tall walls on the first story and eight-foot tall walls on the second story creates lower eave lines that reduce the appearance of the second story and reduce the structure's bulk and mass.

The project is using high quality materials, such as Landmark composition roof shingles, aluminum clad wood windows and El Dorado stone veneer, which are integral to the architectural design of the house. Overall, the project design has architectural integrity and the design, materials and forms fit in with the surrounding neighborhood.

Privacy and Landscaping

The project does not include any second story windows on either side elevation. There is one large second story window on the rear elevation with a setback of 66 feet to the rear property line. Thus, due to the lack of any second story windows on the side elevations and the large rear yard setback, the project will be maintaining a reasonable level of privacy.

The lot is currently vacant and does not have any existing trees or landscaping. The project is proposing two new Category II Street trees along the project frontage and three additional ornamental trees in the front yard area. The project will also be installing new hardscape, wood picket fence along the frontage and additional landscaping in the front yard area. With the new trees, front yard landscaping and hardscape, the project meets the City's landscaping regulations and street tree guidelines.

Due to the size of the lot and amount of new landscaping, the project is subject to the City's Water Efficient Landscape Ordinance. Condition Nos. 4, 8 (d) and 9 (c) require that the project have a landscape and irrigation plan designed and installed to comply with the Water Efficient Landscape regulations.

ENVIRONMENTAL CONTACT

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

PUBLIC CONTACT

A public meeting notice was posted on the property and mailed to 13 nearby property owners on Alvarado Avenue and Delphi Circle.

cc: Mark Sandoval, AIA, Applicant and Architect
Bobby and Florence Liao, Owners

Attachments:

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

FINDINGS

15-SC-30 – 181 Alvarado Avenue

With regard to the new two-story house, the Design Review Commission finds the following in accordance with Section 14.76.050 of the Municipal Code:

- a. The proposed new house complies with all provision of this chapter;
- b. The height, elevations, and placement on the site of the new house, 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 new house in relation to the immediate neighborhood will minimize the perception of excessive bulk and mass;
- e. General architectural considerations, including the character, size, scale, and quality of the design, the architectural relationship with the site and other buildings, building materials, and similar elements have been incorporated in order to insure the compatibility of the development with its design concept and the character of adjacent buildings; and
- f. The proposed new house has been designed to follow the natural contours of the site with minimal grading, minimum impervious cover, and maximum erosion protection.

CONDITIONS

15-SC-30 – 181 Alvarado Avenue

1. The approval is based on the plans received on July 7, 2015 and the written application materials provided by the applicant, except as may be modified by these conditions.
2. Obtain an encroach permit issued from the Engineering Division prior to doing any work within the public street right-of-way.
3. 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.
4. The landscape plan is subject to the City's Water Efficient Landscape Regulations pursuant to Chapter 12.36 of the Municipal Code.
5. Fire sprinklers shall be required pursuant to Section 12.10 of the Municipal Code.
6. Any new utility service drops shall be located underground from the nearest convenient existing pole pursuant to Chapter 12.68 of the Municipal Code.
7. The applicant/owner agrees to indemnify, defend, protect, and hold City harmless from all costs and expenses, including attorney's fees, incurred by the City or held to be the liability of City in connection with City's defense of its actions in any proceeding brought in any State or Federal Court, challenging any of the City's action with respect to the applicant's project.
8. **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. The arborist report tree protection recommendations.
 - c. 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."
 - d. 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).
 - e. 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.
 - f. 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.

- g. The location of any air conditioning units on the site plan and the manufacturer's sound rating for each unit.
 - h. Compliance with the New Development and Construction Best Management Practices and Urban Runoff Pollution Prevention program, as adopted by the City for the purposes of preventing storm water pollution (i.e. downspouts directed to landscaped areas, minimize directly connected impervious areas, etc.).
9. **Prior to final inspection:**
- a. All front yard landscaping and trees shall be 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); and
 - 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 # 1106742

<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:

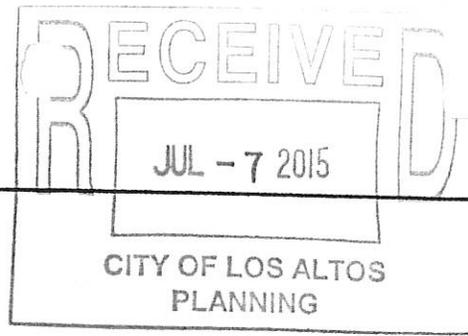
Project Address/Location: 181 NIJARADO AVE, LOS ALTOS
 Project Proposal/Use: RESIDENTIAL Current Use of Property: RESIDENTIAL (NO CHANGE)
 Assessor Parcel Number(s): 170-12-00X4 Site Area: _____
 New Sq. Ft.: 4629 Altered/Rebuilt Sq. Ft.: _____ Existing Sq. Ft. to Remain: _____
 Total Existing Sq. Ft.: _____ Total Proposed Sq. Ft. (including basement): _____

Applicant's Name: MARK SUNDVAL, MD
 Telephone No.: 650.941.8090 Email Address: _____
 Mailing Address: 145 CORTE MADERA TOWN CTR #401
 City/State/Zip Code: CORTE MADERA, CA 94025

Property Owner's Name: BOBBY & FLORENCE LAO
 Telephone No.: _____ Email Address: _____
 Mailing Address: P.O. Box 2052
 City/State/Zip Code: LOS ALTOS, CA 94025

Architect/Designer's Name: M. SUNDVAL ARCHITECTS INC.
 Telephone No.: 650.941.8090 Email Address: mere@meandvalarchitects.com
 Mailing Address: 145 CORTE MADERA TOWN CTR #401
 City/State/Zip Code: CORTE MADERA, CA 94025

*** 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. ***



ATTACHMENT B

City of Los Altos

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 191 ALVARADO
Scope of Project: Addition or Remodel or New Home
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? N/A

Address: 1901 ALVARADO AVE
Date: 6/6/15

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: VARIES square feet
Lot dimensions: Length VARIES feet
Width VARIES feet

If your lot is significantly different than those in your neighborhood, then note its: area 19177, length 166, and width 131.

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 20 %
Existing front setback for house on left 25 ft./on right ±45.7ft.
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 10

Garage facing front recessed from front of house face 10

Garage in back yard 6

Garage facing the side 5

Number of 1-car garages 26; 2-car garages 2; 3-car garages 2

Address: 181 ALVARADO AVE

Date: 6/6/15

4. Single or Two-Story Homes:

What % of the homes in your neighborhood* are:

One-story 10

Two-story 90

5. Roof heights and shapes:

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

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

Do the roof forms appear simple X or complex X? VARIES

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 X stucco ___ board & batten ___ clapboard

___ tile ___ stone ___ brick X combination of one or more materials

(if so, describe) MIX OF ARCHITECTURAL STYLES & MATERIALS

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

COMPOSITION & TILE

If no consistency then explain:

MIX OF VARIOUS ARCHITECTURAL STYLES & ROOF SYSTEMS

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

VARIES
NO CONSISTENT STYLE OR THEME

Address: 181 ALVARADO AVE.
Date: 6/6/15

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)
TOWARDS THE REAR OF PROPERTY

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 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 VARIES

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

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)?
GRAVEL, DIRT, & ASPHALT

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? BOTH
Is the shoulder area (unimproved public right-of-way) paved, unpaved, gravel, landscaped, and/or defined with a curb/gutter? UNPAVED, GRAVEL, & CURB/GUTTER

Address: 181 ALVARADO AVE.
Date: 6/6/15

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.:

VARIES NOT COHESIVE

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

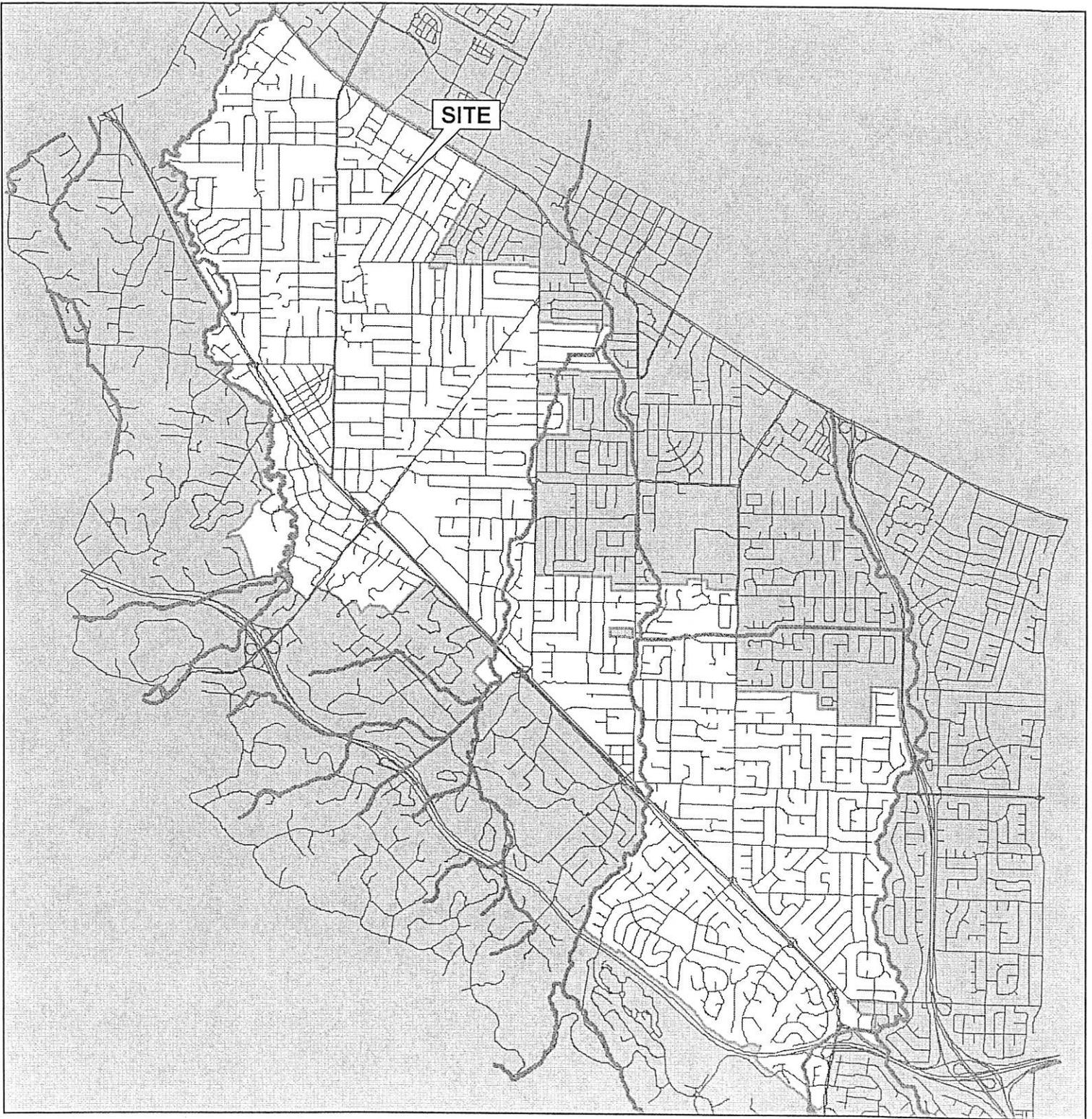
Address: 101 ALVARADO AVE.
 Date: 6/10/15

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)
165 ALVARADO	± 30	± 40	FRONT	2 story	27	STUCCO / TILE	COMPLEX
195 ALVARADO	± 25	± 40	FRONT	2 story	27	SHINGLE / COMP SHINGLE	COMPLEX
240 DELPHI CR	± 25	± 25	FRONT / SIDE	1 story	20	STUCCO / COMP	SIMPLE
243 DELPHI CR	± 25	± 25	FRONT SIDE	1 story	20	STUCCO / COMBO	SIMPLE
204 ALVARADO	± 27	± 40	FRONT	2 story	27	STUCCO / TILE	COMPLEX
188 ALVARADO	± 27	± 40	FRONT	2 story	27	STUCCO /	SIMPLE
190 ALVARADO	± 27	± 40	FRONT	1 story	20	BRICK / WOOD / STUCCO / SHINGLE	SIMPLE
168 ALVARADO	± 27	± 40	FRONT / SIDE YARD	2 story	27	STUCCO / TILE	COMPLEX
158 ALVARADO	± 26	± 40	FRONT	2 story	27	WOOD SHINGLE / COMP	COMPLEX

AREA MAP



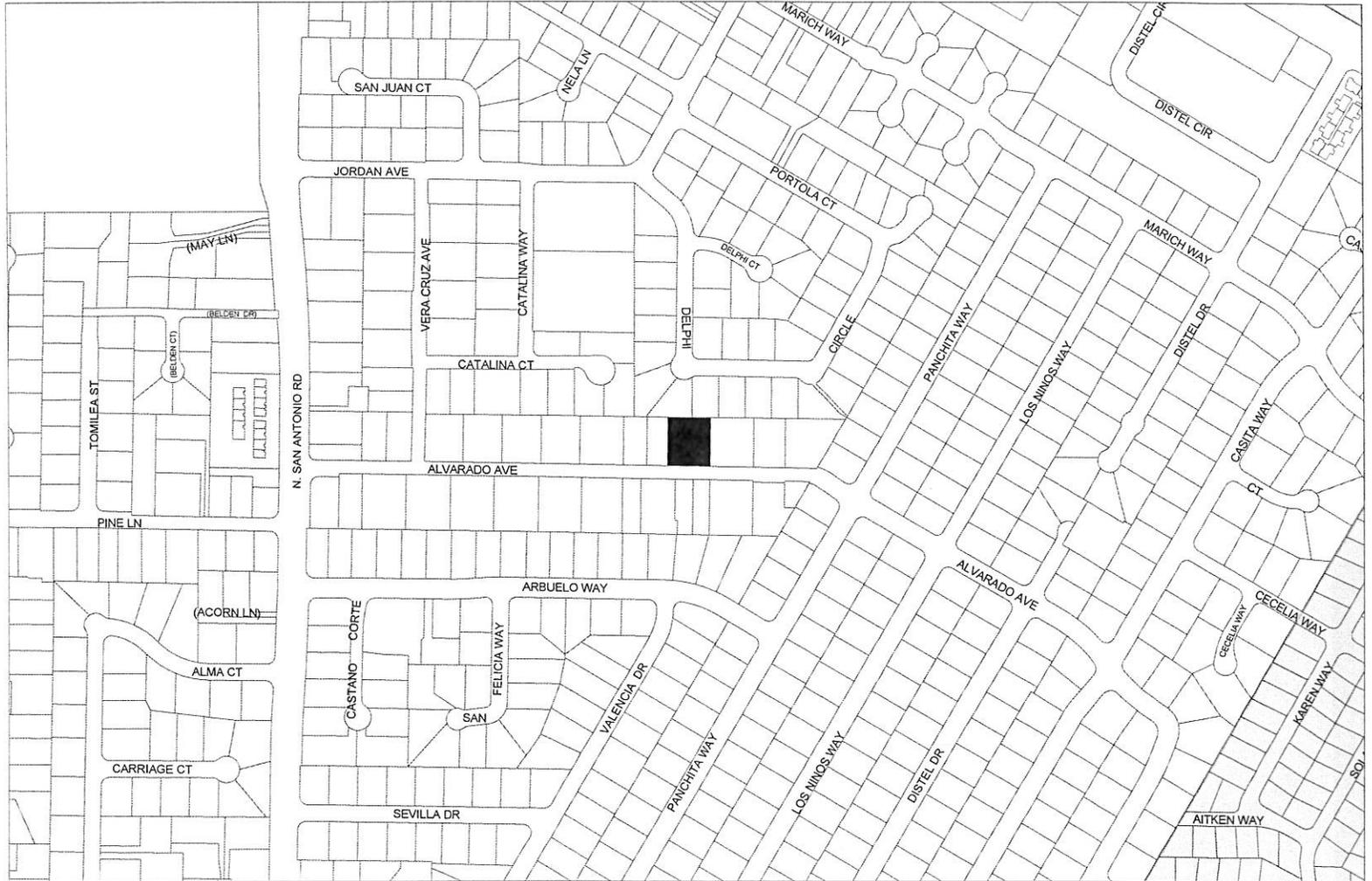
CITY OF LOS ALTOS

APPLICATION: 15-SC-30
APPLICANT: M. Sandoval Architects Inc. /B. and F. Liao
SITE ADDRESS: 181 Alvarado Avenue

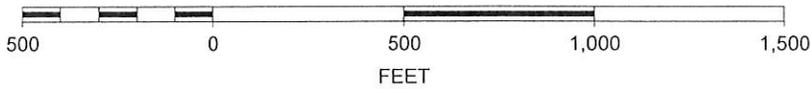


Not to Scale

VICINITY MAP



SCALE 1 : 6,000



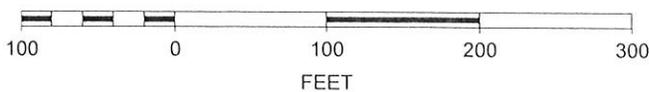
CITY OF LOS ALTOS

APPLICATION: 15-SC-30
APPLICANT: M. Sandoval Architects Inc. /B. and F. Liao
SITE ADDRESS: 181 Alvarado Avenue

181 Alvarado Avenue Notification Map



SCALE 1 : 1,500



N

