



DATE: September 30, 2015

AGENDA ITEM # 3

TO: Design Review Commission
FROM: Sierra Davis, Assistant Planner
SUBJECT: 15-SC-16 – 1030 Covington Road

RECOMMENDATION:

Approve design review application 15-SC-16 subject to the listed findings and conditions

PROJECT DESCRIPTION

This is a design review application for a two-story addition to an existing two-story house. The project includes an addition of 163 square feet to the first story and 404 square feet to the second story and demolition of an existing 112 square foot storage shed. The following table summarizes the project's technical details:

GENERAL PLAN DESIGNATION: Single-family, Residential
ZONING: R1-10
PARCEL SIZE: 10,275 square feet
MATERIALS: Concrete flat tile roof, wood siding wainscot, stucco, wood trim on windows, boxed wood columns

	Existing	Proposed	Allowed/Required
LOT COVERAGE:	2,393 square feet	2,444 square feet	3,083 square feet
FLOOR AREA:			
First floor	2,351 square feet	2,402 square feet*	
Second floor	765	1,169 square feet	
Total	3,116 square feet	3,571 square feet	3,596 square feet
SETBACKS:			
Front	33 feet	25 feet	25 feet
Rear	43 feet	43 feet	25 feet
Right side (1 st /2 nd)	23 feet/40 feet	22 feet/23 feet	10 feet/17.5 feet
Left side (1 st /2 nd)	9.7 feet/14.7 feet	9.7 feet/14.7 feet	10 feet/17.5 feet
HEIGHT:	24 feet	24 feet	27 feet

*Proposed first floor, floor area includes the removal of the 112 square foot storage shed.

BACKGROUND

Neighborhood Context

The house is located in a Consistent Character Neighborhood pursuant to the Residential Design Guidelines. The houses within this block of Covington Road are primarily single story structures with low horizontal eaves, simple massing and rustic materials. The street is wide with a bike lane on both sides of the street and additional unimproved shoulder area. The street tree pattern is mixed, with a variety of mature trees and shrubs.

Zoning Compliance

The existing house is non-conforming as it does not meet the side yard setbacks on the left side. The first story is setback nine-feet, eight-inches, where 10-feet is required and 14-feet, eight-inches where 17-feet, six inches is required at the second-story. The structure also encroaches into the daylight plane on the left side. Since the project will maintain at least 50 percent of the floor area, the non-conforming setbacks and daylight plane encroachment can be maintained.

The detached garage on the right side has a setback side yard of two-feet, seven-inches where 10-feet is required. The storage shed at the rear of the garage will be removed, and the wall will be filled in; however, the rest of the structure will be maintained in its current location.

DISCUSSION

Design Review

The addition is proposed at the front and right side of the structure in order to maintain the non-conforming setbacks on the left side. The addition also extends to the front of the property to maintain the distance from the existing non-conforming detached garage. The existing constraints of maintaining at least 50 percent of the existing house and the separation from the detached garage ultimately determined the location of the proposed addition.

The addition is visible from the neighboring property to the right; however, due to street curve, the addition is oriented toward the front yard. The first-story addition has a plate height of nine feet, which is one-foot taller than the existing plate height. The taller entry element helps to transition between the different eave heights and integrates the addition with the existing house.

The second story is stacked over the first story which can result in a bulky appearance when viewed from the street. The applicant has worked with staff to reduce the appearance of the two-story height wall and bulk, by incorporating a faux hip roof to create a band of roofing

to break up the first and second story. In addition to the architectural elements that help to reduce the appearance of bulk, the structure has greater than required side yard setbacks of 22 feet for the first story and 23 feet for the second story. The larger side yard setbacks help to reduce the overall bulk of the elements as viewed from the street and adjacent property.

The front elevation of the existing house has stucco siding with a wood siding wainscoting. The first story addition will match the existing wainscot and the stucco siding will also be used at the first and second story. New materials will be used throughout the design and include a concrete flat tile roof, wood trim on the windows, and boxed wood columns at the entry.

Landscaping and Privacy

The addition is located at the front of the house and because of the orientation the new windows toward the right side of the front yard, they do not result in an unreasonable privacy impact. Second story windows with views toward the front yard of adjacent properties and the street is not considered an unreasonable privacy impact because front yard spaces are generally more public areas. The existing landscaping at the front and right side of the property include six, mature trees; two along the front property line and four in the right, front side yard. The trees will help to buffer of the second story addition as viewed from the street.

The project includes two, larger replacement windows at the second story on the left side. The windows are in master bathroom and are located behind the bathtub and in the shower. The placement of the windows makes it difficult to view out of the window except when using the bathtub or shower. The uses are passive adjacent to the windows; therefore, views from the windows do not create an unreasonable privacy impact. The existing landscaping adjacent to the windows is adequate to protect views out and down into the neighboring single-story house.

ENVIRONMENTAL REVIEW

This project is categorically exempt from environmental review under Section 15301 of the Environmental Quality Act because the project is an addition to an existing structure in a residential zone.

PUBLIC CONTACT

A public meeting notice was posted on the property and mailed to 11 nearby property owners on Covington Road and Loma Prieta Court.

Cc: Bruce and Jackie Pao, Applicant and Property Owners
Barzin Keyhankhadiv, Fast Cad Drafting, Designer

Attachments:

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

FINDINGS

15-SC-16 – 1030 Covington Road

With regard to design review for the two-story addition, 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-16 – 1030 Covington Road

1. The approval is based on the plans received on September 4, 2015 and the written application materials provided by the applicant, except as may be modified by these conditions. The scope of work is limited to that shown on the plans and may not exceed rebuilding 50 percent of the existing structure.
2. 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.
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 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.
5. **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. 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.
 - c. The location of any air conditioning units on the site plan and the manufacturer's specifications showing the sound rating for each unit.
 - d. 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.).
6. **Prior to final inspection:**
 - a. All front yard landscaping shall be maintained and/or installed as shown on the approved plans and as required by the Planning Division.

- b. Submit verification that the house was built in compliance with the City's Green Building Ordinance (Section 12.26 of the Municipal Code).

ATTACHMENT A



CITY OF LOS ALTOS
GENERAL APPLICATION

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

Permit # 11000410

Table with 3 columns: Review Type, Permit Type, and Other. Rows include One-Story Design Review, Two-Story Design Review (checked), Variance, Lot Line Adjustment, Tentative Map/Division of Land, Historical Review, Commercial/Multi-Family, Sign Permit, Use Permit, Tenant Improvement, Sidewalk Display Permit, Preliminary Project Review, Environmental Review, Rezoning, R1-S Overlay, General Plan/Code Amendment, Appeal, and Other.

Project Address/Location: 1030 Covington Rd. LOS ALTOS CA 94024

Project Proposal/Use: primary residence Current Use of Property: primary residence

Assessor Parcel Number(s): 193-46-012 Site Area: 10,275 SQ. Ft.

New Sq. Ft.: 590 SQ. Ft. Altered/Rebuilt Sq. Ft.: Existing Sq. Ft. to Remain: 2542 + 574 Living Garage

Total Existing Sq. Ft.: Total Proposed Sq. Ft. (including basement): 3133 + 574 Living Garage

Applicant's Name: KOOLAYA PAO / BRUCE PAO

Telephone No.: (818) 620-2416 Email Address: jackiepao1@gmail.com

Mailing Address: 1030 Covington Rd.

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

Property Owner's Name: KOOLAYA PAO / BRUCE PAO

Telephone No.: (818) 620-2416 Email Address: jackiepao1@gmail.com

Mailing Address: 1030 Covington Rd.

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

Architect/Designer's Name: Barzin KeyhanKhadij

Telephone No.: 408 806 7912 Email Address: BKdrafting@gmail.com

Mailing Address: 1610 Blossom Hill Rd. Suite "7A"

City/State/Zip Code: San Jose CA 95118

*** 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

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 1030 Covington Rd.
Scope of Project: Addition or Remodel ✓yes or New Home NO
Age of existing home if this project is to be an addition or remodel? 63 years
Is the existing house listed on the City's Historic Resources Inventory? NO

Address: 1030 Covington Rd.
Date: 4/17/15

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: Average 12500 sq. ft. square feet

Lot dimensions: Length 70-140 feet

Width 80-90 feet

If your lot is significantly different than those in your neighborhood, then note its: area 9920, length 130, and width 83.

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

Existing front setback if home is a remodel? 33'-2"

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

Existing front setback for house on left _____ ft./on right _____ 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 6

Garage facing front recessed from front of house face 1

Garage in back yard 3

Garage facing the side 2

Number of 1-car garages 0; 2-car garages 10; 3-car garages 2

Address: 1030 Covington Rd.
Date: 4/17/15

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

What % of the homes in your neighborhood* are:

One-story 80%
Two-story 20%

5. **Roof heights and shapes:**

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

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

Do the roof forms appear simple or complex ?

Do the houses share generally the same eave height yes?

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

What siding materials are frequently used in your neighborhood*?

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

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

Wood Shake

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: 1030 Covington Rd.
Date: 4/17/15

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?

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?

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

NO

10. Width of Street:

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

Is there a parking area on the street or in the shoulder area? NO

Is the shoulder area (unimproved public right-of-way) paved, unpaved, gravel, landscaped, and/or defined with a curb/gutter? NO

Address: 1030 Covington Rd
Date: 4/17/15

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.:

Roof Type Hip

General Study

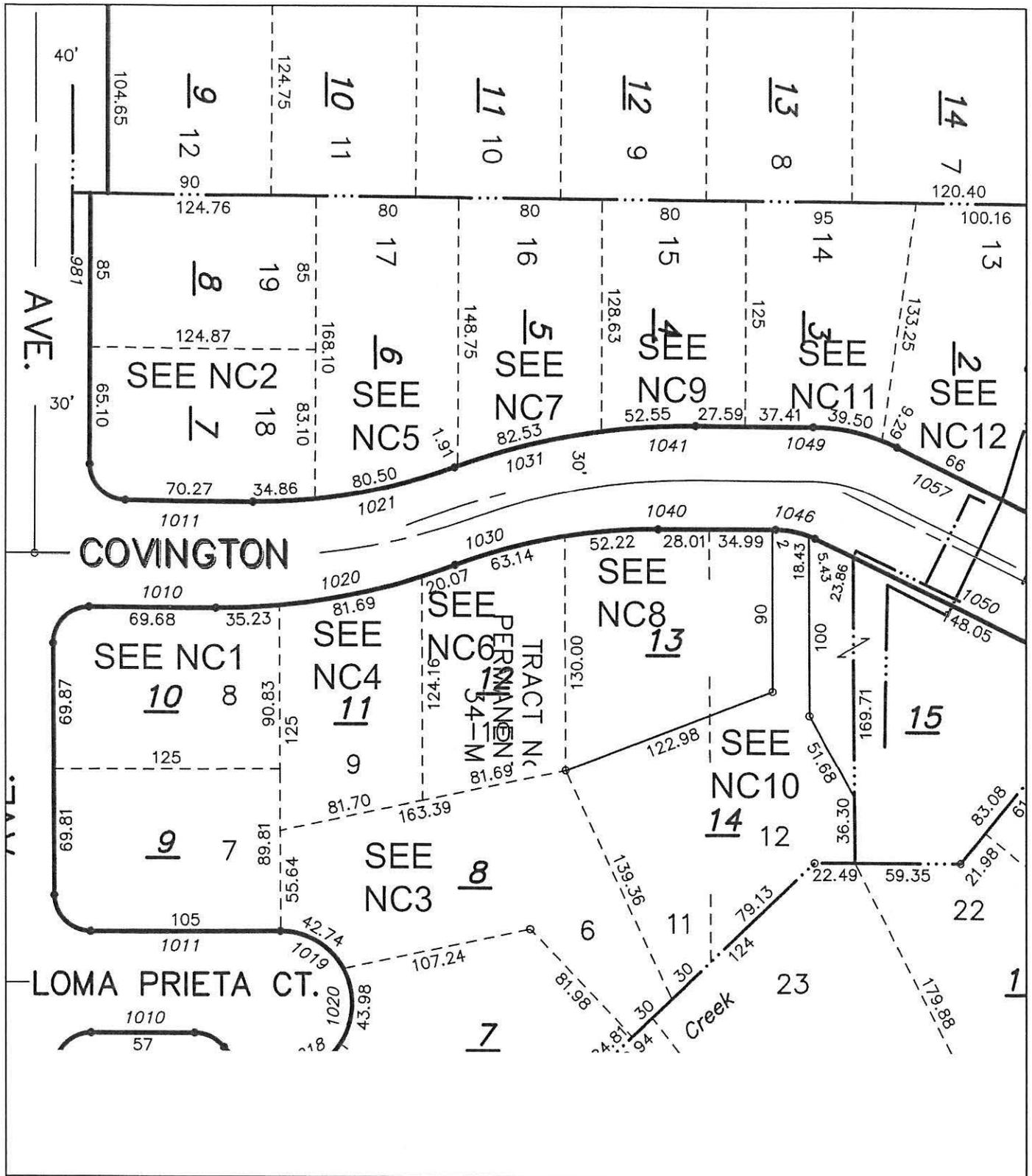
- A. Have major visible streetscape changes occurred in your neighborhood?
 YES NO
- B. Do you think that most (~ 80%) of the homes were originally built at the same time?
 YES NO
- C. Do the lots in your neighborhood appear to be the same size?
 YES NO
- D. Do the lot widths appear to be consistent 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: 1030 COVINGTON RD.
 Date: 7/17/15

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)
1010 Covington Rd.	28		Side	1			
1011 ~ ~	26		Side	1			
1020 ~ ~	31		Front	1			
1030 ~ ~	33		backyard	2			
1021 ~ ~	34		Front	1			
1031 ~ ~	34		~	1			
1041 ~ ~	33		~	2			
1049 ~ ~	39		~	1			
1057 ~ ~	50		backyard	1			



SCALE: TITLE:

N.T.S.

PARCEL MAP

NEIGHBORHOOD COMPATIBILITY WORKSHEET FOR:
1030 COVINGTON RD. LOS ALTOS, CA 94024

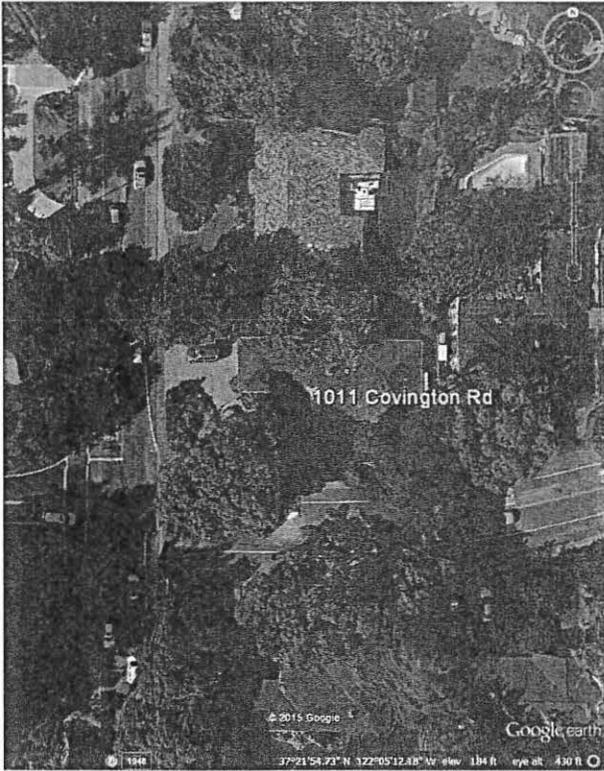
NC-0



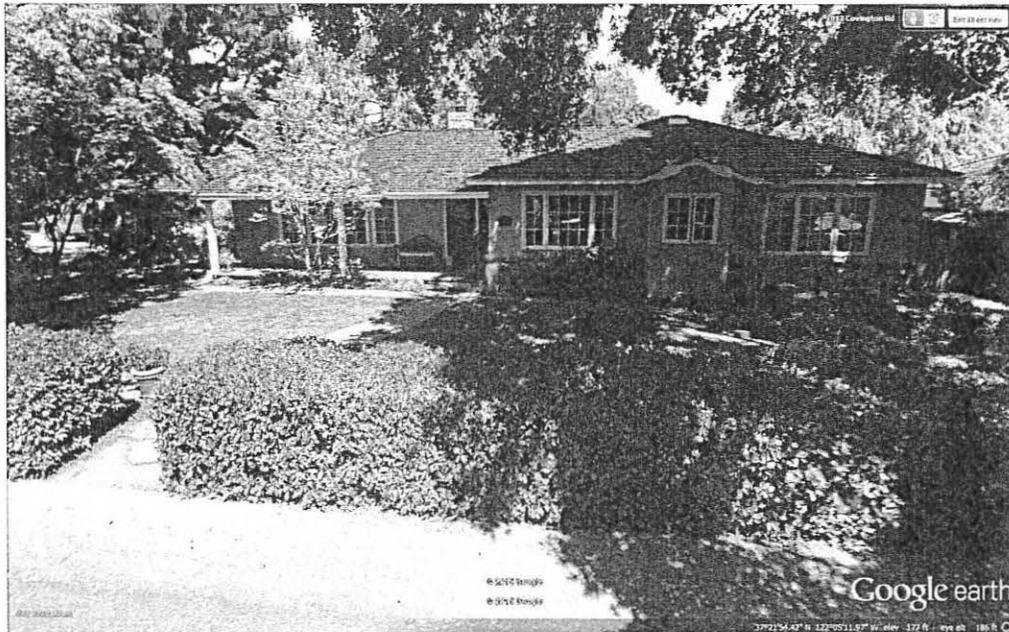
LOT SIZE:	0.26 ACRES
APPROXIMATE FRONT SETBACK	28 FEET

SCALE: N.T.S. TITLE: PICTURES OF 1010 COVINGTON RD.
 APN: 193-46-010

NEIGHBORHOOD COMPATIBILITY WORKSHEET FOR: 1030 COVINGTON RD. LOS ALTOS, CA 94024 NC-1



LOT SIZE:	10292 SQ. FT.
APPROXIMATE FRONT SETBACK	26 FEET



SCALE: N.T.S. TITLE: PICTURES OF 1011 COVINGTON RD.
APN: 193-28-007

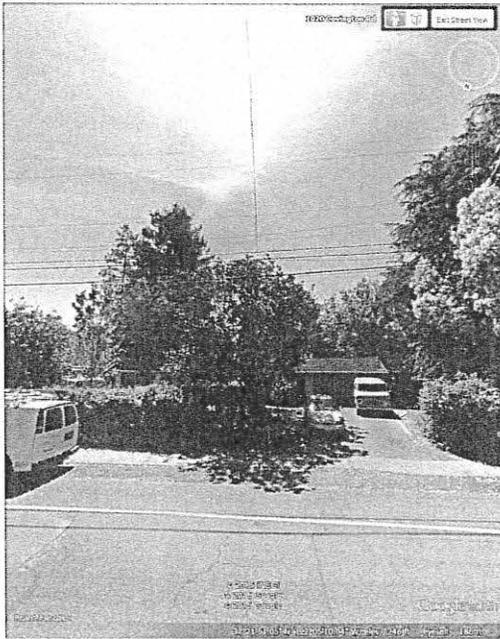
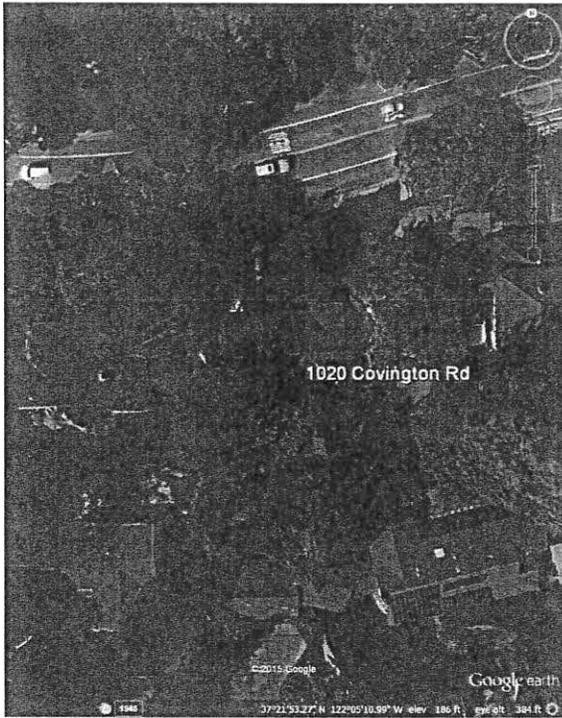
NEIGHBORHOOD COMPATIBILITY WORKSHEET FOR: 1030 COVINGTON RD. LOS ALTOS, CA 94024 NC-2



LOT SIZE:	0.41 ACRES
APPROXIMATE FRONT SETBACK	26 FEET



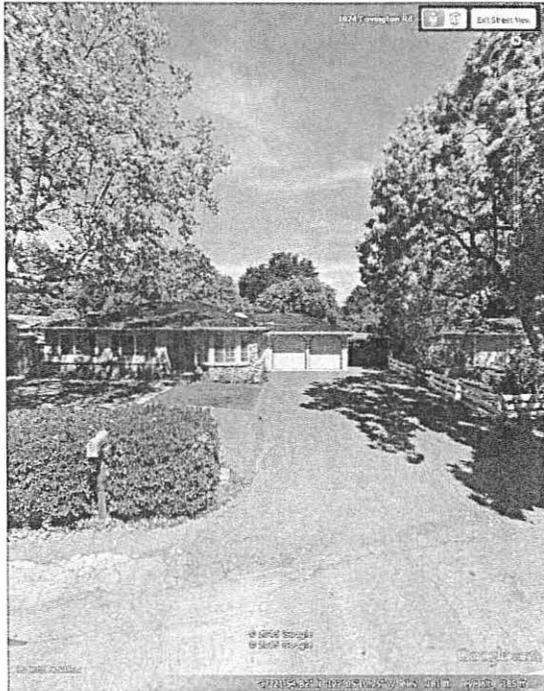
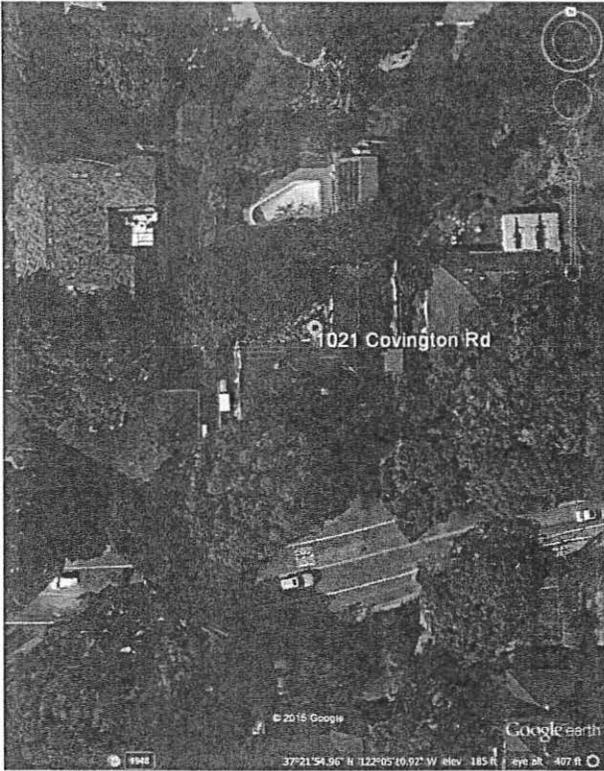
SCALE:	TITLE
N.T.S.	<p>PICTURES OF 1019 LOMA PRIETA CT. APN: 193-46-008</p>
NEIGHBORHOOD COMPATIBILITY WORKSHEET FOR: 1030 COVINGTON RD. LOS ALTOS, CA 94024	
NC-3	



LOT SIZE:	8715 SQ. FT.
APPROXIMATE FRONT SETBACK	31 FEET

SCALE: N.T.S. TITLE: PICTURES OF 1020 COVINGTON RD.
 APN: 193-46-011

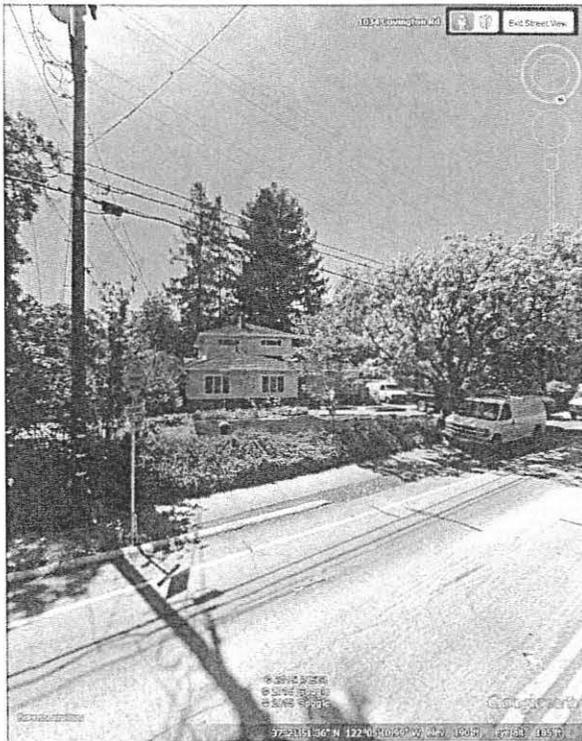
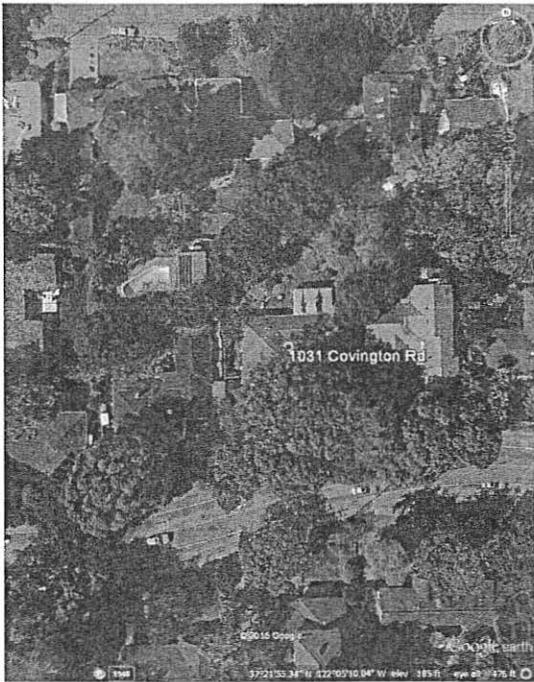
NEIGHBORHOOD COMPATIBILITY WORKSHEET FOR: 1030 COVINGTON RD. LOS ALTOS, CA 94024 NC-4



LOT SIZE:	Ø.29 ACRES
APPROXIMATE FRONT SETBACK	34 FEET

SCALE: N.T.S. TITLE: PICTURES OF 1021 COVINGTON RD.
APN: 193-28-006

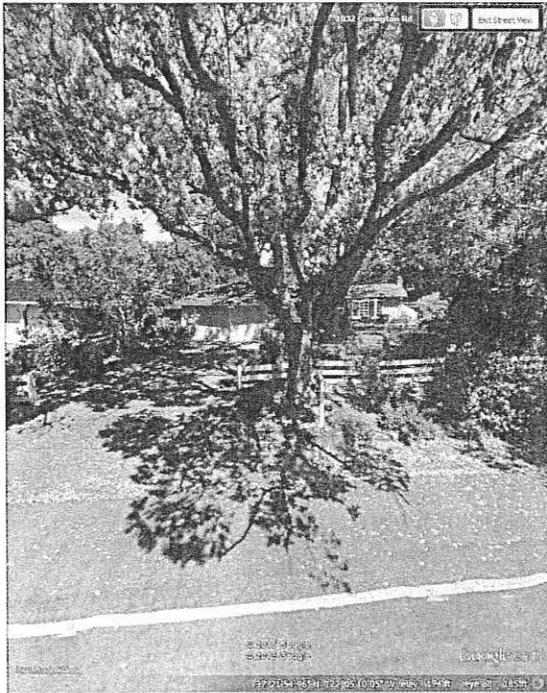
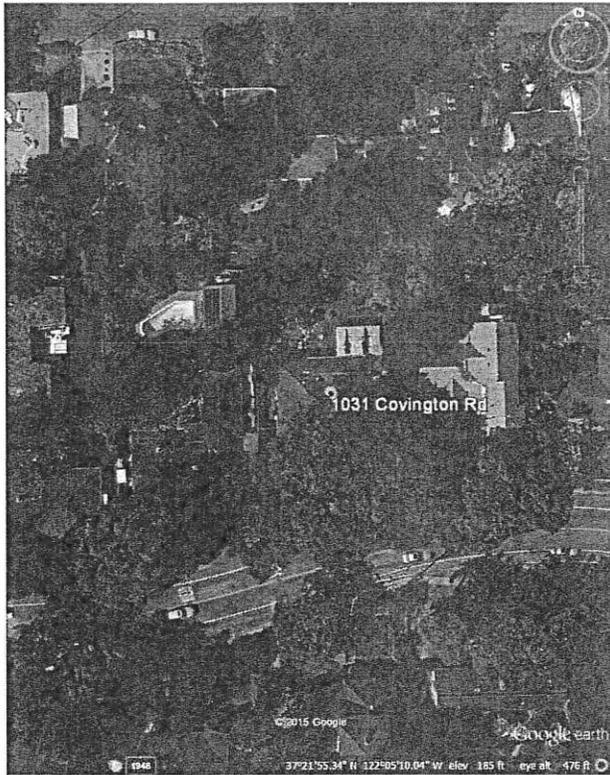
NEIGHBORHOOD COMPATIBILITY WORKSHEET FOR: 1030 COVINGTON RD. LOS ALTOS, CA 94024 NC-5



LOT SIZE:	9920 SQ. FT.
APPROXIMATE FRONT SETBACK	33 FEET

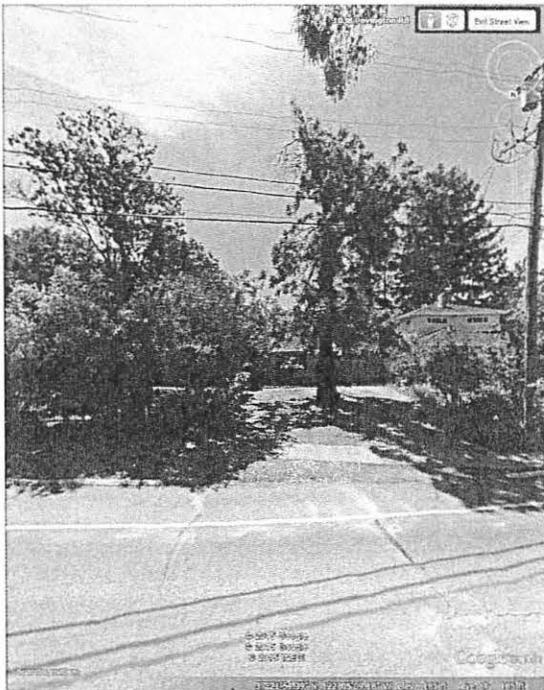
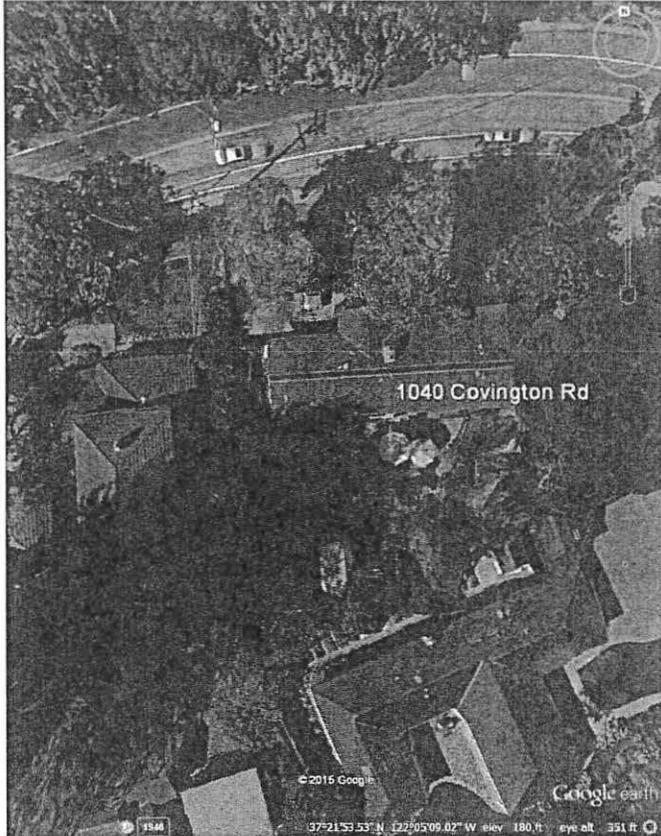
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APN: 193-46-012

NEIGHBORHOOD COMPATIBILITY WORKSHEET FOR: 1030 COVINGTON RD. LOS ALTOS, CA 94024 NC-6



LOT SIZE:	0.26 ACRES
APPROXIMATE FRONT SETBACK	34 FEET

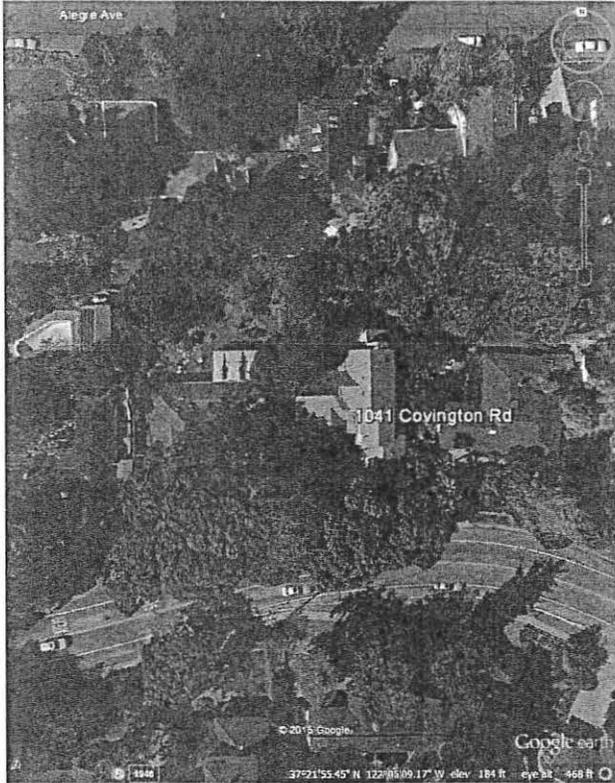
SCALE:	TITLE: PICTURES OF 1031 COVINGTON RD.	
N.T.S.	APN: 193-28-005	
NEIGHBORHOOD COMPATIBILITY WORKSHEET FOR:		NC-7
1030 COVINGTON RD. LOS ALTOS, CA 94024		



LOT SIZE:	0.32 ACRES
APPROXIMATE FRONT SETBACK	35 FEET

SCALE: N.T.S. TITLE: PICTURES OF 1040 COVINGTON RD.
 APN: 193-46-013

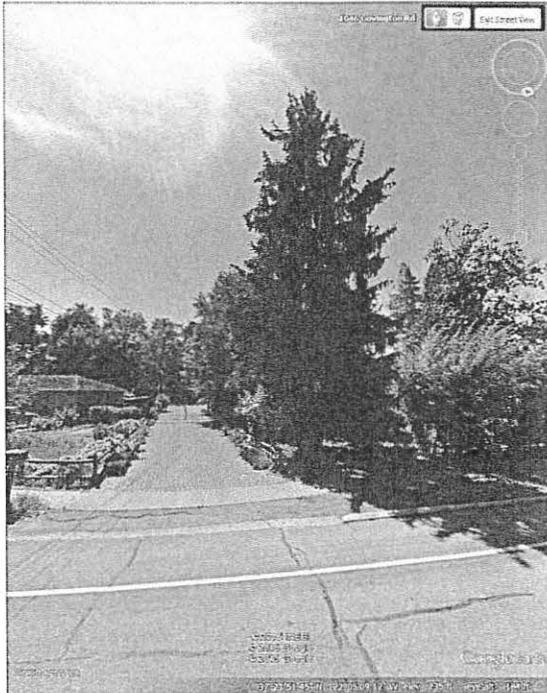
NEIGHBORHOOD COMPATIBILITY WORKSHEET FOR: 1030 COVINGTON RD. LOS ALTOS, CA 94024 NC-8



LOT SIZE:	10320 SQ. FT.
APPROXIMATE FRONT SETBACK	33 FEET

SCALE: N.T.S. TITLE: PICTURES OF 1041 COVINGTON RD.
 APN: 193-28-004

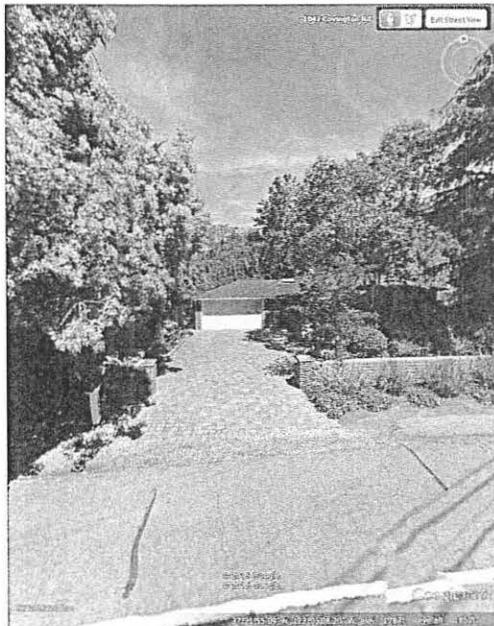
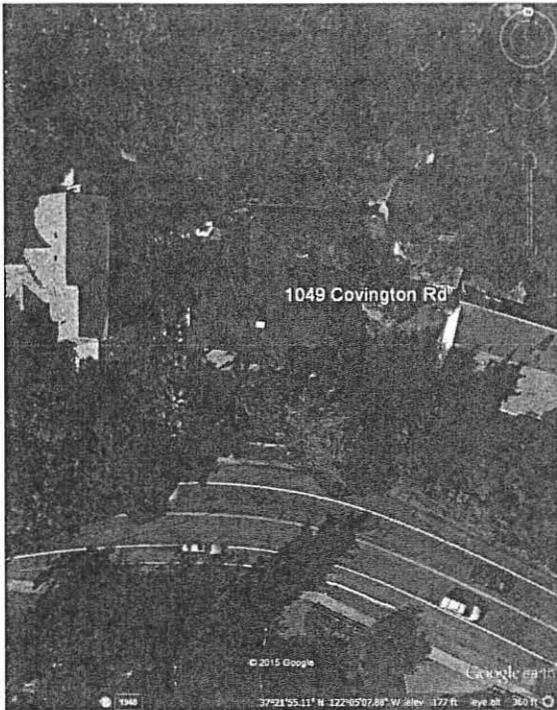
NEIGHBORHOOD COMPATIBILITY WORKSHEET FOR: 1030 COVINGTON RD. LOS ALTOS, CA 94024 NC-9



LOT SIZE:	0.39 ACRES
APPROXIMATE FRONT SETBACK	50 FEET

SCALE: N.T.S. TITLE: PICTURES OF 1046 COVINGTON RD.
 APN: 193-46-014

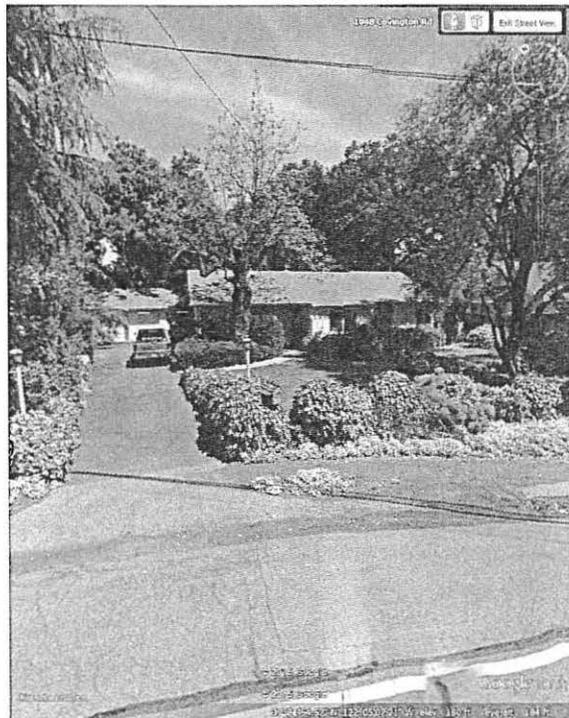
NEIGHBORHOOD COMPATIBILITY WORKSHEET FOR: 1030 COVINGTON RD. LOS ALTOS, CA 94024 NC-10



LOT SIZE:	0.26 ACRES
APPROXIMATE FRONT SETBACK	39 FEET

SCALE: N.T.S. TITLE: PICTURES OF 1049 COVINGTON RD.
APN: 193-28-003

NEIGHBORHOOD COMPATIBILITY WORKSHEET FOR: 1030 COVINGTON RD. LOS ALTOS, CA 94024 NC-11

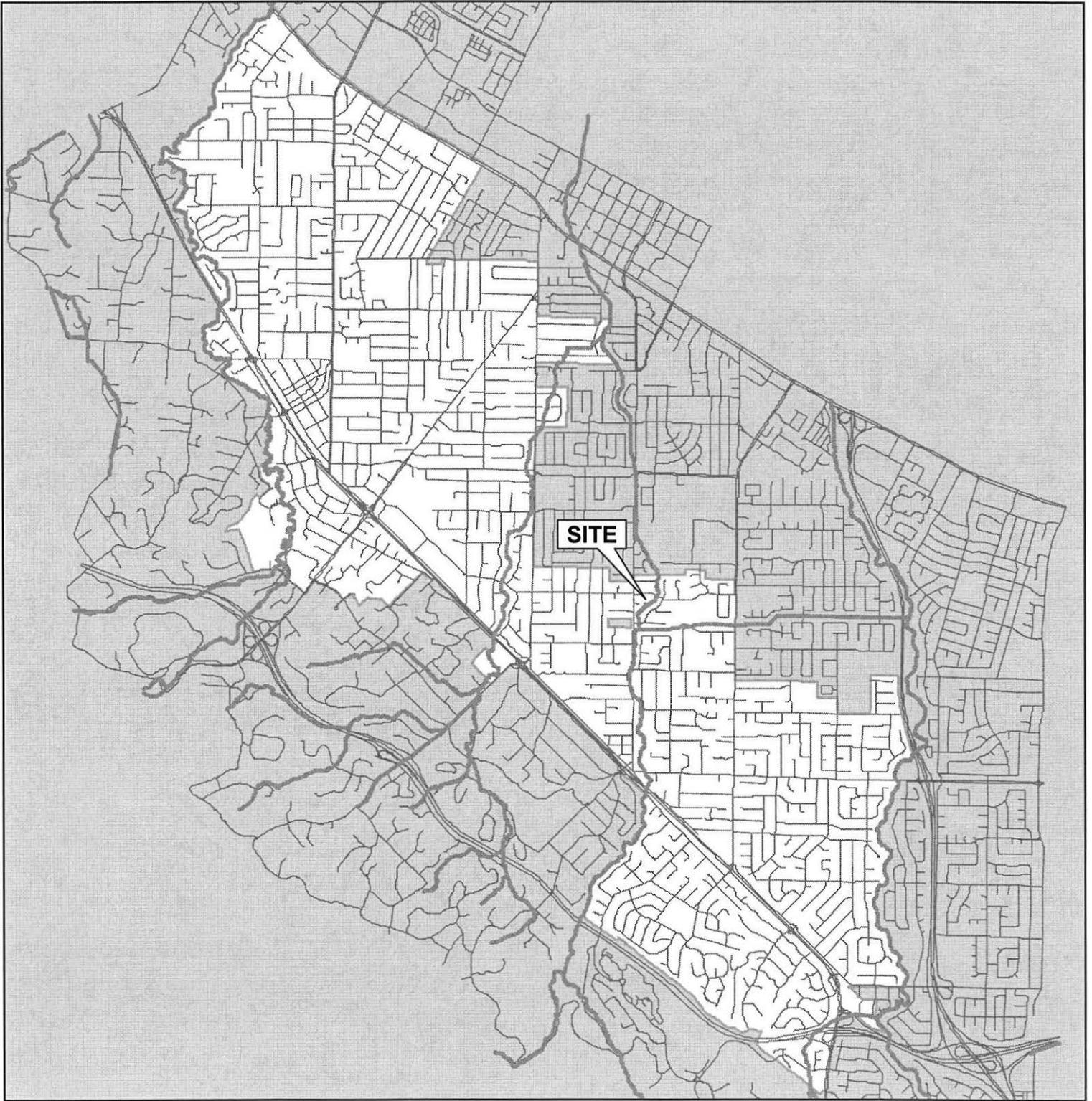


LOT SIZE:	0.31 ACRES
APPROXIMATE FRONT SETBACK	50 FEET

SCALE: N.T.S. TITLE: PICTURES OF 1057 COVINGTON RD.
APN: 193-28-002

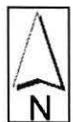
NEIGHBORHOOD COMPATIBILITY WORKSHEET FOR: 1030 COVINGTON RD. LOS ALTOS, CA 94024 NC-12

AREA MAP



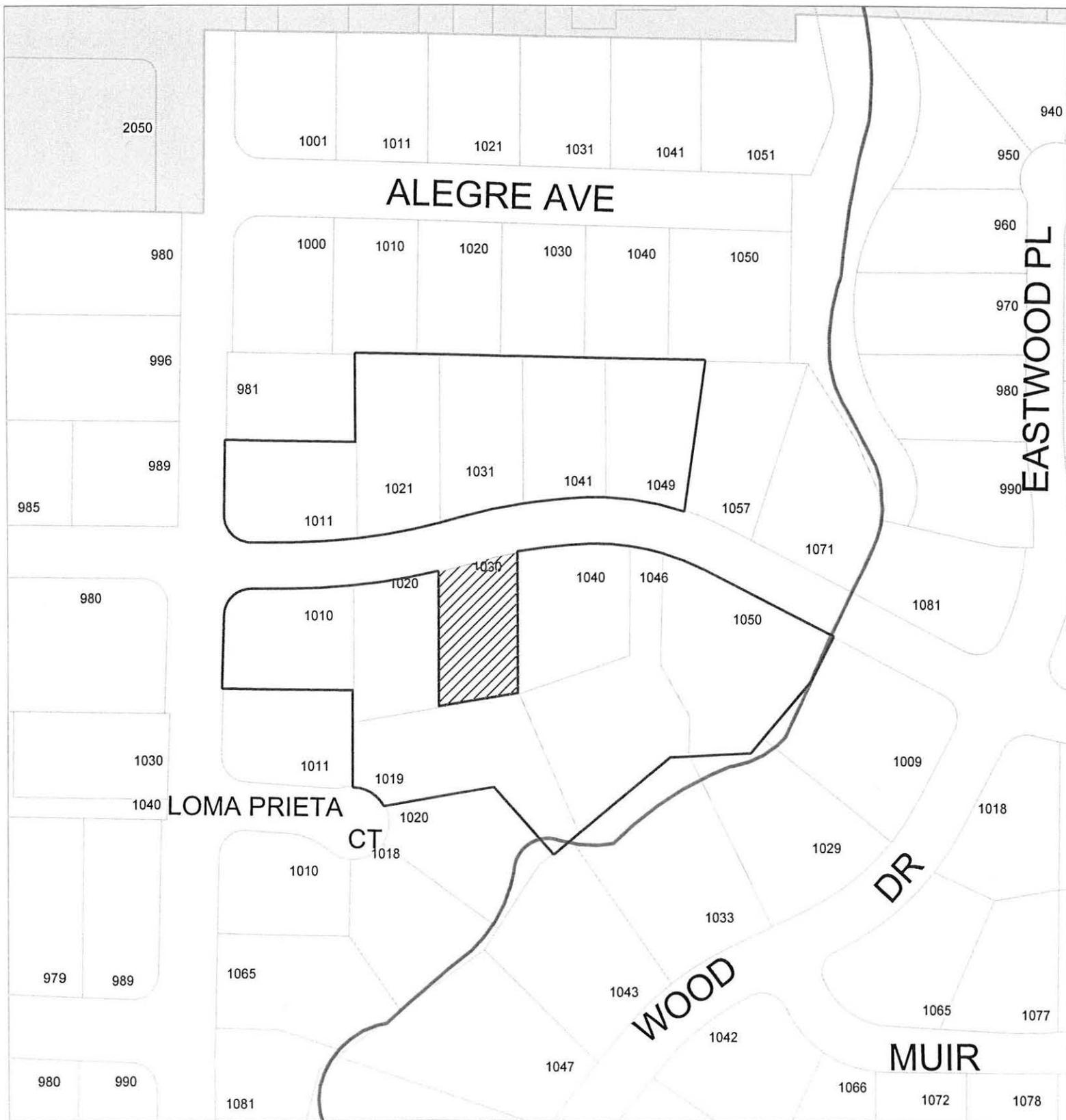
CITY OF LOS ALTOS

APPLICATION: 15-SC-16
APPLICANT: K. Pao and B. Pao
SITE ADDRESS: 1030 Covington Road



Not to Scale

1030 Covington Road Notification Map



SCALE 1 : 1,500

