

DATE: September 30, 2015

AGENDA ITEM # 4

TO: Design Review Commission
FROM: Sean K. Gallegos, Assistant Planner
SUBJECT: 15-SC-18 – 444 Arboleda Drive

RECOMMENDATION:

Approve design review application 15-SC-18 subject to the findings and conditions

BACKGROUND

On July 1, 2015, the Design Review Commission reviewed an application for an addition to a two-story house. Following public comments and discussion, the Commission voted unanimously to continue the project with the following direction:

- Update the site plan tree schedule;
- Address the stair tower;
- Generally lower the plate height of the second story; and
- Add roof elements at the entry and front elevation of the building

On September 16, 2015, the Commission held a public meeting to consider the revised project. The Commission expressed general support for the project, but raised concerns about the bulk and mass of the project design in relation to the surrounding neighborhood. Following the discussion, the Commission voted unanimously to continue the application and directed the applicant to address the following issues:

- In the area of the remodel and addition, the structure's first floor wall plate height shall be increased to nine feet and the second floor wall plate height shall be reduced to eight feet; and
- Consider adding an eyebrow roofline between bedroom No. 4, across the stairwell element, to the front portico entry.

The September 16, 2015 Design Review Commission meeting minutes and agenda report are attached for reference.

DISCUSSION

To address the Commission's direction, the applicant made the following changes to the plans:

- The area of the remodel and addition was modified to increase the first floor wall plate height to nine feet and decrease the second floor wall plate height to eight feet.

As a result of the revisions, the bulk of the structure has been reduced as viewed from the street. The proposed wall plate heights are in-keeping with the scale of houses found in the neighborhood. Overall, the two-story design is well proportioned and articulated to reduce the effect of bulk and mass, and is appropriate for the context of the area.

The applicant was also directed to consider adding an eyebrow roofline that extends from bedroom No. 4, across the stairwell element, to the front portico entry. However, the applicant chose to maintain the current front elevation design without adding this detail.

PUBLIC CONTACT

The project was continued to a date certain (September 30, 2015) and no additional public notification was required.

Cc: Chad Nguyen, Applicant and Designer
Navneet Aron, Owner

Attachments:

- A. Draft Design Review Commission Meeting Minutes, September 16, 2015
- B. Design Review Commission Agenda Report, September 16, 2015

FINDINGS

15-SC-18—444 Arboleda Drive

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 addition complies with all provision of this chapter;
- b. The height, elevations, and placement on the site of the proposed addition, 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 addition 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 addition has been designed to follow the natural contours of the site with minimal grading, minimum impervious cover, and maximum erosion protection.

CONDITIONS

15-SC-18—444 Arboleda Drive

1. The approval is based on the plans received on September 18, 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. Fast growing evergreen screenings trees shall be provided along the left (west) property line. The trees shall be a minimum of 15-gallon, or 24-inch box in size.
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. Fire sprinklers may be required pursuant to Section 12.10 of the Municipal Code.
5. 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.
6. **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 (Nos. 1-3 and 6-11) 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.
7. **Prior to building permit submittal, the project 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. 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 any air conditioning units on the site plan and the manufacturer's sound rating for each unit.
 - e. 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.).

8. Prior to final inspection:

- a. All front yard and street trees 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).

**MINUTES OF A REGULAR MEETING OF THE DESIGN REVIEW COMMISSION
OF THE CITY OF LOS ALTOS, HELD ON WEDNESDAY, SEPTEMBER 16, 2015
BEGINNING AT 7:00 P.M. AT LOS ALTOS CITY HALL, ONE NORTH SAN
ANTONIO ROAD, LOS ALTOS, CALIFORNIA**

ESTABLISH QUORUM

PRESENT: Chair KIRIK, Vice-Chair MOISON, Commissioners BLOCKHUS, WHEELER and MEADOWS

STAFF: Planning Services Manager DAHL and Assistant Planner GALLEGOS

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

None.

ITEMS FOR CONSIDERATION/ACTION

CONSENT CALENDAR

- 1. **Design Review Commission Minutes**
Approve minutes of the regular meeting of September 2, 2015.

MOTION by Commissioner MEADOWS, seconded by Commissioner WHEELER, to approve the minutes of the September 2, 2015 regular meeting as amended to remove additional condition 1(d) from the motion for 218 Mt. Hamilton Avenue.

THE MOTION CARRIED UNANIMOUSLY (5/0).

DISCUSSION

- 2. **14-SC-37 – InnerHouse Design – 1626 Austin Avenue**
Design review for an addition and remodel to a two-story house. The project includes an addition of 278 square feet on the first story and 894 square feet on the second story. *Project Planner: Gallegos*

Assistant Planner GALLEGOS presented the staff report recommending approval of design review application 14-SC-37 subject to the findings and conditions.

Project applicant and designer Cindy Brozicevic presented and outlined the changes to the project. There was no other public comment.

The Commission discussed the project and gave their general support. Chair KIRIK stated that the design could be improved by adding a small side window in the bedroom and continuation of the eye-brow roof on the front elevation.

MOTION by Vice-Chair MOISON, seconded by Commissioner MEADOWS, to approve design review application 14-SC-37 per the staff report findings and conditions.
THE MOTION CARRIED UNANIMOUSLY (5/0).

3. **15-SC-18 – C. Nguyen – 444 Arboleda Drive**

Design review for a two-story addition and remodel to a one-story house. The project includes an addition of 85 square feet on the first story and 742 square feet on the second story. *Project Planner: Gallegos*

Assistant Planner GALLEGOS presented the staff report recommending approval of design review application 15-SC-18 subject to the listed findings and conditions.

Project applicant and designer Chad Nguyen presented the project, outlined the design changes, and requested that the second floor be allowed to maintain nine-foot walls. Property owner Navneet Aron outlined why they want nine-foot ceilings on the second floor. There was no other public comment.

The Commission discussed the project and provided the following comments: the second floor should have an eight-foot wall plate height to reduce bulk and mass; concern about privacy on the right side of the house; consider coffering or vaulting to get taller ceilings; and the applicant could consider nine-foot first story walls with eight-foot second story walls.

MOTION by Chair KIRIK, seconded by Commissioner BLOCKHUS, to continue design review application 15-SC-18 to the September 30, 2015 meeting, with the following direction:

- Provide nine-foot plates on the first floor;
- Eight-foot plates on the second floor; and
- Consider connecting the entry and left side roof on the first floor.

THE MOTION CARRIED UNANIMOUSLY (5/0).

COMMISSIONERS' REPORTS AND COMMENTS

None.

POTENTIAL FUTURE AGENDA ITEMS

None.

ADJOURNMENT

Chair KIRIK adjourned the meeting at 7:45 PM.

Zachary Dahl, AICP
Planning Services Manager, Current Planning

ATTACHMENT B



DATE: September 16, 2015

AGENDA ITEM # 3

TO: Design Review Commission
FROM: Sean K. Gallegos, Assistant Planner
SUBJECT: 15-SC-18 – 444 Arboleda Drive

RECOMMENDATION:

Approve design review application 15-SC-18 subject to the findings and conditions

PROJECT DESCRIPTION

This is a design review application for a two-story addition to an existing one-story house. The project includes an addition of 85 square feet on the first story and 742 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: 10,477 square feet
MATERIALS: Asphalt shingle roof, stucco siding, stone veneer, wood trim and details, and metal balcony railing

	Existing	Proposed	Allowed/Required
LOT COVERAGE:	2,858 square feet	2,916 square feet	3,143 square feet
FLOOR AREA:			
First floor	2,813 square feet	2,895 square feet	
Second floor	N/A	742 square feet	
Total	2,813 square feet	3,637 square feet	3,667 square feet
SETBACKS:			
Front	25 feet	25 feet	25 feet
Rear	31 feet	31 feet	25 feet
Right side (1 st /2 nd)	11 feet	11 feet/30 feet	10 feet/17.5 feet
Left side (1 st /2 nd)	10 feet	10 feet/22 feet	10 feet/17.5 feet
HEIGHT:	15 feet	23 feet	27 feet

BACKGROUND

The design review application for a two-story addition was originally reviewed by the Design Review Commission on July 1, 2015 meeting. Following public comments and discussion, the Commission voted unanimously to continue the project with the following direction:

- Update the site plan tree schedule;
- Address the stair tower;
- Generally lower the plate height of the second story; and
- Add roof elements at the entry and front elevation of the building.

The July 1, 2015 Design Review Commission agenda report and meeting minutes are attached for reference.

DISCUSSION

Design Review

In response to the Commission's direction, the applicant has revised the plans as follows:

- The tree schedule on Sheet A-1.0 was updated to include three new Siberian elm trees to provide additional privacy screening;
- The stairway element on the front was recessed from the first story and the amount of stone veneer was reduced to minimize the perception of bulk and mass;
- The stairway windows on the front were reduced in size to diminish the vertical emphasis of the stairway element;
- A front porch element was added to the structure to deemphasize the two-story stairway element and to create a focus for the entry; and
- Three, small windows in the master bedroom on the left elevation were removed.

Along the front elevation, the original design included a two-story tall stairwell element with a stone wall facade along the first story and oversized windows, which accentuated the height and bulk of the structure. The revised plan includes a recessed stairwell element with resized windows and less stone veneer, which breaks up the vertical mass of the element. Overall, the bulk of the structure has been reduced as viewed from the street with the two-story stairway element being recessed from the first story, the addition of a front porch element, and less stone veneer. An existing mature elm tree in the front yard further screens the front elevation from the street.

However, the revised plan continues to have a mass concern and "top heavy" appearance due to the design maintaining the original plate heights along the second story. To address this potential bulk and scale issue, staff recommends that second floor wall height be reduced from nine feet to eight feet (Condition No. 2).

Privacy and Landscaping

To address potential privacy impacts from the balcony, the applicant is proposing six new Siberian elm trees in addition to retaining the existing evergreen screening along the left (west) side and rear (south) property lines. However, staff is still concerned the balcony and master bedroom window may create a privacy impact. Staff recommends the Design Review Commission consider additional fast growing evergreen screening along the left side (west) property line to fill-in existing vegetation along the property line (Condition No. 3).

PUBLIC CONTACT

A public meeting notice was posted on the property and mailed to 11 nearby property owners on Arboleda Drive and Pajars Court.

Cc: Chad Nguyen, Applicant and Designer
Navneet Aron, Owner

Attachments:

- A. Meeting Minutes, July 1, 2015
- B. Agenda Report, July 1, 2015

FINDINGS

15-SC-18—444 Arboleda Drive

With regard to design review for an addition to an existing 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 addition complies with all provision of this chapter;
- b. The height, elevations, and placement on the site of the proposed addition, 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 addition 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 addition has been designed to follow the natural contours of the site with minimal grading, minimum impervious cover, and maximum erosion protection.

CONDITIONS

15-SC-18—444 Arboleda Drive

1. The approval is based on the plans received on September 2, 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. The project plans shall be revised to lower the second floor plate height from nine feet to eight feet.
3. Fast growing evergreen screenings trees shall be provided along the left (west) property line. The trees shall be a minimum of 15-gallon, or 24-inch box in size.
4. 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.
5. Fire sprinklers may be required pursuant to Section 12.10 of the Municipal Code.
6. 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.
7. **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 (Nos. 1-3 and 6-11) 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.
8. **Prior to building permit submittal, the project 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. 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 any air conditioning units on the site plan and the manufacturer's sound rating for each unit.

- e. 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 and street trees 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).

APPROVED

ATTACHMENT A

Design Review Commission
Wednesday, July 1, 2015
Page 1 of 4

MINUTES OF A REGULAR MEETING OF THE DESIGN REVIEW COMMISSION
OF THE CITY OF LOS ALTOS, HELD ON WEDNESDAY, JULY 1, 2015 BEGINNING
AT 7:00 P.M. AT LOS ALTOS CITY HALL, ONE NORTH SAN ANTONIO ROAD, LOS
ALTOS, CALIFORNIA

ESTABLISH QUORUM

PRESENT: Chair KIRIK, Vice-Chair MOISON and Commissioner WHEELER
ABSENT: Commissioners BLOCKHUS and MEADOWS
STAFF: Planning Services Manager KORNFELD and Assistant Planners GALLEGOS
and DAVIS

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

None.

ITEMS FOR CONSIDERATION/ACTION

CONSENT CALENDAR

1. Design Review Commission Minutes
Approve minutes of the regular meeting of June 17, 2015.

MOTION by Vice-Chair MOISON, seconded by Commissioner WHEELER, to approve the minutes of the June 17, 2015 regular meeting as amended by Chair KIRIK to correct the vote for agenda item No. 3 for 5770 Arboretum Drive to reflect a unanimous vote of 4-0.
THE MOTION CARRIED UNANIMOUSLY (3/0).

PUBLIC HEARING

2. 15-V-05 – M. Miner – 33 Mayer Court
Variance to allow a front yard setback of 14 feet, where 25 feet is required, an exterior side yard setback of 17 feet, where 20 feet is required, and a rear yard setback of 6 feet, where 21 feet is required. The project includes an addition of 1,028 square feet to an existing one-story house. *Project Planner: Gallegos*

Assistant Planner GALLEGOS presented the staff report recommending approval of variance application 15-V-05 subject to the findings and conditions.

Project designer Michelle Miner noted the very constrained building envelope and that the closest addition is adjacent to the neighbor's accessory structure. Property owner Rasha Dessouki stated that he spoke to all the neighbors and no concerns were raised. There was no other public comment.

APPROVED

The Commissioners discussed the project and gave their general support. The Commission stated that it was a modest proposal that had minimal impacts and that the revised garage improved. Commissioner WHEELER recognized the June 25, 2015 correspondence received.

MOTION by Vice-Chair MOISON, seconded by Commissioner WHEELER, to approve variance application 15-V-05 per the staff report findings and conditions.
THE MOTION CARRIED UNANIMOUSLY (3/0).

3. 14-V-14 and 14-SC-48 – R. Llanos-Popolizio – 840 Madonna Way

Variance and design review for a partial demolition and re-construction of a non-conforming two-story structure on a flag lot. The variance is for the demolition and redistribution of the first- and second-story floor area. *Project Planner: Davis*

Assistant Planner DAVIS presented the staff report recommending denial of variance application 14-V-14 and approval of design review application 14-SC-48 subject to the listed findings.

Project designer Matthew Harrington explained the difficulty in the kitchen floor plan and need for the floor area expansion. There was no other public comment.

The Commissioners discussed the project and gave their general support for the design, but not the variance. Vice-Chair MOISON stated that she knows the applicant but remains impartial. The discussion included alternatives to the variance such as by eliminating the rebuilt bay windows and that there is no special circumstance or hardship.

MOTION by Vice-Chair MOISON to deny variance application 14-V-14 and design review application 14-SC-48.

Chair KIRIK suggested an amendment to the motion to approve the design application with a condition to omit the bay window and removing 37 square feet of floor area. Vice-Chair MOISON withdrew her motion.

MOTION by Chair KIRIK, seconded by Commissioner WHEELER, to deny variance application 14-V-14 per the staff report findings. THE MOTION CARRIED UNANIMOUSLY (3/0).

MOTION by Chair KIRIK, seconded by Commissioner WHEELER, to approve design review application 14-SC-48 per the staff report findings and with the following conditions per staff:

- Remove the bay window in the master bath; and
- Eliminate the 37-square-foot expansion of the dining nook.

THE MOTION CARRIED UNANIMOUSLY (3/0).

DISCUSSION

4. 15-SC-18 – C. Nguyen – 444 Arboleda Drive

Design review for an addition to a one-story house. The project includes a 58 square-foot addition on the first story and a 742 square-foot addition on the second story. *Project Planner: Gallegos*

APPROVED

Assistant Planner GALLEGOS presented the staff report recommending approval of design review application 15-SC-18 subject to the listed findings and conditions.

Project designer Chad Nguyen explained the project and intent to preserve the existing structure and said he used stone on the façade to break up the stair, windows in blank area to maximize light. There was no other public comment.

The Commissioners discussed the project and expressed their concerns including the stairway window and tower being too prominent; that there needs to be more softening of the second story with more single story elements such as a more prominent roof at the front porch; and lower the second story plate height to eight feet.

MOTION Vice-Chair MOISON, seconded by Commissioner WHEELER, to continue design review application 15-SC-18 in that the general architectural considerations, including the character, size, scale, and quality of the design, the architectural relationship with the site and other buildings, building materials, and similar elements have not been incorporated in order to insure the compatibility of the development with its design concept and the character of adjacent buildings; and with the following direction:

- Update the site plan tree schedule; and
- Reduce the second story plate to eight feet, six-inches.

Chair KIRIK offered an amendment, and Vice-Chair MOISON accepted, of the following additional direction to:

- Address the stair tower;
- Generally lower the plate height of the second story; and
- Add roof elements at the entry and front elevation of the building.

THE MOTION CARRIED UNANIMOUSLY (3/0).

5. **15-SC-19 – Chapman Design Associates – 1035 Robinhood Court**

Design review for an addition to a one-story house. The project includes a 1,365 square-foot addition on the first story and a 760 square-foot addition on the second story. *Project Planner: Gallegos*

Assistant Planner GALLEGOS presented the staff report recommending approval of design review application 15-SC-19 subject to the listed findings and conditions.

Project designer Walter Chapman noted the development constraints of true masonry construction and vaulted ceilings, and although the design is unbalanced, it is in character with other similar additions in the neighborhood. There was no other public comment.

The Commissioners discussed the project and expressed their support for the design and removing the Magnolia.

MOTION Chair KIRIK, seconded by Vice-Chair MOISON, to approve design review application 15-SC-19 per the staff report findings and conditions, and with the following additional condition:

- Remove the tree protection around the Magnolia tree.

THE MOTION CARRIED UNANIMOUSLY (4/0).

APPROVED

COMMISSIONERS' REPORTS AND COMMENTS

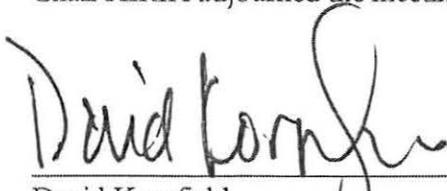
Vice-Chair MOISON reported that at the June 23, 2015 City Council meeting the appeal for 1075 Golden Way was approved with revised conditions. She also mentioned some water conservation/drought information that was discussed.

POTENTIAL FUTURE AGENDA ITEMS

None.

ADJOURNMENT

Chair KIRIK adjourned the meeting at 8:47 PM.



David Kornfield
Planning Services Manager

ATTACHMENT B



DATE: July 1, 2015

AGENDA ITEM # 4

TO: Design Review Commission
FROM: Sean K. Gallegos, Assistant Planner
SUBJECT: 15-SC-18 – 444 Arboleda Drive

RECOMMENDATION:

Approve design review application 15-SC-18 subject to the listed findings and conditions

PROJECT DESCRIPTION

This is a design review application for an addition to an existing one-story, single-family house. The proposed project will include an addition of 78 square feet on the first story and 742 square feet on the second story. The following table summarizes the project:

GENERAL PLAN DESIGNATION: Single-family, Residential
ZONING: R1-10
PARCEL SIZE: 10,477 square feet
MATERIALS: Asphalt shingle roof, stucco, stone veneer, wood trim, and metal balcony railing

	Existing	Proposed	Allowed/Required
LOT COVERAGE:	2,858 square feet	2,916 square feet	3,143 square feet
FLOOR AREA:			
First floor	2,813 square feet	2,891 square feet	
Second floor		742 square feet	
Total	2,813 square feet	3,633 square feet	3,667 square feet
SETBACKS:			
Front	25 feet	25 feet	25 feet
Rear	31 feet	57 feet	25 feet
Right side (1 st /2 nd)	11 feet	30 feet	7.5 feet/15 feet
Left side (1 st /2 nd)	10 feet	22 feet	7.5 feet/15 feet
HEIGHT:			
	14 feet	23 feet	27 feet

BACKGROUND

The subject property is located in a Consistent Character Neighborhood as defined in the City's Residential Design Guidelines. Arboleda Drive consists of single- and two-story, ranch-styled houses that are similar in size, footprint, design characteristics, building materials, and scale. The landscaping is varied with no distinct street tree pattern.

DISCUSSION

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 Residential Design Guidelines also address remodels and second story additions to existing houses with the goal that the additions look as if they were part of the original design concept.

The design is similar to homes in the area. Its use of gable and hip roof forms, projecting porch, low-pitched roof and articulated massing reflects the character of structures in the area. The first-story addition includes a stairwell and expanded entryway. The use of gable and hip roof forms, projecting porch, low-pitched roof and articulated massing reflects the character of structures in the area. The addition incorporates a more contemporary architecture on its front elevation with a distinctive projecting stairwell element. The low shed entry roof and second story overhang reflect the lower eavelines in the surrounding neighborhood. The design's asphalt roof shingles, stucco finish, stone veneer, wood trim are integral to the existing design concept, and they reflect a high quality and appropriate relationship to the rustic qualities of the area.

The second floor massing is located toward the front of the first story and is visually softened along the sides and rear by the roof massing and low eave line. The second story is prominent feature of the house, but it is relatively small with a width of 37 feet and depth of 30 feet. The first floor wall plate of eight feet and the second floor wall plate height of nine feet are consistent with the low plate heights of residences in the neighborhood. Along the front elevation, the limited use of the two-story stairwell element is acceptable because it is small in scale and articulates the second story. The distinctive stairwell element uses stone veneer and stucco to break up the vertical mass of the element and an existing mature elm tree screens the element from the street. Overall, the two-story design is well proportioned and articulated to reduce the effect of bulk and mass, and is appropriate for the context of the area

Privacy and Landscaping

The left (west) second story elevation includes nine windows, with two windows in the master bedroom with three-foot sill heights, a grouping of three windows in the master bedroom with five-foot sill heights, a grouping of two windows with three-foot sill heights in the open area, and two windows with five-foot sill heights in the stairwell. The three-foot high sill height windows in the master bedroom and open area may result in privacy impacts due to low sill heights. As indicated in the site plan, the existing hedges and trees will be maintained along the left side property lines. The applicant worked with staff to incorporate additional evergreen screening trees along the side

property lines to diminish privacy impacts. Therefore, as designed, staff finds that the project maintains a reasonable degree of privacy.

The right (east) side second story elevation includes one window in the master bedroom bathroom with a five-foot sill height. Due to the high window sill heights, the proposed second story left side window does not create unreasonable privacy issues.

The rear (south) second story elevation includes a grouping of four doors in the master bedroom leading to a balcony. The balcony has a depth of four feet, with a width of sixteen feet, primarily faces the side and rear yards. As outlined in the Residential Design Guidelines, the applicant limited the depth of a balcony to four feet to create a more passive use area that is less likely to create a privacy impact. The balcony views to the sides are partially obstructed by the first story roof form and maintain a setback of 30 to 41 feet from the side property lines and 52 feet from the rear property line. To diminish privacy impacts from the balcony, the applicant is retaining the existing evergreen screening along the left (west) side and rear (south) property lines to mitigate privacy impacts. Staff is concerned the proposed landscape plan may not diminish all views from the balcony and master bedroom window. Staff recommends that the Design Review Commission consider additional evergreen trees screening along the left side and rear property lines (Condition No. 3). Therefore, as designed and with the recommended conditions, staff finds that the project maintains a reasonable degree of privacy.

The applicant is maintaining all trees on the property. Tree protection guidelines will be followed to maintain the trees during construction. The proposed landscape plan will meet the City's Landscaping and Street Tree Guidelines.

MISCELLANEOUS

The floor area calculations plan (Sheet AC-1) has a typographical error that indicates the existing house area per record area is 2,858 square feet. The existing house floor area is 2,813 square feet, as shown on the floor area calculations table on sheet AC-1.

ENVIRONMENTAL REVIEW

This project is categorically exempt from environmental review under Section 15301 of the Environmental Quality Act because it involves additions to an existing structure.

PUBLIC CONTACT

A public meeting notice was posted on the property and mailed to 11 nearby property owners on Arboleda Drive and Pajars Court.

Cc: Chad Nguyen, Applicant and Designer
Navneet Aron, Owner

Attachments:

- A. Application
- B. Neighborhood Compatibility Worksheet
- C. Area Map and Vicinity Map
- D. Public Noticing and Notification Map

FINDINGS

15-SC-18—444 Arboleda Drive

1. With regard to design review for an addition to an existing 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 addition complies with all provision of this chapter;
 - b. The height, elevations, and placement on the site of the proposed addition, 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 addition 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 addition has been designed to follow the natural contours of the site with minimal grading, minimum impervious cover, and maximum erosion protection.

CONDITIONS

15-SC-18—444 Arboleda Drive

1. The approval is based on the plans received on June 24, 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. Fast growing evergreen screenings trees shall be provided along the left (west) and rear (south) property lines. The trees shall be a minimum of 15-gallon, or 24-inch box in size.
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 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.
5. **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 (Nos. 1-3 and 6-11) 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.
6. **Prior to building permit submittal, the project 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. 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 any air conditioning units on the site plan and the manufacturer's sound rating for each unit.
 - e. 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.).
7. **Prior to final inspection:**

- a. All front yard, exterior side and street trees 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).



ATTACHMENT A

CITY OF LOS ALTOS GENERAL APPLICATION

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

Permit # 1106657

<input checked="" 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: 444 ARBOLEDA DR.

Project Proposal/Use: RESIDENTIAL Current Use of Property: RESIDENTIAL

Assessor Parcel Number(s): 189-50-006 Site Area: 10,477 SF.

New Sq. Ft.: 800 SF Altered/Rebuilt Sq. Ft.: _____ Existing Sq. Ft. to Remain: 2,858 SF

Total Existing Sq. Ft.: 2,858 Total Proposed Sq. Ft. (including basement): 3,658 SF

Applicant's Name: CHAD NEWTON

Telephone No.: 408-375-0041 Email Address: arch@8ds@sbcglobal.net

Mailing Address: 4180 WATKINS WAY

City/State/Zip Code: SAN JOSE, CA 95135

Property Owner's Name: NAVNEET ARON

Telephone No.: 650-283-5164 Email Address: _____

Mailing Address: 444 ARBOLEDA DR.

City/State/Zip Code: LOS ALTOS, CA

Architect/Designer's Name: SAME AS APPLICANT

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



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 1" 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 444 ARBOLEDA DRIVE
Scope of Project: Addition or Remodel or New Home
Age of existing home if this project is to be an addition or remodel? 1951
Is the existing house listed on the City's Historic Resources Inventory? No

Address: 444 ARBOLEDA DR.
Date: 4/24/15

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: ~~88.41' x 118.5'~~ 10,476 SF square feet
Lot dimensions: Length 118.5' feet
Width 88.41' feet

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

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

Existing front setback if home is a remodel? 25'-0"
What % of the front facing walls of the neighborhood homes are at the front setback 100 %
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 8

Garage facing front recessed from front of house face 0

Garage in back yard 0

Garage facing the side

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

Address: 444 ARBOLEDA DR
Date: 4/28/15

4. Single or Two-Story Homes:

What % of the homes in your neighborhood* are:

One-story 75%

Two-story 25%

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/SHINGLE

If no consistency then explain: THERE ARE SOME MIXING OF FLAT TILE & METAL ROOF

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: 444 ARBOVEDA DR.
Date: 4/24/15

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)

SLOPE TOWARD 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.)?

BIG TREES, OPENING LAWN IN FRONT OF HOUSES

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

VISIBLE DUE SECOND STORY ADDITION.

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? 40FT +

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? PAVED

Address: 444 ARBOLEDA DR.
Date: 4/24/15

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.:

HIP & GABLE SHINGLE ROOFING

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: 44A ARBOVEDA DR
 Date: 4/24/15

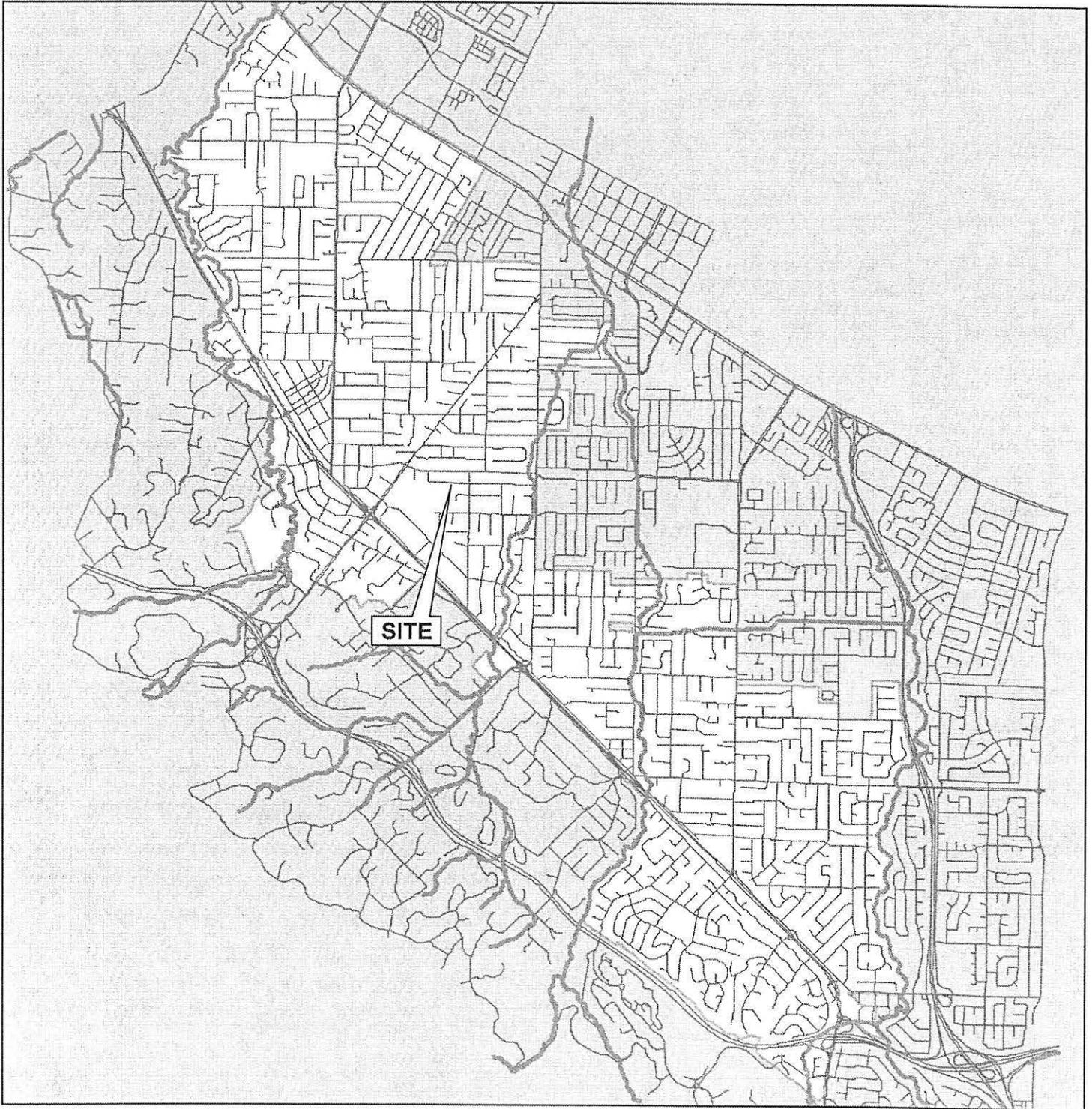
Summary Table

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)
(L) 456 ARBOVEDA DR.	25FT	0	No GARAGE	1	15FT	STUCCO/BRICK WOOD SHAKE	SIMPLE
(L) 470 " "	25FT	20FT	FRONT	1	17FT	STUCCO/ WOOD SHAKE	SIMPLE
(R) 432 " "	25FT	20FT	FRONT	1	15FT	WOOD SIDING WOOD SHAKE	SIMPLE
(R) 420 " "	25FT	25FT+	FRONT	2	22FT	STUCCO/BRICK SHINGLE	MODERATE
(O) 449 " "	25FT	25FT	FRONT	1	17FT	STUCCO SHINGLE	SIMPLE
(OR) 461 " "	25FT	25FT	FRONT	1	17FT	SIDING/ SHINGLE	SIMPLE
(OR) 473 " "	25FT	25FT	REAR	1	16FT	STUCCO/BRICK SHINGLE	MODERATE
(OL) 435 " "	25FT	50FT	FRONT	1	16FT	STUCCO SHINGLE	SIMPLE
(OL) 425 " "	25FT	25FT	REAR	1	15FT	STUCCO SHINGLE	SIMPLE
(R) 455 LOS PATROS CT.	30FT	25FT	FRONT	1	17FT	STUCCO SHINGLE	SIMPLE

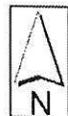
ATTACHMENT C

AREA MAP



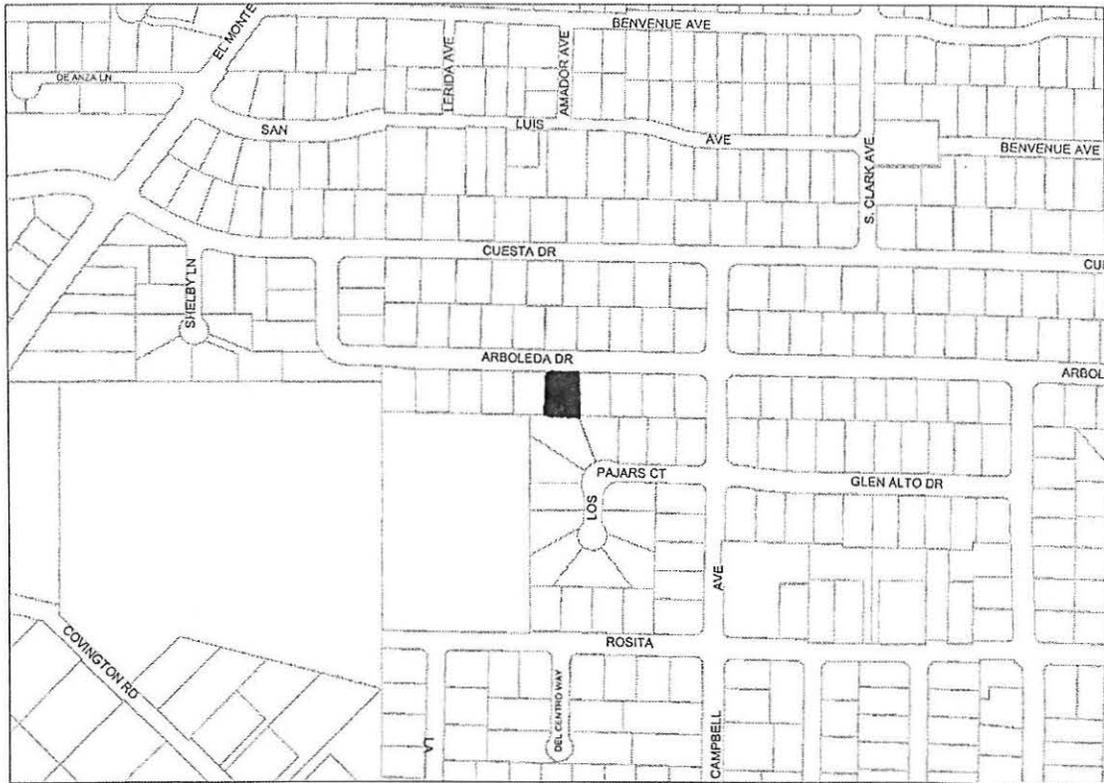
CITY OF LOS ALTOS

APPLICATION: 15-SC-18
APPLICANT: C. Nguyen/N. Aron
SITE ADDRESS: 444 Arboleda Drive

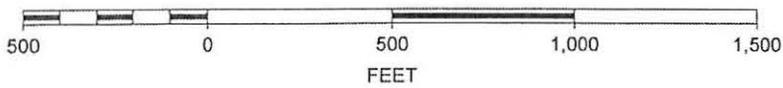


Not to Scale

VICINITY MAP



SCALE 1 : 6,000

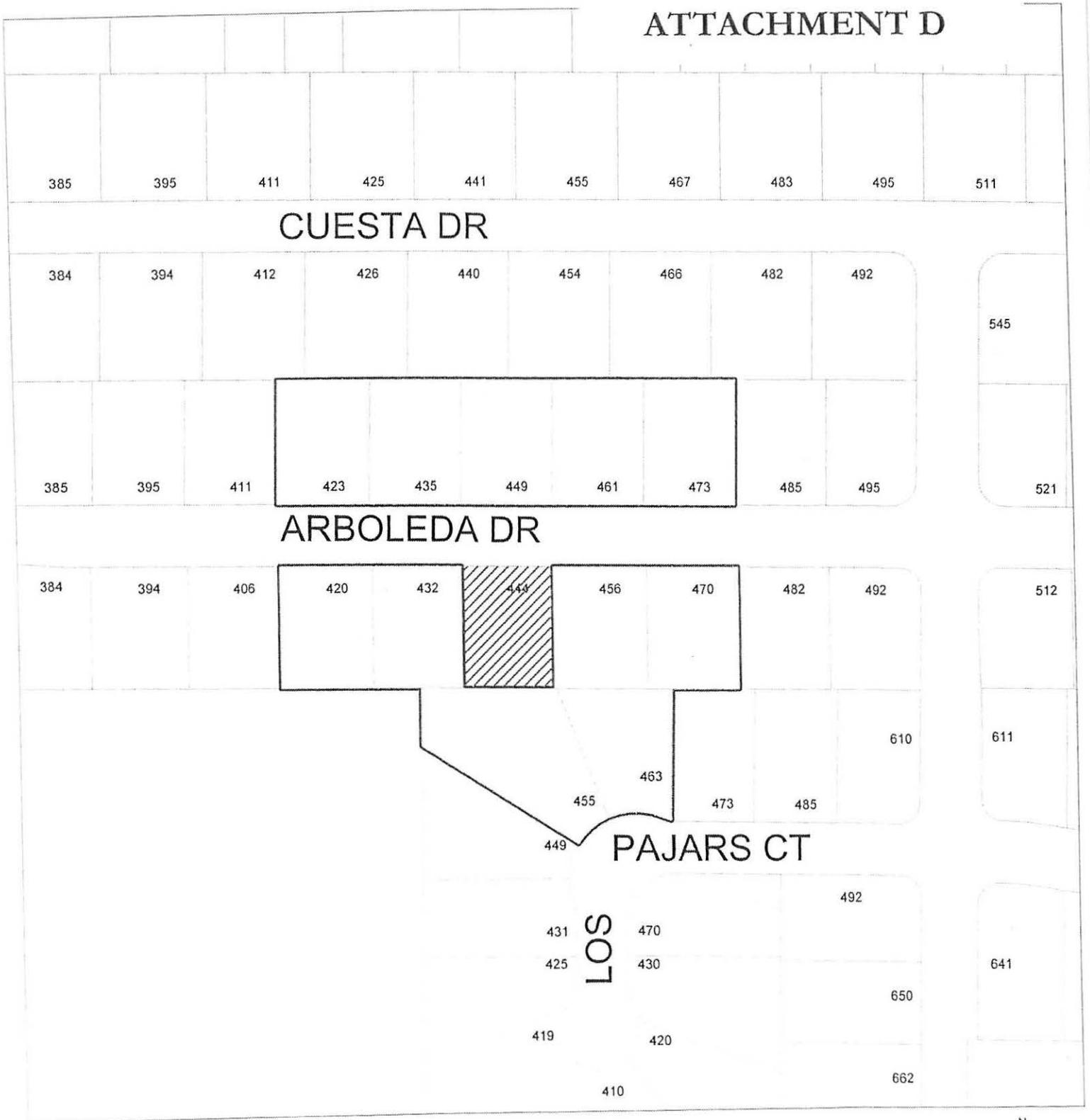


CITY OF LOS ALTOS

APPLICATION: 15-SC-18
APPLICANT: C. Nguyen/N. Aron
SITE ADDRESS: 444 Arboleda Drive

444 Arboleda Drive Notification Map

ATTACHMENT D



SCALE 1 : 1,500

