



DATE: December 16, 2015

AGENDA ITEM # 4

TO: Design Review Commission
FROM: Sean K. Gallegos, Assistant Planner
SUBJECT: 15-SC-09 – 84 Doud Drive

RECOMMENDATION:

Approve design review application 15-SC-09 subject to the findings and conditions

BACKGROUND

On October 14, 2015, the Design Review Commission held a public meeting to consider the proposed project. One neighbor spoke, requesting evergreen screening along the rear property line, and another neighbor spoke in support of the project. The Commission expressed general support for the project but raised concerns about its compatibility with the transitional character of the neighborhood. In particular, the Commission expressed concern about the heavy design elements, large second story, bulk, and mass of the house. Due to the house being located on a curve of Doud Drive, the tall first story plates create a larger scale than the surrounding neighborhood. The Commission also noted that the rear balcony could create privacy issues. Following the discussion, the Commission voted unanimously to continue the application and directed the applicant to address the following issues:

- Reduce the bulk and mass of the structure;
- Reduce the bulk of the rear elevation and the size of the balcony;
- Consider reducing the plate heights of the structure; and
- Update the landscape plan to clarify the proposed fencing and screening.

The original agenda report and draft meeting minutes are attached for reference (Attachments A and B). For reference and comparison, the plan elevations that were originally reviewed by the Commission are also included with this report (Attachment D).

DISCUSSION

Design Revisions

In response to the Commission's action, the applicant made the following design revisions to the proposed house:

- A projecting porch was added along the front elevation;
- The front balcony width was reduced from seven feet, four inches;
- The depth of the rear balcony was reduced from 18 feet deep to 11 feet, 3 inches.

- The landscape plan was revised to include fast growing evergreen screenings trees (Prunus Carolinia and Pittosporum Tenuifolium) along the side and rear property lines. The trees will be a minimum of 15-gallon in size.

The bulk of the structure has been reduced as viewed from the street with the addition of a projecting porch and a reduction in the size of the second story balcony. The design emphasizes the horizontal profile of the first story. 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.

As a result of the revisions, the rear balcony presents a more integrated appearance and the privacy impacts are diminished due to the reduced depth, and the roof extending around the balcony. Fast growing evergreen screening trees will be planted along the side and rear property lines to further diminish privacy impacts. Therefore, Staff believes that the changes substantially address the Commission's direction to minimize the mass, bulk and privacy impacts of the second story.

Landscaping

A comprehensive landscaping plan has been provided, which includes new trees in the front yard. As discussed above, fast growing evergreen privacy screening trees diminish privacy impacts from the windows and balcony.

With the new trees, front yard landscaping and hardscape the project meets the City's landscaping regulations and street tree guidelines. The new landscaping area exceeds the 500 square-foot threshold for new or replaced landscaping; therefore, a standard condition of approval is included requiring a landscape plan pursuant to the City's Water Efficient Landscape Regulations. The State of California has reduced the residential landscaping threshold from 5,000 square feet, of new or replaced landscaping, to 500 square feet.

ENVIRONMENTAL REVIEW

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

PUBLIC CONTACT

A public meeting notice was posted on the property and mailed to 30 nearby properties within the subdivision tract and on Solana Drive.

Cc: Dr. Shaun Woo and Elizabeth Dinh, Applicant/Owner
G'Lush Design Associates, Architect

Attachments

- A. Design Review Commission Meeting Minutes, October 14, 2015
- B. Design Review Commission Agenda Report, October 14, 2015
- C. Original Project Elevations

Design Review Commission
15-SC-09 – 84 Doud Drive
December 16, 2015

FINDINGS

15-SC-09—84 Doud Drive

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

- 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-09 - 84 Doud Drive

1. The approval is based on the plans received on December 1, 2015 and the written application materials provided by the applicant, except as may be modified by these conditions.
2. Existing trees Nos. 1-9, all new street trees and privacy screening trees shall be protected under this application and cannot be removed without a tree removal permit from the Community Development Director.
3. 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.
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. The landscape plan is subject to the City's Water Efficient Landscape Regulations pursuant to Chapter 12.36 of the Municipal Code.
6. Fire sprinklers shall be required pursuant to Section 12.10 of the Municipal Code.
7. Any new utility service drops shall be located underground from the nearest convenient existing pole pursuant to Chapter 12.68 of the Municipal Code.
8. 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.
9. **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. 1-9) 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.
10. **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. A landscape plan prepared by a licensed landscape professional showing how the plans comply with the City's Water Efficient Landscape Regulations (LAMC Chapter 12.36).
- d. Verification that the house will comply with the California Green Building Standards pursuant to Section 12.26 of the Municipal Code and provide a signature from the project's Qualified Green Building Professional Designer/Architect and property owner.
- e. The location of underground utilities pursuant to Section 12.68 of the Municipal Code. Underground utility trenches shall avoid the drip-lines of all protected trees unless approved by the project arborist and the Planning Division.
- f. The location of any air conditioning units on the site plan and the manufacturer's specifications showing the sound rating for each unit.
- g. Compliance with the New Development and Construction Best Management Practices and Urban Runoff Pollution Prevention program, as adopted by the City for the purposes of preventing storm water pollution (i.e. downspouts directed to landscaped areas, minimize directly connected impervious areas, etc.).

11. Prior to final inspection:

- a. All landscaping, new trees and privacy screening trees 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).
- 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.

APPROVED

ATTACHMENT A

Design Review Commission
Wednesday, October 14, 2015
Page 1 of 3

MINUTES OF A REGULAR MEETING OF THE DESIGN REVIEW COMMISSION
OF THE CITY OF LOS ALTOS, HELD ON WEDNESDAY, OCTOBER 14, 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 MEADOWS
ABSENT: Commissioner WHEELER and Commissioner BLOCKHUS
STAFF: Planning Services Manager DAHL 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 September 30, 2015.

MOTION by Vice-Chair MOISON, seconded by Commissioner MEADOWS, to approve the minutes of the September 30, 2015 regular meeting as written.
THE MOTION CARRIED UNANIMOUSLY (3/0).

Chair KIRIK reordered the Discussion agenda, putting item 4 first, followed by items 2 and 3, as shown below.

DISCUSSION

2. 15-SC-33 – T. Martin Associates, A.I.A. – 44 View Street
Design review for a new two-story house. The project includes 2,318 square feet on the first story and 1,654 square feet on the second story. *Project Planner: Gallegos*

Assistant Planner GALLEGOS presented the staff report, recommending approval of design review application 15-SC-33 subject to the findings and conditions.

The applicant provided a brief overview of the design revisions. There were no other public comments.

The Commission discussed the project and gave their general support, noting that the site was fully accessible and that the design revisions addressed the Commission's direction.

MOTION by Commissioner MEADOWS, seconded by Vice-Chair MOISON, to approve design review application 15-SC-33 per the staff report findings and conditions.
THE MOTION CARRIED UNANIMOUSLY (3/0).

APPROVED

3. **15-SC-09 – S. Woo and E. Dinh – 84 Doud Drive**

Design review for a new two-story house. The project includes 2,429 square feet on the first story and 1,745 square feet on the second story. *Project Planner: Gallegos*

Assistant Planner GALLEGOS presented the staff report, recommending continuance of design review application 15-SC-09 subject to the recommended direction.

The owner presented the project, noting that the neighborhood should be considered as transitional, not consistent character, that he had done extensive outreach to the neighborhood and that all nearby property owners supported the project. Neighbor Greg Fair spoke in support of the project, stating that he was glad a 40-foot front yard setback was being provided. Neighbor Donald Weiden, stated that he wanted to make sure evergreen screening along the rear property line was provided. There was no other public comment.

The Commission discussed the project and provided the following comments: the architectural design is high quality, but may not be compatible with the neighborhood, which appears to be a transitional character; the heavy design elements, materials and large second story result in a house that appeared bulky and massive; the tall first story plates result in a larger scale than the surrounding neighborhood; the large rear balcony could create a privacy issue; and due to the house being located on a curve of Doud Drive, it will appear prominently on the street.

MOTION by Commissioner MEADOWS, seconded by Vice-Chair MOISON, to continue design review application 15-SC-09 with the following direction:

- Address concerns about bulk and mass;
- Address the bulk of the rear elevation and size of the balcony;
- Consider reducing plate heights; and
- Update the landscape plan to clarify proposed fence and screening.

THE MOTION CARRIED UNANIMOUSLY (3/0).

4. **15-SC-25 – G. and Y. Li – 136 S. Clark Avenue**

Design review for a new two-story house. The project includes 2,276 square feet on the first story and 1,641 square feet on the second story. *Project Planner: Davis*

Assistant Planner DAVIS presented the staff report, recommending approval of design review application 15-SC-25 subject to the findings and conditions.

Project architect Mike Ma presented the project, noting that the second story design was constrained due to the narrow lot width, but additional landscape screening could be added if needed. Neighbors Binh Tran and Ken Humble spoke, raising concerns about potential privacy impacts from the rear balcony and requesting that additional screening be included along the rear property line. There was no other public comment.

The Commission discussed the project and gave their general support, noting that additional landscape screening should be included along the rear property line to ensure that privacy was maintained.

MOTION by Commissioner MEADOWS, seconded by Vice-Chair MOISON, to approve design review application 15-SC-25 per the staff report findings and conditions, with the following change:

APPROVED

- Modify condition No. 2 to include evergreen screening trees along the left side and rear property lines.

THE MOTION CARRIED UNANIMOUSLY (3/0).

COMMISSIONERS' REPORTS AND COMMENTS

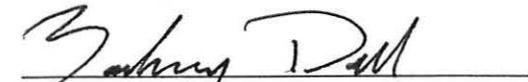
Planning Services Manager DAHL reported that Commissioner WHEELER had submitted his letter of resignation from the Design Review Commission.

POTENTIAL FUTURE AGENDA ITEMS

None.

ADJOURNMENT

Chair KIRIK adjourned the meeting at 8:28 PM.



Zachary Dahl, AICP
Planning Services Manager
Current Planning

ATTACHMENT B



DATE: October 14, 2015

AGENDA ITEM # 2

TO: Design Review Commission
FROM: Sean K. Gallegos, Assistant Planner
SUBJECT: 15-SC-09 – 84 Doud Drive

RECOMMENDATION:

Continue the design review application 15-SC-09 subject to the recommended direction.

PROJECT DESCRIPTION

This is a design review application for a new two-story house. The project includes 2,429 square feet on the first story and 1,745 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: 19,007, square feet
MATERIALS: Concrete tile roof, stucco siding, stone veneer, stone quoins, wood clad windows, cast stone window trim and details.

	Existing	Proposed	Allowed/Required
LOT COVERAGE:	2,962 square feet	3,481 square feet	5,702 square feet
FLOOR AREA:			
First floor	2,503 square feet	2,904 square feet	
Second floor		1,745 square feet	
Total	2,503 square feet	4,649 square feet	4,651 square feet
SETBACKS:			
Front	36 feet	41 feet	25 feet
Rear	103 feet	93 feet	25 feet
Right side (1 st /2 nd)	22 feet	13 feet/20.5 feet	10 feet/17.5 feet
Left side (1 st /2 nd)	9.5 feet	10 feet/19 feet	10 feet/17.5 feet
HEIGHT:	14 feet	27 feet	27 feet

BACKGROUND

Neighborhood Context

The subject property is located in a Consistent Character Neighborhood as defined in the City's Residential Design Guidelines. The houses in this neighborhood are a mixture of architectural styles, with newer and older one- and two-story, single-family houses, with low plate heights and simple roof forms (low-pitched gable and hipped roofs), and rustic materials; with wood siding dominant. The neighborhood includes a mixture of lot sizes with half significantly deeper than the majority of the lots. While the vegetation along the street is not uniform, the majority of houses have significant mature trees and vegetation along their frontages.

The original subdivision, which was recorded in 1947, included Conditions, Covenants and Restrictions (CC&Rs) that require a 40-foot front building setback line. However, the City does not generally enforce setbacks established in CC&Rs or on tract maps, and the project review is based on conformance with the current zoning regulations and the design guidelines.

DISCUSSION

Design Review

According to the Design Guidelines, in Consistent Character Neighborhoods, good neighbor design has design elements, materials and scale found within the neighborhood and sizes that are not significantly larger than other houses in the neighborhood. This requires a project to fit in and lessen abrupt changes.

The project uses an architectural design style that is different from other houses in the area. However, it uses design elements such as a hip roof, a projecting front porch and high quality materials that are compatible with the neighborhood. Formal elements such as arched windows and doors, quoins on the corners, arched dormers, and ornate details are in keeping with the French Eclectic style of the house, but more formal than the immediate neighborhood.

The proposal introduces a material, cultured stone wainscoting and precast stone trim, which is characteristic of a French Eclectic design. The materials, which include concrete tile roof, stucco, stone quoins, stone wainscoting, wood clad windows and precast stone trim are high quality, but not completely consistent with the other houses in the neighborhood. The stone wainscoting and precast stone trim are integral to the design but new in the immediate context and contribute the bulky appearance of the structure. Overall, the project does a good job of integrating forms and borrowing elements from the neighborhood while still establishing its own design integrity.

The project's scale, as compared to surrounding structures, is not in-keeping with the character of the neighborhood. Along the front elevation, the garage and the second story wall behind the garage articulate the elevation to diminish the scale of the house. However, the building proposes a prominent two-story front elevation, which accentuates the height and bulk of the house. A house with a "box-like" two-story mass is uncommon in the neighborhood context. While the project has

design integrity and high quality materials, staff could not make the findings to approve the project based on the project's bulk, scale and architectural relationship to the surroundings houses.

In Consistent Character Neighborhoods a project should be designed to fit in and reflect the scale of the neighborhood. This project, however, will appear much larger and bulkier than the houses in the immediate vicinity. The front yard setback is 41 feet to the front entry element with the main house massing setback to 47 feet. Although the house has an increased front yard setback, it continues to be more prominent and bulkier than surrounding properties. To meet the Design Findings, staff recommends that the Design Review Commission provide the following direction:

- Reduce the width and/or depth of the second story;
- Reduce the bulkiness of the front elevation; and
- Reduce the height of the house by reducing the roof pitch from 5:12 to 4:12.

Privacy and Landscaping

On the left (south) side elevation of the second story, there are four windows: one window located in the master bedroom, with a four-foot, six-inch, sill height, one window located in the master bathroom with a four-foot sill height, one window located in the laundry room with a five-foot sill height, and one window in bedroom No. 3 with a four-foot sill height. Due to their placement and sill heights, these windows do not create unreasonable privacy impacts.

On the right (north) side elevation of the second story, there are three windows: two windows located in bedroom No. 4, with three-foot, six-inch, sill heights and one window in the master bedroom with a four-foot, six-inch, sill height. The bedroom No. 4 windows may create privacy impacts to adjacent properties due to low sill heights. The applicant has incorporated evergreen screening along the right property lines to address privacy impacts. Therefore, as designed, the project maintains a reasonable degree of privacy

The rear (west) second story elevation includes a window in the master bedroom with a three-foot sill height, two French doors with sidelights, and a balcony off the master bedroom. This balcony, which is 12 feet wide and 18 feet deep, is partially screened by the four-foot tall solid walls extending on either side of the balcony. The solid walls will help to diminish views down into properties along the side property lines, except when standing adjacent to the railing. The landscaping plan provides Prunus Carolina evergreen screening trees adjacent to the balcony on the left side, right side and rear yard with an existing flowering cherry, two willow trees, coast live oak and fruit trees extending toward the sides and rear yard. However, there are unscreened sections along the side and rear yards, which may contribute to privacy impacts. To meet the Design Findings, staff recommends that the Design Review Commission provide the following direction:

- Incorporate fast growing, evergreen trees into the landscaping plan along the side yards and rear yard to fill-in unscreened areas of the property lines.

There are ten trees on the property. The project removes a Dracaena Palm tree (No. 10) and retains nine trees. The project includes a new Category III Street tree along the project frontage and three additional ornamental trees in the front yard area. The project will also be installing new hardscape

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. Tree protection guidelines will be followed to maintain the existing tree during construction.

Correspondence

Staff received four letters that expressed support for the project and its compliance with the CC&Rs 40-foot front setback requirement. The letters are attached for reference (Attachment E)

Alternatives

Overall, without changes to the proposed design to address the above concerns, staff is unable make positive findings for approval pursuant to (Section 14.76.050 of the Municipal Code). Should the Commission vote to approve the design, the action should include positive design review findings and standard conditions of approval, including conditions pertaining to a revised landscape plan with evergreen screening trees, tree protection, grading and drainage, green building, fire sprinklers and undergrounding utilities.

PUBLIC CONTACT

A public meeting notice was posted on the property and mailed to 30 nearby properties within the subdivision tract and on Solana Drive.

ENVIRONMENTAL REVIEW

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

Cc: Dr. Shaun Woo and Elizabeth Dinh, Applicant/Owner
G'Lush Design Associates, Architect

Attachments:

- A. Application
- B. Neighborhood Compatibility Worksheet
- C. Area Map and Vicinity Map and Notification Map
- D. Arborist Report, September 29, 2015
- E. Correspondence

FINDINGS

15-SC-09—84 Doud Drive

With regard to design review for two-story single-family house, the Design Review Commission finds the following in accordance with Section 14.76.050 of the Municipal Code:

- 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, DOES NOT 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 house in relation to the immediate neighborhood does NOT 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 NOT 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.

RECOMMENDED DIRECTION

15-SC-09 — 84 Doud Drive

1. With regard to minimizing bulk, scale and promoting an appropriate relationship to the adjacent house:
 - a. Reduce the width and/or depth of the second story;
 - b. Reduce the bulkiness of the front elevation; and
 - c. Reduce the height of the house by reducing the roof pitch from 5:12 to 4:12.
2. With regard to avoiding unreasonable interference with privacy:
 - a. Incorporate fast growing, evergreen trees into the landscaping plan along the side yards and rear yard to fill-in unscreened areas of the property lines.

ATTACHMENT A



CITY OF LOS ALTOS GENERAL APPLICATION

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

Permit # _____

<input type="checkbox"/>	One-Story Design Review	<input type="checkbox"/>	Sign Review	<input type="checkbox"/>	Multiple-Family Review
<input checked="" type="checkbox"/>	Two-Story Design Review	<input type="checkbox"/>	Sidewalk Display Permit	<input type="checkbox"/>	Rezoning
<input type="checkbox"/>	Variance(s)	<input type="checkbox"/>	Use Permit	<input type="checkbox"/>	R1-S Overlay
<input type="checkbox"/>	Lot Line Adjustment	<input type="checkbox"/>	Tenant Improvement	<input type="checkbox"/>	General Plan/Code Amendment
<input type="checkbox"/>	Tentative Map/Division of Land	<input type="checkbox"/>	Preliminary Project Review	<input type="checkbox"/>	Appeal
<input type="checkbox"/>	Subdivision Map Review	<input type="checkbox"/>	Commercial Design Review	<input type="checkbox"/>	Other:

Project Address/Location: 84 DOWD DR., LOS ALTOS CA 94022

Project Proposal/Use: Family Residence

Current Use of Property: Family Residence

Assessor Parcel Number(s) 170-30-036-00 Site Area: _____

New Sq. Ft.: _____ Remodeled Sq. Ft.: _____ Existing Sq. Ft. to Remain: _____

Total Existing Sq. Ft.: 1961 sq. ft. Total Proposed Sq. Ft. (including basement): 4,600 sq. ft.

Applicant's Name: SHAWN WOO AND ELIZABETH DINH

Home Telephone #: 650-209-5228 Business Telephone #: 650-243-0264

Mailing Address: 84 DOWD DR.

City/State/Zip Code: LOS ALTOS, CA 94022

Property Owner's Name: SAME

Home Telephone #: _____ Business Telephone #: _____

Mailing Address: _____

City/State/Zip Code: _____

Architect/Designer's Name: G'LUKSH DESIGN ASSOC Telephone #: 408-268-1665

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

(continued on back)





ATTACHMENT B

Planning Division

(650) 947-2750

Planning@losaltosca.gov

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 84 DOWD DR., LOS ALTOS, CA 94022

Scope of Project: Addition or Remodel _____ or New Home

Age of existing home if this project is to be an addition or remodel? _____

Is the existing house listed on the City's Historic Resources Inventory? NO

Address: 84 DOWD DR.

Date: 11/14/14

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: 10,500 square feet

Lot dimensions: Length 190 feet

Width 94 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? _____

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

Existing front setback for house on left 40 ft./on right 40 ft.

Do the front setbacks of adjacent houses line up? no
Street curves

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 7

Garage facing front recessed from front of house face _____

Garage in back yard 4

Garage facing the side 1

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

Address: 84 DOW DR.
Date: 1/20/15

4. Single or Two-Story Homes:

What % of the homes in your neighborhood* are:
One-story 58%
Two-story 42%

5. Roof heights and shapes:

Is the overall height of house ridgelines generally the same in your neighborhood*? no
Are there mostly hip ____, gable style ____, or other style X roofs*?
Do the roof forms appear simple ____ or complex X?
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*?
no wood shingle X stucco no board & batten no clapboard
no tile no stone X brick X combination of one or more materials
(if so, describe) stone, stucco,

What roofing materials (wood shake/shingle, asphalt shingle, flat tile, rounded tile, cement tile, slate) are consistently (about 80%) used?
shingle / 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? no Ranch no Shingle no Tudor no Mediterranean/Spanish
no Contemporary no Colonial no Bungalow no Other

Address: 84 DOWNS DRIVE
Date: 1/20/15

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 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.)?

occasional big trees, lawns, hedges landscape to street edge.

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

visible from the street, not visible from the back

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)?

single tree, landscape to the street, asphalt driveway

10. Width of Street:

What is the width of the roadway paving on your street in feet? 60 ft.

Is there a parking area on the street or in the shoulder area? street

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

Address: 84 Doul Dr.

Date: 1/20/15

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.:

front yard set backs
materials used for roof
siding - brick and horizontal

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: 84 DOWD DRIVE
 Date: 11/20/15

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)
60 DOWD DR	40		Front - 2	2	27	pressed concrete shingles, stucco	Complex
72 DOWD "	40		Front - 2	1	22	wood shingle siding	Complex
100 DOWD "	40		Front - 2	1	20	vertical wood siding, shingles	Simple
120 DOWD "	40		Front - 2	2	27	plastic siding shingles	Complex
47 DOWD "	40		Front - 2	1	20	stucco, shingle	Simple
55 DOWD "	90 - flag lot		Rear - 2	2	24	stucco, shingle	Complex
61 DOWD "	40		none	2	27	stucco, shingle	Complex
83 DOWD "	40		Rear - 2	1	20	brick stucco, shingles	Simple
99 DOWD "	40		Rear - 2	1	20	shingles brick, stucco	Simple
115 DOWD "	40		Rear - 2	2	27	shingles brick, stucco	Complex

91 SOLANA DRIVE 25
 79 SOLANA DRIVE 25

Front - 2
 Front - 2

vert. siding, shingle, brick
 vert. siding
 brick, shingle

Simple
 Simple

Neighborhood study for 84 Doud Drive, Front elevations

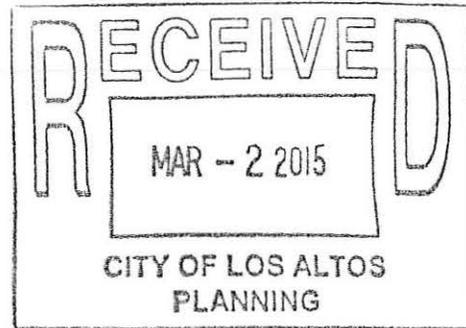
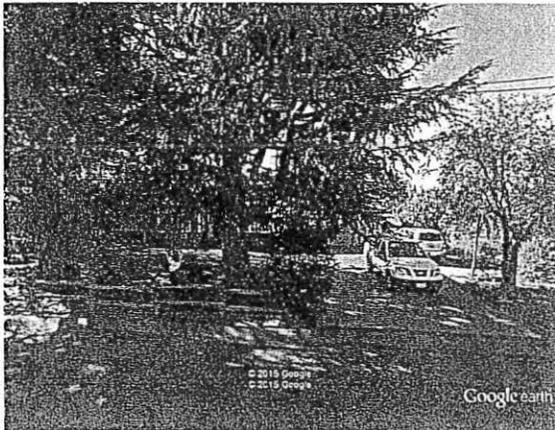
120 Doud Drive, 2nd from the right



100 Doud Drive, 1st from the right



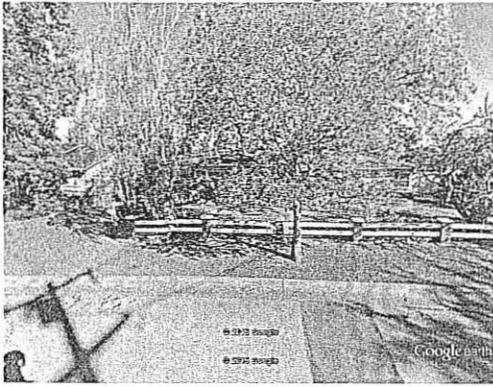
72 Doud Drive, 1st from the left



60 Doud Drive, 2nd from the left



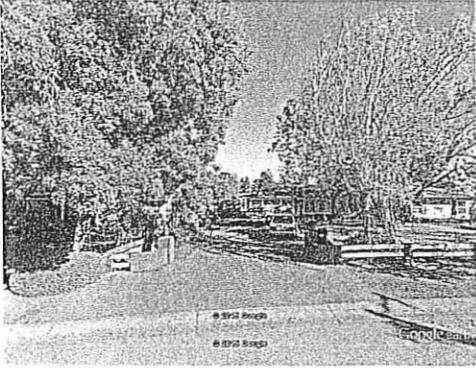
80 Doud Drive, across street 1st right



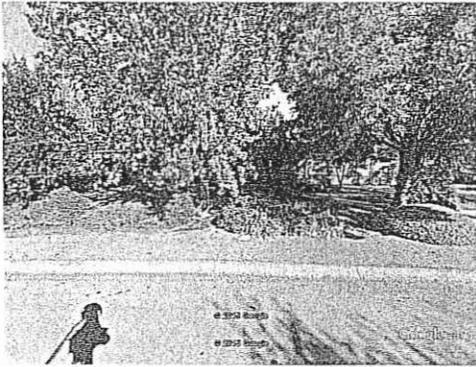
74 Doud Drive, across st. 2nd rt



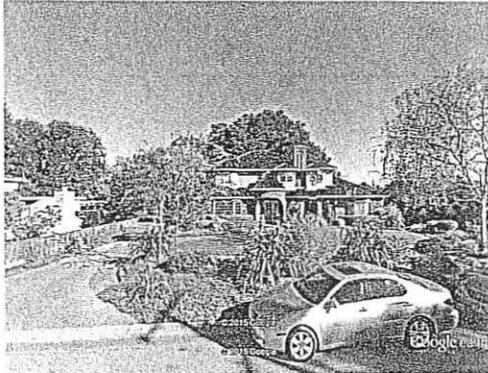
82 Doud Drive, across street



86 Doud Drive, across st. 1st left



108 Doud Drive, across st. 2nd left

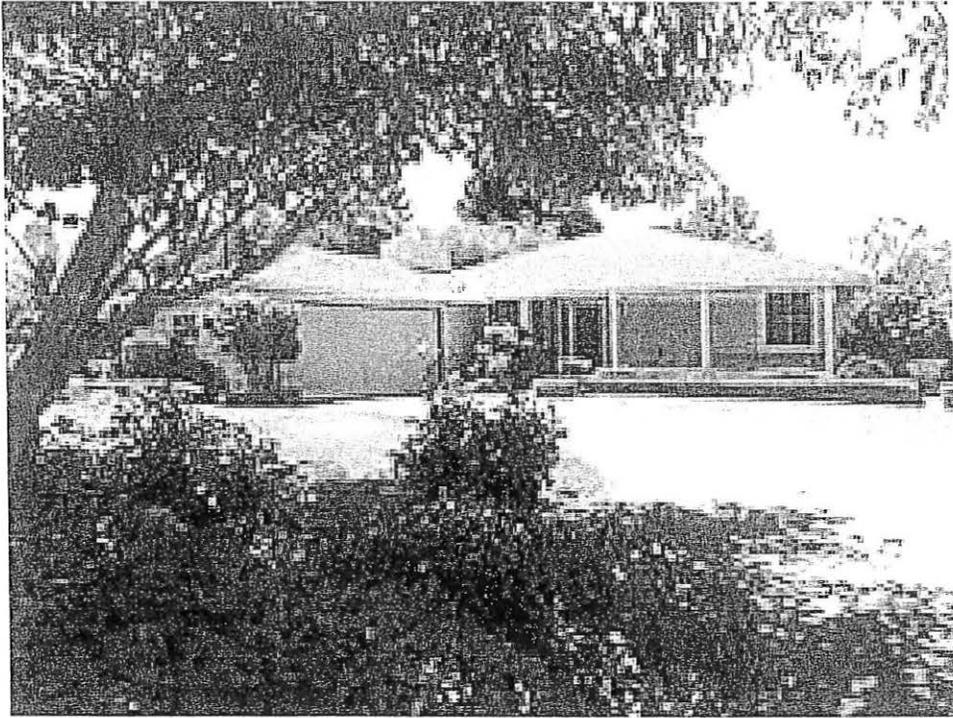


91 Solana Drive, back left

79 Solana Drive, back right



84 Doud Drive, Los Altos, CA



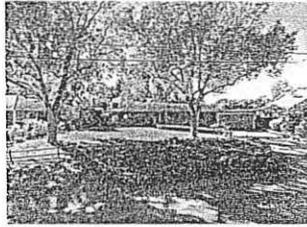
Front Elevation

Neighborhood study for 84 Doud Drive, Front elevations

120 Doud Drive, 2nd from the right



100 Doud Drive, 1st from the right



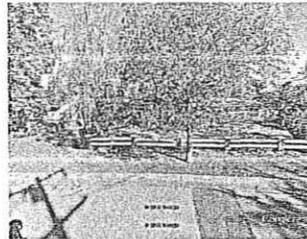
72 Doud Drive, 1st from the left



60 Doud Drive, 2nd from the left



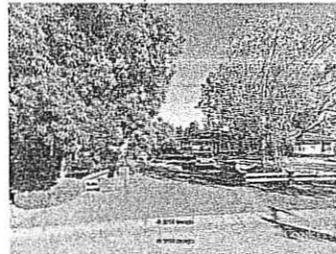
80 Doud Drive, across st. 1st rt.



74 Doud Drive, across st. 2nd rt



82 Doud Drive, across street



86 Doud Drive, across st. 1st left



108 Doud Drive, across st. 2nd left

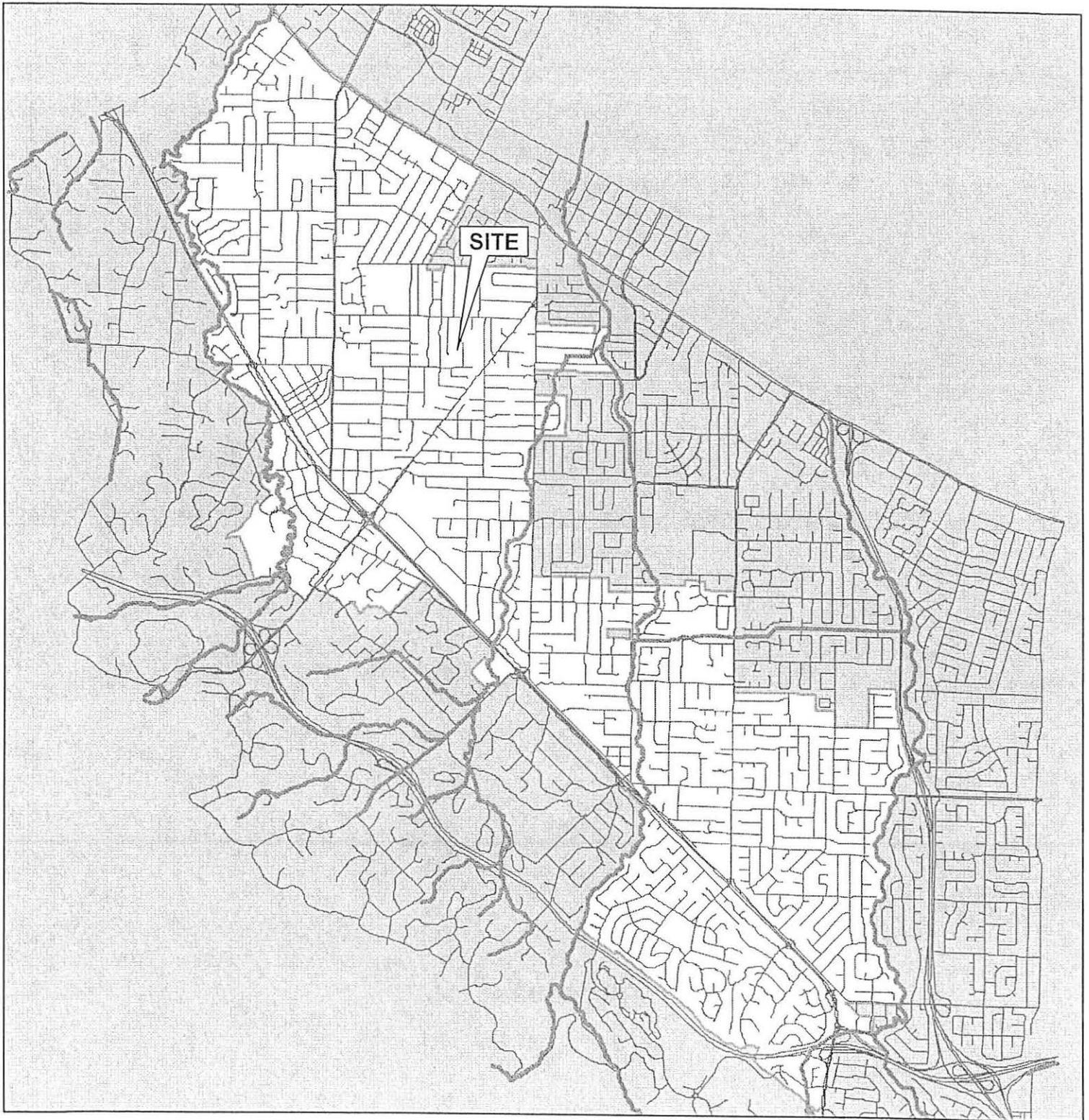


91 Solana Drive, back left

79 Solana Drive, back right



AREA MAP ATTACHMENT C



CITY OF LOS ALTOS

APPLICATION: 15-SC-09
APPLICANT: S. Woo and E. Dinh
SITE ADDRESS: 84 Doud Drive



Not to Scale

VICINITY MAP



SCALE 1 : 6,000



CITY OF LOS ALTOS

APPLICATION: 15-SC-09
APPLICANT: S. Woo and E. Dinh
SITE ADDRESS: 84 Doud Drive

84 Doud Drive Notification Map



SCALE 1 : 3,000





ATTACHMENT D

Kielty Arborist Services

Certified Arborist WE#0476A

P.O. Box 6187

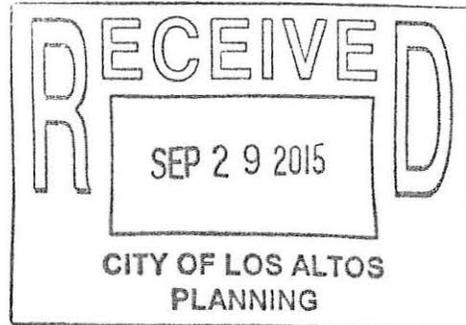
San Mateo, CA 94403

650-515-9783

November 24, 2014

Dr. Shaun Woo
84 Doud Drive
Los Altos, CA 94022

Site: 84 Doud Drive, Los Altos, CA



Dear Dr. Woo,

As requested on Wednesday, November 19, 2014, I visited the above site to inspect and comment on the trees on site. New construction is planned for this site and your concern as to the future health and safety of the trees has prompted this visit.

Method:

All inspections were made from the ground; the trees were not climbed for this inspection. The trees in question were located on a map provided by you. The trees were then measured for diameter at 54 inches above ground level (DBH or diameter at breast height). The trees were given a condition rating for form and vitality. The trees' condition rating is based on 50 percent vitality and 50 percent form, using the following scale.

1	-	29	Very Poor
30	-	49	Poor
50	-	69	Fair
70	-	89	Good
90	-	100	Excellent

The height of the tree was measured using a Nikon Forestry 550 Hypsometer. The spread was paced off. Comments and recommendations for future maintenance are provided.

Survey:

Tree#	Species	DBH	CON	HT/SP	Comments
1	Hong Kong Orchid (<i>Bauhinia × blakeana</i>)	5X6"	55	30/35	Fair vigor, fair form, multi leader at base.
2	Birch (<i>Betula pendula</i>)	10.1	25	20/15	Poor vigor, poor form, topped, in decline.
3	Flowering cherry (<i>Prunus serrulata</i>)	18.1	35	30/20	Poor vigor, poor form, in decline.
4	Willow (<i>Salix matsudana</i>)	8.5-5.4	60	30/25	Good vigor, poor form, codominant at base.
5	Willow (<i>Salix discolor</i>)	15.4	55	30/25	Good vigor, poor-fair form, codominant at 1 foot.
6	Apple (<i>Malus spp</i>)	17.6	50	25/30	Good vigor, fair form, some fireblight.
7*	Coast live oak (<i>Quercus agrifolia</i>)	15est	60	35/25	Good vigor, poor to fair form, codominant at 6 feet. Shared with neighbor.
8	Griselinia (<i>Griselinia littoralis</i>)	19.6	55	35/25	Good vigor, fair form, thrips.
9	Dracaena palm (<i>Dracaena drago</i>)	6.1	65	15/10	Good vigor, fair form for species.
10	Dracaena palm (<i>Dracaena drago</i>)	5.4-4.3	65	15/10	Good vigor, fair form for species.

Summary:

The trees on site are all imported with no native trees on site. The trees are in poor to fair condition with no good or excellent trees. The trees have not been well maintained and show a lack of maintenance. The trees on site are located around the perimeter of the property ideal for a project such as this. Impacts to the tree will be minor with no long term impacts. The following tree protection plan will help to reduce impacts to the trees on site.

Tree Protection Plan:

Tree protection zones should be established and maintained throughout the entire length of the project. Fencing for the protection zones should be 6 foot tall metal chain link type supported by 2 inch metal poles pounded into the ground by no less than 2 feet. The support poles should

be spaced no more than 10 feet apart on center. The location for the protection fencing should be as close to the dripline as possible still allowing room for construction to safely continue. Signs should be placed on fencing signifying "Tree Protection Zone - Keep Out". No materials or equipment should be stored or cleaned inside the tree protection zones.

Areas outside the fencing but still beneath the dripline of protected trees, where foot traffic is expected to be heavy, should be mulched with 4 to 6 inches of chipper chips. The wooden fencing will suffice for the neighbor's trees.

Trenching for irrigation, electrical, drainage or any other reason should be hand dug when beneath the driplines of protected trees. Hand digging and carefully laying pipes below or beside protected roots will dramatically reduce root loss of desired trees thus reducing trauma to the entire tree. Trenches should be backfilled as soon as possible with native material and compacted to near its original level. Trenches that must be left exposed for a period of time should also be covered with layers of burlap or straw wattle and kept moist. Plywood over the top of the trench will also help protect exposed roots below.

Normal irrigation should be maintained throughout the entire length of the project. The imported trees on this site will require irrigation during the warm season months. Some irrigation may be required during the winter months depending on the seasonal rainfall. During the summer months the trees on this site should receive heavy flood type irrigation 2 times a month. During the fall and winter 1 time a month should suffice. Mulching the root zone of protected trees will help the soil retain moisture, thus reducing water consumption.

The tree protection measures will be inspected by the site arborist prior to the start of any demolition or construction. Other inspections will be on an as needed basis.

The information included in this report is believed to be true and based on sound arboricultural principles and practices.

Sincerely,

Kevin R. Kielty
Certified Arborist WE#0476A

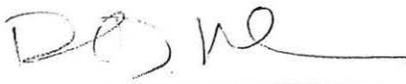


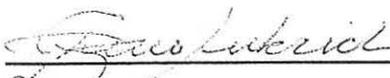
ATTACHMENT E

To Whom It May Concern:

We have had a chance to view the construction plans at 84 Doud Drive, Los Altos, CA and find them acceptable and compatible with the neighborhood. We support approval of their plans.

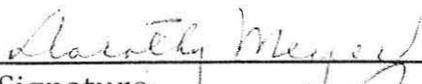
Sincerely,

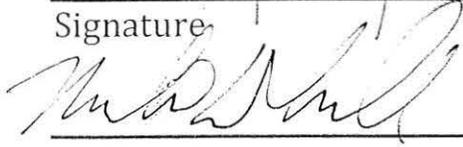
	115 Doud Dr.	3-22-15
Signature	Address	Date

	83 Doud Dr	3-22-15
Signature	Address	Date

	99 Doud Dr.	3-22-15
Signature	Address	Date

	60 Doud Dr	3-22-15
Signature	Address	Date

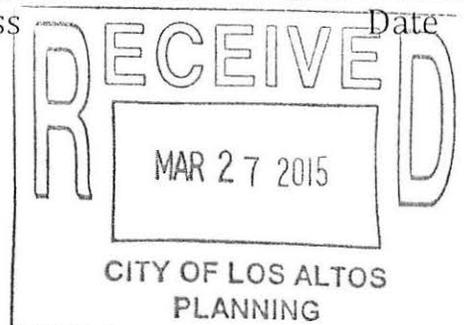
	100 Doud Dr.	3-22-15
Signature	Address	Date

	72 DOUD DRIVE	3-22-15
Signature	Address	Date

	61 DOUD DR.	3-24-15.
Signature	Address	Date

Signature	Address	Date
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Signature	Address	Date
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Sean Gallegos

From: Ted Laliotis <ted@laliotis.org>
Sent: Monday, October 05, 2015 6:28 PM
To: Sean Gallegos
Subject: 84 Doud Drive

We live across the street from the proposed project at 84 Doud Dr. and we are writing in support of the proposed design.

We feel that the proposed new house design will be a positive addition to our street.

Therefore, we fully support the application.

Ted and Vangie Laliotis
61 Doud Drive, Los Altos.

Sean Gallegos

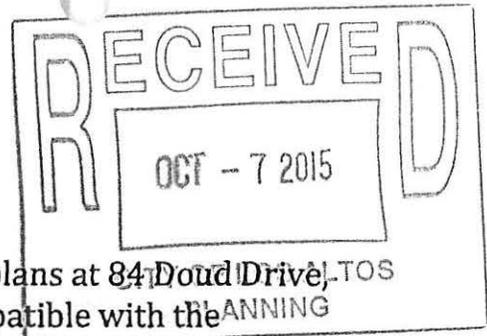
From: Ron Packard <rdpackard@packard.com>
Sent: Wednesday, October 07, 2015 10:21 PM
To: David Kornfield; Sean Gallegos; James Walgren
Cc: LEVENT@GLUSHDA.COM
Subject: 84 Doud Dr. project and 10-14-2105 Design Review Commission meeting

Dear Mr. Kornfield and others,

As a resident on Doud Dr., I noticed the posted notice and then reviewed the plans at city hall for the proposed new home at 84 Doud Dr., which will be before the Design Review Commission on October 14, 2015. I would like to express my support for the overall project. It appears to be a handsome design that will add to our street. In addition, it is very much appreciated that the owner and architect were sensitive to the 40 foot setback required by the CC&Rs applicable to Doud Drive, which in part makes our street unique. While the city does not enforce CC&R, it is nice when the owner voluntarily complies (and avoids any issues with a neighbor who has been known to take measurements prior to the pouring of the cement foundation and to issue a "cease and desist" letter if it is less than 40 feet.)

Regarding the particulars of the design, I leave that to your good judgment and that of the commission, but wanted to express my strong support.

Best regards,
Ron Packard



To Whom It May Concern:

We have had a chance to view the construction plans at 84 Doud Drive, Los Altos, CA and find them acceptable and compatible with the neighborhood. We support approval of their plans.

Sincerely,

Beth E. [Signature] 120 DOUD DR. 9/28/15
Signature Address Date

Ritika Madhok 8 DOUD DR 9/28/15
Signature (Ritika) Address Date

[Signature] 22 DOUD DR 9/28/15
Signature Address Date

Signature Address Date