



DATE: May 4, 2016

AGENDA ITEM # 4

TO: Design Review Commission
FROM: Sierra Davis, Assistant Planner
SUBJECT: 16-SC-01 – 1081 Miramonte Avenue

RECOMMENDATION:

Approve design review application 16-SC-01 subject to the findings and conditions

PROJECT DESCRIPTION

This is a design review application for a new two-story house. The project includes 2,454 square feet on the first story and 1,740 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: 14,777 square feet
MATERIALS: Spanish tile roof, stucco siding, stone sill, wood clad windows and doors, metal railing around balcony

	Existing	Proposed	Allowed/Required
COVERAGE:	1,561 square feet	2,813 square feet	4,433 square feet
FLOOR AREA:			
First floor	1,561 square feet	2,454 square feet	
Second floor	N/A	1,740 square feet	
Total	1,561 square feet	4,194 square feet	4,228 square feet
SETBACKS:			
Front	34 feet	25 feet	25 feet
Rear	29 feet	27 feet	25 feet
Right side (1 st /2 nd)	70 feet	11 feet/18 feet	10 feet/17.5 feet
Left side (1 st /2 nd)	14 feet	10 feet/33 feet	10 feet/17.5 feet
HEIGHT:	14 feet	23 feet	27 feet

BACKGROUND

Neighborhood Context

The subject property is located in a Diverse Character Neighborhood, as defined in the City's Residential Design Guidelines. The property is located on Miramonte Avenue, between Eastwood Drive and Covington Road. The houses within the neighborhood context are minimally visible, with the exception of the houses on Stanley Avenue, since have a predominately side yard relation to Miramonte Avenue with the fronts facing the side streets. The landscaping along Miramonte includes a variety of mature trees and vegetation, which screens the houses from street view. The subject property is located on the east side of the street with the rear of the property adjacent to Permanente Creek.

DISCUSSION

Design Review

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

The structure is a modern design style, using simple forms with more formal finishes and details which is different from design styles in the neighborhood. The house is located on a creek side lot adjacent to Permanente Creek and the riparian corridor, which results in a shallow lot depth. The house design respects the narrow depth lot by placing a long narrow house within the constrained building envelope. The house is 23.5 feet in height, which is less than the 27 feet allowed, and is in proportion to the narrow design of the house. The bulk of the house faces the street, with narrow side elevations of 35 feet in width on the right side and 37 feet on the left side.

The design provides a low finished floor elevation similar to the existing house and minimal grading in the side and rear yards to maintain the creek bank at the rear of the house. The first-story wall plate heights are approximately 9.5 feet with 8.75-foot wall plate heights at the second-story. The front facade massing is broken up by a uniform eave line between the first- and second-story. The front elevation include two-story height elements located between the front entry and the garage; however, the design is a low-scaled, two-story height structure and the two-story height wall elements are for a limited portion of the front facade. The front entry element is a new architectural element in the neighborhood with more formal columns and intricate railing for the faux balcony.

The rear of the structure includes two-story height walls; however, taller architectural elements are less visible from the street; therefore, these elements are less of a design concern within the neighborhood context as it relates to bulk and mass.

The project design includes high quality materials, such as a Spanish tile roof, stucco siding, stone sill, wood clad windows and doors, and metal railing around balcony. Overall, the project design has architectural integrity and the design and materials are compatible within the diverse character neighborhood.

The project is located in a diverse character neighborhood, which allows larger scaled structures that have their own design integrity with new architectural elements. The proposed house has design integrity, respects the constraints of the building envelope and creek side, and is compatible with the adjacent properties. The project is consistent with the Residential Design Guidelines, required design findings and neighborhood context; therefore, staff is in support of the proposed house design.

Privacy

The second-story windows on the right side of the house include two windows, with three-foot sill heights in the bedroom two. The room is centered on the end of the house with a bedroom and bathroom on either side of the room. The bedroom requires the egress windows to face the side yard. The side yard has two, existing oak trees that will provide privacy screening; therefore, the required egress windows would not result in an unreasonable privacy impact.

The second story windows on the left side of the house include two windows in the master bedroom and a balcony. The left side of the house is setback 34 feet from the side property line and the landscaping plan proposes small native trees or hedge plants. A condition (No. 2) to provide a six-foot tall fence along left, side property line with evergreen species planted adjacent to the fence. With the increased setback and landscape requirement, the windows and balcony would not result in an unreasonable privacy impact.

Landscaping

The project includes a comprehensive landscaping plan prepared by a landscape architect. The plan provides for front yard landscaping and a rear yard landscaping plan that is sensitive to the creek bank and potential storm water runoff. The project will substantially maintain the trees on site to protect the creek bank, with new native species added near the creek bank in areas of storm water drainage. The native species of plants in the area with storm water runoff help to protect the creek bank and slow the water runoff rates. The plan also includes permeable artificial turf in the rear yard.

With the new front yard trees, additional planting areas and hardscape the project meets the City's landscaping regulations and street tree guidelines. Since the project includes a new house and 500 square feet new landscaping area, it is subject to the City's Water Efficient Landscape Regulations.

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 single-family dwelling in a residential zone.

PUBLIC CONTACT

A public meeting notice was posted on the property and mailed to eight nearby property owners on Stanley Avenue, Eastwood Drive, Miramonte Avenue and Loma Prieta Court.

Cc: M Design Architects, Applicant and Architect
Zarko Maletin, Property Owner

Attachments:

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

FINDINGS

16-SC-01 – 1081 Miramonte Avenue

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

- a. The proposed new house complies with all provision of this chapter;
- b. The height, elevations, and placement on the site of the new house, when considered with reference to the nature and location of residential structures on adjacent lots, will avoid unreasonable interference with views and privacy and will consider the topographic and geologic constraints imposed by particular building site conditions;
- c. The natural landscape will be preserved insofar as practicable by minimizing tree and soil removal; grade changes shall be minimized and will be in keeping with the general appearance of neighboring developed areas;
- d. The orientation of the proposed new house in relation to the immediate neighborhood will minimize the perception of excessive bulk and mass;
- e. General architectural considerations, including the character, size, scale, and quality of the design, the architectural relationship with the site and other buildings, building materials, and similar elements have been incorporated in order to insure the compatibility of the development with its design concept and the character of adjacent buildings; and
- f. The proposed new house has been designed to follow the natural contours of the site with minimal grading, minimum impervious cover, and maximum erosion protection.

CONDITIONS

16-SC-01 – 1081 Miramonte Avenue

GENERAL

1. Approved Plans

The approval is based on the plans and materials received on April 22, 2016, except as may be modified by these conditions.

2. Fence and Privacy Screening

A six-foot tall fence shall be install on the left, side property line with evergreen trees planted adjacent to the fence to preserve privacy.

3. Protected Trees

The four oak trees in the rear yard shall be protected under this application and cannot be removed without a tree removal permit from the Community Development Director.

4. Encroachment Permit

An encroachment permit shall be obtained from the Engineering Division prior to doing any work within the public right-of-way including the street shoulder.

5. New Fireplaces

Only gas fireplaces, pellet fueled wood heaters or EPA certified wood-burning appliances may be installed in all new construction pursuant to Chapter 12.64 of the Municipal Code.

6. Landscaping

The landscape plan is subject to the City's Water Efficient Landscape Regulations pursuant to Chapter 12.36 of the Municipal Code.

7. Fire Sprinklers

Fire sprinklers shall be required pursuant to Section 12.10 of the Municipal Code.

8. Underground Utilities

Any new utility service drops shall be located underground from the nearest convenient existing pole pursuant to Chapter 12.68 of the Municipal Code.

9. Exterior Copper

All copper roofs, gutters and/or downspouts, and other architectural copper shall drain to a landscaped area and comply with the "Requirements for Copper Roofs and Other Architectural Copper" handout.

10. Indemnity and Hold Harmless

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.

PRIOR TO ISSUANCE OF BUILDING OR DEMOLITION PERMIT

11. Tree Protection

Tree protection fencing shall be installed around the dripline of existing trees to remain as shown on the landscape 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.

PRIOR TO BUILDING PERMIT SUBMITTAL

12. Conditions of Approval

Incorporate the conditions of approval into the title page of the plans.

13. Tree Protection Note

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."

14. Water Efficient Landscape Plan

Provide a landscape documentation package prepared by a licensed landscape professional showing how the project complies with the City's Water Efficient Landscape Regulations.

15. Green Building Standards

Provide 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.

16. Underground Utility Location

Show 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.

17. Air Conditioner Sound Rating

Show the location of any air conditioning units on the site plan and the manufacturer's specifications showing the sound rating for each unit.

18. Storm Water Management

Show how the project is in 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.).

PRIOR TO FINAL INSPECTION

19. Landscaping Installation

All front and rear yard landscaping, street trees and privacy screening trees shall be maintained and/or installed as shown on the approved plans or as required by the Planning Division.

20. Green Building Verification

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

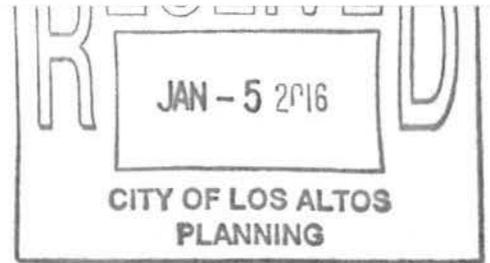
21. Water Efficient Landscaping Verification

Provide a landscape Certificate of Completion verifying that the landscaping and irrigation were installed per the approved landscape documentation package.

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"/>	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: 1081 Miramonte Avenue

Project Proposal/Use: Single - Family Current Use of Property: Single - Family

Assessor Parcel Number(s): 193 - 46 - 003 Site Area: 14,777 sq ft

New Sq. Ft.: 4212 sq ft Altered/Rebuilt Sq. Ft.: 0 sq ft Existing Sq. Ft. to Remain: 0 sq ft

Total Existing Sq. Ft.: 1121 sq ft Total Proposed Sq. Ft. (including basement): 4212 sq ft

Is the site fully accessible for City Staff inspection? Yes

Applicant's Name: M Designs Architects

Telephone No.: (650) 565 - 9036 Email Address: _____

Mailing Address: 4546 W. El Camino Real, Ste. 223

City/State/Zip Code: Los Altos, CA 94022

Property Owner's Name: Zarko Maletin

Telephone No.: _____ Email Address: _____

Mailing Address: 1081 Miramonte Avenue

City/State/Zip Code: Los Altos, CA

Architect/Designer's Name: Malika Junaid

Telephone No.: (650) 565 - 9036 Email Address: _____

Mailing Address: 4546 W El Camino Real, Ste. 223

City/State/Zip Code: Los Altos, CA 94022

** 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)

16-SC-01



ATTACHMENT B

City of Los Altos

Planning Division

(650) 947-2750

Planning@losaltosca.gov

NEIGHBORHOOD COMPATIBILITY WORKSHEET

In order for your design review application for single-family residential remodel/addition or new construction to be successful, it is important that you consider your property, the neighborhood's special characteristics that surround that property and the compatibility of your proposal with that neighborhood. **The purpose is to help you understand your neighborhood before you begin the design process with your architect/designer/builder or begin any formal process with the City of Los Altos.** *Please note that this worksheet must be submitted with your 1st application.*

The Residential Design Guidelines encourage neighborhood compatibility without necessarily forsaking individual taste. Various factors contribute to a design that is considered compatible with a surrounding neighborhood. The factors that City officials will be considering in your design could include, but are not limited to: design theme, scale, bulk, size, roof line, lot coverage, slope of lot, setbacks, daylight plane, one or two-story, exterior materials, landscaping et cetera.

It will be helpful to have a site plan to use in conjunction with this worksheet. Your site plan should accurately depict your property boundaries. The best source for this is the legal description in your deed.

Photographs of your property and its relationship to your neighborhood (see below) will be a necessary part of your first submittal. Taking photographs before you start your project will allow you to see and appreciate that your property could be within an area that has a strong neighborhood pattern. The photographs should be taken from across the street with a standard 35mm camera and organized by address, one row for each side of the street. Photographs should also be taken of the properties on either side and behind your property from on your property.

This worksheet/check list is meant to help *you* as well as to help the City planners and Planning Commission understand your proposal. Reasonable guesses to your answers are acceptable. The City is not looking for precise measurements on this worksheet.

Project Address 1081 Miramonte Avenue, Los Altos, CA

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? N/A

Address: _____

Date: _____

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: _____ square feet

Lot dimensions: Length _____ feet

Width _____ 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 _____ %

Existing front setback for house on left 35 - 40 ft./on right 25 ft.

Do the front setbacks of adjacent houses line up? NO

3. Garage Location Pattern: (Pg. 19 Design Guidelines)

Indicate the relationship of garage locations in your neighborhood* only on your street (count for each type)

I Garage facing front projecting from front of house face _____

Garage facing front recessed from front of house face _____

Garage in back yard _____

IIII Garage facing the side _____

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

Address: _____

Date: _____

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

What % of the homes in your neighborhood* are:

|| One-story 60

|| Two-story 40

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 roofs*?

Do the roof forms appear simple or complex ?

Do the houses share generally the same eave height NO?

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

What siding materials are frequently used in your neighborhood*?

wood shingle 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?

If no consistency then explain: _____

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

Does your neighborhood* have a consistent identifiable architectural style?

YES NO

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

Address: _____

Date: _____

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)

Away from street towards creek

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? No

9. **Landscaping:**

Are there any frequently used or typical landscaping features on your street (i.e. big trees, front lawns, sidewalks, curbs, landscape to street edge, etc.)?

Big trees, no sidewalk (except for the house on the right), little to no lawn, landscape to street edge.

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

Medium to little visibility

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)?

A few major trees provide the property with shade. The public right-of-way is dirt up to asphalt street

10. **Width of Street:**

What is the width of the roadway paving on your street in feet? 40 ft

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

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

Address: _____

Date: _____

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 and gable roofs with horizontal oriented houses. Mostly stucco with shingle roofs

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

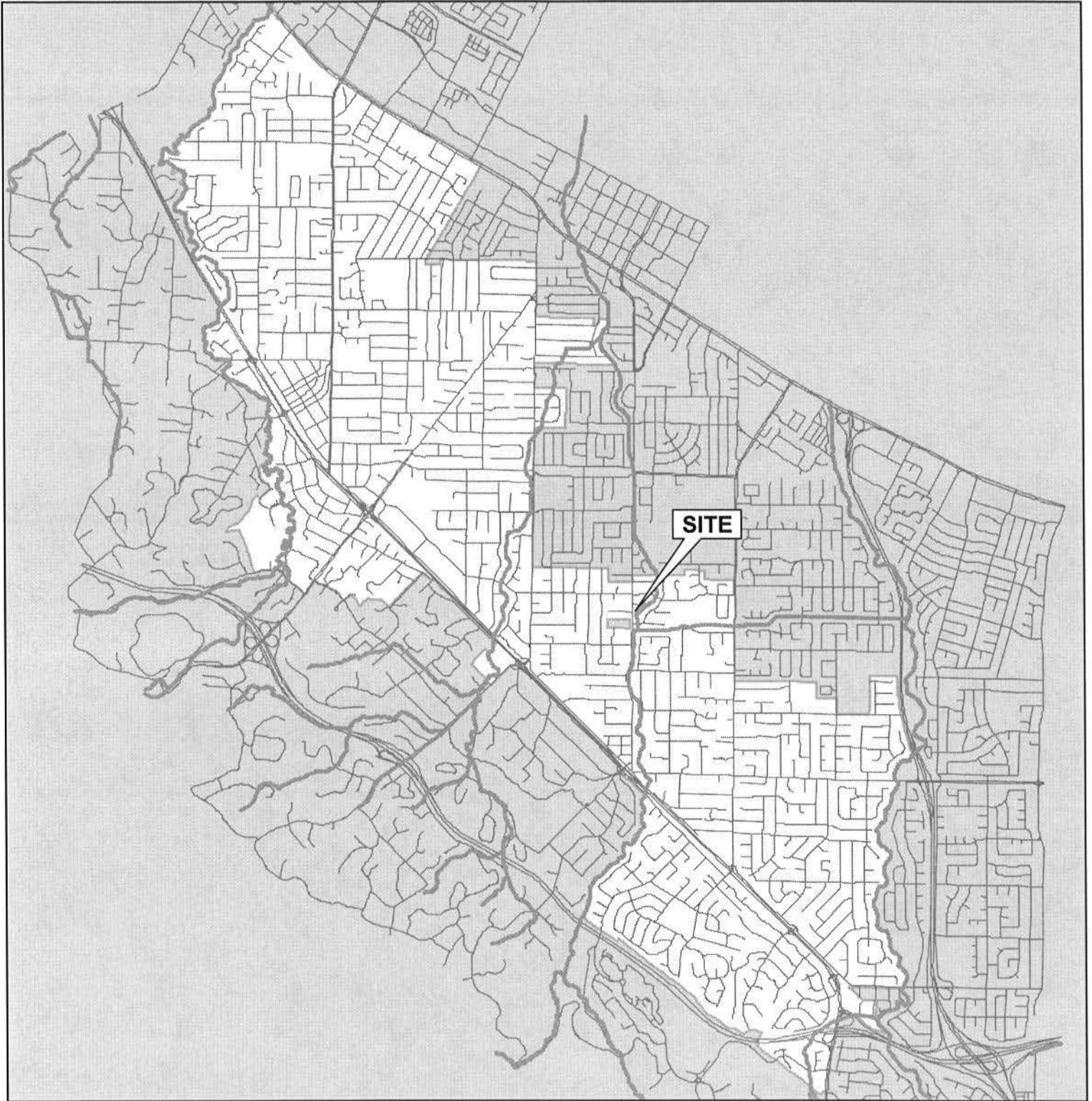
Address: _____
 Date: _____

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)
across	990 Stanley Ave.	25ft	60ft	Front	One	14-16ft	Stucco	simple
across	989 Stanley Ave.	25ft		Front	One	16-18ft	Stucco	complex
left	1065 Miramonte Ave.	40ft		Front	Two	24-26ft	Clapboard	Simple
left 2	1010 Loma Prieta Ct.	20ft		Front	One	14-16ft	Stucco	simple
right	1059 Eastwood Dr.	25ft	45ft	Front	Two	24-26ft	Board & Batten	Simple

AREA MAP



CITY OF LOS ALTOS

APPLICATION: 16-SC-01
APPLICANT: M Designs Architects/ Z. Maletin
SITE ADDRESS: 1081 Miramonte Avenue



Not to Scale

1081 Miramonte Avenue Notification Map



SCALE 1 : 1,500

