



DATE: May 4, 2016

AGENDA ITEM # 5

TO: Design Review Commission
FROM: Sierra Davis, Assistant Planner
SUBJECT: 16-SC-07 – 1124 South Springer Road

RECOMMENDATION:

Approve design review application 16-SC-07 subject to the findings and conditions

PROJECT DESCRIPTION

This is a design review application for a new two-story house. The project includes 2,190 square feet on the first story and 1,441 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: 10,375 square feet
MATERIALS: Composition shingle roof, stucco siding, stone veneer wainscot, wood trim and brackets

	Existing	Proposed	Allowed/Required
COVERAGE:	1,656 square feet	3,041 square feet	3,112 square feet
FLOOR AREA:			
First floor	1,656 square feet	2,190 square feet	
Second floor	N/A	1,441 square feet	
Total	1,656 square feet	3,631 square feet	3,631 square feet
SETBACKS:			
Front	25 feet	25 feet	25 feet
Rear	67 feet	43 feet	25 feet
Right side (1 st /2 nd)	10 feet	11.5 feet/21 feet	10 feet/17.5 feet
Left side (1 st /2 nd)	10 feet	13.5 feet/20 feet	10 feet/17.5 feet
HEIGHT:	16 feet	26 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 property is located on South Springer Road, between Covington Road and Berry Avenue, across the street from Edge Lane. The houses in this neighborhood have simple massing, low horizontal eave lines with gable accents, rustic materials, and consistent front yard setbacks. The street is wide and includes a variety of landscaping and mature trees.

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 homes in the neighborhood.

The structure uses a modern design style, which includes simple forms with minimal finishes and details which is different from the more rustic ranch style houses in the neighborhood. The house is located on wide busy street with an existing hedge at the front property line that will be maintained. The house is located forward on the property, which relates well to the neighborhood setback pattern with houses located toward the front of the lot, with a large rear yard.

Although this house is a more modern design in a neighborhood context of rustic, low scale houses, the lower scale of the house minimizes the perceived bulk and mass of the structure. The wood details, such as the wood corbels and wood trim also help to relate to the materials found within the neighborhood context. Thus, the proposed the house is consistent with the Residential Design Guidelines, required design findings and neighborhood context.

The design provides a low finished floor elevation, which is lower than the existing house. The first-story wall plate heights are approximately nine-feet with eight-foot wall plate heights at the second-story. The design reduces the appearance of bulk with the second-story because the massing is centered over the first-story and the hipped roof forms reduce the perceived height of the second story walls. The uniform eave lines on the first- and second-story help to simplify the design with accent gable roof forms over the entry and second story elements. The rear of the house includes a taller architectural element with a rear facing gable over a covered patio; however, the plate height visible from the side of the element is uniform with the nine-foot uniform plate height.

The project design includes high quality materials, such as a composition shingle roof, stucco siding, stone veneer wainscot, wood trim, and wood brackets. Overall, the project design has architectural integrity and the design and materials are compatible with the surrounding neighborhood.

Privacy

The second-story, side facing windows on the left side elevation have five-foot sill heights. The windows with five-foot sill heights make it difficult to view down into adjacent properties and would not result in an unreasonable privacy impact.

The second-story, side facing windows on the right side elevation have five-foot sill heights with three larger windows in the stairwell and clerestory element. The windows with five-foot sill heights make it difficult to view down into adjacent properties and would not result in an unreasonable privacy concern. The windows in the stairwell are located eight-feet above the landing between stories; therefore, the views out of the windows would be passive when descending the stairs. In addition, the landscaping plan provides for four Podocarpus trees adjacent to these windows, which will provide evergreen screening tree to further preserve privacy.

The second-story at the rear of the house includes a balcony, a four panel sliding glass door and three windows in the master bedroom, master bathroom, and bedroom 2. The existing landscaping on the side property lines is sparse; however, the proposed landscaping plan does provide for standard size citrus trees to provide privacy screening when mature. Standard size citrus trees grow on average 20 to 30 feet in height. Citrus trees have a slow to medium growth rate and additional fast growing evergreen screening may be appropriate at the sides and rear of the property to maintain privacy. There are two, oak trees adjacent to the rear property line, which will help preserve privacy to the rear property from the balcony and rear facing windows. The balcony is four-feet deep by 14-feet wide, with views toward the side and rear property lines; however, with the proposed landscaping plan, the views to the side property lines would be obscured by the evergreen trees and a reasonable level of privacy maintained.

Landscaping

The project includes a landscaping plan for the front yard and evergreen screening trees along the perimeter of the property at the sides and rear. The plan also calls for future landscaping in the rear yard. Since the project is a new house and includes at least 500 square feet of new landscaping it is subject to the Water Efficient Landscape Ordinance. The landscaping plan meets the planning application requirement of providing hardscape locations, front yard landscaping and street trees, and privacy screening trees.

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 11 nearby property owners on South Springer Road, Edge Lane, Filip Road, and Briarwood Court.

Cc: Aaron and Leah Nichols, Property Owners
Daryl Fazekas, Architect

Attachments:

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

FINDINGS

16-SC-07 – 1124 South Springer Road

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-07 – 1124 South Springer Road

GENERAL

1. Approved Plans

The approval is based on the plans and materials received on April 11, 2016, except as may be modified by these conditions.

2. Protected Trees

The following trees (Nos. 1, 2 and new street trees) shall be protected under this application and cannot be removed without a tree removal permit from the Community Development Director.

3. 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.

4. 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.

5. Landscaping

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

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

7. 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.

8. 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

9. Tree Protection

Tree protection fencing shall be installed around the dripline of the following trees (Nos. 1, 2, and front yard hedge) 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.

PRIOR TO BUILDING PERMIT SUBMITTAL

10. Conditions of Approval

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

11. 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."

12. 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.

13. 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.

14. 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.

15. 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.

16. 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

17. Landscaping Installation

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

18. 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).

19. 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 # 1107059

Table with 4 columns: One-Story Design Review, Commercial/Multi-Family, Environmental Review, etc. Includes checkboxes for Two-Story Design Review, Sign Permit, etc.

Project Address/Location: 1124 S Springer Rd Los Altos, CA 94024

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

Assessor Parcel Number(s): 189-44-010 Site Area: 10,375

New Sq. Ft.: 3,631 Altered/Rebuilt Sq. Ft.: N/A Existing Sq. Ft. to Remain: N/A

Total Existing Sq. Ft.: Total Proposed Sq. Ft. (including basement):

Is the site fully accessible for City Staff inspection? Yes

Applicant's Name: Aaron Nichols

Telephone No.: (650) 255-2114 Email Address: Aaron.Nichols@gmail.com

Mailing Address: 1124 S Springer Rd

City/State/Zip Code: Los Altos, CA 94024

Property Owner's Name: Aaron & Leah Nichols

Telephone No.: (650) 255-2114 Email Address: Aaron.Nichols@gmail.com

Mailing Address: 1124 S Springer Rd

City/State/Zip Code: Los Altos, CA 94024

Architect/Designer's Name: Daryl Fazekas

Telephone No.: (408) 395-9400 Email Address: DARYLFAZEKAS@GMAIL.COM

Mailing Address: 15621 Loma Vista Ave

City/State/Zip Code: Los Gatos, CA 95032

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

ATTACHMENT B



City of Los Altos

Planning Division

(650) 947-2750

Planning@losaltosca.gov

NEIGHBORHOOD COMPATIBILITY WORKSHEET

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

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

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

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

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

Project Address 1124 SPRINGER RD.
Scope of Project: Addition or Remodel _____ or New Home X
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: 1124 S SPRINGER RD
Date: 2.11.14

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: 10,300 square feet
Lot dimensions: Length 125 feet
Width 83 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 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 2
Garage facing front recessed from front of house face 9
Garage in back yard 0
Garage facing the side 0
Number of 1-car garages —; 2-car garages 11; 3-car garages —

Address: 1124 S. SPRINGER RD.
Date: _____

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

What % of the homes in your neighborhood* are:

One-story 90%

Two-story 10%

5. **Roof heights and shapes:**

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

Are there mostly hip 1/2, gable style 1/2, or other style _____ roofs*?

Do the roof forms appear simple X 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 X 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?

COMP
If no consistency then explain: _____

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

Does your neighborhood* have a consistent identifiable architectural style?

YES NO

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

Address: 1124 S. SPRINGER RD.
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)

TOWARD 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.)?

NO

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

WE HAVE LARGE HEDGE IN FRONT, MOST HOMES VISIBLE

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)?

ASPHALT PARKING IN FRONT, POWER POLE IN FRONT

10. **Width of Street:**

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

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

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

2/3 ASPHALT, 1/3 DIRT

Address: 1124 S. SPRINGER RD.

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.:

NONE,
CRAPSMAN STYLE PROPOSED WILL FIT IN
WELL,

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: 1124 S. SPRINGER RD.
 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)
1098 S. SPRINGER	25'	80	F	1	14	BOARD STUCCO	S
1112		45	F	2	27	BOARD	S
1136		25	F	1	14	B/S	S
1148		35	F	1	14	STUCCO	S
1135		80	F	1	18	S	S
1145		70	F	1	18	B/S	S
1153		10	NONE	2	27	STUCCO	COMPLEX
707 EDGE		10	F	1	18	STUCCO	S
710 FILIP		10	F	1	14	BOARD	S
1123 BRIARWOOD		25	F	1	16	BOARD	S

1123
Google Maps 1128 Briarwood Ct



Image capture: Oct 2007 © 2016 Google

Los Altos, California

Street View - Oct 2007

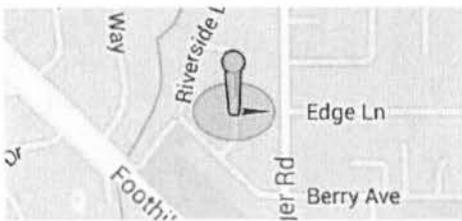
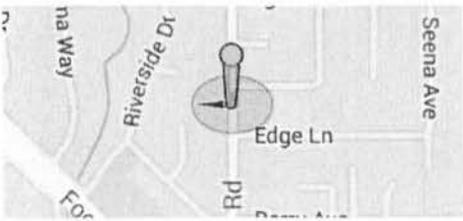




Image capture: Oct 2014 © 2016 Google

Los Altos, California
Street View - Oct 2014



Google Maps

1112

1089 S Springer Rd

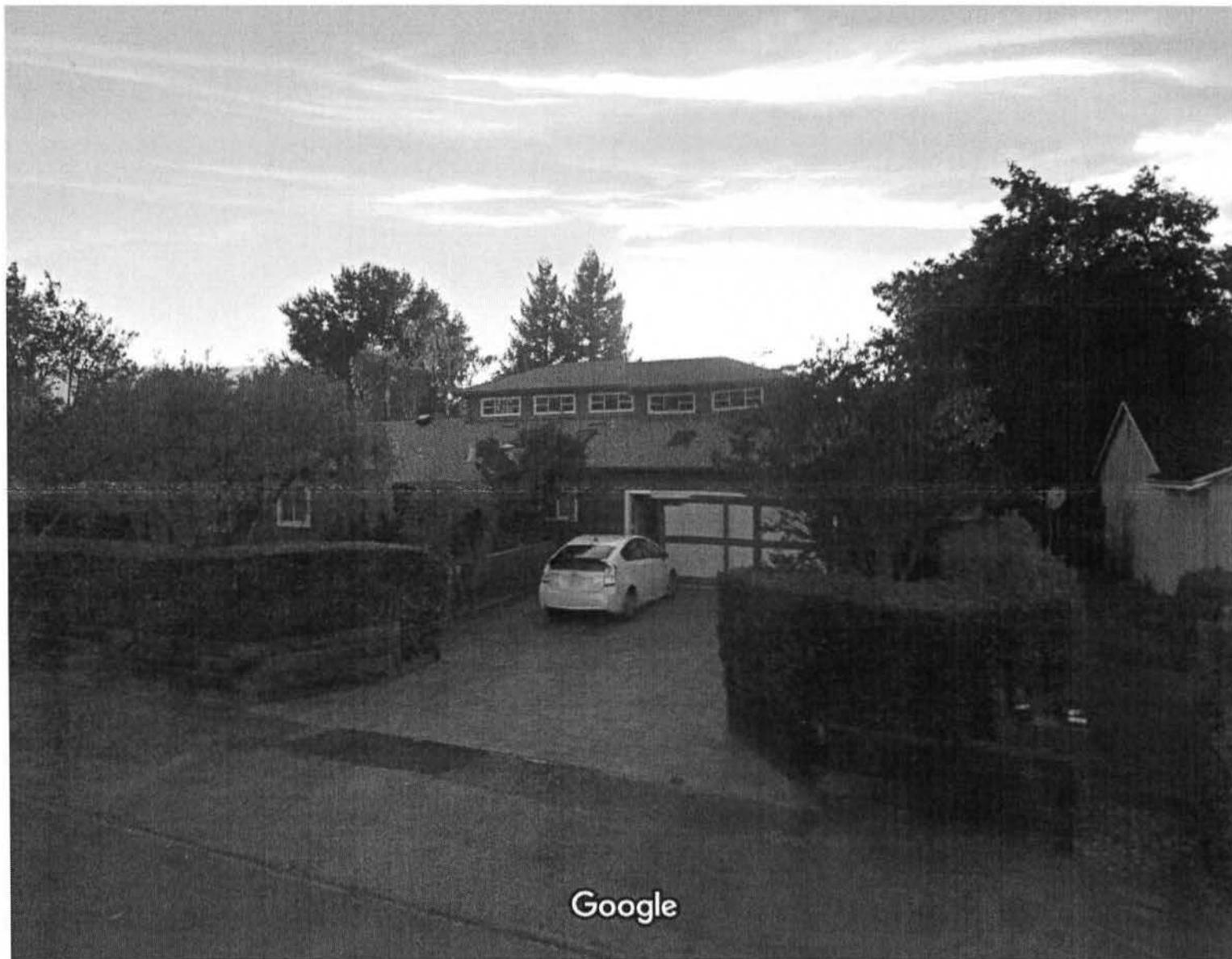
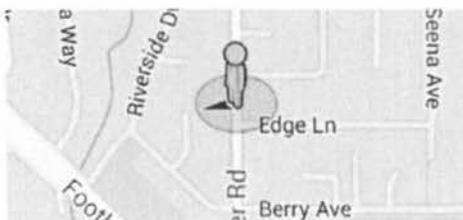


Image capture: Oct 2014 © 2016 Google

Los Altos, California

Street View - Oct 2014



Google Maps 1124 1133 S Springer Rd

NICHOLS (E) RESIDENCE



Image capture: Oct 2014 © 2016 Google

Los Altos, California

Street View - Oct 2014

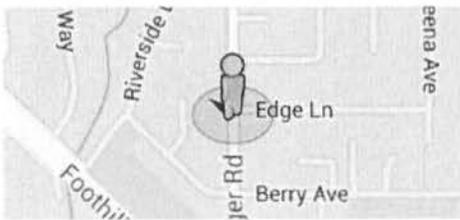




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Los Altos, California

Street View - Oct 2014





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Los Altos, California

Street View - Oct 2014



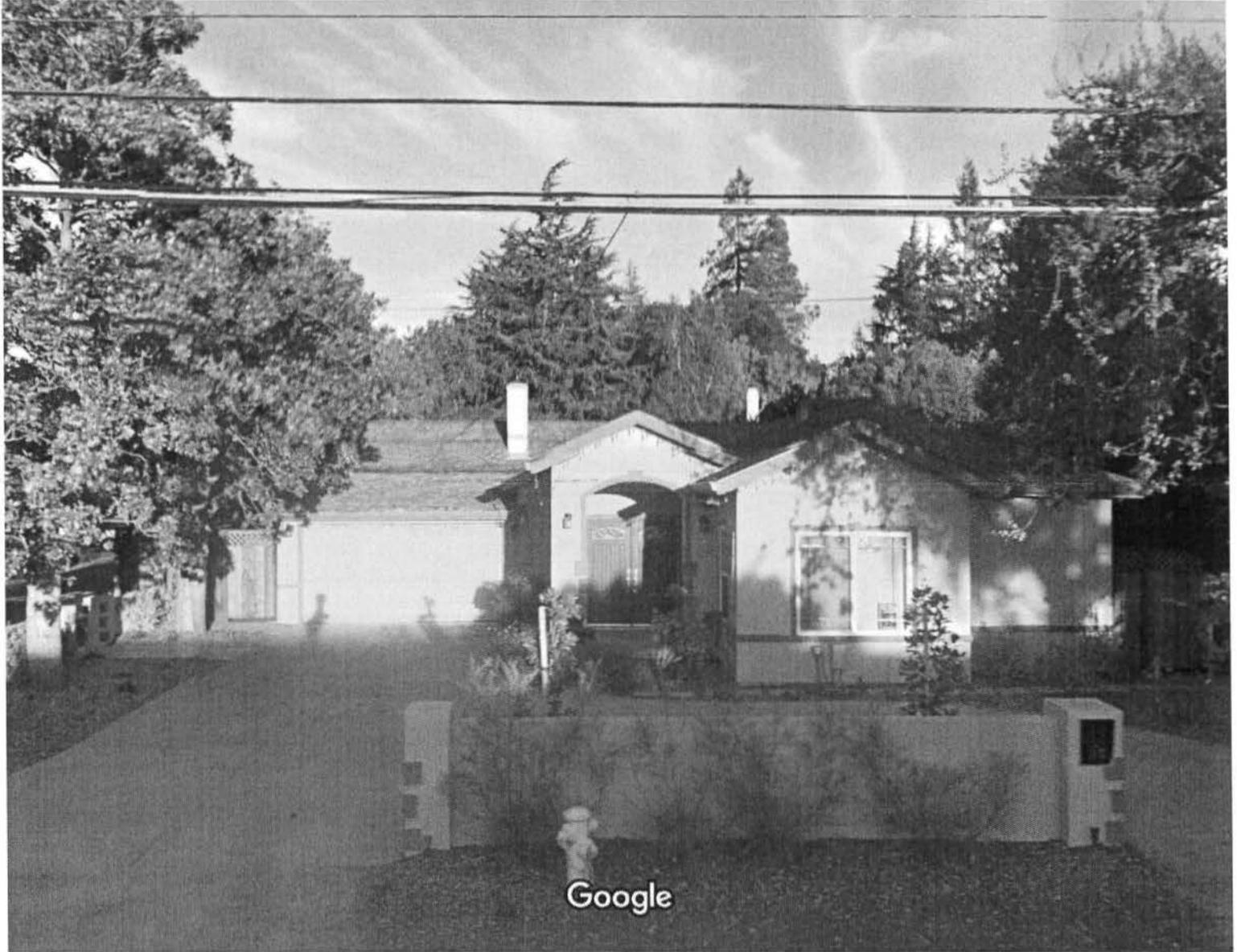


Image capture: Oct 2014 © 2016 Google

Los Altos, California
Street View - Oct 2014



1145
1147 S Springer Rd

Google Maps



Image capture: Oct 2014 © 2016 Google

Los Altos, California

Street View - Oct 2014



1153
Google Maps 1163 S Springer Rd



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Los Altos, California

Street View - Oct 2014



Google Maps

4085 S Springer Rd

707 EDGE



Image capture: Oct 2014 © 2016 Google

Los Altos, California

Street View - Oct 2014

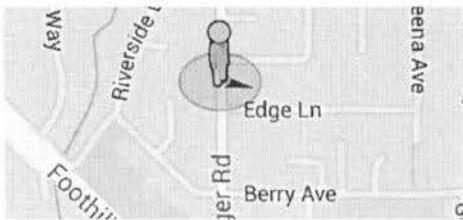
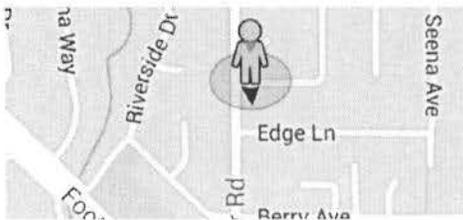




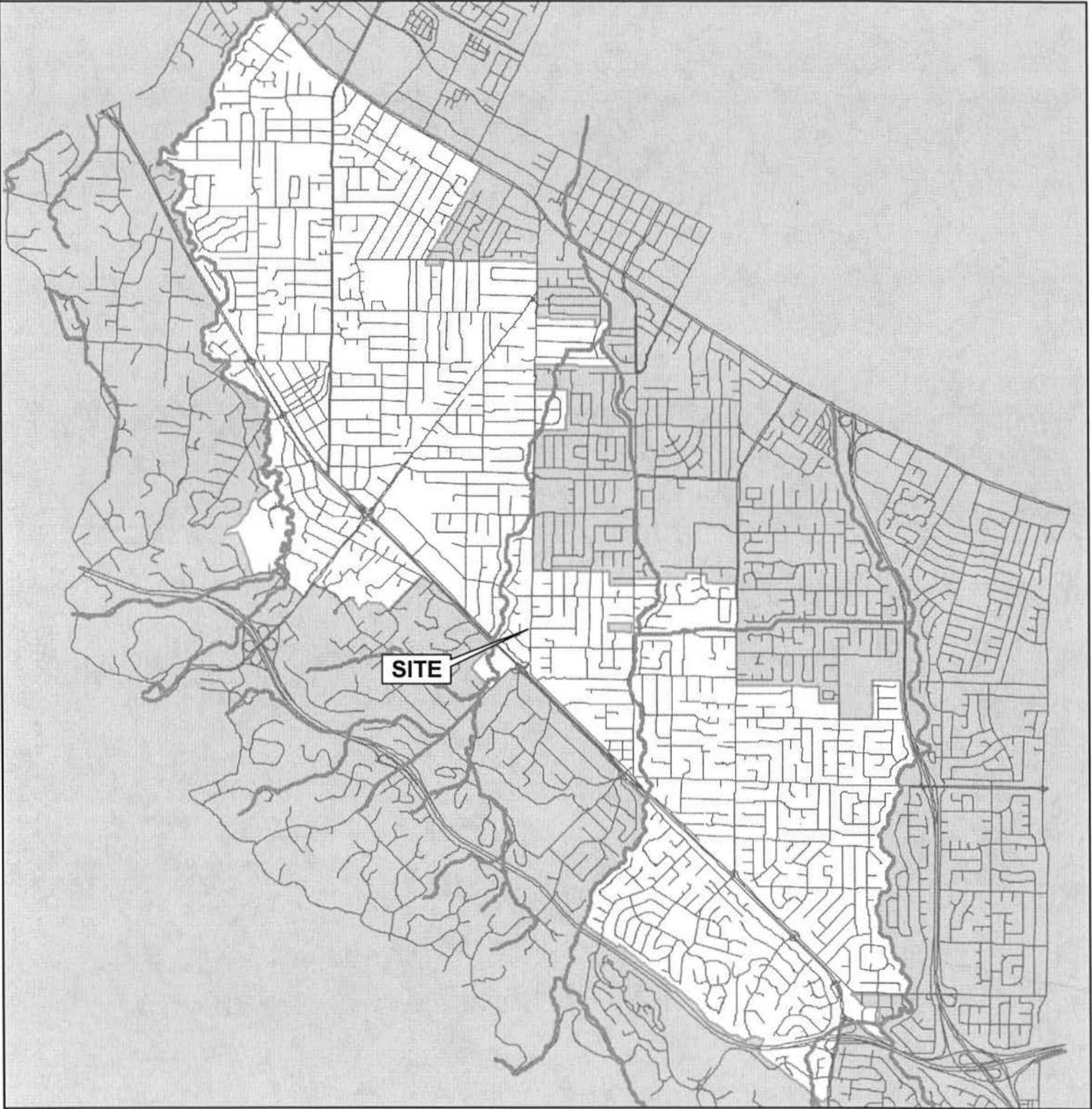
Image capture: Dec 2013 © 2016 Google

Los Altos, California

Street View - Dec 2013



AREA MAP



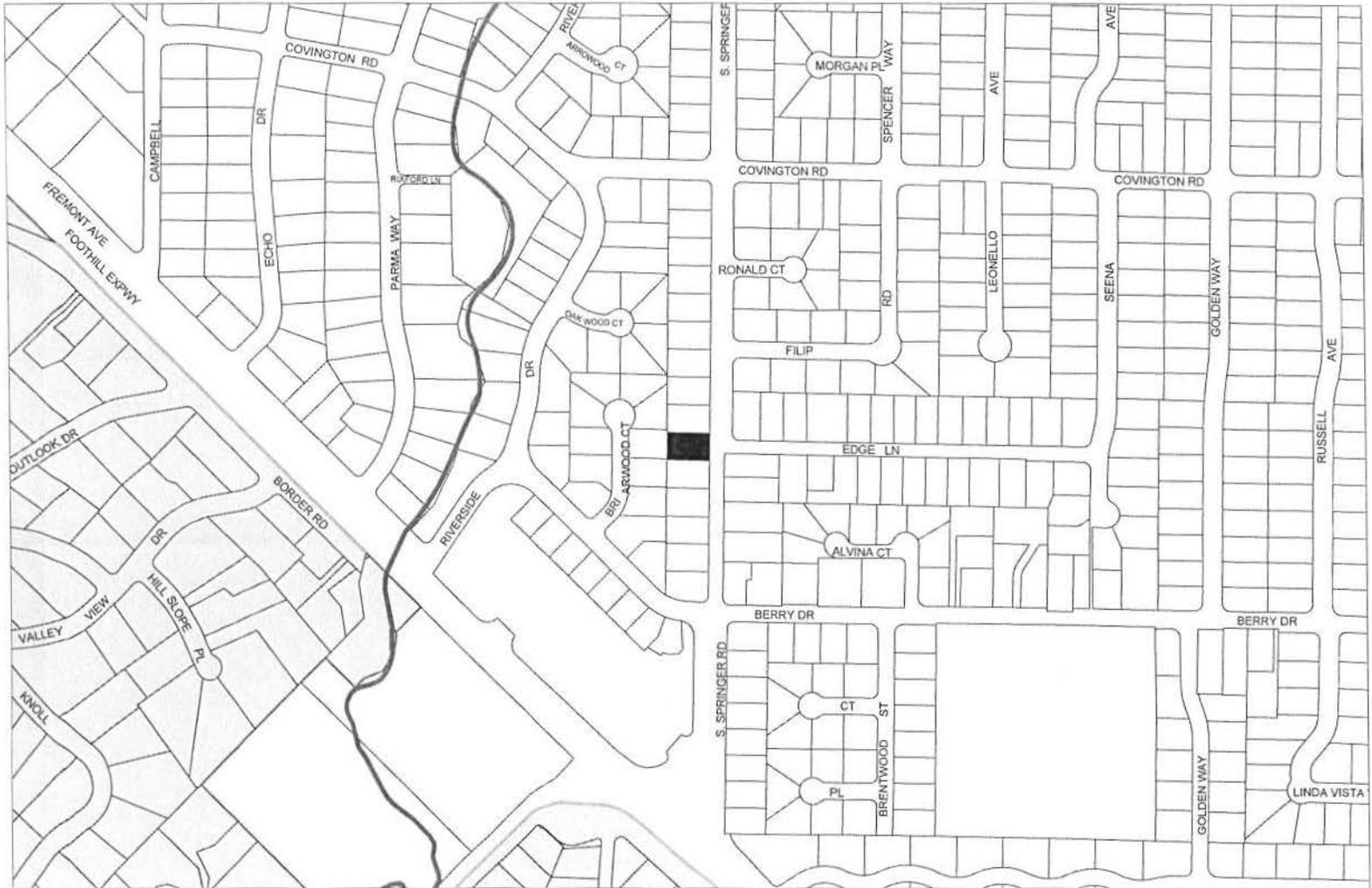
CITY OF LOS ALTOS

APPLICATION: 16-SC-07
APPLICANT: A. and L. Nichols
SITE ADDRESS: 1124 S. Springer Road

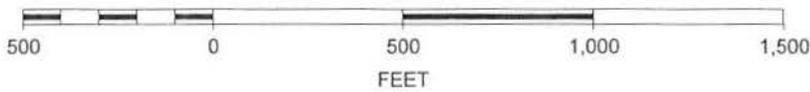


Not to Scale

VICINITY MAP



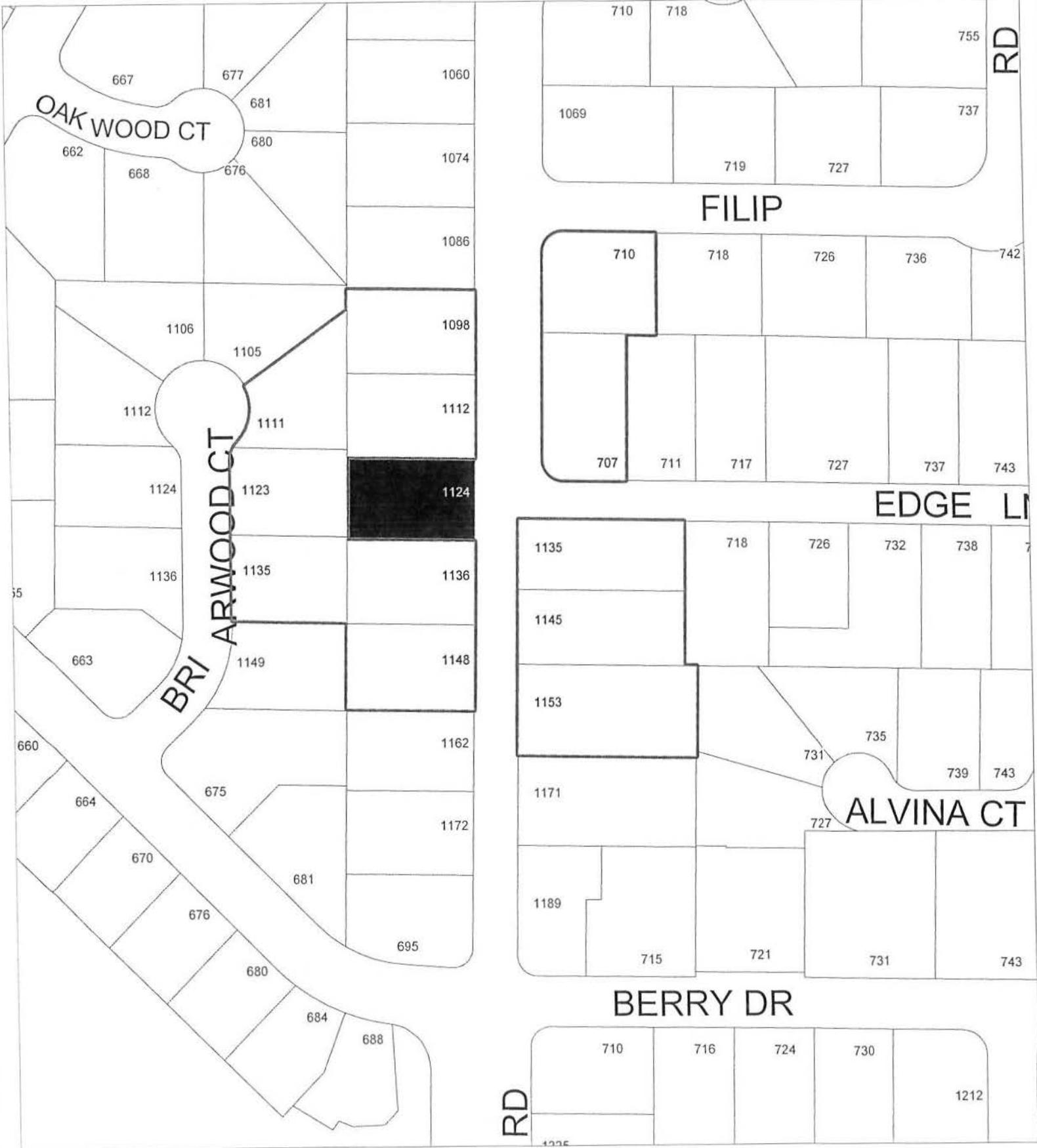
SCALE 1 : 6,000



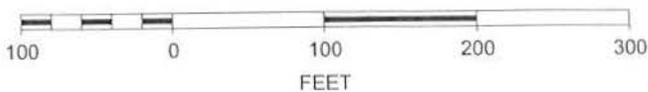
CITY OF LOS ALTOS

APPLICATION: 16-SC-07
APPLICANT: A. and L. Nichols
SITE ADDRESS: 1124 S. Springer Road

1124 S. Springer Road Notification Map



SCALE 1 : 1,500



N

