



DATE: May 18, 2016
AGENDA ITEM # 5

TO: Design Review Commission
FROM: Sean K. Gallegos, Assistant Planner
SUBJECT: 16-SC-11 – 253 Fremont Avenue

RECOMMENDATION:

Approve design review application 16-SC-11 subject to the listed findings and conditions

PROJECT DESCRIPTION

This is a design review application for a two-story addition to an existing one-story, house. The project includes an addition of 1,619 square feet on the first story and 1,618 square feet on the second story. The following table summarizes the project’s technical details:

GENERAL PLAN DESIGNATION: Single-family, Residential
ZONING: R1-20
PARCEL SIZE: 37,644 square feet
MATERIALS: Composition shingle, wood shingle siding, stucco siding, wood corbels and trim details

	Existing	Proposed	Allowed/Required
LOT COVERAGE:	3,473 square feet	5,273 square feet	9,411 square feet
FLOOR AREA:			
First floor	2,823 square feet	3,932 square feet	
Second floor	N/A	1,618 square feet	
Guest House	788 square feet	788 square feet	
Pool Equipment	125 square feet	125 square feet	
Total	3,751 square feet	6,463 square feet	6,514 square feet
SETBACKS:			
Front	65 feet	53.5 feet	30 feet
Rear	91.5 feet	91.5 feet	35 feet
Right side (1 st /2 nd)	56 feet/ N/A	56 feet/67.25 feet	25 feet/25 feet
Left side(1 st /2 nd)	44.25 feet/ N/A	25 feet/38.25 feet	25 feet/25 feet
HEIGHT:	17.25 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 site is located on the north side of Fremont Avenue between Covington Road and Bellevue Court. The houses in this neighborhood tend to have varied architectural styles. However, there are some similar characteristics, such as setbacks, height, and larger scale and massing. Due to the sites having an R1-20 zoning designation, the structures have larger parcels and 30-foot front yard setbacks. Along the street, there is a significant amount of mature landscape, but no distinct street tree pattern.

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 project uses a Craftsman style with a form and materials compatible with existing design concept of homes in the surrounding neighborhood. The existing design has a recessed front porch with a uniform horizontal eave line, with a large gable roof form. The first-story addition is located at the front and left side of the house with the additions in the area of the existing garage.

The second-story addition includes three bedrooms, three bathrooms and a bonus room, and it is centered over the first story with greater than required second-story side yard setbacks. The second story is recessed into the first story roof form to reduce the overall bulk of the addition. The project reduces the perception of bulk by proposing nine-foot wall plate for the first- and second-story.

The design has a high level of integrity due to the coordination of design elements, detailing, and symmetry consistent with the Craftsman architectural style. These elements include the low-pitched cross-gable roof, corbels and low eave line. The first- and second-story additions will match the existing stucco siding and shingle siding will be added to the gables to relate the addition to the Craftsman design style. The design incorporates rustic materials, such as composition shingle, shingle siding, stucco siding, wood corbels, wood trim details, and wood windows and doors. Overall, the addition meets the design guidelines and district requirements, as it is a well-integrated in the existing house design and compatible with the surrounding neighborhood context.

Privacy

On the right (southeast) side elevation of the second story, there are two windows: one window is located in bedroom No. 2 and one window is located in bathroom No. 3. Both windows have three-foot, six-inch sill heights. The windows have limited views toward the neighboring property due to the 67-foot side yard setback, and the applicant retaining the existing trees to mitigate unreasonable privacy impacts.

On the left (northwest) side elevation of the second story, there are two windows: one window is located in bedroom No. 3 with a two-foot sill height and one window is located bedroom No. 1 with a three-foot, six-inch sill height. Due to the 38-foot side yard setback and the applicant proposing evergreen screening trees, the windows have limited views toward the neighboring property.

The rear second story elevation includes four windows with two-foot and four-foot sill heights. However, the windows have diminished views to the adjacent properties due to the large rear yard setback of 115 feet toward the adjacent properties and the existing trees reduce unreasonable privacy impacts.

Landscaping

There are 37 trees on the property. The project proposes removal of five small ornamental trees (nos. 4-6 and 9) in the side and rear yard due to being located within the building footprint. Due to the pepper tree (No. 10) being within the building footprint, an arborist report was completed and found no negative impacts to the pepper tree. Per staff direction, the applicant is proposing three sweet bay evergreen trees along the left side property line, and a condition has been placed on the project to provide tree protective fencing for the retained trees on the site. Overall, the project meets the intent of the City's landscape regulations and street tree guidelines. Since the project includes an addition to an existing house and new landscaping area does not exceed 2,500 square feet, it is not subject to the City's Water Efficient Landscape Ordinance.

ENVIRONMENTAL REVIEW

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

PUBLIC CONTACT

A public meeting notice was posted on the property and mailed to 9 nearby property owners on Covington Road and Fremont Avenue

Cc: Greg Miller, Applicant and Designer
Ron and Niamh Pellegrini, Owners

Attachments:

- A. Application
- B. Neighborhood Compatibility Worksheet
- C. Area, Vicinity and Notification Map
- D. Arborist Letter, Bartlett Tree Experts

FINDINGS

16-SC-11—253 Fremont Avenue

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

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

CONDITIONS

16-SC-11—253 Fremont Avenue

GENERAL

1. **Approved Plans**

The approval is based on the plans and materials received on April 27, 2016, except as may be modified by these conditions.

2. **Window Sill Height**

Raise the sill heights of the left (northwest) side second story windows in the bedrooms to 54-inches from the finished floor.

3. **Protected Trees**

The following trees (Nos. 1-2, 7-8, 10-23, 26-28 and 37), the proposed 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.

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. **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, or as required by the project arborist, of the following trees (Nos. 1-3 and 7-8) 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. 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.

13. 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.

14. 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.

15. 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

16. Landscaping Installation

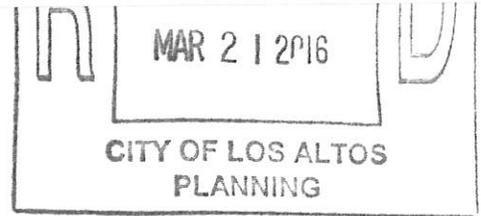
All landscaping, street trees and privacy screening trees shall be maintained and/or installed as shown on the approved plans and as required by the Planning Division.

17. 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).



ATTACHMENT A



CITY OF LOS ALTOS GENERAL APPLICATION

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

Permit # 1107140

<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: 253 FREMONT AVE.

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

Assessor Parcel Number(s): 189-48-024 Site Area: 37,644

New Sq. Ft.: 3237 Altered/Rebuilt Sq. Ft.: 1300 Existing Sq. Ft. to Remain: 1035

Total Existing Sq. Ft.: 2335 Total Proposed Sq. Ft. (including basement): 5572

Is the site fully accessible for City Staff inspection? YES

Applicant's Name: GREG MILLER

Telephone No.: 831-338-1121 Email Address: GREGMILLER@POBOX.COM

Mailing Address: 212 W. HILTON DRIVE BOULDER CREEK, CA. 95006

City/State/Zip Code: _____

Property Owner's Name: RON & MIAMI PELLEGRINI

Telephone No.: 650-280-0205 Email Address: RON@PIP-ASSOC.COM

Mailing Address: 253 FREMONT AVE.

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

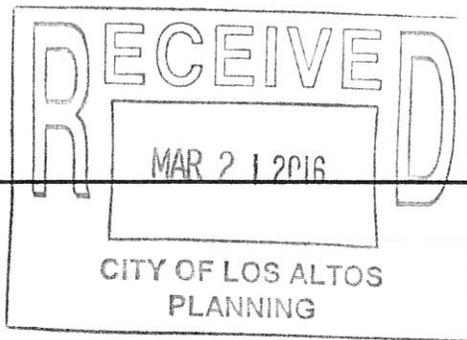
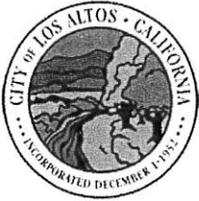
Architect/Designer's Name: SEE APPLICANT ABOVE

Telephone No.: _____ Email Address: _____

Mailing Address: _____

City/State/Zip Code: _____

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



ATTACHMENT B

(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 253 FREMONT AVE.
Scope of Project: Addition or Remodel or New Home
Age of existing home if this project is to be an addition or remodel? 80
Is the existing house listed on the City's Historic Resources Inventory? NO

Address: 253 FREMONT
Date: 3/15/16

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: 37,644 square feet
Lot dimensions: Length 235.25 feet
Width 160.02 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? 65'
What % of the front facing walls of the neighborhood homes are at the front setback 0 %
Existing front setback for house on left 45 ft./on right 51 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)

Garage facing front projecting from front of house face 1
Garage facing front recessed from front of house face 0
Garage in back yard 4
Garage facing the side 1
Number of 1-car garages ; 2-car garages 4; 3-car garages 1

Address: 253 FREMONT
Date: 3/15/16

4. Single or Two-Story Homes:

What % of the homes in your neighborhood* are:
One-story 25
Two-story 75

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) 50/50 1 MATERIAL VS. MULTIPLE

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

_____ MIX OF COMP (PLURALITY), SPANISH TILE, AND SHAKE, AND FLAT

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: 253 FREMONT
Date: 3/15/16

8. Lot Slope: (Pg. 25 Design Guidelines)

Does your property have a noticeable slope? NO

What is the direction of your slope? (relative to the street)

Is your slope higher lower same in relationship to the neighboring properties? Is there a noticeable difference in grade between your property/house and the one across the street or directly behind?

9. Landscaping:

Are there any frequently used or typical landscaping features on your street (i.e. big trees, front lawns, sidewalks, curbs, landscape to street edge, etc.)?
LANDSCAPE TO STREET EDGE; WALL/FENCE SET BACK FROM STREET; LANDSCAPE SCREENING @ STREET; 2 DRIVEWAYS

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

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)?
NONE
LANDSCAPING IN RIGHT-OF-WAY

10. Width of Street:

What is the width of the roadway paving on your street in feet? 24'+
Is there a parking area on the street or in the shoulder area? NO
Is the shoulder area (unimproved public right-of-way) paved, unpaved, gravel, landscaped, and/or defined with a curb/gutter? LANDSCAPED W/CURB

* See "What constitutes your neighborhood", (page 2).

Address: 253 FREMONT
Date: 3/15/16

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.:

VERY ECLECTIC
TREES, ACROSS FROM FOOTHILL EXPRESSWAY,
GATES, 2 DRIVEWAYS.
ONE OF 26 ORIGINAL LOTS

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
NO PREVAILING STYLE

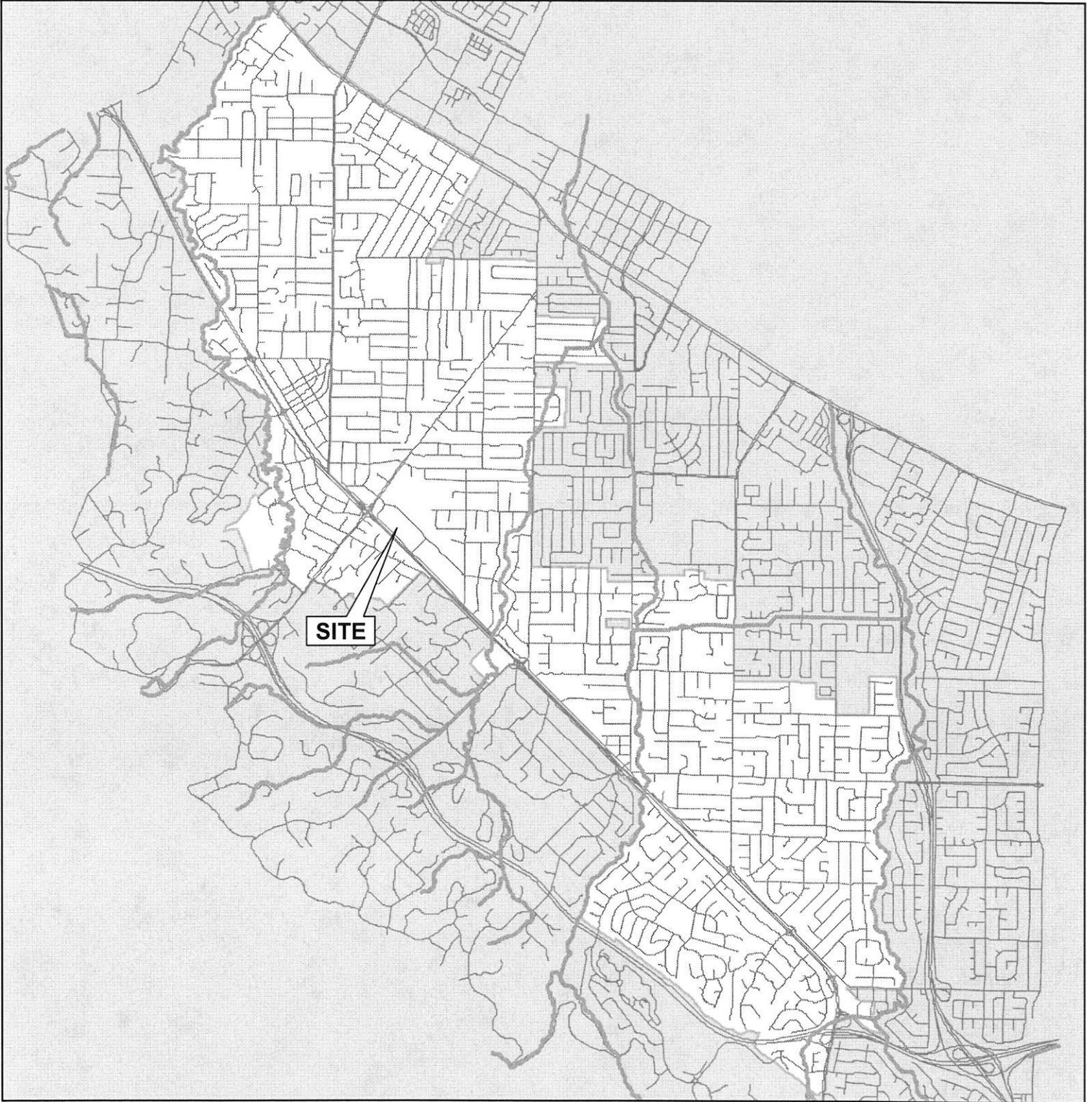
Address: 253 FREMONT
 Date: 3/15/16

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)
221 FREMONT	73'±	85'±	SIDE	1	15'±	STUCCO BRICK, SHAKE	SIMPLE
235 FREMONT	45'±	118'±	FRONT	2	26'±	STUCCO	COMPLEX
271 FREMONT	51'±	105'±	FACE FRONT DETACHED	2	25'±	STUCCO CLAY TILE	COMPLEX
279 FREMONT	68'±	125'±	SIDE	2	30'±	STUCCO SHINGLE	SIMPLE
230 COVINGTON	64'±	95'±	SIDE	2	24'±	STUCCO STAINED WOOD	COMPLEX
247 COVINGTON	71'±	95'±	FRONT SIDE	2	27'±	STUCCO CLAY TILE	COMPLEX
251 COVINGTON	47'±	75'±	FACE FRONT REAR ANGLE	2	25'±	STUCCO	COMPLEX

AREA MAP



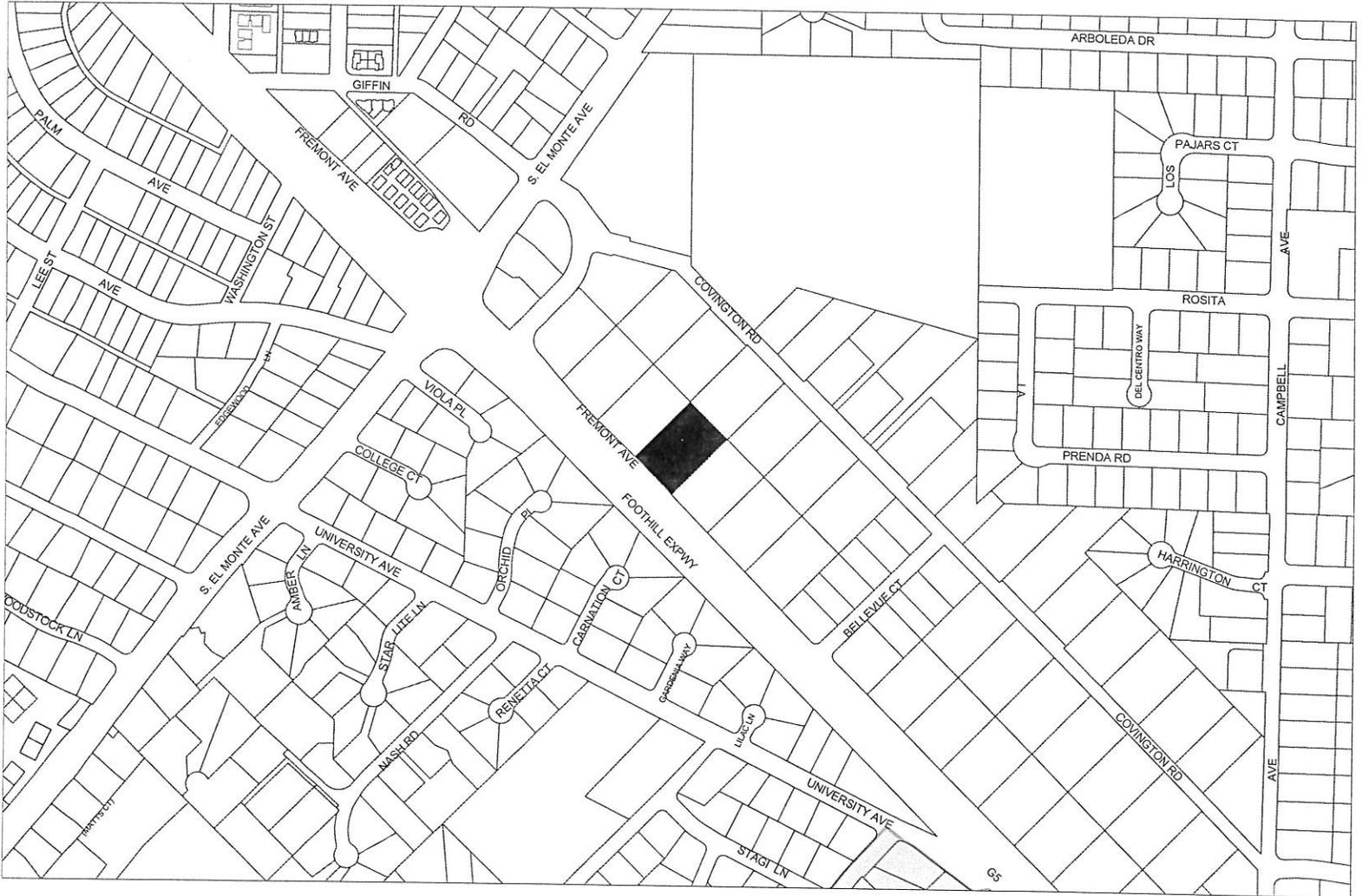
CITY OF LOS ALTOS

APPLICATION: 16-SC-11
APPLICANT: G. Miller/ R. and N. Pelligrini
SITE ADDRESS: 253 Fremont Avenue

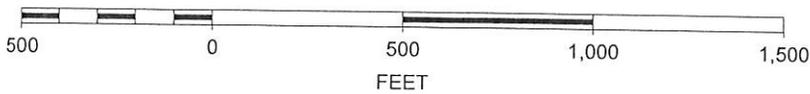


Not to Scale

VICINITY MAP



SCALE 1 : 6,000



N



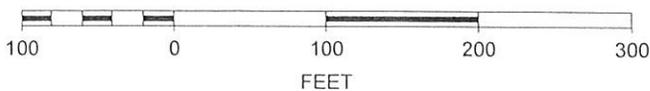
CITY OF LOS ALTOS

APPLICATION: 16-SC-11
APPLICANT: G. Miller/ R. and N. Pelligrini
SITE ADDRESS: 253 Fremont Avenue

253 Fremont Avenue Notification Map



SCALE 1 : 1,500



N





ATTACHMENT D

BARTLETT TREE EXPERTS

15015 Los Gatos Blvd., Suite A, Los Gatos, CA 95032 • Telephone 408-358-7888

Arborist Report for 253 Fremont Avenue

Address: 253 Fremont Avenue, Los Altos CA_94024

Subject: Pepper Tree

Location of tree: Left front of house

Condition of tree: Mature, Healthy

Comments: Paving stones will be used in pathway in lieu of cement. Slab will be used for floor of garage in lieu of deep foundation.

Recommendations: Irrigations lines should be run through PVC tube for protection. Tubing should lie under pavers or between pavers. Concrete slab should not come within 12 feet of base of tree. Any root cutting of 3" or greater should be review by a consulting arborist before cutting. A temporary permanent barrier should be set up to protect the pepper tree, Deodar cedar and Japanese maple.

Summary: Impact to the Pepper tree should be minimal if the recommended precautions are followed. No other trees over 30" DBH should be affected.

Scott Moncrieff
Scott Moncrieff

Arborist representative

Bartlett Tree Experts

15015 Los Gatos CA 95032

Los Gatos, CA 95032

CCL #678496

THE F.A. BARTLETT TREE EXPERT COMPANY
SCIENTIFIC TREE CARE SINCE 1907