



DATE: November 2, 2016

AGENDA ITEM # 2

**TO:** Design Review Commission  
**FROM:** Sean K. Gallegos, Assistant Planner  
**SUBJECT:** 16-SC-50 – 318 South Clark Avenue

**RECOMMENDATION:**

Approve design review application 16-SC-50 subject to the findings and conditions

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**PROJECT DESCRIPTION**

Design review modification application to revise an approved new two-story house. The modification would increase the project's second story roof pitch from 4:12 to 5:12.

**BACKGROUND**

On March 2, 2016, the Design Review Commission reviewed the project for a new two-story house, with 1,972 square feet on the first story and 1,020 square feet on the second story. The project was unanimously approved with a condition to reduce the second story roof pitch to 4:12 to match the first story roof. The staff report and minutes are included as Attachments A and B.

**DISCUSSION**

**Design Review**

The design review modification includes increasing the second story roof pitch from 4:12 to 5:12 to accommodate a furnace in the attic. The lot coverage and floor area will remain the same, and no other modifications will occur to the structure.

In the previous staff report, staff raised concerns regarding the differing roof pitches, 4:12 on the first story and 5-½:12 for the second story, which created a bulkier and more complex roof form. To meet the findings related to compatibility and bulk, the Design Review Commission's approval required the project to reduce the second story roof pitch to 4:12 to lower the scale and bulk of the structure to be more compatible with the character of the immediate neighborhood.

Staff maintains a similar concern regarding the differing roof pitches, with 4:12 on the first story and 5:12 proposed for the second story. To meet the required design review findings, staff recommends the structure maintain a consistent roof pitch of 5:12 on both the first and second story. This would

ensure that the project has a uniform roof pitch and is compatible with the character of the immediate neighborhood.

### **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 10 nearby property owners on South Clark Avenue, Paco Drive, and Ramon Drive.

Cc: Subo Chang, Applicant and Owner  
Chris Spaulding, Architect

Attachments:

- A. Design Review Commission Staff Report, March 2, 2016
- B. Design Review Commission Meeting Minutes, March 2, 2016

## FINDINGS

15-SC-50 – 318 South Clark 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 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 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 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-50 – 318 South Clark Avenue

### **GENERAL**

1. **Approved Plans**

The approval is based on the plans and materials received on September 26, 2016, except as may be modified by these conditions.

2. **Condition of Approval**

These conditions are in addition to the conditions approved on March 2, 2016.

3. **Roof Pitches**

The structure shall maintain a uniform roof pitch of 5:12 on both the first and second story.



DATE: March 2, 2016

AGENDA ITEM # 3

**TO:** Design Review Commission  
**FROM:** Sean K. Gallegos, Assistant Planner  
**SUBJECT:** 15-SC-50 – 318 South Clark Avenue

## RECOMMENDATION:

Approve design review application 15-SC-50 subject to the findings and conditions

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## PROJECT DESCRIPTION

This is a design review application for a new two-story house. The project includes 1,972 square feet on the first story and 1,020 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:** 8,550 square feet  
**MATERIALS:** Composition shingle roof, cedar shingle siding, wood windows, wood trim and wood carriage garage doors

	Existing	Proposed	Allowed/Required
<b>COVERAGE:</b>	1,404 square feet	2,218 square feet	2,565 square feet
<b>FLOOR AREA:</b>			
First floor	1,354 square feet	1,972 square feet	
Second floor		1,020 square feet	
Total	1,354 square feet	2,992 square feet	2,993 square feet
<b>SETBACKS:</b>			
Front	25 feet	25.5 feet	25 feet
Rear	71 feet	64 feet	25 feet
Right side (1 <sup>st</sup> /2 <sup>nd</sup> )	9 feet	6 feet/15.6 feet	6 feet/13.5 feet
Left side (1 <sup>st</sup> /2 <sup>nd</sup> )	9 feet	6 feet/16.4 feet	6 feet/13.5 feet
<b>HEIGHT:</b>	15 feet	26.8 feet	27 feet

## BACKGROUND

### Neighborhood Context

The house is located in a Diverse Character Neighborhood pursuant to the Residential Design Guidelines. Due to various subdivisions along South Clark Avenue over the years, the street width varies. The houses on the west side of the South Clark are primarily smaller scale, single-story houses, while the east side of the street has larger lots with larger one- and two-story structures. The neighborhood has developed over time and has a variety of architectural styles, setbacks and scale. The street does not have a distinct street tree pattern, but the landscape includes many mature trees and shrubs.

## DISCUSSION

### Design Review

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

The house is a Craftsman and Shingle style inspired eclectic design with gable and hipped roofs, a partial-width porch with knee wall, and shingle siding. The design is eclectic because it is a simplified, more contemporary design without the finer details of a Craftsman house or the pronounced roof form of the Shingle Style architecture. The project proposes high quality materials, such as a composition shingle roof, cedar shingle siding, wood windows, wood trim and wood carriage garage doors. Overall, the project design has architectural integrity and the design and materials are compatible with the surrounding neighborhood.

The City's Residential Design Guidelines suggest various ways to minimize bulk, which includes using more than one material on an elevation, incorporating architectural elements to soften the elevation, and keeping second floor exterior wall heights low. The uniform eaves and the front porch emphasize the horizontal profile of the first story. The project reduces the perception of bulk by proposing nine-foot tall plate heights on the first and eight-foot tall plate heights on the second story. The second story conforms to the daylight plane requirement and is centered over the first story, which helps to reduce the perception of bulk and mass. While the applicant has responded to many staff concerns regarding bulk by lowering the plate heights along the side elevation by two feet, lowering the finished floor by three inches and adding screening along the rear property line. The differing roof pitches, 4:12 on the first story and 5-1/2:12 on the second story, create a bulkier and more complex roof form.

To meet the findings related to compatibility and bulk, staff recommends that the Design Review Commission require the following design revision (Condition No. 2):

- Reduce the second story roof pitch to 4:12 to lower the scale and bulk of the structure to be more compatible with the character of the immediate neighborhood.

## **Privacy**

On the left (south) side of the second story elevation, there are four windows: two windows in the master bedroom, one window in bathroom No. 2, and one window in bedroom No. 2. All four windows have a four-foot, eight-inch sill height. Due to their placement and sill heights, the proposed windows do not create unreasonable privacy impacts.

On the right (north) side of the second story elevation, there are three windows: one window in bedroom No. 3, one window in the master bedroom closet, and one window in the master bathroom. All three windows have a four-foot, eight-inch sill height. Due to their placement and sill heights, the proposed windows do not create unreasonable privacy impacts.

On the rear (east) second story elevation, there are two larger windows: one window is located in the master bathroom and one egress window is located in the master bedroom. Both windows have a two-foot, eight-inch sill height. The landscape plan includes the addition of *Pittosporum* and *Prunus Laurocerasus* evergreen screening trees along the side and rear property lines. However, there are unscreened sections along the left (south) side and deciduous trees along the rear property line that may provide limited or no screening benefits to adjacent properties. To ensure that a reasonable level of privacy is maintained, a condition of approval (No. 3) has been added to incorporate fast growing, evergreen trees along the left (south) side and rear (east) yards to fill-in unscreened areas of the property line to maintain a reasonable level of privacy. The narrow lot may allow windows closer to adjacent properties; however, the large rear yard setback of 72 feet and the fast growing evergreen screening along the side and rear property lines reduce potential privacy impacts.

## **Landscaping**

A comprehensive landscaping plan for the property has been provided, which includes front yard landscaping and screening trees. The landscaping plan includes maintaining the existing Birch tree (No. 2) in the side yard. To help soften the impact and view from the street, a condition (No. 4) has been added to require a new Category III street tree in the front yard. A large Coast Live Oak is located on the adjacent property, and it contributes to the front yard of the site. Tree No. 1 and No. 2 will be protected during construction. The project meets the City's landscaping regulations and street tree guidelines with the new landscaping and hardscape. The new landscaping area exceeds 500 square feet and it is required to comply with the City's Water Efficient Landscape Regulations.

## **CORRESPONDENCE**

Staff received two emails from adjacent residents to the rear of the project who expressed concern regarding potential privacy impacts (Attachment C). The privacy concerns are discussed under the Privacy section.

## **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 10 nearby property owners on South Clark Avenue, Paco Drive, and Ramon Drive.

Cc: Subo Chang, Applicant and Owner  
Chris Spaulding, Architect

### Attachments:

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

## FINDINGS

15-SC-50 – 318 South Clark 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 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 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 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-50 – 318 South Clark Avenue

### **GENERAL**

**1. Approved Plans**

The approval is based on the plans and materials received on February 9, 2016, except as may be modified by these conditions.

**2. Second Story Roof Pitch**

Reduce the second story roof pitch to 4:12 to lower the scale and bulk of the structure to be more compatible with the character of the immediate neighborhood.

**3. Privacy Screening Trees**

Incorporate fast growing, evergreen trees into the landscaping plan along the left (south) side and rear (east) yards to fill-in unscreened areas of the property line.

**4. New Street Tree**

Plant a new Category III street tree from the City's street tree planting list in the required front yard. The tree shall be a minimum 15-gallon or 24-inch box in size.

**5. Protected Trees**

The following tree No. 2 and the proposed street tree shall be protected under this application and cannot be removed without a tree removal permit from the Community Development Director.

**6. 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.

**7. 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.

**8. Landscaping**

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

**9. Fire Sprinklers**

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

**10. 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.

**11. 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**

##### **12. Tree Protection**

Tree protection fencing shall be installed around the dripline, or as required by the project arborist, of the following trees Nos. 1 and 2 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**

##### **13. Conditions of Approval**

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

##### **14. 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."

##### **15. 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.

##### **16. 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.

##### **17. 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.

##### **18. 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.

##### **19. 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**

##### **20. 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.

21. **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).

22. **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 # 1106983

<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"/>	RI-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: 318 S. Clark Ave. Los Altos, CA 94024

Project Proposal/Use: 2 story House w garage Current Use of Property: residential use

Assessor Parcel Number(s): 189-53-071-00 Site Area: 8550

New Sq. Ft.: 2992 Altered/Rebuilt Sq. Ft.: \_\_\_\_\_ Existing Sq. Ft. to Remain: \_\_\_\_\_

Total Existing Sq. Ft.: 1354 Total Proposed Sq. Ft. (including basement): 2992

Applicant's Name: Subo Chang

Telephone No.: 650 388 0228 Email Address: sa.chang99@gmail.com

Mailing Address: P.O. Box 4527 Mountain View, CA 94040

City/State/Zip Code: \_\_\_\_\_

Property Owner's Name: SAME AS ABOVE

Telephone No.: \_\_\_\_\_ Email Address: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City/State/Zip Code: \_\_\_\_\_

Architect/Designer's Name: Chris Spaulding

Telephone No.: (510) 527 5997 Email Address: chris@csarchitect.net

Mailing Address: 801 Camelia Street Suite E

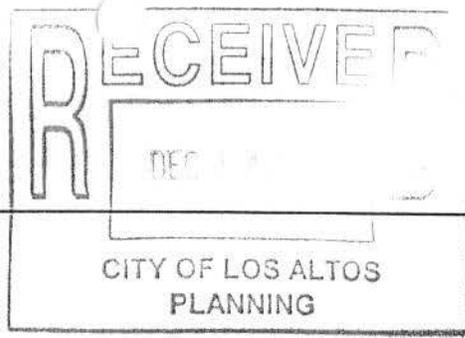
City/State/Zip Code: Berkeley, CA 94710

\*\*\* 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)

15-SC-50





# ATTACHMENT B

City of Los Altos

Planning Division

(650) 947-2750

[Planning@losaltosca.gov](mailto:Planning@losaltosca.gov)

## NEIGHBORHOOD COMPATIBILITY WORKSHEET

In order for your design review application for single-family residential remodel/addition or new construction to be successful, it is important that you consider your property, the neighborhood's special characteristics that surround that property and the compatibility of your proposal with that neighborhood. The purpose is to help you understand your neighborhood before you begin the design process with your architect/designer/builder or begin any formal process with the City of Los Altos. *Please note that this worksheet must be submitted with your 1<sup>st</sup> 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 318 S Clark Ave, Los Altos, CA 94024  
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: 318 S Clark  
Date: 12-1-2015

### 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: 8600 square feet  
Lot dimensions: Length 143 feet  
Width 60 feet

13000 Across Street

If your lot is significantly different than those in your neighborhood, then note its: area 12000, length 137, and width 88.

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

Existing front setback if home is a remodel? No  
What % of the front facing walls of the neighborhood homes are at the front setback      %  
Existing front setback for house on left 47 ft./on right 47 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 1  
Garage in back yard 1  
Garage facing the side 1  
Number of 1-car garages 3; 2-car garages 2; 3-car garages

Address: 318 S. Clark Ave  
Date: 12-1-2015

4. Single or Two-Story Homes:

What % of the homes in your neighborhood\* are:

One-story 4

Two-story 3

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 complex

Do the houses share generally the same eave height Also? really

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?

asphalt shingle

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: 318 S. CLARK  
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)  
\_\_\_\_\_  
\_\_\_\_\_

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.)?  
front lawns. landscape to street edge.

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

it's visible from street. Not visible for my back neighbor because they have a garage in 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)?

No

10. Width of Street:

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

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? gravel

Address: 318 S. CLARK

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.:

Our neighborhood is mixed in style, but mainly traditional home with a lot of houses have horizontal wood, with both hip/gable roof and mixed with one and two story homes

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: 318 S Clark Ave  
 Date: 12-1-2015

**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)
308 S. Clark Ave	46	50	Front	1	16f	wood	traditional
328 S. Clark Ave	46.5	62	Front	1	15f	Stucco	traditional
600 Giralda	27.6	26	Front	1	15f	stucco	traditional
581 Paco	42	30	Front	2	25f	stucco	Spanish
585 Giralda	40.5	40	Front	2	26f	stucco	traditional
601 Hawthorne	26	30	Front	1	15f	wood	traditional
602 Hawthorne	37	35	Front	2	25.5	stucco	contemporary
317 Ramon	70	70	Back	1	15f	Stucco	traditional



602 Hawthorne



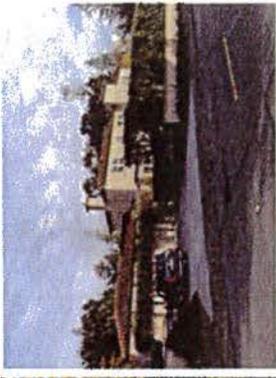
601 Hawthorne



585 Giralda



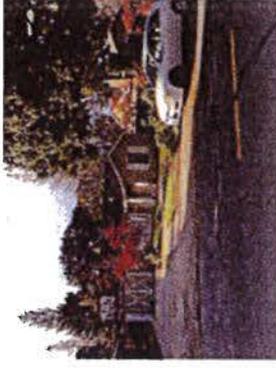
600 Giralda



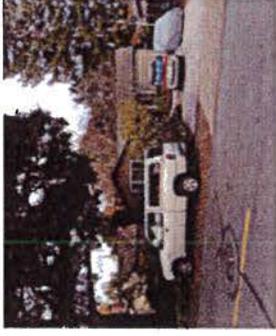
581 Paco



328 S Clark



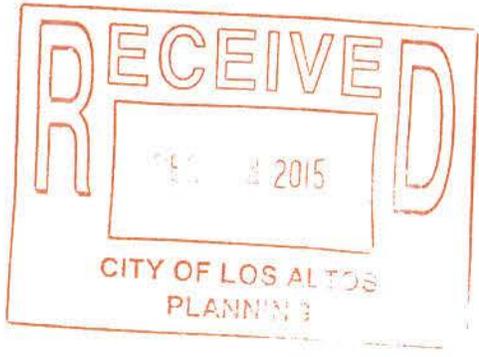
318 S Clark



308 S Clark



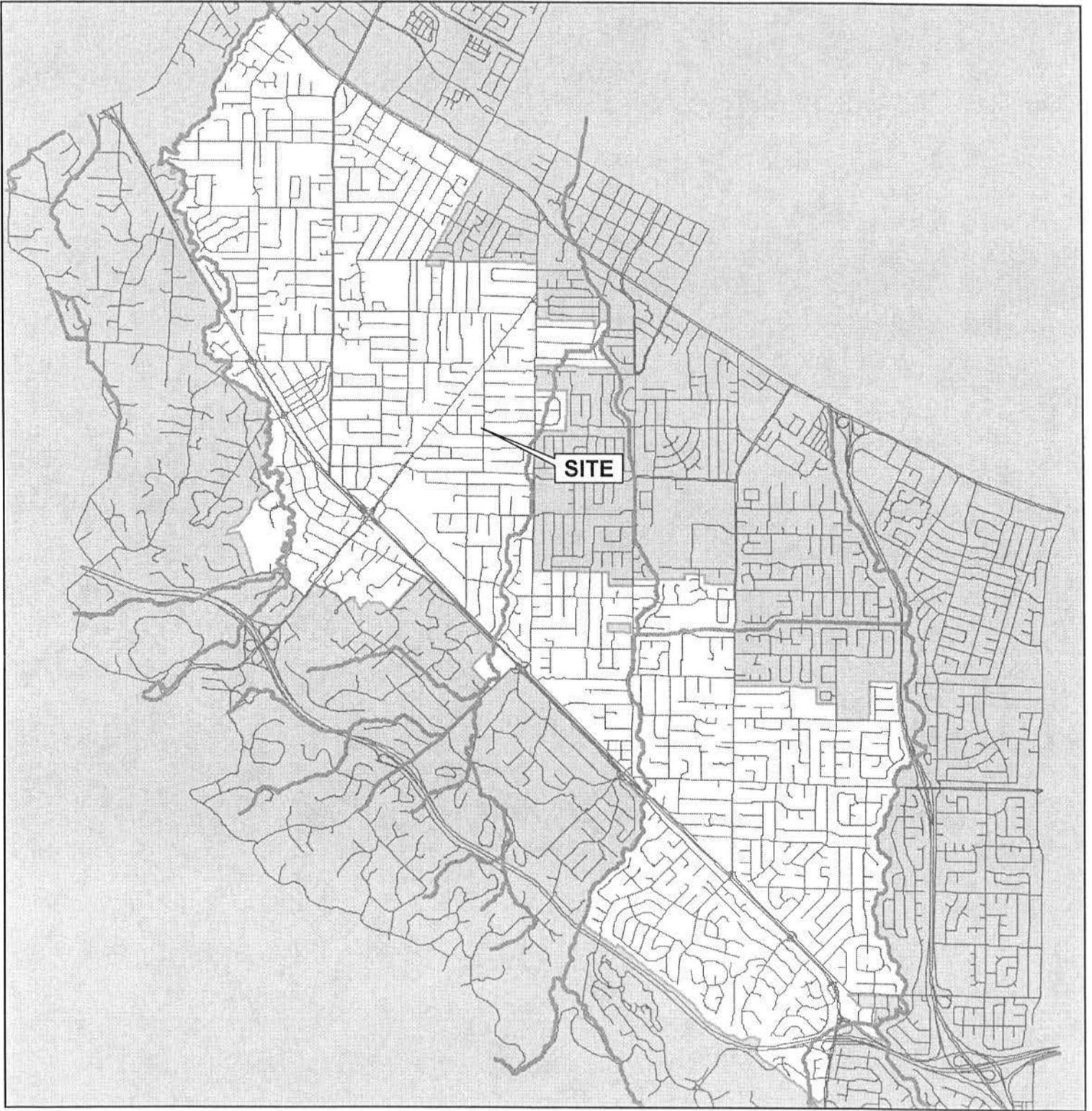
back neighbor in Ramon



310 S O. SAN ANE



# ATTACHMENT C AREA MAP



CITY OF LOS ALTOS

**APPLICATION:** 15-SC-50  
**APPLICANT:** S. Chang  
**SITE ADDRESS:** 318 S. Clark Avenue



Not to Scale

# VICINITY MAP



SCALE 1 : 6,000



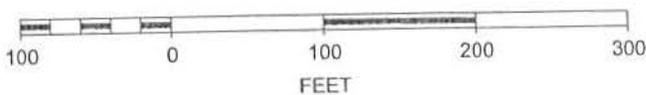
CITY OF LOS ALTOS

**APPLICATION:** 15-SC-50  
**APPLICANT:** S. Chang  
**SITE ADDRESS:** 318 S. Clark Avenue

# 318 S. Clark Avenue Notification Map



SCALE 1 : 1,500





Sean Gallegos

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**From:** Michael Salameh <mikesalameh@yahoo.com>  
**Sent:** Tuesday, February 23, 2016 5:14 PM  
**To:** Sean Gallegos  
**Subject:** Our comments on plans for 318 S Clark remodel

Hello Sean:

Thank you for discussing the plans for the 318 S Clark remodel with me today. We own the house on 327 Ramon Drive, which is the lot behind and to the left of 318 S Clark. Now we can very plainly see the roof of the single story house on 318 S Clark from our yard and all of our rooms facing the back, so a second story with back facing windows will eliminate our privacy.

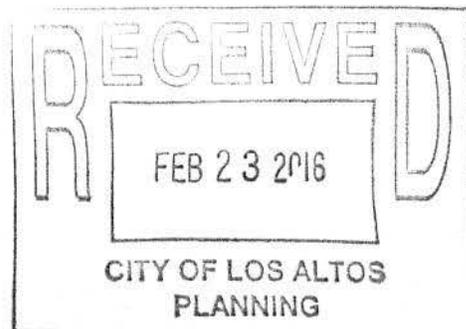
We have a similar size, narrow lot and we remodeled our house in 2000. At the time we considered a two story, but chose to do a one story, only because the rest of the neighborhood is one story. We looked at various privacy mitigation alternatives for a second story, such as window placement and landscape screening. We realized that adding a second story on such a narrow lot would reduce our neighbors' actual and perceived privacy, no matter what mitigation steps we took. Therefore, we dropped the two story plan and found a way to build a great house on one story.

Our primary concern is the large windows on the back of the second story. We ask that these windows be eliminated and moved to the side.

The secondary concern is the screening. We saw that the plans call for tall bushes in the back corner, which is good, but there is a gap where the vegetable garden is located. We would like the screening to extend all around the yard. Furthermore we have had negative experience with neighbors promising screening in their plans, and then never following through, or planting such small plants that they would take many years to provide a screen. Therefore, our request is that the screening cover the entire border of the property and that the plants be large enough that they reach screening height within a year or two.

Regards,

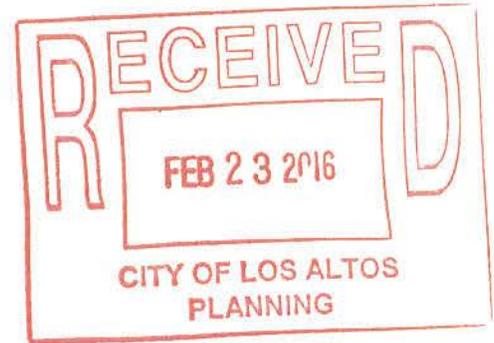
Mike Salameh  
650 867 0598  
[Mikesalameh@yahoo.com](mailto:Mikesalameh@yahoo.com)  
327 Ramon Drive, Los Altos



## Sean Gallegos

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**From:** Peggy Christiansen <peggyc3@hotmail.com>  
**Sent:** Tuesday, February 23, 2016 5:19 PM  
**To:** Sean Gallegos  
**Cc:** peggyc3  
**Subject:** 318 S Clark Design Review inputs  
**Attachments:** DSC\_0476.JPG; scan0019.pdf



Dear Planning Department and Planning Commission,

I am writing you regarding some changes I would like to see made to the house plans at 318 S. Clark Avenue. We occupy one of the 3 houses behind the proposed two-story renovation.

First, let me describe some main characteristics of our neighborhood:

- our end of the block is all single story (10 houses)
- the lots are all narrow (60' wide) so any second story windows will not only be looking into the house of the person directly behind but also the houses on either side of that house.
- Plantings at the rear of lots are in many cases restricted by existing garages or sheds.

Our issue with the plans are the second story windows (5 in all). **These 5 windows will all have a DIRECT line of sight into our main living spaces – kitchen and family room**. (see attached photo – taken from our kitchen table area)

Providing screening is sometimes seen as a solution to privacy concerns but in this case planting is not enough since two of our neighbors have existing low lying structures that make it impossible for them to plant screens of any kind. (see second attachment). In my opinion effective screening needs planting from multiple sides of a fence otherwise it never achieves the actual density needed for privacy.

My requests are:

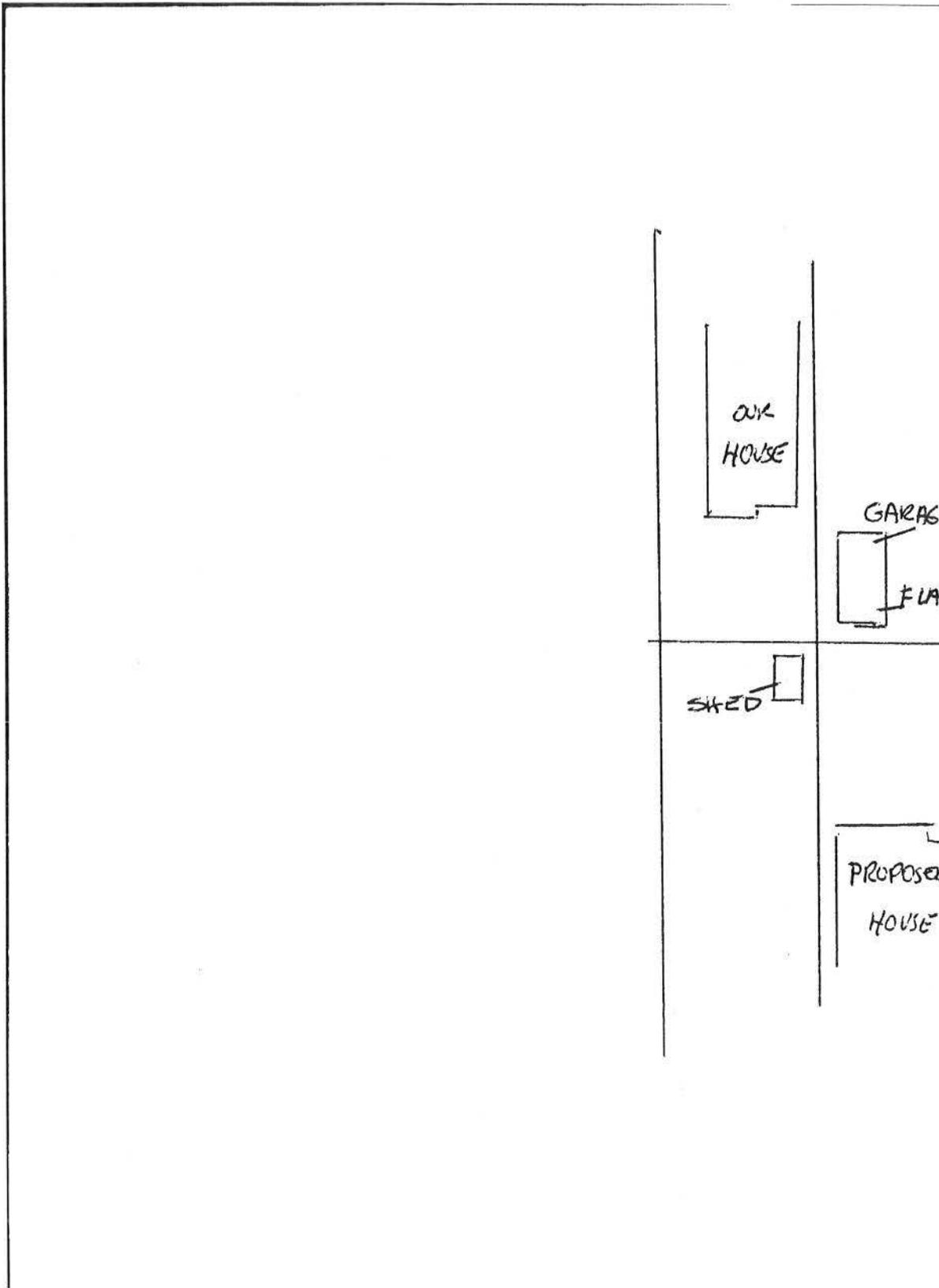
- Eliminate the rear facing bathroom windows and instead install a skylight for light and ventilation. Move the egress window to the side.
- Eliminate the master bedroom rear windows and move the egress window to the side. A skylight again is an option.
- Increase the screening at the rear of the yard by replacing the far round patio with more screening bushes. In addition, reduce the size of the vegetable garden so more screening bushes can be planted along that fence.

These requests will protect neighbor's privacy and more accurately follow these Los Altos residential design guidelines:

“ Study sight lines to locate windows and maintain privacy. Carefully size and place windows and other forms of glazing so that sight lines into your neighbor's homes and yards is eliminated.”

"Consider the alternative of using skylights for light and air to reduce privacy invasion."

Sincerely,  
Peggy Christiansen  
327 Ramon Drive  
Los Altos CA 94024







APPROVED

MINUTES OF A REGULAR MEETING OF THE DESIGN REVIEW COMMISSION  
OF THE CITY OF LOS ALTOS, HELD ON WEDNESDAY, MARCH 2, 2016  
BEGINNING AT 7:00 P.M. AT LOS ALTOS CITY HALL, ONE NORTH SAN  
ANTONIO ROAD, LOS ALTOS, CALIFORNIA

ESTABLISH QUORUM

PRESENT: Chair Kirik, Vice Chair Moison, Commissioners Zoufonoun and Glew  
ABSENT: Commissioner Harding  
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 February 17, 2016.

Action: Upon a motion by Vice-Chair Moison, seconded by Commissioner Zoufonoun, the Commission approved the minutes of the February 17, 2016 regular meeting as amended to fix the font size of the motion for item #1 on the agenda, by the following vote: AYES: Kirik, Moison, Zoufonoun and Glew; NOES: None; ABSENT: Harding; ABSTAIN: None.

PUBLIC HEARING

2. **15-V-16 – S. Borlik – 271 Valencia Drive**  
Variance to allow a rear yard setback of 12 feet where 25 feet is required for an addition of 1,206 square feet to a one-story house. *Project Planner: Davis*

Assistant Planner Davis presented the staff report. Project architect Steve Borlik presented the application and outlined reasons for the variance.

Public Comment  
None.

Action: Upon a motion by Vice-Chair Moison, seconded by Commissioner Zoufonoun, the Commission approved variance application 15-V-16 per the staff report findings, by the following vote: AYES: Kirik, Moison, Zoufonoun and Glew; NOES: None; ABSENT: Harding; ABSTAIN: None.

APPROVED

## DISCUSSION

### 3. 15-SC-50 – S. Chang – 318 S. Clark Avenue

Design review for a new two-story house. The project includes 1,972 square feet on the first story and 1,020 square feet on the second story. *Project Planner: Gallegos*

Assistant Planner Gallegos presented the staff report. Project architect Chris Spaulding presented the application.

#### Public Comment

Neighbors Peggy Christianson and Mike Salameh spoke in opposition of the project.

Action: Upon a motion by Vice-Chair Moison, seconded by Commissioner Zoufonoun, the Commission approved design review application 15-SC-50 per the staff report findings and conditions, with the following additional condition:

- Make the window in the master bath opaque.

The motion passed by the following vote: AYES: Kirik, Moison, Zoufonoun and Glew; NOES: None; ABSENT: Harding; ABSTAIN: None.

## COMMISSIONERS' REPORTS AND COMMENTS

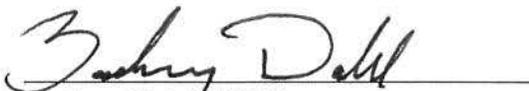
None.

## POTENTIAL FUTURE AGENDA ITEMS

None.

## ADJOURNMENT

Chair Kirik adjourned the meeting at 8:10 PM.



Zachary Dahl, AICP  
Planning Services Manager  
Current Planning