DATE: February 24, 2015

AGENDA ITEM # 6

TO: City Council

FROM: Jon Maginot, City Clerk

SUBJECT: 178 Santa Rita Court

RECOMMENDATION:

A. Discuss reconsideration of the City Council decision of January 27, 2015 regarding an appeal of design review application 14-SC-17 (178 Santa Rita Court)
B. If a motion to reconsider is successful, reconsider the decision of January 27, 2015 regarding an appeal of design review application 14-SC-17 (178 Santa Rita Court)

SUMMARY:

Estimated Fiscal Impact:

Amount: None

Budgeted: Not applicable

Public Hearing Notice: Not applicable

Previous Council Consideration: January 27, 2015

CEQA Status: Categorically Exempt pursuant to CEQA Section 15303

Attachments:

1. City Council report dated January 27, 2015
2. Materials provided by appellant at February 10, 2015 City Council meeting

BACKGROUND

On January 27, 2015, the City Council considered an appeal of design review application 14-SC-17 (178 Santa Rita Court). At that meeting, the Council denied the appeal of design review application 14-SC-17 and added a condition that the master bathroom window have a sill height of four feet eight inches, that all the glass be obscured, that the window be single hung that only opens at the top with the bottom fixed.

DISCUSSION

At the February 10, 2015 City Council meeting, the appellant Wu Wang addressed the Council during the Public Comments on Items not on the Agenda portion of the meeting and requested the Council reconsider the decision. The Council then requested a future agenda item to discuss reconsideration of the decision.

In order to reconsider an item, a member of the Council who voted in the majority (Bruins, Mordo, Pepper or Prochnow) must make a motion to reconsider. The motion should include the nature of the reconsideration. Any member of Council may second and vote for the motion. If a motion to reconsider is successful, the Council will immediately conduct the reconsideration of the decision.

FISCAL IMPACT

None

PUBLIC CONTACT

A public meeting notice was mailed to 37 of the surrounding properties (11 single-family properties and 26 condominiums) for the February 24, 2015 City Council meeting and will be posted on the property at least 10 days prior to the meeting.

The appellant and applicant have been provided a copy of this report.

Posting of the meeting agenda serves as notice to the general public.

DATE: January 27, 2015

AGENDA ITEM # 5

TO: City Council

FROM: Zachary Dahl, Senior Planner

SUBJECT: Appeal of a new two-story house at 178 Santa Rita Court

RECOMMENDATION:

Deny the appeal of design review application 14-SC-17

SUMMARY:

Estimated Fiscal Impact:

Amount: None

Budgeted: Not applicable

Public Hearing Notice: Not applicable

Previous Council Consideration: Not applicable

CEQA Status: Categorically Exempt pursuant to CEQA Section 15303

Attachments:

1. 178 Santa Rita Court Design Plans
2. Appeal Letters
3. Design Review Commission Agenda Report dated November 5, 2014
4. Design Review Commission Minutes dated November 5, 2014

BACKGROUND

This is an appeal of the design review approval for a new two-story house. The project includes demolition of the existing house and accessory structures, and construction of a new house with a basement. The new two-story house includes 2,055 square feet on the first floor, 1,138 square feet on the second floor and 1,117 square feet in the basement.

On October 15, 2014, the Design Review Commission held a public meeting to consider the project. Two neighbors spoke in opposition to the project, raising concerns about house size, bulk and mass of the second story and potential privacy impacts due to the second story windows. The Commission expressed general support for the project, but raised concerns about the bulk and mass of the project design in relation to the surrounding neighborhood. Following the discussion, the Commission voted unanimously to continue the application and directed the applicant to minimize the bulk of the front facing garage and to minimize the bulk and mass of the second story.

On November 5, 2014, the Design Review Commission held a second public meeting to consider the revised design. The design revisions to the proposed two-story house included:

- Removal of the two-story element on the left side;
- Shifting the house three feet to the left in order to increase the side yard setback with the neighbor on the right side;
- Raising the sill heights on two of the second story bathroom windows on the right side to four feet, two inches above the finish floor;
- Changing the gable roof over the garage to a hip roof; and
- Changing the two second-story gable roof forms facing the rear yard to hips.

Four neighbors spoke in opposition to the project, raising concerns about privacy impacts from the second story windows, excessive bulk and mass of the second story, and compatibility of the house with the neighborhood character. A majority of Commission members expressed support for the project, noting that the revised design addressed the Commission's concerns and met the intent of its direction. The dissenting Commissioner noted that although the changes addressed the Commission's direction, the bulk on the left side had not been significantly reduced and the second story could be set back further from the front. Following the discussion, the Commission voted 4/1 to approve the project subject to the findings and conditions listed in the October 15, 2014 staff report.

The plans for the new house, the November 5, 2014 meeting agenda report and minutes are all attached for reference (Attachments 1, 3 and 4).

DISCUSSION

Appeal

Following the action taken by the Design Review Commission to approve the new two-story house, an appeal was filed by two of the adjacent neighbors. The appeal is based on two claims: 1) the project's second story does not minimize the perception of excessive bulk and

mass; and 2) the project is creating unreasonable privacy impacts on their properties. The appellants assert that since Santa Rita Court is developed with only one-story houses, the bulk and mass of a new two-story house has not been adequately minimized and is not compatible with the surrounding neighborhood. With regard to privacy, the appellants are concerned that the second story windows on the right side and rear elevations are too large and have direct views into their houses and private yard spaces. Both neighbors submitted letters (Attachment 2) that provide additional information regarding their appeal.

The concerns related to privacy and bulk and mass were raised at both of the public meetings. The Commission acknowledged the neighbors' concerns, but noted that the project, as conditioned, reasonably addressed the issues and satisfied the City's design review findings. Condition No. 2, which requires additional trees along the rear property line and rear portion of the right side property line, was included in order to provide a continuous row of evergreen privacy screening. The required design review findings and all of the project's conditions of approval are included in this report.

Alternatives

This appeal application is *de novo,* which means that the City Council may consider all aspects of the project and is not limited to the appeal concerns. If the Council disagrees with the Design Review Commission's action, the Council could: 1) make negative design review findings and deny the project; 2) modify the project and/or conditions and reaffirm the approval; or 3) remand the project back to the Design Review Commission with specific direction.

FISCAL IMPACT

None

PUBLIC CONTACT

A public meeting notice was posted on the property and mailed to 37 of the surrounding properties (11 single-family properties and 26 condominiums) for the Design Review Commission meetings that were held on October 15, 2014 and November 5, 2014.

A public meeting notice was posted on the property and mailed to 37 of the surrounding properties (11 single-family properties and 26 condominiums) for the January 27, 2015 City Council meeting.

Posting of the meeting agenda serves as notice to the general public.

FINDINGS

14-SC-17 – 178 Santa Rita Court

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

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 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 addition has been designed to follow the natural contours of the site with minimal grading, minimum impervious cover, and maximum erosion protection.

CONDITIONS

14-SC-17 – 178 Santa Rita Court

1. The approval is based on the plans received on October 27, 2014 and the written application materials provided by the applicant, except as may be modified by these conditions.

2. Update the site/landscape plan to show additional evergreen screening trees along the rear property line and rear portion of the right side property line in order to provide a continuous row of evergreen screening.

3. Existing trees 1, 2 and 3, and all new evergreen screening trees shall be protected under this application and cannot be removed without a tree removal permit from the Community Development Director.

4. Obtain an encroach permit issued from the Engineering Division prior to doing any work within the public street right-of-way.

5. 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. The applicant/owner agrees to indemnify, defend, protect, and hold City harmless from all costs and expenses, including attorney's fees, incurred by the City or held to be the liability of City in connection with City's defense of its actions in any proceeding brought in any State or Federal Court, challenging any of the City's action with respect to the applicant's project.

7. **Prior to the issuance of a demolition permit**, install tree protection fencing around the dripline of the following trees (nos. 1-4, 8 and 9) as shown on the site plan. Tree protection fencing shall be chain link and a minimum of five feet in height with posts driven into the ground.

8. **Prior to building permit submittal, the plans shall contain/show:**

    a. The conditions of approval shall be incorporated into the title page of the plans;

    b. On the grading plan and/or the site plan, show all tree protection fencing and add the following note: "All tree protection fencing shall be chain link and a minimum of five feet in height with posts driven into the ground. The tree protection fencing shall be installed prior to issuance of the demolition permit and shall not be removed until all building construction has been completed;"

    c. Verification that all new additions and altered square footage will comply with the California Green Building Standards pursuant to Section 12.26 of the Municipal Code and provide a signature from a Qualified Green Building Professional;

    d. Fire sprinklers to be installed pursuant to Section 12.10 of the Municipal Code;

e. The location of underground utilities pursuant to Section 12.68 of the Municipal Code. Underground utility trenches should avoid the drip-lines of all protected trees;

f. The location of any air conditioning units on the site plan and the manufacturer's sound rating for each unit; and

g. The measures to comply 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.).

9. **Prior to final inspection:**

a. All front yard landscaping and privacy screening trees shall be maintained and/or installed as required by the Planning Division; and

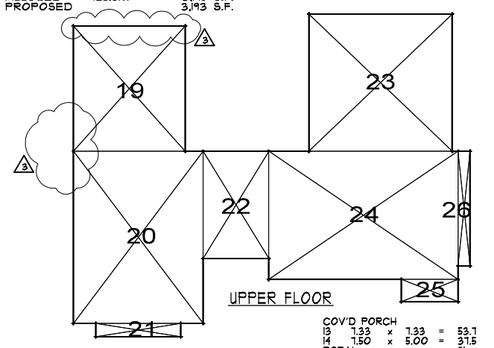
b. Submit verification that the house was built in compliance with the City's Green Building Ordinance (Section 12.26 of the Municipal Code).

AREA SCHEDULE

LOT AREA	9,128	S.F.
LIVABLE AREA		
BASEMENT	1,117	S.F.
MAIN FLOOR	1,424	S.F.
UPPER FLOOR	1,138	S.F.
TOTAL	3,879	S.F.
GARAGE	431	S.F.
COVERED PORCH	91	S.F.
COVERED TERRACE	181	S.F.
COVERED TERRACE	58	S.F.
COVERAGE		
ALLOWED (30%)	2,738	S.F.
PROPOSED	2,391	S.F.
FLOOR AREA		
ALLOWED (26.8%)	3,195	S.F.
PROPOSED	3,193	S.F.

UPPER FLOOR

18	NOT USED				
19	12.50	x	14.00	=	175.0
20	14.50	x	19.25	=	279.1
21	9.50	x	1.50	=	14.3
22	7.33	x	12.00	=	88.0
23	14.00	x	15.33	=	245.3
24	21.17	x	14.33	=	303.4
25	6.33	x	2.50	=	15.8
26	1.33	x	12.83	=	17.1
TOTAL					1,138



UPPER FLOOR

COV'D PORCH

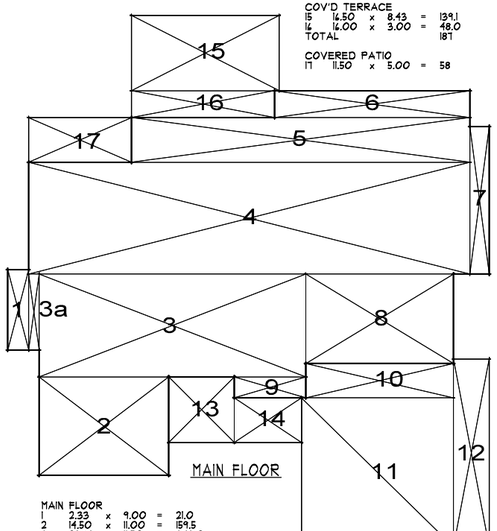
13	7.33	x	7.33	=	53.7
14	7.50	x	5.00	=	37.5
TOTAL					91

COV'D TERRACE

15	14.50	x	8.43	=	139.1
16	14.00	x	3.00	=	42.0
TOTAL					181

COVERED PATIO

17	11.50	x	5.00	=	58

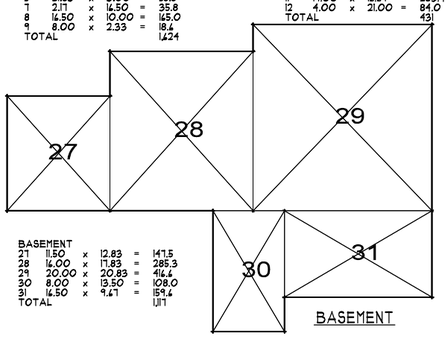


MAIN FLOOR

1	2.33	x	9.00	=	21.0
2	14.50	x	11.00	=	159.5
3	29.83	x	11.50	=	343.0
3a	1.17	x	8.50	=	9.9
4	49.33	x	12.50	=	616.6
5	37.83	x	5.00	=	189.2
6	21.83	x	3.00	=	65.5
7	2.17	x	14.50	=	31.5
8	14.50	x	10.00	=	145.0
9	8.00	x	2.33	=	18.6
TOTAL					1,424

GARAGE

10	14.50	x	3.83	=	53.2
11	17.00	x	14.17	=	283.4
12	4.00	x	21.00	=	84.0
TOTAL					431



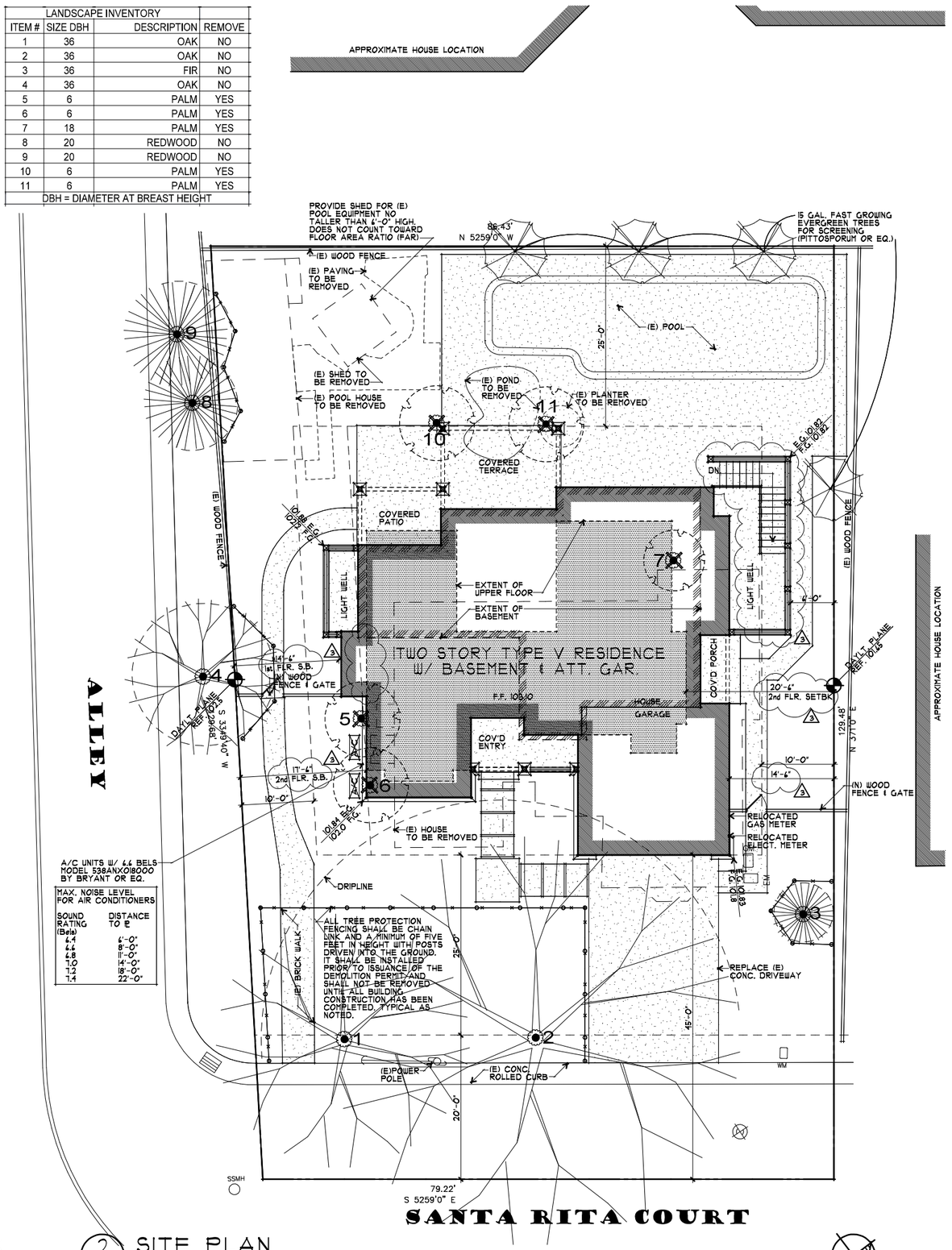
BASEMENT

27	11.50	x	12.83	=	147.5
28	14.00	x	11.83	=	285.3
29	20.00	x	20.83	=	416.6
30	8.00	x	13.50	=	108.0
31	14.50	x	9.67	=	159.6
TOTAL					1,117

LANDSCAPE INVENTORY

ITEM #	SIZE DBH	DESCRIPTION	REMOVE
1	36	OAK	NO
2	36	OAK	NO
3	36	FIR	NO
4	36	OAK	NO
5	6	PALM	YES
6	6	PALM	YES
7	18	PALM	YES
8	20	REDWOOD	NO
9	20	REDWOOD	NO
10	6	PALM	YES
11	6	PALM	YES

DBH = DIAMETER AT BREAST HEIGHT



ZONING COMPLIANCE

	EXISTING		PROPOSED		ALLOWED/REQ'D	
LOT COVERAGE: LAND AREA COVERED BY ALL STRUCTURES THAT ARE OVER 6' HIGH	2,148	S.F.	2,391	S.F.	2,738	S.F.
	23.5%		26.2%		35.0%	
FLOOR AREA: MEASURED TO THE OUTSIDE SURFACES OF EXTERIOR WALLS	1ST FLR. 1,775	S.F.	2,055	S.F.	3,195	S.F.
	2ND FLR. 0	S.F.	1,138			
	TOTAL 1,775	S.F.	3,193			
	19.4%		35.0%		35.0%	
SETBACKS:						
FRONT	20.5	FT.	25	FT.	25	FT.
REAR	45	FT.	25	FT.	25	FT.
RIGHT SIDE (1ST/2ND)	1033	FT.	14.5/20.5	FT.	10/17.5	FT.
LEFT SIDE (1ST/2ND)	20.82	FT.	14.5/17.5	FT.	10/17.5	FT.
HEIGHT:	16	FT.	23.83	FT.	27	FT.

SQUARE FOOTAGE BREAKDOWN

	EXISTING		CHANGE IN		TOTAL PROPOSED	
HABITABLE LIVING AREA: INCLUDES HABITABLE BASEMENT AREAS	1,775	S.F.	966	S.F.	2,741	S.F.
NON-HABITABLE AREA DOES NOT INCLUDE COVERED PORCHES OR OPEN STRUCTURES	0	S.F.	431	S.F.	431	S.F.

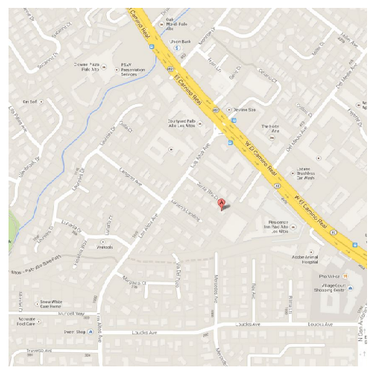
LOT CALCULATIONS

NET LOT AREA:		9,128	S.F.
FRONT YARD HARDSCAPE AREA: HARDSCAPE AREA IN THE FRONT YARD SETBACK SHALL NOT EXCEED 50%	527 S.F.	26.0%	
LANDSCAPE BREAKDOWN: TOTAL HARDSCAPE AREA EXISTING & PROPOSED		5,044	S.F.
EXISTING SOFTSCAPE (UNDISTURBED) AREA:		2,960	S.F.
NEW SOFTSCAPE AREA:		1,124	S.F.
SUM OF ALL THREE SHOULD EQUAL THE SITE'S NET LOT AREA			

INDEX OF DRAWINGS

PROJECT INFO

OWNER:	WILLY HUI & SANDY CHANG 178 SANTA RITA COURT LOS ALTOS, CA 94022
JOB ADDRESS:	178 SANTA RITA COURT LOS ALTOS, CA 94022
BUILDING OCCUPANCY GROUP(S):	R-3/U
TYPE(S) OF CONSTRUCTION:	V-B
OCCUPANCY CATEGORY:	II
A.P.N.	167-11-010
ARCHITECT:	RH ASSOCIATES, ARCHITECTS 22867 SUNSET RIDGE DR. AUBURN, CA 95602 CONTACT: J. STEVE COLLOM (530) 268-3055 steve.collom@gmail.com
CIVIL ENGINEER:	NNR ENGINEERING 595 WEYBRIDGE DRIVE SAN JOSE, CA 95123 CONTACT: NADIM RAFOUL (408) 348-7813 nnrengineering@yahoo.com



1 A1 AREA DIAGRAMS
1/8" = 1'-0" NORTH
0 2 6 12 20

2 A1 SITE PLAN
1/8" = 1'-0" NORTH
0 2 6 12 20

3 A1 VICINITY MAP
NO SCALE NORTH

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LICENSED ARCHITECT DARYL V. HARRIS No. C 25431 Exp. 11-15 STATE OF CALIFORNIA

A PROPOSED RESIDENCE FOR: HUI - CHANG
178 SANTA RITA COURT
LOS ALTOS, CALIFORNIA

drawings
AREA DIAGRAMS
SITE PLAN
VICINITY MAP

revisions
1 6/20/14 PLANNING
2 6/26/14 PLANNING
3 10/16/14 PLANNING

project number 2212

date OCT. 2014

sheet number A1

1/A2 BASEMENT FLOOR PLAN

1/4" = 1'-0"

0 1 3 6 10

NORTH

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drawings
BASEMENT FLOOR PLAN

revisions
1 4/20/14 PLANNING
2 6/26/14 PLANNING
3 10/16/14 PLANNING

project number
2212

date
OCT. 2014

sheet number
A2

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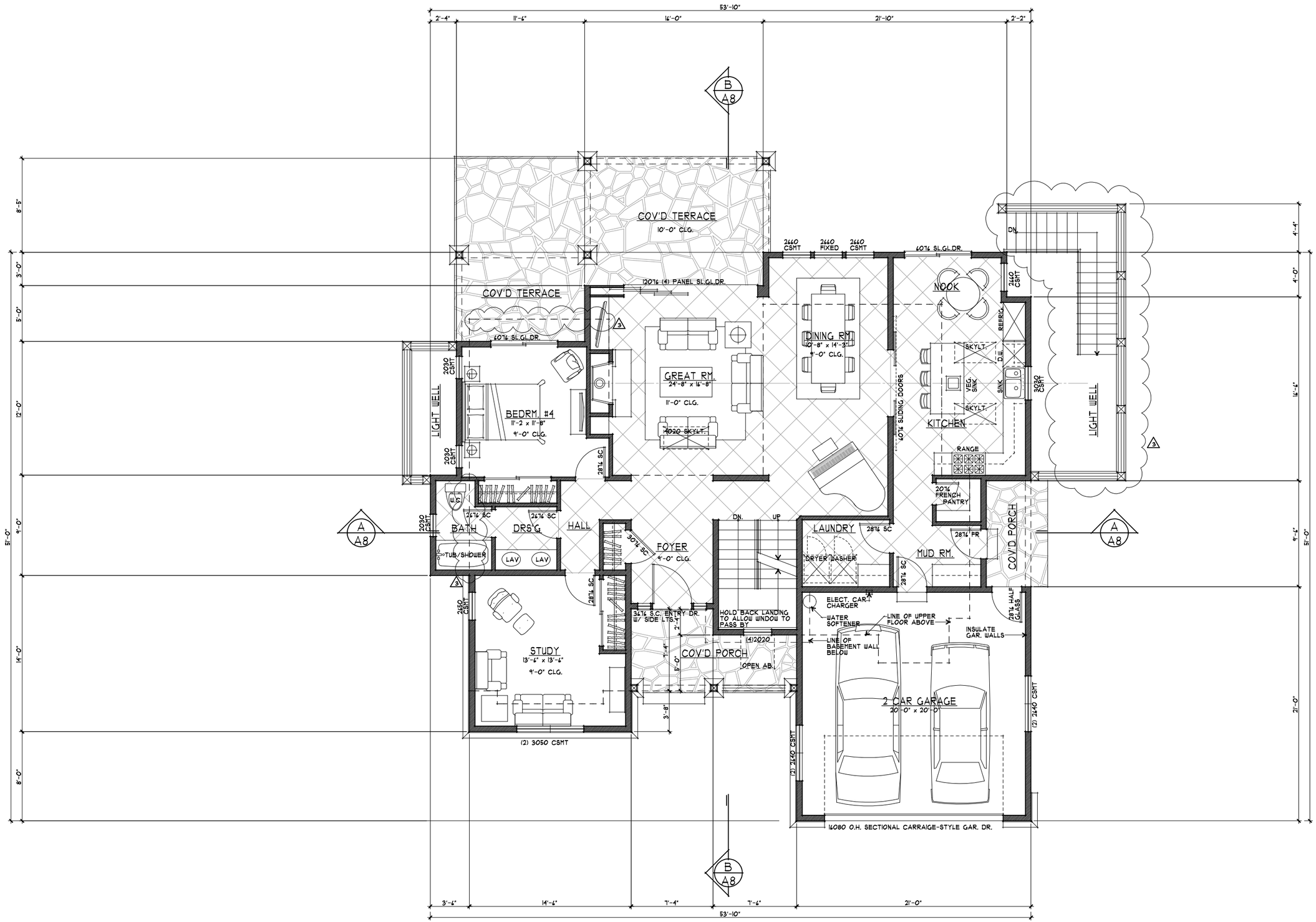

1/A3 MAIN FLOOR PLAN

1/4" = 1'-0"

0 1 3 6 10

NORTH

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HUI - HANG

A PROPOSED RESIDENCE FOR:

178 SANTA RITA COURT

LOS ALTOS, CALIFORNIA

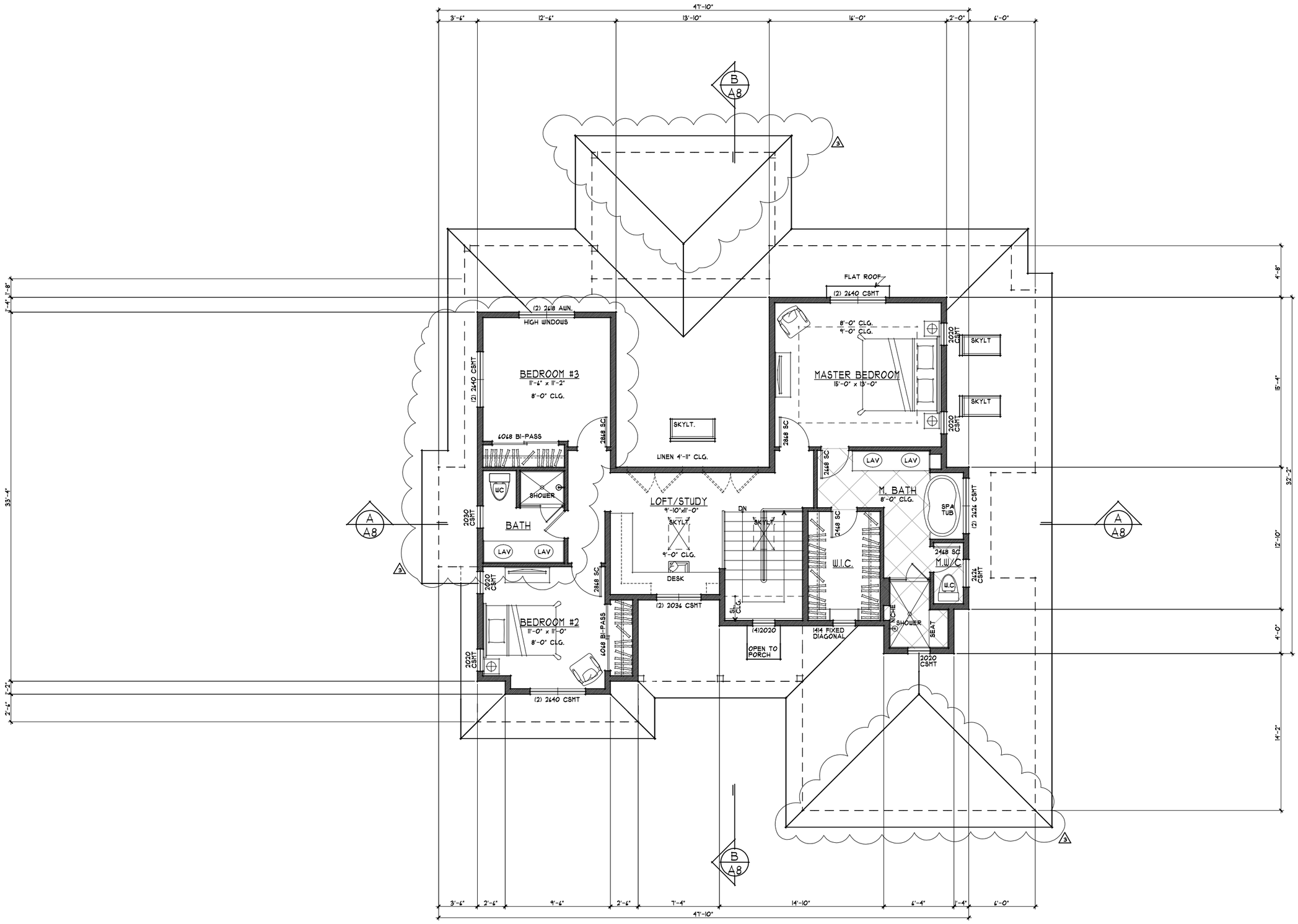
drawings
MAIN FLOOR PLAN

revisions
1 4/20/14 PLANNING
2 6/26/14 PLANNING
3 10/16/14 PLANNING

project number
2212

date
OCT. 2014

sheet number
A3



1/A4 UPPER FLOOR PLAN

1/4" = 1'-0"

0 1 3 6 10

NORTH

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STATE OF CALIFORNIA

HUI - CHANG

A PROPOSED RESIDENCE FOR:

178 SANTA RITA COURT

LOS ALTOS, CALIFORNIA

drawings
UPPER FLOOR PLAN

revisions
1 6/20/14 PLANNING
2 6/26/14 PLANNING
3 10/16/14 PLANNING

project number
2212

date
OCT. 2014

sheet number
A4

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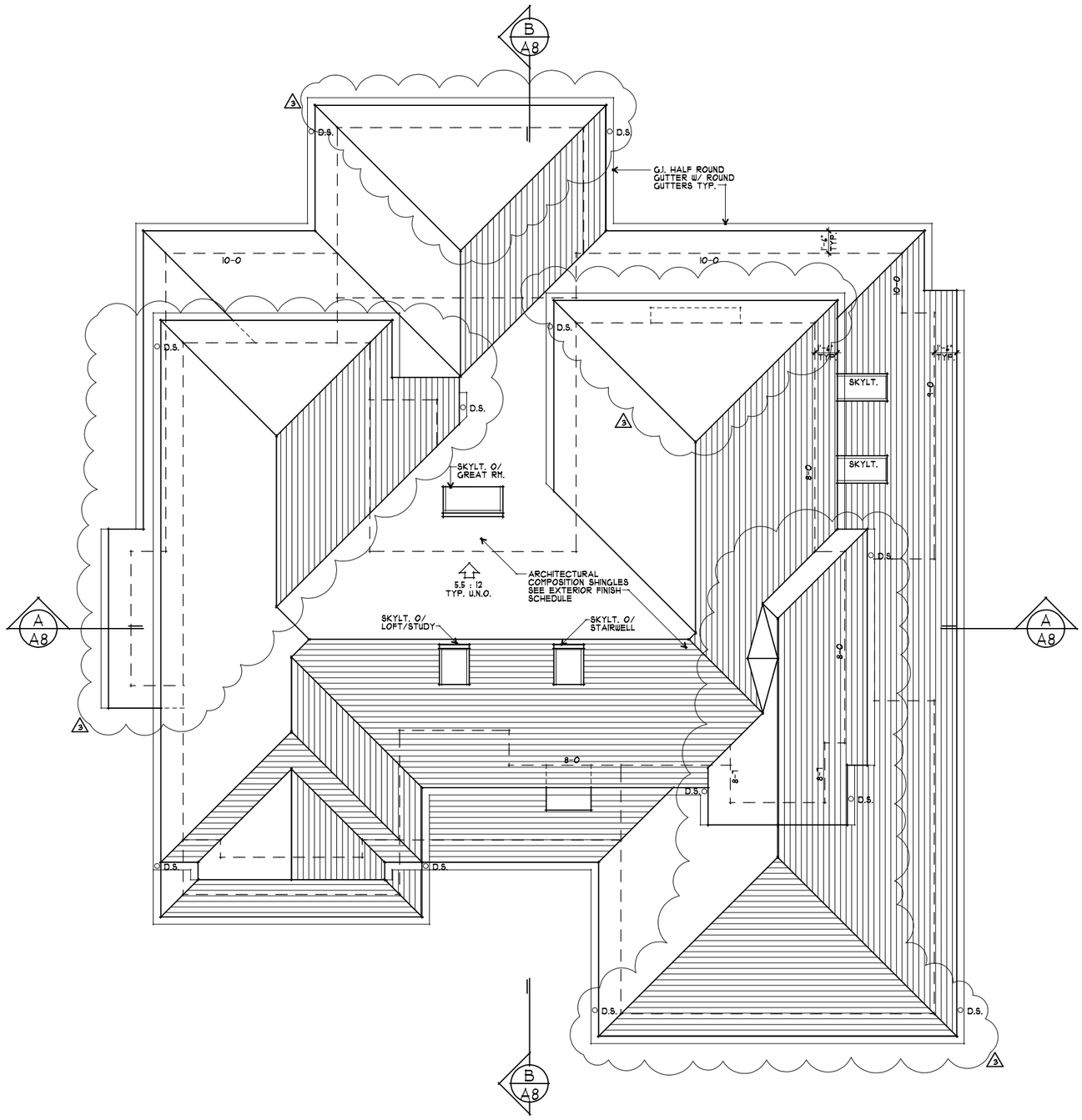

1 A5 ROOF PLAN

1/4" = 1'-0"

0 1 3 6 10

NORTH

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A PROPOSED RESIDENCE FOR: HUI - 178 SANTA RITA COURT LOS ALTOS, CALIFORNIA

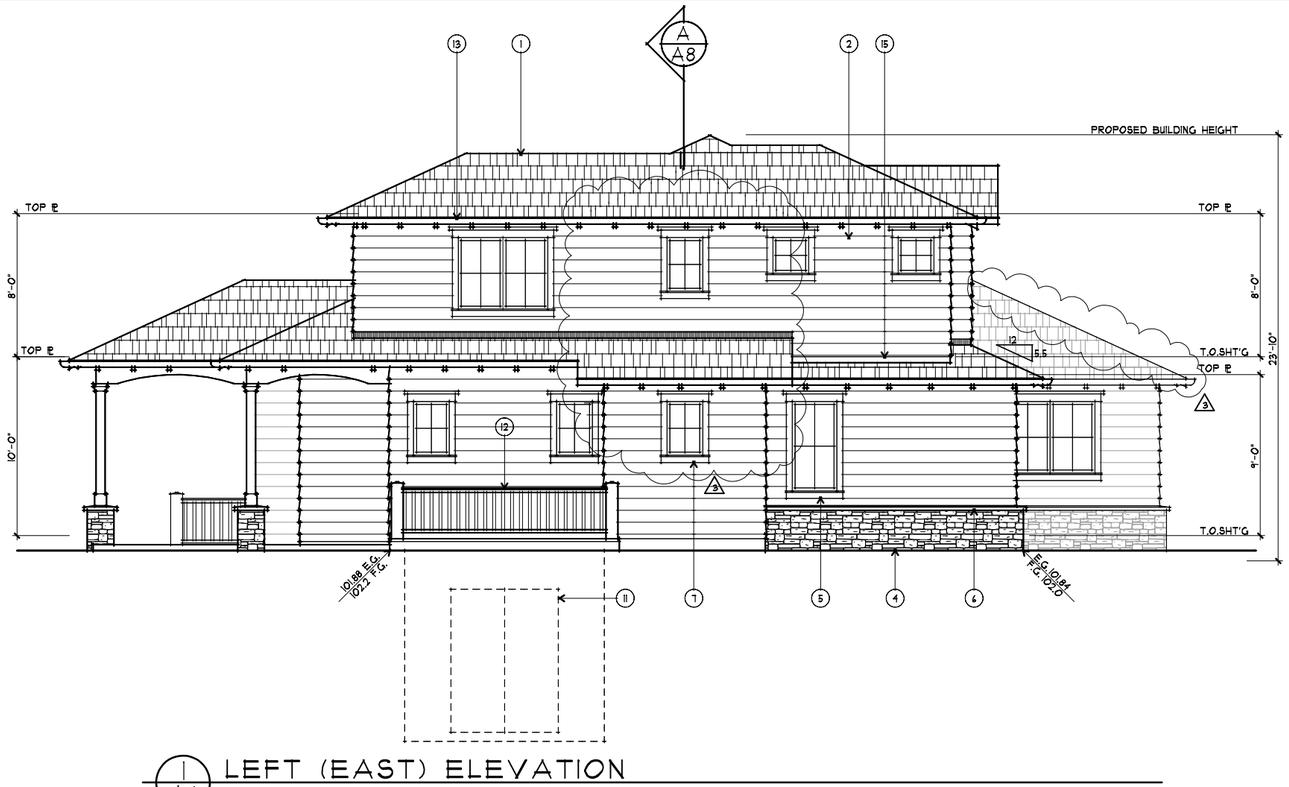
drawings
ROOF FRAMING PLAN

revisions
1 6/20/14 PLANNING
2 6/26/14 PLANNING
3 10/16/14 PLANNING

project number
2212

date
OCT. 2014

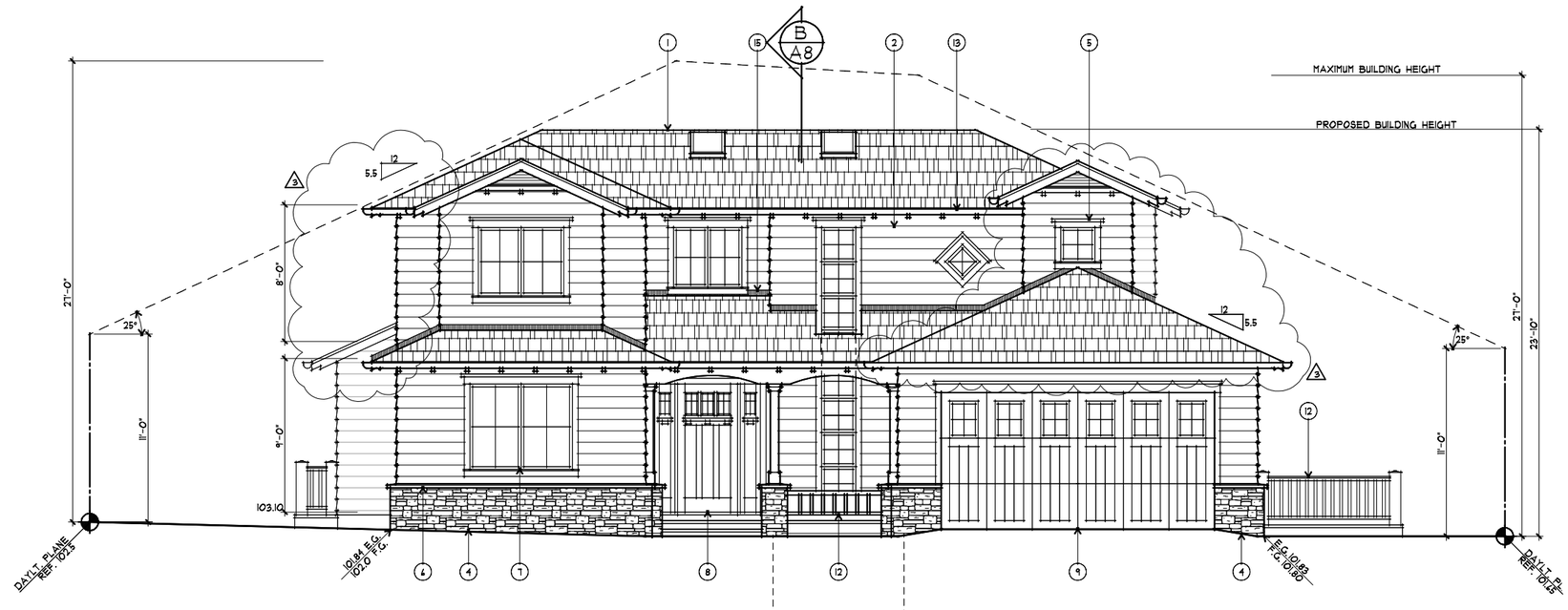
sheet number
A5



1/A6 LEFT (EAST) ELEVATION

1/4" = 1'-0"

0 1 3 6 10



2/A6 FRONT (NORTH) ELEVATION

1/4" = 1'-0"

0 1 3 6 10

EXTERIOR FINISH SCHEDULE		
LOCATION	KEYNOTE	MATERIAL/COLOR
ROOF	1	ARCHITECTURAL COMPOSITION SHINGLES
WALLS	2	HORIZONTAL WOOD SIDING
	3	WOOD SHINGLES
	4	STONE VENEER
TRIM	5	WOOD TRIM
	6	PRECAST CONCRETE SLOPED TOP
WINDOWS	7	ALUMINUM CLAD WOOD WINDOWS
DOORS	8	WOOD ENTRY DOOR W/ GLASS & SIDELITES
	9	CARRAIGE-STYLE, OVERHEAD SECTIONAL GARAGE DOOR W/ LITES
	10	WOOD FRENCH DOOR(S)
	11	WOOD SLIDING DOOR(S)
RAILINGS	12	WOOD
GUTTERS & DOWNSPOUTS	13	G.I. HALF-ROUND GUTTER W/ ROUND DOWNSPOUTS
CHIMNEY	14	STONE VENEER W/ WOOD TRIM
FLASHING	15	G.I. FLASHING - PAINT
SKYLIGHTS	16	CURB MOUNTED OR SELF-FLASHING

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LOS ALTOS, CALIFORNIA

A PROPOSED RESIDENCE FOR:

HUI - LI

178 SANTA RITA COURT

drawings
EXTERIOR ELEVATIONS

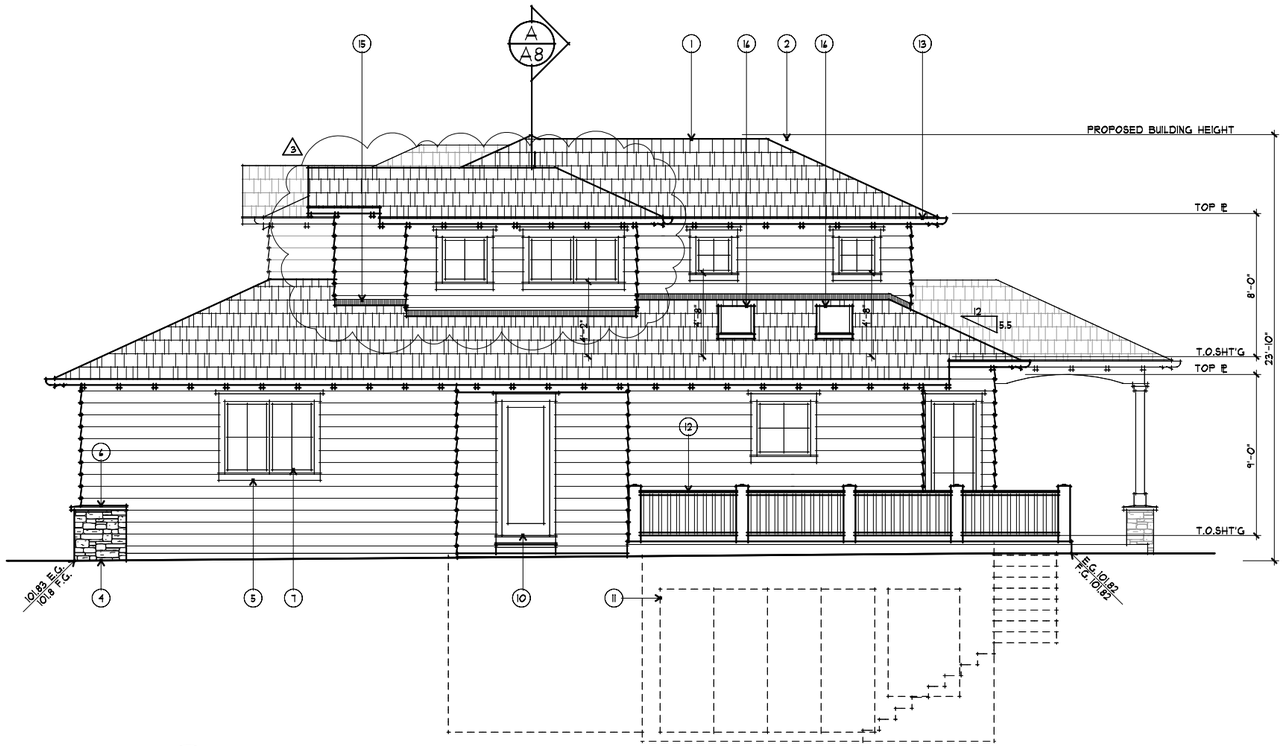
revisions
1 6/20/14 PLANNING
2 6/26/14 PLANNING
3 10/16/14 PLANNING

project number
2212

date
OCT. 2014

sheet number
A6

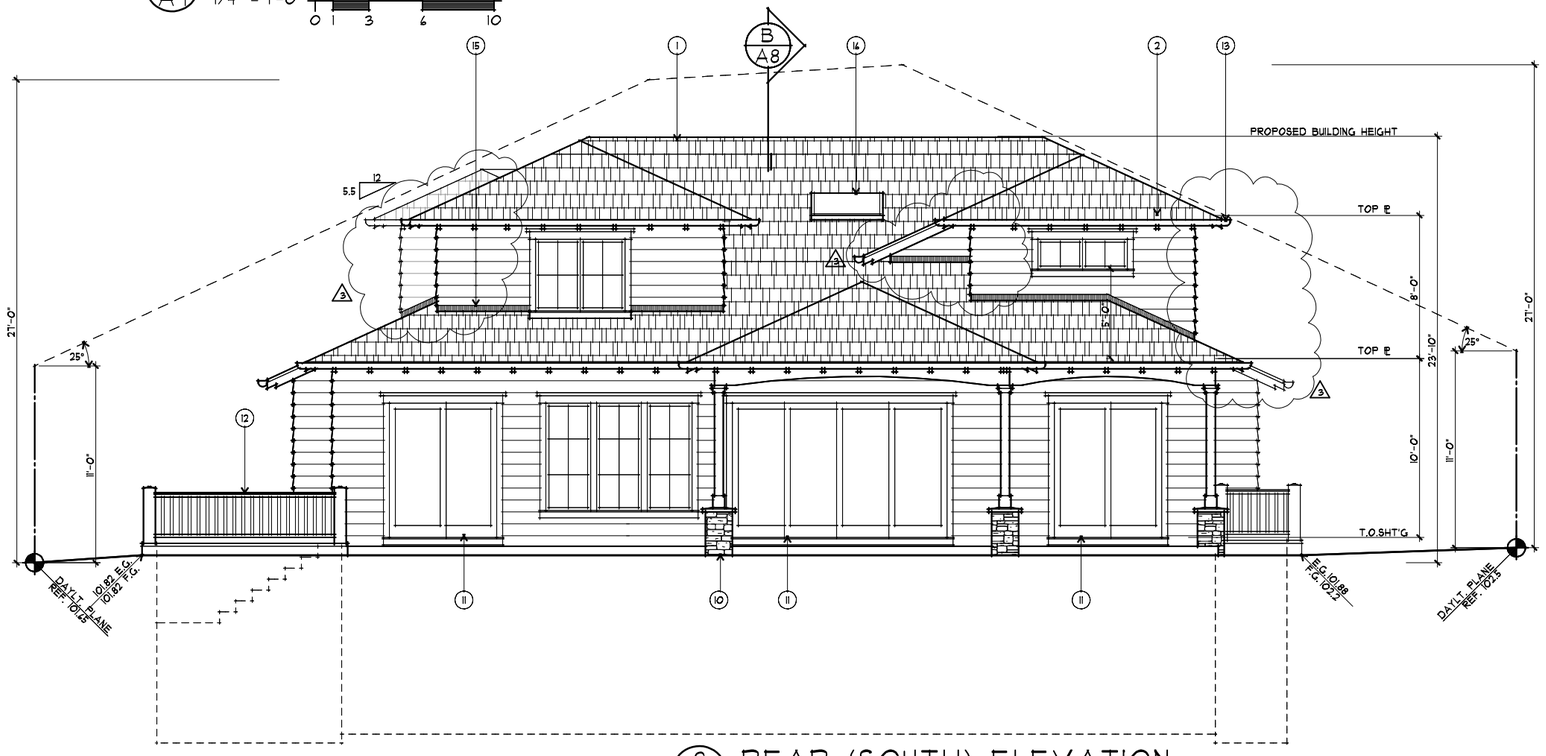
10-15-2014 10:02 AM



1 / A7 RIGHT (WEST) ELEVATION

1/4" = 1'-0"

0 1 3 6 10



2 / A7 REAR (SOUTH) ELEVATION

1/4" = 1'-0"

0 1 3 6 10

EXTERIOR FINISH SCHEDULE

LOCATION	KEYNOTE	MATERIAL/COLOR
ROOF	1	ARCHITECTURAL COMPOSITION SHINGLES
WALLS	2	HORIZONTAL WOOD SIDING
	3	WOOD SHINGLES
	4	STONE VENEER
TRIM	5	WOOD TRIM
	6	PRECAST CONCRETE SLOPED TOP
WINDOWS	7	ALUMINUM CLAD WOOD WINDOWS
DOORS	8	WOOD ENTRY DOOR W/ GLASS & SIDELITES
	9	CARRAIGE-STYLE, OVERHEAD SECTIONAL GARAGE DOOR W/ LITES
	10	WOOD FRENCH DOOR(S)
	11	WOOD SLIDING DOOR(S)
RAILINGS	12	WOOD
GUTTERS & DOWNSPOUTS	13	G.I. HALF-ROUND GUTTER W/ ROUND DOWNSPOUTS
CHIMNEY	14	STONE VENEER W/ WOOD TRIM
FLASHING	15	G.I. FLASHING - PAINT
SKYLIGHTS	16	CURB MOUNTED OR SELF-FLASHING

ASSOCIATES ARCHITECTS
22867 SUNSET RIDGE DR.
AUBURN, CA 95602
530-268-3055
RONALD H. HARRIS
DARYL V. HARRIS A.I.A.
rhaarchitects.com
rhassocllsbcglobal.net

LICENSED ARCHITECT
DARYL V. HARRIS
No. C 25431
Exp. 11-15
STATE OF CALIFORNIA

A PROPOSED RESIDENCE FOR:
LOT 1
178 SANTA RITA COURT
LOS ALTOS, CALIFORNIA

drawings
EXTERIOR ELEVATIONS

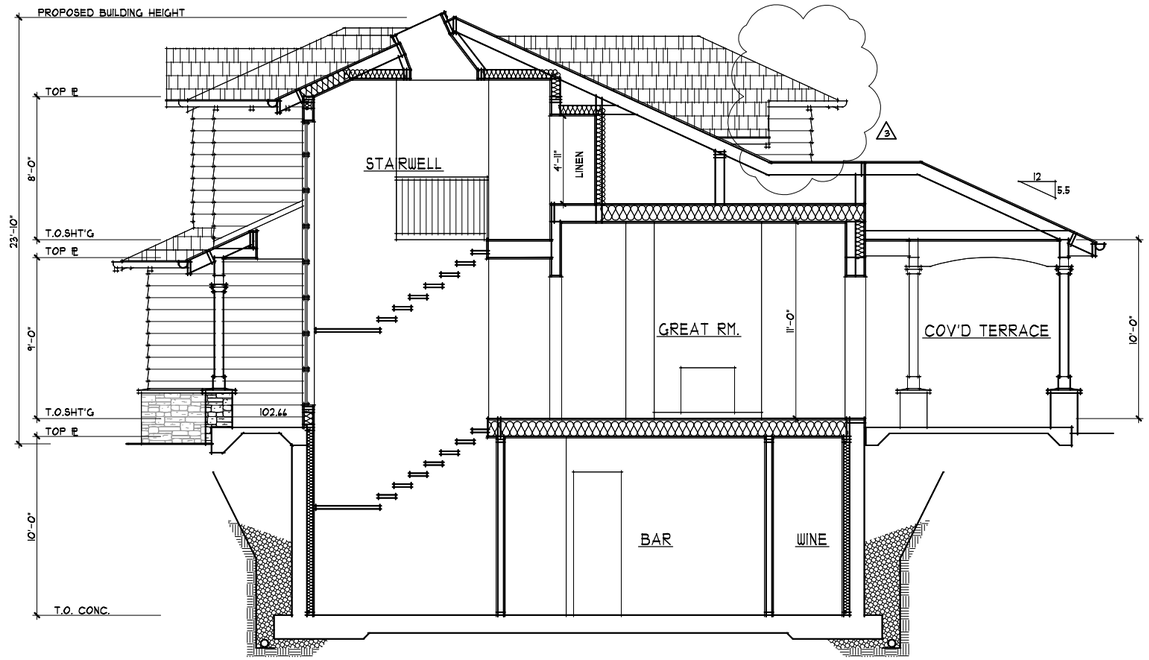
revisions
1 6/20/14 PLANNING
2 6/26/14 PLANNING
3 10/16/14 PLANNING

project number
2212

date
OCT. 2014

sheet number
A7

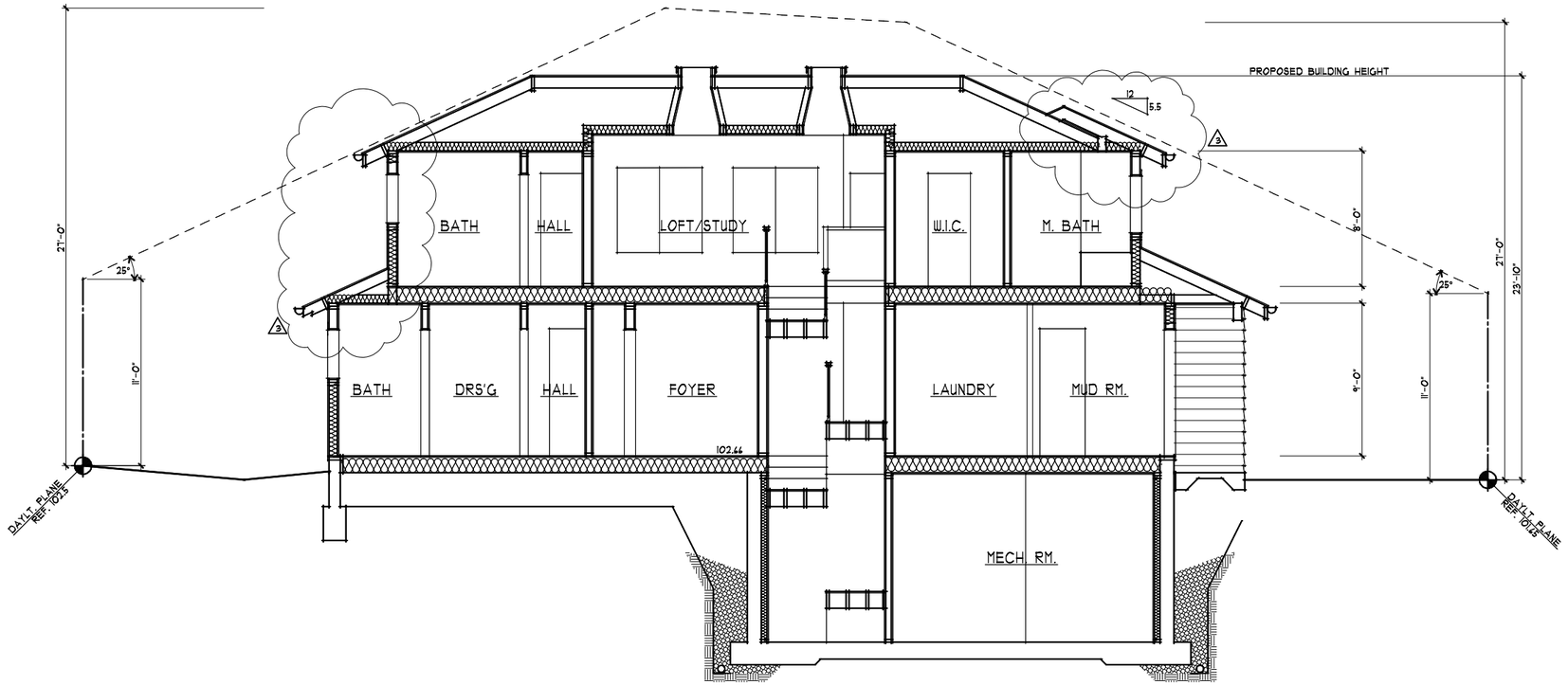
10-15-2014 10:02 AM



A/A8 BUILDING SECTION

1/4" = 1'-0"

0 1 3 6 10



A/A8 BUILDING SECTION

1/4" = 1'-0"

0 1 3 6 10

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LICENSED ARCHITECT DARYL V. HARRIS No. C 25431 Exp. 11-15 STATE OF CALIFORNIA

A PROPOSED RESIDENCE FOR: HUANG

178 SANTA RITA COURT

LOS ALTOS, CALIFORNIA

drawings
BUILDING SECTIONS

revisions
1 6/20/14 PLANNING
2 6/26/14 PLANNING
3 10/16/14 PLANNING

project number
2212

date
OCT. 2014

sheet number
A8

Wu Wang, 186 Santa Rita Court, Los Altos, CA 94022

November 18, 2014

To: Los Altos city council

My name is Wu Wang. I have been a resident of Los Altos for 18 years.

We would like to appeal to the city council to disapprove the current design of 178 Santa Rita Court, because this design does not conform to the city's Residential Design Guidelines regarding compatibility and privacy. This design should be treated as any other two-story designs in the city without biased special treatment.

1. This design should reduce the mass and bulk of the second story according to the staff findings (Exhibit A-1, A-2).
2. The right side second story windows should have window sills 6' above finish floor to avoid direct views into the right side neighbor's backyard and home.

This design has the right side second story windows at chest high of 4'2" and 4'8" and as big as 5' wide, with direct sight lines into the right side neighbor's backyard and home, which is in direct contradiction to the Residential Design Guidelines (Exhibit B).

Other two-story designs in Los Altos do have to follow the Residential Design Guidelines. For example, 767 Santa Rita Ave is a new house that got final approval by the DRC in Feb. 2014. That design has side windows and back windows with window sills at 6' above finish floor (except one back window that faces many mature big tress that completely obscure the neighbors). The DRC actually made that design go through multiple modifications to address privacy impact to neighbors. See Exhibit C-1 to C-4.

We wish the DRC could have applied the same standard to this design.

However, Commissioner Moison made it clear that she knew this design firm and urged her colleagues to approve. And she lectured the neighbors about that we should not be in the way of this two-story house into our neighborhood.

We wish the DRC commissioners could have been unbiased, and had not been influenced by personal relationships.

We hope the city council can be fair and unbiased in reviewing this case. Apply the same rules to this as to other two-story designs:

1. Require the design to reduce the mass and bulk of the second story;
2. Require the right side second story windows to have window sills at 6' above finish floor like other two-story houses in Los Altos to avoid direct views into the right side neighbor's backyard and home.

ATTACHMENT 2

Ravi Dronamraju
175 Larsen's Landing
Los Altos CA 94022
November 17, 2014

Appeal of Design Approval
14-SC-17 — 178 Santa Rita Ct

My name is Ravi Dronamraju. I live at 175 Larsen's landing, Los Altos, which is directly behind 178 Santa Rita Ct. My house shares extensive fence with 178 Santa Rita Ct. Currently, there are very small trees along the fence line.

I am writing to appeal the approval given by DRC on November 5th for the submitted design plans. I urge the City Council to review the previous decision and require the home owners to address the following issues:

- The city planner's report clearly state that the design revisions DID NOT meet commissions direction.
- Windows laid out in the last design revision do not meet the city's design guidelines and do not address privacy concerns. The tree cover provided is inadequate and incomplete.

City Planner's Report

Please review Exhibit A - pages 1 & 2 to find the planner's report on the final design revision. For your convenience I quote

"While these changes reduce some of the bulk and mass from the second story, it does not signifIcantly reduce the bulk and mass of the second story as view from the street. Therefore, the design revisions do not appear to meet the intent of the Commission's direction to minimize the mass and bulk of the second story."

In addition, the planner goes on to state that the home owner should further revise to reduce the appearance of mass & bulk. I request the council to review the report thoroughly and act justly.

Los Altos Residential Design Guidelines

Los Altos Residential Design Guidelines emphasize privacy giving it a section of its own covering more than 2 full pages. The very first element of the privacy section asks the homeowner to study the sight lines to locate windows appropriately.

Privacy guidelines have been taken very seriously in prior DRC reviews of other properties in Los Altos. Please review Exhibits C-1, C-2, C-3 and C-4 pertaining to a recent approval of property on 767 Santa Rita Ave. Here DRC clearly and forcefully required all the rear windows to be higher than 6' ft to address privacy issues.

In the current case, the rear windows in the 2nd floor and right side windows directly look into our bedrooms with no tree cover - Exhibit D & Exhibit E.

In the Aerial view (Exhibit D), I denoted the Rear Window line of sight with lines numbered (1), and right side window line of sight with lines numbered (2). Please note currently there is no tree cover along the rear fence line.

As you can see, from Exhibit E, entire rear section of our house is with sliding doors and windows. The 2nd floor bedroom window in 178 santa rita court, is placed to look directly into every room in our house.

Unfortunately, the tree cover mentioned in the plan is inadequate, leaving large holes in the line of sight to intimate parts of our home. In addition, currently approved minimal tree cover, completely removes any modicum of privacy from our backyard.

Design guidelines clearly state that the windows should not be larger than the UBC minimum. However, the rear window in question here, is twice the size required by UBC.

I strongly urge the council to review the DRC decision and require the home owners to raise the rear and right side window heights to 6'0ft and add additional tree cover along the rear and rear right of the property.

Exhibit A-1

FINDINGS

14-SC-17 – 178 Santa Rita Court

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 orientation of the project in relation to the immediate neighborhood will not minimize the perception of excessive bulk and mass;

b. General architectural considerations, including the character, size, scale, and quality of the design, the architectural relationship with the site and other buildings, building materials, and similar elements have not been incorporated in order to insure the compatibility of the development with its design concept and the character of adjacent buildings; and

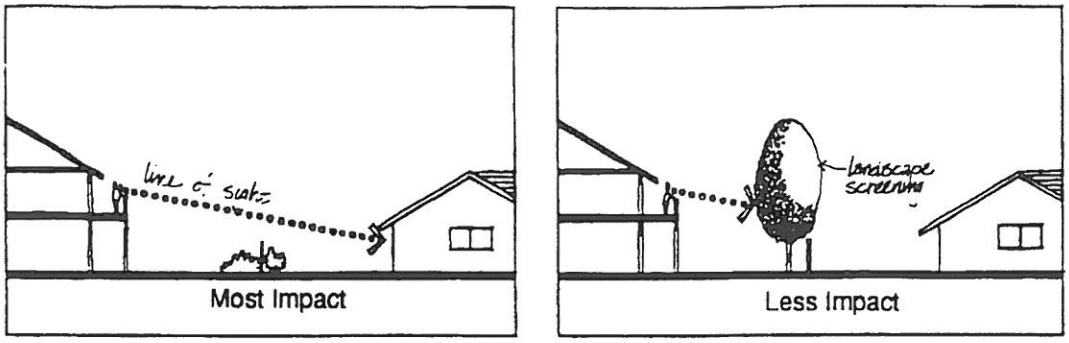
Exhibit A-2

RECOMMENDED DIRECTION

14-SC-17 – 178 Santa Rita Court

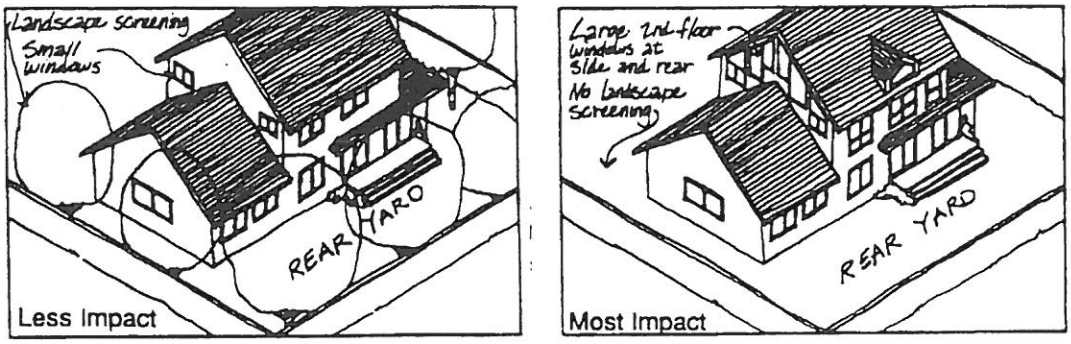
1. Minimize the bulk and mass of the second story as viewed from Santa Rita Court.

• **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 neighbors' homes and yards is eliminated. Orient second story windows so that their egress (code required exit windows) is away from neighbors when privacy invasions may result.



• **Second floor side yard windows should be no larger than UBC (Uniform Building Code) minimum sizes nor more than the number required for egress or light and ventilation requirements.** This mitigation may not be necessary when it can be determined that no privacy impacts will result.

• **Landscape screening will be required as mitigation when needed to protect a neighbor's privacy. (Refer to Section 5.5 for information regarding landscaping.)**



• **Consider the alternative of using skylights for light and air in order to reduce privacy invasion.**

• **Second floor decks oriented towards side or rear yards should use appropriate screening measures when privacy invasion would otherwise result.** They should be a size (generally four feet in depth) that limits the use of the deck to

and did not see any privacy issues with the balcony as designed. There was no other public comment.

The Commission discussed the project and the majority gave their general support. Commissioner KIRIK stated that increasing the non-conformity by increasing the wall height into the setback is akin to building a new house that could be reasonably built to code. The remainder of the Commission felt the variance seemed reasonable given the lot limitations, and, although the balcony was an issue, they could support it per staff's condition to reduce the balcony dimensions.

MOTION by Commissioner BLOCKHUS, seconded by Commissioner MEADOWS, to approve variance application 13-V-09.
THE MOTION PASSED BY A 3/1 VOTE, WITH COMMISSIONER KIRIK OPPOSED.

MOTION by Commissioner BLOCKHUS, seconded by Commissioner KIRIK, to approve design review application 13-SC-12 per the staff report findings and conditions.
THE MOTION CARRIED UNANIMOUSLY.

DISCUSSION

5. **13-SC-16 – E. Ganitsky – 767 Santa Rita Avenue**
   Design review for a new, ~~two-story~~ house. The project includes 2,528 square feet on the first floor and 1,465 square feet on the second floor. *Project Planner: Gallegos*

Assistant Planner GALLEGOS presented the staff report, recommending approval of design review application 13-SC-16 subject to the listed findings and conditions.

The project applicant, Enrique Ganitsky, stated that as a result of neighbor input they improved the landscape plan. Neighbors Clinton Nagy, Jon Jacob, and Don Kinell spoke in opposition to the project stating concerns with scale, compatibility issues, and privacy impacts from the balcony. There was no other public comment.

The Commission discussed the project and expressed concerns with the bulky rear elevation, rear windows, and privacy impacts from the balcony.

MOTION by Commissioner KIRIK, seconded by Commissioner BLOCKHUS, to continue application 13-SC-16 with the following direction:

- Re-consider window design and reduce the privacy impacts toward the rear.
- Reduce bulk of the rear elevation.
- Reduce the privacy impact from the balcony.

THE MOTION CARRIED UNANIMOUSLY.

Direction by DRC 9/18/2013 meeting

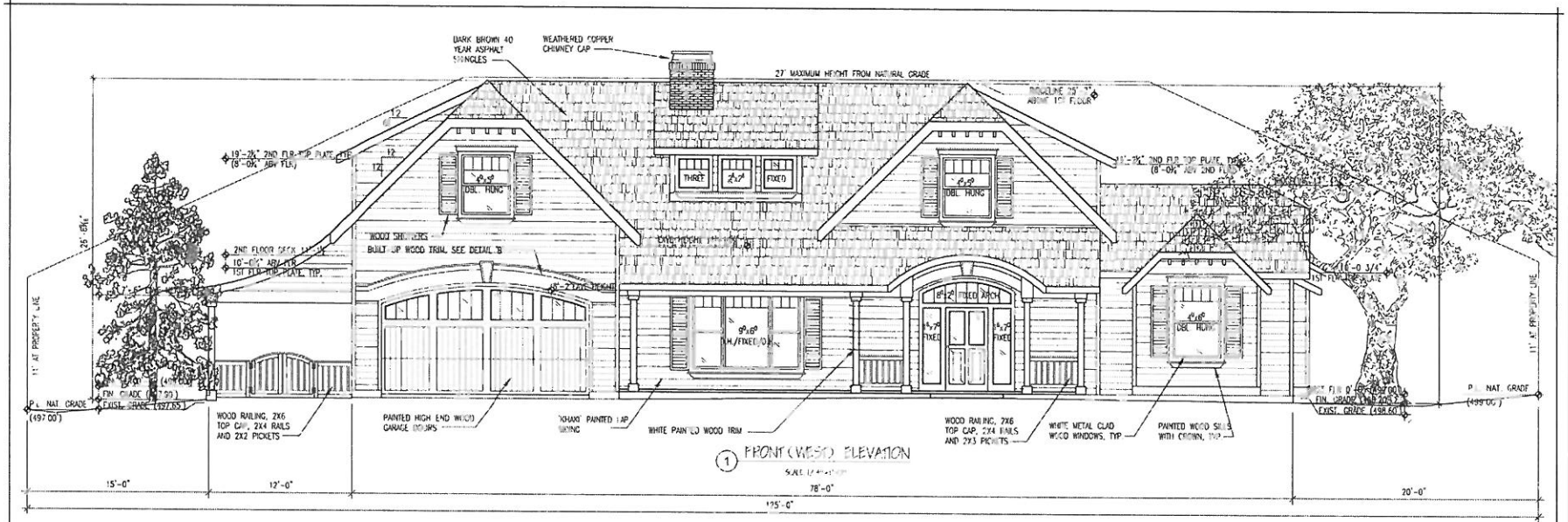
COMMISSIONERS' REPORTS AND COMMENTS

None.

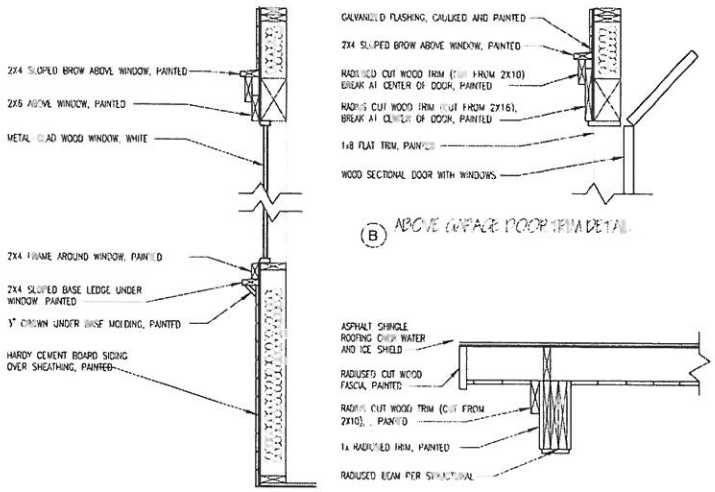
POTENTIAL FUTURE AGENDA ITEMS

None.

Exhibit C-2



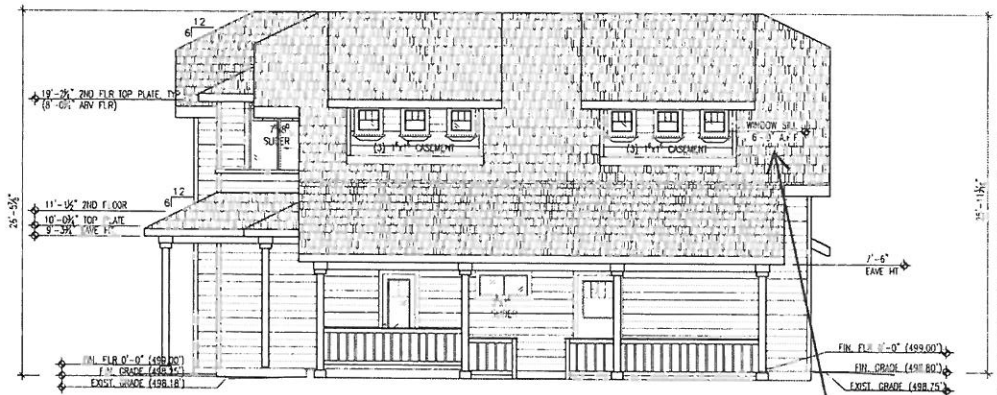
1 FRONT (WEST) ELEVATION



A WINDOW TRIM DETAIL

B ABOVE GARAGE DOOR TRIM DETAIL

C ROOF EDGE AT ARCHED ENTRY



2 LEFT (NORTH) ELEVATION

Window sill 6' A.F.F.

AHJ ENGINEERS, PC
STRUCTURAL CONSULTANTS
5416 N. Eagle Road #140, Boise, ID 83713 p 208.323.[illegible] f 208.375.52[illegible]
ah@ahjengineers.com www.ahjengineers.com

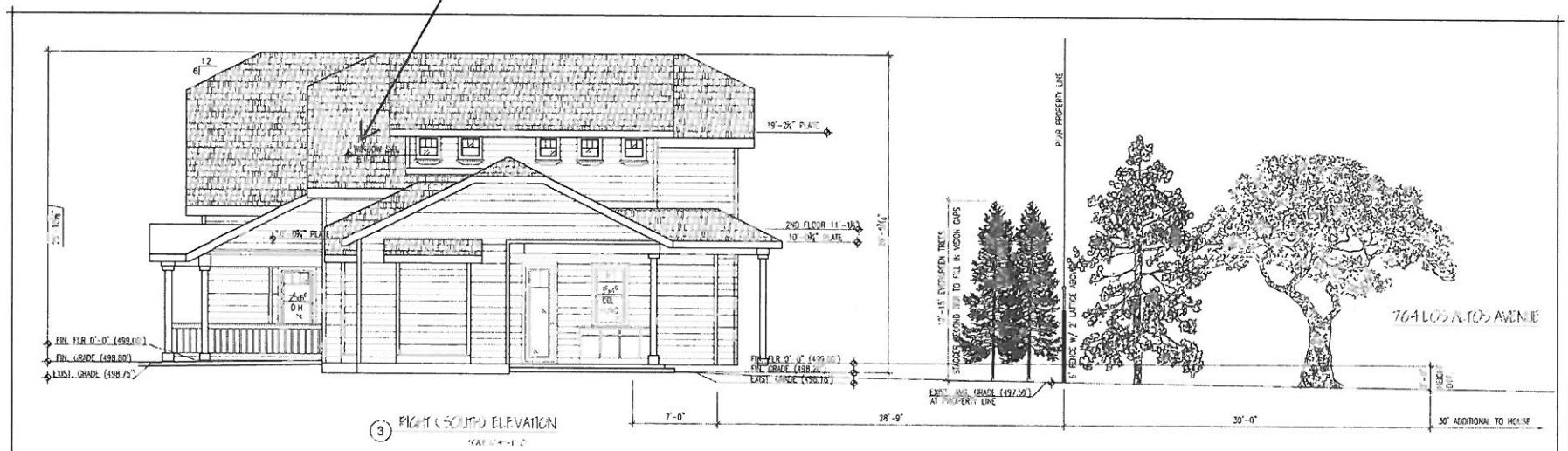
REVISIONS

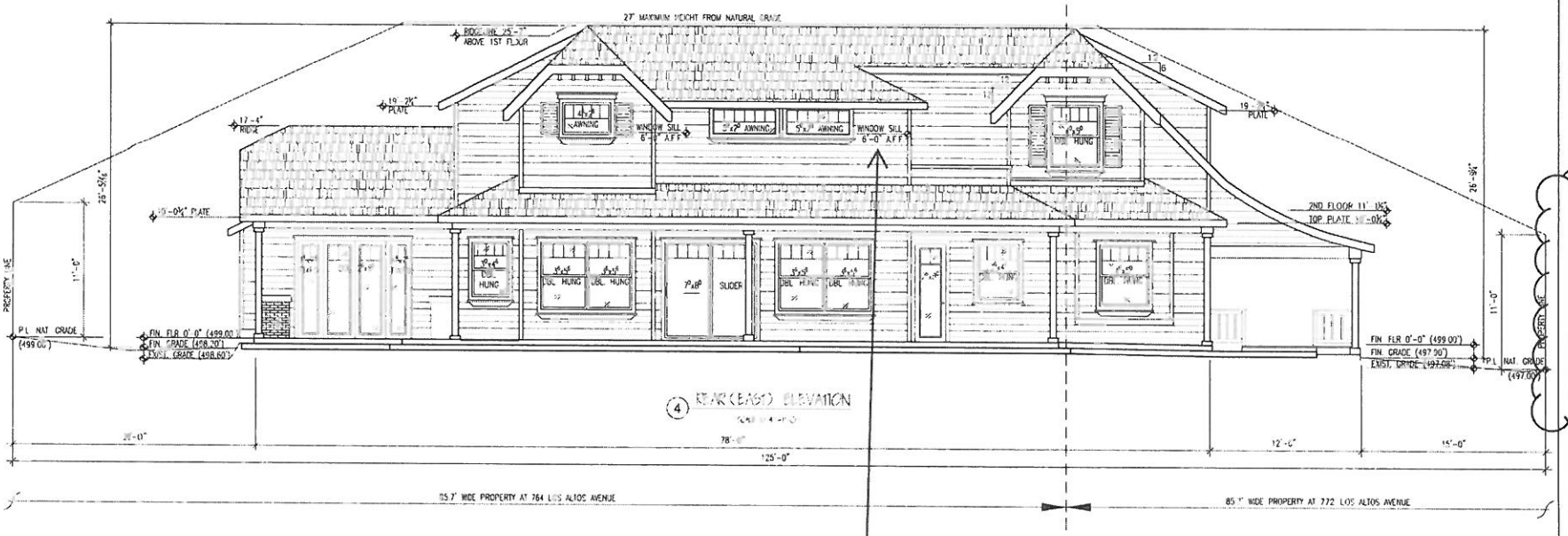
767 SANTA RITA AVENUE
NEW RESIDENCE
OWNER: ENRIQUE'S VENTURES
120 PLUM CT.MTN VIEW, CA 94043

JOB NO	13031.00
DATE	04/15/2014
DRN BY	SW
CHKD BY	DH

A2.1
ELEVATIONS

window sill 6' A.F.F.





window sill 6' A.F.F.

Exhibit C-3

AHJ ENGINEERS, PC
STRUCTURAL CONSULTANTS
416 N. Maple Road #140, Boise, ID 83713 p 208.323.6599 f 208.475.3251
ahj@ahjengineers.com www.ahjengineers.com

REVISIONS

767 SANTA RITA AVENUE
NEW RESIDENCE
OWNER: ENRIQUE'S VENTURES
120 PLUM CT.MTN VIEW, CA 94043

JOB NO	13031.00
DATE	01/15/2014
DRN. BY	CV
CHKD BY	DH

A2.2
ELEVATIONS

Exhibit C-4

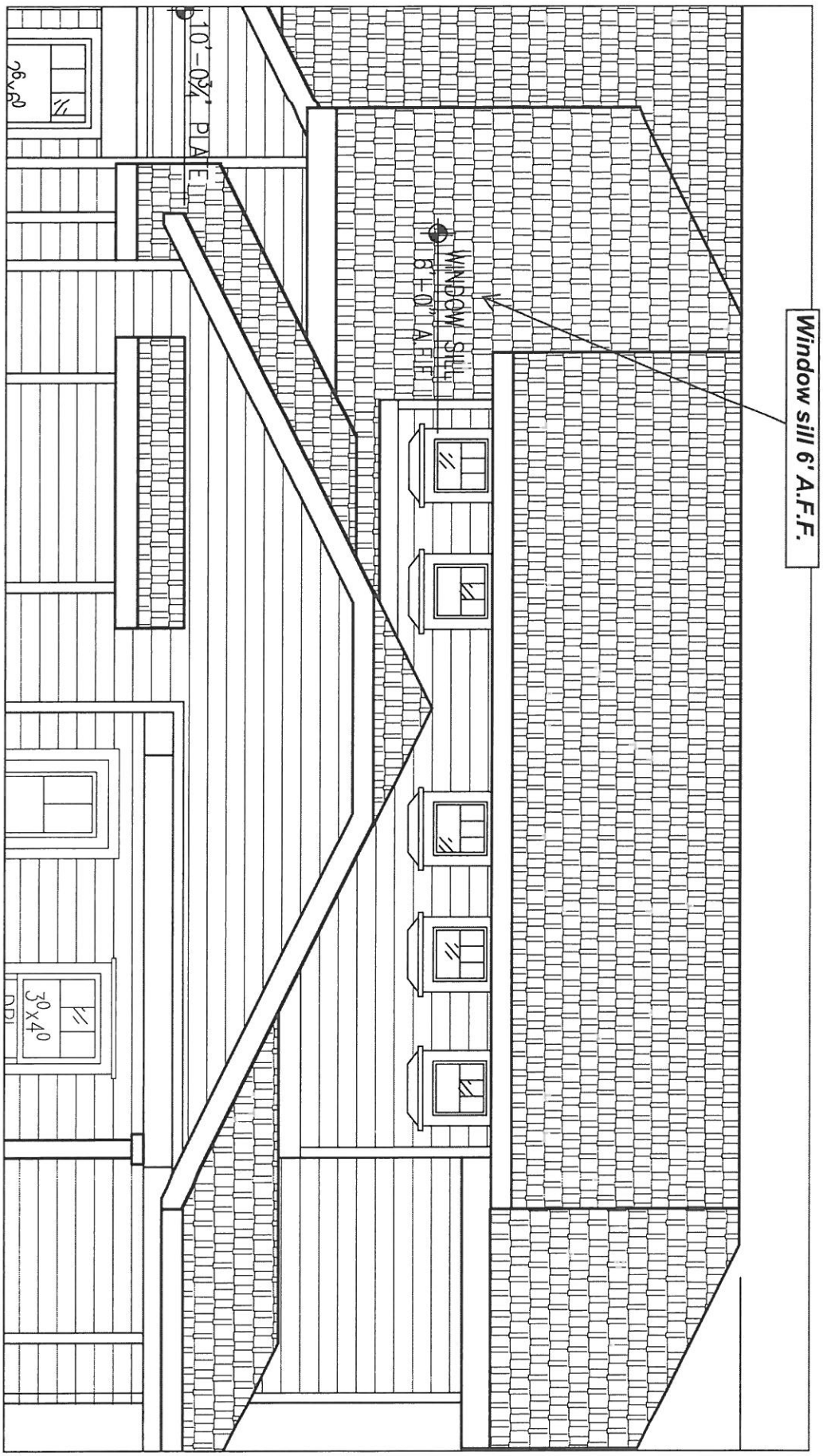


Exhibit D

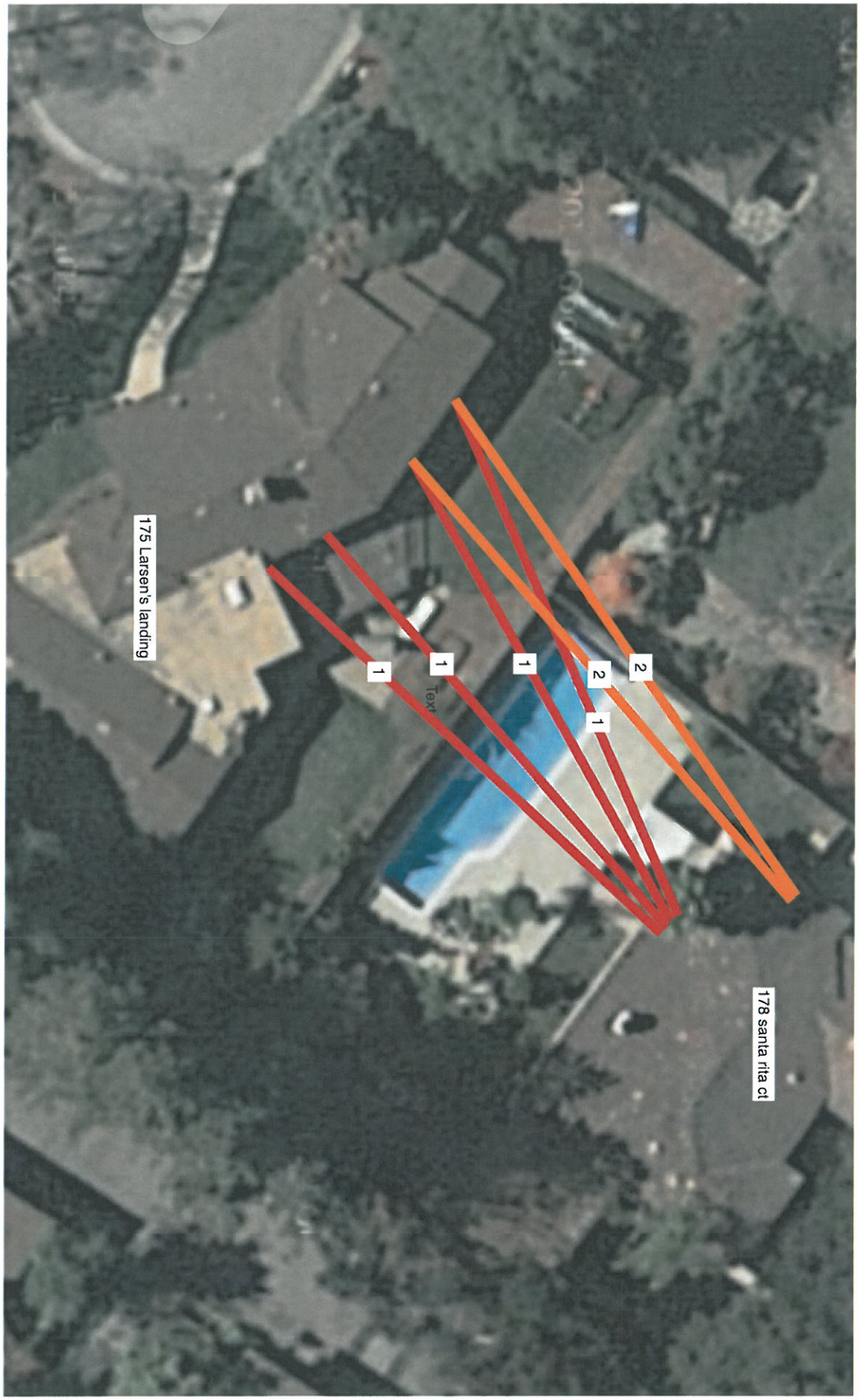


Exhibit E-1

Exhibit E-2

Exhibit E-3

DATE: November 5, 2014

AGENDA ITEM # 2

TO: Design Review Commission

FROM: Zachary Dahl, Senior Planner

SUBJECT: 14-SC-17 – 178 Santa Rita Court

RECOMMENDATION:

Continue design review application 14-SC-17 subject to the findings and recommend direction

---

BACKGROUND

On October 15, 2014, the Design Review Commission held a public meeting to consider the proposed project. Two neighbors spoke in opposition to the project, raising concerns about house size, bulk and mass of the second story and potential privacy impacts due to the second story windows. The Commission expressed general support for the project, but raised concerns about the bulk and mass of the project design in relation to the surrounding neighborhood. Following the discussion, the Commission voted unanimously to continue the application and directed the applicant to address the following issues:

- Minimize the bulk of the front facing garage; and
- Minimize the bulk and mass of the second story.

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

DISCUSSION

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

- The two-story element on the left side was removed;
- The house was shifted three feet to the left in order to increase the side yard setback with the neighbor on the right side;
- The sill heights on the two second story bathroom windows on the right side have been raised to four feet, two inches;
- The gable roof over the garage was changed to a hip; and
- The two second-story gable roof forms facing the rear yard were changed to hips.

A letter from the applicant that provides additional information about the project revisions is included in Attachment C.

ATTACHMENT 3

While there were many design alterations discussed at the prior Commission meeting, the motion to continue the project included general direction to address two aspects of the project design. The first was to minimize the bulk of the garage on the right side. With the incorporation of a hipped roof over the garage, roof volume has been removed and the bulk of this element has been reduced. The second story was modified to remove the two-story element on the left side and replace both of the rear facing gables with hipped roof forms. While these changes reduce some of the bulk and mass from the second story, it does not significantly reduce the bulk and mass of the second story as view from the street. Therefore, the design revisions do not appear to meet the intent of the Commission's direction to minimize the mass and bulk of the second story.

In order to meet the intent of the Commission's original direction, staff recommends that the application be continued with further direction to:

- Minimize the bulk and mass of the second story as viewed from Santa Rita Court.

ALTERNATIVES

As an alternative, if the Commission votes to approve this project, standard conditions pertaining to tree protection, grading and drainage, green building, fire sprinklers and undergrounding utilities should be incorporated. To see a complete list of the findings and conditions that would be included with a project approval, see pages 5 and 6 in the original agenda report (Attachment B).

ENVIRONMENTAL REVIEW

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

Cc: Willy Hui and Sandy Chang, Owners
Daryl Harris, Architect

Attachments
A. Design Review Commission Draft Meeting Minutes, October 15, 2014
B. Design Review Commission Agenda Report, October 15, 2014
C. Correspondence
D. Original Project Elevations

FINDINGS

14-SC-17 – 178 Santa Rita Court

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 orientation of the project in relation to the immediate neighborhood will not minimize the perception of excessive bulk and mass;

b. General architectural considerations, including the character, size, scale, and quality of the design, the architectural relationship with the site and other buildings, building materials, and similar elements have not been incorporated in order to insure the compatibility of the development with its design concept and the character of adjacent buildings; and

RECOMMENDED DIRECTION

14-SC-17 – 178 Santa Rita Court

1. Minimize the bulk and mass of the second story as viewed from Santa Rita Court.

DRAFT

ATTACHMENT A

MINUTES OF A REGULAR MEETING OF THE DESIGN REVIEW COMMISSION OF THE CITY OF LOS ALTOS, HELD ON WEDNESDAY, OCTOBER 15, 2014, BEGINNING AT 7:00 P.M. AT LOS ALTOS CITY HALL, ONE NORTH SAN ANTONIO ROAD, LOS ALTOS, CALIFORNIA

ESTABLISH QUORUM

PRESENT:	Chair BLOCKHUS, Vice-Chair KIRIK, Commissioners MEADOWS and MOISON
ABSENT:	Commissioner WHEELER
STAFF:	Planning Services Manager KORNFIELD and Assistant Planner LIM

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 October 1, 2014.

MOTION by Commissioner MEADOWS, seconded by Commissioner MOISON, to approve the minutes of the October 1, 2014 regular meeting as-amended to correct the vote for agenda item No. 3 to reflect a 4/0/1 passing vote, with Commissioner MEADOWS abstained.
THE MOTION CARRIED UNANIMOUSLY.

PUBLIC HEARING

2. **14-V-10 and 14-SC-25 – R. Mowat Associates – 452 University Avenue**
   Variance and Design Review applications for alterations and improvements to a designated Historic Landmark property. The project includes demolition of an existing detached garage, construction of a new detached garage over 12 feet in height, alterations to the rear elevation of the main house, including a new second-story balcony, and a variance to allow a patio in the side yard setback that exceeds six-inches above grade. *Project Planner: Dahl*

MOTION by Commissioner MEADOWS, seconded by Commissioner MOISON, to continue application 14-V-10 and 14-SC-25 per the applicant's request.
THE MOTION CARRIED UNANIMOUSLY.

DISCUSSION

3. **14-SC-17 – W. Hui and S. Chang – 178 Santa Rita Court**
   Design review for a new, two-story house. The project includes 2,055 square feet on the first story and 1,138 square feet on the second story. *Project Planner: Dahl*

Planning Services Manager KORNFIELD presented the staff report recommending approval of design review application 14-SC-17 subject to the findings and conditions.

Property owner Willy Hui spoke to his outreach with the neighborhood. Neighbor Lisa Liu stated that she preferred a one-story house, or raising the windows to six-foot sills on the second story. Neighbor Wendy Yu stated that she met with the applicant prior to the application, and expressed concern about the bulky second story, tall stair window, and two-story wall on the left side. There was no other public comment.

Commission discussion included noting the contrast of the lower key development on the street compared to the surrounding larger scale multiple-family development nearby, the designs attempted to mitigate bulk, the opportunity to increase the western side yard setback and to further minimize the bulk of the second story and garage.

MOTION by Commissioner MOISON, seconded by Chair BLOCKHUS, to approve design review application 14-SC-17 per the staff report findings and conditions.
THE MOTION FAILED BY A 2/2 VOTE, WITH VICE-CHAIR KIRIK AND COMMISSIONER MEADOWS OPPOSED.

MOTION by Vice-Chair KIRIK to continue application 14-SC-17 with the following direction:

- Move the first story to the left.
- Reduce the shear walls.
- Reduce the bulk of the garage.

THE MOTION WAS WITHDRAWN BY VICE-CHAIR KIRIK.

MOTION by Commissioner MEADOWS, seconded by Vice-Chair KIRIK, to continue application 14-SC-17 with the following direction:

- Minimize the mass and bulk of the second story; and
- Minimize the bulk of the front facing garage.

THE MOTION CARRIED UNANIMOUSLY.

4. **14-SC-26 – Timeline Design – 1180 Saint Anthony Court**
   Design review for a new, two-story house. The project includes 2, 534 square feet on the first floor and 1,512 square feet on the second floor. *Project Planner: Gallegos*

Assistant Planner GALLEGOS presented the staff report recommending approval of design review application 14-SC-26 subject to the findings and conditions.

Project designer Steve Dias stated that he reoriented the house toward the south, met with the neighbors, noted that the existing second story deck is similar to the proposed, that the upper deck is for private use and that the lower deck is for entertaining. Neighbor Richard Lange spoke in support of the project. There was no other public comment.

The commissioners discussed the project and expressed their general support for the design. Commissioner MOISON commended the neighborhood outreach and Chair BLOCKHUS noted that the rear fence was rotten and tree No. 19 potentially impacts the pool. Vice-Chair KIRIK commended the applicant for their careful design.

MOTION by Commissioner MOISON, seconded by Commissioner MEADOWS, to approve design review application 14-SC-26 per the staff report findings and conditions.
THE MOTION CARRIED UNANIMOUSLY.

TTACHMENT B

DATE: October 15, 2014

AGENDA ITEM # 3

TO: Design Review Commission

FROM: Zachary Dahl, Senior Planner

SUBJECT: 14-SC-17 – 178 Santa Rita Court

RECOMMENDATION:

Approve design review application 14-SC-17 subject to the findings and conditions

---

PROJECT DESCRIPTION

This project will construct a new two-story house with a basement and demolish the existing house and accessory structures. The new two-story house includes 2,055 square feet on the first floor, 1,138 square feet on the second floor and 1,117 square feet in the basement. The following table summarizes the project's technical details:

GENERAL PLAN DESIGNATION:	Single-Family, Residential
ZONING:	R1-10
PARCEL SIZE:	9,128 square feet
MATERIALS:	Composition shingle roofing, horizontal wood siding, wood trim and details, aluminum clad wood windows, wood doors and stone veneer

	Existing	**Proposed**	**Allowed/Required**
COVERAGE:	2,148 square feet	2,391 square feet	2,738 square feet
FLOOR AREA:			
First floor	2,148 square feet	2,055 square feet	
Second floor	N-A	1,138 square feet	
Total	2,148 square feet	3,193 square feet	3,195 square feet
SETBACKS:			
Front	20.5 feet	25 feet	25 feet
Rear	45 feet	25 feet	25 feet
Right side (1st/2nd)	10 feet/N-A	11.5 feet/17.5 feet	10 feet/17.5 feet
Left side (1st/2nd)	21 feet/N-A	17.5 feet/17.5 feet	10 feet/17.5 feet
HEIGHT:	16 feet	24 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. Santa Rita Court is a cul-de-sac street and the subject property is located at the end of the cul-de-sac, with the left side yard adjacent to the Mercedes Court Condominiums, a multiple-family development. The houses in this neighborhood are all one-story structures that have been designed using simple forms and rustic materials. The landscape along Santa Rita Court is varied with no distinct street tree pattern.

Previous Consideration

This project was previously scheduled for review by the Design Review Commission on July 2, 2014 and on July 16, 2014. However, the project was removed from the July 2nd agenda in order to correct a noticing error and the owner requested that it be removed from the July 16th agenda prior to the meeting, so the Commission has not yet reviewed this project at a public meeting.

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. Proposed projects should fit in and lessen abrupt changes.

The proposed two-story house uses a Craftsman inspired architectural design. The front elevation uses multiple gable roof forms and a recessed covered porch to create a balanced design that is in-keeping with the architectural style of the neighborhood and compatible with the lower scale of the adjacent houses. The right side, which is adjacent to a one-story house, uses a lower scale and simpler forms to minimize the transition and relate to the one-story form. The left side has a taller scale and includes a two-story element. However, this side is adjacent to an access road and a one and a half story condominium building, and is screened by multiple mature Redwood trees, so this additional bulk and mass does raise any design review or neighborhood compatibility issues. Due to its location, this property functions as a transition between the Santa Rita Court neighborhood and the multiple-family Mercedes Court Condominiums.

The project is using high quality materials, such as architectural compositions shingles, horizontal wood siding, aluminum clad wood windows and stone veneer, which are compatible with the rustic materials in the neighborhood and integral to the architectural design of the house. The stepped setback of the second story elements and articulation of the front elevation, along with the preservation of the large mature Oak trees in the front yard, minimizes the perception of bulk and mass when viewed from the street. Overall, the project design has architectural integrity and the design, materials and form relate well with the surrounding neighborhood.

Privacy

The Residential Design Guidelines recommend that the finished floor be no more than 22 inches above grade. The lot is relatively flat and the house has been designed with a finish floor that ranges from 12 to 16 inches above grade. With this relatively low finish floor height, the proposed first floor side and rear elevations do not create any privacy issues.

The proposed design includes four second-story windows on the right (west) side elevation. Two of these windows are located in the master bathroom and the other two are located in the master bedroom. The two master bedroom windows have a sill height of four feet, eight inches above the finish floor. Based on their relatively small size, passive use (bathroom) and taller sill heights (bedroom), these windows do not create any significant or unreasonable privacy issues. The left (east) side elevation includes five second-story windows (four small windows and one larger bedroom window) and faces toward an access road and multiple-family condominiums. Due to the mature Redwood trees and large setback (over 50 feet), there are not any privacy issues associated with the second story windows on this side of the house.

There are also two second story windows on the rear elevation. The master bedroom has a larger window with a rear yard setback of 38 feet and bedroom #3 has a smaller window with a setback of 42 feet. The master bedroom window is required to be a minimum size in order to meet Building Code requirements for emergency exiting (ingress/egress) and the Design Review Guidelines encourage the placement of larger second story windows to be oriented toward the rear yard. The applicant has included four new evergreen screening trees along the right side and rear property lines to address potential privacy impacts related to the right side and rear properties. However, additional screening appears necessary in order to maintain a reasonable degree of privacy; thus, it is recommended that the project include additional evergreen screening trees along the right side and rear property lines (Condition No. 2). With this condition, staff finds that the project will not create any unreasonable privacy impacts.

The rear elevation design was revised in response to concerns raised by the neighbor to the rear (see comments below). The master bedroom window has been reduced in size from what was originally proposed and the ingress/egress window in bedroom #3 was relocated to the left side elevation and a smaller window with a higher sill is now shown on the rear elevation. These changes are reflected in the project plans (delta 2).

Landscaping

The project will preserve the three large mature trees (two Oaks and a Fir) in the front yard and remove five Palm trees in the side and rear yards. New hardscaping and landscaping will be installed in the front yard around the mature trees. With the preservation of the existing trees and new front yard landscaping, staff finds that the project meets the City's landscaping and street tree guidelines.

CORRESPONDENCE

Three letters and a petition were submitted from neighboring properties raising concerns about the proposed project (Attachment C). The neighbor to the right at 186 Santa Rita Court raises concerns about bulk/mass of the design, potential privacy impacts, loss of sun light, noise from the AC units

and neighborhood compatibility. The neighbor to the rear at 175 Larson's Landing raises concerns about privacy impacts related to the two rear facing windows on the second story. The neighbor across the street at 197 Santa Rita Court raises concerns about the compatibility of a new two-story house in the neighborhood. The petition, which is opposed to a new two-story house in the neighborhood, is signed by 11 nearby property owners.

With regard to the concern about noise from the AC units, the applicant has revised the site plan and moved the units to the left side yard. The other issues are further discussed above. With the implementation of the recommended conditions of approval, staff finds that the project has reasonably addressed these concerns. With regard to a new two-story house, there is not a one-story overlay in this neighborhood and the R1-10 District allows for two-story houses.

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.

Cc: Willy Hui and Sandy Chang, Owners
Daryl Harris, Architect

Attachments
A. Application
B. Maps
C. Correspondence

FINDINGS

14-SC-17 – 178 Santa Rita Court

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 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 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 addition has been designed to follow the natural contours of the site with minimal grading, minimum impervious cover, and maximum erosion protection.

CONDITIONS

14-SC-17 – 178 Santa Rita Court

1. The approval is based on the plans received on June 23, 2014 and the written application materials provided by the applicant, except as may be modified by these conditions.

2. Update the site/landscape plan to show additional evergreen screening trees along the rear property line and rear portion of the right side property line in order to provide a continuous row of evergreen screening.

3. Existing trees 1, 2 and 3, and all new evergreen screening trees shall be protected under this application and cannot be removed without a tree removal permit from the Community Development Director.

4. Obtain an encroach permit issued from the Engineering Division prior to doing any work within the public street right-of-way.

5. 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. The applicant/owner agrees to indemnify, defend, protect, and hold City harmless from all costs and expenses, including attorney's fees, incurred by the City or held to be the liability of City in connection with City's defense of its actions in any proceeding brought in any State or Federal Court, challenging any of the City's action with respect to the applicant's project.

7. **Prior to the issuance of a demolition permit**, install tree protection fencing around the dripline of the following trees (nos. 1-4, 8 and 9) as shown on the site plan. Tree protection fencing shall be chain link and a minimum of five feet in height with posts driven into the ground.

8. **Prior to building permit submittal, the plans shall contain/show:**

   a. The conditions of approval shall be incorporated into the title page of the plans;

   b. On the grading plan and/or the site plan, show all tree protection fencing and add the following note: "All tree protection fencing shall be chain link and a minimum of five feet in height with posts driven into the ground. The tree protection fencing shall be installed prior to issuance of the demolition permit and shall not be removed until all building construction has been completed;"

   c. Verification that all new additions and altered square footage will comply with the California Green Building Standards pursuant to Section 12.26 of the Municipal Code and provide a signature from a Qualified Green Building Professional;

   d. Fire sprinklers to be installed pursuant to Section 12.10 of the Municipal Code;

e. The location of underground utilities pursuant to Section 12.68 of the Municipal Code. Underground utility trenches should avoid the drip-lines of all protected trees;

f. The location of any air conditioning units on the site plan and the manufacturer's sound rating for each unit; and

g. The measures to comply 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.).

9. **Prior to final inspection:**

a. All front yard landscaping and privacy screening trees shall be maintained and/or installed as required by the Planning Division; and

b. 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 # 1106123

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

Project Address/Location: 178 SANTA RITA CT.

Project Proposal/Use: SINGLE FAMILY RESIDENCE

Current Use of Property: SINGLE FAMILY RESIDENCE

Assessor Parcel Number(s) 167-11-010 **Site Area:** 9,128 S.F.

New Sq. Ft.: 3,193 **Remodeled Sq. Ft.:** NA **Existing Sq. Ft. to Remain:** NA

Total Existing Sq. Ft.: NA **Total Proposed Sq. Ft. (including basement):** 4,310

Applicant's Name: WILLY HUI & SANDY CHANG

Home Telephone #: _____ **Business Telephone #:** _____

Mailing Address: 178 SANTA RITA CT.

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

Property Owner's Name: WILLY HUI & SANDY CHANG

Home Telephone #: _____ **Business Telephone #:** _____

Mailing Address: 178 SANTA RITA CT.

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

Architect/Designer's Name: DARYL V. HARRIS **Telephone #:** (530) 268-3055

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

(continued on back)

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 178 Santa Rita Ct., Los Altos, CA 94022
Scope of Project: Addition or Remodel _____ **or New Home** ✓
Age of existing home if this project is to be an addition or remodel? N/A
Is the existing house listed on the City's Historic Resources Inventory? No

* See "What constitutes your neighborhood" on page 2.

Address: 178 Santa Rita
Date: 5/15/14

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: 9,000 to 11,000 square feet
Lot dimensions: Length 129 feet
Width 80 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? N/A
What % of the front facing walls of the neighborhood homes are at the front setback 100 %
Existing front setback for house on left N/A ft./on right 20 ft.
Do the front setbacks of adjacent houses line up? _____

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 4
Garage facing front recessed from front of house face ___
Garage in back yard 1
Garage facing the side 3
Number of 1-car garages__; 2-car garages 8; 3-car garages __

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

Address: 178 Santa Rita C..
Date: 5/15/14

4. Single or Two-Story Homes:

What % of the homes in your neighborhood* are:
One-story 7
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 4, gable style 6, or other style ___ roofs*?
Do the roof forms appear simple 5 or complex 5?
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 5 stucco __ board & batten 5 clapboard
__ tile __ stone 5 brick 6 combination of one or more materials
(if so, describe) Brick veneer wainscot

What roofing materials (wood shake/shingle, asphalt shingle, flat tile, rounded tile, cement tile, slate) are consistently (about 80%) used?
4 concrete & 6 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

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

Address: 178 Santa Rita Ct.
Date: 5/15/14

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.)?

Some houses have big trees in front. Simple front landscaping with lawns.

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

Subject house in on the corner of street and alley that is behind apartment buildings

9 houses very visible from street, 1 hidden by hedge.

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)?

2 large oak trees will remain.

Asphalt street, rolled concrete gutter then landscaping. No sidewalks.

10. Width of Street:

What is the width of the roadway paving on your street in feet? 30
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? _____

Address: 178 Santa Rita ..
Date: 5/15/14

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.:

The setbacks are the only thing consistent.

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

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

Address: 178 Santa Rita Ct.
Date: 5/15/14

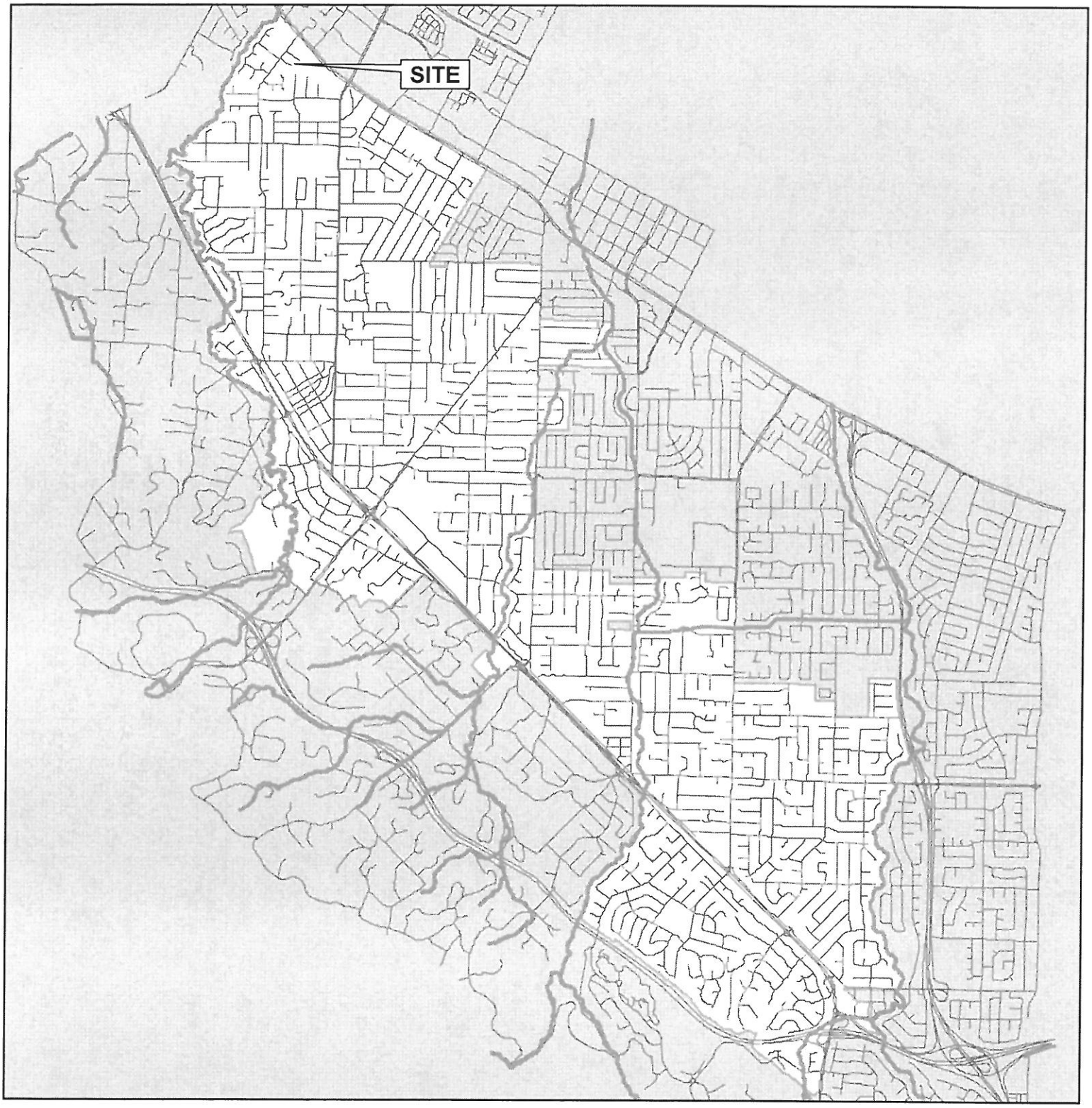
Summary Table

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)
186 Santa Rita Ct.	20	45	No garage	One story	14	Concrete roof tile Wood/brick siding	Simple
173 Santa Rita Ct.	20	30	Rear 2 car	One story	16	Asphalt shingles Stucco/wood siding	Simple
181 Santa Rita Ct.	20	30	No garage	One story	14	Asphalt shingles Stucco/brick siding	Complex
197 Santa Rita Ct.	20	40	Front 2 car	One story	14	Concrete roof tiles Stucco/brick siding	Simple
196 Santa Rita Ct.	20	30	Front 2 car	One story	14	Asphalt shingles Wood siding	Simple
211 Santa Rita Ct.	20	20	Front 2 car	One story	14	Asphalt shingles Wood siding	Simple
185 Larsens' Landing	20	20	Front 2 car	Two story	26	Asphalt shingles Wood siding	Complex
175 Larsens' Landing	20	30	Side 2 car	One story	16	Asphalt shingles Wood/brick siding	Complex
180 Larsens' Landing	20	20	Side 2 car	Two story	27	Concrete roof tile Stucco/brick siding	Complex
190 Larsens' Landing	20	20	Side 2 car	Two story	27	Concrete roof tile Stucco siding	Complex

ATTACHMENT C

AREA MAP



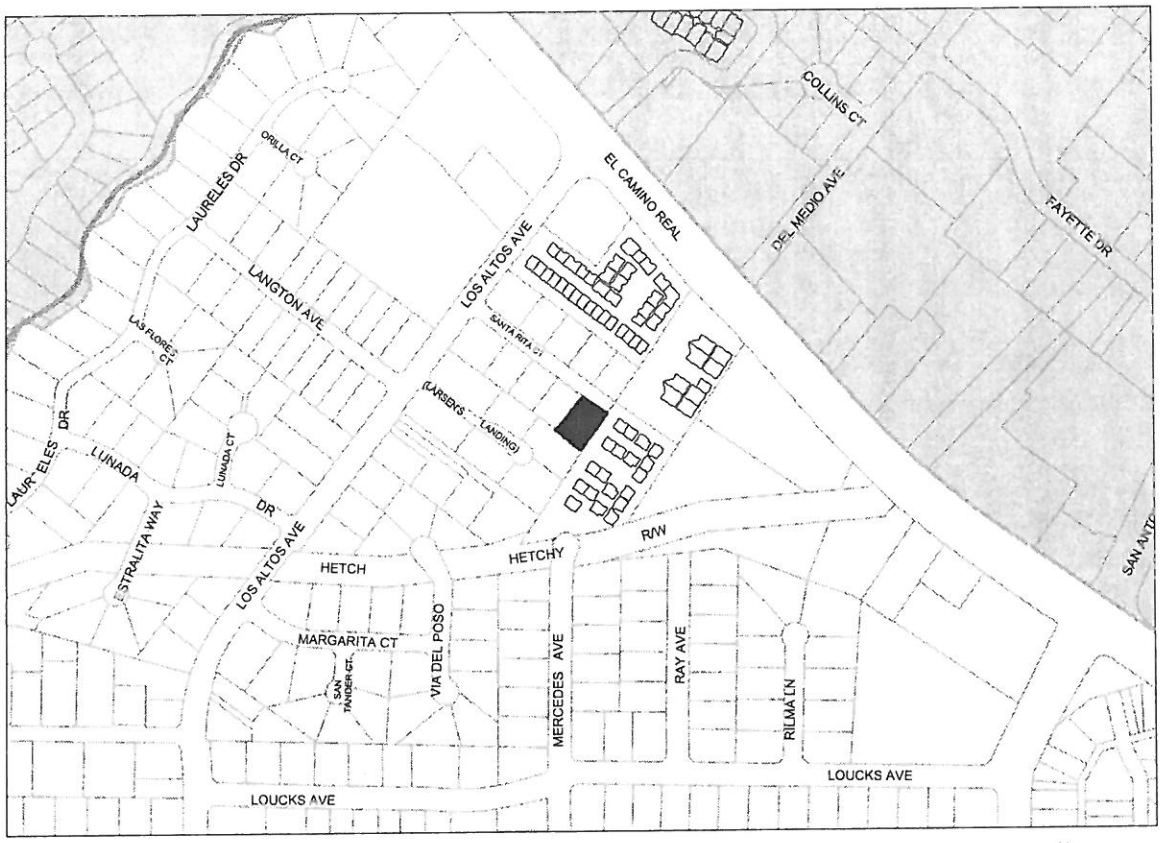
CITY OF LOS ALTOS

APPLICATION: 14-SC-17
APPLICANT: W. Hui and S. Chang
SITE ADDRESS: 178 Santa Rita Court

N

Not to Scale

VICINITY MAP



N

SCALE 1 : 6,000

500 0 500 1,000 1,500

FEET

CITY OF LOS ALTOS

APPLICATION: 14-SC-17
APPLICANT: W. Hui and S. Chang
SITE ADDRESS: 178 Santa Rita Court

ATTACHMENT D

Ref: 178 Santa Rita Ct, Los Altos, CA 94022

To Los Altos City Planning commission:

This is a petition against the 2-story monster design of 178 Santa Rita Ct, Los Altos, CA 94022.

Santa Rita Ct, Los Altos is a neighborhood with 100% single-story, ranch style low roof houses. The new 2-story monster design proposal of 178 Santa Rita Ct is not compatible with this neighborhood.

We wish the commission would not approve this 2-story monster design that will completely destroy the character of this neighborhood.

Sincerely,

Win Wang	186 Santa Rita Ct.	6/20/14
Lynn Wang	186 Santa Rita Ct	6/20/14
Wendy Yi	197 Santa Rita Ct	7/2/14
Kenneth Ma	197 Santa Rita Ct	
David A. Fell	196 Santa Rita Ct	7/2/14
Yelena Stegantseva	204 Santa Rita Ct.	7/8/14
Sergey Finkelstein	204 Santa Rita Ct	7/9/14
Li	1143 Los Altos Ave.	CA 7/9/2014
James	1143 Los Altos Av.	CA 7/9/2014
Giuseppe Cassaro	211 Santa Rita ct Los altos	7/13/14
	1155 LOS ALTOS AVE.	7/14/14

Zach Dahl

From: Wendy Yu <wendyyu@gmail.com>
Sent: Wednesday, July 16, 2014 2:52 AM
To: Zach Dahl; David Kornfield
Subject: Planning review - 178 Santa Rita Ct
Attachments: SantaRitaCt Neighborhood Compatibility.docx

Dear Zach and Dave,

I am Wendy Yu, property owner of 197 Santa Rita Ct, Los Altos CA 94022.

Thank you for patiently explaining to me the architecture diagrams and the planning process last week – it was extremely helpful and I really appreciate it.

Today I am writing to express my concerns regarding the new design application for the property at 178 Santa Rita Ct, Los Altos CA 94022. First of all, we are very happy to welcome Willy and Sandy to Santa Rita Ct – a quiet cul-de-sac street composed of 10 single family homes. We find Willy and Sandy friendly and thoughtful, and they never hesitate to offer help to their neighbors.
I also think very highly of the new residential design Willy and Sandy have submitted – I am very appreciative of their plans to preserve the existing tree on their front yard, moving the house back from the existing house line, and being very thoughtful with various privacy concerns. While I welcome new development and beautiful designs, I have concerns particularly on the new two-story design's compatibility with our simple, serene neighborhood characteristics.

For the purpose of comparison, I am including a neighborhood compatibility document (attached), which is composed of photographs and data retrieved from public records illustrating the consistent neighborhood characteristics. Since Willy & Sandy's property is visually perceived as part of Santa Rita Ct, and contributes to the visual characters of the street, we are including all properties on Santa Rita Ct for the purpose of this comparison, plus any additional properties as defined by the City of Los Altos Planning Division (see City of Los Altos Planning Division Neighborhood Compatibility Worksheet page 2), below:

> "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)."

As you can see in the attached neighborhood comparison document, Santa Rita Ct is a small street composing of ten simple-design single-story homes that are very consistent in look-and-feel as well as size. The document also shows that in the last decade, 40% of the properties on the street have undergone major makeover (including a one single-story rebuilt project that had just been submitted to City of Los Altos recently), and until now, all homeowners have always been very conscious of neighborhood compatibility and as a result we have a very consistent neighborhood.

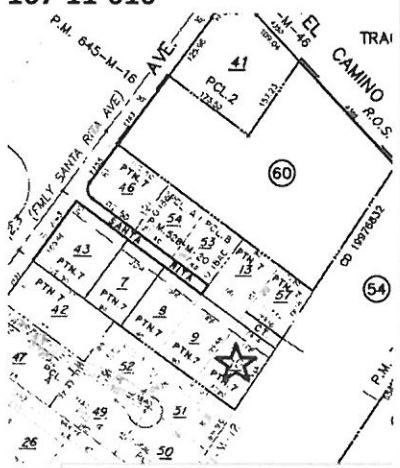
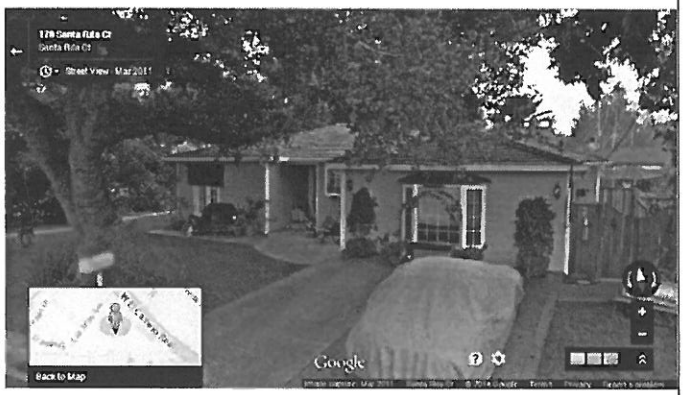
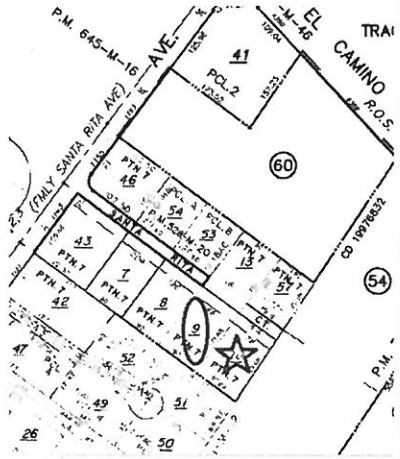
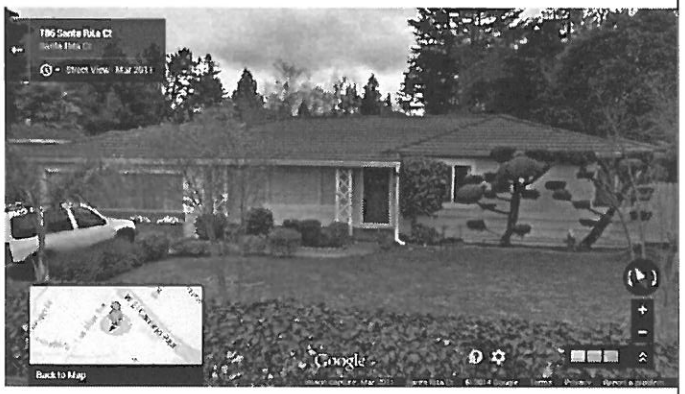
I hope the planning commissioners would consider recommending a simple, single-story design at 178 Santa Rita Ct, so to maintain the existing characteristics of our neighborhood.

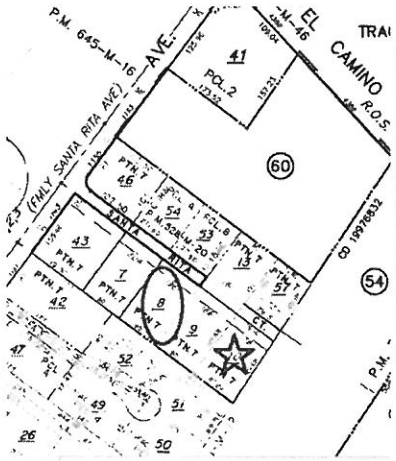
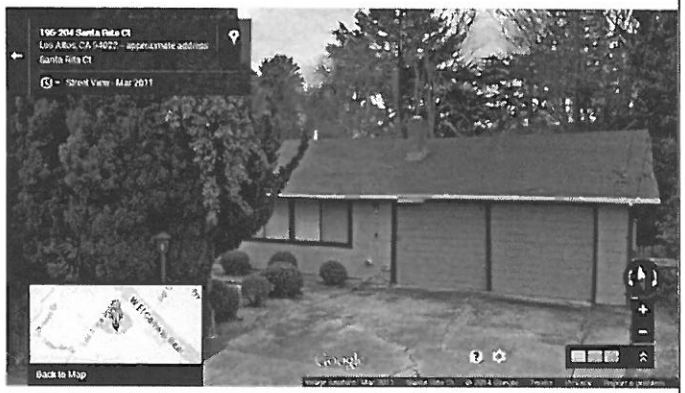
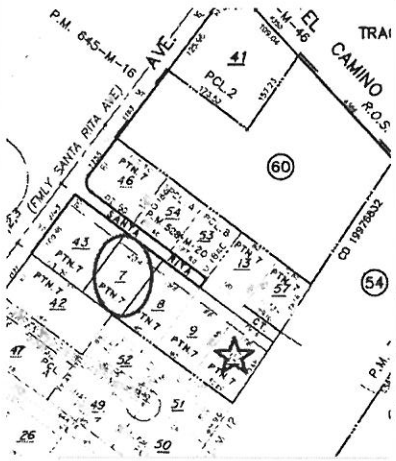
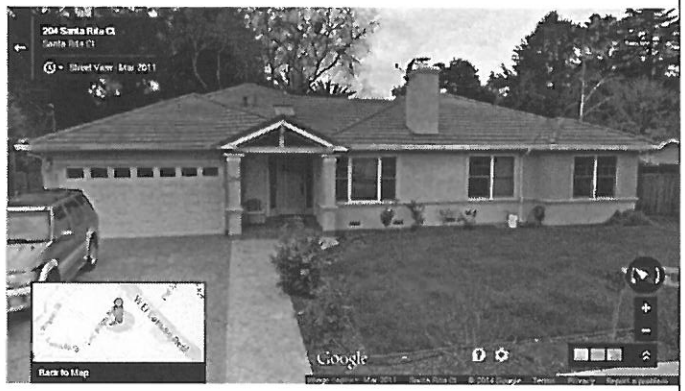
Thank you very much for your help.

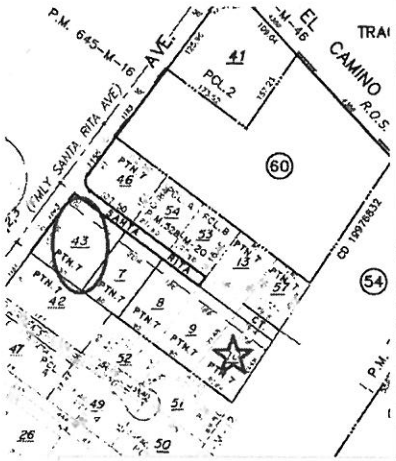
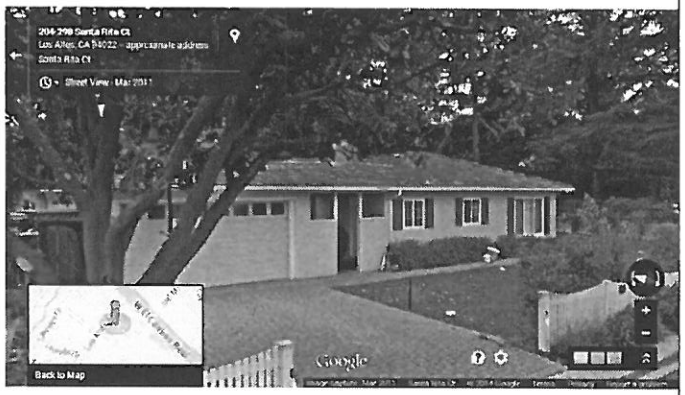
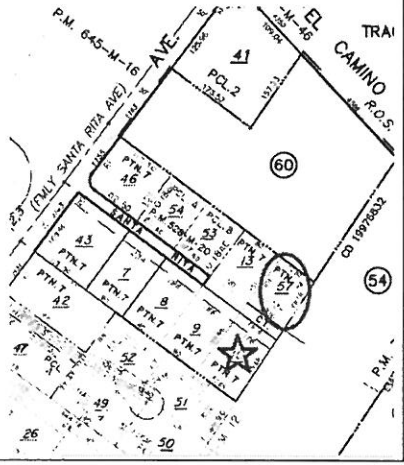
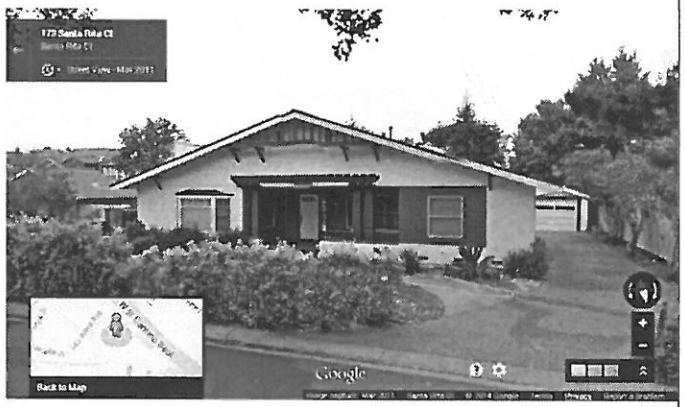
Sincerely,

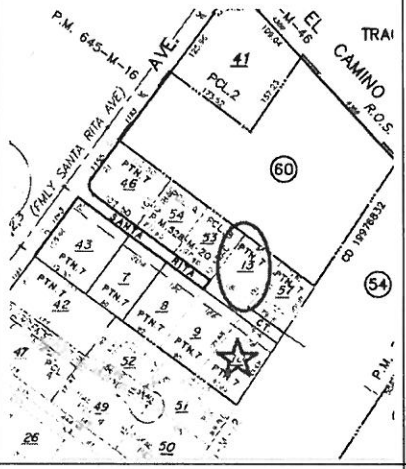
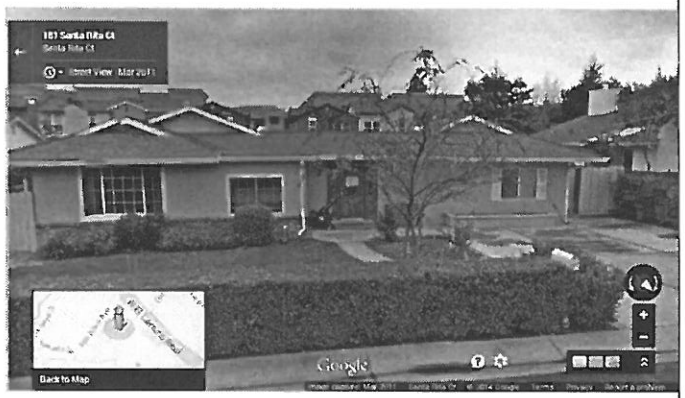
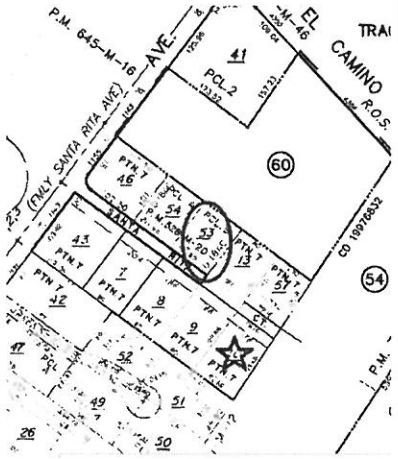
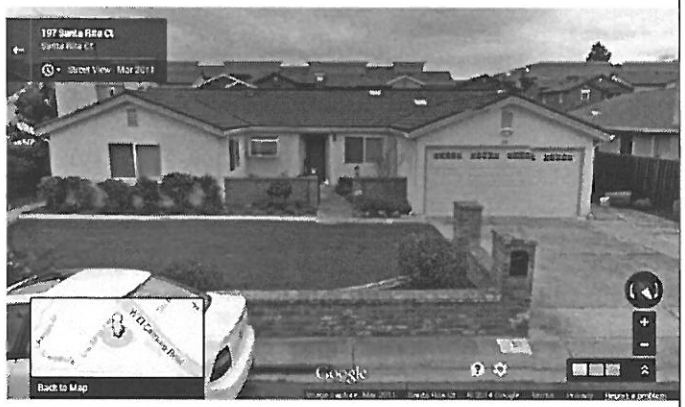
Wendy Yu

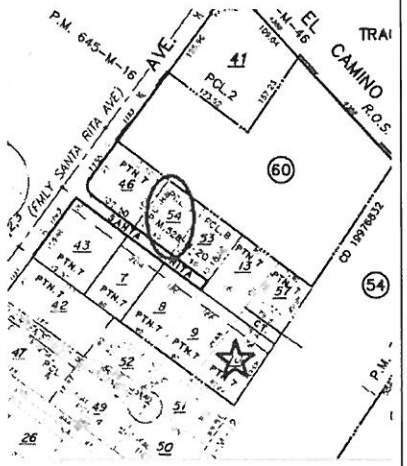
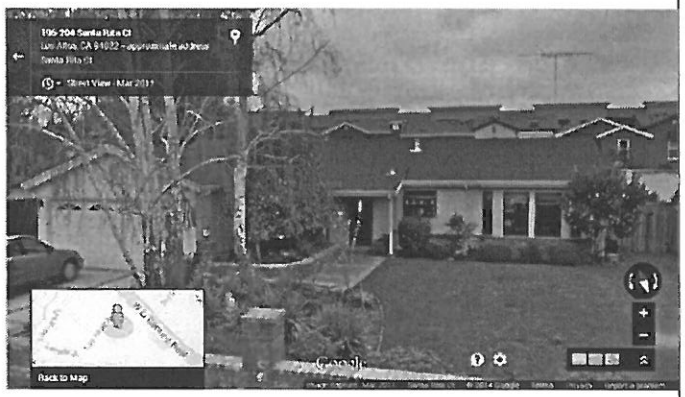
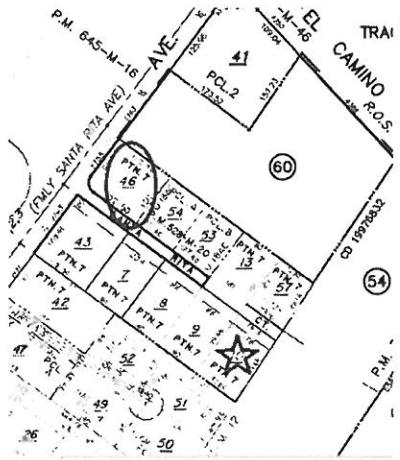
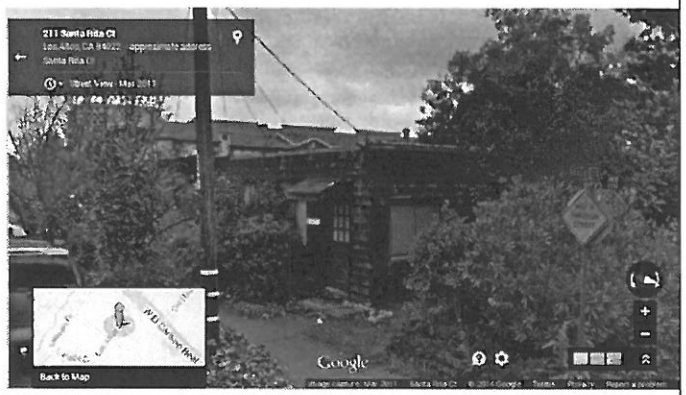
Santa Rita Ct - Neighborhood Compatibility Worksheet

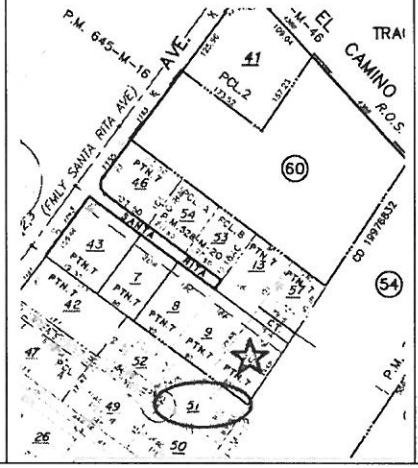
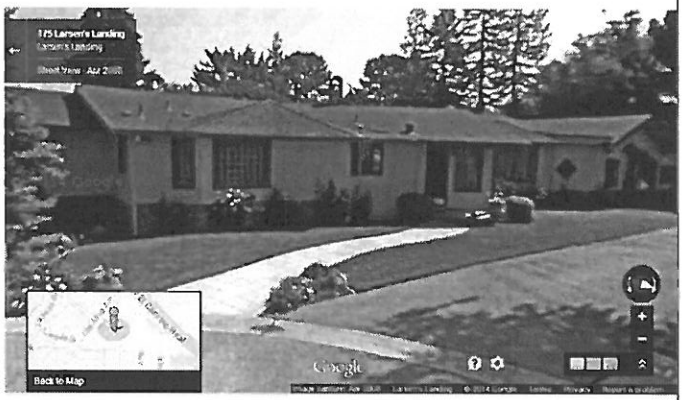
Address	Parcel	Year Built / Rebuilt or Extended	Square Footage	# Story	Picture
178 Santa Rita Ct	**167-11-010** 	**1949 (65 yrs)** **Rebuilt: 2014 (current design review)**	**1,850 sf**	**One story**	
186 Santa Rita Ct	167-11-009 	1948 (64 yrs)	1,924 sf	One story	

Address	Parcel	Year Built / Rebuilt or Extended	Square Footage	Year Rebuilt / Extended	Picture
196 Santa Rita Ct	167-11-008 	1948 (64 yrs)	1,035 sf	One story	
204 Santa Rita Ct	167-11-007 	1952 (62 yrs) **Rebuilt / Extended:** 2006 (8 yrs)	2,463 sf	One story	

Address	Parcel	Year Built / Rebuilt or Extended	Square Footage	Year Rebuilt / Extended	Picture
1143 Los Altos Ave	167-11-043 	1952 (62 yrs) **Rebuilt / extended:** 2007 (7 yrs)	2,106 sf	One story	
173 Santa Rita Ct	167-11-057 	1995 (19 yrs)	2,234 sf	One story	

Address	Parcel	Year Built / Rebuilt or Extended	Square Footage	Year Rebuilt / Extended	Picture
181 Santa Rita Ct	167-11-013 	1953 (61 yrs) **Rebuilt / extended:** 2003 (11 yrs)	2,400 sf	One story	
197 Santa Rita Ct	167-11-053 	1984 (30 yrs)	1,976 sf	One story	

Address	Parcel	Year Built	Square Footage	Year Rebuilt / Extended	Picture
211 Santa Rita Ct	167-11-054 	1984 (30 yrs)	1,737 sf	One story	
1155 Los Altos Ave	167-11-046 	1947 (63 yrs) **Rebuilt:** 2014 (single story development submitted to city of Los Altos)	1,757 sf	One story	

Address	Parcel	Year Built	Square Footage	Year Rebuilt / Extended	Picture
175 Larsen's Landing	167-11-051 	1984 (30 yrs)	2,300 sf	One story	

Zach Dahl

From: Ravi Dronamraju <ravi@dronamraju.com>
Sent: Thursday, June 26, 2014 12:27 AM
To: Zach Dahl
Subject: 178 Santa Rita Ct

Hi Zachary,

I am Ravi Dronamraju, owner of 175 Larsen's Landing - property right behind 178 Santa Rita Ct.
Thank you very much for patiently explaining the process and options to me in detail today. You were amazingly helpful with your knowledge, communication style and approach.

I met Mr. Hui and Mrs. Chang when they moved into the neighborhood last fall. They have been very nice neighbors - quiet, yet friendly and approachable. In fact, they reached out to me before the notice from the city regarding their proposed changes.

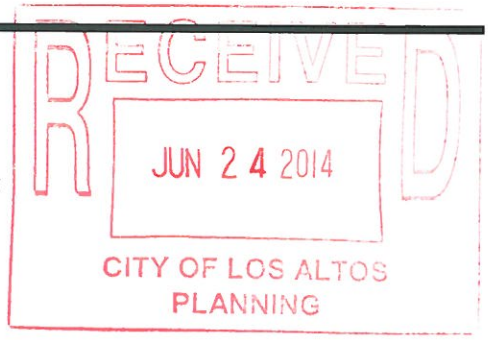
While i fully support their desires to build a great home for their family and have no problems with them adding a two story home, I do want to bring up some concerns i have. We both share about 90 feet of fence in the back. There is 1 foot trellis on top of this fence as well. At this time, there are only small fruit trees on my side of the fence. While this is adequate to keep both our privacy, the proposed additions will drastically change that.

However, in the proposed plan, they are adding a second story with two large windows directly looking into my property. The way the line of sight works, anyone sitting at either of those windows will have complete view, not only into our backyard, but also, kitchen, living room, family room, office room and all the bedrooms. There won't be a single room where we would have privacy. there is a current proposal to add 3 trees, which I do not think would be sufficient. It would be great if changes can be made to the floor plan of 2nd story so that our privacy is protected in our home.
Specifically, it would be great if the location of master bedroom can be changed and window in the second bedroom be pointed towards condo complex.

thanks again for your thoughtful and insightful help this afternoon.

regards
-ravi
--
Ravi Dronamraju
Tel: (408)-505-3341

Zach Dahl



From: Wu Wang <wuwang@yahoo.com>
Sent: Monday, June 23, 2014 10:52 PM
To: Zach Dahl
Subject: design review feedback of 178 Santa Rita Court

Dear Design Review Commission,

We have lived at 186 Santa Rita Ct, right side of this new house, for 18 years. Over the years, there have been a few remodeling and new developments that were consistent with the ranch style low roof line feel and that were considerate of the impact to neighbors. However, the design of this big house will have significant impact to our living condition.

Here are the key concerns:

1. More bulk impact to neighbors, instead of less impact to neighbors:
The bulk of the new house design is set close to the right side with minimum 10' required setback close to our home, instead of on the left, which is designed to have 17.5" ~ 20" setback. The left side faces mature trees and a long driveway, which has the least impact to any neighbors.
-> Can the design change to have 10' setback on the left side and more setback on the right side?

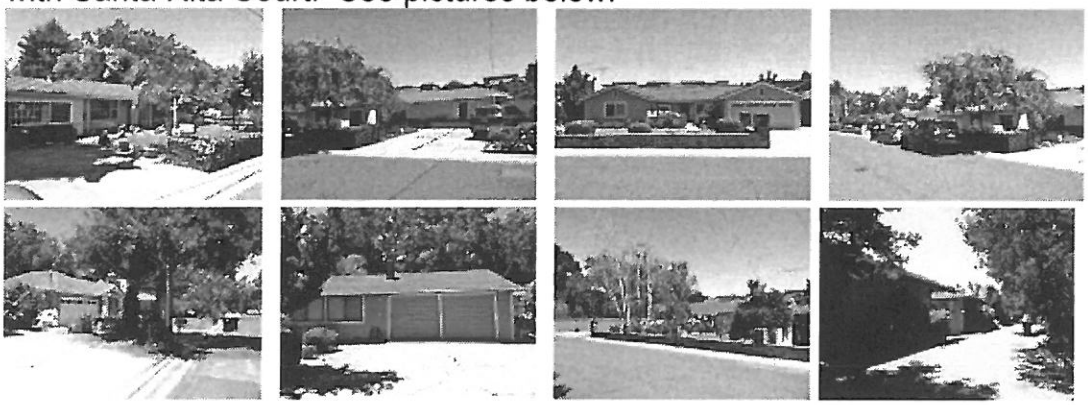
2. Lost of privacy:
This is caused by the right side second story windows for the master bedroom and master bathroom: two 2' x 2' windows with window-sill only 4.5' from the floor; a 2.5' x 2.5' window and a 5'w x 2.5'h that are both only 3.5' from the floor. All these can easily look into our bedroom, living room, and kitchen besides our yard. The psychological impact is so great that we will never know when other people can easily look at us from next door.
-> Can the design change to have these windows with window-sill 6' from the floor or consider having skylights?

3. Lost of 5 hours of morning sunlight:
The bulky right side of the second story blocks our southeast morning sunlight. Currently the southeast sunlight shines into our windows from sunrise to noon. We will lose 5 hours of morning sunlight in the winter with this bulky design.
-> Can the second story move the bulk from the right to the left side, which has mature trees and a long driveway, or to the middle of the house, which is quite empty according to this design?

4. Noise from A/C units:
The A/C units are designed to be on the right side, which is right next to us.
-> Can the A/C units be placed on the left side, which has no impact to any neighbors because it's next to the long driveway of the next door condos?

5. Bulky 2-story not compatible with the neighborhood:

Santa Rita Court has all single story low roof line ranch style houses. Even the condos at the end of the street belonging to Mercedes Ave have only single story units facing the driveway that connects with Santa Rita Court. See pictures below:



Sincerely,

Wu Wang
Lynn Wang
186 Santa Rita Court, Los Altos

ASSOCIATES
architects

October 23, 2014

City of Los Altos Community Development Department
Design Review Commission
One North San Antonio Rd.
Los Altos, CA 94022

RE: Hui-Chang Residence, 178 Santa Rita Court

Dear Commissioners & Planning Staff:

Based on comments, voiced at the 11/15/14 DRC meeting, the following changes were made to the plans in order to address the commissioner's and neighbors' concerns of the building's proposed mass & bulk and privacy issues from a couple second floor windows:

1. The two-story element located on the left (East) elevation was removed, by changing the floor plan layout of the upper floor, thus eliminating any unbroken two-story walls and reducing the building mass.

2. The item #1 change, noted above, gave us room under the daylight plane to allow us to move the house 3 feet to the left (East), closer to the alley and the apartments, and 3 feet further away from the side yard neighbor on the right to help mitigate their privacy issues.

3. With more room under the daylight plane, the roof over the Master Bath was revised so that the sill height of the side windows at the tub and toilet room could be raised to provide increased privacy from these windows

4. The gable roof over the garage was changed to a hip in order to lessen the massing of the front garage elevation. We also changed the rear facing Covered Terrace, Master Bedroom and Bedroom #3 gable roofs to hip roofs to help lessen any perceived mass or bulk from the side and rear yard neighbors.

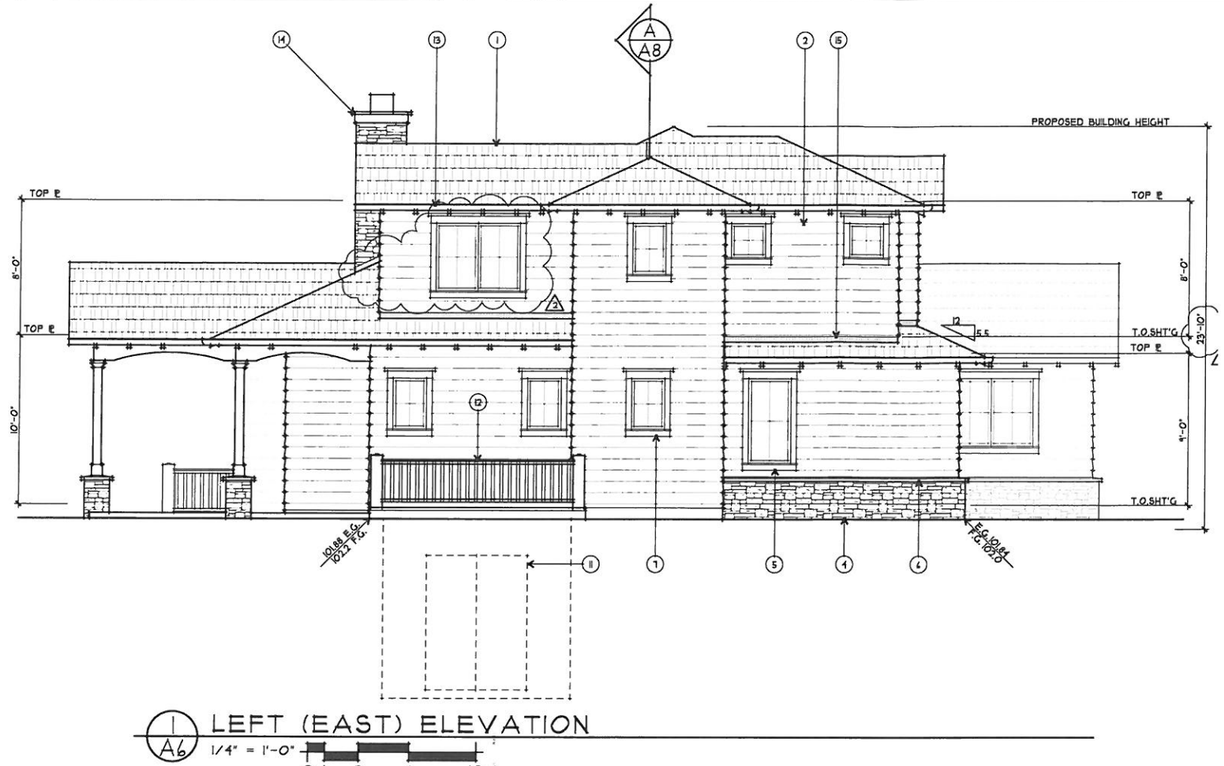
5. Although not directly related to the architecture of this house, it should be strongly noted that the two large mature Oak trees in the front yard are an important factor in the design and placement of this house on the site and that they will provide mature screening of the front elevation for any new home built on this property.

Respectfully submitted,

Daryl V. Harris, AIA
Lic. #C25631

22867 Sunset Ridge Drive Auburn, CA 95602 (530) 268-3055 rhassoc@sbcglobal.net

ATTACHMENT D



1 / A6 LEFT (EAST) ELEVATION

1/4" = 1'-0"

0 1 3 4 10

2 / A6 FRONT (NORTH) ELEVATION

1/4" = 1'-0"

0 1 3 4 10

EXTERI		
LOCATION	KEYNOTE	
ROOF	1	ARCHITECTURAL COMPOSITION SHINGLES
WALLS	2	HORIZONTAL WOOD SIDING
	3	WOOD SHINGLES
	4	STONE VENEER
TRIM	5	WOOD TRIM
	6	PRECAST CONCRETE SLOPED TOP
WINDOWS	7	ALUMINUM CLAD WOOD WINDOWS
DOORS	8	WOOD ENTRY DOOR W/ GLASS & SIDELITES
	9	CARRAIGE-STYLE, OVERHEAD SECTIONAL GARAGE DOOR W/ LITES
	10	WOOD FRENCH DOOR(S)
	11	WOOD SLIDING DOOR(S)
RAILINGS	12	WOOD
GUTTERS & DOWNSPOUTS	13	G.I. HALF-ROUND GUTTER W/ ROUND DOWNSPOUTS
CHIMNEY	14	STONE VENEER W/ WOOD TRIM
FLASHING	15	G.I. FLASHING - PAINT
SKYLIGHTS	16	CURB MOUNTED OR SELF-FLASHING

ASSOCIATES ARCHITECTS
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530-268-3055
RONALD H. HARRIS
DARYL V. HARRIS A.I.A.
rhearchitects.com
rhassoc@sbcglobal.net

LICENSED ARCHITECT DARYL V. HARRIS No. C 25431 Exp. 9-15 STATE OF CALIFORNIA

A PROPOSED RESIDENCE FOR: HUANG

LOS ALTOS, CALIFORNIA

178 SANTA RITA COURT

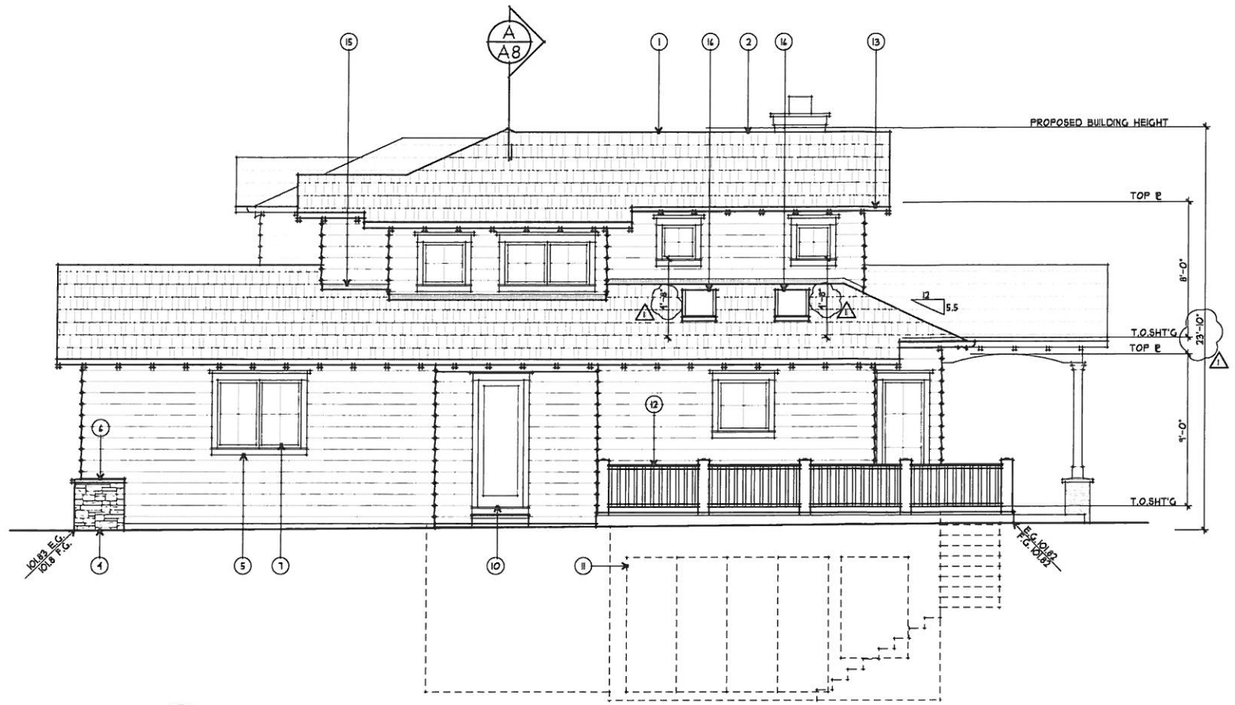
drawings
EXTERIOR ELEVATIONS

revisions
1 6/20/14 PLANNING
2 6/26/14 PLANNING

project number
2212

date
MAY 2014

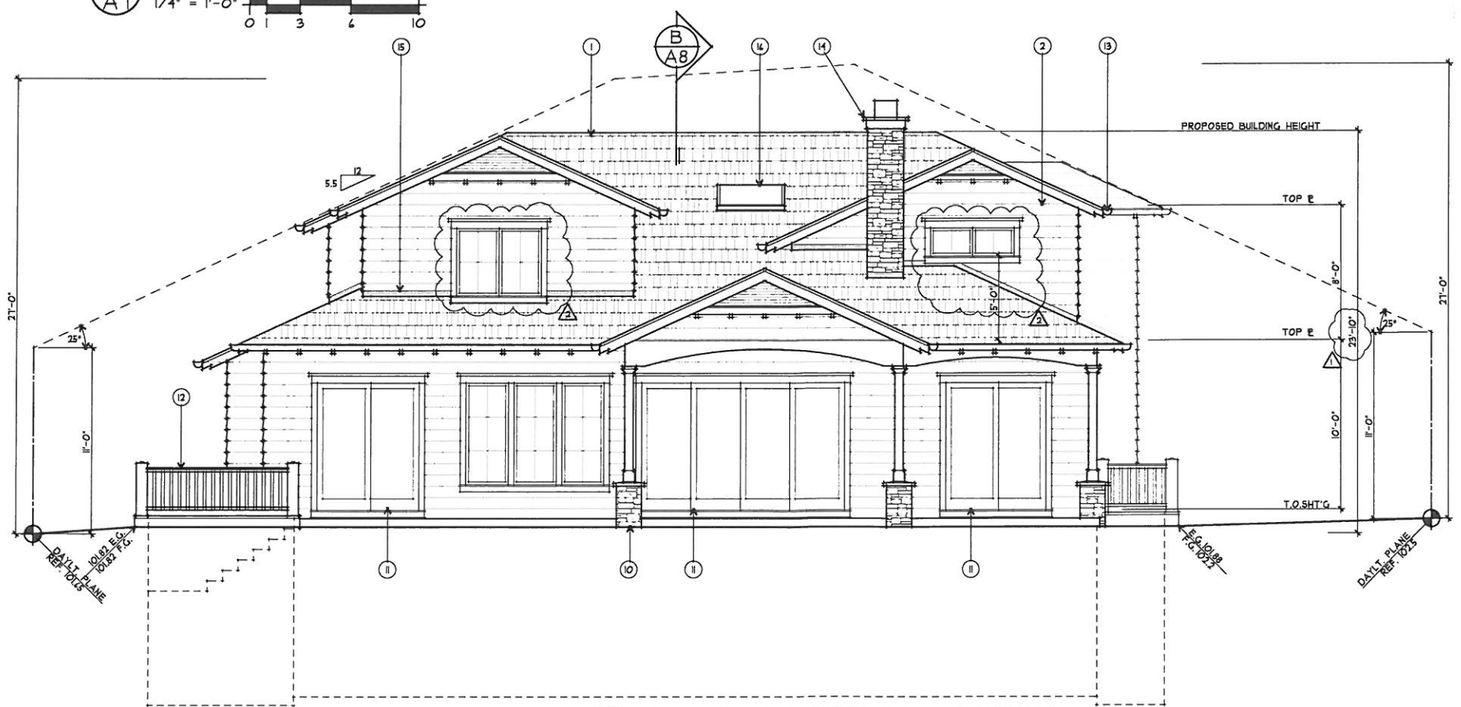
sheet number
A6



1 A7 RIGHT (WEST) ELEVATION

1/4" = 1'-0"

0 1 3 4 10



2 A7 REAR (SOUTH) ELEVATION

1/4" = 1'-0"

0 1 3 4 10

EXTERIOR FINISH SCHEDULE		
LOCATION	KEYNOTE	MATERIAL/COLOR
ROOF	1	ARCHITECTURAL COMPOSITION SHINGLES
WALLS	2	HORIZONTAL WOOD SIDING
	3	WOOD SHINGLES
	4	STONE VENEER
TRIM	5	WOOD TRIM
	6	PRECAST CONCRETE SLOPED TOP
WINDOWS	7	ALUMINUM CLAD WOOD WINDOWS
DOORS	8	WOOD ENTRY DOOR W/ GLASS & SIDELITES
	9	CARRAIGE-STYLE, OVERHEAD SECTIONAL GARAGE DOOR W/ LITES
	10	WOOD FRENCH DOOR(S)
	11	WOOD SLIDING DOOR(S)
RAILINGS	12	WOOD
GUTTERS & DOWNSPOUTS	13	G.I. HALF-ROUND GUTTER W/ ROUND DOWNSPOUTS
CHIMNEY	14	STONE VENEER W/ WOOD TRIM
FLASHING	15	G.I. FLASHING - PAINT
SKYLIGHTS	16	CURB MOUNTED OR SELF-FLASHING

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LICENSED ARCHITECT DARYL V. HARRIS No. C 25431 Exp. 8-15 STATE OF CALIFORNIA

A PROPOSED RESIDENCE FOR: HUANG

178 SANTA RITA COURT LOS ALTOS, CALIFORNIA

drawings
EXTERIOR ELEVATIONS

revisions
1 4/20/14 PLANNING
2 4/24/14 PLANNING

project number
2212

date
MAY 2014

sheet number
A7

MINUTES OF A REGULAR MEETING OF THE DESIGN REVIEW COMMISSION OF THE CITY OF LOS ALTOS, HELD ON WEDNESDAY, NOVEMBER 5, 2014, BEGINNING AT 7:00 P.M. AT LOS ALTOS CITY HALL, ONE NORTH SAN ANTONIO ROAD, LOS ALTOS, CALIFORNIA

ESTABLISH QUORUM

PRESENT: Chair BLOCKHUS, Vice-Chair KIRIK, Commissioners WHEELER, MEADOWS and MOISON
STAFF: Planning Services Manager KORNFIELD, Senior Planner DAHL and Assistant Planners GALLEGOS and LIM

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 October 15, 2014.

MOTION by Commissioner MEADOWS, seconded by Commissioner MOISON, to approve the minutes of the October 15, 2014 regular meeting.
THE MOTION PASSED BY A 4/0/1 VOTE, WITH COMMISSIONER WHEELER ABSTAINED.

DISCUSSION

2. **14-SC-17 – W. Hui and S. Chang – 178 Santa Rita Court**
   Design review for a new, two-story house. The project includes 2,055 square feet on the first story and 1,138 square feet on the second story. *Project Planner: Dahl* ***THIS ITEM WAS CONTINUED FROM THE OCTOBER 16, 2014 DESIGN REVIEW COMMISSION MEETING***

Senior Planner DAHL presented the staff report, recommending continuance of design review application 14-SC-17 subject to the findings and recommend direction.

Project architect Daryl Harris presented the project, noting the revised design met the intent of the Commission's direction by reducing the mass of the second story and the garage, and increased the setback on the right side.

Four members of the public spoke. The neighbors to the right (186 Santa Rita Court), Wu and Lynn Wang, both raised concerns about privacy impacts from the second story windows and excessive bulk and mass from the second story. The neighbor to the rear (175 Larsons Landing) Ravi Dronamraju raised concerns about privacy impacts from the rear facing second story windows and requested that additional screening trees be planted. Neighbor Wendy Yu (197 Santa Rita Ct) raised

concerns about the project, noting that a single-story design would be more consistent with the neighborhood character. There was no other public comment.

A majority of commissioners expressed support for the project, noting that the revised design addressed the Commission's concerns and met the intent of their direction. The dissenting commissioner noted that although the changes addressed the direction, the bulk on the left side had not been significantly reduced and the second story could be set back further from the front.

MOTION by Commissioner MOISON, seconded by Commissioner WHEELER, to approve application 14-SC-17 per the October 15, 2014 staff report findings and conditions.
THE MOTION PASSED BY A 4/1 VOTE, WITH VICE-CHAIR KIRIK OPPOSED.

3. **14-SC-25 – R. Mowat Associates – 452 University Avenue**
Design Review application for alterations and improvements to a designated Historic Landmark property. The project includes demolition of an existing detached garage, construction of a new detached garage over 12 feet in height, alterations to the rear elevation of the main house, and a new second-story balcony. *Project Planner: Dahl* ***THIS ITEM WAS CONTINUED FROM THE OCTOBER 16, 2014 DESIGN REVIEW COMMISSION MEETING***

Senior Planner DAHL presented the staff report, noting that the project no longer included a variance and recommended approval of design review application 14-SC-25 subject to the findings and conditions.

Property owner Dave Hitz stated that he had worked with the neighbors to minimize any privacy impacts related to the new pool patio. Project architect Bob Boles spoke about the proposed balcony.

There were no other public comments.

The Commission discussed the project and expressed their general support for the revised design, stating that the new detached garage was an improvement to the site, and that the new balcony was consistent with the architecture and did not create any privacy issues.

MOTION by Commissioner MEADOWS, seconded by Commissioner WHEELER, to approve application 14-SC-25 per the staff report findings and conditions.
THE MOTION CARRIED UNANIMOUSLY.

4. **14-SC-33 – B. Nemati – 1590 Montebello Oaks Court**
Design review for a two-story addition to an existing one-story house. The project includes an addition of 10 square feet on the first story and 557 square feet on the second story. *Project Planner: Lim*

Assistant Planner LIM presented the staff report, recommending approval of design review application 14-SC-33 subject to the findings and conditions. She recommended removing condition No. 5 since the recent revision to the plan omitted the balcony.

Project designer Behrooz Nemati explained the project. There was no other public comment.

Submitted @ Los Altos City Council Meeting
February 10, 2015
DATE

The following is a Summary of Council Actions.
Minutes from the meeting will be posted once adopted by Council.
For more information, contact the City Clerk's Office at 650-947-2720.

TUESDAY, JANUARY 27, 2015

SUMMARY OF COUNCIL ACTIONS

7:00 P.M. - REGULAR CITY COUNCIL MEETING

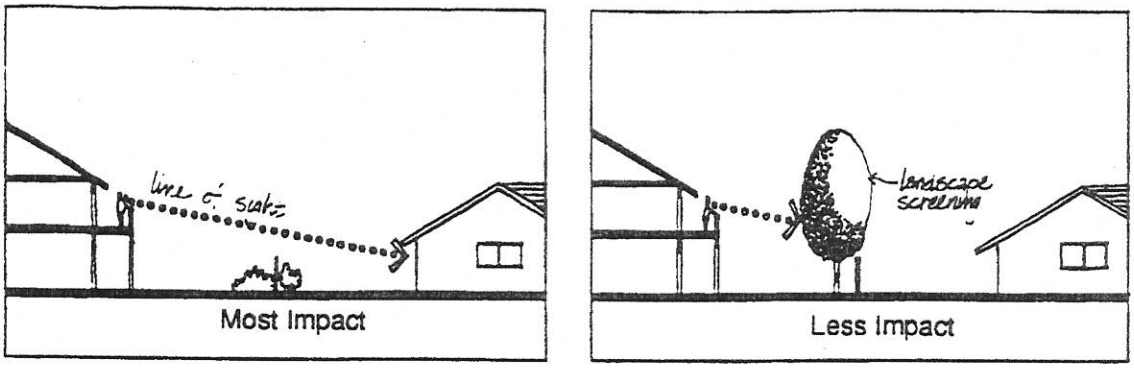
1. Council Minutes (J. Maginot)
   Recommendation to approve the minutes of the December 9, 2014 regular meeting
   APPROVED, AS AMENDED
2. Council Minutes (J. Maginot)
   Recommendation to approve the minutes of the January 13, 2015 regular meeting
   APPROVED
3. Annual Street Striping, Project TS-01003 (K. Small)
   Recommendation to:
   A. Adopt Resolution No. 2015-03, accepting completion of the Annual Street Striping, Project TS-01003
   ADOPTED
   B. Authorize the Interim Public Works Director to record a Notice of Completion as required by law
   AUTHORIZED
4. Sharp Business Solutions agreement (K. Juran-Karageorgiou)
   Recommendation to authorize the City Manager to execute Lease and Maintenance Agreements with Sharp Business Solutions for new copy machines
   AUTHORIZED
5. Appeal of a new two-story house at 178 Santa Rita Court (Z. Dahl)
   Recommendation to deny the appeal of design review application 14-SC-17
   DENIED AND ADDED A CONDITION THAT THE MASTER BATHROOM WINDOW SILL MOVED TO 4'8" AND THAT THE WINDOW BE OBSCURE GLASS IN A SINGLE-HUNG STYLE WHICH OPENS AT THE TOP AND THE BOTTOM FIXED
6. Medical facility parking requirements (J. Walgren)
   Recommendation to introduce and waive further reading of Ordinance No. 2015-406, amending the zoning ordinance medical office facility parking and conditional use permit requirements
   INTRODUCED AND WAIVED FURTHER READING, AS MODIFIED (SECOND READING AND ADOPTION TENTATIVELY SCHEDULED FOR FEBRUARY 10, 2015)

COUNCIL/STAFF REPORTS AND DIRECTIONS ON FUTURE AGENDA ITEMS

- **FUTURE AGENDA ITEM: FORMATION OF AN AD HOC COMMITTEE ON CITY-WIDE PARKING**

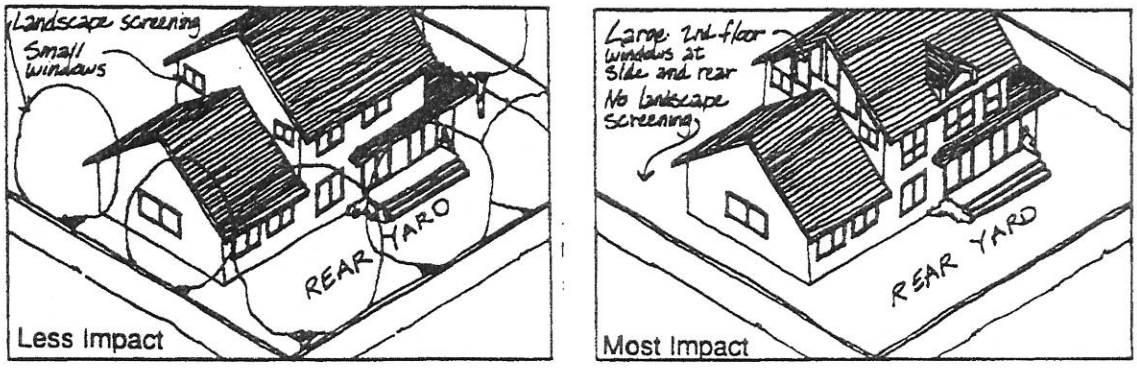
ADJOURNMENT 9:24 PM

• **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 neighbors' homes and yards is eliminated. Orient second story windows so that their egress (code required exit windows) is away from neighbors when privacy invasions may result.



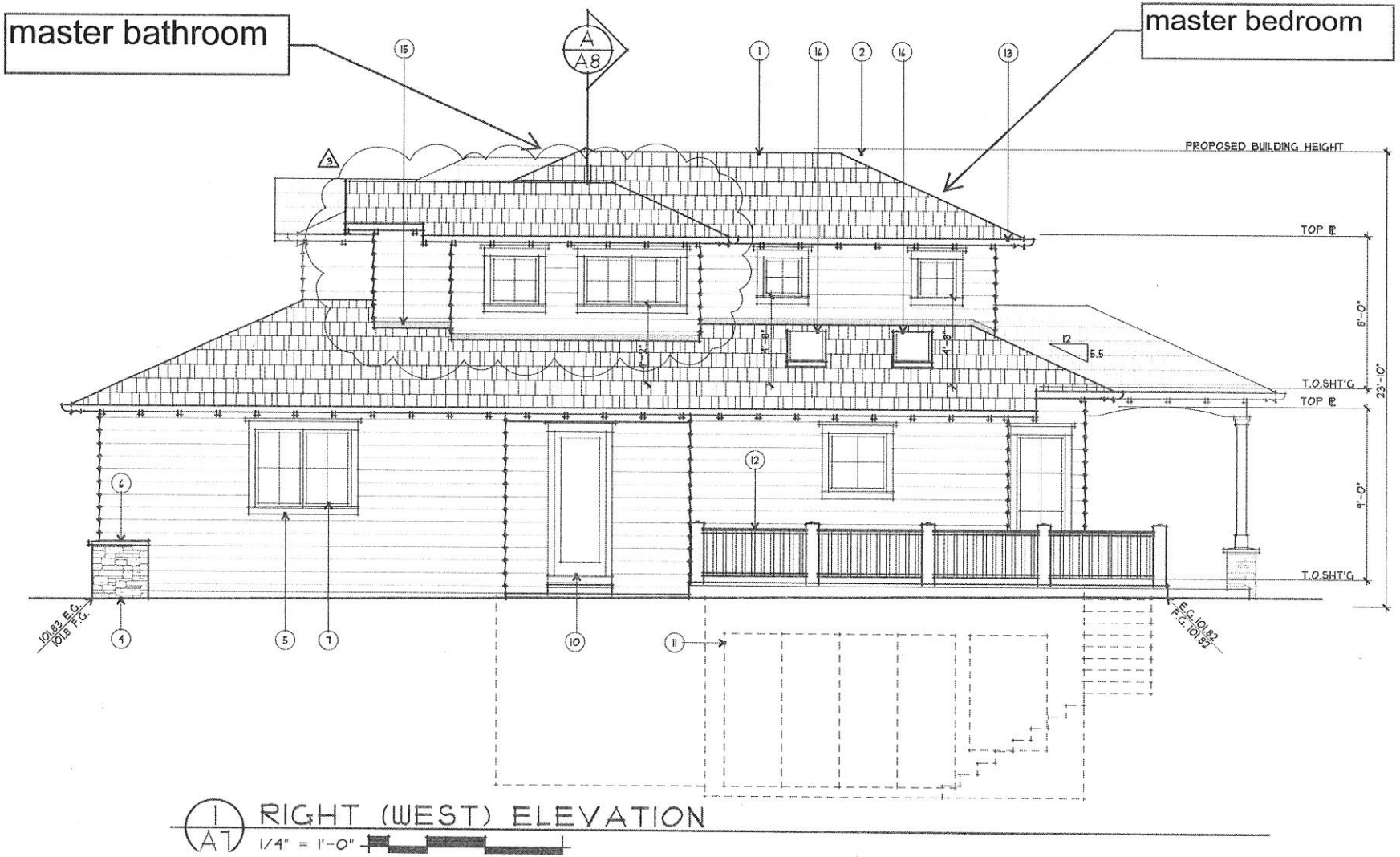
• **Second floor side yard windows should be no larger than UBC (Uniform Building Code) minimum sizes nor more than the number required for egress or light and ventilation requirements.** This mitigation may not be necessary when it can be determined that no privacy impacts will result.

• **Landscape screening will be required as mitigation when needed to protect a neighbor's privacy. (Refer to Section 5.5 for information regarding landscaping.)**



• **Consider the alternative of using skylights for light and air in order to reduce privacy invasion.**

• **Second floor decks oriented towards side or rear yards should use appropriate screening measures when privacy invasion would otherwise result.** They should be a size (generally four feet in depth) that limits the use of the deck to



1/A7 RIGHT (WEST) ELEVATION

1/4" = 1'-0"