



DATE: August 17, 2016

AGENDA ITEM # 2

TO: Design Review Commission
FROM: Sean K. Gallegos, Assistant Planner
SUBJECT: 16-SC-25 – 1480 Elnora Court

RECOMMENDATION:

Continue design review application 16-SC-25 per the recommended direction

PROJECT DESCRIPTION

This is a design review application for a two-story addition to a one-story house. The project includes an addition of 158 square feet on the first story and 609 square feet on the second story. The following table summarizes the project's technical details:

GENERAL PLAN DESIGNATION: Single-Family, Residential
ZONING: R1-10
PARCEL SIZE: 14,288 square feet
MATERIALS: Composition shingle roof, board and batten panel siding, wood clad aluminum windows and wood trim

	Existing	Proposed	Allowed/Required
LOT COVERAGE:	3,164 square feet	3,485 square feet	4,286 square feet
FLOOR AREA:			
First floor	2,903 square feet	3,061 square feet	
Second floor	N/A	609 square feet	
Total	2,903 square feet	3,670 square feet	4,179 square feet
SETBACKS:			
Front	31.2 feet	31.2 feet	25 feet
Rear	30.2 feet	25 feet	25 feet
Right side (1 st /2 nd)	12.1 feet/ N/A	12.1 feet/54.7 feet	10 feet/17.5 feet
Left side (1 st /2 nd)	8.9 feet/ N/A	8.9 feet/17.5 feet	10 feet/17.5 feet
HEIGHT:	15.7 feet	23 feet	27 feet

BACKGROUND

Neighborhood Context

The subject property is located in a Consistent Character Neighborhood as defined in the City's Residential Design Guidelines. The subject site is located at the end of Elnora Court, which is a short street off Newcastle Drive. The houses in this neighborhood are one-story houses with simple forms and rustic materials. The landscape along Elnora Court is varied with a variety of large mature trees, but no distinct street tree pattern.

Zoning Compliance

The house has an existing non-conforming first-story left side yard setback of eight feet, eleven inches, where the R1-10 district requires a minimum side yard setback of 10 feet. Since the project will be maintaining more than 50 percent of the existing house, the Zoning Code allows the non-conforming setback to be maintained.

DISCUSSION

Design Review

According to the Design Guidelines, in Consistent Character Neighborhoods, good neighbor design has design elements, materials, and scale found within the neighborhood and sizes that are not significantly larger than other homes in the neighborhood. The design should be on designs that "fit in" and lessen abrupt changes. Approval of an inconsistent design will require mitigating design measures to lessen the neighborhood impact.

The existing house uses a traditional ranch architectural style with hipped roof forms, low-scaled form and simple details. The first-story addition is located at the rear of the house and expands the existing master bedroom and master bathroom. The second-story addition includes two bedrooms, landing and a bathroom and is located along the left side of the house. Overall, the project does a good job of integrating forms and elements that are consistent with the existing design.

The project's forms, as compared to surrounding structures, is not in-keeping with the character of the neighborhood. The existing eave lines and the front porch emphasize the horizontal profile of the first story, and the second story addition is recessed into the first story hip roof forms. The rear portion of the second story along the left side includes chamfered corners and two half-hipped roof forms, which are overly complex and inconsistent with the design of the house. The project appears to be an inside-out design to enlarge bedroom No. 4, which requires a complex form to comply with the daylight plane and side yard setback requirements of the district.

In order to approve this design, the Design Review Commission must make the required design review findings (pg. 7) per Chapter 14.76 of the Zoning Code. Since the proposed addition includes an overly complex roof form with elements that are not compatible with the existing house, the project does not meet the following finding:

- 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.

Although the project has overall design integrity, the chamfered corners and half-hipped roof forms are not consistent with the design. Therefore, staff recommends the following direction to address the design concerns:

- Revise the footprint of bedroom No. 4 to remove the chamfered corners on the left side of the house; and
- Simplify the roof plan and eliminate the half-hipped roof elements.

Privacy

On the right (south) side elevation of the second story, there two small windows with four-foot, five-inch sill heights in bedroom No. 5 and bathroom No. 3. On the left (north) side elevation of the second story, there is one small window in bedroom No. 4 with a four-foot, five-inch sill height. Due to the window locations and sill heights, the side elevation windows do not create any unreasonable privacy impacts.

On the rear (west) elevation, there are four windows: two egress windows with two-foot, three-inch sill heights in bedrooms No. 4 and No. 5, and two small windows in bathroom No. 3 with four-foot, nine-inch sill heights. Due to the large setbacks of 33 to 68 feet from the new windows and the existing mature trees and vegetation along this property line, the project will maintain a reasonable degree of privacy.

Landscaping

There are 28 existing mature trees throughout the property. No trees are proposed for removal and all existing landscaping will be maintained. With the existing trees, front and exterior side yard landscaping and hardscape, the project meets the City's landscaping regulations and street tree guidelines. Since the project does not rebuild more than 2,500 square feet of landscape area, the City's Water Efficient Landscape Regulations do not apply.

ALTERNATIVES

As discussed above, staff is recommending that the project be continued to address design concerns. However, should the Commission vote to approve the project, the action should include positive design review findings and standard conditions of approval related to tree protection, storm water management and green building compliance.

ENVIRONMENTAL REVIEW

This project is categorically exempt from environmental review under Section 15301 of the California Environmental Quality Act because it involves the addition to an existing single-family house in a residential zone.

PUBLIC CONTACT

A public meeting notice was posted on the property and mailed to 11 nearby property owners on Elnora Court, Hollidale Court, Holt Avenue and Newcastle Drive.

Cc: Dan Winklebleck, Applicant and Designer
Doug and Claudia Quist, Owners

Attachments:

- A. Application
- B. Area, Vicinity and Public Notification Maps

FINDINGS

16-SC-25 – 1480 Elnora Court

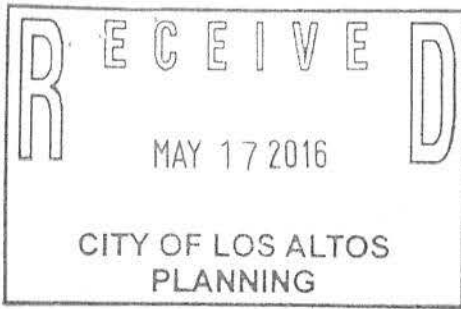
With regard to the second story addition to the existing one-story house, the Design Review Commission finds the following in accordance with Section 14.76.050 of the Municipal Code that:

- a. 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.

RECOMMENDED DIRECTION

16-SC-18 – 1480 Elnora Court

1. Revise the footprint of the bedroom No. 4 to remove the chamfered corners on the left side of the house; and
2. Simplify the roof plan and eliminate the half-hipped roof elements.



ATTACHMENT A

CITY OF LOS ALTOS GENERAL APPLICATION

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

Permit # 1107230

<input type="checkbox"/>	One-Story Design Review	<input type="checkbox"/>	Commercial/Multi-Family	<input type="checkbox"/>	Environmental Review
<input checked="" type="checkbox"/>	Two-Story Design Review	<input type="checkbox"/>	Sign Permit	<input type="checkbox"/>	Rezoning
<input type="checkbox"/>	Variance	<input type="checkbox"/>	Use Permit	<input type="checkbox"/>	R1-S Overlay
<input type="checkbox"/>	Lot Line Adjustment	<input type="checkbox"/>	Tenant Improvement	<input type="checkbox"/>	General Plan/Code Amendment
<input type="checkbox"/>	Tentative Map/Division of Land	<input type="checkbox"/>	Sidewalk Display Permit	<input type="checkbox"/>	Appeal
<input type="checkbox"/>	Historical Review	<input type="checkbox"/>	Preliminary Project Review	<input type="checkbox"/>	Other:

Project Address/Location: 1480 Elnora Court

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

Assessor Parcel Number(s): 318-12-011 Site Area: 14,288

New Sq. Ft.: 771 Altered/Rebuilt Sq. Ft.: 1046 Existing Sq. Ft. to Remain: 1857

Total Existing Sq. Ft.: 2458 Total Proposed Sq. Ft. (including basement): 3229

Is the site fully accessible for City Staff inspection? Yes

Applicant's Name: Dan Winklebleck

Telephone No.: (408) 370-3366 Email Address: Dan@OrchardHD.com

Mailing Address: 80 Gilman Avenue, Ste #29

City/State/Zip Code: Campbell, CA 95008

Property Owner's Name: Doug and Claudia Quist

Telephone No.: (650) 968-1887 Email Address: quistremodel@gmail.com

Mailing Address: 1480 Elnora Court

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

Architect/Designer's Name: Dan Winklebleck, Orchard Home Design

Telephone No.: (408) 370-3366 Email Address: Dan@OrchardHD.com

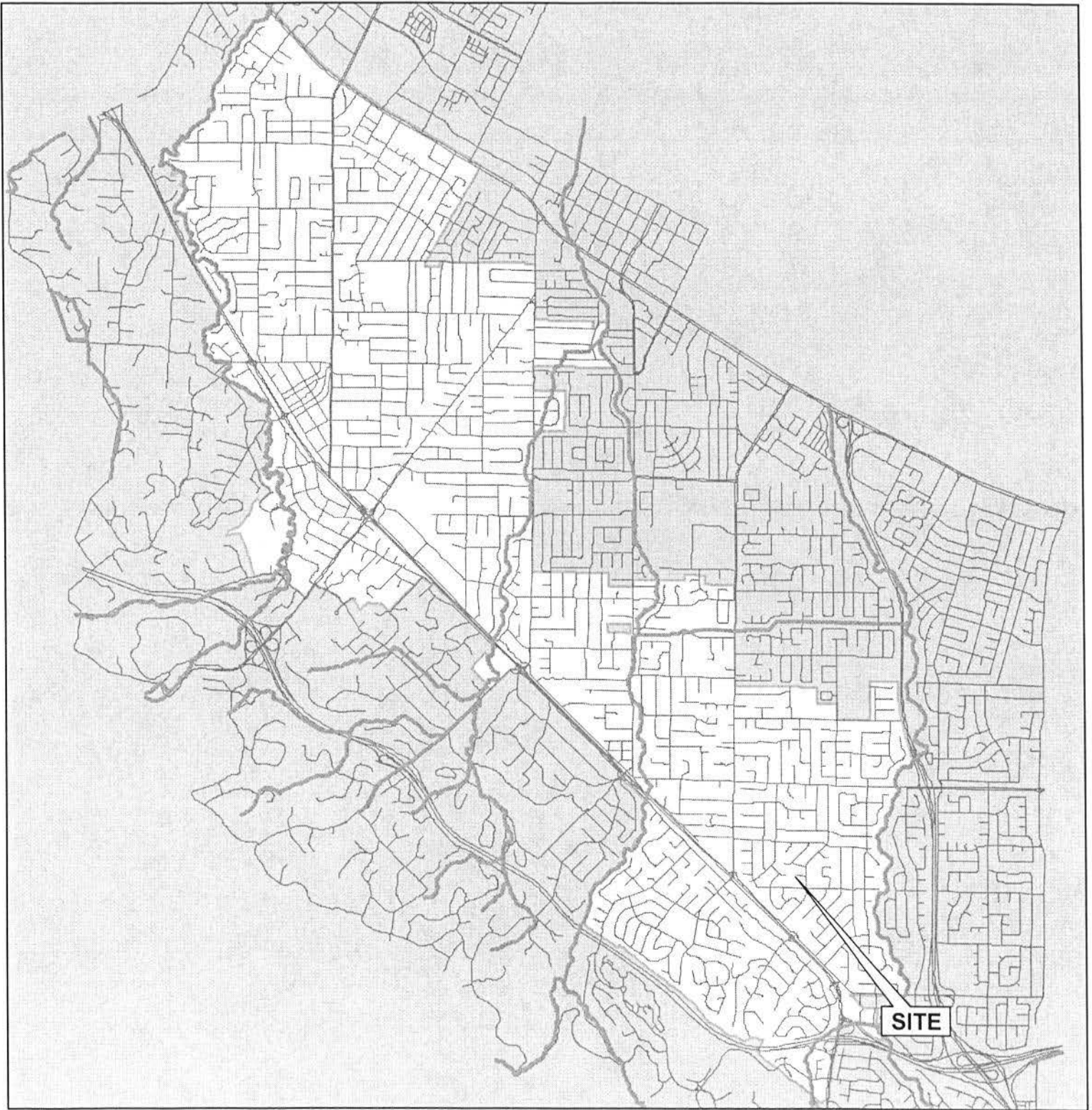
Mailing Address: 80 Gilman Avenue, Ste #29

City/State/Zip Code: Campbell, CA 95008

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

ATTACHMENT B

AREA MAP



CITY OF LOS ALTOS

APPLICATION: 16-SC-25
APPLICANT: D. Winklebleck/ D. and C. Quist
SITE ADDRESS: 1480 Elnora Court

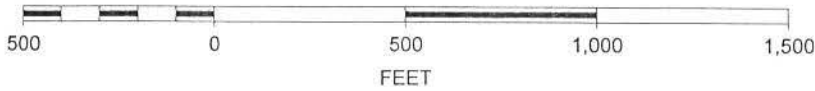


Not to Scale

VICINITY MAP



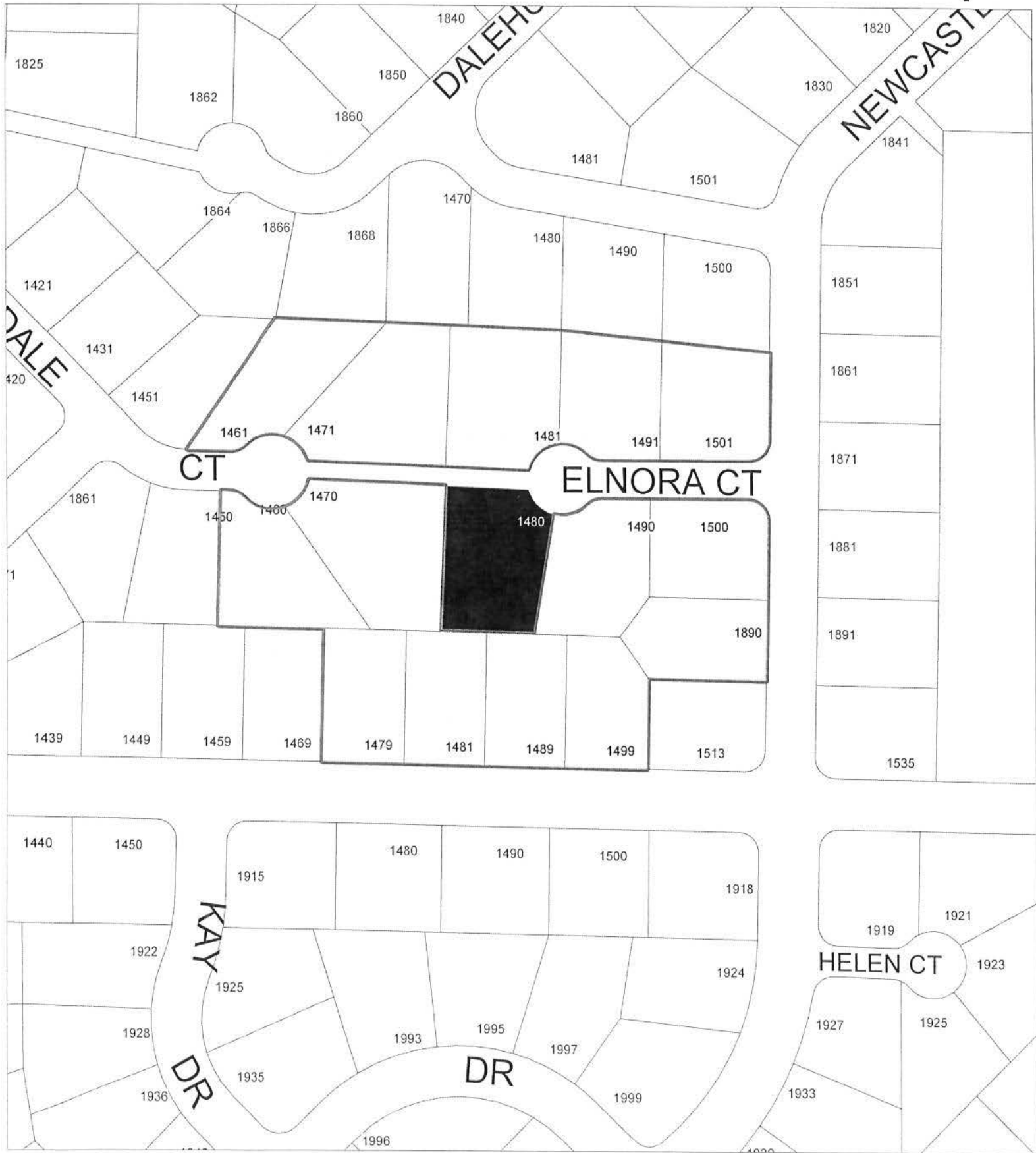
SCALE 1 : 6,000



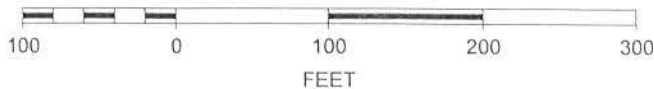
CITY OF LOS ALTOS

APPLICATION: 16-SC-25
APPLICANT: D. Winklebleck/ D. and C. Quist
SITE ADDRESS: 1480 Elnora Court

1480 Elnora Court Notification Map



SCALE 1 : 1,500



	Existing	Proposed	Allowed/Required
LOT COVERAGE: <i>Land area covered by all structures that are over 6 feet in height</i>	3169 square feet (22.9%)	3185 square feet (24.9%)	4286 square feet (30.9%)
FLOOR AREA: <i>Measured to the outside surfaces of exterior walls</i>	1st Flr: 2902 sq ft 2nd Flr: 0 sq ft Total: 2902 sq ft (22.9%)	1st Flr: 3061 sq ft 2nd Flr: 625 sq ft Total: 3686 sq ft (29.9%)	4179 square feet (30.9%)
SETBACKS:			
Front	31.2 feet	31.2 feet	25 feet
Rear	30.2 feet	25.8 feet	25.8 feet
Right side (1 st /2 nd)	12.1 feet / 2 feet	12.1 feet / 2 feet	10 feet / 11 feet
Left side (1 st /2 nd)	8.11 feet / 2 feet	8.11 feet / 12.6 feet	10 feet / 11 feet
HEIGHT:	15.8 feet	23.8 feet	27.2 feet

SQUARE FOOTAGE BREAKDOWN

	Existing	Change in	Total Proposed
HABITABLE LIVING AREA: <i>Includes habitable basement areas</i>	2902 square feet	767 square feet	3669 square feet
NON-HABITABLE AREA: <i>Does not include covered porches or open structures</i>	437 square feet	0 square feet	437 square feet

LOT CALCULATIONS

NET LOT AREA:	14,288 square feet
FRONT YARD HARDSCAPE AREA: <i>Hardscape area in the front yard setback shall not exceed 50%</i>	709 square feet (32%)
LANDSCAPING BREAKDOWN:	Total hardscape area (existing and proposed): 3511 sq ft Existing softscape (undisturbed) area: 10,777 sq ft New softscape (new or replaced landscaping) area: 0 sq ft <i>Sum of all three should equal the site's net lot area</i>



VICINITY MAP N.T.S.

SHEET INDEX

SHEET #	DRAWING TITLE
1	SITE PLAN VICINITY MAP PROJECT SUMMARY TABLE TABLE OF CONTENTS/ SHEET INDEX
2	NEIGHBORHOOD CONTEXT MAP
3	EXISTING FLOOR PLAN/ DEMOLITION PLAN
4	PROPOSED FIRST FLOOR PLAN PROPOSED SECOND FLOOR PLAN
5	1st FLOOR ROOF PLAN 2nd FLOOR ROOF PLAN
6	EXISTING EXTERIOR ELEVATIONS
7	PROPOSED EXTERIOR ELEVATIONS
8	CONSTRUCTION SECTIONS
9	CONSTRUCTION SECTIONS
10	DAYLIGHT PLANE DIAGRAM

SCOPE OF WORK

SECOND STORY ADDITION, FIRST FLOOR MASTER SUITE ADDITION AND KITCHEN & PARLOR REMODEL TO SINGLE STORY, SINGLE FAMILY RESIDENCE.

ALL NEW WINDOWS TO BE "MILGARD" DUAL GLAZED UNITS WITH VINYL FRAME OR EQUAL. ALL NEW WEST FACING WINDOWS SHALL BE LOW 'E'.

ALL NEW TUBE SKYLIGHTS SHALL BE "TLR" MODEL "SUN TUNNEL" UNITS AS MANUFAC. BY "VELUX" (OR EQUAL), I.A.M.P.O. #ER-0019.

ALL NEW EXTERIOR TRIM AND FINISH TO MATCH EXISTING.

WALL LEGEND

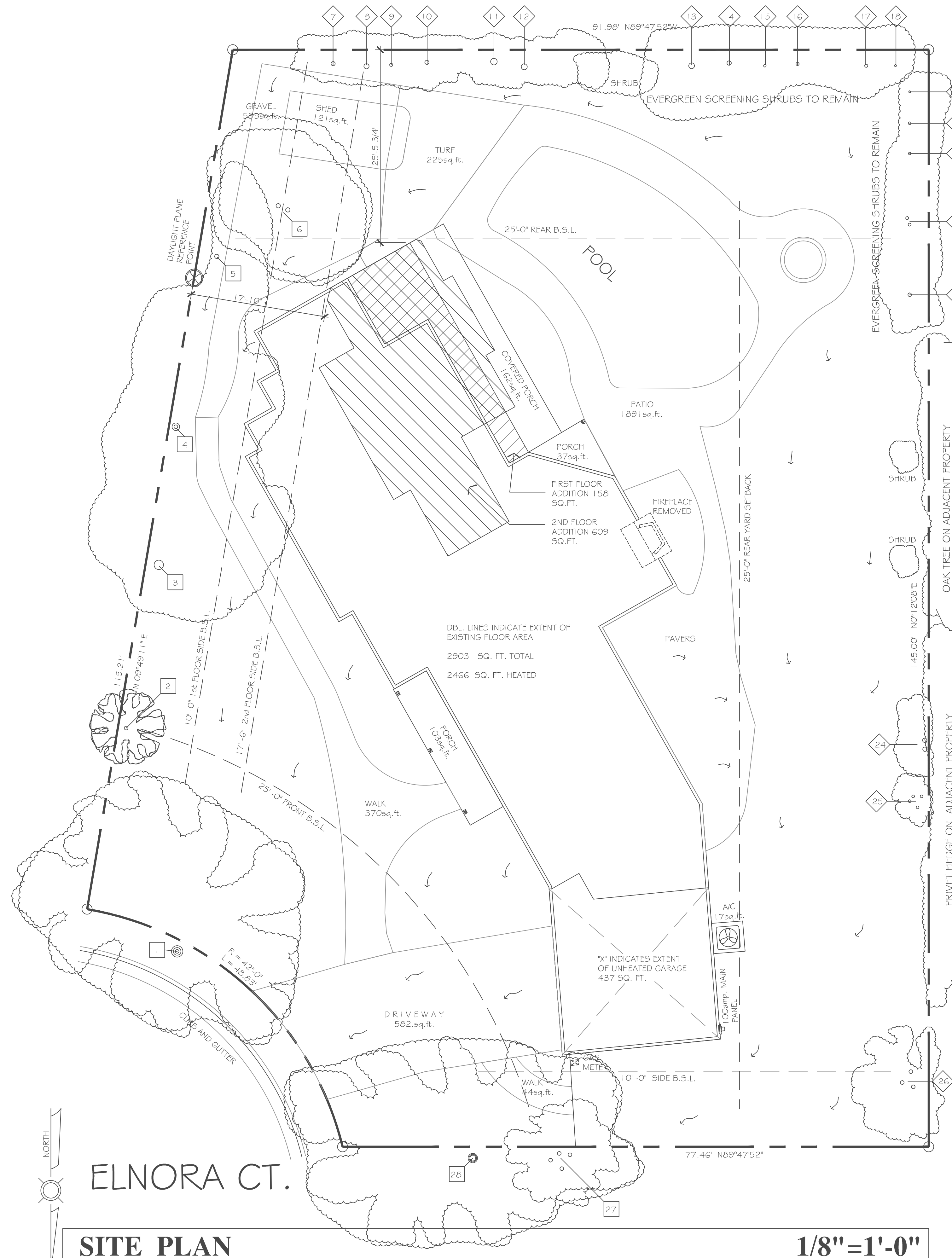
	EXISTING WALLS TO REMAIN
	EXISTING WALLS TO BE REMOVED
	NEW WALLS / PROPOSED CONSTRUCTION

DEMOLITION NOTES:

DEMOLITION PLAN IS PROVIDED FOR REFERENCE ONLY. CONTRACTORS SHALL COORDINATE DEMOLITION CAREFULLY WITH FLOORPLAN AND OTHER SHEETS WHICH INDICATE THE EXTENT AND NATURE OF THE NEW CONSTRUCTION. ANY DISCREPANCIES SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE DESIGNER. CONTRACTOR SHALL SECURELY SHORE IN PLACE ALL OVERHEAD STRUCTURES PRIOR TO REMOVING ANY SUPPORTING STRUCTURES

TECHNICAL INFO

A.P.N. #	318-12-011
PROJECT ADDRESS	1480 ELNORA COURT
OWNER	DOUG & CLAUDIA QUIST
EXISTING USE	SINGLE FAMILY RESIDENTIAL
ZONING DESIGNATION	R1-10
LOT SIZE	14,288 SQ.FT.
CONSTRUCTION TYPE	V-B
BUILDING OCCUPANCY GROUP	R-3/U
APPLICABLE CODES	2013 CRC, 2013 CMC, 2013 CEC, 2013 CPC, & 2013 CALIFORNIA ENERGY CODE
EXISTING RESIDENCE AREA (HEATED)	2903 sq ft
PROPOSED FIRST FLOOR ADDITIONS (HEATED)	158 sq ft
PROPOSED SECOND FLOOR ADDITIONS (HEATED)	609 sq ft
NEW TOTAL FLOOR AREA	3670 sq ft
EXISTING GARAGE AREA	437 sq ft
TOTAL (HEATER + UNHEATED)	4107 sq ft



SITE PLAN

APN # 318-12-011 ZONING: R1-10 LOT AREA = 14,288 SQ.FT. LOT SIZE = 0.33 ACRE (E) FLOOR AREA RATIO: .20 (F) FLOOR AREA RATIO: .26

1/8" = 1'-0"

TREE SCHEDULE

#	DIAMETER	SPECIES	RETAIN
1	15	Chinese Pistache	YES
2	3.5	Redbud	
3	15	Texas Privet	
4	10	Texas Privet	
5	4.25	Lemon	
6	7 (x2)	Orange	
7	6.5	Texas Privet	
8	7.5		
9	6		
10	4.75		
11	7		
12	10		
13	9.25	Texas Privet	
14	8.5	Pittosporum Undulatum	
15	3.75		
16	4.75		
17	4.5		
18	2.5		
19	4		
20	5.5		
21	4		
22	5		
23	5.75	Pittosporum Undulatum	
24	7 (x2)	Pepper Tree	?
25	4.5 Multi	Manzanita	Yes
26	4 Multi	Manzanita	
27	6 Multi	Pittosporum Tobria	
28	15	Chinese Pistache	



JOB NAME	QUIST
JOB NO.	8
DATE	03/07/16
DRAWN	DW AW
REVISION DATE	BY

ANOTHER SUCCESSFUL PROJECT BY:

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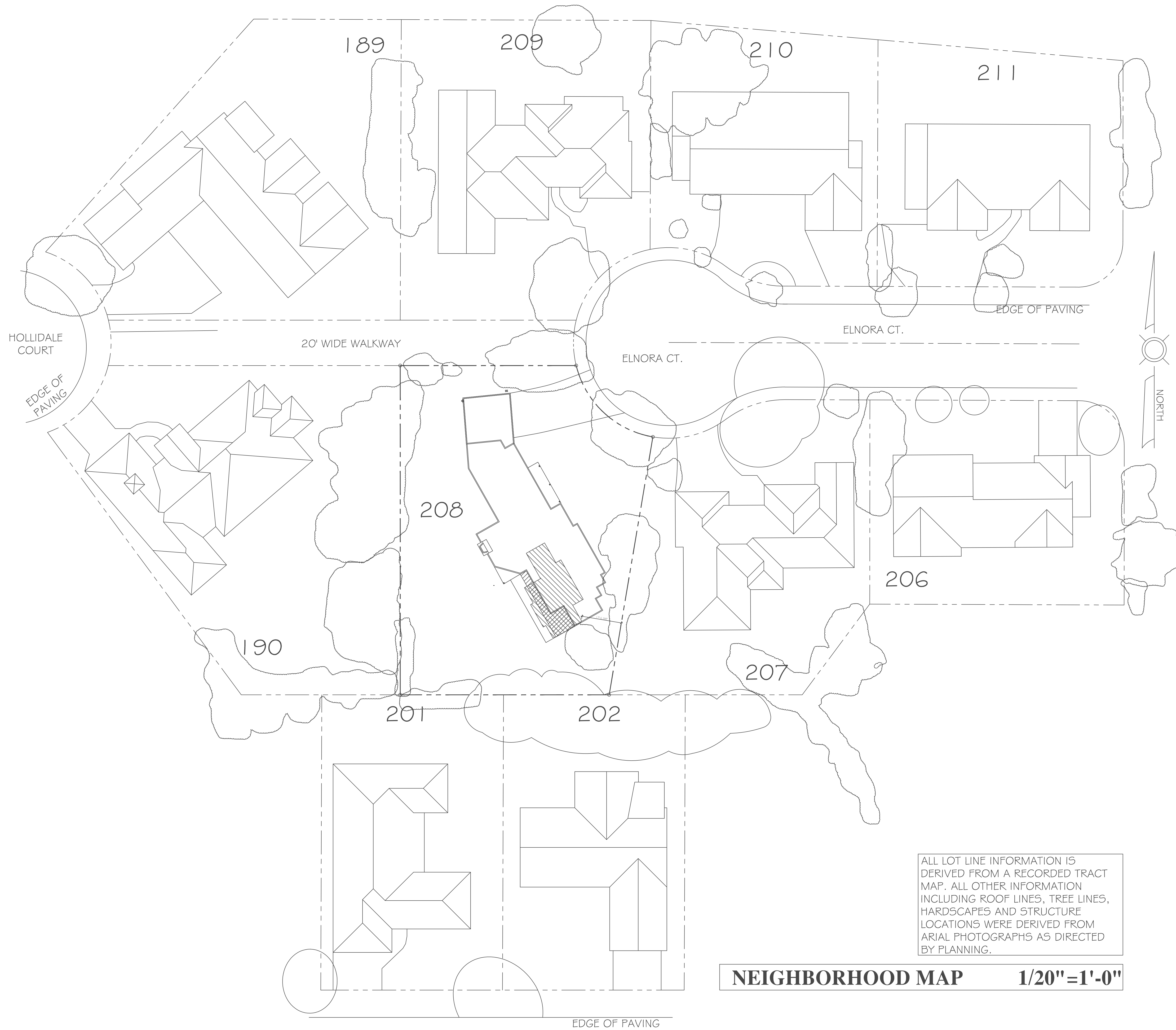
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80 GILMAN AVE. #29 CAMPBELL, CALIFORNIA 95008

SITE PLAN
VICINITY MAP
PROJECT SUMMARY
TABULATIONS
TREE SCHEDULE

REMODEL TO:
THE QUIST RESIDENCE
1480 ELNORA COURT
LOS ALTOS, CALIFORNIA 94024
(408) 868-4490

PLANNING RESPONSE - 07/14/16 - NOT FOR CONSTRUCTION

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ALL LOT LINE INFORMATION IS DERIVED FROM A RECORDED TRACT MAP. ALL OTHER INFORMATION INCLUDING ROOF LINES, TREE LINES, HARDSCAPES AND STRUCTURE LOCATIONS WERE DERIVED FROM ARIAL PHOTOGRAPHS AS DIRECTED BY PLANNING.

NEIGHBORHOOD MAP 1/20"=1'-0"

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NEIGHBORHOOD CONTEXT MAP

REMODEL TO:

THE QUIST RESIDENCE
 1480 ELNORA COURT
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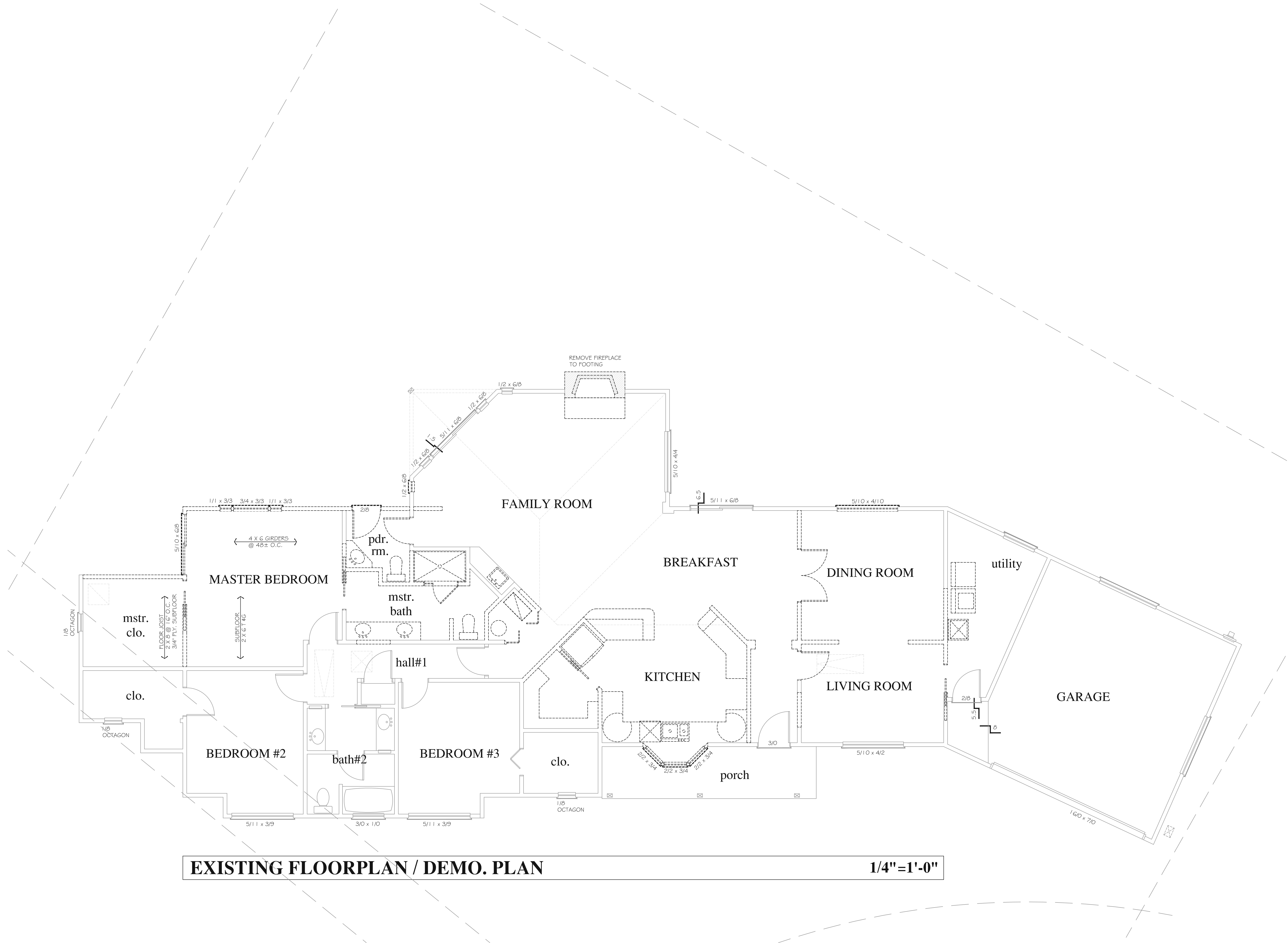
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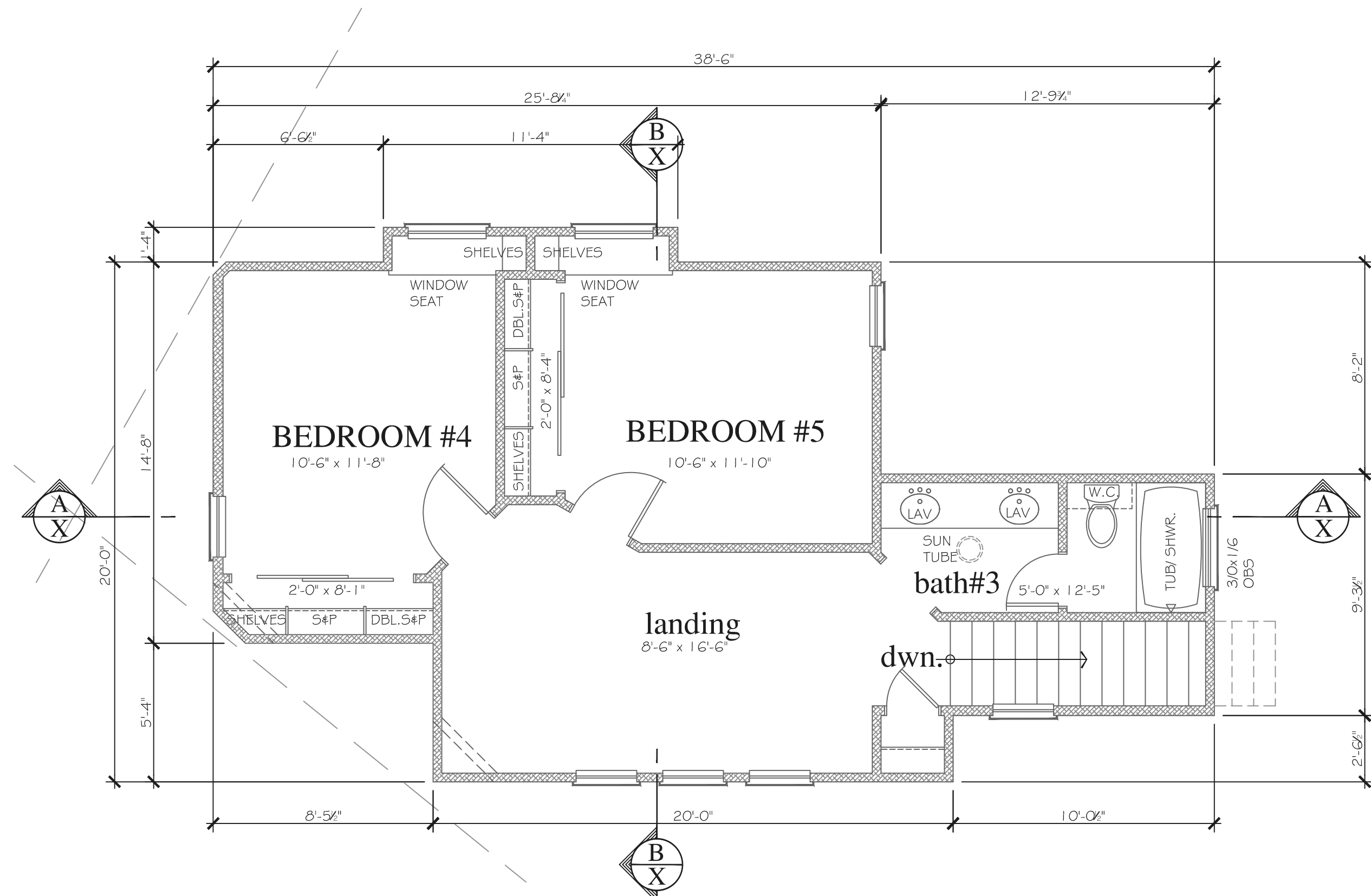
EXISTING FLOORPLAN
DEMOLITION PLAN

REMODEL TO:
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LOS ALTOS, CALIFORNIA 94024
(408) 888-4490

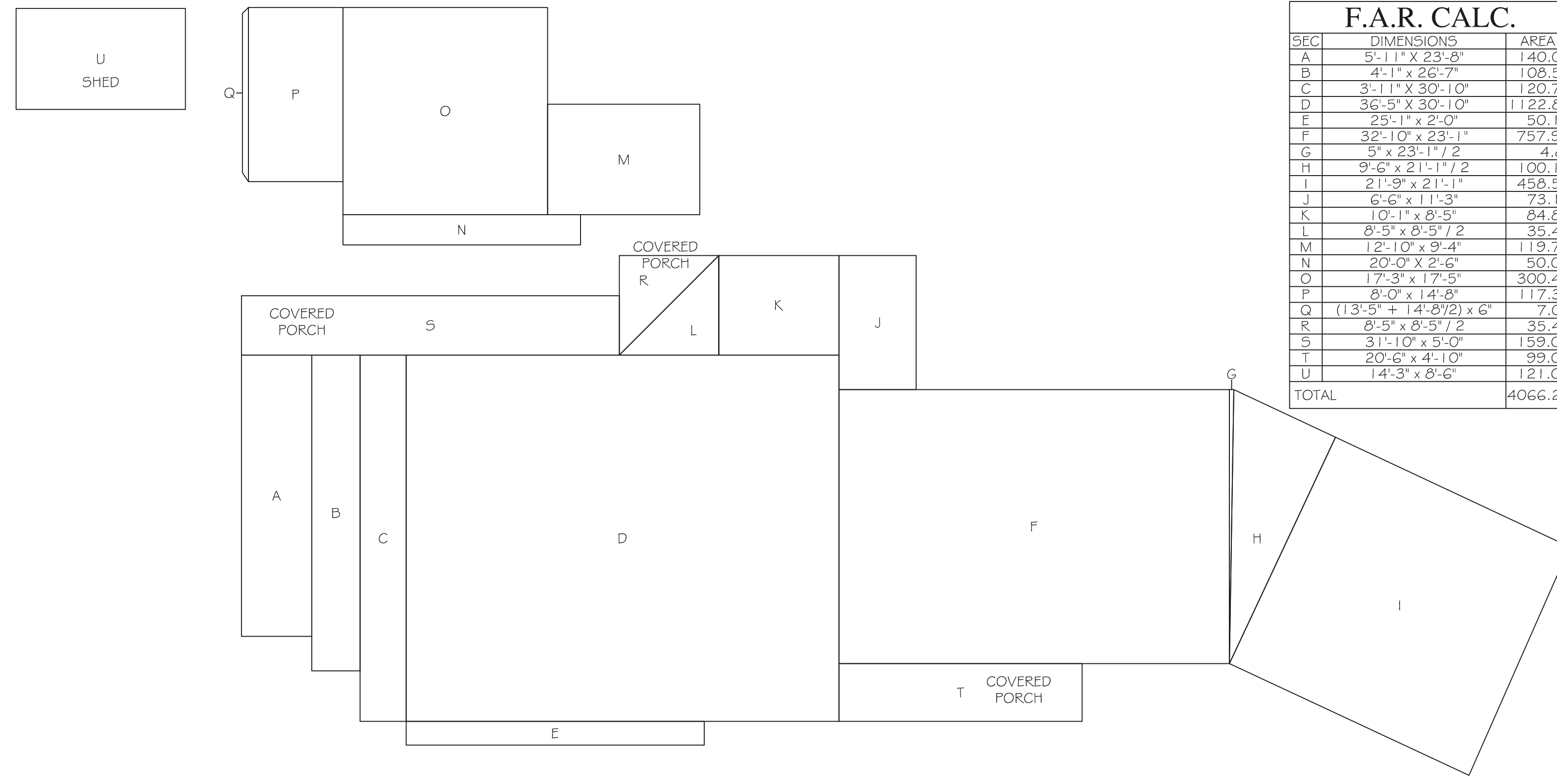


EXISTING FLOORPLAN / DEMO. PLAN **1/4" = 1'-0"**

PLANNING RESPONSE - 07/14/16 - NOT FOR CONSTRUCTION



PROPOSED 2nd FLOOR PLAN 1/4"=1'-0"



FLOOR AREA DIAGRAM 1/8"=1'-0"

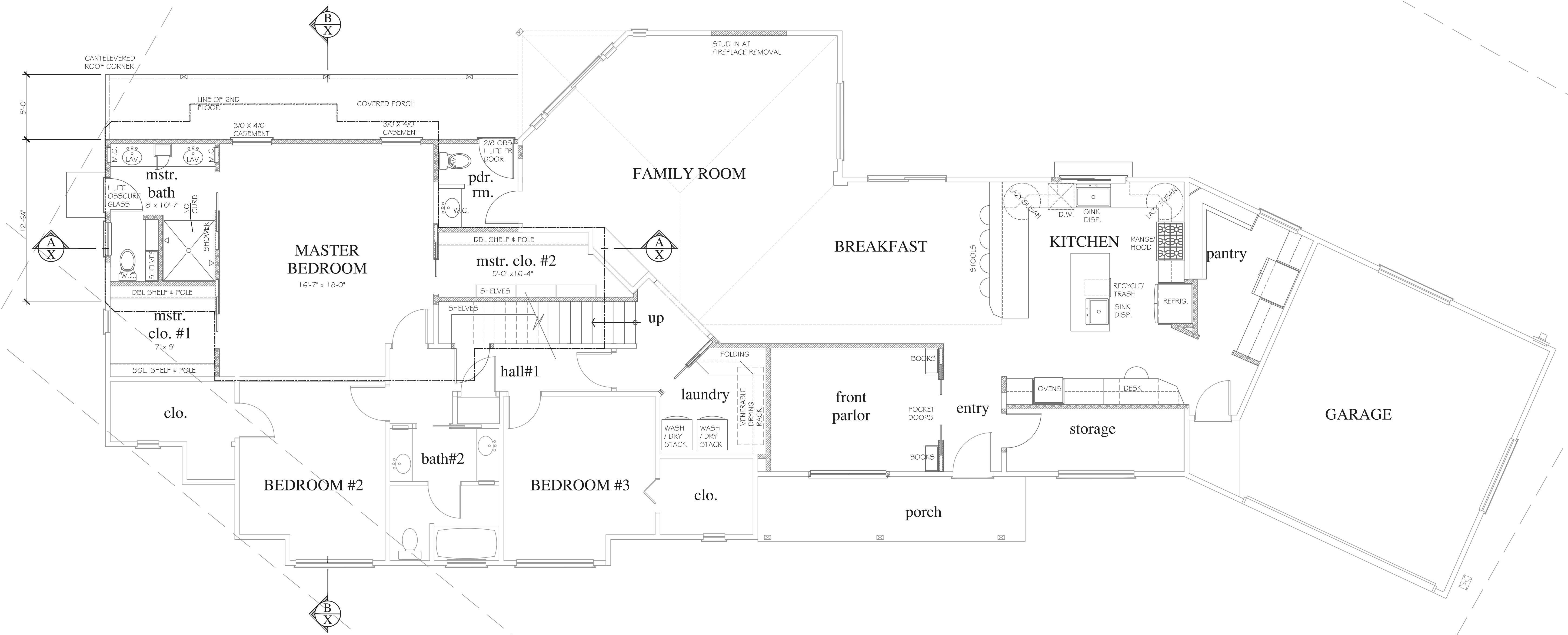
SEC	DIMENSIONS	AREA
A	5'-1 1/2" X 23'-8"	140.03
B	4'-1" X 26'-7"	108.55
C	3'-1 1/2" X 30'-10"	120.76
D	36'-5" X 30'-10"	1122.89
E	25'-1" X 2'-0"	50.17
F	32'-10" X 23'-1"	757.90
G	5" X 23'-1 1/2"	4.6
H	9'-6" X 21'-1 1/2"	100.14
I	21'-9" X 21'-1"	458.56
J	6'-6" X 11'-3"	73.13
K	10'-1" X 8'-5"	84.87
L	8'-5" X 8'-5" / 2	35.42
M	12'-10" X 9'-4"	119.78
N	20'-0" X 2'-6"	50.00
O	17'-3" X 17'-5"	300.44
P	8'-0" X 14'-8"	117.33
Q	(13'-5" + 14'-8 1/2) X 6"	7.02
R	8'-5" X 8'-5" / 2	35.42
S	31'-10" X 5'-0"	159.00
T	20'-6" X 4'-10"	99.08
U	14'-3" X 8'-6"	121.00
TOTAL		4066.26



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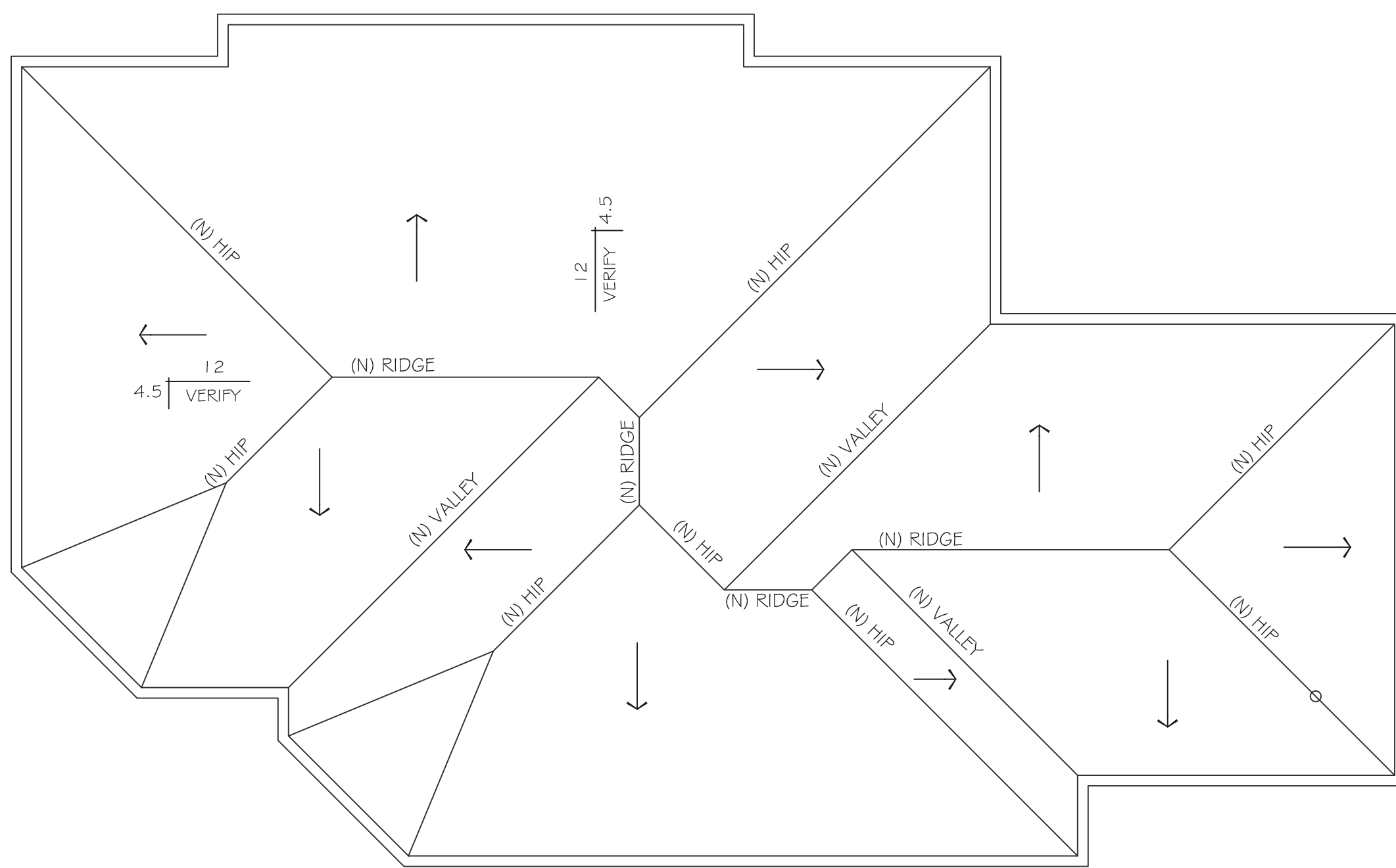
PROPOSED 1ST FLOOR PLAN 1/4"=1'-0"

PROPOSED FLOOR PLAN
 F.A.R. DIAGRAM

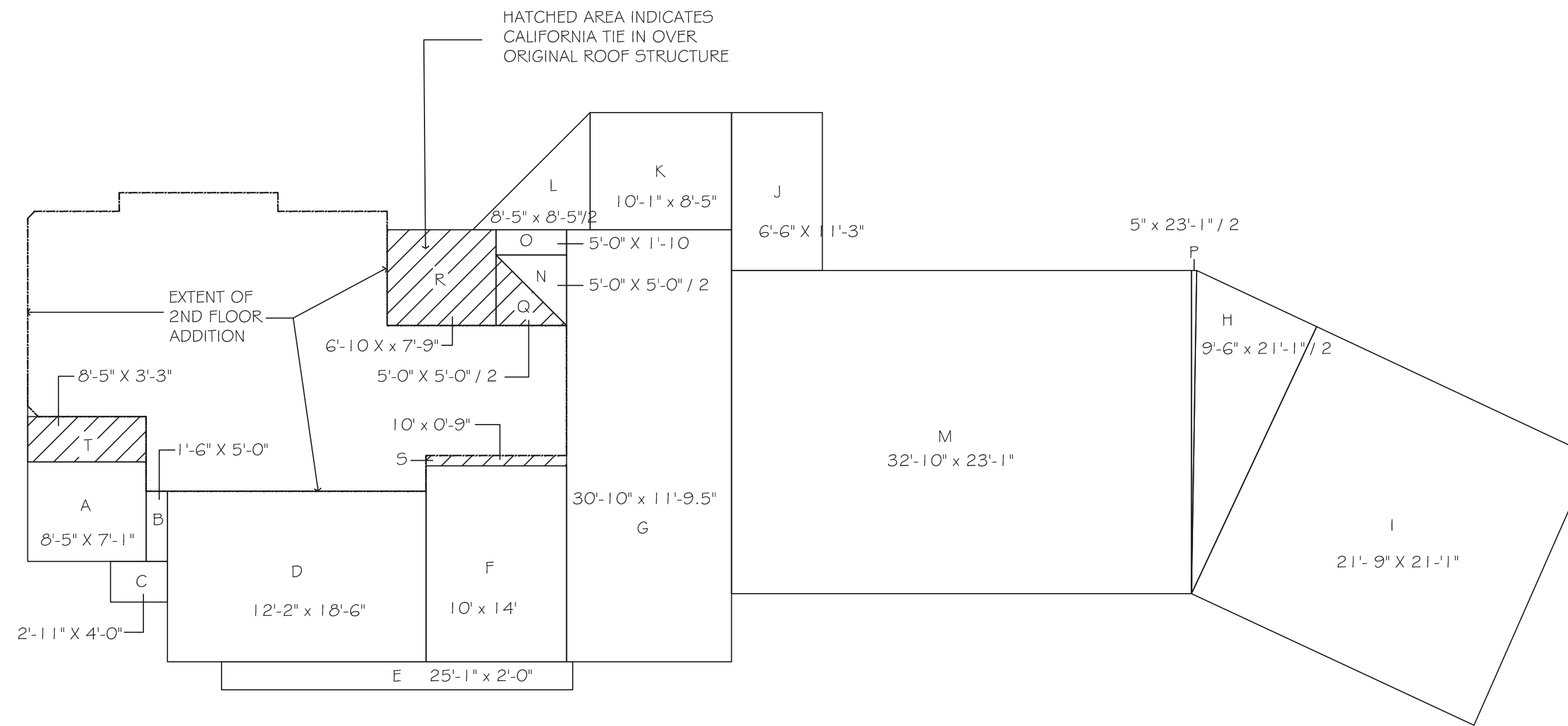
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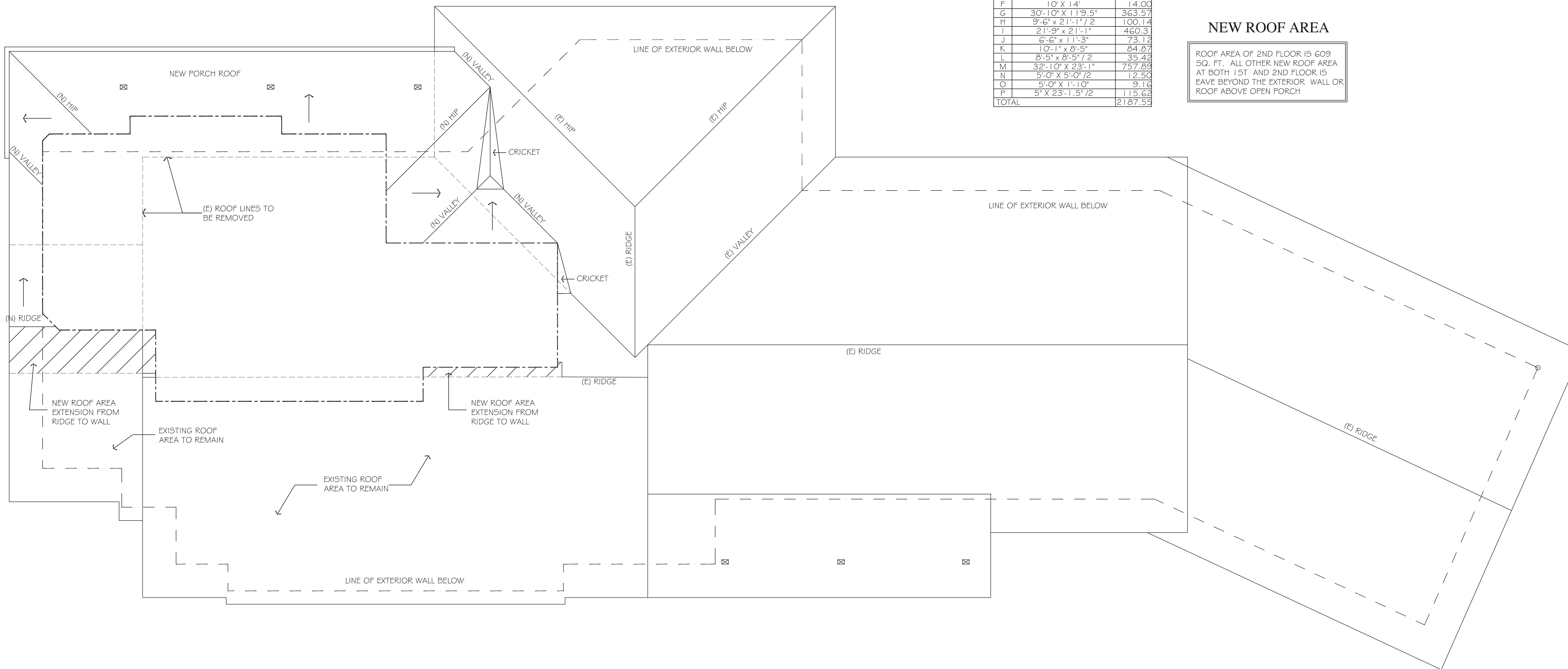
PLANNING RESPONSE - 07/14/16 - NOT FOR CONSTRUCTION



2nd FLOOR ROOF PLAN 1/4" = 1'-0"



ROOF AREA DIAGRAM 1/8" = 1'-0"



1st FLOOR ROOF PLAN 1/4" = 1'-0"

(E) ROOF CALC.

SEC	ROOF AREA TO REMAIN	AREA
A	8'-6" X 7'-1"	67.29
B	1'-6" X 5'-0"	7.50
C	2'-11" X 4'-0"	11.66
D	12'-2" X 18'-6"	24.33
E	25'-1" X 2'-0"	50.17
F	10' X 14'	14.00
G	30'-10" X 11'-9.5"	363.57
H	9'-6" X 21'-1 1/2"	100.14
I	21'-9" X 21'-1"	460.31
J	6'-6" X 11'-3"	73.12
K	10'-1" X 8'-5"	84.87
L	8'-5" X 8'-5 1/2"	35.43
M	32'-10" X 23'-1 1/2"	757.89
N	5'-0" X 5'-0 1/2"	12.50
O	5'-0" X 1'-10"	9.16
P	5' X 23'-1.5 1/2"	115.62
TOTAL		2187.55

CALIF. TIE CALC.

SEC	CALIFORNIA TIE IN AREA	AREA
Q	5'-0" X 5'-0 1/2"	12.50
R	6'-10" X 7'-9"	52.95
S	10'-0" X 0'-9"	7.50
T	8'-5" X 3'-3"	27.35
TOTAL		100.30

NEW ROOF AREA

ROOF AREA OF 2ND FLOOR IS 609 SQ. FT. ALL OTHER NEW ROOF AREA AT BOTH 1ST AND 2ND FLOOR IS EAVE BEYOND THE EXTERIOR WALL OR ROOF ABOVE OPEN PORCH



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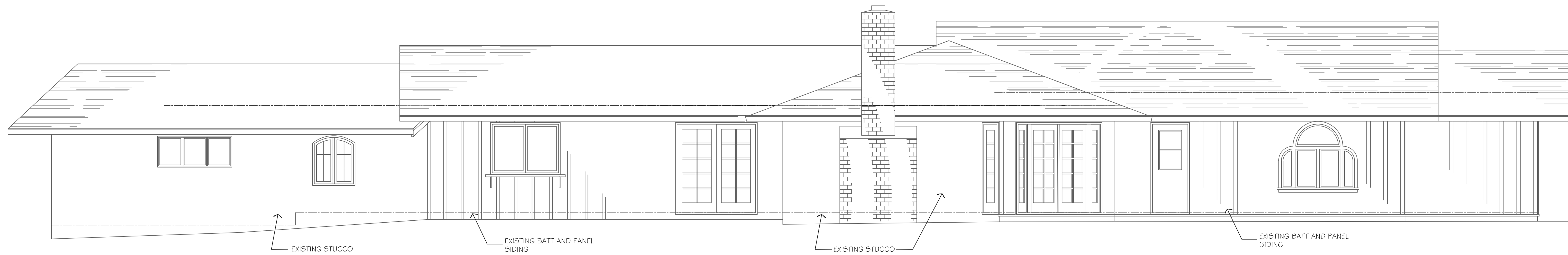
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ROOF PLANS
ROOF AREA CALCULATION

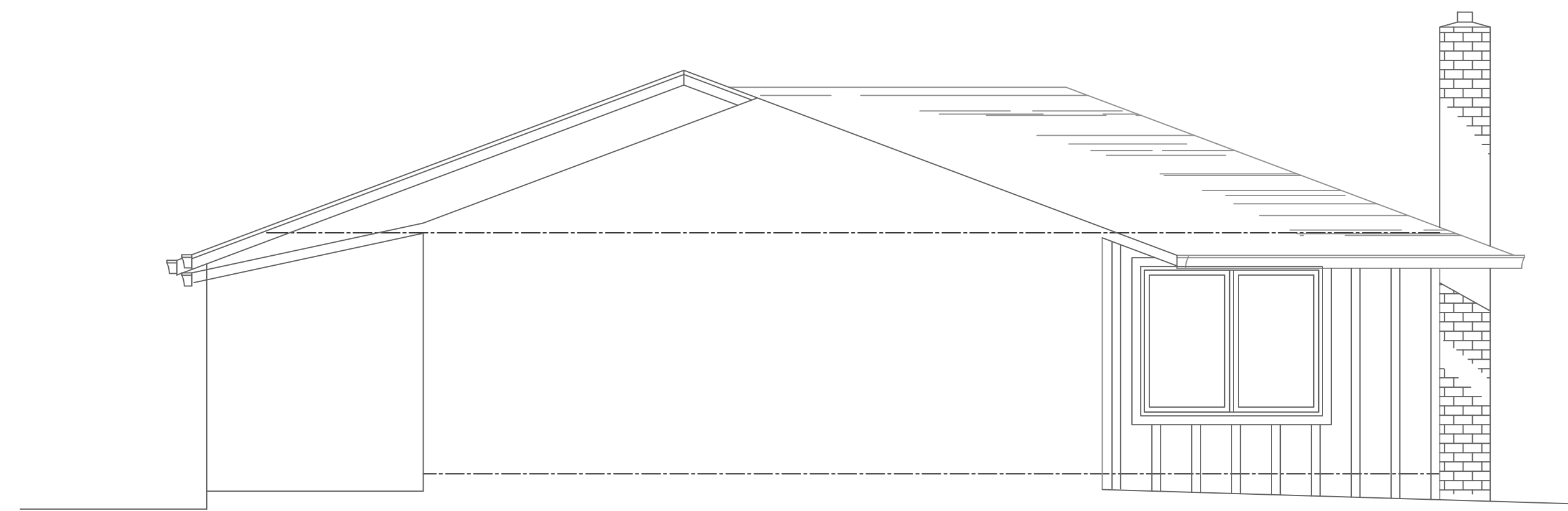
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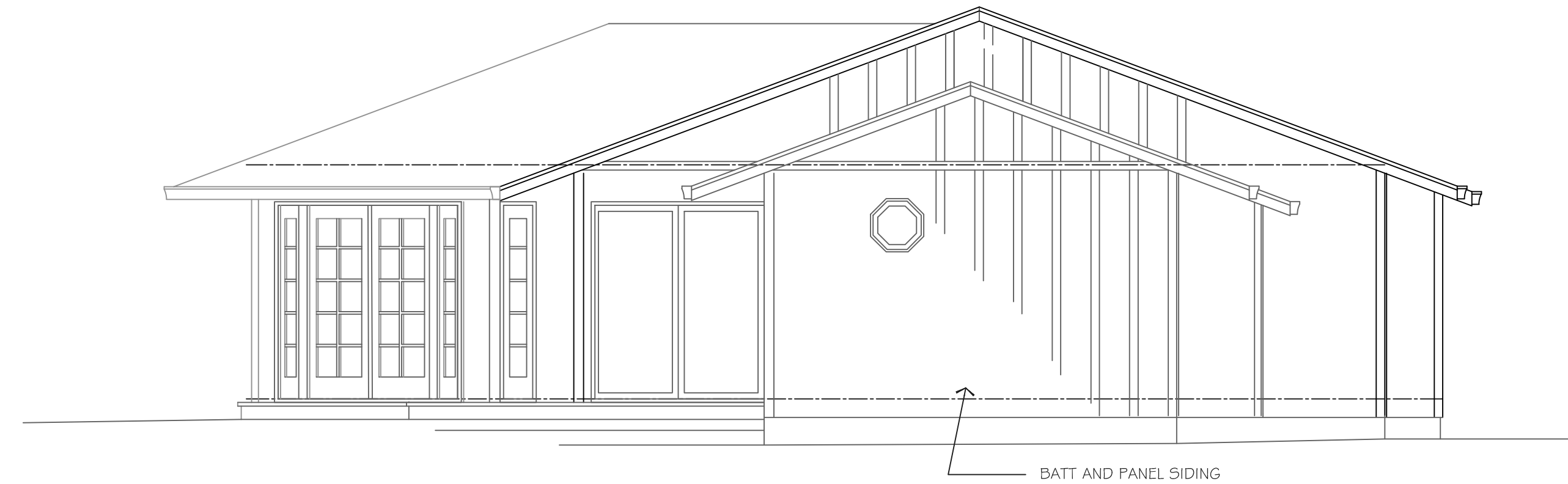
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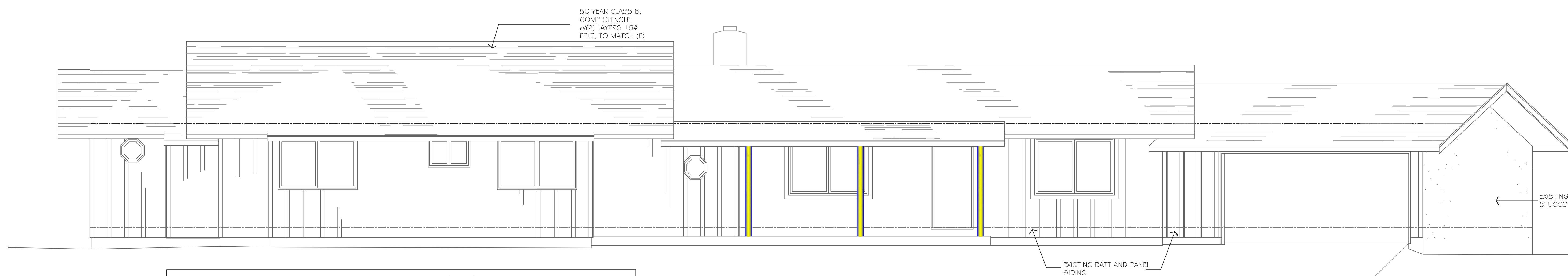
REAR ELEVATION (existing) 1/4"=1'-0"



RIGHT SIDE ELEVATION (existing) 1/4"=1'-0"



LEFT SIDE ELEVATION (existing) 1/4"=1'-0"



FRONT ELEVATION (existing) 1/4"=1'-0"



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EXISTING EXTERIOR ELEVATIONS

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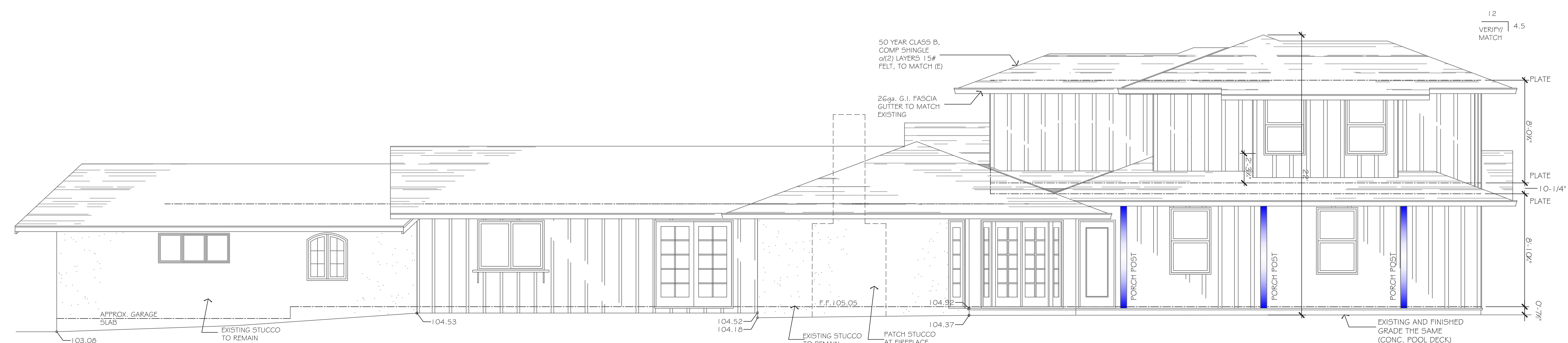
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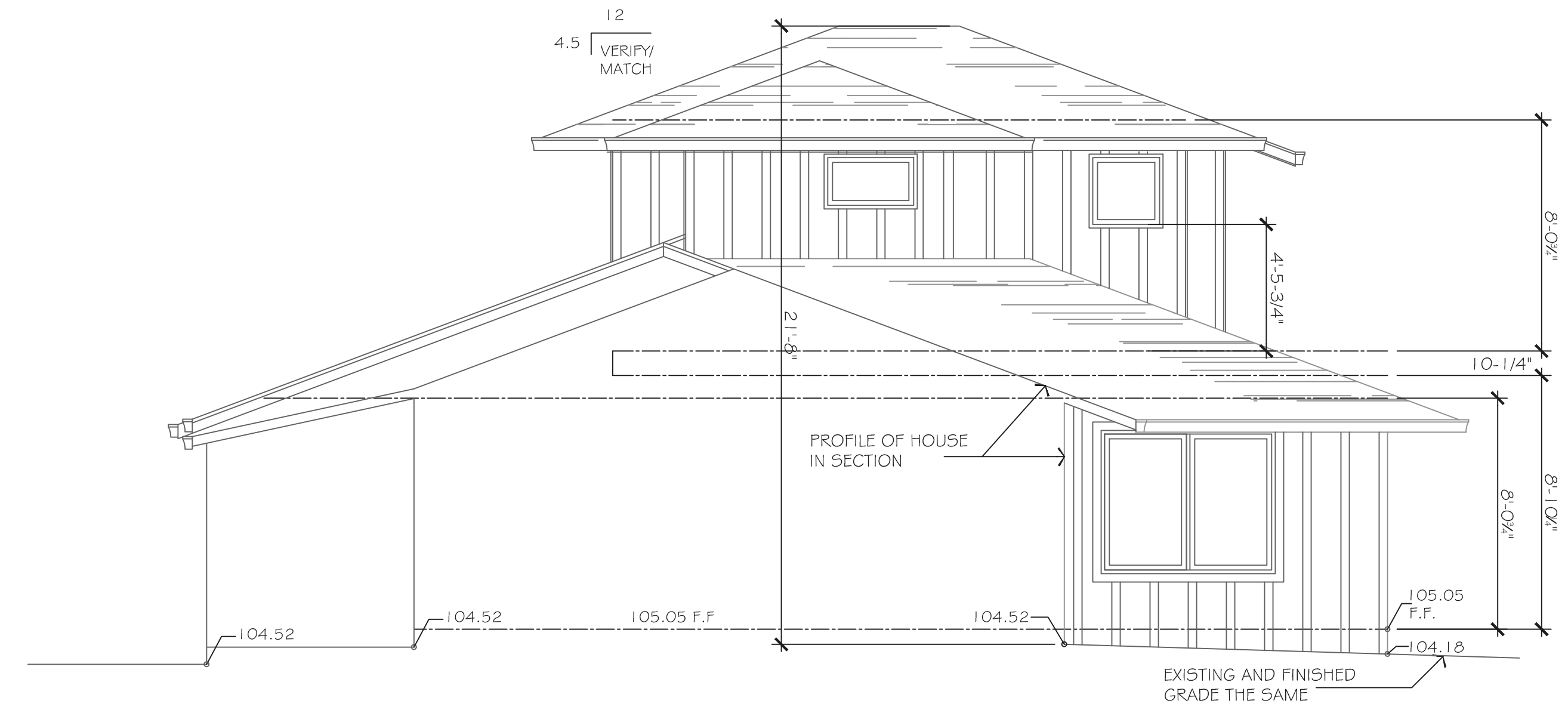
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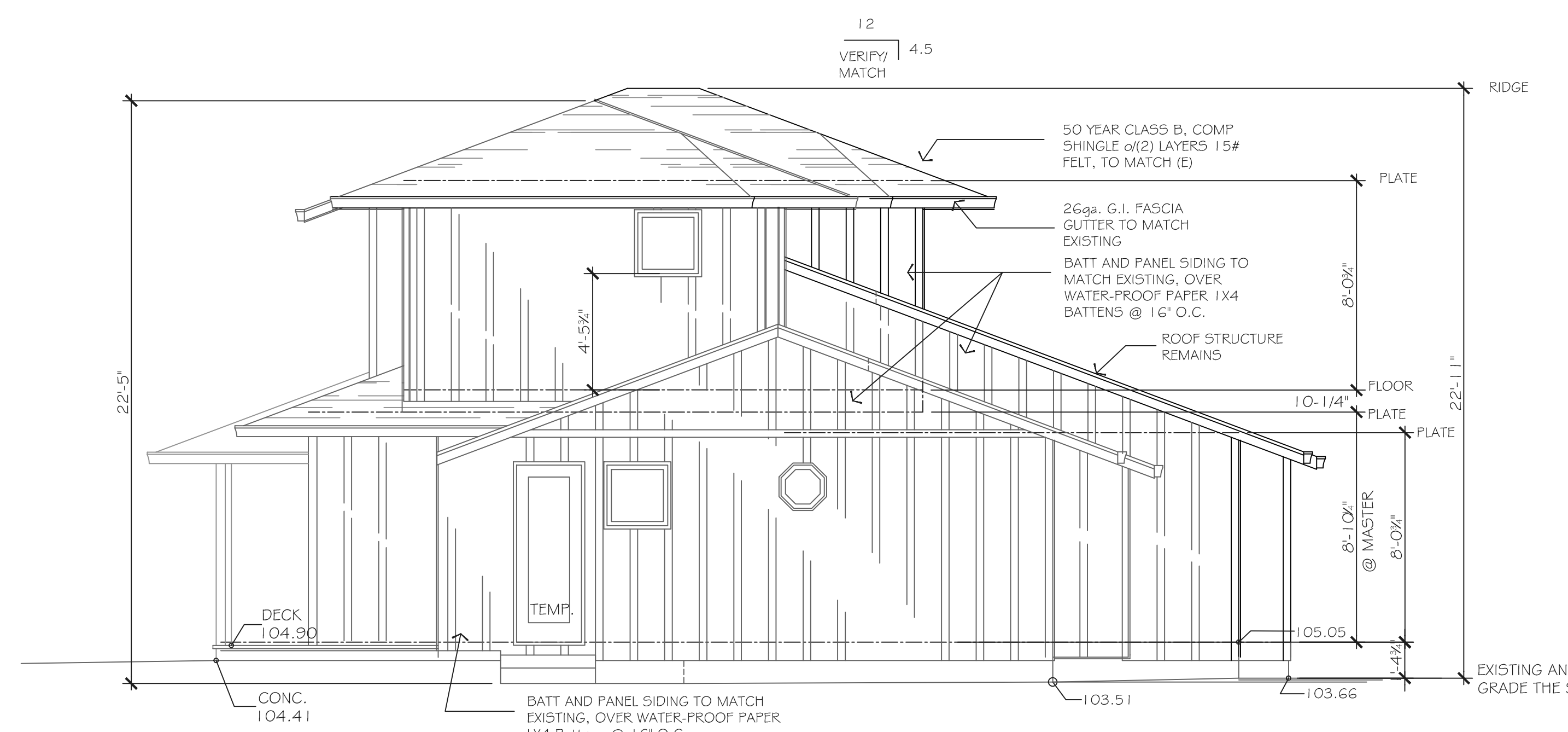
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REAR ELEVATION 1/4"=1'-0"



RIGHT SIDE ELEVATION 1/4"=1'-0"

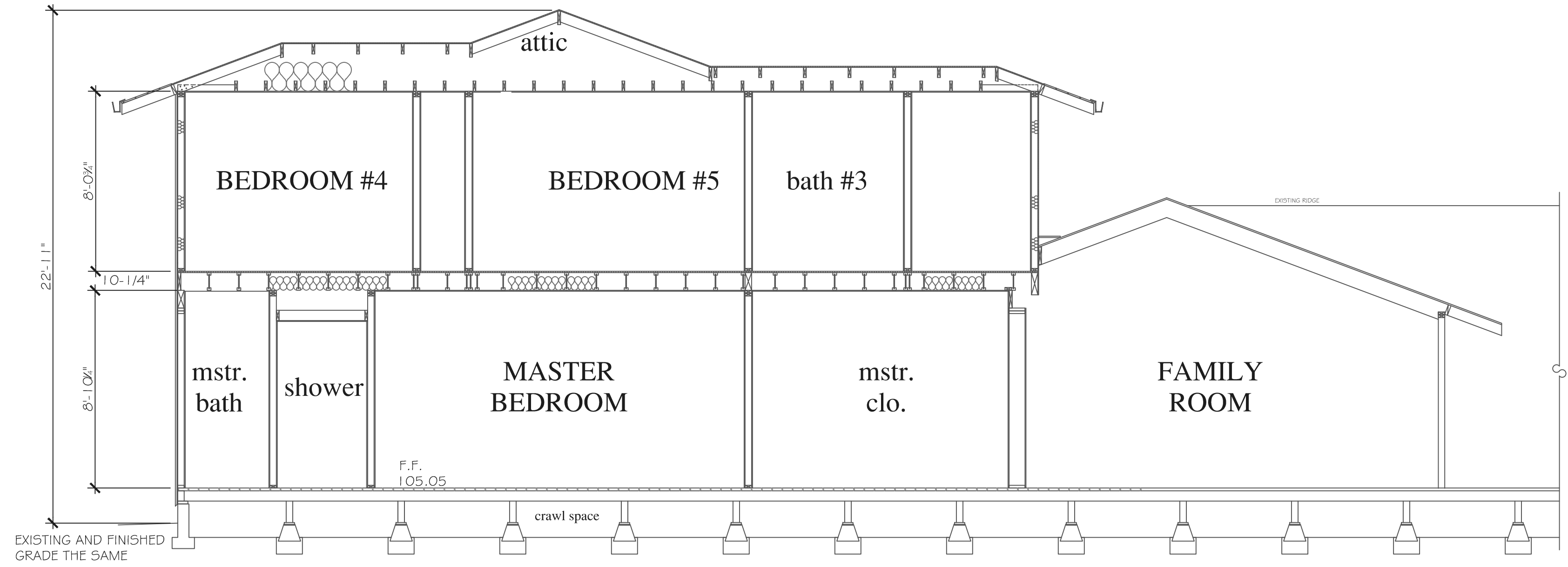


LEFT SIDE ELEVATION 1/4"=1'-0"

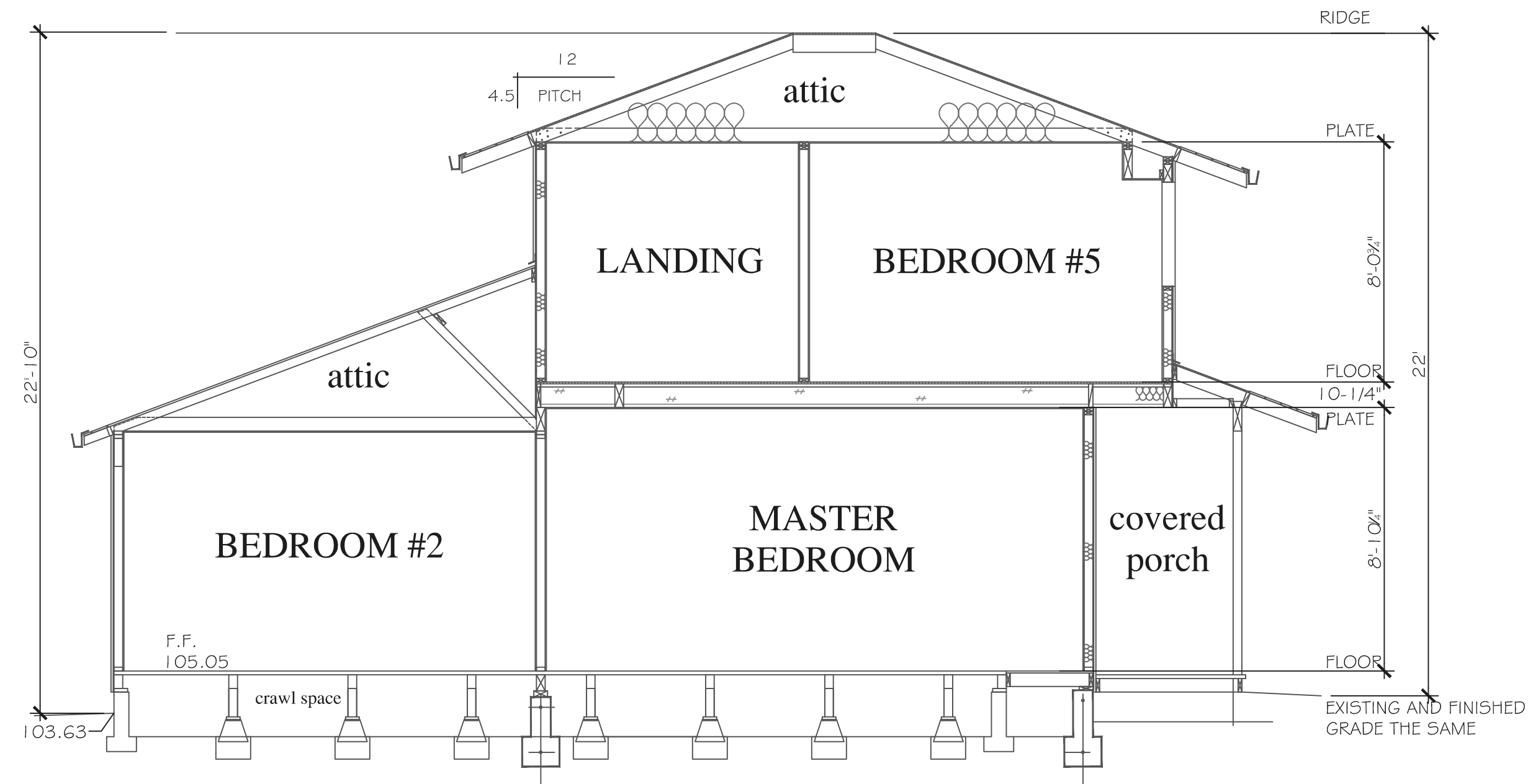


FRONT ELEVATION 1/4"=1'-0"

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A
X CONSTRUCTION SECTION 1/4"=1'-0"



B
X CONSTRUCTION SECTION 1/4"=1'-0"

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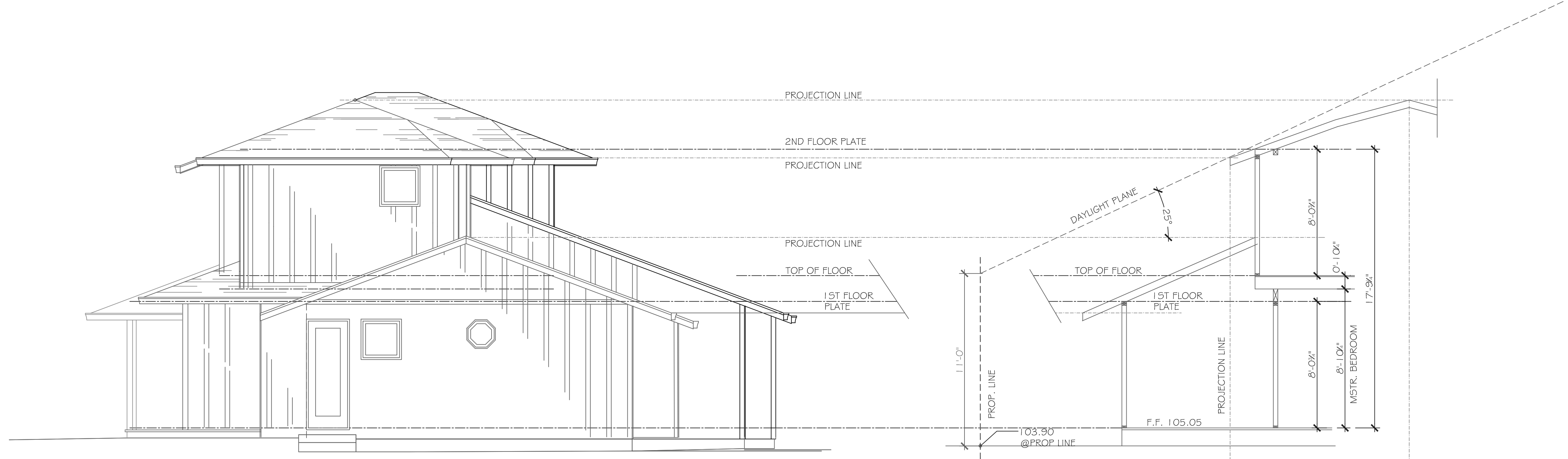
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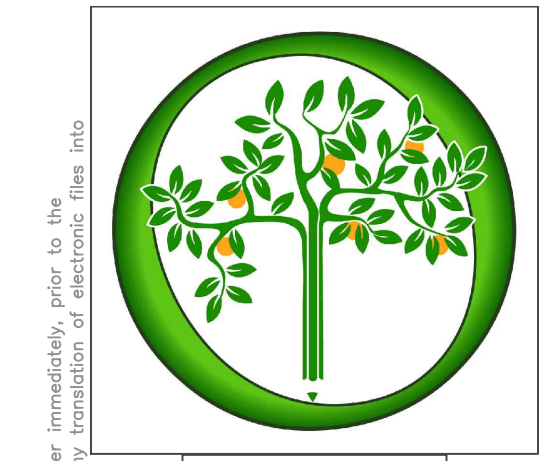
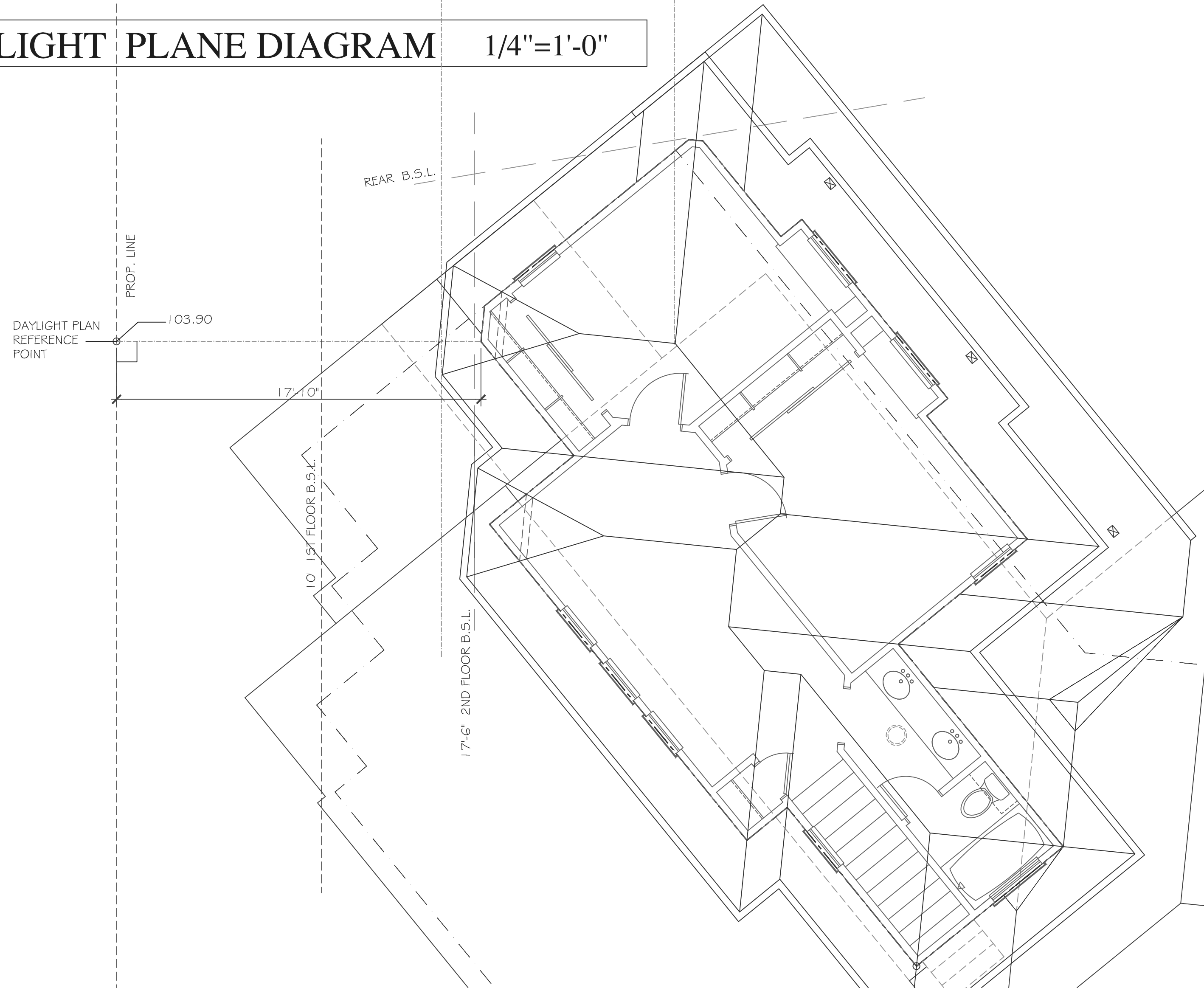
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DAYLIGHT PLANE DIAGRAM 1/4"=1'-0"



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