



DATE: November 16, 2016

AGENDA ITEM # 3

TO: Design Review Commission
FROM: Sean K. Gallegos, Assistant Planner
SUBJECT: 16-SC-29 – 1695 Juarez Avenue

RECOMMENDATION:

Approve design review application 16-SC-29 subject to the listed findings and conditions

PROJECT DESCRIPTION

This is a design review application for an addition and remodel to an existing one-story house. The project includes an addition of 115 square feet on the first story and 735 square feet on the second story, with new exterior finishes and materials. The following table summarizes the project's technical details:

GENERAL PLAN DESIGNATION:	Single-Family, Residential
ZONING:	R1-10
PARCEL SIZE:	10,758 square feet
MATERIALS:	Asphalt shingle roof, smooth finish stucco and stone wainscoting siding, wood clad aluminum windows, and wood trim and details

	Existing	Proposed	Allowed/Required
COVERAGE:	3,141 square feet	3,191 square feet	3,227 square feet
FLOOR AREA:			
First floor	2,869 square feet	2,984 square feet	
Second floor	N/A	735 square feet	
Total	2,869 square feet	3,719 square feet	3,765 square feet
SETBACKS:			
Front	27.3 feet	25 feet	25 feet
Rear	24.3 feet	24.3 feet	25 feet
Right side (1 st /2 nd)	9.4 feet/ N/A	9.4 feet/31 feet	10 feet/17.5 feet
Left side (1 st /2 nd)	9.9 feet/ N/A	9.9 feet/27.5 feet	10 feet/17.5 feet
HEIGHT:	14.3 feet	25.3 feet	27 feet

BACKGROUND

Neighborhood Context

The subject property is located on the eastern side of Juarez Avenue, between Richardson Avenue and Morton Avenue and is across from Ensenada Way, a cul-de-sac street. The Juarez Avenue neighborhood is considered a Diverse Character Neighborhood as defined in the City's Residential Design Guidelines. The houses in this neighborhood are a mix of one- and two-story houses that incorporate a variety of forms and materials, and the landscape along Juarez Avenue is varied with no distinct street tree pattern.

Zoning Compliance

The existing house has a right side yard setback of nine feet, five inches and a left side yard setback of nine feet, ten inches, where 10 feet is required for side yard setbacks in the R1-10 district. The existing house also has a non-conforming rear yard setback of 24 feet, three inches, where 25 feet is required. Since the project will be maintaining more than 50 percent of the existing house, the existing portions of the house that encroach into the side and rear setback are allowed to be maintained. Although a portion of the right side of the house will be rebuilt, it will be reconstructed to meet the required side setback of ten feet.

DISCUSSION

Design Review

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

The project is an extensive remodel with first and second story additions to an existing one-story house, with the architectural design of the building being updated to a more Contemporary style. The first-story addition is located along the front and right side of the house, and it expands the family room, and creates a new entry. The second-story addition includes two bedrooms, landing, media room, vaulted ceiling above the family room, and a bathroom. The second story addition creates two large, inward facing shed roof forms that are integrated into the existing one-story roof forms. The front facing recessed porch is being removed and replaced with a flat projecting porch overhang. The design incorporates high-quality material, such as smooth finish stucco and stone wainscoting siding, wood clad aluminum windows, and wood trim and details that are integral to the new architectural style of the house. Overall, the project design has architectural integrity and the design and materials are compatible with the surrounding neighborhood.

While the project design style is more modern than the surrounding structures on Juarez Avenue, it does incorporate materials found in the neighborhood. The project has low finished floors and nine-foot, one-inch tall wall plate heights at the first-story and six-foot, eleven-inch tall wall plates at the second-story for an overall height of 25 feet, 3 inches. The second story conforms to the daylight plane requirement and is centered over the first story, which helps to reduce the perception of bulk

and mass. Overall, the project is an appropriate design within this diverse character neighborhood setting.

Privacy

On the left (north) side elevation, there are three windows: two small-sized bedroom windows with four-foot, two-inch sill heights and one medium-sized bathroom window with two-foot, eight-inch sill heights. Since these windows have side yard setback of 21 feet, the small windows are partially obscured by the existing roof form, and the project maintains a reasonable degree of privacy

On the right (south) side elevation, there are three small clerestory windows with 12-foot, nine-inch sill heights in the family room. Due to the placement and sill height of these windows, they do not create unreasonable privacy impacts.

There are two sliding doors along the rear elevation, one sliding door exits from bedroom No. 4 and one sliding door exits from bedroom No. 5. Bedroom No. 4 exits onto a balcony with a depth of three feet, which is passive in nature and does not create privacy impacts along the right property line. The balcony with is consistent with the Residential Design Guidelines, which suggests that passive second-story balconies have a maximum depth of four-feet and include appropriate screening measures to lessen their privacy impacts. Bedroom No. 5 exists onto a balcony with a depth of five-feet, six-inches. This portion of the balcony maintain a reasonable degree of privacy due to being 20 feet from the left side property line, and the existing one-story roof limits views toward the left property line. Overall, the balcony maintains a large 42-foot setback to the rear property, the narrow depth of the balcony will limit it to passive uses, and a sight line study (Sheet 8) shows the existing mature trees and new evergreen screening trees along the right and rear property lines obscures sight lines and maintains a reasonable degree of privacy.

Trees and Landscaping

There are eight existing trees on the property, and the project is proposing to removal of tree trees, including an ornamental pear (No. 8), a deodar cedar (No. 5) and a citrus tree (No. 6) in the rear yard. Staff supports the removal of the trees due to the preservation of the existing large mature trees. The project will install four saratoga sweet bay (evergreen) screening trees along the right property line. Overall, the project meets the intent of the City's landscape regulations and street tree guidelines. The project is not subject to the City's Water Efficient Landscape Ordinance due to the project not including more than 2,500 square feet of new landscape area.

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 Juarez Avenue and Austin Avenue.

Design Review Commission
16-SC-29 – 1695 Juarez Avenue
November 16, 2016

Cc: Nischalkumar Sheth, Owners
Meghna Hindia, Applicant
Amnon Levy, Designer

Attachments:

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

FINDINGS

16-SC-29 – 1695 Juarez Avenue

With regard to the two-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:

- a. The proposed addition complies with all provision of this chapter;
- b. The height, elevations, and placement on the site of the 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

16-SC-29 – 1695 Juarez Avenue

GENERAL

1. **Approved Plans**

This approval is based on the plans received on November 3, 2016 and the written application materials provided by the applicant, except as may be modified by these conditions. The scope of work is limited to that shown on the plans and may not exceed rebuilding 50 percent of the existing structure.

2. **Protected Trees**

Trees Nos. 1, 2 and 10, and the new privacy screening trees shall be protected under this application and cannot be removed without a tree removal permit from the Community Development Director.

3. **Encroachment Permit**

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

4. **New Fireplaces**

Only gas fireplaces, pellet fueled wood heaters or EPA certified wood-burning appliances may be installed in all new construction pursuant to Chapter 12.64 of the Municipal Code.

5. **Fire Sprinklers**

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

6. **Underground Utilities**

Any new utility service drops shall be located underground from the nearest convenient existing pole pursuant to Chapter 12.68 of the Municipal Code.

7. **Indemnity and Hold Harmless**

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

PRIOR TO BUILDING PERMIT SUBMITTAL

8. **Conditions of Approval**

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

9. **Tree Protection Note**

On the grading plan and/or the site plan, show all tree protection fencing and add the following note: "All tree protection fencing shall be chain link and a minimum of five feet in height with posts driven into the ground."

10. **Green Building Standards**

Provide verification that the house will comply with the California Green Building Standards pursuant to Section 12.26 of the Municipal Code and provide a signature from the project's Qualified Green Building Professional Designer/Architect and property owner.

11. Underground Utility Location

Show the location of underground utilities pursuant to Section 12.68 of the Municipal Code. Underground utility trenches shall avoid the drip-lines of all protected trees unless approved by the project arborist and the Planning Division.

12. Air Conditioner Sound Rating

Show the location of any air conditioning units on the site plan and the manufacturer's specifications showing the sound rating for each unit.

13. Storm Water Management

Show how the project is in compliance with the New Development and Construction Best Management Practices and Urban Runoff Pollution Prevention program, as adopted by the City for the purposes of preventing storm water pollution (i.e. downspouts directed to landscaped areas, minimize directly connected impervious areas, etc.).

PRIOR TO ISSUANCE OF BUILDING OR DEMOLITION PERMIT

14. Tree Protection

Tree protection fencing shall be installed around the driplines, or as required by the project arborist, of trees Nos. 1, 2 and 10 as shown on the site plan. Tree protection fencing shall be chain link and a minimum of five feet in height with posts driven into the ground and shall not be removed until all building construction has been completed unless approved by the Planning Division.

PRIOR TO FINAL INSPECTION

15. Landscaping Installation

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

16. Green Building Verification

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



ATTACHMENT A

CITY OF LOS ALTOS GENERAL APPLICATION

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

Permit # 1107306

<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: 1695 JUAREZ AVE, LOS ALTOS CA 94024

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

Assessor Parcel Number(s): 318-09-019 Site Area: 10758 SF

New Sq. Ft.: 850.8 ~~1650.05~~ Altered/Rebuilt Sq. Ft.: 1218-55 Existing Sq. Ft. to Remain: 1650.05

Total Existing Sq. Ft.: 2868.6 Total Proposed Sq. Ft. (including basement): 3719.4

Is the site fully accessible for City Staff inspection? YES

Applicant's Name: MEGHNA HINDIA

Telephone No.: 650-279-9531 Email Address: mhindia@gmail.com

Mailing Address: 1695 JUAREZ AVE, LOS

City/State/Zip Code: LOS ALTOS CA 94024

Property Owner's Name: NISCHAL KUMAR SHETH

Telephone No.: 408-835-6653 Email Address: nischal.sheth@gmail.com

Mailing Address: 1695 JUAREZ AVE

City/State/Zip Code: LOS ALTOS CA 94024

Architect/Designer's Name: AMNON LEVY

Telephone No.: 650 493 7873 Email Address: AMNON@ASHFORDASSOCIATES.COM

Mailing Address: 4155 #A EL-CMINO WAY PALO ALTO 94306

City/State/Zip Code: _____

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

(continued on back)



ATTACHMENT B

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 1695 JUAREZ AVE.

Scope of Project: Addition or Remodel ☒ or New Home ☐

Age of existing home if this project is to be an addition or remodel?

Is the existing house listed on the City's Historic Resources Inventory? No

Address: 1695 JUAREZ AVE.
Date: _____

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: 10400 square feet
Lot dimensions: Length 130 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? 27.3
What % of the front facing walls of the neighborhood homes are at the front setback 100 %
Existing front setback for house on left 27 ft./on right 25 ft.
Do the front setbacks of adjacent houses line up? no

3. Garage Location Pattern: (Pg. 19 Design Guidelines)

Indicate the relationship of garage locations in your neighborhood* only on your street (count for each type)

Garage facing front projecting from front of house face ✓
Garage facing front recessed from front of house face N/A
Garage in back yard N/A
Garage facing the side N/A
Number of 1-car garages 5; 2-car garages 5; 3-car garages —

Address: 1695 JUAREZ AVE
Date: _____

4. Single or Two-Story Homes:

What % of the homes in your neighborhood* are:

One-story 59%

Two-story 41%

5. Roof heights and shapes:

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

Are there mostly hip ✓, gable style _____, or other style _____ roofs*?

Do the roof forms appear simple ✓ or complex _____?

Do the houses share generally the same eave height ✓?

6. Exterior Materials: (Pg. 22 Design Guidelines)

What siding materials are frequently used in your neighborhood*?

____ wood shingle ✓ stucco ____ board & batten ____ clapboard
____ tile ____ stone ____ brick ____ combination of one or more materials
(if so, describe) _____

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

ASPHALT SHINGLE

If no consistency then explain: _____

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

Does your neighborhood* have a consistent identifiable architectural style?

☐ YES ☒ NO

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

Address: 1695 JUAREZ AVE,
Date: _____

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

Does your property have a noticeable slope? NO

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

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

9. Landscaping:

Are there any frequently used or typical landscaping features on your street (i.e. big trees, front lawns, sidewalks, curbs, landscape to street edge, etc.)?

FRONT LAWNS

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

MOST HOUSES ARE VISIBLE FROM THE STREET & SCREENED TO THE BACK

Are there any major existing landscaping features on your property and how is the unimproved public right-of-way developed in front of your property (gravel, dirt, asphalt, landscape)?

THERE IS MATURE MAGNOLIA & LAWN & STRIP OF GRAVEL

10. Width of Street:

What is the width of the roadway paving on your street in feet? 37.5'

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

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

Address: 1695 JUAREZ AVE.
Date: _____

11. What characteristics make this neighborhood* cohesive?

Such as roof material and type (hip, gable, flat), siding (board and batten, cement plaster, horizontal wood, brick), deep front yard setbacks, horizontal feel, landscape approach etc.:

NO TYPICAL ROOF SHAPE & MATERIALS
NO TYPICAL WALL FINISH
SIMILAR FRONTYARD SETBACKS
THERE IS NO HORIZONTAL FEEL & NO TYPICAL LANDSCAPE APPROACH

General Study

- A. Have major visible streetscape changes occurred in your neighborhood?
☐ YES ☒ NO
- B. Do you think that most (~ 80%) of the homes were originally built at the same time?
☐ YES ☒ NO
- C. Do the lots in your neighborhood appear to be the same size?
☐ YES ☒ NO
- D. Do the lot widths appear to be consistent in the neighborhood?
☐ YES ☒ NO
- E. Are the front setbacks of homes on your street consistent (~80% within 5 feet)?
☒ YES ☐ NO
- F. Do you have active CCR's in your neighborhood? (p.36 Building Guide)
☐ YES ☒ NO
- G. Do the houses appear to be of similar size as viewed from the street?
☐ YES ☒ NO
- H. Does the new exterior remodel or new construction design you are planning relate in most ways to the prevailing style(s) in your existing neighborhood?
☒ YES ☐ NO

Address: 1295 JUAREZ AVE.
 Date: _____

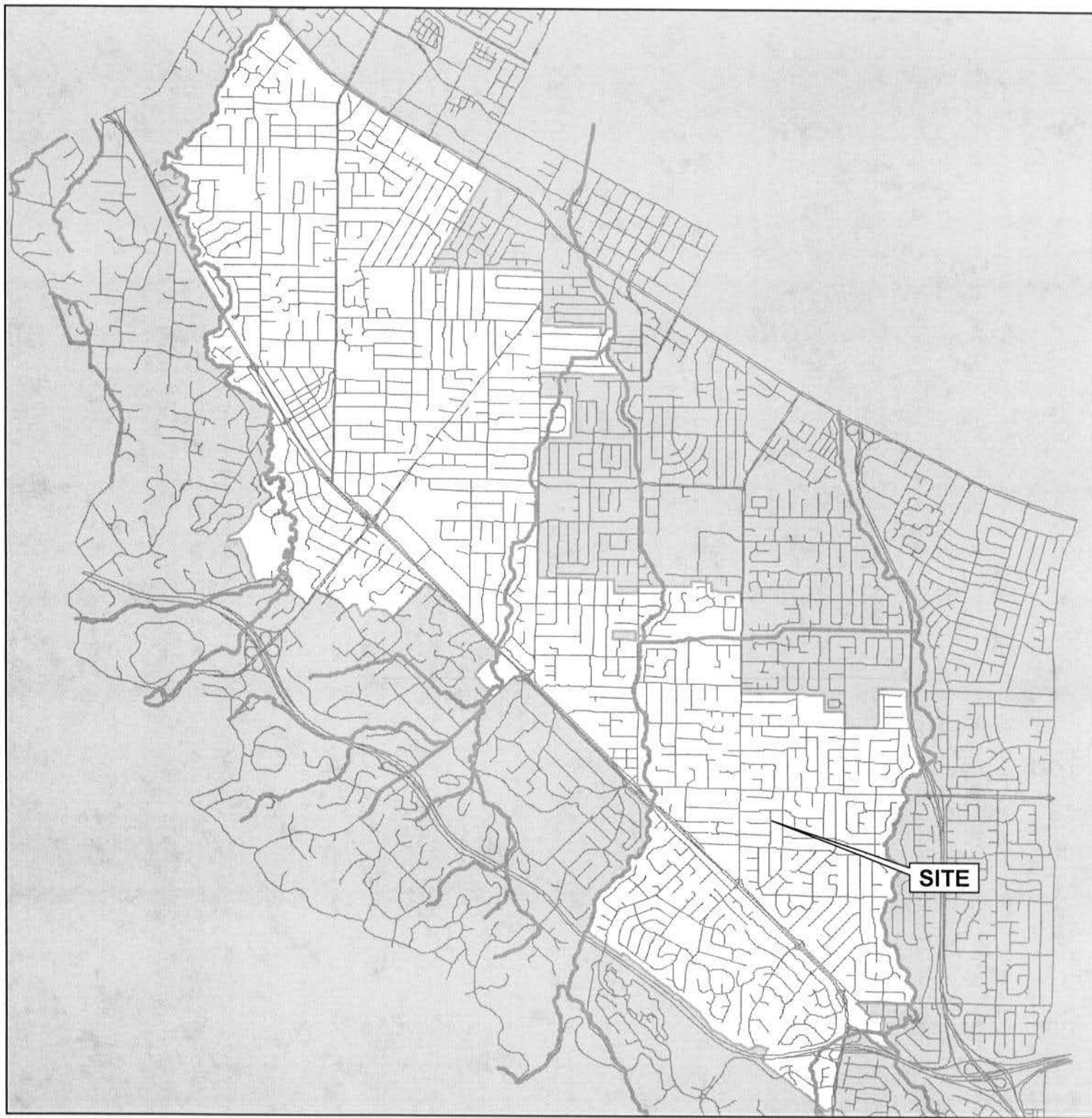
Summary Table

Please use this table to summarize the characteristics of the houses in your immediate neighborhood (two homes on either side, directly behind and the five to six homes directly across the street).

Address	Front setback	Rear setback	Garage location	One or two stories	Height	Materials	Architecture (simple or complex)
1675 JUAREZ AV.	27'	65'	FRONT LEFT	2	± 25'	STUCCO CLAY TILES	SIMPLE
1685 JUAREZ AV.	27'	54'		2	± 27'	SIDING ASPHALT SHINGLES	COMPLEX
1703 JUAREZ AV.	25'	65'	FRONT RIGHT	1	± 16'	STUCCO ASPHALT SHINGLES	SIMPLE
1715 JUAREZ AV.	25'	65'	FRONT LEFT	1	± 14'	STUCCO CEMENT TILES	SIMPLE
1704 AUSTIN AV.	32'	22'	FRONT LEFT	2	± 25'	WOOD SHINGLES ASPHALT SHINGLE	COMPLEX
1694 AUSTIN AV.	40'	22'	FRONT RIGHT	1	± 16'	SIDING, BRICKS WOOD SHINGLE	SIMPLE
1686 AUSTIN AV.	32'	40'	FRONT LEFT	2	± 25'	WOOD SIDING WOOD SHINGLE	SIMPLE
1345 ENSENADA WAY	40'	30'	FRONT LEFT	1	± 14'	STUCCO ASPHALT SHINGLE	SIMPLE
1378 ENSENADA WAY	20'	34'	FRONT LEFT	1	± 16'	STUCCO ASPHALT SHINGLE	COMPLEX

ATTACHMENT C

AREA MAP



CITY OF LOS ALTOS

APPLICATION: 16-SC-29
APPLICANT: M. Hindia//N. Sheth
SITE ADDRESS: 1695 Juarez Avenue

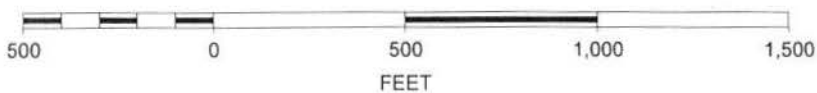


Not to Scale

VICINITY MAP



SCALE 1 : 6,000



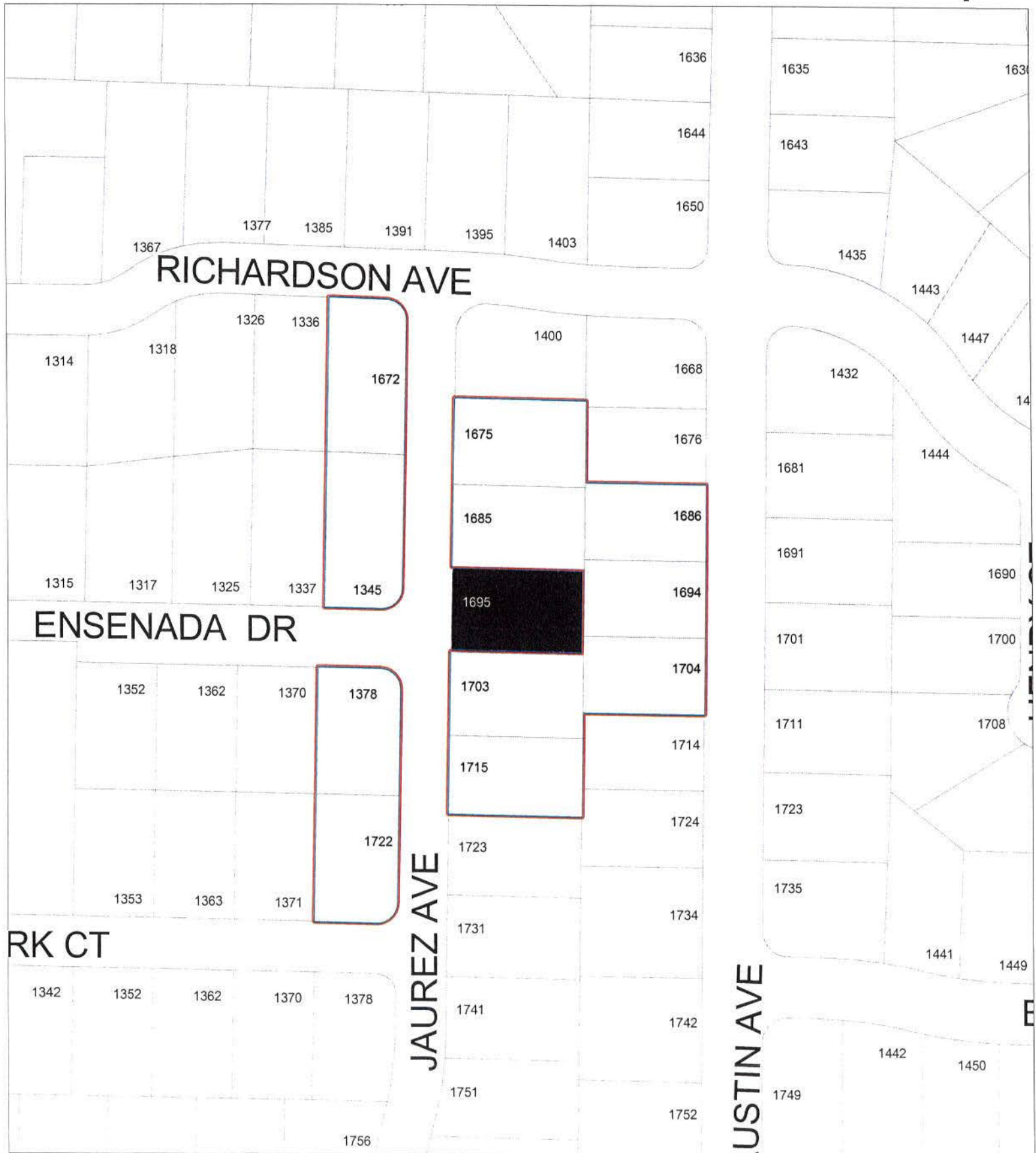
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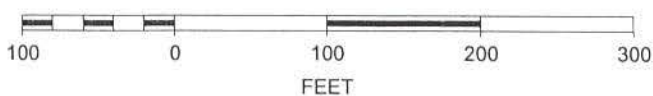
CITY OF LOS ALTOS

APPLICATION: 16-SC-29
APPLICANT: M. Hindia//N. Sheth
SITE ADDRESS: 1695 Juarez Avenue

1695 Juarez Avenue Notification Map



SCALE 1 : 1,500



N

