



DATE: November 16, 2016

AGENDA ITEM # 4

TO: Design Review Commission
FROM: Sierra Davis, Assistant Planner
SUBJECT: 16-SC-46 – 2 Middlebury Lane

RECOMMENDATION:

Approve design review application 16-SC-46 subject to the listed findings and conditions

PROJECT DESCRIPTION

This is a design review application for a two-story addition to an existing two-story house. The project includes an addition of 113 square feet on the first story and 535 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:	12,607 square feet
MATERIALS:	Match existing - Cedar shake roof, stucco, brick and painted wood siding, aluminum clad windows and wood doors

	Existing	Proposed	Allowed/Required
COVERAGE:	1,994 square feet	1,974 square feet	3,782 square feet
FLOOR AREA:			
First floor	1,861 square feet	1,974 square feet	
Second floor	1,062 square feet	1,597 square feet	
Total	2,943 square feet	3,571 square feet	4,011 square feet
SETBACKS:			
Front (Middlebury Lane)	20 feet	20 feet	25 feet
Rear	30 feet	30 feet	25 feet
Exterior side (1 st /2 nd)	22 feet/50 feet	22 feet/23 feet	20 feet/20 feet
Interior side (1 st /2 nd)	21 feet/21 feet	21 feet/21 feet	10 feet/17.5 feet
HEIGHT:	23.3 feet	23.3 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 property is located on Middlebury Lane, a cul-de-sac street, at the corner of Middlebury Lane and University Avenue. The houses in the Middlebury Lane neighborhood context are all two-story structures with similar setbacks, massing, scale and materials. The street does not have a consistent street tree pattern, but does have a variety of mature trees and vegetation.

Zoning Compliance

The Zoning Code defines a front yard for a corner lot as the frontage with the shortest length that abuts a street. However, since the average width and depth of the subject property are both greater than 100 feet, the front of the property can face either University Avenue or Middlebury Lane. For this project, the front of the lot has been determined to be Middlebury Lane. However, due to the placement of the existing front porch and pool along the left side of the property, both elements are considered non-conforming. The non-conforming front yard setback can be maintained with the proposed addition because the project will be maintaining more 50 percent of the existing floor area and not increasing the front yard setback encroachment. Condition No. 1 requires at least 50 percent of the existing house be preserved in order to maintain the non-conforming setbacks.

DISCUSSION

Design Review

According to the Design Guidelines, in a Consistent Character Neighborhood, 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 emphasis should be on designs that "fit in" and lessen abrupt changes. The existing house and additions will maintain the existing style and materials; therefore, the requirement for the Neighborhood Compatibility worksheet was waived.

The existing house is a Colonial style house with low scale first- and second-story plate heights of 8 feet, simple massing broken up with different materials, uniform eave lines at the second story and garage, and a more formal front entry. The first-story addition will be located at the rear of the house in the location of the existing covered porch. The second-story addition is centered over the existing garage, which is consistent with the design and massing of the existing two-story portion of the house.

The massing of the house is inherently bulky because of the stacked two-story layout that is consistent with a Colonial style house. The house also incorporates brick and stucco at the first-story at the front facade with painted wood siding at the second story at the front and sides of the house. The varying materials and textures help to break up the two-story massing. The garage is setback 47 feet from the front property line and 22 feet from the massing of the existing house, which helps to minimize the bulk and scale of the second-story addition when viewed from the street. The second story addition has a rear setback of approximately 33 feet, where 25 feet is required. With the greater than required

rear yard setback and the existing mature landscaping at the rear property line of redwood and eucalyptus trees the bulk would be minimized as viewed from the adjacent property.

The project design includes high quality materials to match the existing materials and include a cedar shake roof, stucco, brick and painted wood siding, aluminum clad windows and wood doors. The proposed addition is compatible with the architectural integrity of the existing house. Overall, the project is consistent with the Residential Design Guidelines, meets the required design review findings and is compatible with the neighborhood context.

Privacy

The potential privacy concerns on this property are only at the rear property line, because the second story at the front and right side will face street frontages. Views to the street from the new second story windows on the right side would not result in any unreasonable privacy impacts because the views are to a public area. The second-story windows at the rear elevation have sill heights of two feet, nine inches with views toward the adjacent property's garage and driveway. There are existing mature trees at the rear property line that will help to mitigate views toward the neighboring property. The mature vegetation and views to the neighboring property's garage and driveway would not create unreasonable privacy impacts.

Landscaping

The property includes mature vegetation that will be maintained with this project. The additions are located over the garage and at the rear of the house under an existing covered porch. Based on the location of the additions and the proposed tree protection plan, the landscaping can be maintained throughout construction. Since the project will not exceed the 2,500 square feet of new or replaced landscaping, it is not subject to the City's Water Efficient Landscape Regulations.

ENVIRONMENTAL REVIEW

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

PUBLIC CONTACT

A public meeting notice was posted on the property and mailed to 10 nearby property owners on Middlebury Lane and University Avenue.

Cc: Joe Sabel, Aero 11 Design, Applicant and Designer
Jason Grant Hurst and Sara Jane Hurst, Property Owners

Attachments:

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

FINDINGS

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With regard to the two-story addition to an existing 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 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-46 – 2 Middlebury Lane

GENERAL

1. Approved Plans

The approval is based on the plans and materials received on November 9, 2016, 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 at the rear property line adjacent to the new additions shall be protected under this application and cannot be removed without a tree removal permit from the Community Development Director.

3. Encroachment Permit

An encroachment permit shall be obtained from the Engineering Division prior to doing any work within the public right-of-way including the street shoulder.

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. 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

7. Conditions of Approval

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

8. 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."

9. 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.

10. 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.

11. 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

12. Tree Protection

Tree protection fencing shall be installed around the driplines of trees as shown on the tree protection 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

13. Landscaping Installation

All front, exterior side and rear yard landscaping, street trees and privacy screening trees shall be maintained as shown on the approved plans or as required by the Planning Division.

14. 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 # 1107425

<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: 2 MIDDLEBURY LANE

Project Proposal/Use: SFR Current Use of Property: SFR

Assessor Parcel Number(s): 175 658 005 Site Area: 12,607

New Sq. Ft.: 628 Altered/Rebuilt Sq. Ft.: _____ Existing Sq. Ft. to Remain: 2,943

Total Existing Sq. Ft.: 2,943 Total Proposed Sq. Ft. (including basement): N/A

Is the site fully accessible for City Staff inspection? No

Applicant's Name: JOE SABEL

Telephone No.: 650 255 8017 Email Address: ALISHIP22@AOL.COM

Mailing Address: 855 JEFFERSON AVE #475

City/State/Zip Code: PUE CA

Property Owner's Name: JASON GRANT HURST AND SARA JANE HURST

Telephone No.: _____ Email Address: _____

Mailing Address: 2 MIDDLEBURY LANE

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

Architect/Designer's Name: JOE SABEL

Telephone No.: 650 255 8017 Email Address: ALISHIP22@AOL.COM

Mailing Address: _____

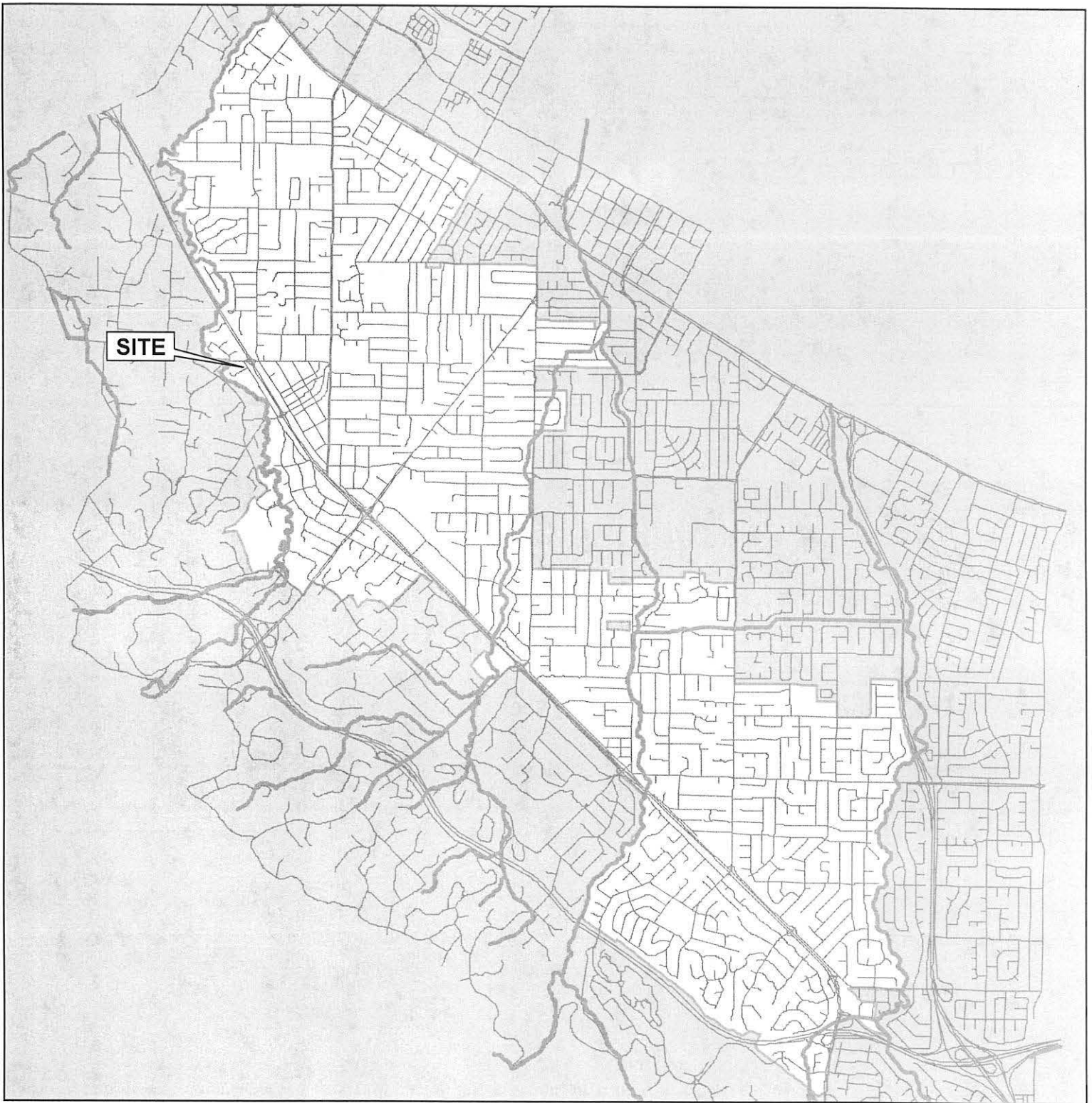
City/State/Zip Code: _____

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

(continued on back)

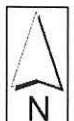
16-SC-46

AREA MAP



CITY OF LOS ALTOS

APPLICATION: 16-SC-46
APPLICANT: J. Sabel/ J. and S. Hurst
SITE ADDRESS: 2 Middlebury Lane

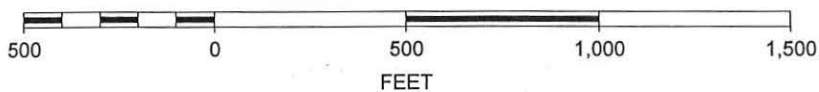


Not to Scale

VICINITY MAP



SCALE 1 : 6,000



CITY OF LOS ALTOS

APPLICATION: 16-SC-46
APPLICANT: J. Sabel/ J. and S. Hurst
SITE ADDRESS: 2 Middlebury Lane

2 Middlebury Lane Notification Map



SCALE 1 : 1,500

