



DATE: December 14, 2016

AGENDA ITEM # 3

TO: Design Review Commission
FROM: Sierra Davis, Assistant Planner
SUBJECT: 16-SC-44 – 1276 Richardson Avenue

RECOMMENDATION:

Approve design review application 16-SC-44 subject to the listed findings and conditions

PROJECT DESCRIPTION

This is a design review application for a new two-story house. The project includes 3,698 square feet on the first story, 1,051 square feet on the second story and a 1,257 square-foot basement. The following table summarizes the project's technical details:

GENERAL PLAN DESIGNATION:	Single-Family, Residential
ZONING:	R1-10
PARCEL SIZE:	20,000 square feet
MATERIALS:	Asphalt shingle roof, wood siding and trim, stone veneer and cap, wood windows and doors

	Existing	Proposed	Allowed/Required
COVERAGE:	2,419 square feet	4,331 square feet	6,000 square feet
FLOOR AREA:			
First floor	2,419 square feet	3,698 square feet	
Second floor	N/A	1,051 square feet	
Total	2,419 square feet	4,749 square feet	4,750 square feet
SETBACKS:			
Front	30 feet	29.8 feet	25 feet
Rear	55 feet	103 feet	25 feet
Right side (1 st /2 nd)	20 feet /N/A	10.5 feet/22.5 feet	10 feet/17.5 feet
Left side (1 st /2 nd)	10 feet/N/A	10.5 feet/29.5 feet	10 feet/17.5 feet
HEIGHT:	15 feet	26 feet	27 feet

BACKGROUND

The subject property is located in a Consistent Character Neighborhood, as defined in the City's Residential Design Guidelines. The property is located on the south side of Richardson Avenue near the intersection with Grant Road. The neighborhood context along this section of Richardson Avenue is consistent with similar architectural styles, simple massing and lower scale elements. There is not a defined street tree pattern; however, there is a variety of mature trees and vegetation.

DISCUSSION

Design Review

According to the Residential Design Guidelines, a Consistent Character Neighborhood has good neighborhood design which incorporates 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 house is a Craftsman style design with eclectic architectural elements such as a varied roof design, clearstory element and rear porch with a flat roof. The Craftsman Eclectic design style is characterized as having low-pitched, simple gabled roof forms, decorative beams and braces, porches, roofs supported by tapered square columns, and columns or pedestals frequently extending to ground level. The contemporary form of the house uses more complex massing resulting in a more varied roof plan with multiple ridges and valleys and more simplified finishing details.

The first- and second-story massing substantially respects the design and setback pattern of the neighborhood context. The property is adjacent to two properties on the left side and a similar 200-foot deep lot on the right side. The house maintains the existing front yard setback of 30 feet. The new structure will extend further to the rear property line and behind the houses on either side; however, the proposed larger house is proportional to the size of the property and does not create an unreasonable perception of bulk on adjacent properties.

The existing house has a high finished floor at approximately 2 feet with a garage at grade. The new house proposes a lower finished floor at approximately 18 inches, which is consistent with the houses on the south side of the street that have a higher floor elevation than the north side of the street. The design provides for nine-foot, six-inch plate heights on the first floor and eight-foot plate heights at the second story. The first story plate height is compatible with the new construction in the neighborhood context and is not substantially taller than the original homes in the neighborhood. The massing of the second-story is recessed into the first story to minimize the appearance at the rear and sides of the structure. The second story is most visible from the front of the house, which has a greater than required setback. The design provides uniform eave lines with front and rear facing gables and hipped roofs at the sides which also helps to reduce the appearance of the two-story massing.

The project design includes high quality materials, such as an asphalt shingle roof, wood siding and trim, stone veneer and cap, and wood windows and doors. Overall, the project design has architectural integrity and the design and materials are compatible within the consistent character neighborhood

context. The project is consistent with the Residential Design Guidelines, the required design findings and the neighborhood context; therefore, staff is in support of the proposed house design.

Privacy

The design of the house is sensitive to the privacy of adjacent properties with only two, small, side facing windows on the left side with sill heights of five feet, six inches. The windows are in a bathroom behind a bathtub, which would make it difficult to view out and down into the adjacent property. The windows facing the front of the property have a view of the street, which is a more public area and would not result in a privacy impact. The rear elevation includes windows in a clerestory element, staircase and two windows in Bedroom 3. The windows in the clerestory element and the staircase are passive uses, which would not create an unreasonable privacy impact. The two windows in the Bedroom 3 are required for egress and have a sill height of 42 inches, the maximum height permitted by the Building Code. Although the windows have a lower sill height, the landscaping plan includes provides extensive evergreen screening around the side and rear property lines, which will mitigate views toward adjacent properties and maintain a reasonable level of privacy.

Landscaping

All of the existing trees and landscaping are proposed to be removed. The eight trees proposed for removal are small fruit trees or shrubs that are located toward the middle of the property or are within the new footprint of building. The only tree to be maintained is the Chinese Pistache tree along the property frontage in the public right-of-way. There is a comprehensive landscaping plan with new trees at the front and rear, new evergreen screening along the side and rear and new landscaping and lower landscaping in the front yard.

With the new front yard landscaping, additional planting areas and hardscape, the project meets the City's landscaping regulations and street tree guidelines. Since the project includes a new house and more than 500 square feet new landscaping area, it is subject to the City's Water Efficient Landscape Regulations.

ENVIRONMENTAL REVIEW

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

PUBLIC NOTICE

A public meeting notice was posted on the property and mailed to 11 nearby property owners on Richardson Avenue, Grant Road and Nightingale Court.

Cc: Shlomi Caspi, Timeline Design, Applicant and Designer
Kathy and Darren Bowman, Property Owners

Attachments:

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

FINDINGS

16-SC-44 – 1276 Richardson Avenue

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

- a. The proposed structure complies with all provision of this chapter;
- b. The height, elevations, and placement on the site of the structure, when considered with reference to the nature and location of residential structures on adjacent lots, will avoid unreasonable interference with views and privacy and will consider the topographic and geologic constraints imposed by particular building site conditions;
- c. The natural landscape will be preserved insofar as practicable by minimizing tree and soil removal; grade changes shall be minimized and will be in keeping with the general appearance of neighboring developed areas;
- d. The orientation of the proposed structure in relation to the immediate neighborhood will minimize the perception of excessive bulk and mass;
- e. General architectural considerations, including the character, size, scale, and quality of the design, the architectural relationship with the site and other buildings, building materials, and similar elements have been incorporated in order to insure the compatibility of the development with its design concept and the character of adjacent buildings; and
- f. The proposed structure has been designed to follow the natural contours of the site with minimal grading, minimum impervious cover, and maximum erosion protection.

CONDITIONS

16-SC-44 – 1276 Richardson Avenue

GENERAL

1. Approved Plans

The approval is based on the plans and materials received on November 29, 2016, except as may be modified by these conditions.

2. 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.

3. 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.

4. Landscaping

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

5. Fire Sprinklers

Fire sprinklers shall 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. Water Efficient Landscape Plan

Provide a landscape documentation package prepared by a licensed landscape professional showing how the project complies with the City's Water Efficient Landscape Regulations.

11. 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.

12. 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.

13. 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.

14. 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

15. Tree Protection

Tree protection fencing shall be installed around the driplines of the Chinese Pistache tree in the public right-of-way 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

16. Landscaping Installation

All landscaping, street trees and evergreen screening species shall be installed as shown on the approved plans and as required by the Planning Division.

17. 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).

18. Water Efficient Landscaping Verification

Provide a landscape Certificate of Completion verifying that the landscaping and irrigation were installed per the approved landscape documentation package.



ATTACHMENT A

CITY OF LOS ALTOS GENERAL APPLICATION

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

Permit # 1107412

<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: 1276 RICHARDSON AVENUE

Project Proposal/Use: 2-STORY, SINGLE HOME Current Use of Property: SINGLE HOME RESIDENCE

Assessor Parcel Number(s): 318-02-020 Site Area: 20,009

New Sq. Ft.: 4,149 Altered/Rebuilt Sq. Ft.: — Existing Sq. Ft. to Remain: —

Total Existing Sq. Ft.: 2,419 Total Proposed Sq. Ft. (including basement): 6,006

Is the site fully accessible for City Staff inspection? Yes

Applicant's Name: TIMELINE DESIGN: SHLOMI CASPI

Telephone No.: 408 913 9256 Email Address: scaspi@tldesign.net

Mailing Address: 14401 Big Basin Way

City/State/Zip Code: SARATOGA, CA 95070

Property Owner's Name: KATHY and DARREN BOWMAN

Telephone No.: 650 961 9061 Email Address: kathybowman@gmail.com

Mailing Address: 1230 Thurston Ave.

City/State/Zip Code: LOS ALTOS, CA 94024

Architect/Designer's Name: TIMELINE DESIGN: OPE TANI

Telephone No.: 408 913 9262 Email Address: otani@tldesign.net

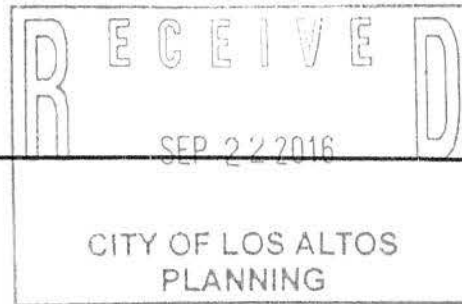
Mailing Address: 14401 Big Basin Way

City/State/Zip Code: SARATOGA, CA 95070

* 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-44



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 1276 Richardson Avenue Los Altos, CA 94024

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

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

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

Address: 1276 Richardson Ave.
Date: 8/12/2016

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: 20,009 square feet

Lot dimensions: Length 200 feet

Width 100 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? _____

What % of the front facing walls of the neighborhood homes are at the front setback 80 %

Existing front setback for house on left 25 ft./on right 25 ft.

Do the front setbacks of adjacent houses line up? Yes

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

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

Garage facing front projecting from front of house face 22

Garage facing front recessed from front of house face 2

Garage in back yard 3

Garage facing the side 1

Number of 1-car garages 0; 2-car garages 24; 3-car garages 1

Address: 1276 Richardson Avenue
Date: 8/12/2016

4. **Single or Two-Story Homes:**

What % of the homes in your neighborhood* are:

One-story 88%

Two-story 12%

5. **Roof heights and shapes:**

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

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 Yes?

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) Stucco with stone or brick base.

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

Asphalt Shingles

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: 1276 Richardson Ave.

Date: 8/12/2016

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)
Gentle slope down 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, No sidewalks or curbs, mid-sized and big trees along front property lines, low shrubs along front property lines.

How visible are your house and other houses from the street or back neighbor's property?
Proposed home and most homes are easily visible from street. Filtered views from back of neighbor's property.

Are there any major existing landscaping features on your property and how is the unimproved public right-of-way developed in front of your property (gravel, dirt, asphalt, landscape)?
No distinctive landscape features.

10. Width of Street:

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

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.:

Front lawns, consistent setbacks, flat terrain, and shallow hip roofs.

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

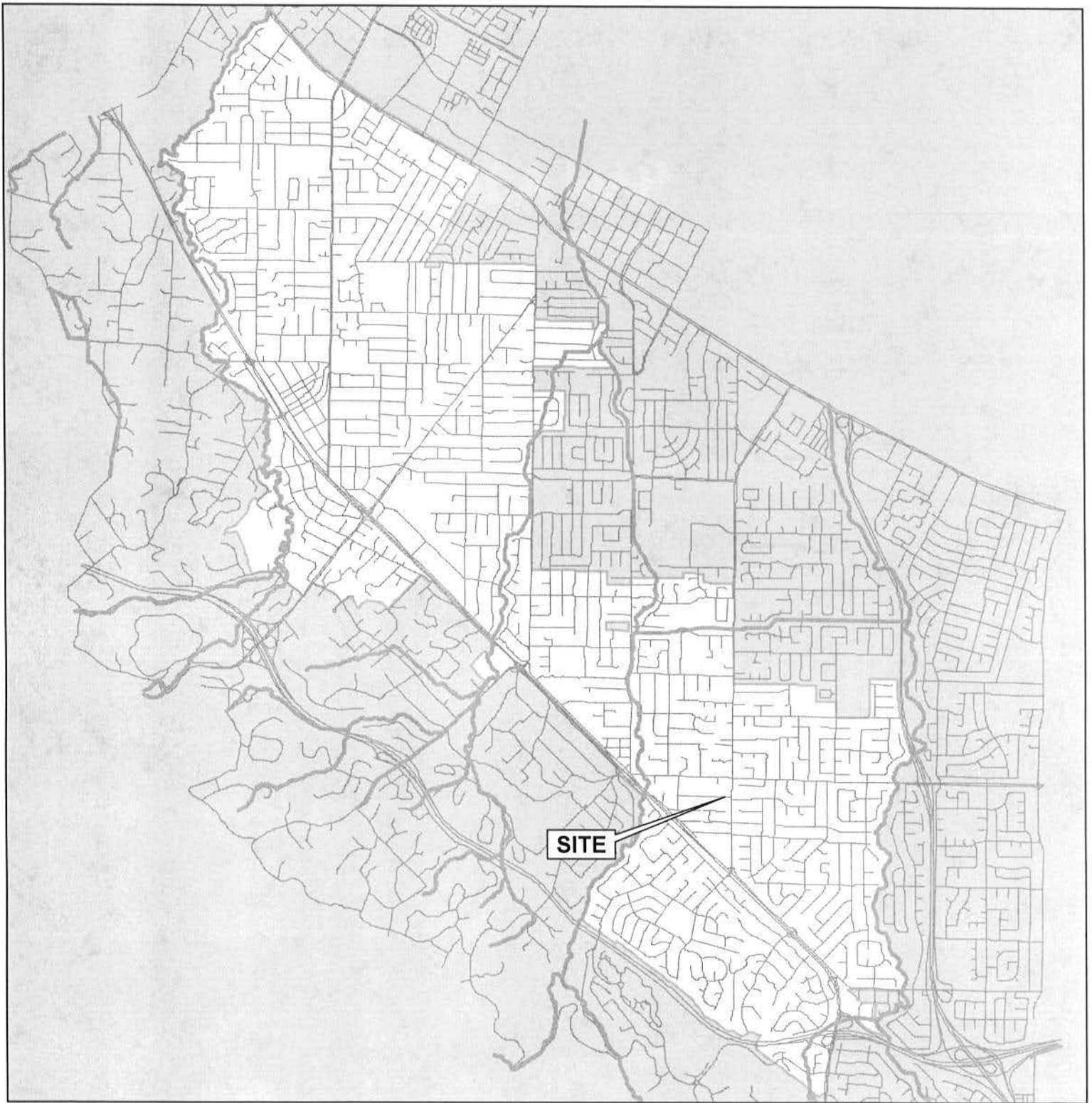
Address: 1276 Richardson Ave.
Date: 8/12/2016

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)
1286 Richardson Ave.	25'-0"	25'-0"	Front	One	16'-6"	Stucco	Simple
1276 Richardson Ave.	30'-0"	25'-0"	Front	One	24'-4"	Wd. Siding/ Stone	Simple
1264 Richardson Ave.	25'-0"	25'-0"	Back	One	16'-6"	Wd. Siding/ Brick	Simple
1254 Richardson Ave.	30'-0"	25'-0"	Front	One	16'-6"	Stucco/ Brick	Simple
1244 Richardson Ave.	25'-0"	25'-0"	Front	One	18'-6"	Stucco/ Stone	Simple
1243 Richardson Ave.	25'-0"	25'-0"	Front	One	16'-6"	Wd. Siding	Simple
1253 Richardson Ave.	25'-0"	25'-0"	Front	One	16'-6"	Wd. Siding	Simple
1263 Richardson Ave.	25'-0"	25'-0"	Front	One	18'-6"	Stucco	Simple
1275 Richardson Ave.	30'-0"	25'-0"	Back	One	16'-6"	Stucco/ Brick	Simple
1285 Richardson Ave.	25'-0"	25'-0"	Front	One	16'-0"	Stucco	Simple

AREA MAP



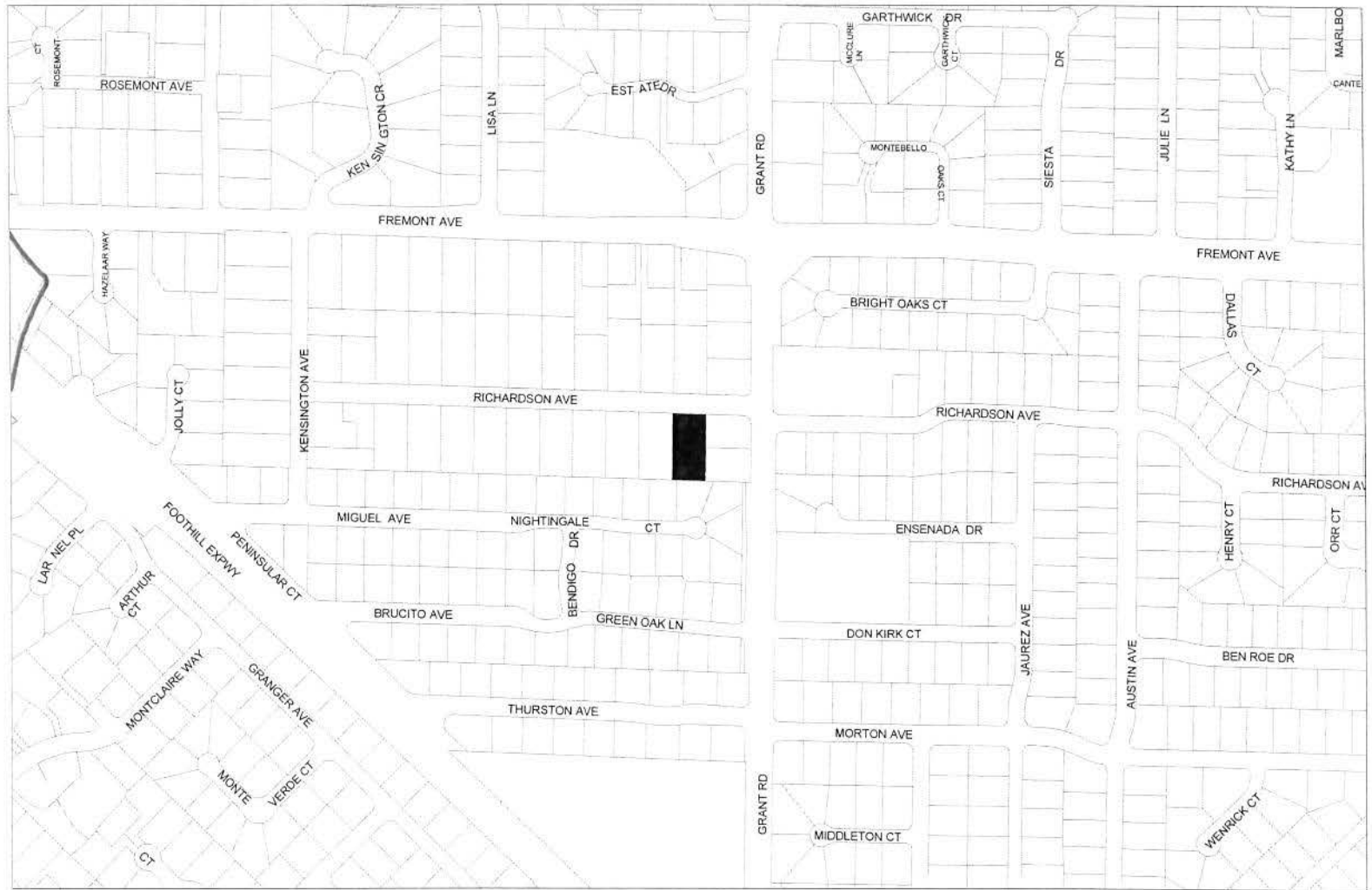
CITY OF LOS ALTOS

APPLICATION: 16-SC-44
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SITE ADDRESS: 1276 Richardson Avenue

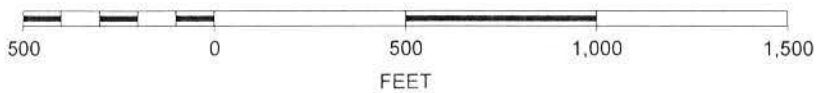


Not to Scale

VICINITY MAP



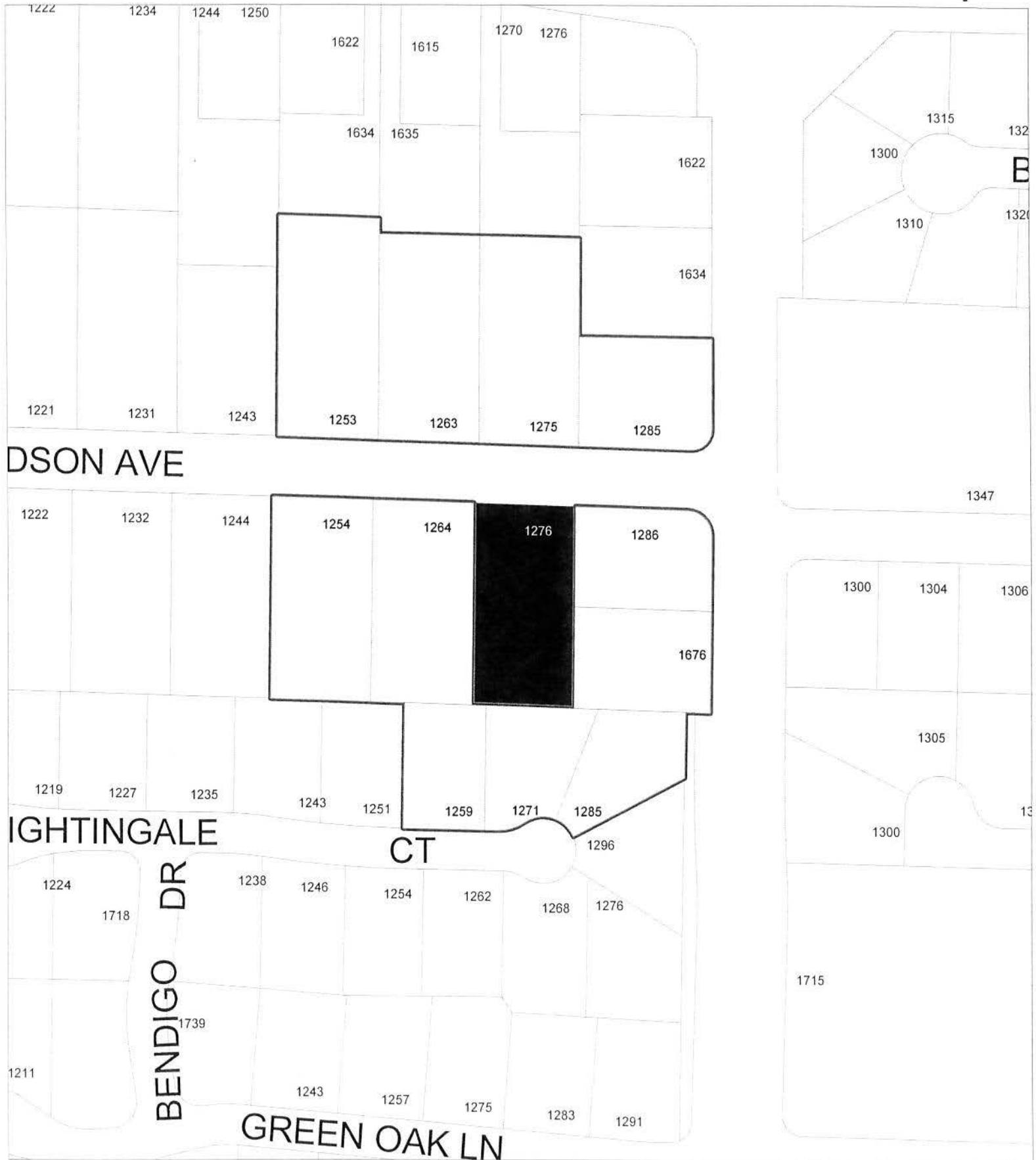
SCALE 1 : 6,000



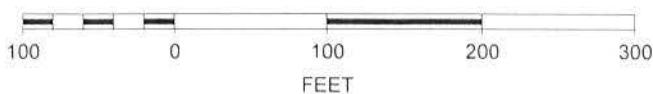
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1276 Richardson Avenue Notification Map



SCALE 1 : 1,500



N

