



DATE: December 14, 2016

AGENDA ITEM # 4

TO: Design Review Commission
FROM: Sean K. Gallegos, Assistant Planner
SUBJECT: 16-SC-49 – 201 Fremont Avenue

RECOMMENDATION:

Approve design review application 16-SC-49 subject to the listed findings and conditions

PROJECT DESCRIPTION

This is a design review application for a new two-story house. The project includes 4,630 square feet on the first story and 1,640 square feet on the second story. The following table summarizes the project's technical details:

GENERAL PLAN DESIGNATION:	Single-family, Residential
ZONING:	R1-20
PARCEL SIZE:	35,237 square feet
MATERIALS:	Composition shingle roofing, brick and horizontal wood siding and wood trim details

	Existing	Proposed	Allowed/Required
LOT COVERAGE:	5,874 square feet	6,187 square feet	8,809 square feet
FLOOR AREA:			
First floor	5,874 square feet	4,630 square feet	
Second floor	N/A	1,640 square feet	
Total	5,874 square feet	6,270 square feet	6,274 square feet
SETBACKS:			
Front (Facing Foothill Expy.)	63.1 feet	50.8 feet	30 feet
Rear	35 feet	35.2 feet	35 feet
Interior (Right) side (1 st /2 nd)	7.5 feet/ N/A	25.1 feet/51 feet	25 feet/25 feet
Exterior side	1.7 feet	33.3 feet	25 feet
HEIGHT:	17 feet	26.7 feet	27 feet

BACKGROUND

Neighborhood Context

The subject lot is in a Diverse Character Neighborhood as defined in the City's Residential Design Guideline. The corner property is located along a curving portion of the north side of Fremont Avenue between Covington Road and Bellevue Court. The houses in the neighborhood context are diverse in character with varying styles, massing and scale. Due to the sites having an R1-20 zoning designation, the structures have larger parcels and the front yard setbacks vary from 30 feet to more than 50 feet. Along the street, there is a significant amount of mature landscape, but no distinct street tree pattern.

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 structure uses a Traditional Farmhouse eclectic inspired design. The design is eclectic due to incorporating more traditional features, including the symmetrical form of the structure, the paired gable roof form, front porch with balustrades and columns, dormers, and tall windows along the front elevation, which are not characteristic of a Farmhouse style house. The Farmhouse style elements include the steeper pitch roof, wrap-around porch along the rear of the structure and standing seam metal roof. The proposed project uses more formal forms than those found in the surrounding neighborhood, such as a formal front entry and symmetrical massing, which are integral to the proposed architectural style. The project incorporates high quality materials that relate well to the existing materials found in the neighborhood. These materials include composition shingle roofing, brick and horizontal wood siding, wood trim details and a wood garage door, which are compatible with the character of the area. Overall, the design and the materials are integral to the architectural design and compatible with the surrounding neighborhood.

The proposed project is sensitive to the neighborhood context and incorporates similar forms found within the neighborhood context. The first-story plate height of ten feet and the second-story plate height is eight feet, six inches tall is in scale with other two-story houses nearby. The design incorporates a front porch, simple gable roof forms, wrap-around rear porch and horizontal eave lines to break up the massing along the front elevation, side and rear elevations. The second floor is centered over the first story and visually softened by being recessed within the roofline of the structure. Due to the broad setback requirements for the property and the larger size of the lot itself, the perceived massing and bulk of the house is scaled appropriately. The project's scale, compared to surrounding structures, is in-keeping with the character of the neighborhood.

Privacy

On the right (east)) side elevation of the second story, there are four windows: two window are located in bedroom Nos. 1 and 2 with a five-foot sill heights, and two windows and two window

are located in Closet Nos. 1 and 2 with seven-foot sill heights. Due to the placement and sill height of these windows, the windows do not create unreasonable privacy impacts.

On the exterior (west) side elevation of the second story, the four second story windows are oriented toward Fremont Avenue. Due to facing a public right-of-way, these windows do not create unreasonable privacy impacts.

The rear second story elevation includes three groups of windows: one three-panel window in a play room with a four-foot, six-inch sill height, and two sets of side-by-side windows in bedroom No. 1 with three foot sill heights. However, the windows have diminished views toward the adjacent properties due to the large rear yard setback of 124 feet and a side yard setback of at least 65 feet. In addition, the project is proposing evergreen screening trees along the interior side property line.

Landscaping

A comprehensive landscaping plan for the property has been provided, which includes the addition of six camphor trees, four new pistache trees in the front and side yards, and 69 new english laurel (evergreen) screening trees along the side and rear property lines. The landscaping plan proposes the removal of all nine existing trees on the property. The four pine trees (Nos. 5-8) are proposed for removal due to being within the footprint of the new structure or due to poor form and the remaining fruit trees are proposed for removal (Nos. 4, 9-12).

As designed, the project meets the City's landscaping regulations and street tree guidelines with the new landscaping, street trees and hardscape. Since the project includes a new house and new landscaping that exceeds 500 square feet, it is required to comply with 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 CONTACT

A public meeting notice was posted on the property and mailed to 8 nearby property owners on Covington Road and Fremont Avenue

Cc: Peter Duxbury, Applicant and Designer
Bill and Rosemary Marble, Owners

Attachments:

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

Design Review Commission
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FINDINGS

16-SC-49—201 Fremont 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 proposed 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-49—201 Fremont Avenue

GENERAL

1. Approved Plans

The approval is based on the plans and materials received on November 28, 2016, except as may be modified by these conditions.

2. Protected Trees

The proposed street trees and 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

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. Landscaping

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

6. Fire Sprinklers

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

7. 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.

8. 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

9. Conditions of Approval

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

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 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 and 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).

17. 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 #

1107460

<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: 201 Fremont Avenue

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

Assessor Parcel Number(s): 189-48-030 Site Area: 35,237 sq.ft.

New Sq. Ft.: 6,269.6 Altered/Rebuilt Sq. Ft.: 0 Existing Sq. Ft. to Remain: 0

Total Existing Sq. Ft.: * Total Proposed Sq. Ft. (including basement): 6,269.6

*(6,010 sf + basements to be removed)

Is the site fully accessible for City Staff inspection?

Applicant's Name: Duxbury Architects - Peter Duxbury

Telephone No.: 650-917-3840 Email Address: peter@duxarx.com

Mailing Address: 382A 1st Street

City/State/Zip Code: Los Altos, Ca 94022

Property Owner's Name: Bill and Rosemary Marble

Telephone No.: 650-823-9611 Email Address: Rosemary.marble@gmail.com, wjmarble@gmail.com

Mailing Address: 201 Fremont Avenue

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

Architect/Designer's Name: Peter Duxbury/Duxbury Architects

Telephone No.: 650-917-3840 Email Address: peter@duxarx.com

Mailing Address: 382A 1st Street

City/State/Zip Code: Los Altos, Ca 94022

* 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-49



ATTACHMENT B

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 201 Fremont Avenue Los Altos

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: 201 Fremont Avenue
Date: October 11, 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: 1/2 acre - 1 acre square feet
Lot dimensions: Length 230 feet
Width 160 feet

If your lot is significantly different than those in your neighborhood, then note its: area _____, length _____, and width _____. (Our lot is comparable.)

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 0 %
Existing front setback for house on left ±50 ft./on right ±60 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 3

Garage facing front recessed from front of house face 1

Garage in back yard

Garage facing the side 3

Number of 1-car garages ; 2-car garages 1; 3-car garages 6

Address: 201 Fremont Avenue
Date: October 11, 2016

4. Single or Two-Story Homes:

What % of the homes in your neighborhood* are:

One-story 37

Two-story 63

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 X roofs*?

Do the roof forms appear simple or complex X?

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 X stucco X board & batten X 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, wood shake

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: 201 Fremont Avenue
Date: October 11, 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)

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.)?

Most homes have shrubs, lawn and large trees.

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

Average visibility.

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 major existing landscaping features. Unimproved public right-of-way is asphalt.

10. Width of Street:

What is the width of the roadway paving on your street in feet? 50+/-

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? Paved with curb.

Address: 201 Fremont Avenue
Date: October 11, 2016

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.:

There are minimal similarities for this neighborhood.

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: 201 Fremont Avenue
 Date: October 11, 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)
235 Fremont Avenue	±48'	±42'	Front	Two	±27'	Stucco/Asphalt shingle	Simple
221 Fremont Avenue	±60'	±90'	Side	One	±20'	Stucco/Wood shake	Simple
180 Fremont Avenue	±25'	±55'	Front	Two	±25'	Stucco/New roof - unk.	Complex
170 Fremont Avenue	±30'	±100'	Front	Two	±25'	Wood siding/Wood shake	Complex
160 Fremont Avenue	±25'	±65'	Front	Two	±25'	Wood siding/Asphalt shingle	Complex
186 Covington Road	±48'	±45'	Side	One	±24'	Stucco/Concrete tile	Complex
200 Covington Road	±60'	±105'	None	One	±18'	Board/Batt/Asphalt shingle	Simple
214 Covington Road	±67'	±105'	Side	Two	±27'	Wood siding/Asphalt shingle	Simple

Project - 201 Fremont Avenue



View to southeast
221 Fremont Avenue



View to northeast
186 Covington Road

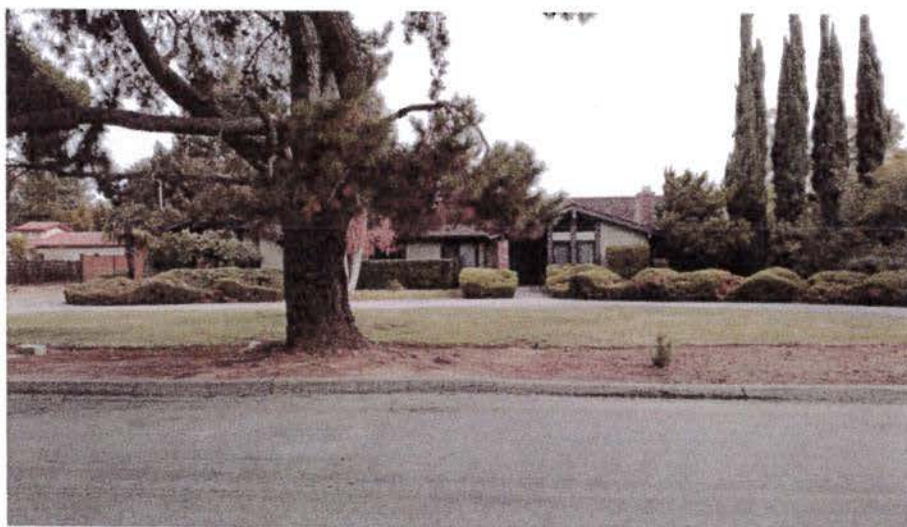


View to northwest
170 Fremont Avenue

Neighbors to 201 Fremont Avenue



235 Fremont Avenue



221 Fremont Avenue



180 Fremont Avenue

Neighbors to 201 Fremont Avenue



170 Fremont Avenue



160 Fremont Avenue

Neighbors to 201 Fremont Avenue - Covington Road



186 Covington Road



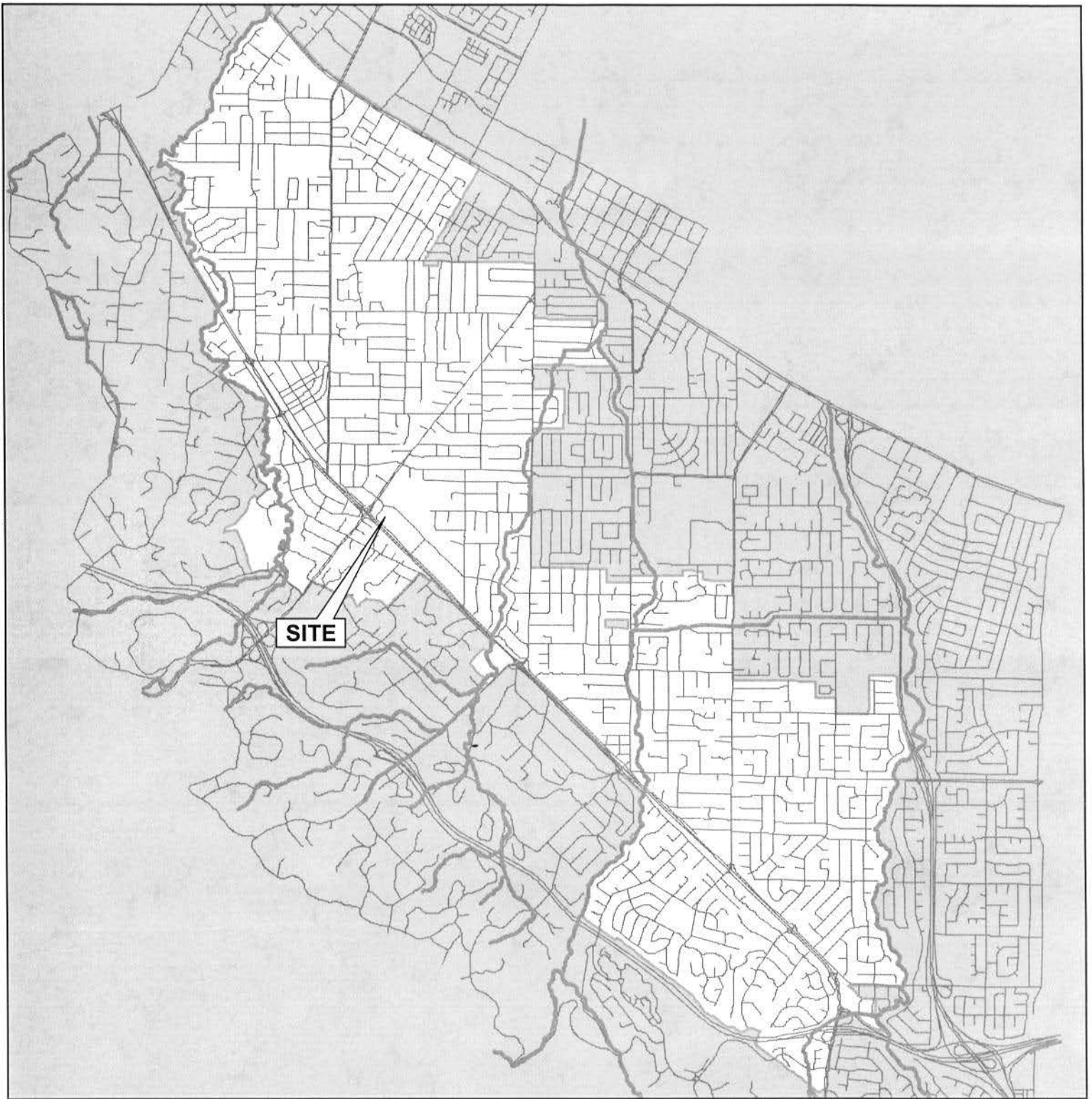
200 Covington Road



214 Covington Road

AREA MAP

ATTACHMENT C



CITY OF LOS ALTOS

APPLICATION: 16-SC-49
APPLICANT: Duxbury Architects/ B. and R. Marble
SITE ADDRESS: 201 Fremont Avenue



Not to Scale

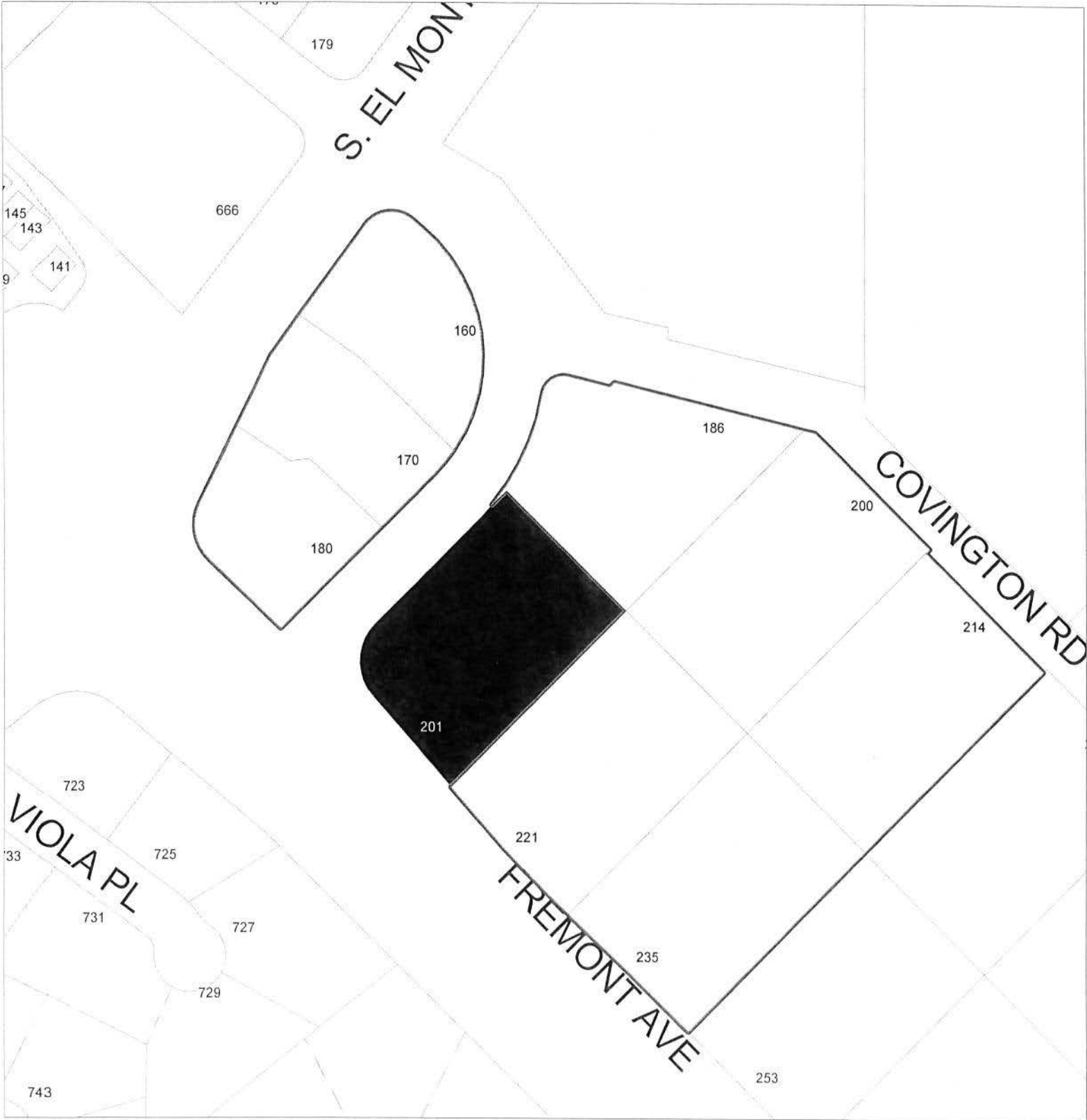
VICINITY MAP



CITY OF LOS ALTOS

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201 Fremont Avenue Notification Map



SCALE 1 : 1,500

