



DATE: February 1, 2017

AGENDA ITEM # 3

TO: Design Review Commission
FROM: Sierra Davis, Assistant Planner
SUBJECT: 16-SC-48 – 1613 Parkhills Avenue

RECOMMENDATION:

Approve design review application 16-SC-48 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 337 square feet on the first story and 258 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: 13,031 square feet
MATERIALS: Match existing – Composition roof, wood shingle siding, aluminum clad windows and wood doors

	Existing	Proposed	Allowed/Required
COVERAGE:	2,810 square feet	3,082 square feet	3,909 square feet
FLOOR AREA:			
First floor	2,690 square feet	3,030 square feet	
Second floor	298 square feet	556 square feet	
Total	2,988 square feet	3,586 square feet	4,053 square feet
SETBACKS:			
Front	27 feet	25 feet	25 feet
Rear	50 feet	50 feet	25 feet
Interior side (1 st /2 nd)	10 feet/49 feet	10 feet/27 feet	10 feet/17.5 feet
Exterior side (1 st /2 nd)	23 feet/40 feet	23 feet/40 feet	10 feet/17.5 feet
HEIGHT:	20.5 feet	20.5 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 property is located on Parkhills Avenue, at the corner of Parkhills Avenue and Fremont Avenue. The house is a part of a subdivision that was initiated in the County, but was annexed to the City prior to its completion in 1955. The houses in the subdivision have similar setbacks, massing, scale, materials and style. The original houses in the subdivision have been maintained with some second story additions with front facing dormers, while the new houses in the neighborhood context respect the scale, massing, materials and style of the original houses. The street does not have a consistent street tree pattern, but does have a variety of mature trees and vegetation. The existing house and additions will maintain the existing style and materials; therefore, the requirement for the Neighborhood Compatibility worksheet was waived.

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 houses in this neighborhood have a consistent Minimal Traditional style which reflects the form of traditional Eclectic houses, but lacks their decorative detailing. Characteristics of this style include low to intermediate roof pitches, eaves that are close the house, and at least one front facing gable. This style of house was built in great numbers in the years immediately preceding and following World War II and commonly dominate large tract-housing developments of the period. Materials commonly found on this style are wood, brick, stone, or a mixture of these wall cladding materials.

The first-story addition will be located at the rear of the house on the right side and will include a remodel to the existing master bedroom and bathroom. The second-story addition is centered over the first story and will expand the existing second story. The second story addition will expand into existing attic area and is concealed in the existing roof. There is one new dormer window at the front of the house which is consistent with the dormer style found on other second-story additions in the neighborhood context.

The project design includes high quality materials to match the existing materials, which includes a composition roof, wood shingle 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 project does not create an unreasonable privacy impact because there is only one new second-story window, which is facing toward the street. Windows that are directed toward the public right-of-way do not create unreasonable privacy impacts because the view is of a more public area.

Landscaping

The property includes mature trees and vegetation that will be maintained with this project. The additions are located over the existing house and at the rear of the house. Based on the location of the additions and the required tree protection (Condition No. 18), 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 12 nearby property owners on Parkhills Avenue, Newcastle Drive, Wessex Avenue, Wakefield Terrace, and Queensbury Avenue.

Cc: Jeff Whitford, Applicant and Property Owner
Hyland Design Group, Designer

Attachments:

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

FINDINGS

16-SC-48 – 1613 Parkhills Avenue

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-48 – 1613 Parkhills Avenue

GENERAL

1. Approved Plans

The approval is based on the plans and materials received on December 15, 2016, except as may be modified by these conditions.

2. Protected Trees

Trees Nos. 6 and 7 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. Underground Utilities

Utility service drops may be required to 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. 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.

12. 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

13. Tree Protection

Tree protection fencing shall be installed around the driplines of trees Nos. 6-8 and the existing citrus tree adjacent to the first-story addition 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

14. Landscaping Installation

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

15. 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 # 110746

<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 checked="" 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: 1613 PARKHILLS AVE

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

Assessor Parcel Number(s): 318-19-014 Site Area: _____

New Sq. Ft.: 596 Altered/Rebuilt Sq. Ft.: 425 Existing Sq. Ft. to Remain: 2145

Total Existing Sq. Ft.: 2570 Total Proposed Sq. Ft. (including basement): 3166

Is the site fully accessible for City Staff inspection? YES

Applicant's Name: JEFF WHITFORD

Telephone No.: 650-940-1533 Email Address: JJSTS@GMAIL.COM

Mailing Address: 1613 PARKHILLS AVE

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

Property Owner's Name: JEFF WHITFORD

Telephone No.: 650-940-1533 Email Address: JJSTS@GMAIL.COM

Mailing Address: 1613 PARKHILLS AVE

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

Architect/Designer's Name: HYLAND DESIGN GROUP

Telephone No.: 650-331-1870 Email Address: NATALIE@HYLANDDG.COM

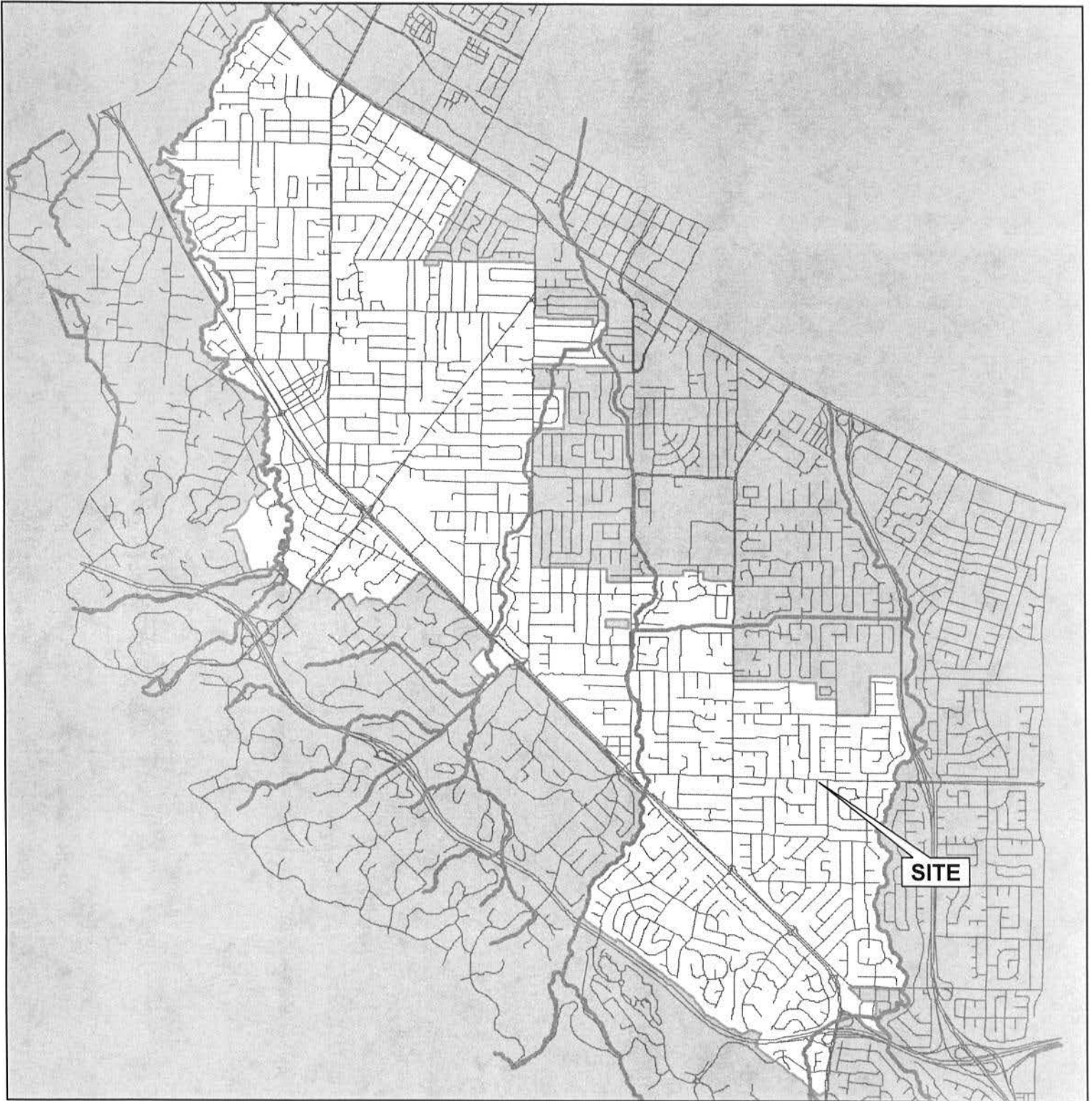
Mailing Address: 585 QUARRY ROAD

City/State/Zip Code: SAN CARLOS, CA 94070

** 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)

AREA MAP



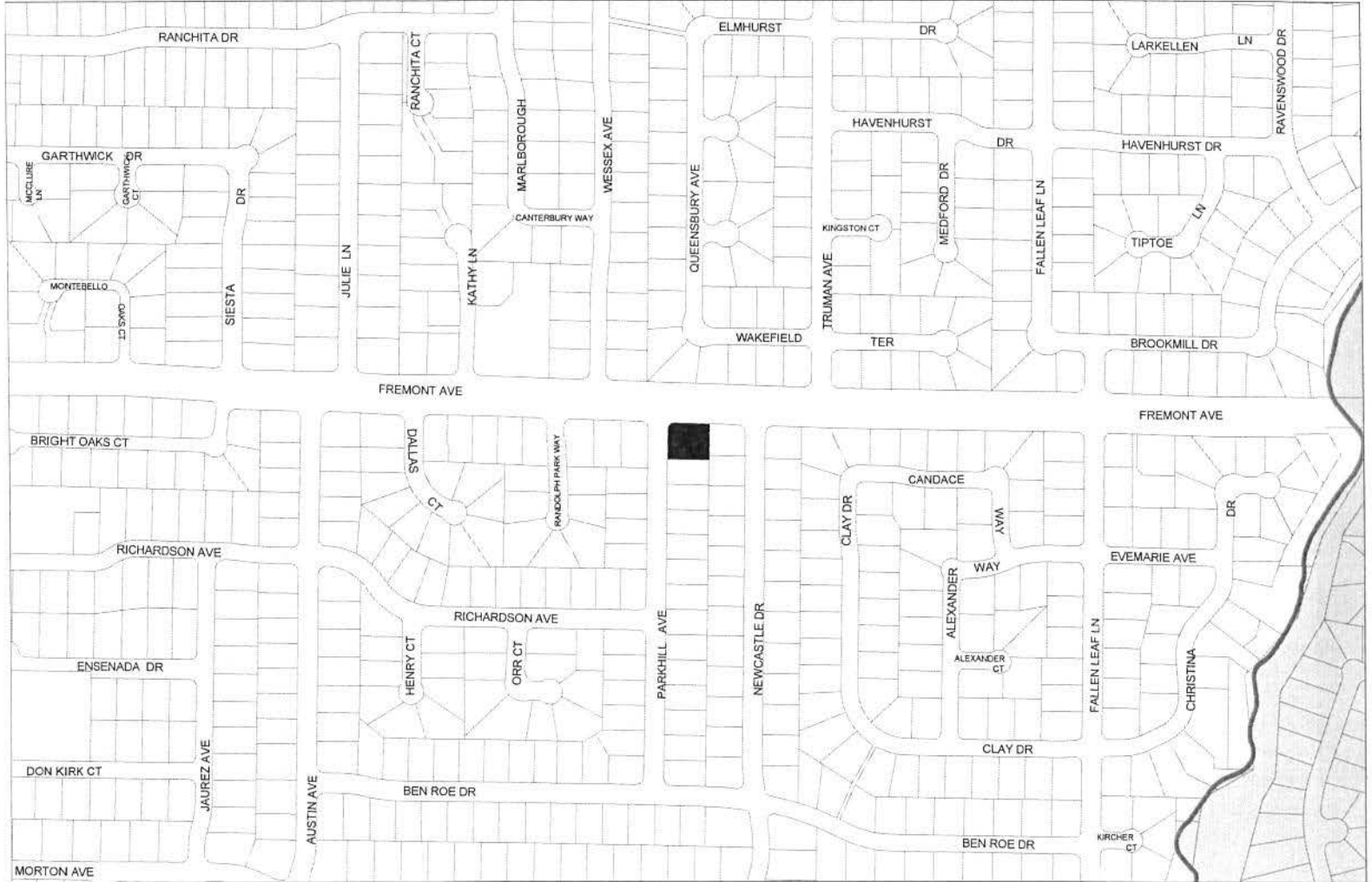
CITY OF LOS ALTOS

APPLICATION: 16-SC-48
APPLICANT: J. Whitford
SITE ADDRESS: 1613 Parkhills Avenue

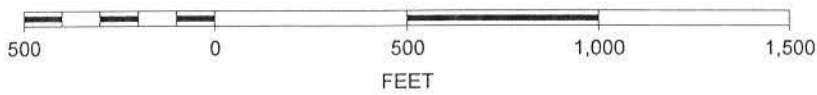


Not to Scale

VICINITY MAP



SCALE 1 : 6,000



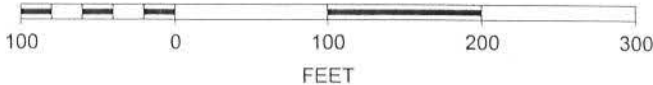
CITY OF LOS ALTOS

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APPLICANT: J. Whitford
SITE ADDRESS: 1613 Parkhills Avenue

1613 Parkhills Avenue Notification Map



SCALE 1 : 1,500

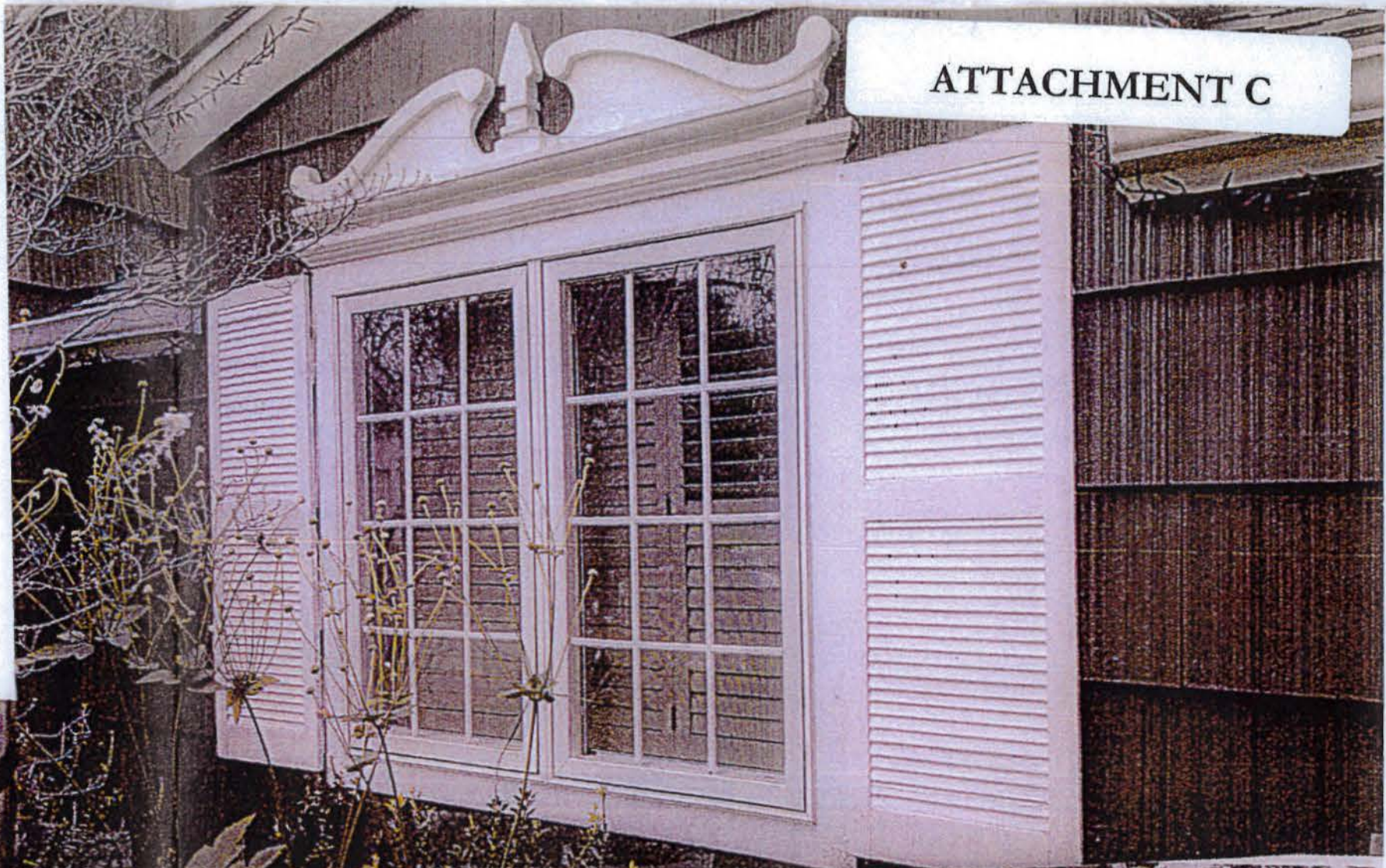




COLOR AND MATERIALS FOR:

1613 Parkhills Ave., Los Altos, CA 94024

MATCHING EXISTING COLOR AND MATERIALS



ATTACHMENT C

