



DATE: March 15, 2017

AGENDA ITEM # 4

TO: Design Review Commission
FROM: Sierra Davis, Assistant Planner
SUBJECT: 16-SC-50 – 5350 Arboretum Drive

RECOMMENDATION:

Continue design review application 16-SC-50 subject to the recommendations

PROJECT DESCRIPTION

This is a design review application for a new two-story house. The project includes 2,756 square feet on the first story and 1,628 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:	16,400 square feet
MATERIALS:	Smooth stucco siding, horizontal wood siding, aluminum framed windows, metal balcony railing, wood garage door, and glass doors

	Existing	Proposed	Allowed/Required
COVERAGE:	2,385 square feet	3,730 square feet	4,920 square feet
FLOOR AREA:			
First floor	2,334 square feet	2,756 square feet	
Second floor	N/A	1,628 square feet	
Total	2,334 square feet	4,384 square feet	4,390 square feet
SETBACKS:			
Front	40 feet	25 feet	25 feet
Rear	78.8 feet	53.8 feet	25 feet
Right side (1 st /2 nd)	23.1 feet	21.2 feet/26.2 feet	10 feet/17.5 feet
Left side (1 st /2 nd)	14.2 feet	10 feet/20 feet	10 feet/17.5 feet
HEIGHT:	13 feet	22.4 feet	27 feet

BACKGROUND

Neighborhood Context

The subject property is located in a Diverse Character Neighborhood, as defined in the City's Residential Design Guidelines. The property is located on Arboretum Drive between Deodara Drive and Farm Road. The neighborhood context is varied because the property is located close to three intersections with houses oriented toward different streets. The subject property and the adjacent property to the left are the only two houses that are oriented toward Arboretum Drive along this section of the street. The other houses have side yard and driveway relationships to Arboretum Drive, with the houses fronting on Deodara Drive and Pinecrest Drive. Arboretum Drive and surrounding streets have a landscape pattern of large redwood and oak trees with mature landscaping and a landscape median in the middle of the street.

DISCUSSION

Design Review

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

The new house is using a Modern Contemporary design style. The identifying features of a modern style include flat roofs, metal cased windows set flush with outer wall, smooth, unornamental wall surfaces, large floor-to-ceiling windows and an asymmetrical facade. Cantilevered projections are also common with the roof, balconies, or second stories that jut dramatically over the wall below. Simple landscaping design and integration into the landscape are also elements of this design style.

The house has a long front facade with the massing broken down into smaller elements. The massing of the first- and second-story vary with parapet walls, overhangs and alternating stucco and horizontal wood siding. The varying the elements, heights and materials help to break up the otherwise bulky massing of the project. The entry alcove and front door are centered at the front of the house, but are not accentuated which is a defining characteristic of modern design.

The first- and second-story massing respect the setback pattern of the neighborhood context at the front, rear and interior property lines. The new house is closer to the front property line than the existing house with the garage set at the 25-foot setback. The massing of the first story is setback 10 feet from the face of the garage with a cantilevered portion of the second-story overhanging the first story to create a covered front entry. The first-story on the right side is setback 32-feet from the front property line with a front-facing balcony at the second-story.

The massing at the sides of the house is minimally articulated and include large unbroken wall planes. The left side of the house has a setback of 10 feet at the first-story and 20 feet at the second story and includes a 30-foot wide, four-foot deep, balcony with a setback of 16 feet, where 17.5 feet is required. In addition to the balcony not meeting the required side yard setback, it also has the potential to create

privacy impacts. Therefore, staff recommends the project design be revised per the following direction:

- Remove the left side yard balcony from the design.

The right side of the house has a setback of 21-feet at the first story and 26-feet at the second story, which is an appropriate setback to the functional rear yard of the adjacent house on the corner of Deodara Drive and Arboretum Drive. The design includes two, second-story side facing balconies with a six-foot tall stucco screening wall at the front balcony and an eight-and-a-half-foot tall screening wall on the rear balcony. The result is an approximately 75-foot stucco and horizontal wood siding wall at the second story. The privacy screens do provide privacy; however, the massing is increased. Therefore, staff recommends the project design be revised per the following direction:

- Reduce the size of the front and rear balconies on the right side of the house to reduce the massing of the second-story and further maintain privacy to adjacent property on the right side.

The project design includes high quality materials, such as a smooth stucco siding, horizontal wood siding, aluminum framed windows, metal balcony railing, wood garage door, and glass doors. Overall, the project design has architectural integrity and the materials are compatible within the diverse character neighborhood.

Privacy

The left side of the house on the second story includes three floor-to-ceiling windows, two glass doors and a small window with a high sill height. There is also a long side facing balcony adjacent to bedroom 1 and 2 with a depth of 4 feet (discussed above). The large side facing windows and balcony have the potential to create a unreasonable privacy impact. Therefore, in addition to removing the balcony as recommended above staff recommends the project design be revised per the following direction:

- Provide windows in bedrooms 1 and 2 with maximum sill heights as permitted for egress windows.
- Plant evergreen screening trees in the side yard along the left side of the house.

The floor to ceiling window directed toward the left side property line would not result in an unreasonable privacy concern because of the distance from the property line and two existing redwood trees in the rear yard. The window has a setback of 60 feet from the side property line.

The right side of the house would not create any unreasonable privacy concerns because the windows have high sill heights of six-and-a-half feet and the two side facing balconies have tall privacy screens. Although the privacy screens effectively screen views from the balconies, the expanse of wall at the second story is a design concern, as the only necessity for the two walls are for privacy mitigation and results in a bulky design with little relief. Therefore, staff recommends the project design be revised per the following direction:

- Reduce the size of the front and rear balconies on the right side of the house to reduce the massing of the second-story and minimize views toward the adjacent property.

The rear of the house includes a floor-to-ceiling window and door in the master bedroom adjacent to the balcony, two clerestory windows and a narrow window in bedroom 1. The windows have a substantial setback of 80 feet from the rear property line and additional evergreen screening trees are proposed along the rear. However, there is a gap in the screening adjacent to the pool where the wood deck is proposed. The deck is located up against the property line and does not allow for a landscaping area. Therefore, staff recommends the project design be revised per the following direction:

- Provide landscape planting area adjacent to the deck along the rear property line with a minimum depth of five feet, to provide for evergreen screening trees.

Landscaping

The landscaping plan preserves the nine existing trees on site with the relocation of two Japanese Maples. The landscaping plan provides for one, new Category III street tree, Crepe Myrtle; however, the site plan provides for one, new Category I street tree, Sweet Gum tree in the required front yard. The neighborhood character includes large trees; therefore, staff recommends the project design be revised per the following direction:

- Updated landscaping plan to match the site plan.

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 eight nearby property owners on Arboretum Drive, Pinecrest Drive and Deodara Drive.

Cc: Nomos, Inc., Applicant and Architect
Ben and Karin Tessone, Property Owners

Attachments:

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

FINDINGS

16-SC-50 – 5350 Arboretum Drive

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 new house complies with all provision of this chapter;
- b. The height, elevations, and placement on the site of the new house, when considered with reference to the nature and location of residential structures on adjacent lots, will NOT 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 new house 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 new house has been designed to follow the natural contours of the site with minimal grading, minimum impervious cover, and maximum erosion protection.

RECOMMENDED DIRECTION

16-SC-50 – 5350 Arboretum Drive

1. Remove the left side yard balcony from the design.
2. Reduce the size of the front and rear balconies on the right side of the house to reduce the massing of the second-story and further maintain privacy to adjacent property on the right side.
3. Provide windows in bedrooms 1 and 2 with maximum sill heights as permitted for egress windows.
4. Plant evergreen screening trees in the side yard along the left side of the house.
5. Reduce the size of the front and rear balconies on the right side of the house to reduce the massing of the second-story and minimize views toward the adjacent property.
6. Provide landscape planting area adjacent to the deck along the rear property line with a minimum depth of five feet, to provide for evergreen screening trees.
7. Updated landscaping plan to match the site plan.



ATTACHMENT A

CITY OF LOS ALTOS GENERAL APPLICATION

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

Permit # 1107477

<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: 5350 ARBORETUM DR

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

Assessor Parcel Number(s): 342-03-021 Site Area: 16,400 sqft

New Sq. Ft.: 4,385 Altered/Rebuilt Sq. Ft.: — Existing Sq. Ft. to Remain: —

Total Existing Sq. Ft.: — Total Proposed Sq. Ft. (including basement): 4,385

Is the site fully accessible for City Staff inspection? Y

Applicant's Name: GUILLERMO CASTANEDA

Telephone No.: 650-290-1906 Email Address: guille@nomosred.com

Mailing Address: 384 GREENBRIER RD, HALF MOON BAY, CA

City/State/Zip Code: 94019

Property Owner's Name: BEN & KARIN TESIONE

Telephone No.: — Email Address: —

Mailing Address: 1265 THURSTON AVE, LOS ALTOS, CA

City/State/Zip Code: 94024

Architect/Designer's Name: GUILLERMO CASTANEDA & PAULA BUENO

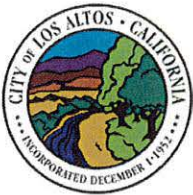
Telephone No.: 650-290-1906 Email Address: guille@nomosred.com

Mailing Address: 384 GREENBRIER RD, HALF MOON BAY, CA

City/State/Zip Code: 94019

* 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

City of Los Altos

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 5350 ARBORETUM DR
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: 5350 ARBORETUM DR
Date: 03/09/2017

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: 16,400 square feet
Lot dimensions: Length 165 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? 20 FT.
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? 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 14
Garage facing front recessed from front of house face 3
Garage in back yard 1
Garage facing the side 2
Number of 1-car garages 0; 2-car garages 19; 3-car garages 1

Address: 5350 ARBORVITUM DR
Date: 03/09/2017

4. Single or Two-Story Homes:

What % of the homes in your neighborhood* are:

One-story 60

Two-story 40

5. Roof heights and shapes:

Is the overall height of house ridgelines generally the same in your neighborhood*? NO

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 NO?

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) WOOD + STUCCO

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

If no consistency then explain: THERE IS A MIX OF TILE (ROUNDED), SHINGLE & MEMBRANE

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: 5350 ARBORETUM DR
Date: 03/09/2017

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)

FRONT OF HOUSE TOWARDS STREET
REAR OF PROPERTY TOWARDS BACK

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? NO

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.)?

BIG TREES ON SIDES, FRONT FENCES,
NO SIDEWALK

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

VISIBLE FROM STREET
SCREENED BY TREES FROM SIDE & REAR
PROPERTIES

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)?

TWO LARGE REDWOOD TREES IN BACKYARD
PUBLIC RIGHT OF WAY IS ASPHALT

10. Width of Street:

What is the width of the roadway paving on your street in feet? 40 FT.

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? ASPHALT,

NO SIDEWALK, NO GUTTER

Address: 5350 ARBORVIEW DR
Date: 03/09/2017

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.:

LANDSCAPE APPROACH
DIVERSITY OF STYLES

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 THERE IS NO PREVAILING STYLE

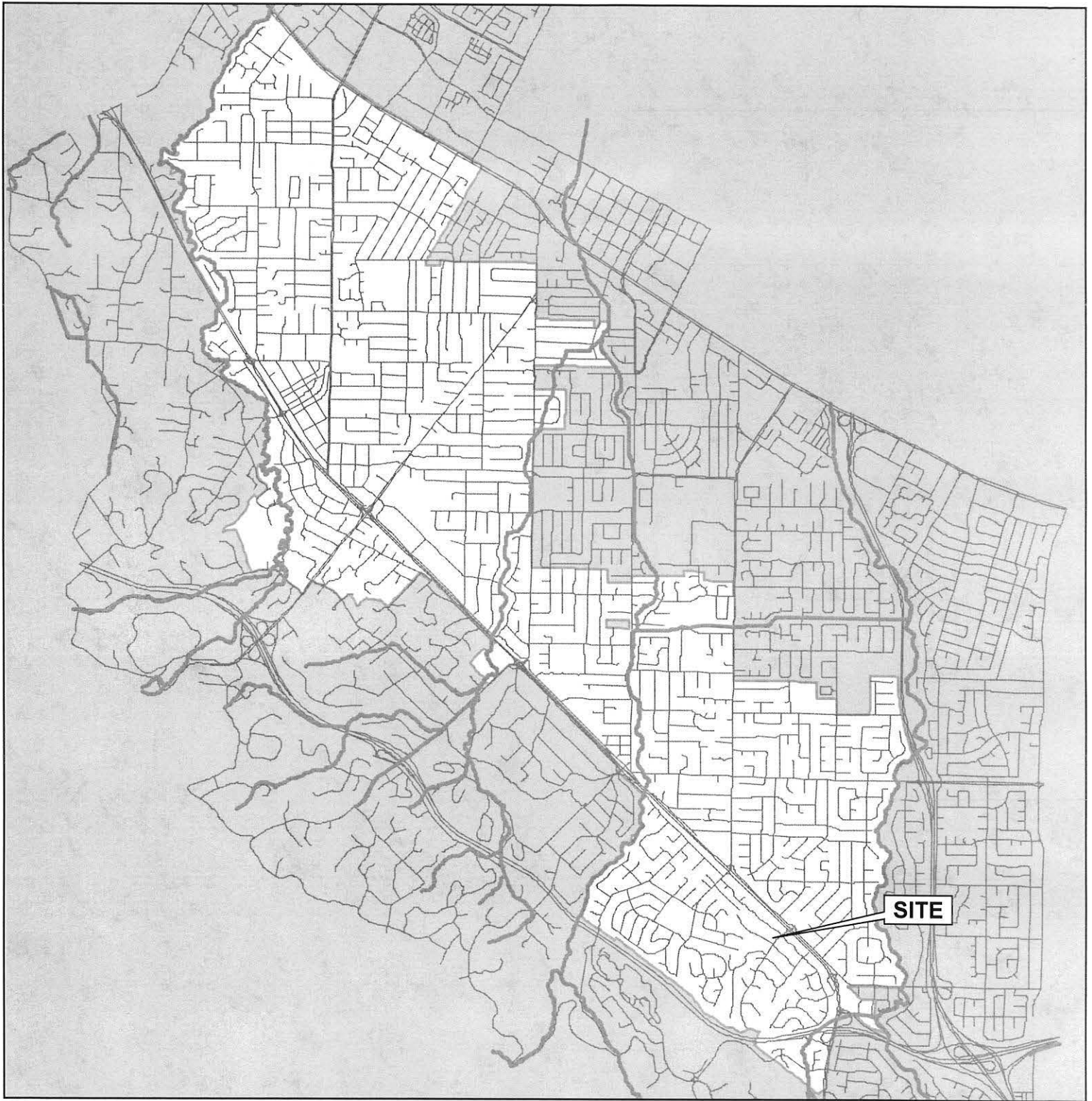
Address: 5350 ARBORETUM DR
 Date: 03/09/2017

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)
492 DEODARA DR	25'	42'	FRONT	ONE	13'	STUCCO	SIMPLE
485 DEODARA DR	25'	25'	FRONT	TWO	26'	STUCCO	COMPLEX
(#) 5350 ARBORETUM	32'	79'	FRONT	ONE	12'	STUCCO	SIMPLE
(N) 5350 ARBORETUM	25'	54'	FRONT	TWO	22' 5"	STUCCO	SIMPLE
5380 ARBORETUM	29'	114'	REAR	TWO	25'	WOOD	COMPLEX
5245 ARBORETUM	40'	35'	FRONT	TWO	23'	STUCCO	COMPLEX
501 DEODARA DR	32'	20'	FRONT	TWO	23'	WOOD	SIMPLE
514 PINECREST ST	27'	40'	FRONT	ONE	19'	STUCCO	SIMPLE
815 PINECREST ST	20'	52'	FRONT	TWO	23'	STUCCO	COMPLEX

AREA MAP



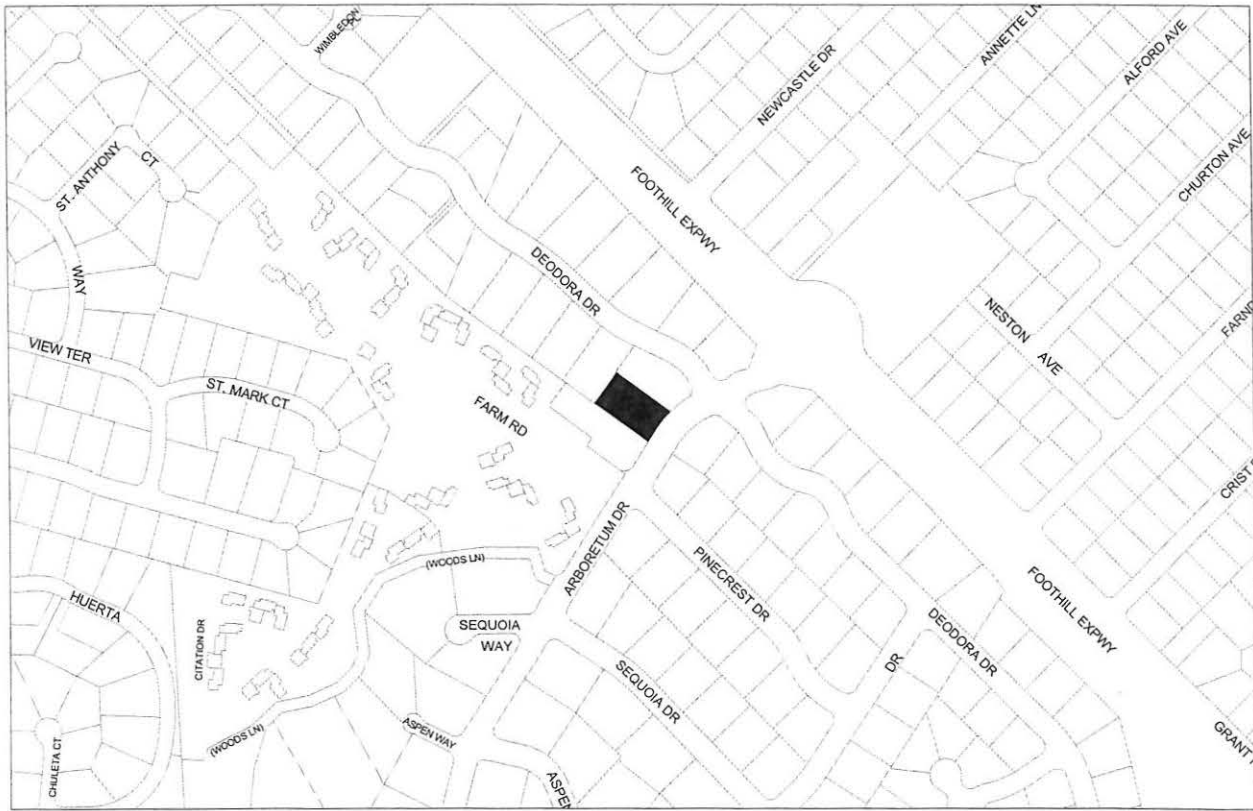
CITY OF LOS ALTOS

APPLICATION: 16-SC-50
APPLICANT: G. Castaneda/ B. and K, Tessone
SITE ADDRESS: 5350 Arboretum Drive

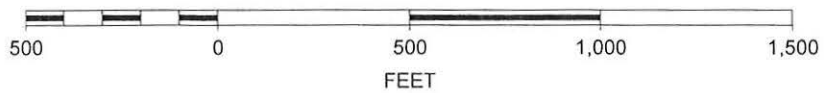


Not to Scale

VICINITY MAP



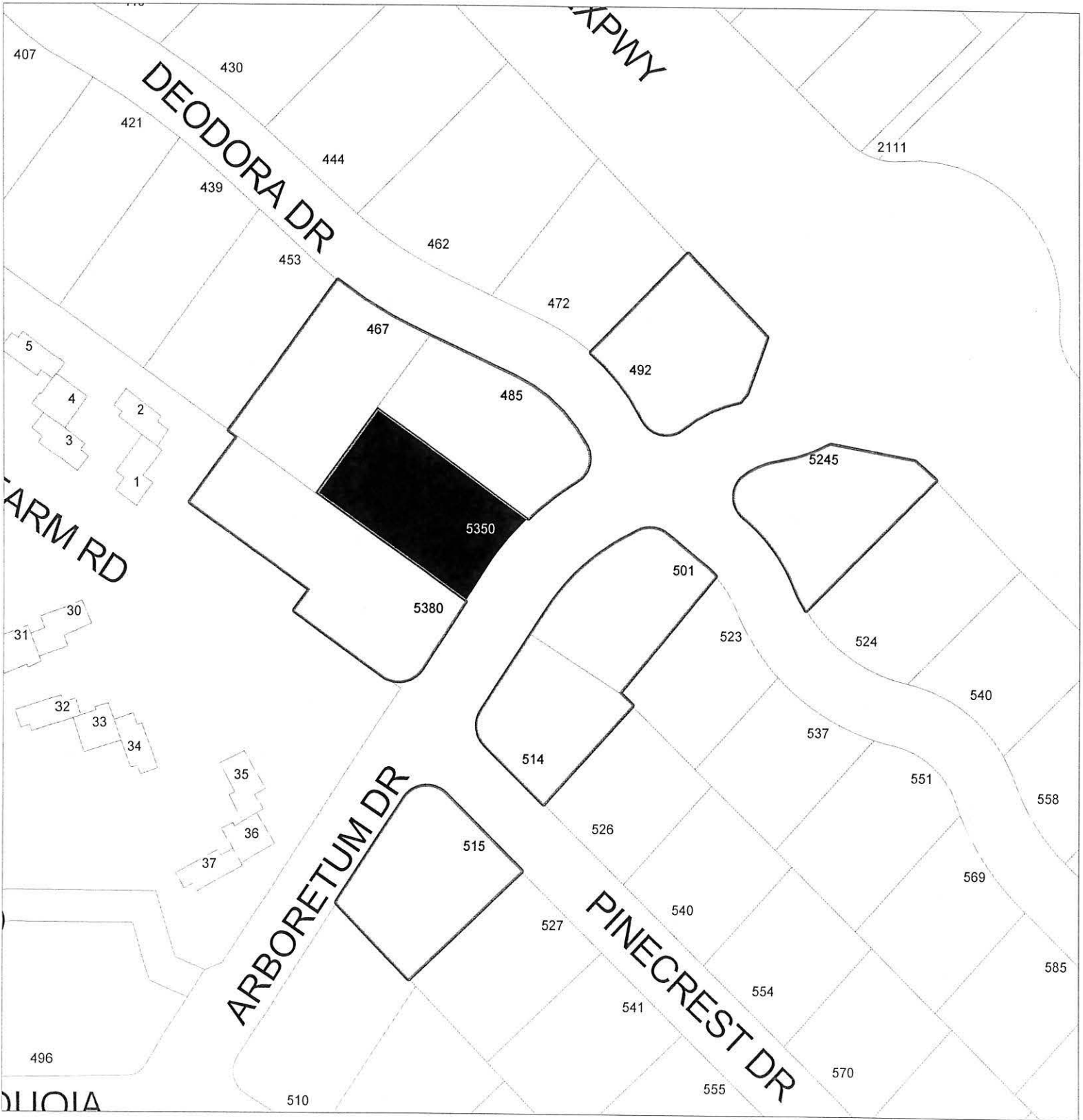
SCALE 1 : 6,000



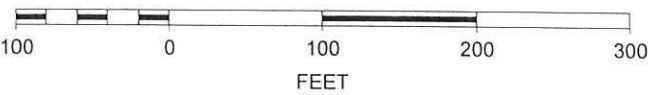
CITY OF LOS ALTOS

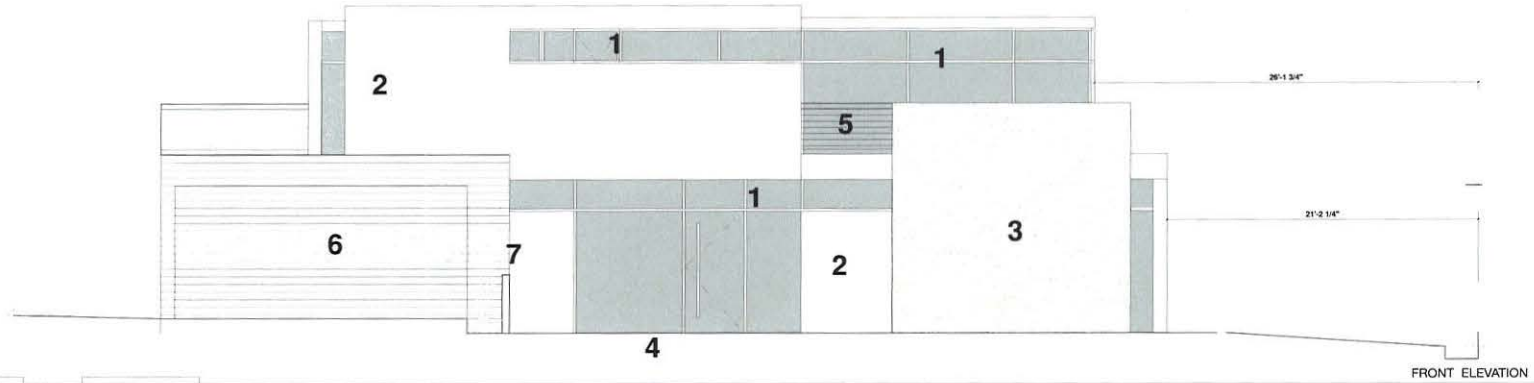
APPLICATION: 16-SC-50
APPLICANT: G. Castaneda/ B. and K, Tessone
SITE ADDRESS: 5350 Arboretum Drive

5350 Arboretum Drive Notification Map



SCALE 1 : 1,500





FRONT ELEVATION



1_ WHITE ALUMINUM WINDOW FRAME



2_ WHITE SMOOTH STUCCO WALLS
3_ NATURAL CONCRETE PANELS ON SELECTED 1ST FLOOR WALLS



4_ CONCRETE PAVERS WITH PEBBLES IN BETWEEN



5_ WOODEN HANDRAIL FRAME WITH LONGITUDINAL TENSORS IN BETWEEN SEPARATED LESS THAN 4"



6_ STAINED CEDAR GARAGE VOLUME AND GARAGE DOOR



7_ STUCCO AND STAINED CEDAR FOR FRONT FENCE

MATERIALS BOARD

General Notes

DESIGN REVIEW	11/04/2016
No.	Revision/Issue
	Date

Nomos Inc.
www.nomosred.com
T. 650 290 1906

**no
nos**

Address
5350 Arboretum Dr
Los Altos, CA
94024

MATERIALS BOARD

Project
Tossone
Date
11/04/2016
MB