



DATE: June 19, 2013

AGENDA ITEM # 3

TO: Design Review Commission
FROM: Sean K. Gallegos, Assistant Planner
SUBJECT: 13-SC-06 – 668 Springer Terrace

RECOMMENDATION:

Approve design review application 13-SC-06 subject to the listed findings and conditions.

PROJECT DESCRIPTION

This is a design review application for a new two-story, single-family house. The proposed project will demolish an existing one-story house and accessory structures and construct a new house with 2,666 square feet on the first story and 829 square feet on the second story. The following table summarizes the project:

GENERAL PLAN DESIGNATION: Single-family, Residential
ZONING: R1-10
PARCEL SIZE: 10,000 square feet
MATERIALS: Slate tile and seam metal roof, smooth stucco finish, drystack stone veneer wainscoting with stone cap, aluminum wood clad windows and French doors, and wood entry door

	Existing	Proposed	Allowed/Required
LOT COVERAGE:	2,055 square feet	3,000 square feet	3,000 square feet
FLOOR AREA:			
First floor	1,900 square feet	2,666 square feet	
Second floor		829 square feet	
Total	1,900 square feet	3,495 square feet	3,500 square feet
SETBACKS:			
Front	25 feet	25 feet	25 feet
Rear	42 feet	35 feet	25 feet
Right side	10 feet	10 feet/20 feet	10 feet/17.5 feet
Left side	10 feet	10 feet/18 feet	10 feet/17.5 feet
HEIGHT:	16	24 feet	27 feet

BACKGROUND

The subject property is located in a Consistent Character Neighborhood as defined in the City's Residential Design Guidelines. The neighborhood is comprised of smaller Ranch style houses with a few newer one- and two-story houses that use simple design forms and rustic materials. The residences are similar in massing and building footprint with a uniform pattern of 25-foot front yard setbacks, and 10-foot side yard setbacks. The property is across the street from a recently approved design for a new, one story house at 681 Springer Terrace (see attached elevations). While there is not a distinctive street tree pattern on either street, there are many large trees along both sides of street.

DISCUSSION

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. This requires a project to fit in and lessen abrupt changes.

The proposed project uses more contemporary forms and materials than those found in the surrounding neighborhood, but is designed in a way to be compatible with the area. The project incorporates design elements that are found in the area such as low-sloped hipped roofs, two-car garages, and recessed porches. The project introduces a newer element in the bay window with the metal seamed roof; however, its rustic material combined with its height is appropriately set to the eave line to minimize its effect. Overall, the design is well integrated and does not create an abrupt change.

The proposed building materials include smooth stucco with bull-nose corners, drystack stone veneer wainscoting with concrete cap, aluminum wood clad windows, wood entry door, and flat slate tile roofing are integral to the design. However, staff finds that the foam trim around the windows is not rustic or an appropriate quality. Staff recommends that the foam trim around the windows be replaced with an alternative material that contrasts with the wall (Condition 8b).

The project is in-keeping with the scale of other homes found in the neighborhood. The project has low eave lines, which is appropriate and in-keeping with the lower profile of the adjacent homes. The stone wainscot also contributes to the more horizontal appearance of the structure. The proposed home is 2 feet shorter than the maximum permitted height in a neighborhood with mostly 17- to 20-foot tall single-story homes in the immediate neighborhood. The project further reduces the perception of bulk by proposing low wall plate heights on the first and second story, and a medium-pitch hip roof. The second story is centered over the first story to minimize the perception of bulk. The single story recessed porch across the front elevation on the first story also helps to reduce the appearance of bulk. Overall, the two-story design does not create an abrupt change, and is well proportioned and articulated to reduce the effect of bulk and mass.

Privacy and Landscaping

The Residential Design Guidelines recommend that the finished floor be no more than 22 inches above grade. The lot is relatively flat and the house is designed with a foundation that results in a

finished floor height of ten to eleven inches above existing grade and six inches below the finished floor height of the existing structure. With this low finish floor height and six-foot tall fences between adjoining properties, the proposed first floor side and rear elevations do not create any privacy issues.

On the right (west) side elevation of the second story; there is one window in bedroom No. 3 with a sill height of three feet. The bedroom No. 3 window may create a privacy impact due to direct views into the adjacent residence and yards. The applicant has worked with staff to incorporate fast growing evergreen screening along the right property line and agreed to revise window with a high sill height along the right elevation and lower sill height at the rear window (see discussion below) to mitigate privacy concerns (Condition 5 and 8c).

On the left (east) side elevation of the second story, there are two windows; one located in bedroom No. 2 and one located in a bathroom No. 2. These windows propose a sill height of four feet and five feet respectively. Due to their placement and sill heights, the proposed second story left side elevation windows do not create any unreasonable privacy impacts.

The rear second story elevation includes one window in bedroom No. 2 with a three-foot sill height, one above a stairway landing with an eight-foot sill height, and one window in bedroom No. 3 with a five-foot sill height. The applicant has agreed to increase the size of bedroom No.3 window to meet ingress/egress requirements (Condition 8c) to respond to privacy concerns. In order to ensure that there are no any unreasonable privacy impacts, a faster growing evergreen screening will be planted along the right side and rear property lines in order to further minimize privacy impacts (Condition No. 5 and 8c).

The design also includes a balcony, three feet in depth by nine feet in width, off the Study/Bedroom No. 4 facing the front yard. Since it is facing Springer Terrace and the front yard of the adjacent property, the balcony does not create any unreasonable privacy impacts. Therefore, as designed and with the recommended condition, staff finds that the project maintains a reasonable degree of privacy

CORRESPONDENCE

Based upon conversations with a resident (right side of the subject site), the applicant agreed to re-design the windows for bedroom No.3. and incorporate fast growing evergreen screening between adjacent properties to minimize privacy impacts (Condition 5 and 8c).

ENVIRONMENTAL REVIEW

This project is categorically exempt from environmental review under Section 15303 of the Environmental Quality Act because it involves the construction of a single-family land use.

Cc: Daryl Harris, Applicant and Designer
Darin Medeiros and Mike Wickey, Owner

Attachments:

- A. Application
- B. Neighborhood Compatibility Worksheet
- C. Area Map and Vicinity Map
- D. 681 Springer Terrace, Elevation Plans

FINDINGS

13-SC-06—668 Springer Terrace

1. With regard to design review for the two-story structure, the Design Review Commission finds the following in accordance with Section 14.76.050 (A-F) 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;
 - 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

13-SC-06—668 Springer Terrace

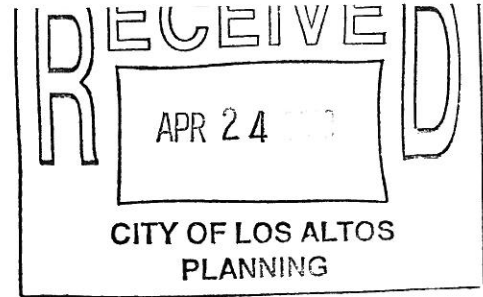
1. The approval is based on the plans received on June 3, 2013 and the written application materials provided by the applicant, except as may be modified by these conditions.
2. The proposed category I or II street tree shall be protected under this application and shall not be removed without a tree removal permit from the Community Development Director.
3. Obtain an encroachment permit issued from the Engineering Division prior to doing any work within the public street right-of-way.
4. 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. Provide a landscape plan for a fast growing evergreen landscape screening along the rear (south) and side property lines to the rear of the structure. The plants shall be a minimum of 15 gallon in size.
6. All proposed privacy screening along the left, right, and rear property lines, as shown on the landscape plan are protected under this application and cannot be removed without a tree removal permit from the Community Development Director.
7. **Prior to the issuance of a demolition permit**, install tree protection fencing around the dripline, or as required by the project arborist, or 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. **The tree protection fencing shall not be removed until the building permit is ready for final.**
8. **Prior to zoning clearance, the project plans shall contain/show:**
 - a. The conditions of approval shall be incorporated into the title page of the plans.
 - b. The applicant shall revise the stucco over foam trim to a more traditional type of trim such as wood or precast concrete.
 - c. The applicant shall revise the bedroom No. 3 window along the right (west) elevation to a five-foot minimum sill height, and to revise bedroom No. 3 window along the rear (south) elevation to meet ingress/egress requirements.
 - d. 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." **The tree protection fencing shall be installed prior to issuance of the demolition permit and shall not be removed until all building construction has been completed.**

- e. Provide a landscape plan prepared by a licensed landscape professional showing how the plans comply with the City's Water Efficient Landscape Regulations (LAMC Chapter 12.36).
- f. Verification that the house will comply with the City's Green Building Standards (Section 12.26 of the Municipal Code) from a Qualified Green building Professional.
- g. Fire sprinklers to be installed pursuant to Section 12.10 of the Municipal Code.
- h. The location of underground utilities pursuant to Section 12.68 of the Municipal Code. Underground utility trenches should avoid the drip-lines of all protected trees.
- i. The location of any air conditioning equipment on the site plan and the sound rating for such equipment.
- j. Show the measures to comply 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.).

9. **Prior to final inspection:**

- a. All front yard landscaping and privacy screening shall be maintained and/or installed as required by the Planning Division.
- b. Submit verification that the house was built in compliance with the California Green Building Standards pursuant to Section 12.26 of the Municipal Code.
- c. Provide a landscape installation assessment by a certified landscape professional certifying that the landscaping and irrigation system were installed per the approved landscape plan and are compliant with LAMC Chapter 12.36.

ATTACHMENT A



CITY OF LOS ALTOS
GENERAL APPLICATION

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

Permit # _____

<input type="checkbox"/>	One-Story Design Review	<input type="checkbox"/>	Sign Review	<input type="checkbox"/>	Multiple-Family Review
<input checked="" type="checkbox"/>	Two-Story Design Review	<input type="checkbox"/>	Sidewalk Display Permit	<input type="checkbox"/>	Rezoning
<input type="checkbox"/>	Variance(s)	<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"/>	Preliminary Project Review	<input type="checkbox"/>	Appeal
<input type="checkbox"/>	Subdivision Map Review	<input type="checkbox"/>	Commercial Design Review	<input type="checkbox"/>	Other:

Project Address/Location: 668 SPRINGER TERRACE

Project Proposal/Use: SINGLE FAMILY RESIDENCE W/ ATTACHED GARAGE

Current Use of Property: SINGLE FAMILY RESIDENCE W/ ATTACHED GARAGE

Assessor Parcel Number(s) 189-36-036 Site Area: 10,000 S.F.

New Sq. Ft.: 3,469 Remodeled Sq. Ft.: 0 Existing Sq. Ft. to Remain: 0

Total Existing Sq. Ft.: 1,900 Total Proposed Sq. Ft. (including basement): 3,469

Applicant's Name: DARYL V. HARRIS

Home Telephone #: (916) 769-7042 Business Telephone #: (530) 268-3055

Mailing Address: 22867 SUNSET RIDGE DRIVE

City/State/Zip Code: AUBURN, CA 95602

Property Owner's Name: DARIN MEDEIROS and MIKE WICKEY

Home Telephone #: (650) 678-0547 Business Telephone #: (650) 810-2847

Mailing Address: 668 SPRINGER TERRACE

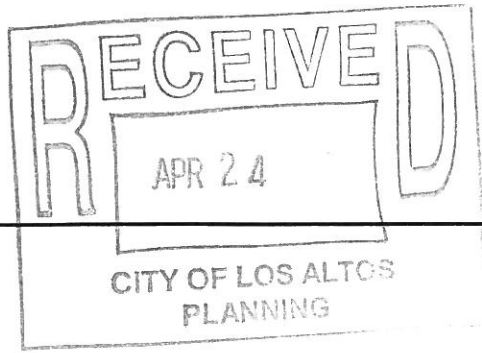
City/State/Zip Code: LOS ALTOS, CA 94022

Architect/Designer's Name: DARYL V. HARRIS Telephone #: (530) 268-3055

*** 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)

13-SC-06



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 668 SPRINGER TERRACE
Scope of Project: Addition or Remodel _____ or New Home
Age of existing home if this project is to be an addition or remodel? N/A
Is the existing house listed on the City's Historic Resources Inventory? NO

Address: 668 SPRINGER TERRACE
Date: 2/26/2013

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: 10,000 square feet
Lot dimensions: Length 125 feet
Width 80 feet

If your lot is significantly different than those in your neighborhood, then note its: area N/A, length N/A, and width N/A.

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 100 %
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 9
Garage facing front recessed from front of house face
Garage in back yard
Garage facing the side 1 (GARAGE PROJECTING FROM FRONT BUT ENTERED AT SIDE)
Number of 1-car garages 1; 2-car garages 9; 3-car garages 0

Address: 668 SPRINGER TERRACE
Date: 2/26/2013

4. Single or Two-Story Homes:

What % of the homes in your neighborhood* are:

One-story 90

Two-story 10

5. Roof heights and shapes:

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

Are there mostly hip 5, gable style 4, or other style 1 roofs*?

Do the roof forms appear simple 8 or complex 2?

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*?

4 wood shingle 5 stucco 0 board & batten 3 clapboard
2 tile 2 stone 7 brick 7 combination of one or more materials
(if so, describe) STUCCO/BRICK, STUCCO/STONE, WOOD/BRICK

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

NONE

If no consistency then explain: N/A

7. Architectural Style: (Appendix C, Design Guidelines)

Does your neighborhood* have a consistent identifiable architectural style?

YES NO

Type? 6 Ranch Shingle Tudor 3 Mediterranean/Spanish
 Contemporary Colonial Bungalow 1 Other

Address: 668 SPRINGER TERRACE
Date: 2/26/2013

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)
N/A

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.)?
SOME MATURE TREES, FRONT LAWNS, PLANTING STRIPS, LANDSCAPING TO CONCRETE GUTTER. NO SIDEWALKS OR CURBS.

How visible are your house and other houses from the street or back neighbor's property?
HOUSES ARE VISIBLE FROM THE STREET

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)?
40" OAK TREE IN FRONT WILL BE PRESERVED. LANDSCAPING TO CONCRETE GUTTER.

10. Width of Street:

What is the width of the roadway paving on your street in feet? 30
Is there a parking area on the street or in the shoulder area? NO
Is the shoulder area (unimproved public right-of-way) paved, unpaved, gravel, landscaped, and/or defined with a curb/gutter? NO SHOULDER AREA - CONCRETE GUTTER AND ASPHALT ROADWAY.

Address: 668 SPRINGER TERRACE

Date: 2/26/2013

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.:

LANDSCAPING, EAVE HEIGHTS. NEIGHBORHOOD IS A MIX OF MATERIALS
AND STYLE.

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

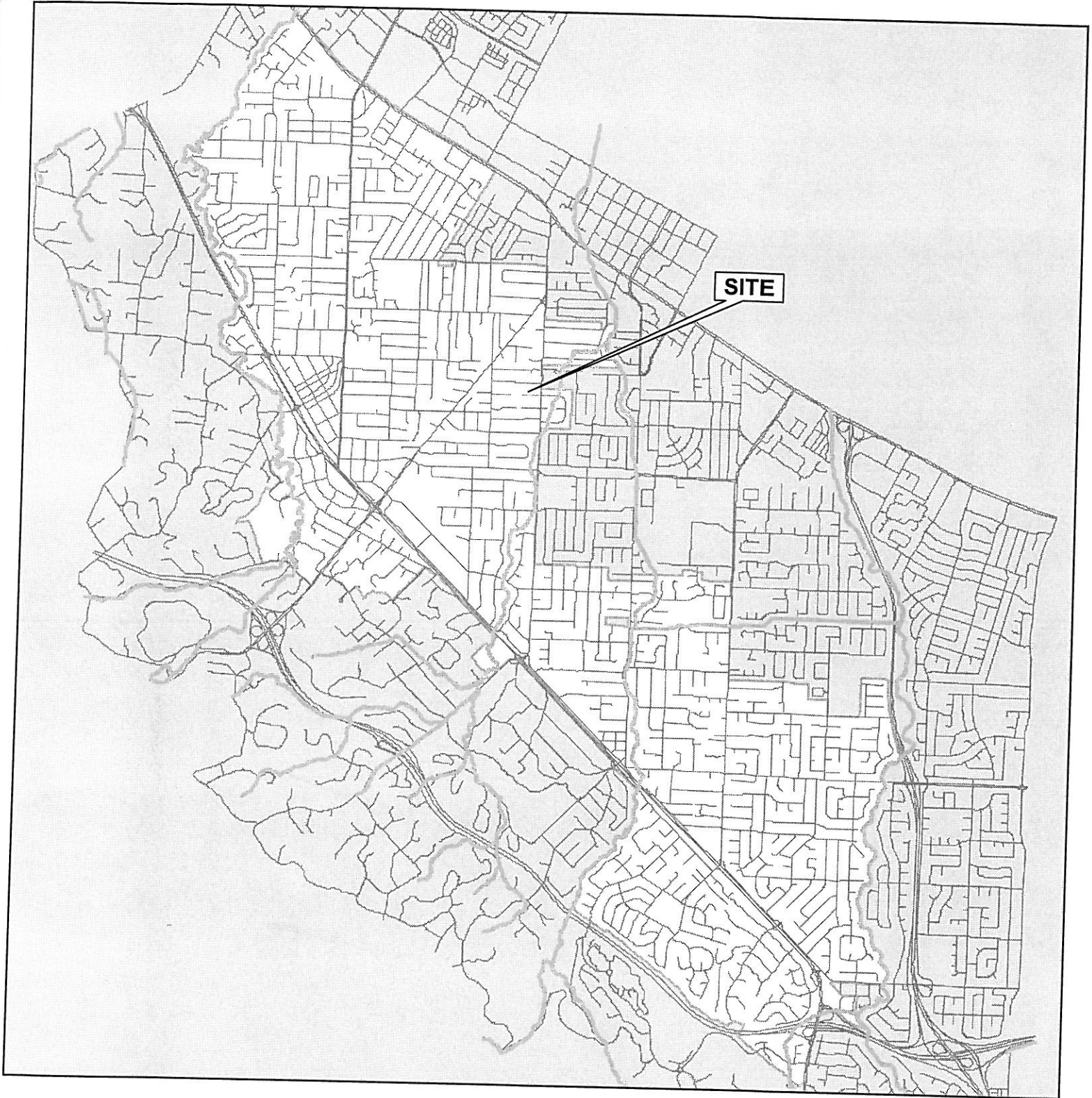
Address: 668 SPRINGER TERRACE
 Date: 2/26/2013

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)
SUBJECT PROPERTY							
668 SPRINGER TERRACE	25'	63'	FRONT	TWO	24'	SLATE ROOF STUCCO/STONE	COMPLEX
676 SPRINGER TERRACE	25'	50'	FRONT	ONE	14'	COMP ROOF WOOD/BRICK	SIMPLE
682 SPRINGER TERRACE	25'	25'	FRONT	ONE	18'	WOOD SHAKE STUCCO	COMPLEX
654 SPRINGER TERRACE	25'	30'	FRONT	ONE	16'	TILE ROOF STUCCO/STONE/ BRICK	SIMPLE
662 SPRINGER TERRACE	25'	35'	FRONT	ONE	16'	WOOD SHAKE BRICK	SIMPLE
665 RIVIERA DRIVE	25'	60'	FRONT	ONE	16'	COMP ROOF WOOD/BRICK	SIMPLE
675 RIVIERA DRIVE	25'	45'	FRONT	ONE	18'	WOOD SHAKE WOOD/BRICK	SIMPLE
659 SPRINGER TERRACE	25'	25'	FRONT	ONE	16'	TILE ROOF STUCCO	SIMPLE
667 SPRINGER TERRACE	25'	50'	FRONT	ONE	16'	WOOD SHAKE STUCCO/BRICK	SIMPLE
673 SPRINGER TERRACE	25'	50'	FRONT	ONE	16'	COMP ROOF STUCCO/BRICK	SIMPLE

AREA MAP



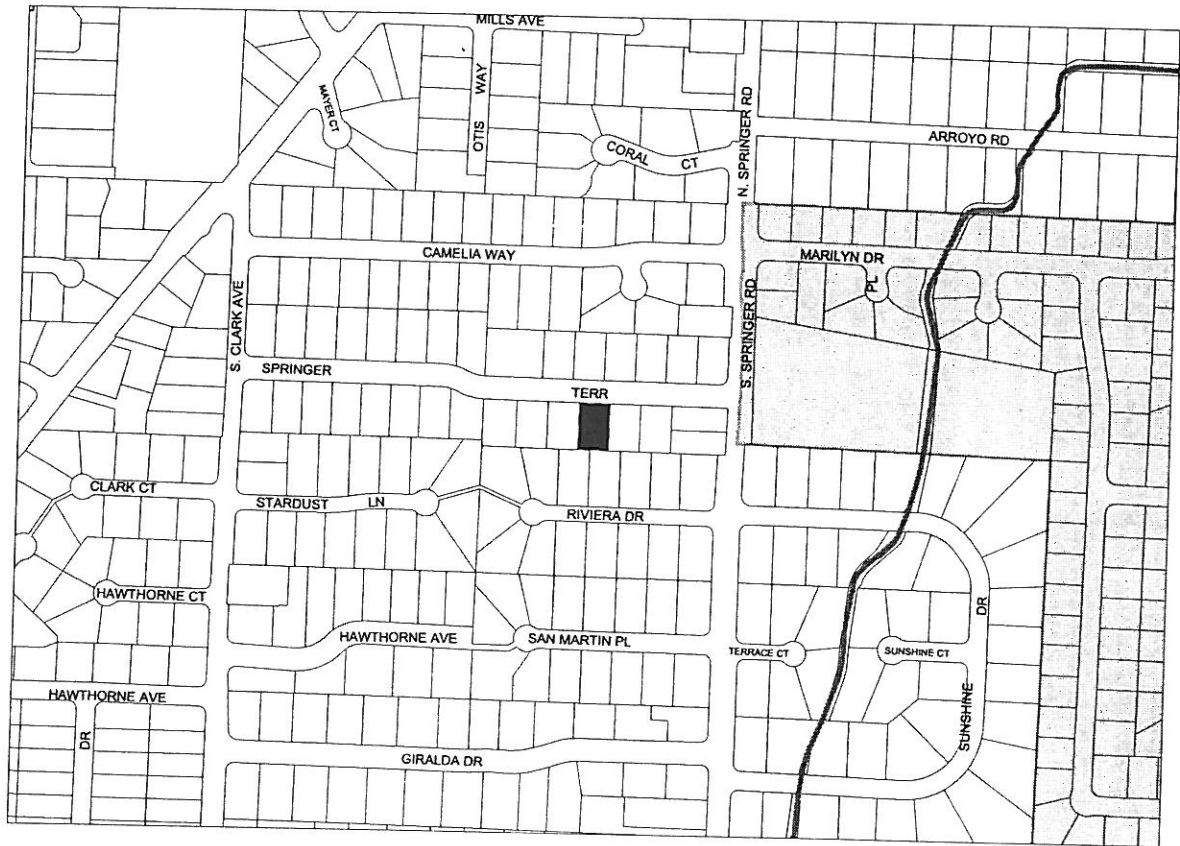
CITY OF LOS ALTOS

APPLICATION: 13-SC-06
APPLICANT: D. Harris/D. Medeiros and M. Wickey
SITE ADDRESS: 668 Springer Terrace

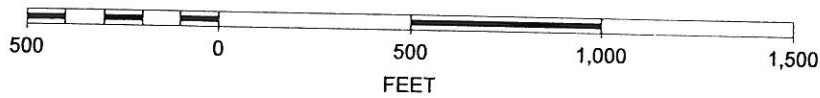


Not to Scale

VICINITY MAP

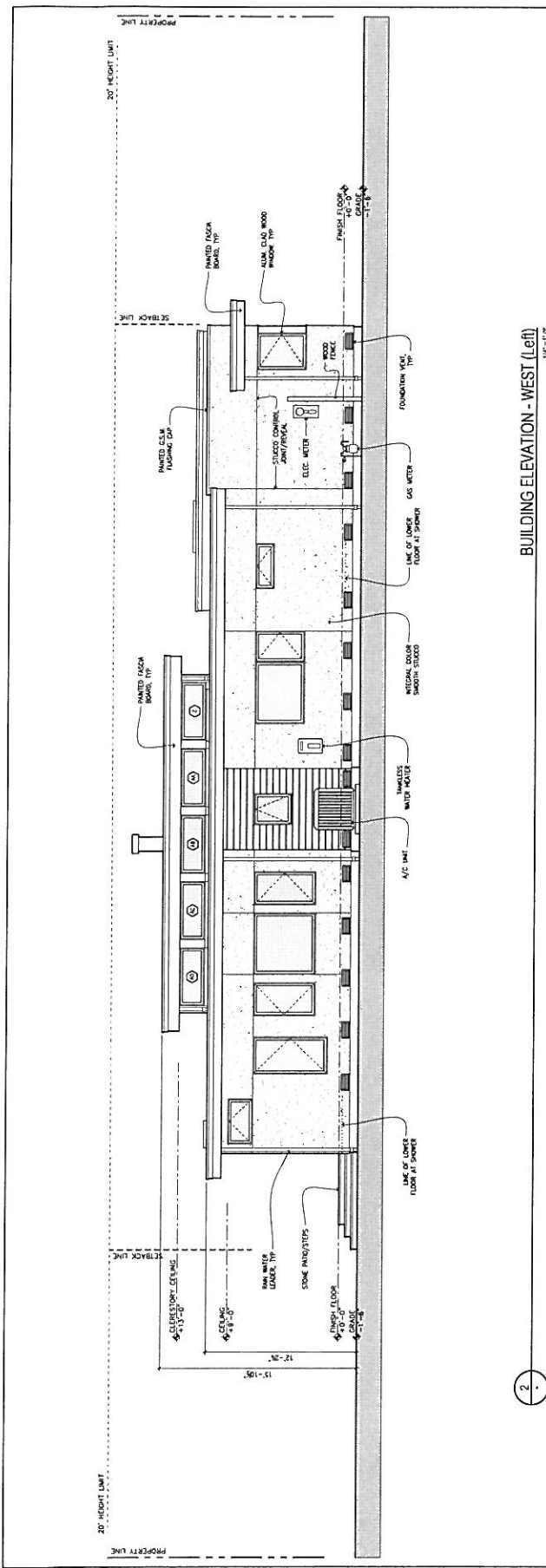


SCALE 1 : 6,000

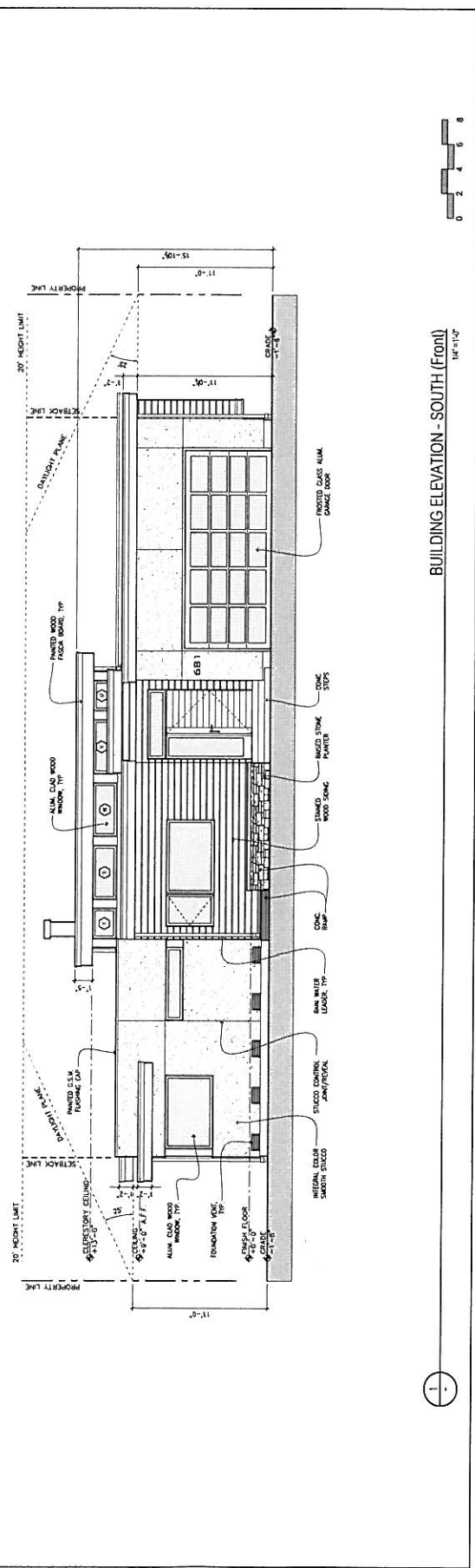


CITY OF LOS ALTOS

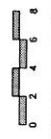
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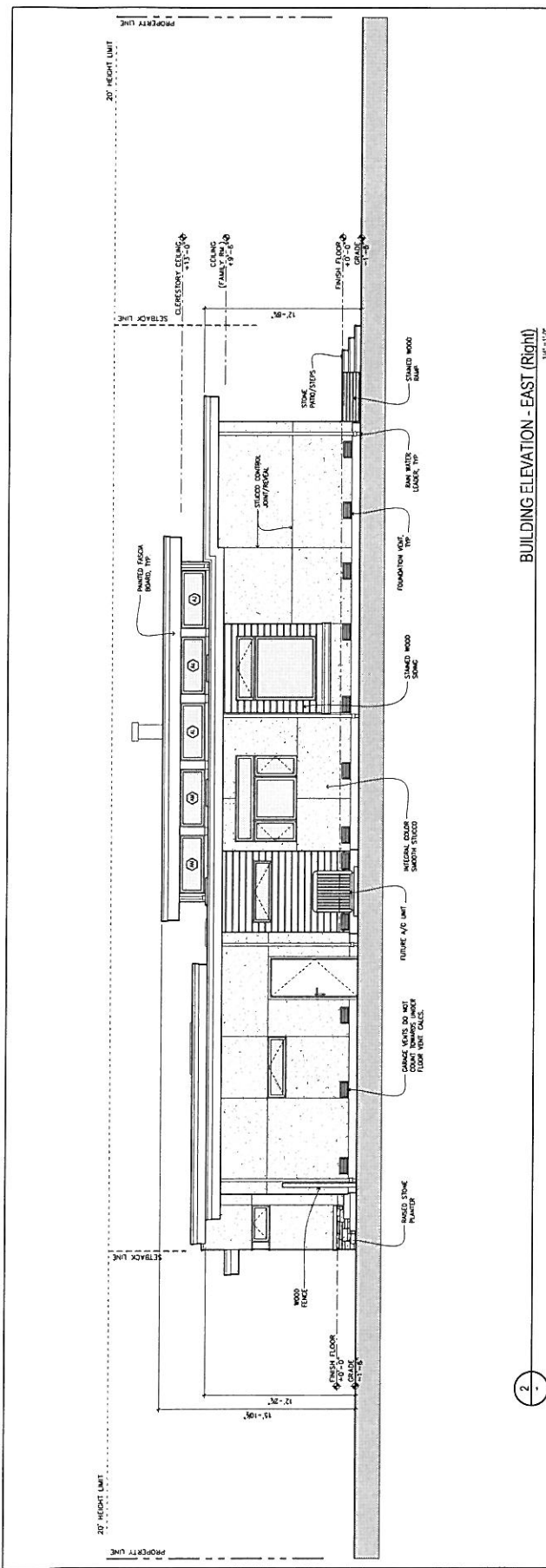


BUILDING ELEVATION - WEST (Left)
 1/4" = 1'-0"

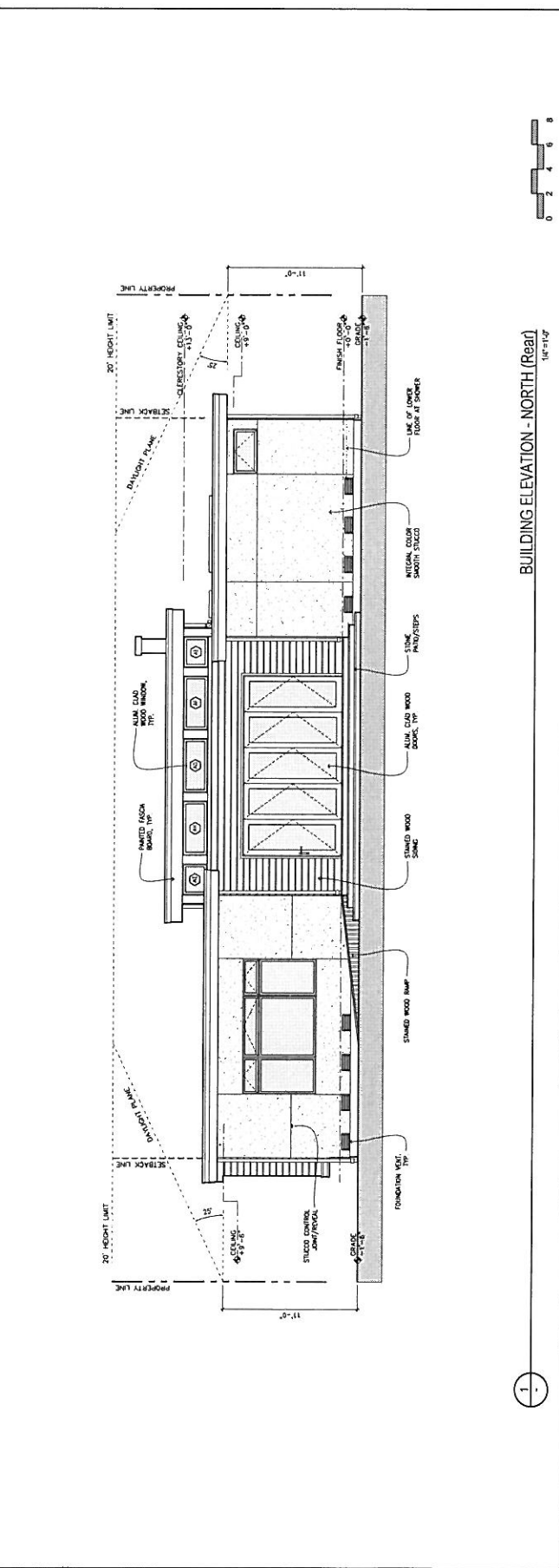


BUILDING ELEVATION - SOUTH (Front)
 1/4" = 1'-0"





BUILDING ELEVATION - EAST (Right)
 1/4" = 8'



BUILDING ELEVATION - NORTH (Rear)
 1/4" = 8'

