

DATE: June 19, 2013

AGENDA ITEM # 4

TO: Design Review Commission
FROM: Sean K. Gallegos, Assistant Planner
SUBJECT: 13-SC-07 – 1110 Golden Way

RECOMMENDATION:

Approve design review application 13-SC-07 subject to the listed findings and conditions.

PROJECT DESCRIPTION

This is a design review application for an addition and remodel to an existing single-story, single-family house. The proposed project will remodel the existing single-story house and add 874 square feet on the second story. The following table summarizes the project:

GENERAL PLAN DESIGNATION: Single-family, Residential
ZONING: R1-10
PARCEL SIZE: 10,922 square feet
MATERIALS: Composition asphalt shingle, horizontal wood siding, wood windows, engineered wood window and door trim, and wood entry door

	Existing	Proposed	Allowed/Required
LOT COVERAGE:	2,993 square feet	2,993 square feet	3,823 square feet
FLOOR AREA:			
First floor	2,948 square feet	2,948 square feet	
Second floor		874 square feet	
Total	2,948 square feet	3,822 square feet	3,823 square feet
SETBACKS:			
Front	27 feet	27 feet	25 feet
Rear	43 feet	43 feet	25 feet
Right side	10 feet	10 feet/21 feet	10 feet/17.5 feet
Left side	10 feet	10 feet/21 feet	10 feet/17.5 feet
HEIGHT:	16	25 feet	27 feet

BACKGROUND

The subject property is located in a Consistent Character Neighborhood as defined in the City's Residential Design Guidelines. The homes in the neighborhood are a mix of newer and older one- and two-story Ranch style, single-family homes, with low plate heights and simple roof forms (low-pitched gable and hipped roofs), rustic materials, with wood siding dominant. The residences are similar in massing and building footprint with a uniform pattern of 25-foot front yard setbacks and 10-foot side setbacks. While there is not a distinctive street tree pattern on either street, there are many large trees along both streets.

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 residence has an architectural design that relates well to the immediate vicinity. The proposed second story addition is well integrated into the existing contemporary Ranch style that uses design elements and materials that are compatible with the existing house and neighborhood. The proposed medium-pitch, gable roof form, two-car garage, and recessed porch are common to the existing design and area. The project's simple massing and materials, such as composition roofing, horizontal siding, wood windows, and wood trim details, are high quality materials and appropriate for the character of the area.

The project is designed to be consistent with the scale of surrounding homes. The wider, low profile eaves and the six-foot deep front porch emphasize the horizontal profile of the first story. 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. The design uses eight-foot tall plate heights that are compatible with the surrounding homes that generally have eight-foot tall plate heights. The second floor is centered over the first story, and visually softened by the first-story roof. The medium-pitched roof is consistent throughout the design. Overall, the two-story design is well integrated, proportioned and articulated to minimize the height and perceived bulk and is therefore appropriate with the neighborhood character.

Privacy and Landscaping

The left side second story elevation includes one window in bedroom No. 4, with a sill height of five feet, which does not create privacy issues. The right side second story elevation includes two windows, one in bedroom No. 3 with a five-foot sill height, one along the stairway landing with an eight-foot sill height to maintain a reasonable degree of privacy. The front four windows are more passive in use and are oriented toward the front yard and public right-of-way.

The rear second story elevation includes one window in bedroom No. 4 and one window in bedroom No. 3. The privacy impacts from the window in bedroom No. 3 is buffered to the side by the first story roof ridge (adjacent), and bedroom No. 3 and No. 4 privacy impacts are mitigated by existing screening.

In addition, the design includes a balcony, seven feet in depth by 14 feet in width, off of the Play Area facing the rear yard. The balcony is recessed between the second floor building forms of bedroom No. 3 and No. 4, maintains a 68-foot setback from the rear property line, its views to the right are limited by the first floor gable roof. Furthermore, the balcony is designed with a solid railing and combined with screening further reduce privacy impacts. Therefore, as designed and with the recommended condition, staff finds that the project maintains a reasonable degree of privacy.

CORRESPONDENCE

Staff has not received any correspondence

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: John Rider, Applicant and Designer
Mr. and Mrs. Peter Doyle, Owner

Attachments:

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

FINDINGS

13-SC-07—1110 Golden Way

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-07—1110 Golden Way

1. The approval is based on the plans received on May 30, 2013 and the written application materials provided by the applicant, except as may be modified by these conditions.
2. Obtain an encroachment permit issued from the Engineering Division prior to doing any work within the public street right-of-way.
3. 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. Provide a landscape plan showing the existing tree in the front yard, and a fast growing evergreen landscape screening along the west and north property line. The plants shall be a minimum of 15 gallon in size.
5. The proposed street tree in the front yard shall be shown protected under this application and shall not be removed without a tree removal permit from the Community Development Director.
6. All existing (proposed to remain) and proposed privacy screening along the left, right, and rear property lines, as shown on the site 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, of the existing tree in the front yard 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. Solid balcony railing shall be maintained to minimize privacy impacts.
9. **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. 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.**
 - c. Verification that the house will comply with the City's Green Building Standards (Section 12.66 of the Municipal Code) from a Qualified Green building Professional.

- d. Fire sprinklers to be installed pursuant to Section 12.10 of the Municipal Code.
- e. 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.
- f. The location of any air conditioning equipment on the site plan and the sound rating for such equipment.
- g. 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.).

10. **Prior to final inspection:**

- a. All front 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 12.66 of the Municipal Code.



ATTACHMENT A

MAY - 1 2013
CITY OF LOS ALTOS PLANNING

CITY OF LOS ALTOS GENERAL APPLICATION

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

Permit # 1105602

Table with 3 columns: One-Story Design Review, Sign Review, Multiple-Family Review, etc. Includes checkboxes for Two-Story Design Review, Variance(s), etc.

Project Address/Location: 1110 GOLDEN WAY LOS ALTOS 94024

Project Proposal/Use: RESIDENTIAL

Current Use of Property: RESIDENTIAL

Assessor Parcel Number(s) 189-10-017 Site Area: 10,922

New Sq. Ft.: 874 Remodeled Sq. Ft.: 500 Existing Sq. Ft. to Remain: 2246

Total Existing Sq. Ft.: 2246 Total Proposed Sq. Ft. (including basement): 3922

Applicant's Name: JOAN RIDER

Home Telephone #: 908 565 5686 Business Telephone #: 908 540 7391

Mailing Address: 260 W. HAMILTON AVE., 865 D

City/State/Zip Code: CAMPBELL CA 95008

Property Owner's Name: MR + MRS PETER DOYLE

Home Telephone #: 650-967-3243 Business Telephone #:

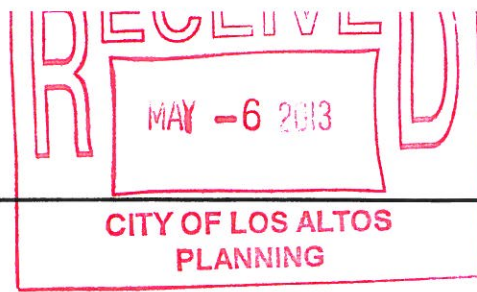
Mailing Address: 1110 GOLDEN WAY, LOS ALTOS 94024

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

Architect/Designer's Name: JKIDER DESIGN Telephone #: 408-540-7391

*** 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)



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 1110 GOLDEN WY

Scope of Project: Addition or Remodel or New Home

Age of existing home if this project is to be an addition or remodel? 2004 *last round*

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

Address: 1110 GOLDEN WY
Date: 5/6/13



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 90 135 feet
Width 125 80 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? 27'
What % of the front facing walls of the neighborhood homes are at the front setback 90 %
Existing front setback for house on left 27' 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 15
Garage facing front recessed from front of house face 7
Garage in back yard 3
Garage facing the side 2
Number of 1-car garages 0; 2-car garages 27; 3-car garages 0



Address: 1110 GOLDON WY
Date: 5/6/13

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

What % of the homes in your neighborhood* are:

One-story 85% (23)
Two-story 15% (4)

5. **Roof heights and shapes:**

Is the overall height of house ridgelines generally the same in your neighborhood*? 85%

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 ?

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) _____

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: _____

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: 1110 GOLDEN WY
Date: 5/6/13

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? 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.)?
NO

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

FAIRLY VISIBLE - SOME LARGE TREES / SCRUBS

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)?

GRAVEL & SPLIT RAIL FENCE

10. Width of Street:

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

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? _____

Address: 1110 GOLDEN WY
Date: 5/6/13

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.:

MOSTLY RANCH STYLE w/ SETBACKS ON CORNERS,
HIPS & GABLES, STUCCO OR WOOD SIDING

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: 1110 GOLDEN WY
 Date: 5/6/13

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)
1122 GOLDEN WY	30'	53'	D, RY	1	16'	WOOD SIDING	Simple
1134	30'	49'	A, FF	1	17'	STUCCO	Simple
1094	25'	28'	A, FF	1	16'	STUCCO	Simple
1084	30'	47'	A, FF	1	17'	BRICK	Simple
1085	27'	41'	A, FF	1	16'	STUCCO	Simple
1095	26'	37'	REAR	2	26'	WOOD SIDING	Simple
1109	30'	45'	A, FF	2	28'	STUCCO	Simple
1121	27'	68'	A, FF	1	16'	STUCCO	Simple
1133	29'	37'	A, FF	2	28'	STUCCO	Simple
1101 SEENA AVE	30'	45'	A, FF	TWO	28'	STUCCO	Simple

A = ATTACHED

D = DETACHED

FF = FORWARD FACED

RY = REAR YARD



REAR YARD - WEST



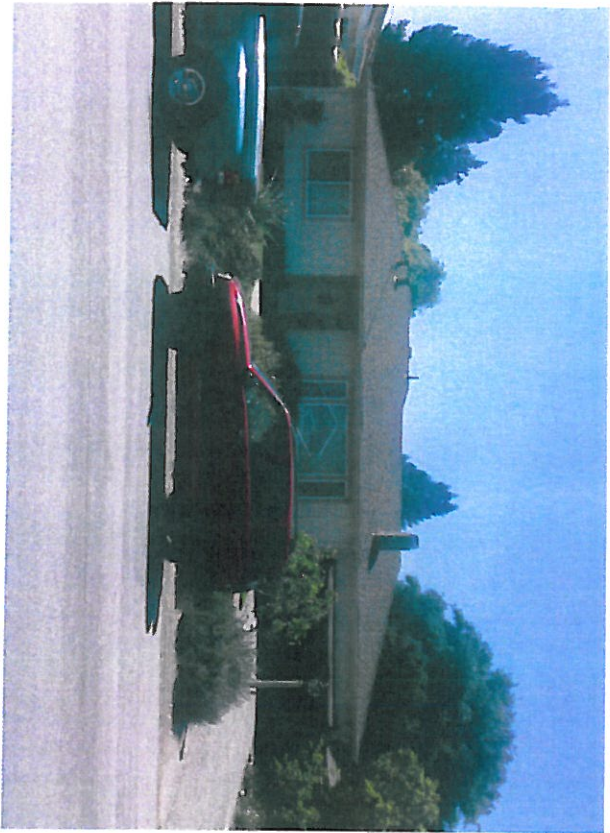
REAR YARD - SOUTH



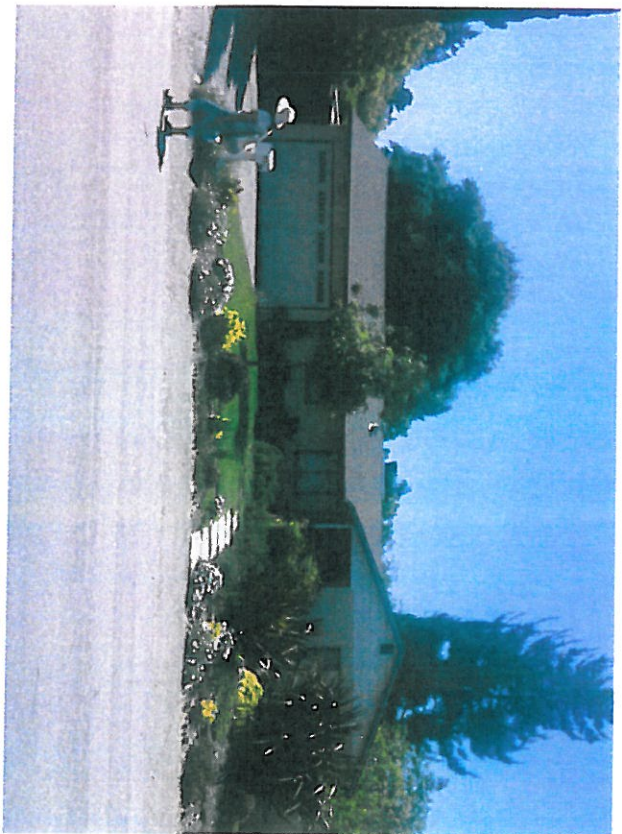
REAR YARD - NORTH



REAR YARD - EAST



1156 Golden Wy



1146 Golden Wy



1134 Golden Wy



1122 Golden Wy



1110 Golden Wy



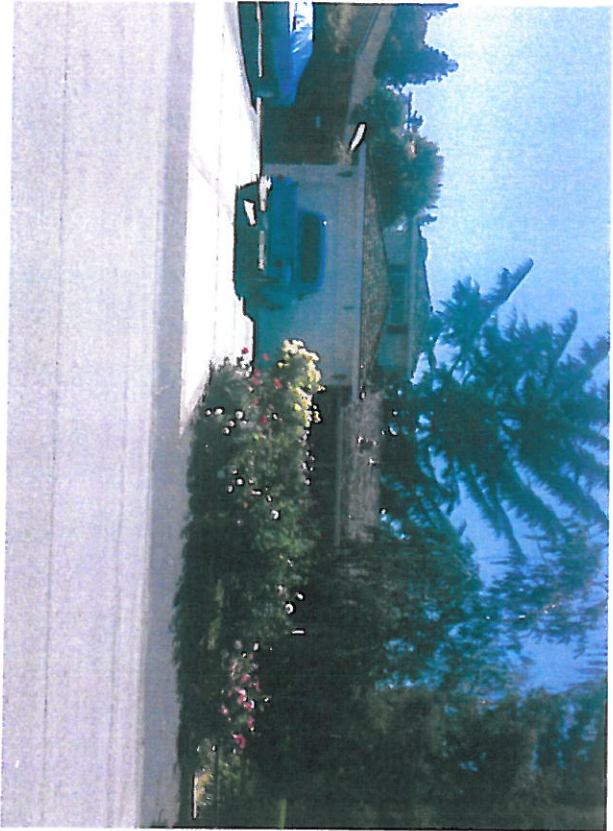
1084 Golden Wy



1094 Golden Wy



1074 Golden Wy



1060 Golden Wy



1034 Golden Wy



1048 Golden Wy



1022 Golden Wy



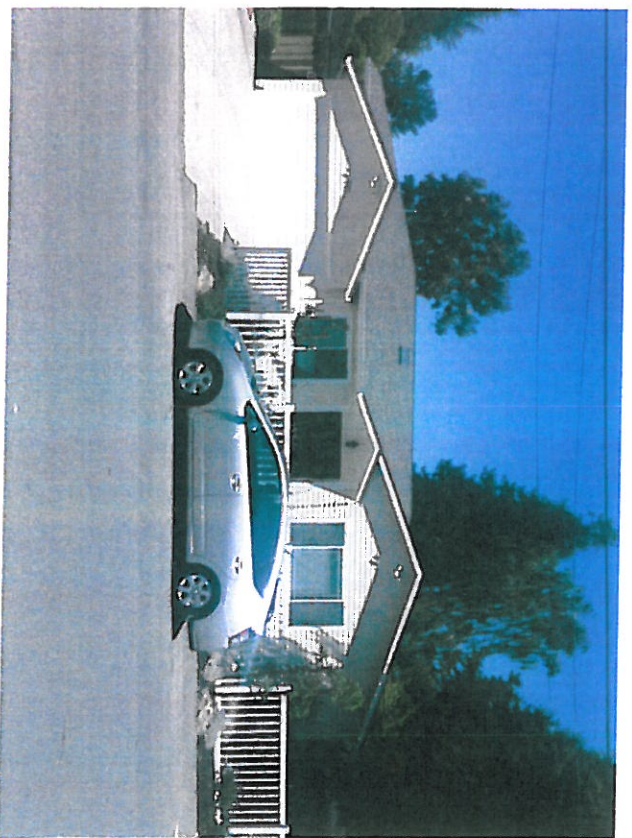
1023 Golden Wy



1049 Golden Wy



1035 Golden Wy



1061 Golden Wy



1075 Golden Wy



1085 Golden Wy



1095 Golden Wy



1109 Golden Wy



1121 Golden Wy



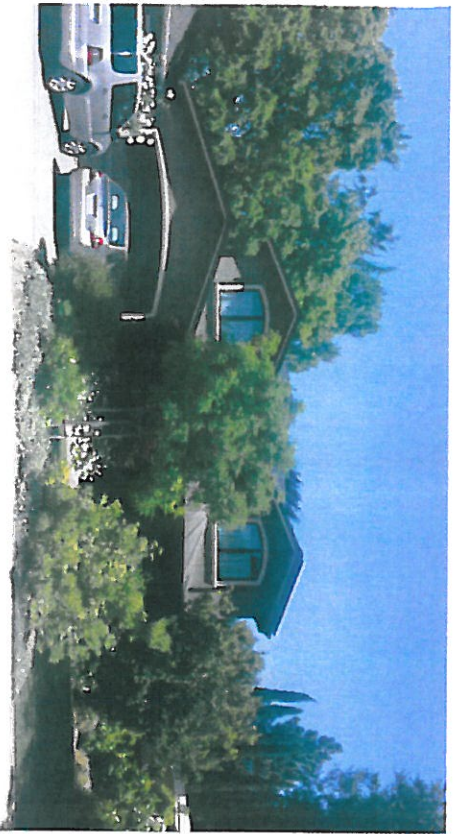
1145 Golden Wy



1133 Golden Wy



1157 Golden Wy



1169 Golden Wy



1178 Golden Wy

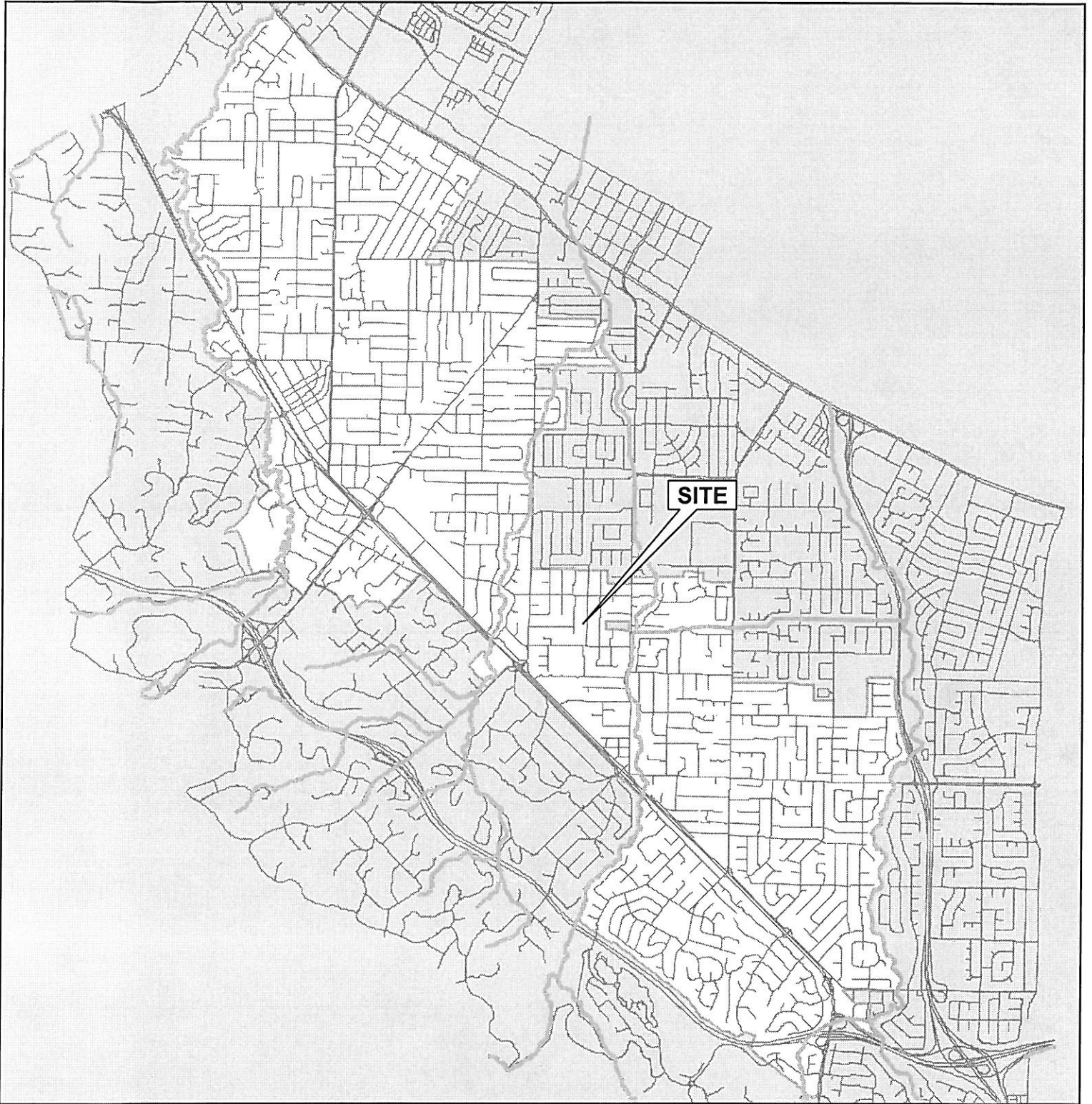


1181 Golden Wy



1166 Golden Wy

AREA MAP



CITY OF LOS ALTOS

APPLICATION: 13-SC-07
APPLICANT: J. Rider/Mr. and Mrs. P. Doyle
SITE ADDRESS: 1110 Golden Way

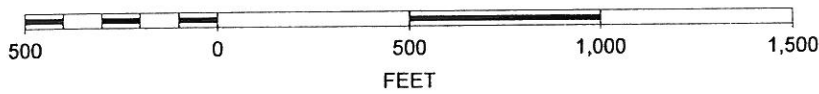


Not to Scale

VICINITY MAP



SCALE 1 : 6,000



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