



DATE: April 2, 2014

AGENDA ITEM # 3

TO: Design Review Commission
FROM: Zachary Dahl, Senior Planner
SUBJECT: 14-SC-05 – 569 University Avenue

RECOMMENDATION:

Approve Design Review application 14-SC-05 subject to the findings and conditions

PROJECT DESCRIPTION

This project is a remodel and addition to an existing two-story house. The following table summarizes the project's technical details:

GENERAL PLAN DESIGNATION:	Single-Family, Residential
ZONING:	R1-10
PARCEL SIZE:	6,623 square feet
MATERIALS:	Materials to match existing – composition shingle roof, stucco and horizontal wood siding, metal clad wood windows, and wood trim and details

	Existing	Proposed	Allowed/Required
COVERAGE:	2,259 square feet	1,889 square feet	1,987 square feet
FLOOR AREA:			
First floor	1,112 square feet	1,112 square feet	
Second floor	717 square feet	951 square feet	
Detached garage	624 square feet	254 square feet	
Total	2,453 square feet	2,317 square feet	2,318 square feet
SETBACKS:			
Front	23 feet	N/A	25 feet
Rear	60 feet	N/A	25 feet
Detached garage rear	8 feet	2.5 feet	2.5 feet
Right side (1 st /2 nd)	5.1 feet/5.1 feet	N/A	5 feet/12.5 feet
Left side (1 st /2 nd)	4.7 feet/4.7 feet	N/A	5 feet/12.5 feet
HEIGHT:	23 feet	N/A	27 feet

BACKGROUND

Neighborhood Context

The property is located on the east side of University Avenue, across from University Terrace – a short cul-de-sac street. While the greater University Avenue neighborhood is considered a Consistent Character Neighborhood - rustic materials, traditional architecture and simple forms, the neighborhood context in the immediate vicinity of the subject property is considered a Diverse Character Neighborhood as defined in the City's Residential Design Guidelines. This block of University Avenue has a mixture of architectural styles, building scale and materials. There is not a consistent street tree pattern along this section of University Avenue.

DISCUSSION

Zoning Compliance

The subject property was created as part of one of the City's original subdivisions – Town of Los Altos Map No. 2 – and has a width of 48 feet, which it is considered a narrow lot in the R1-10 District. The existing house was approved in 1967 with a variance to allow the second story to encroach into the required second story side yard setback on both sides. In addition to the nonconforming second story side yard setbacks, the house encroaches into the front yard setback and the left side yard setback. The property also exceeds the maximum allowable lot coverage and floor area for the R1-10 District.

To bring the property into compliance with the District's lot coverage and floor area requirements, the 624-square foot detached garage in the rear yard facing the public alley will be demolished. In order to maintain the existing nonconforming setbacks, the project is preserving over 50 percent of the existing house and not modifying any of the areas that encroach into the setbacks. The new second story addition meets the required second story side yard setback of 12 feet, six inches on each side.

Design Review

The project will be maintaining the existing architectural form and simple massing of the house. The front elevation will not be altered and the footprint of the house will not be expanded. The small 234 square-foot addition will be a dormer element on the rear elevation that adds a new master bedroom to the second story. The addition will have a roof pitch, form and materials that match the existing house.

The project also includes a new one-car detached garage in the rear yard facing the public alley. This new accessory structure is subordinate to the main house and compatible with the architectural form and materials of the main house.

Privacy and Landscaping

There will not be any alterations or new windows to either side of the house on the first story. On the second story, the addition includes one new medium sized window, with a 3.5-foot sill height, on

the left side elevation and no new windows on the right side elevation. The addition's left side elevation faces the side of the house on the adjacent property and views toward the rear yard are screened by an existing mature tree along the side property line. Due on the existing site conditions and small size of the second addition, staff finds that the project will not result in any unreasonable privacy impacts.

The project will be maintaining all existing landscaping and trees on the property, and there are multiple trees in the front yard and along the property's street frontage.

ENVIRONMENTAL REVIEW

This project is categorically exempt from environmental review under Section 15301 of the Environmental Quality Act because it involves an addition to a single-family dwelling in a residential zone.

Cc: Lorin Hill, Applicant and Architect
Sally and Brad Hauser, Owners

Attachments

- A. Application
- B. Maps

FINDINGS

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With regard to the two-story addition, 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 proposed 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

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1. The approval is based on the plans received on March 11, 2014 and the written application materials provided by the applicant, except as may be modified by these conditions.
2. Obtain an encroach permit issued from the Engineering Division prior to doing any work within the public street or public alley rights-of-way.
3. **Prior to zoning clearance plans shall contain/show:**
 - a. The conditions of approval shall be incorporated into the title page of the plans;
 - b. Verification that all new additions and altered square footage will comply with the California Green Building Standards pursuant to Section 12.26 of the Municipal Code and provide a signature from a Qualified Green Building Professional;
 - c. 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.); and
 - d. The location of any new air conditioning equipment on the site plan and the sound rating for such equipment.
4. **Prior to final inspection:**
 - a. All front yard landscaping shall be maintained and/or installed as required by the Planning Division; and
 - b. Submit verification that the house was built in compliance with the City's Green Building Ordinance (Section 12.26 of the Municipal Code).



CITY OF LOS ALTOS
GENERAL APPLICATION

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

Permit # 1105992

<input checked="" 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: 569 UNIVERSITY AVE., LOS ALTOS, 94022

Project Proposal/Use: 2ND STORY ADDITION TO EXISTING 2-STORY SINGLE-FAMILY RES. PLUS A DETACHED GARAGE REMODEL.

Current Use of Property: DWELLING

Assessor Parcel Number(s) 175-15-016 Site Area: 6,700 S.F.

New Sq. Ft.: 220 S.F. Remodeled Sq. Ft.: 296 S.F. Existing Sq. Ft. to Remain: 2,345 S.F.

Total Existing Sq. Ft.: 2,431 S.F. Total Proposed Sq. Ft. (including basement): 2,345 S.F.

Applicant's Name: LORIN HILL, ARCHITECT

Home Telephone #: N/A Business Telephone #: 510-654-2552

Mailing Address: 6573 SHATTUCK AVE.

City/State/Zip Code: OAKLAND, CA 94609

Property Owner's Name: SALLY & BRAD HAUSER

Home Telephone #: 650-248-4682 Business Telephone #: N/A

Mailing Address: 569 UNIVERSITY AVE.

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

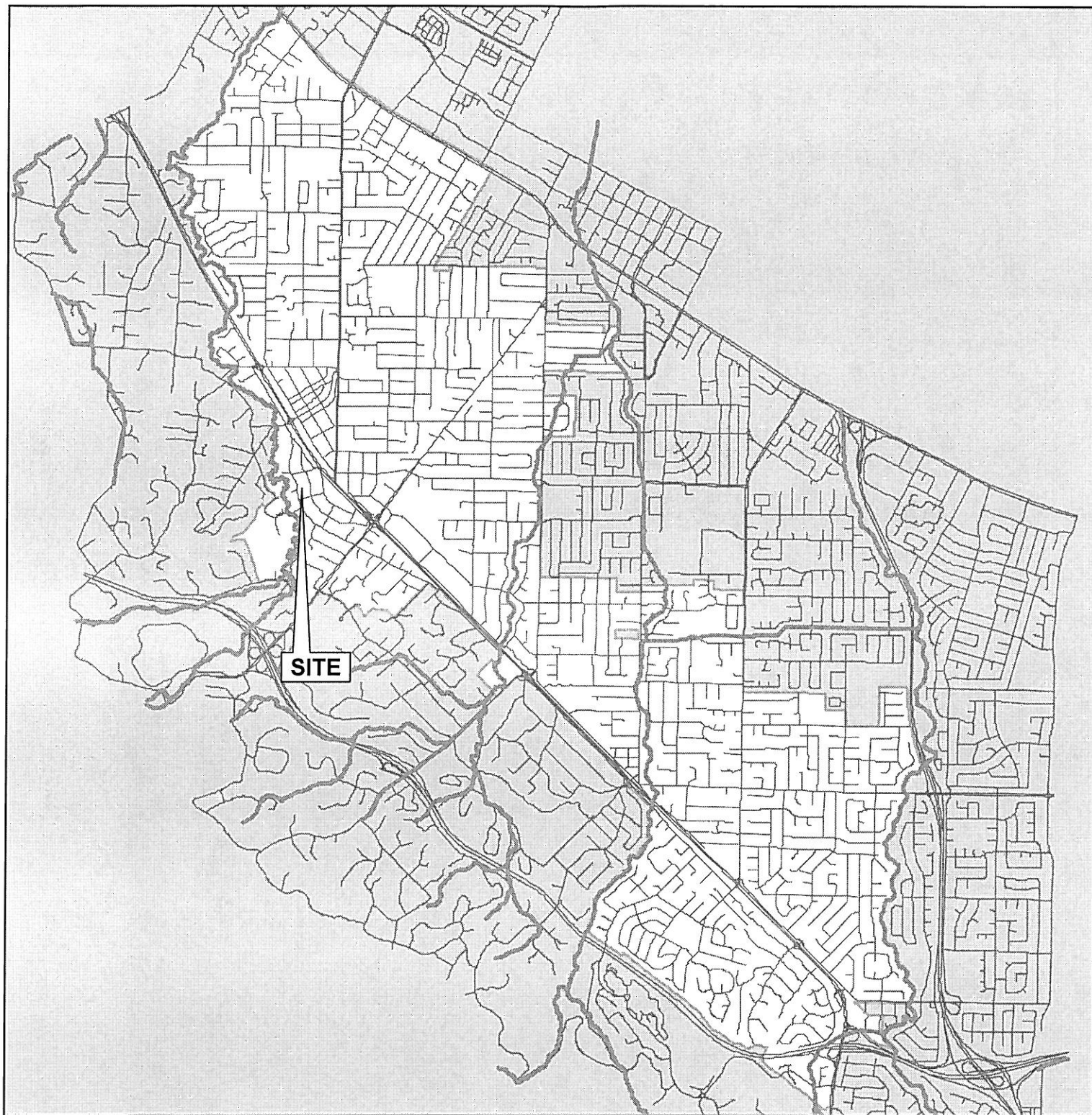
Architect/Designer's Name: LORIN HILL, ARCHITECT Telephone #: 510-654-2552

*** 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)

14-SC-05

AREA MAP



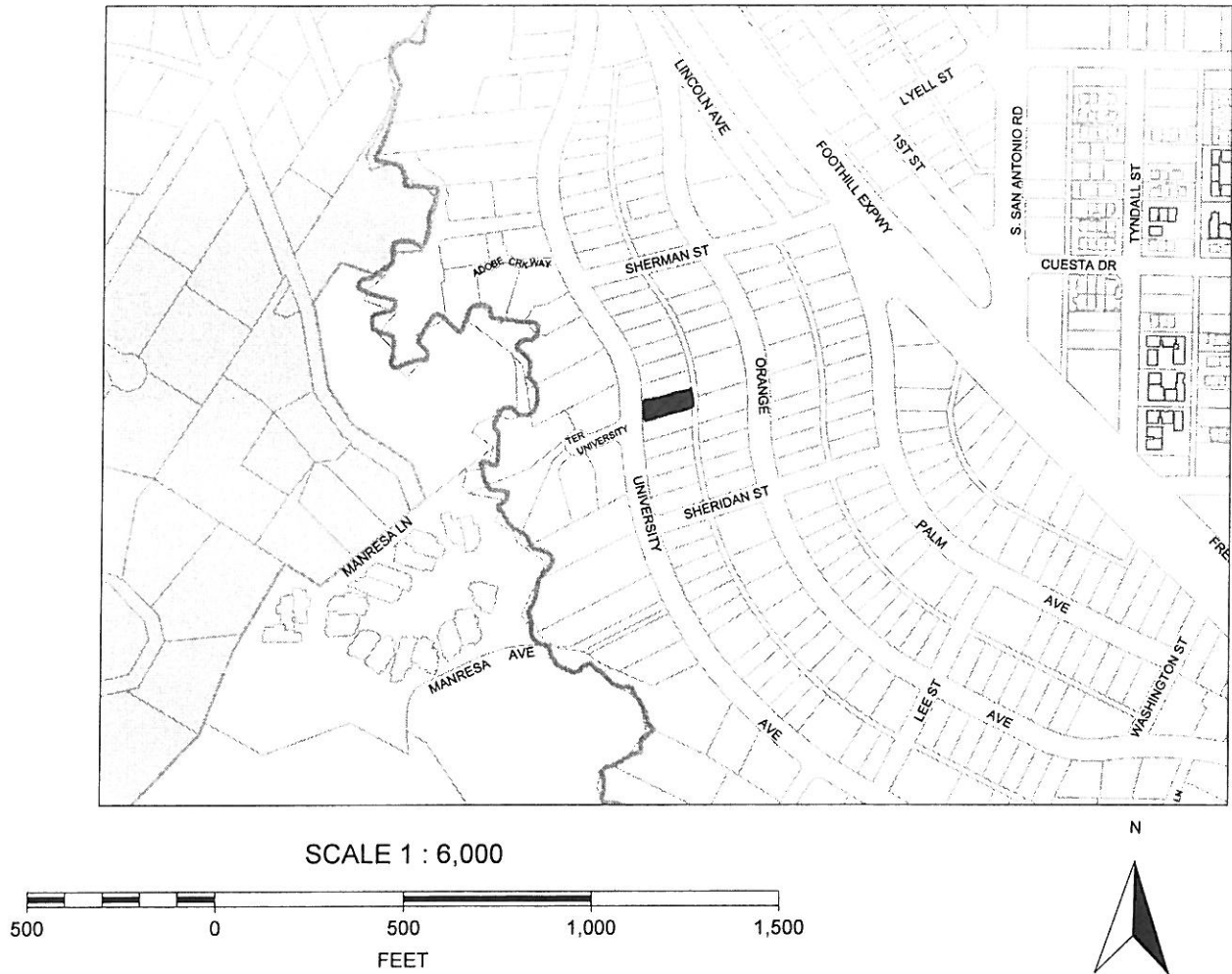
CITY OF LOS ALTOS

APPLICATION: 14-SC-05
APPLICANT: L. Hill, Architect/S. and B. Hauser
SITE ADDRESS: 569 University Avenue



Not to Scale

VICINITY MAP



CITY OF LOS ALTOS

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