DATE: April 30, 3014

AGENDA ITEM # 5

TO: Design Review Commission

FROM: Sean K. Gallegos, Assistant Planner

SUBJECT: 14-SC-06 – 231 Valencia Drive

RECOMMENDATION:

Approve design review application 14-SC-06 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 163 square feet on the first story and 941 square feet on the second story. The following table summarizes the project:

GENERAL PLAN DESIGNATION:	Single-family, Residential
ZONING:	R1-10
PARCEL SIZE:	11,155 square feet
MATERIALS:	Composition asphalt shingle, wood shingle siding, brick veneer, horizontal siding, aluminum wood clad windows, wood trim, and wood carriage garage doors

	Existing	**Proposed**	**Allowed/Required**
LOT COVERAGE:	2,725 square feet	2,993 square feet	3,347 square feet
FLOOR AREA:			
First floor	2,725 square feet	2,888 square feet	
Second floor		941 square feet	
Total	2,725 square feet	3,829 square feet	3,866 square feet
SETBACKS:			
Front (Valencia)	25 feet	25 feet	25 feet
Rear	23 feet	25 feet	25 feet
Right side (1st/2nd)	10 feet	10 feet/25 feet	10 feet/17.5 feet
Exterior side	20 feet	43 feet (2nd Story)	20 feet
HEIGHT:	14	23 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-story Ranch style, single-family homes, with low wall plate heights and simple roof forms (low-pitched gable and hipped roofs), rustic materials, with wood siding dominant. The structures are similar in massing and building footprint with a uniform pattern of 25- to 30-foot front yard setbacks. While there is not a distinctive street tree pattern on either street, there are many large trees along both streets.

The applicant is maintaining the non-conforming twenty-three foot, rear yard setback along the rear (east) property line. According the City's building permit records, the existing one-story house was originally constructed in 1964 with the front yard along Valencia Drive and the exterior side yard along Biarritz Circle. However, most likely due to surveying error, the house was built with a rear yard setback of only 23 feet.

The project maintains over half of the structure, and improvements will not modify the non-conforming portion of the structure. Since the project will not be altering more than 50 percent of the existing house, the Los Altos Municipal code permits the non-conforming 23-foot rear yard setback to be maintained for the structure.

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 project has an architectural design that relates well to the immediate vicinity. The proposed first and second story addition updates the existing structure with a traditional style that uses design elements and materials that are compatible with the existing house and the neighborhood. The proposed low-pitch roof, hipped roof forms, two-car garage, and porch are common to the existing design and area. The design has a projecting porch and two-story element which are new elements in the neighborhood. The project's simple massing and materials, such as shingle and horizontal siding, wood clad vinyl windows, wood columns, wood carriage garage door, and 40-year composition shingle are high quality materials and compatible with the character of the area.

The project is designed to be consistent with the scale of surrounding homes. The wide, uniform eaves and the front porch emphasize the horizontal profile of the first story. The proposed 23-foot tall home is four feet shorter than the maximum permitted height. The project reduces the perception of bulk with an eight-foot tall plate for the second story and a low-pitched roof. The second floor is centered over the first story and visually softened by the first-story roof reducing its prominence on the street. As encouraged by the Single-Family Design guidelines, the design minimizes the two-story elements by their relative narrow width, their articulation, and the use of shingle siding.

As proposed, the design includes an attic area over the first story along the rear of the structure. The interior height of the attic area is approximately four-feet, 11-inches, at the rear elevation, which is stacked over the first story. The additional floor area could contribute to the appearance of a bulky structure. However, the large covered terrace breaks up the massing of the rear facade and separates the first and second story.

Overall, the two-story design is well integrated, proportioned and articulated to minimize the height is consistent with the neighborhood character.

Privacy and Landscaping

The left side second story elevation facing Biarritz circle includes three window, including: two in bedroom No. 2, with a sill height of four feet, six-inches, and one in the stairwell. Due to the windows facing the right-of-way, the proposed second story left side windows do not create unreasonable privacy issues.

The right side second story elevation includes three windows, including: two in bedroom No. 4 with four-foot, six-inch, sill heights and one window in the foyer with a 12-foot, six-inch sill height. Due to their placement and sill heights, the proposed second story right side elevation windows do not create unreasonable privacy impacts.

The rear second story elevation includes seven window, including: one window in bathroom No. 4 with a three-foot, six-inch, sill height, three windows in the attic with one-foot, three-inch, sill heights, one window in bedroom No. 3 with a three-foot sill height, one window in bathroom No. 3 with a five-foot sill height, and one window in bathroom No. 3 with a seven-foot sill height. In order to limit the use of the attic storage element, staff has included a condition to omit its windows, which helps with privacy.

Along the rear elevation, bedroom No. 3 and bathroom No. 4 and attic windows could create privacy impacts to the adjacent properties. As indicated in the landscape plan, medium to fast growing evergreen screening trees will be planted along the west and south property lines to mitigate privacy impacts. Therefore, as designed and with the recommended conditions, staff finds that the project maintains a reasonable degree of privacy

There are seven trees on the property, which will be retained by the applicant. Trees Nos. 1-2 and 4-5 are protected trees by virtue of their size (greater than 48-inches in circumference, measured at a height of 48-inches above grade). A condition has been placed on the project to provide tree protective fencing for the retained trees on the site.

ENVIRONMENTAL REVIEW

This project is categorically exempt from environmental review under Section 1303 of the Environmental Quality Act because it involves the construction of a single-family land use.

Cc: Daryl Harris, Applicant and Designer
Mr. and Mrs. Peter and Alix Apfelberg, Owner

Attachments:

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

FINDINGS

14-SC-06—231 Valencia Drive

1. With regard to design review for a one-story and two-story addition, the Design Review Commission finds the following in accordance with Section 14.76.050 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

14-SC-06—231 Valencia Drive

1. The approval is based on the plans received on April 22, 2014 and the written application materials provided by the applicant, except as may be modified by these conditions. The maintenance of the non-conforming setback is contingent upon not exceeding the scope of work of the plans herein.

2. An encroachment permit shall be obtained 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. The applicant shall provide a landscape plan showing a medium to fast growing evergreen landscape screening trees along the west and south property lines. The plants shall be a minimum of 15-gallon in size.

5. All existing (proposed to remain) and proposed privacy screening trees along the west and south 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.

6. **Prior to the issuance of a demolition permit**, install tree protection fencing around the dripline, or as required by the project arborist, of the following trees (nos. 1-3, 4-5 and 6-7) 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.

7. **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 units on the site plan and the manufacturer's sound rating for each unit.

g. The location of any water backflow preventers shall be screened to mitigate such facilities.

h. 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.).

8. **Prior to final inspection:**

a. All front and exterior side 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 City's Green Building Ordinance (Section 12.26 of the Municipal Code).

ATTACHMENT A

RECEIVED
FEB 19 2014
CITY OF LOS ALTOS
PLANNING

CITY OF LOS ALTOS
GENERAL APPLICATION

Permit # 110012

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

☐	One-Story Design Review	☐	Sign Review	☐	Multiple-Family Review
☑	Two-Story Design Review	☐	Sidewalk Display Permit	☐	Rezoning
☐	Variance(s)	☐	Use Permit	☐	R1-S Overlay
☐	Lot Line Adjustment	☐	Tenant Improvement	☐	General Plan/Code Amendment
☐	Tentative Map/Division of Land	☐	Preliminary Project Review	☐	Appeal
☐	Subdivision Map Review	☐	Commercial Design Review	☐	Other:

Project Address/Location: 231 Valencia Drive

Project Proposal/Use: Addition and remodel to single family residence

Current Use of Property: Single family residence

Assessor Parcel Number(s) 170-23-013 **Site Area:** 11,155 s.f.

New Sq. Ft.: 1,137 **Remodeled Sq. Ft.:** 2,204 **Existing Sq. Ft. to Remain:** 521

Total Existing Sq. Ft.: 2,725 **Total Proposed Sq. Ft. (including basement):** 3,868

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: Steve and Alix Apfelberg

Home Telephone #: _____ **Business Telephone #:** _____

Mailing Address: 231 Valencia Drive

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 finaled prior to obtaining your building permit. Please contact the Building Division for a demolition package. * * ***

(continued on back)

Planning Division
(650) 947-2750
Planning@losaltosca.gov

ATTACHMENT B

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 231 Valencia Drive
Scope of Project: Addition or Remodel ✓ **or New Home** _____
Age of existing home if this project is to be an addition or remodel? 1962
Is the existing house listed on the City's Historic Resources Inventory? No

* See "What constitutes your neighborhood" on page 2.

Address: 231 Valencia Drive
Date: 2/18/14

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: Varies square feet
Lot dimensions: Length Varies feet
Width Varies feet
If your lot is significantly different than those in your neighborhood, then note its: area 11,155, length Varies, and width Varies.

2. Setback of homes to front property line: *(Pgs. 8-11 Design Guidelines)*

Existing front setback if home is a remodel? 25'
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 4
Garage facing front recessed from front of house face 5
Garage in back yard 0
Garage facing the side 1
Number of 1-car garages __; 2-car garages 10; 3-car garages __

* See "What constitutes your neighborhood", (page 2).

Address: 231 Valencia Drive
Date: 2/18/14

4. Single or Two-Story Homes:

What % of the homes in your neighborhood* are:
One-story 100
Two-story 0

5. Roof heights and shapes:

Is the overall height of house ridgelines generally the same in your neighborhood*? Yes
Are there mostly hip 6, gable style 4, or other style ___ roofs*?
Do the roof forms appear simple ☑ or complex ___?
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*?

___ wood shingle 1 stucco ___ board & batten 5 clapboard
___ tile ___ stone ___ brick 4 combination of one or more materials
(if so, describe) (3)brick/wood and (1)brick/stone

What roofing materials (wood shake/shingle, asphalt shingle, flat tile, rounded tile, cement tile, slate) are consistently (about 80%) used?
Wood shake
If no consistency then explain:

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

Does your neighborhood* have a consistent identifiable architectural style?
☑ YES ☐ NO

Type? 10 Ranch ___ Shingle ___Tudor ___Mediterranean/Spanish
___ Contemporary ___Colonial ___ Bungalow ___Other

Address: 231 Valencia Drive
Date: 2/18/14

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?

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.)?
Street trees, front lawns, rolled curbs, no sidewalks

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

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)?
Street trees, front lawns, rolled curbs, no sidewalks

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?
Street is wide enough to park. Rolled concrete curb with no sidewalks.

Address: 231 Valencia Drive
Date: 2/18/14

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.:

4:12 roof pitch, eave heights, wood shakes, 25' setbacks, ranch 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

* See "What constitutes your neighborhood", (page 2).

Address: 231 Valencia Drive
Date: 2/18/14

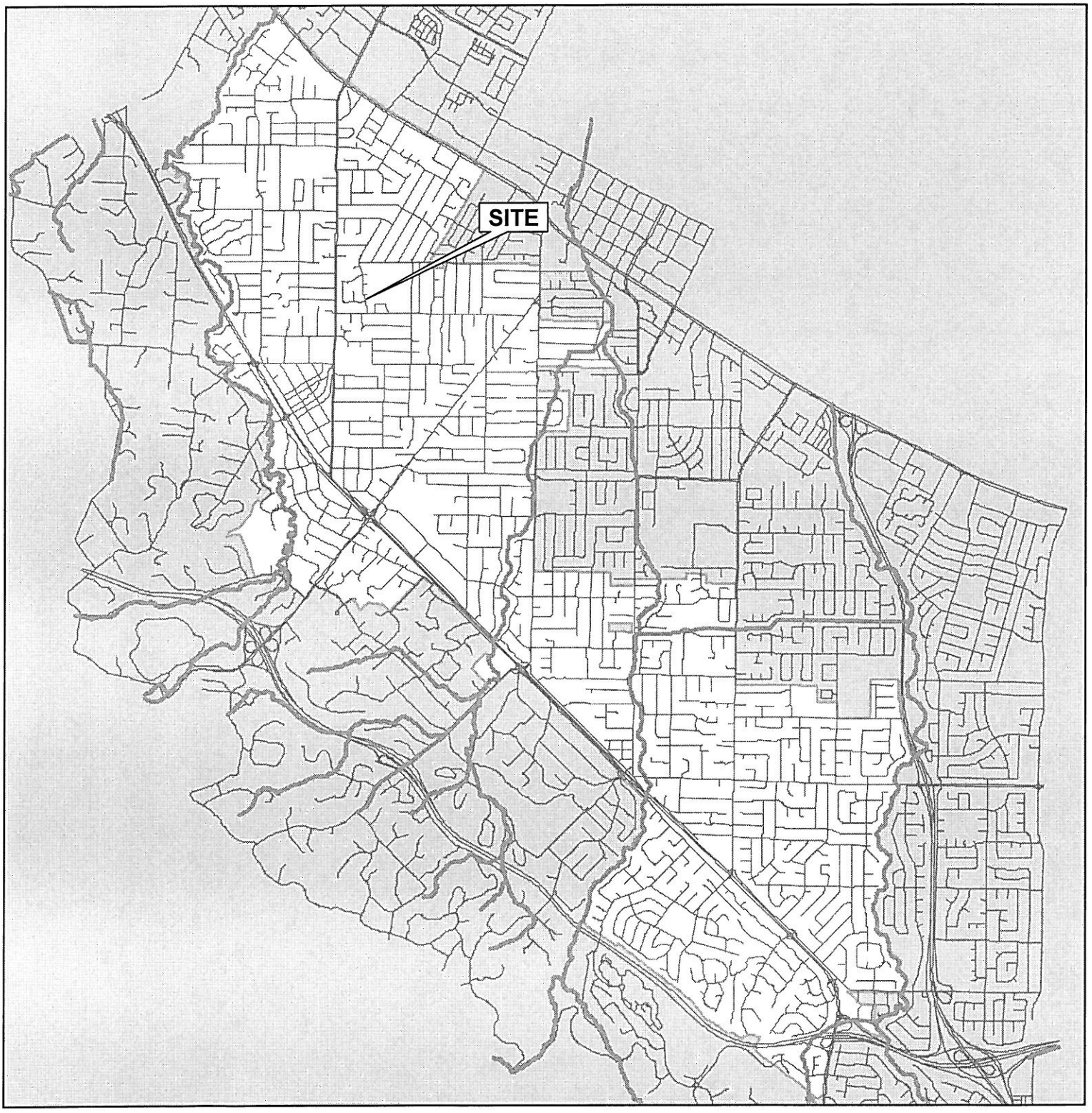
Summary Table

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)
Existing property: 231 Valencia Drive	25'	25'	Facing side projecting	One	14'	Comp hip roof brick/wood	Simple hip
221 Valencia Drive	25'	25'	Facing front projecting	One	14'	Wood shake wood siding	Simple gable
211 Valencia Drive	25'	25'	Facing front projecting	One	14'	Wood shake Stucco	Simple hip
220 Valencia Drive	25'	25'	Facing front projecting	One	14'	Wood shake wood siding	Simple gable
95 Dior Terrace	25'	25'	Facing front recessed	One	14'	Wood shake brick/wood	Simple hip
250 Valencia Drive	25'	25'	Facing front projecting	One	14'	Wood shake wood siding	Simple gable
260 Valencia Drive	25'	25'	Facing front flush	One	16'	Wood shake brick/stone	Simple gable
261 Biarritz Circle	25'	25'	Facing front recessed	One	14'	Wood shake brick/wood	Simple hip
251 Biarritz Circle	25'	25'	Facing front flush	One	14'	Wood shake wood	Simple hip
241 Biarritz Circle	25'	25'	Facing front projecting	One	14'	Wood shake wood	Simple hip

ATTACHMENT C

AREA MAP



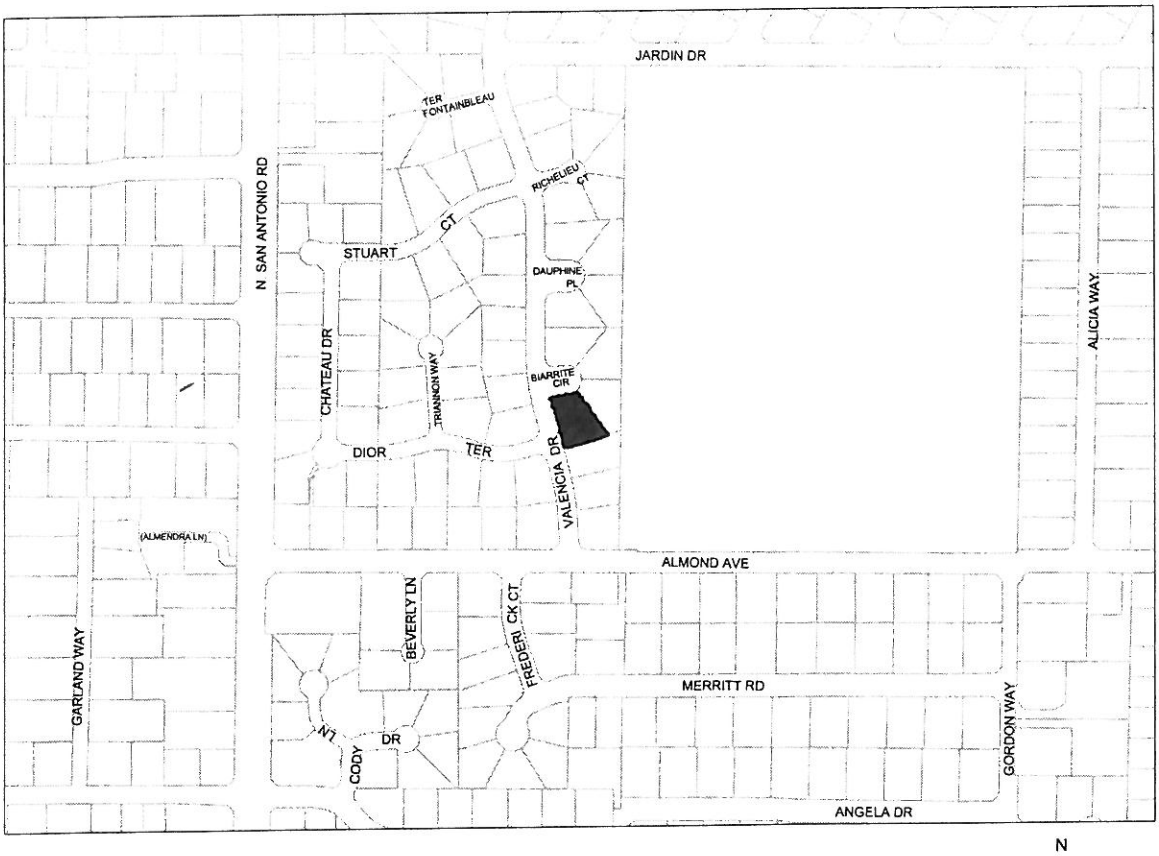
CITY OF LOS ALTOS

APPLICATION: 14-SC-06
APPLICANT: D. Harris/S. and A. Apfelberg
SITE ADDRESS: 231 Valencia Drive

N

Not to Scale

VICINITY MAP



SCALE 1 : 6,000

500 0 500 1,000 1,500

FEET

CITY OF LOS ALTOS

APPLICATION: 14-SC-06
APPLICANT: D. Harris/S. and A. Apfelberg
SITE ADDRESS: 231 Valencia Drive