



DATE: May 14, 2014

AGENDA ITEM # 4

TO: Design Review Commission
FROM: Sierra Davis, Assistant Planner
SUBJECT: 14-SC-11 – 453 Cypress Drive

RECOMMENDATION:

Approve design review application 14-SC-11 subject to the listed findings and conditions

PROJECT DESCRIPTION

This is a design review application for a first- and second-story addition to an existing one-story house. The following table summarizes the project:

GENERAL PLAN DESIGNATION: Single-family, Residential
ZONING: R1-10
PARCEL SIZE: 18,172 square feet
MATERIALS: Stained clear cedar siding, bronze anodized aluminum windows, standing seam metal roof, cable-rail railing system, smooth stucco finish to match, and existing vertical wood siding to remain

	Existing	Proposed	Allowed/Required
LOT COVERAGE:	2,923 square feet	3,882 square feet	5,452 square feet
FLOOR AREA:			
First floor	2,879 square feet	3,800 square feet	
Second floor		766 square feet	
Total	2,879 square feet	4,566 square feet	4,567 square feet
SETBACKS:			
Front	42 feet	42 feet	25 feet
Rear	88 feet	N/A	25 feet
Right side (east)	46 feet	10 feet/20 feet	10 feet/17.5 feet
Right side (north)	9 feet	10 feet/21 feet	10 feet/17.5 feet
Left side	9 feet	N/A	10 feet/17.5 feet
HEIGHT:	20 feet	21 feet	27 feet

BACKGROUND

The subject property is located in a Consistent Character Neighborhood as defined in the City's Residential Design Guidelines. The property is located at the end of Cypress Drive, which is a narrow street with a vegetated median. The rear of the property is adjacent to the creek; and across the creek there are residences in the City of Los Altos Hills. The residences in the neighborhood are primarily single-story in character with a mix of ranch style homes and new homes that are compatible with the simple forms, two-car garages and rustic building materials of homes in the neighborhood context. The property to the south is under construction with a new contemporary style, two-story house.

The existing house has a detached garage that is non-conforming with an approximately two-foot setback on the east property line. The house is also non-conforming with respect to the north and south property lines. The northwest corner encroaches with a setback of nine-feet, four-inches, where 10 feet is required; and the south side of the house is setback 9 feet, where 10 feet is required.

DISCUSSION

The project includes the demolition of the existing non-conforming, detached garage and a first and second story addition to the northeast corner of the house. The first story addition will include a new two-car garage, entrance, bedroom, bathroom and an exercise room. The second story includes a media room, and a bedroom and a bathroom.

The addition is integrated into the existing design of the house and compatible within the neighborhood context with a low finished floor height and low wall plate heights. The area of addition is relatively flat and will maintain the low finished floor height of the existing house at approximately one-foot from grade. The property slopes toward the rear down to the creek and as a result the finished floor is higher from grade at the rear of the structure. The existing non-conforming setback to the rear of the structure will be maintained and does not need a variance because more than 50 percent of the existing house is to remain. The addition includes eight-foot, one-inch wall plates at the first and second story, which is compatible with the low scale and massing of homes within the neighborhood context. The overall height of the structure is approximately 21 feet.

The two houses to the east are wood-sided and the house to the south is a new contemporary design. The house on the corner nearby is a Prairie style house that has wide overhanging eaves, an emphasis on horizontal lines and is a larger scale than the existing single-story houses on the subject block. The proposed design incorporates horizontal lines and low pitched roofs that relate to the design style found in the Prairie style house. The proposed design uses shed roof forms and wood siding that relate well to the surrounding structures and the new house nearby.

The design of the house incorporates fairly simple forms that relate to the forms found in the neighborhood. The project includes materials such as stained clear cedar siding, bronze anodized aluminum windows, standing seam metal roof, cable-rail railing system, and smooth stucco for an integral design concept.

Privacy and Landscaping

The orientation of the house on the lot helps to mitigate privacy concerns as the second story addition is at the front of the house and a majority of the large windows and one sliding door faces the front yard. The balcony at the front is approximately five and a half feet deep by 12-feet wide, which makes it a somewhat active. The balcony has views toward the street and to the east toward the neighboring property. The views toward the east are over the roof of the neighboring garage and into the adjacent property's front yard, which does not result in a substantial privacy concern.

The second story windows facing the north side include windows in the media room, at the top of the stairs, and in the bathroom. The windows in the media room and the bathroom have sill heights greater than four-feet, six-inches, which would make it difficult to view down into the neighboring property's rear yard. The windows adjacent to the stairs have a sill height of three-feet, six inches; however, this is a narrow walkway at the top of the stairs and a less active use area.

The windows at the rear of the addition include one window in the shower and one window in the bedroom No. 4 with a sill height of approximately three feet. The windows are approximately 120 feet from the rear property line and approximately 46 feet from the side property line. The location of the window and distance from the property line do not present a significant privacy concern.

The landscaping will be maintained on site and includes the relocation of two decorative maple trees. The trees are located in the area of the addition and will be replanted on the property. The driveway will also be enlarged to line up with the new garage entrance.

ENVIRONMENTAL REVIEW

This project is categorically exempt from environmental review under Section 15301 of the Environmental Quality Act because it involves the addition to an existing residence.

CC: Jim Campbell, Alfonso and Harmon Architects, Applicant and Architect
Stacey and Jon Niermann, Owners

Attachments:

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

FINDINGS

14-SC-11—453 Cypress Drive

With regard to the addition to a single-family house, the Design Review Commission finds the following in accordance with Section 14.76.050 of the Municipal Code:

- A. The proposed project 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 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 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-11—453 Cypress Drive

1. The approval is based on the plans received on April 1, 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 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. **Prior to submitting to the Building Division, the project plans shall contain/show:**
 - a. The conditions of approval shall be incorporated into the title page of the plans.
 - b. Verification that the house will comply with the California Green Building Standards pursuant to Section 12.26 of the Municipal Code from a Qualified Green building Professional.
 - c. Fire sprinklers to be installed pursuant to Section 12.10 of the Municipal Code.
 - d. 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.
 - e. The location of any air conditioning units on the site plan and the manufacturer's sound rating for each unit.
 - f. 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.).
5. **Prior to final inspection:**
 - a. All front yard, interior side, and rear yard landscaping, street trees 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.



ATTACHMENT A

CITY OF LOS ALTOS GENERAL APPLICATION

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

Permit # 1106071

<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: 453 CYPRESS DR., LOS ALTOS

Project Proposal/Use: 2-STORY SINGLE FAMILY RESIDENCE

Current Use of Property: 1-STORY SINGLE FAMILY RESIDENCE

Assessor Parcel Number(s) 175-11-023 Site Area: 18,171.5 SQ. FT.

New Sq. Ft.: 2173.6 Remodeled Sq. Ft.: 270 Existing Sq. Ft. to Remain: 2391.8

Total Existing Sq. Ft.: 2878.5 Total Proposed Sq. Ft. (including basement): 4565.4

Applicant's Name: JIM CAMPBELL, ALFONSO & HARMON ARCHITECTS

Home Telephone #: _____ Business Telephone #: 650-559-9394

Mailing Address: 111 MAIN ST. SUITE A

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

Property Owner's Name: STACEY & JON NIERMANN

Home Telephone #: 650-397-5365 Business Telephone #: _____

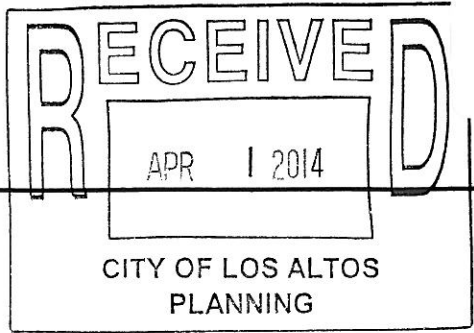
Mailing Address: 453 CYPRESS DR., LOS ALTOS,

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

Architect/Designer's Name: RICH HARMON Telephone #: 650-559-9394

*** 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 453 CYPRESS DRIVE, LOS ALTOS
Scope of Project: Addition or Remodel or New Home
Age of existing home if this project is to be an addition or remodel? 56
Is the existing house listed on the City's Historic Resources Inventory? NO

Address: 453 CYPRESS DR.

Date: _____

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 _____, length _____, and width _____.

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

Existing front setback if home is a remodel? 41'-6"

What % of the front facing walls of the neighborhood homes are at the front setback 40 %

Existing front setback for house on left 27 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 8

Garage facing front recessed from front of house face 1

Garage in back yard _____

Garage facing the side 1

Number of 1-car garages _____; 2-car garages 8; 3-car garages 2

Address: 453 CYPRESS DR.

Date: _____

4. Single or Two-Story Homes:

What % of the homes in your neighborhood* are:

One-story 33%

Two-story 67%

5. Roof heights and shapes:

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

Are there mostly hip X, gable style X, or other style X roofs*?

Do the roof forms appear simple X or complex X?

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*?

X wood shingle X stucco X board & batten X clapboard

X tile ___ stone X brick X combination of one or more materials

(if so, describe) TILE W/STUCCO, WOOD W/STUCCO, BRICK W/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: NEIGHBORHOOD IS EVENLY DIVIDED AMONG WOOD SHINGL, BARREL TILE, ASPHALT, & METAL

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

Does your neighborhood* have a consistent identifiable architectural style?

YES NO

Type? X Ranch ___ Shingle ___ Tudor X Mediterranean/Spanish

X Contemporary ___ Colonial ___ Bungalow ___ Other

Address: 453 CYPRESS DR.

Date: _____

8. **Lot Slope:** (Pg. 25 Design Guidelines)

Does your property have a noticeable slope? YES

What is the direction of your slope? (relative to the street)

THE PROPERTY SLOPES DOWN FROM THE STREET TO THE REAR OF THE PROPERTY

Is your slope higher _____ lower X same X 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.)?

BIG TREES, FRONT LAWNS, NO SIDEWALK, ROLLED CURB, LANDSCAPE TO ~~STREET~~ CURB EDGE

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

NEIGHBOR HOUSE ARE VERY VISIBLE, OUR HOUSE IS LESS 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)?

THERE IS ADOBE CREEK LOCATED AT REAR OF PROPERTY & THE PUBLIC R.O.W. IS LANDSCAPED.

10. **Width of Street:**

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

Is there a parking area on the street or in the shoulder area? STREET

Is the shoulder area (unimproved public right-of-way) paved, unpaved, gravel, landscaped, and/or defined with a curb/gutter? PAVED W/ ROLLED CURB

Address: 453 CYPRESS DR.

Date: _____

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.:

ALL OF THE ABOVE ARE REPRESENTED IN THE
NEIGHBORHOOD.

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: 453 CYPRESS DR.
 Date: _____

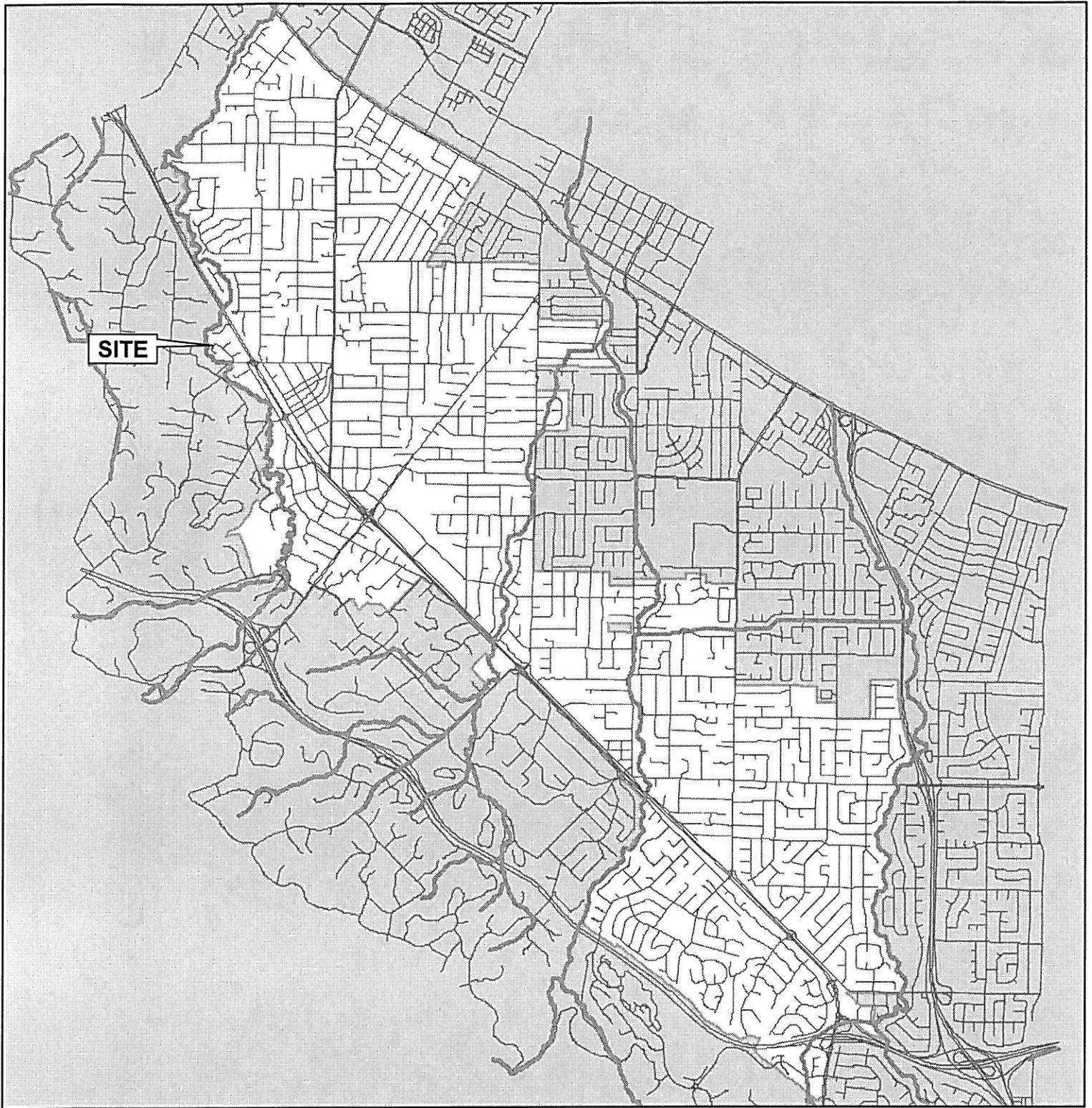
Summary Table

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)
441 CYPRESS DR.	40'		FRONT	1-STORY	18'	BOARD & BATT WOOD SHINGLE	RANCH
449 CYPRESS DR.	25'		FRONT	1-STORY	18'	WOOD SIDING WOOD SHINGLE	RANCH
420 CYPRESS DR.	26'		FRONT	2-STORY	26'	STUCCO, FLAT TILE ROOF	CONTEMPORARY
430 CYPRESS DR.	25'		FRONT	1-STORY	18'	BRICK WOOD SHINGLE	RANCH
6 CYPRESS CT.	25'		SIDE	2-STORY	27'	SHINGLE SIDING COMP ROOF	RANCH
1 CYPRESS CT.	25'		FRONT	2-STORY	24'	STUCCO BARREL TILE	SPANISH
13 CYPRESS CT.	NEIGHBORHOOD POOL						
454 CYPRESS DR.	27'	50'	FRONT	2-STORY	17'-7"	STUCCO, WOOD METAL ROOF	CONTEMPORARY
455 OLD OAK CT.	27'		FRONT	2-STORY	24'	STUCCO BARREL TILE	SPANISH
465 OLD OAK CT.	27'		FRONT	2-STORY	24'	STUCCO BARREL TILE	SPANISH

14116 SEVEN ACRES LN. NO ACCESS & NOT VISIBLE FROM STREET OR REAR.

AREA MAP



CITY OF LOS ALTOS

APPLICATION: 14-SC-11
APPLICANT: Alfonso & Harmon Architects/S. and J. Niemann
SITE ADDRESS: 453 Cypress Drive

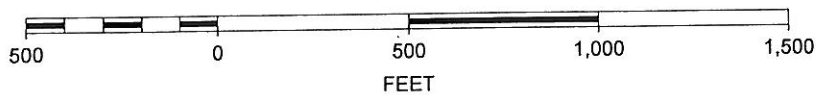


Not to Scale

VICINITY MAP



SCALE 1 : 6,000



CITY OF LOS ALTOS

APPLICATION: 14-SC-11
APPLICANT: Alfonso & Harmon Architects/S. and J. Niemann
SITE ADDRESS: 453 Cypress Drive