



DATE: June 4, 2014

AGENDA ITEM # 4

TO: Design Review Commission
FROM: Sierra Davis, Assistant Planner
SUBJECT: 14-SC-10 – 452 Paco Drive

RECOMMENDATION:

Approve design review application 14-SC-10 subject to the listed findings and conditions

PROJECT DESCRIPTION

This is a design review application for a new two-story house with a basement. The following table summarizes the project:

GENERAL PLAN DESIGNATION: Single-Family, Residential
ZONING: R1-10
PARCEL SIZE: 11,557 square feet
MATERIALS: Composition shingle roofing, shingle siding, stone wainscot, wood trim, wood columns, wrought iron light well railing, slate tile porch

	Existing	Proposed	Allowed/Required
LOT COVERAGE:	2,102 square feet	2,959 square feet	3,467 square feet
FLOOR AREA:			
First floor	1,867 square feet	2,752 square feet	
Second floor		1,149 square feet	
Total	1,867 square feet	3,901 square feet	3,905 square feet
SETBACKS:			
Front	30 feet	25 feet	25 feet
Rear	57 feet	46 feet	25 feet
Right side	9 feet	11 feet/22 feet	10 feet/17.5 feet
Left side	10 feet	10 feet/21 feet	10 feet/17.5 feet
HEIGHT:	16 feet	25 feet	27 feet

BACKGROUND

The subject property is located in a Diverse Character Neighborhood as defined in the City's Residential Design Guidelines. The adjacent properties have been redeveloped and vary in scale, massing, architectural forms, materials and setbacks. The street has an unimproved shoulder and varied street tree pattern.

DISCUSSION

Design Review

In diverse character neighborhoods new construction should incorporate good neighbor design which has its own design integrity while incorporating some design elements and materials found in the neighborhood. The house is a two-story Craftsman inspired house that is compatible with the neighborhood context with regard to setbacks and scale.

The applicant has worked with staff to address the complex roof design and the integration of the second story into the first story. The right side of the house is well resolved with the roof ridges terminating into the corners of the second story which is a characteristic of the simple forms of a Craftsman house. The left side of the house is less resolved with the ridge lines terminating into the second story walls rather than at the corners of the second story. The more complex design of the roof has contributed to the less resolved integration of the second story, however overall the design of the house and details are of a high quality.

The house is positioned on the lot in substantially the same location as the existing house. The second story is approximately 32 feet in width and is centered over the first story. The narrow width of the second story also allows for increased side yard setbacks at the second story with a 22-foot setback on the right side and a 21-foot setback on the left side, where 17.5 feet is required. The plate heights are nine-feet at the first story and eight-feet at the second story with an overall building height of 25-feet.

The project incorporates high quality materials, such as; composition shingle roofing, shingle siding, stone wainscot, wood trim, wood columns, wrought iron light well railing, slate tile porch.

Privacy and Landscaping

The finished floor height from grade varies around the structure because the lot is sloped down toward the street. The existing grade will be substantially maintained, which is desirable with new construction. The front of the structure has a finished floor height that ranges 18-inches to 23-inches above grade. The rear of the structure has a finished floor height of eight-inches to 14-inches above grade. The varied finished floor heights are within the acceptable height above grade pursuant to the Residential Design Guidelines with the exception of the front left corner of the structure which is a result of a low point on the lot. Although the front left corner is slightly taller than the prescribed guidelines, it is located in the front yard and will not result in substantial privacy concerns. The other three corners are within the acceptable finished floor height of 16 to 22 inches above grade with a basement below.

The second story, west (right) elevation includes five windows (front to rear); one window in bedroom 2, one window bathroom 2, and three windows in the master bathroom. The window in bedroom 2 has a sill height of three and one-half feet to meet the egress requirements. The windows in the bathroom 2 and the three windows in the master bathroom do not present a significant privacy concern because the sill heights are greater than four and one-half feet. The windows in the bathroom do not present a substantial privacy concern because it is considered passive in use.

The east (left) elevation includes four second story windows (front to rear); one window in bedroom 3, one window in bathroom 3 and two windows in the master bedroom. The sill heights are all four feet in height, however since the windows are not required for egress, it is recommended that the sill heights be raised to a minimum height of four-feet, six-inches to structurally mitigate privacy concerns. Condition No. 2 requires the second story windows on the east elevation to have a minimum sill height of four-feet, six-inches.

The windows at the rear are in the master bedroom and master bathroom and have sill heights of three feet. The project maintains the existing large trees at the rear of the structure which will help to maintain privacy from the new rear facing second story windows.

The project also maintains the trees in the side yard that are of an appropriate size to be maintained in the side yard. Two ornamental fruit trees are proposed for removal, one in the front yard and one in the left side yard. The landscaping plan proposes two new coast live oaks adjacent to the front property line. Staff finds that the project meets the City's landscaping and street tree guidelines.

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 new single family house.

CC: Via Builders, Applicant and Designer
Paul and Jennifer Hartenstein, Owners

Attachments:

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

FINDINGS

14-SC-10—452 Paco Drive

With regard to the new construction of a single-family structure, 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-10—452 Paco Drive

1. The approval is based on the plans received on May 23, 2014 and the written application materials provided by the applicant, except as may be modified by these conditions.
2. The second story windows on the east elevation shall have a minimum sill height of four-feet, six-inches.
3. Obtain an encroach 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. **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. 3 and 5-12) 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.
6. **Prior to building permit submittal, 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 California Green Building Standards pursuant to Section 12.26 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. Please note the project cannot receive a zoning clearance if this information is not provided.
 - g. 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.).

7. Prior to final inspection:

- a. All front yard, interior side, and rear yard landscaping, and street trees 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.



**CITY OF LOS ALTOS
GENERAL APPLICATION**

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

Permit # 1100067

<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: 452 Paco Dr
 Project Proposal/Use: Single Family Residential
 Current Use of Property: Single Family Residential
 Assessor Parcel Number(s) 189-53-54 008 Site Area: 11557 SF
 New Sq. Ft.: 3905 SF Remodeled Sq. Ft.: 0 Existing Sq. Ft. to Remain: 0
 Total Existing Sq. Ft.: ~~2102~~ 2102 Total Proposed Sq. Ft. (including basement): 6067

Applicant's Name: Via Builders Inc.
 Home Telephone #: _____ Business Telephone #: 650-948-1077
 Mailing Address: 4600 El Camino Real #209 Los Altos
 City/State/Zip Code: Los Altos 94022

Property Owner's Name: Hartenstine, PAUL & JENNIFER
 Home Telephone #: _____ Business Telephone #: _____
 Mailing Address: 452 Paco Dr
 City/State/Zip Code: Los Altos, 94022

Architect/Designer's Name: Jonathan Fales Telephone #: 650-222-0787

*** 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)



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 452 Paco Dr
Scope of Project: Addition or Remodel _____ or New Home _____
Age of existing home if this project is to be an addition or remodel? _____
Is the existing house listed on the City's Historic Resources Inventory? NO

Address: 452 Paco
Date: 4-1-14

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: 8700 square feet
Lot dimensions: Length 145 feet
Width 60 feet

If your lot is significantly different than those in your neighborhood, then note its: area 11557, length AVG 142, and width AVG 83.

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

Existing front setback if home is a remodel? _____
What % of the front facing walls of the neighborhood homes are at the front setback > 75 %
Existing front setback for house on left 28' 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 5

Garage facing front recessed from front of house face 5

Garage in back yard 0

Garage facing the side 0

Number of 1-car garages 5; 2-car garages 5; 3-car garages 0

Address: 452 Paco
Date: 4-1-14

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

What % of the homes in your neighborhood* are:

One-story 60%
Two-story 40%

5. **Roof heights and shapes:**

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

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

Do the roof forms appear simple X 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 X stucco __ board & batten X 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?

~~asphalt shingle~~

If no consistency then explain: Asphalt Shingle, Tile and Wood shake equally present

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: 452 Paco
Date: 4-1-14

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)
Back yard slopes to front yard

Is your slope higher _____ lower _____ 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? 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.)?
Gravel road shoulder, large trees

How visible are your house and other houses from the street or back neighbor's property?
Visible from street but not a clear site from neighbor to neighbor

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 @ front and large cypress trees on right side

10. Width of Street:

What is the width of the roadway paving on your street in feet? 24'
Is there a parking area on the street or in the shoulder area? Shoulder - yes
Is the shoulder area (unimproved public right-of-way) paved, unpaved, gravel, landscaped, and/or defined with a curb/gutter? No curb / gravel

Address: 452 Paco
Date: 4-1-14

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.:

Similar Setbacks on almost all homes and mostly
simple architecture. No modern homes in the area.

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: 452 Paco
 Date: 4-1-14

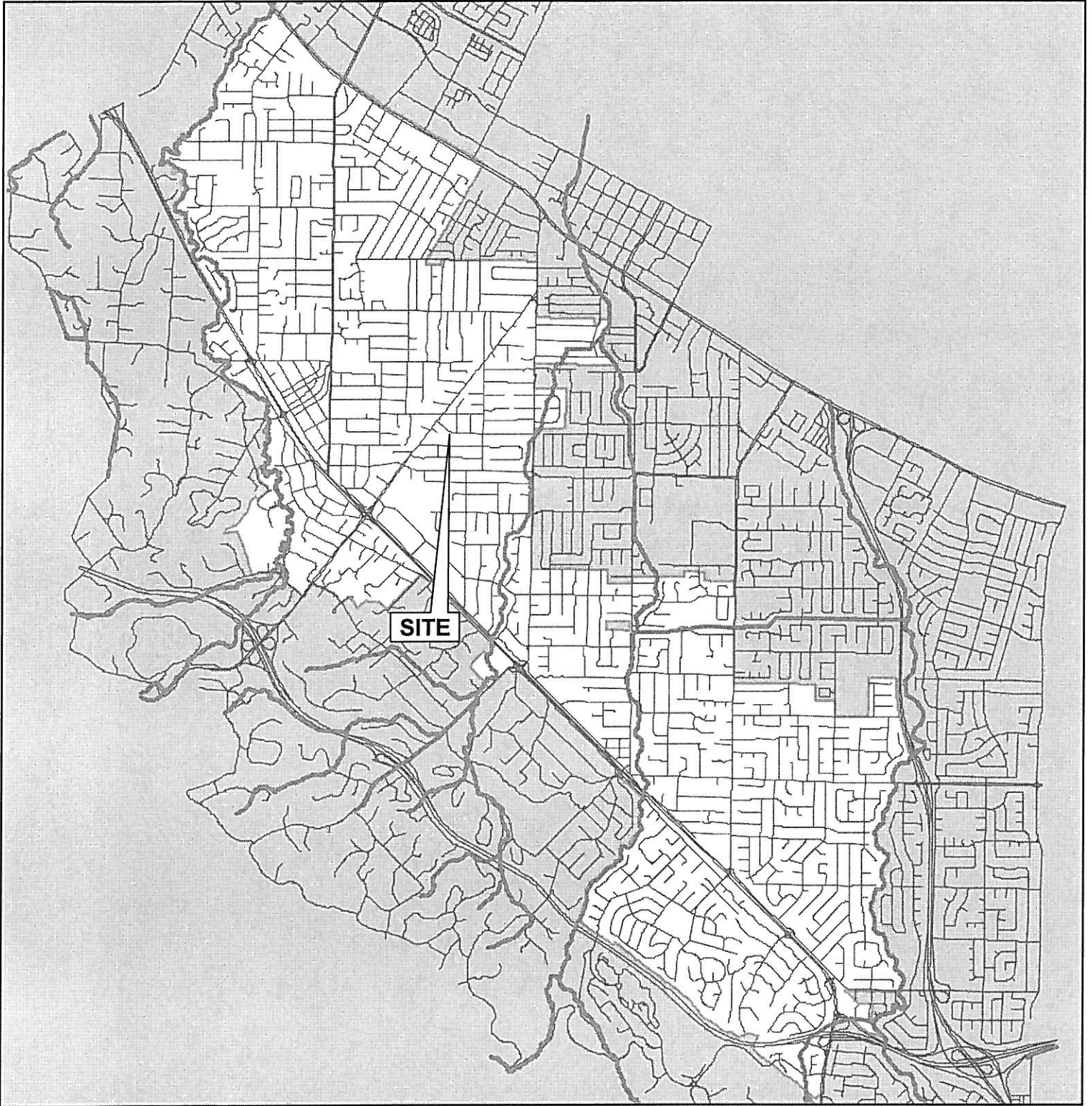
Summary Table

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)
436 Paco	25'		Recessed Front	One	16'	Board & Batten Asphalt Shingles	Simple
438 Paco	25'		Forward Front	Two	20'	Stucco Asphalt Shingle	Simple
460 Paco	25'		Forward Front	Two	26'	Stucco Round Tile	Simple
468 Paco	25'		Forward Front	One	20'	Board & Batten Wood Shake	Simple
447 Benvenue	25'		Forward Side	One	20'	Clapboard Wood Shake	Simple
447 Paco	25'		Side	Two	24'	Stucco Wood Shake	Simple
428 Paco	25'		Forward Front	One	14'	Stucco Round Tile	Simple
435 Paco	25'		Forward Front	One	14'	Clapboard Asphalt Shingle	Simple
483 Paco	20'		Forward Front	One	16'	Clapboard Wood Shake	Simple
476 Paco	20'		Forward Front	One	16'	Clapboard Asphalt Shingle Asphalt Shingle	Simple

ATTACHMENT C

AREA MAP



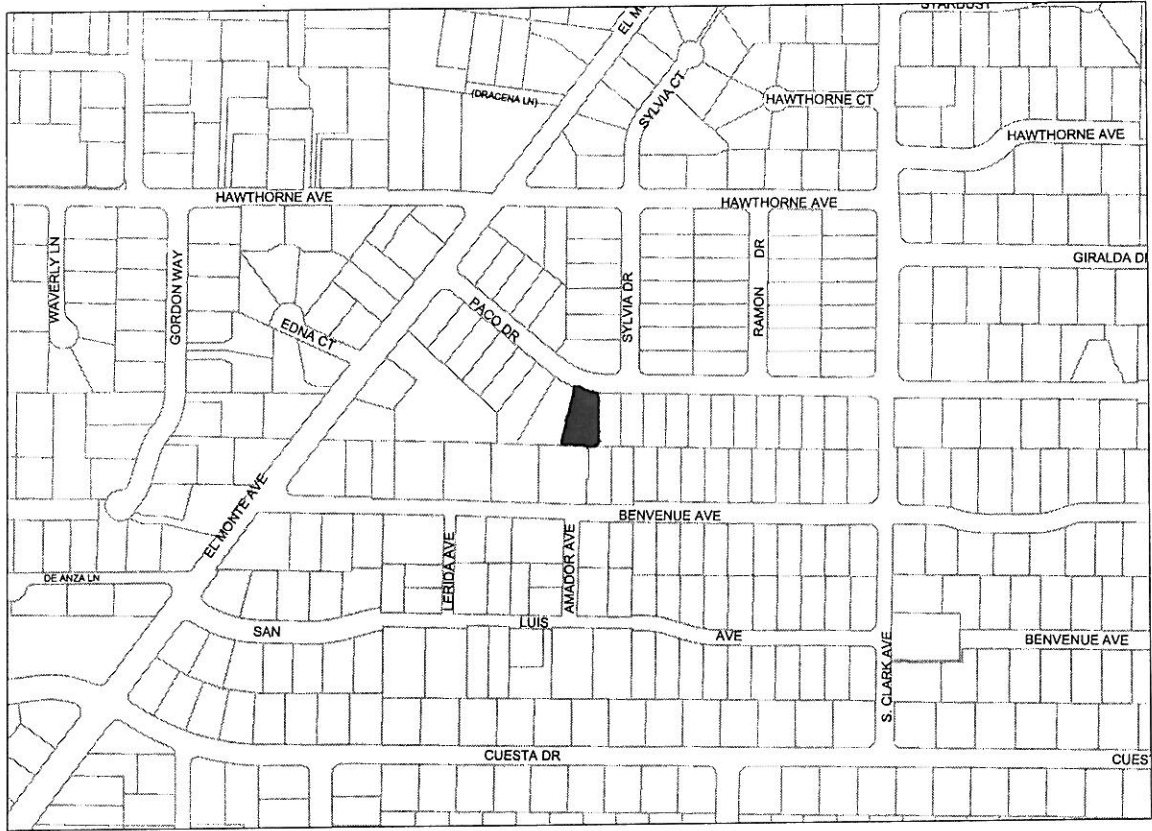
CITY OF LOS ALTOS

APPLICATION: 14-SC-10
APPLICANT: Via Builders Inc. /P. and J. Hartenstine
SITE ADDRESS: 452 Paco Drive

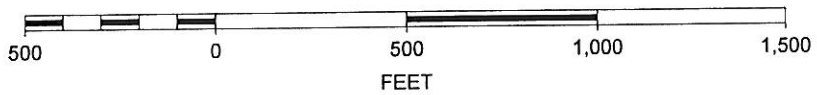


Not to Scale

VICINITY MAP



SCALE 1 : 6,000



CITY OF LOS ALTOS

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