



DATE: September 3, 2014

AGENDA ITEM #2

**TO:** Design Review Commission

**FROM:** Lily Lim, Assistant Planner

**SUBJECT:** 14-SC-22, 910 Oxford Drive

**RECOMMENDATION:**

Approve the revised design review application 14-SC-22 subject to the findings and conditions

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**BACKGROUND**

On August 20, 2014, the Design Review Commission held a public meeting to consider the proposed project. The Commission continued the application and directed the applicant to address the following issues:

- Provide a landscape plan;
- Provide a site section to show topographic relationship to properties on the down-slope (Kent Drive)

During the meeting, two residents from Kent Drive were concerned about privacy from the proposed second story porch. Both properties along Kent Drive are down slope from the subject property. Bob Slate presented a PowerPoint presentation outlining his concerns (Attachment C).

The meeting minutes and staff report from the August 20, 2014 meeting are attached for reference (Attachment A and B).

**DISCUSSION**

In response to the Commission's concerns, the applicant has provided an enhanced landscape plan, reduced the deck from eight feet to six feet deep and provided a site section. The landscape plan shows the addition of Crape Myrtle and shrubs around the sides and rear to further mitigate the privacy concerns to the properties to the north and west. Crape Myrtle is a deciduous tree that is low in height (up to 25 feet) and utility friend. The proposed landscaping to the rear will buffer views from the properties located on the down-slope along Kent Drive, while the additional landscaping to the west will create privacy screening to the property on the upslope. The applicant has provided photos showing the view from the location of the proposed porch. Photo A shows a panoramic view from west to east, photo B shows the view to the immediate neighbor to the rear, 2086 Kent Drive, and photo C shows the view to the neighbor to the north east, 2072 Kent Drive. These photos show the view from the porch as the site exists without the addition of the proposed landscaping as seen on the drawings.

A site section has been provided to show the change in grade between the subject property and the immediate property to the rear (north). As shown, the existing and proposed landscaping combined with the location of the porch will adequately mitigate privacy impacts to properties on the down-slope.

Staff conducted a site visit to two properties on the down-slope, 2068 Kent Drive and 2072 Kent Drive. The porch does not create an unreasonable privacy concern to 2072 Kent Drive. Existing and proposed landscaping will buffer views to the addition as well as mitigate privacy concerns. The location of the porch is closer to the east side of the property, furthest from 2072 Kent Drive. Currently, existing shrubs and landscaping buffer the view from the rear yard of 2068 Kent Drive. Given the setback of the porch, existing topography and landscaping, privacy is sufficiently mitigated.

Overall, the applicant has provided additional information and mitigation measures to address privacy concerns raised by both the Commission and directly impacted neighbors.

## **ENVIRONMENTAL REVIEW**

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

CC: Bess, Wiersema, Studio 3, Applicant  
Daphne and Max Ross, Property Owners

### Attachments

- A. August 20, 2014 – Meeting Minutes
- B. August 20, 2014 – Staff Report
- C. Bob Slate's PowerPoint Presentation

## FINDINGS

### 14-SC-22 – 910 Oxford Drive

With regard to the second story addition to an existing, one-story, single-family home, 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 provisions of this chapter;
- b. The height, elevations, and placement on the site of the propose 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-22 – 910 Oxford Drive

1. The approval is based on the plans received on August 27, 2014 and the written application materials provide by the applicant, except as be modified by these conditions.
2. 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.
3. Obtain an encroachment permit issued from the Engineering Division prior to doing any work within the public street right-of-way.
4. All existing and proposed trees in the downslope of the rear yard shall be protected under this application and cannot be removed without a tree removal permit from the Community Development Director.
5. The applicant/owner agrees to indemnify, defend, protect, and hold City harmless from all costs and expenses, including attorney's fees, incurred by the City or held to be the liability of City in connection with City's defense of its actions in any proceeding brought in any State or Federal Court, challenging any of the City's action with respect to the applicant's project.
6. **Prior to building permit submittal, the plans shall include:**
  - 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 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);
  - 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 driplines of all protected trees; and
  - f. The location of any air conditioning units on the site plan and the manufacturer's sound rating for each unit.



7. **Prior to final inspection:**

- a. All front yard landscaping and privacy screening trees shall be maintained and/or installed as required by the Planning Division; and
- b. Submit verification that the addition was built in compliance with the City's Green Building Ordinance (Section 12.26 of the Municipal Code).



**MINUTES OF A REGULAR MEETING OF THE DESIGN REVIEW COMMISSION  
OF THE CITY OF LOS ALTOS, HELD ON WEDNESDAY, AUGUST 20, 2014,  
BEGINNING AT 7:00 P.M. AT LOS ALTOS CITY HALL, ONE NORTH SAN  
ANTONIO ROAD, LOS ALTOS, CALIFORNIA**

**ESTABLISH QUORUM**

PRESENT: Chair BLOCKHUS, Vice-Chair KIRIK, Commissioners MEADOWS,  
WHEELER and MOISON  
STAFF: Planning Services Manager KORNFIELD and Assistant Planner LIM

**PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA**

None.

**ITEMS FOR CONSIDERATION/ACTION**

**CONSENT CALENDAR**

1. **Design Review Commission Minutes**  
Approve minutes of the regular meeting of August 6, 2014.

MOTION by Commissioner MOISON, seconded by Commissioner MEADOWS, to approve the minutes of the August 6, 2014 regular meeting as-amended to omit a typographical error. THE MOTION PASSED BY A 3/0/2 VOTE, WITH BLOCKHUS AND WHEELER ABSTAINED.

**DISCUSSION**

2. **14-SC-22 – Studio 3 Design – 910 Oxford Drive**  
Design review for a second story addition to an existing one-story house. The project includes a remodel of the first story and the addition of 761 square feet on the second story. *Project Planner: Lim*

Assistant Planner LIM presented the staff report recommending approval design review application 14-SC-22 subject to the findings and conditions.

Property owners Max and Daphne Ross stated that they met with the neighbors and there were no apparent issues, they took pictures, and shared models on potential view impacts. The project designer Bess Wiersema spoke in support of the project and said her intent was to minimize bulk impacts with low walls, eight-foot plates and the addition away from impact areas.

Neighbors Bob Slate and Dieppedahe Emmanuel of Kent Drive spoke with concerns about privacy impacts. There was no other public comment.

The commissioners expressed support for the project's design but had concerns about the size of the deck and its potential privacy impacts on the neighbors. They also asked the applicant to provide a landscape plan and site sections for the down-sloped portion of the property.

MOTION by Commissioner WHEELER, seconded by Commissioner MOISON, to continue design review application 14-SC-22 to the September 3, 2014 Design Review Commission meeting, with the following direction:

- Provide a detailed landscape plan; and
- Provide site sections for down-slope of property.

THE MOTION PASSED BY A 4/1 VOTE, with Commissioner MEADOWS opposed.

Commissioner MEADOWS supported staff-level conditions to resolve the landscape/deck privacy issue.

3. **14-SC-23 – G. Novitskiy – 1215 Altamead Drive**

Design review for a second story addition to an existing one-story house and an accessory structure. The project includes 2,068 square feet on the first story, 1,119 square feet on the second story, and a 326-square-foot accessory structure. *Project Planner: Lim*

Assistant Planner LIM presented the staff report recommending approval design review application 14-SC-23 subject to the findings and conditions.

The property owner Pei Huang stated she was expanding the house for the family and she is using a non-invasive variety of bamboo. Project designer George Novitskiy stated that the house was a Spanish-Mediterranean style. There was no other public comment.

The commissioners discussed the project and expressed their general support for the design. One Commissioner was concerned about using an invasive bamboo for landscape screening.

MOTION by Commissioner WHEELER, seconded by Commissioner MOISON, to approve design review application 14-SC-23 per the staff report findings and conditions.

THE MOTION CARRIED UNANIMOUSLY.

## COMMISSIONERS' REPORTS AND COMMENTS

None.

## POTENTIAL FUTURE AGENDA ITEMS

None.

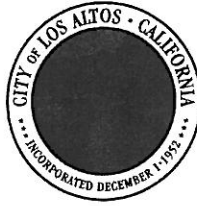
## ADJOURNMENT

Chair BLOCKHUS adjourned the meeting at 8:16 PM.

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David Kornfield, AICP  
Planning Services Manager

# ATTACHMENT B



DATE: August 20, 2014

AGENDA ITEM # 2

**TO:** Design Review Commission  
**FROM:** Lily Lim, Assistant Planner  
**SUBJECT:** 14-SC-22, 910 Oxford Drive

## RECOMMENDATION:

Approve design review application 14-SC-22 subject to the findings and conditions

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## PROJECT DESCRIPTION

This project will add a second story to an existing single-story home. The addition includes a 761 square foot second story and remodeling the existing first story. The following table summarizes the project's technical details:

<b>GENERAL PLAN DESIGNATION:</b>	Single-Family, Residential
<b>ZONING:</b>	R1-10
<b>PARCEL SIZE:</b>	11,720 square feet
<b>MATERIALS:</b>	Composition shingle roof, hardie plank varied width siding, stacked stone veneer, and vinyl wood clad windows

	Existing	Proposed	Allowed/Required
<b>COVERAGE:</b>	2,328 square feet	2,726 square feet	4,102 square feet
<b>FLOOR AREA:</b>			
First floor	2,456 square feet	2,452 square feet	
Second floor		761 square feet	
Total		3,213 square feet	3,922 square feet
<b>SETBACKS:</b>			
Front	25 feet	25 feet	25 feet
Rear	31 feet	31 feet	25 feet
Right side (1 <sup>st</sup> /2 <sup>nd</sup> )	10 feet	10 feet/33 feet	10 feet/17 feet
Left side (1 <sup>st</sup> /2 <sup>nd</sup> )	10 feet	10 feet/21 feet	10 feet/17 feet
<b>HEIGHT:</b>	14 feet	24 feet	27 feet

## **BACKGROUND**

### **Neighborhood Context**

The subject property is located in a Consistent Character Neighborhood, as defined in the City's Residential Design Guidelines. The houses in this neighborhood are a combination of one-story and two-story homes with simple architecture and rustic materials. The landscape along Oxford Drive is varied with no distinct street tree pattern. The property is on a downslope lot in a hillside area.

## **DISCUSSION**

### **Design Review**

In Consistent Character Neighborhoods, good neighbor design has design elements, material, and scale found within the neighborhood. Proposed projects should "fit in" and lessen abrupt changes. The proposed second story incorporates design elements found in neighboring homes. Although gable roofs are prominent, the project uses hip roofs found across the street. The integration of the hip roof as the new entry element ties together the new roof elements found on the second story and has appropriate design integrity. As the design findings require, architectural elements have been incorporated in order to ensure compatibility of the development with its design concept and character of adjacent buildings.

The design findings also require that a project not unreasonably interfere with views. Unless there is a view shed or easement across a property, there are no "rights" to a particular view. The intent of the City's view finding is clarified in Section 4.1 of the Design Guidelines and relates to minimizing the visual impact of a project. In order to preserve views on hillside lots, the Design Guidelines suggest using landscaping that softens the view of the house and reduces privacy invasion, while not cutting off views entirely. On hillside lots, dwellings should reflect the topography by following the contours of the site. Moreover, on downslope lots such as the subject site, the roof should be minimized on downslope lots as the roof is more visually prominent.

The existing landscaping on-site provides screening from most sides of the property. The existing street trees are located towards the left side and screen the existing house and portions of the second story from the properties on the upslope. Several mature trees line the right side and smaller trees line the left side. The rear is adequately screened with a row of trees and various landscaping. Further, smaller-scale roof elements minimize roof heights mitigate view impacts to properties from the upslope. The overall height of the project ranges from 21 feet to 23 and a half feet, which is 4 feet under the maximum height limit.

The project is using high quality, rustic materials, such as hardie plank varied width wood siding, composition asphalt shingle roof, stone veneer and wood clad windows.



## **Privacy**

The Design Guidelines suggest placing windows, decks and doors in such a way to minimize the privacy impacts to neighboring properties. The second floor consists of a hallway, master suite and a porch. The bedroom has two east facing windows, both of which have sill heights of approximately four feet, six inches. Given the 50-foot setback to the side property line, the bedroom window will not create any unreasonable privacy concerns to the abutting property. Other side windows have passive uses, such as the stairway and bathroom. The windows along the west side will align with the existing fence and first story of the house along the upslope.

An eight-foot deep by fourteen-foot wide second story porch is proposed to the rear, which can be accessed from the master bedroom. Due to the angled rear property line, the rear porch has setbacks ranging between 34 feet to 37 feet. The existing trees and landscaping mitigate privacy impacts to the neighboring properties except for a gap along the left (west) side property line. Therefore, staff added a condition to include evergreen screening adjacent to the master bath and patio.

## **LANDSCAPING**

Existing deciduous street trees are appropriate given the hillside context and the small size of the second story. For documentation purposes, staff added a condition to catalog the trees. (add trees on the side for screening?)

## **ENVIRONMENTAL REVIEW**

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

CC: Bess Wiersema, Studio 3, Applicant  
Daphne and Max Ross, Property Owners

### Attachments

- A. Application
- B. Maps

## FINDINGS

14-SC-22 – 910 Oxford Drive

With regard to the addition of a second story to an existing one-story, single-family home, 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 provisions of this chapter;
- b. The height, elevations, and placement on the site of the propose 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

14-SC-22 – 910 Oxford Drive

1. The approval is based on the plans received on August 5, 2014 and the written application materials provide by the applicant, except as be modified by these conditions.
2. 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.
3. The trees in the downslope of the rear yard shall be protected under this application and cannot be removed without a tree removal permit from the Community Development Director.
4. Evergreen screening, minimum 15-gallon size, shall be provided along the left (west) side property line, adjacent the master bathroom and patio as approved by staff.
5. Obtain an encroachment permit issued from the Engineering Division prior to doing any work within the public street right-of-way.
6. The applicant/owner agrees to indemnify, defend, protect, and hold City harmless from all costs and expenses, including attorney's fees, incurred by the City or held to be the liability of City in connection with City's defense of its actions in any proceeding brought in any State or Federal Court, challenging any of the City's action with respect to the applicant's project.
7. Provide a catalog of existing trees on the property.
8. **Prior to building permit submittal, the plans shall include:**
  - 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 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);
  - d. The location of any air conditioning units on the site plan and the manufacturer's sound rating for each unit.

9. **Prior to final inspection:**

- a. All front yard landscaping and privacy screening trees shall be maintained and/or installed as required by the Planning Division; and
- b. Submit verification that the addition was built in compliance with the City's Green Building Ordinance (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 #

1106194

<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: 910 Oxford Dr Los Altos, CA 94024

Project Proposal/Use: 2 story Residential

Current Use of Property: 1 story Residential

Assessor Parcel Number(s) 342-11-140 Site Area: 11,720 SF

New Sq. Ft.: 761 SF Remodeled Sq. Ft.: ~700 SF Existing Sq. Ft. to Remain: 2,452 SF

Total Existing Sq. Ft.: 2,456 SF Total Proposed Sq. Ft. (including basement): 3,213 SF

Applicant's Name: Studio3 Design - Elizabeth Wiersema

Home Telephone #: — Business Telephone #: 408-292-3252

Mailing Address: 1585 the alameda suite 200

City/State/Zip Code: San Jose, CA 95126

Property Owner's Name: Daphne and Max Ross

Home Telephone #: 650-641-3229 Business Telephone #: —

Mailing Address: 1000 Escalon Ave.

City/State/Zip Code: Sunnyvale, CA 94085

Architect/Designer's Name: Elizabeth Wiersema Telephone #: 408-292-3252

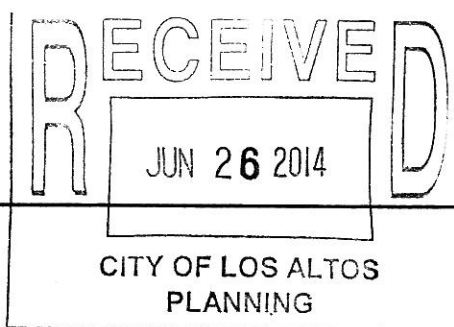
\*\*\* If your project includes complete or partial demolition of an existing residence or commercial building, a demolition permit must be issued and finalized prior to obtaining your building permit. Please contact the Building Division for a demolition package. \*\*\*

(continued on back)

14-SC-22







City of Los Altos

Planning Division

(650) 947-2750

[Planning@losaltosca.gov](mailto: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 1<sup>st</sup> 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 910 Oxford Dr Los Altos, CA 94024

Scope of Project: Addition or Remodel ☒ or New Home ☐

Age of existing home if this project is to be an addition or remodel? 51 (1963)

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

Address: 910 Oxford Dr  
Date: 6-25-14

### 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: 10,450 square feet

Lot dimensions: Length 110 feet  
Width 95 feet

If your lot is significantly different than those in your neighborhood, then note its: area 11,720, length ~102, and width ~121. (irregular quadrilateral shape)

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

Existing front setback if home is a remodel? 25 ft

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 3

Garage facing front recessed from front of house face 1

Garage in back yard -

Garage facing the side 2

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

Address: 910 Oxford Dr  
Date: 6-25-14

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

What % of the homes in your neighborhood\* are:

One-story 50%

Two-story 50%

**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 ✓ (mix, but similar slopes), 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?

asphalt shingle

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: 910 Oxford Dr  
Date: 6-25-14

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)  
away from the street, but only at the front corner and the back part of the site. The home sits on a flat area

Is your slope higher \_\_\_\_\_ lower \_\_\_\_\_ same ☒ in relationship to the neighboring properties? each lot has a similar type of slope  
Is there a noticeable difference in grade between your property/house and the one across the street or directly behind?  
yes - behind is much lower, with trees between

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.)?  
yes - there are many trees and low bush-type plants at the street edge

How visible are your house and other houses from the street or back neighbor's property?  
front facade is visible from street only. Back neighbor has limited view due to slope/tree cover

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)?  
small trees to the left and right front corners. Right of way has small flowery bushes at street edge.

10. Width of Street:

What is the width of the roadway paving on your street in feet? ~25ft  
Is there a parking area on the street or in the shoulder area? there is room to park at shoulder  
Is the shoulder area (unimproved public right-of-way) paved, unpaved, gravel, landscaped, and/or defined with a curb/gutter? paved, with a small gutter-type curb edge

Address: 910 Oxford 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.:

Ranch style with low asphalt roofs and slightly more complex front facades to create interest and break up the mass. Large wide windows and curved driveways.

General Study

- A. Have major visible streetscape changes occurred in your neighborhood?  
☐ YES ☒ NO  
*not to my understanding of this question*
- 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  
*I don't believe so*
- G. Do the houses appear to be of similar size as viewed from the street?  
☒ YES ☐ NO *mostly, with a few that look larger*
- 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: 910 Oxford Dr  
 Date: 6-24-14

### Summary Table

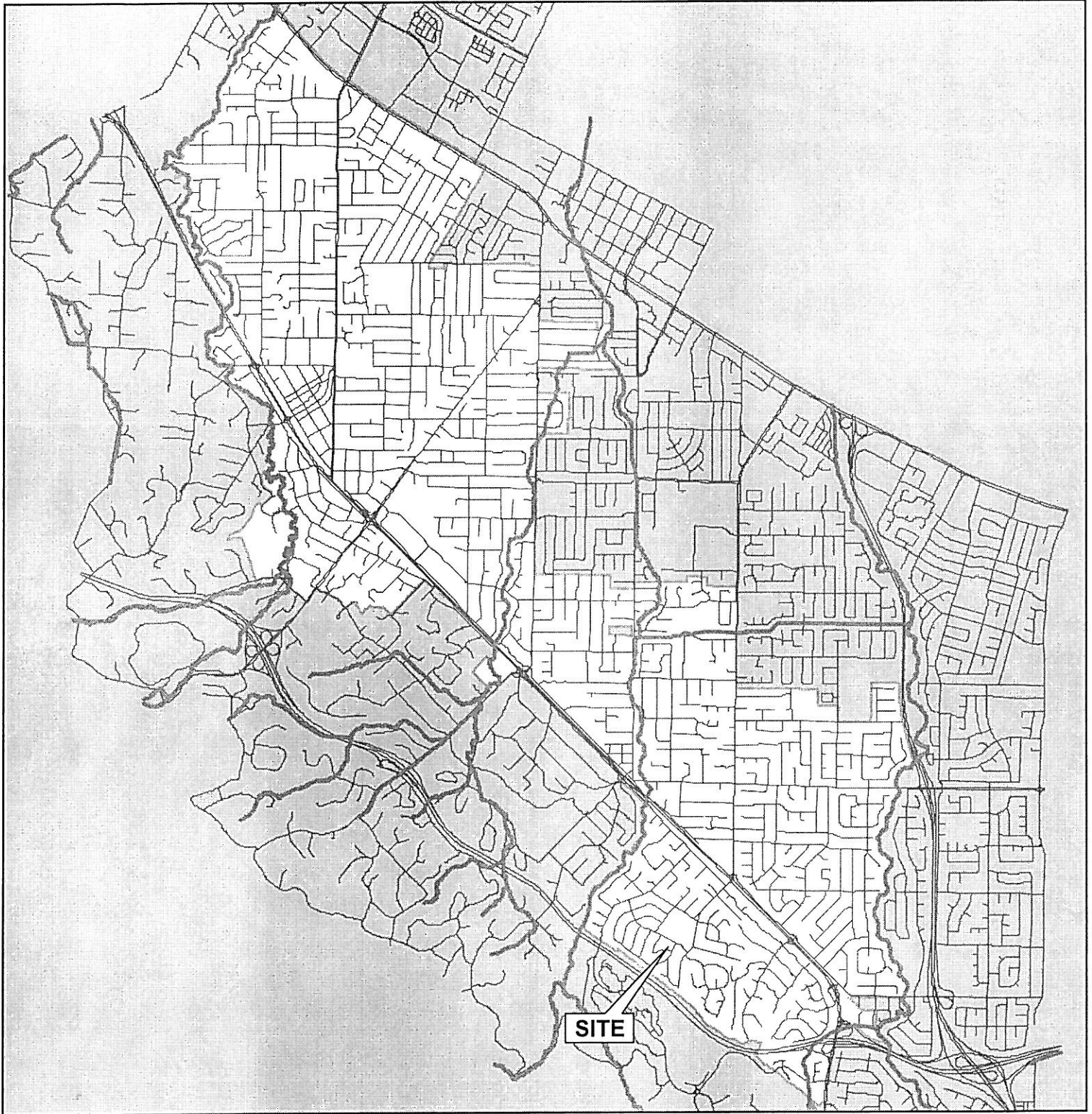
Please use this table to summarize the characteristics of the houses in your immediate neighborhood (two homes on either side, directly behind and the five to six homes directly across the street).

Address	Front setback	Rear setback	Garage location	One or two stories	Height	Materials	Architecture (simple or complex)
920 Oxford Dr	25'	50'	front	two	24'	stucco	simple
950 Oxford Dr	25'	25'	front	two?	24'	clapboard/ stucco	simple
900 Oxford Dr	25'	25'	side	two	24'	stucco	simple
901 Oxford Dr	25'	25'	front	one	15'	stucco	simple
911 Oxford Dr	25'	25'	side	two	24'	stucco	simple
921 Oxford Dr	25'	25'	front	two	24'	clapboard	simple
931 Oxford Dr	25'	25'	front	one	15'	clapboard/ stucco	simple
2072 Kent Dr.	25'	25'	side	one	15'	stucco	simple
2068 Kent Dr.	25'	25'	front	one	15'	board+batten	simple
2060 Kent Dr.	25'	25'	side	one	15'	clapboard	simple



# AREA MAP

## ATTACHMENT B



CITY OF LOS ALTOS

**APPLICATION:** 14-SC-22  
**APPLICANT:** Studio 3 Design/D. and M. Ross  
**SITE ADDRESS:** 910 Oxford Drive

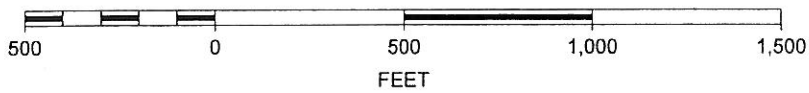


Not to Scale

# VICINITY MAP



SCALE 1 : 6,000



CITY OF LOS ALTOS

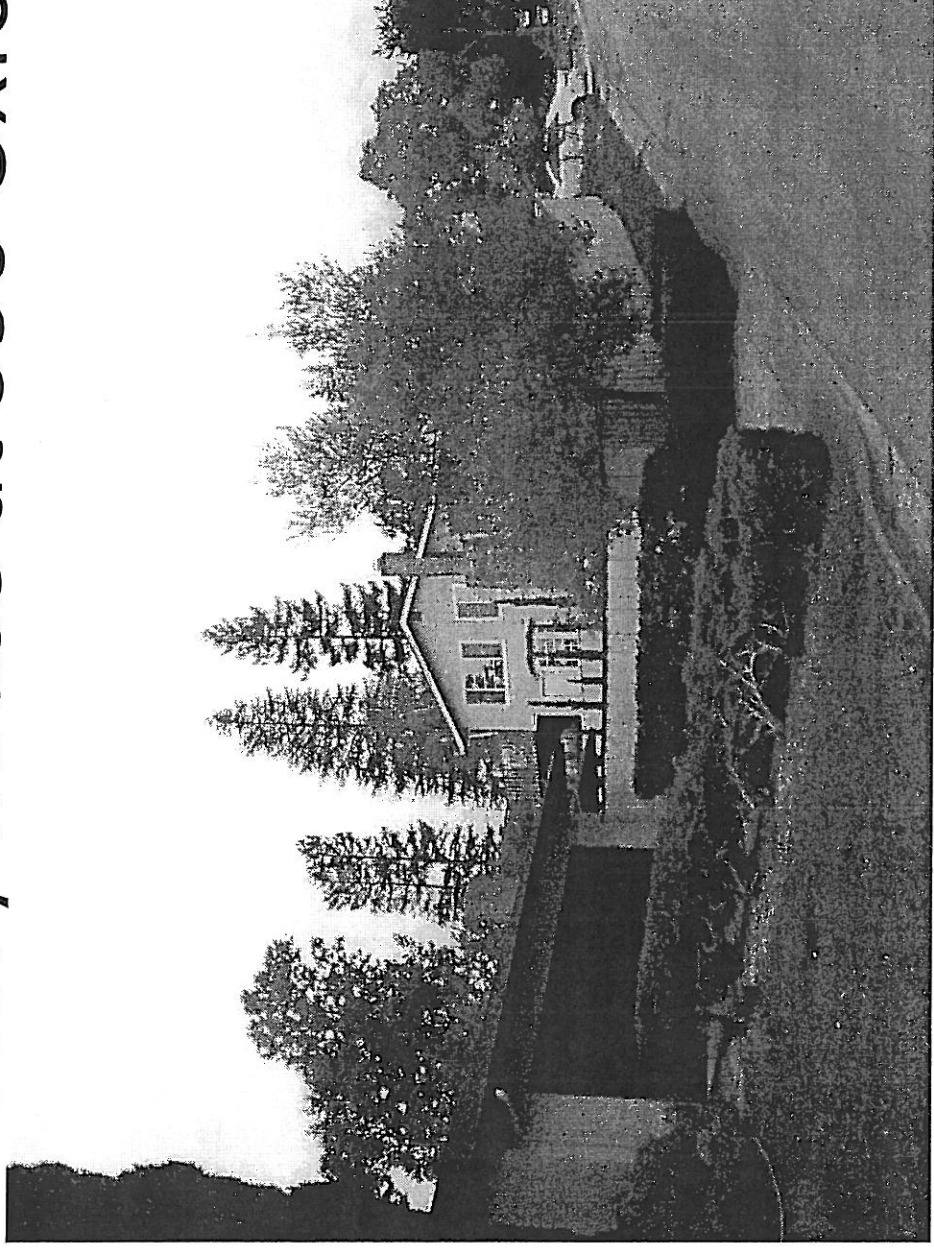
**APPLICATION:** 14-SC-22  
**APPLICANT:** Studio 3 Design/D. and M. Ross  
**SITE ADDRESS:** 910 Oxford Drive

8-20-14  
File copy.

# 910 Oxford Project Input

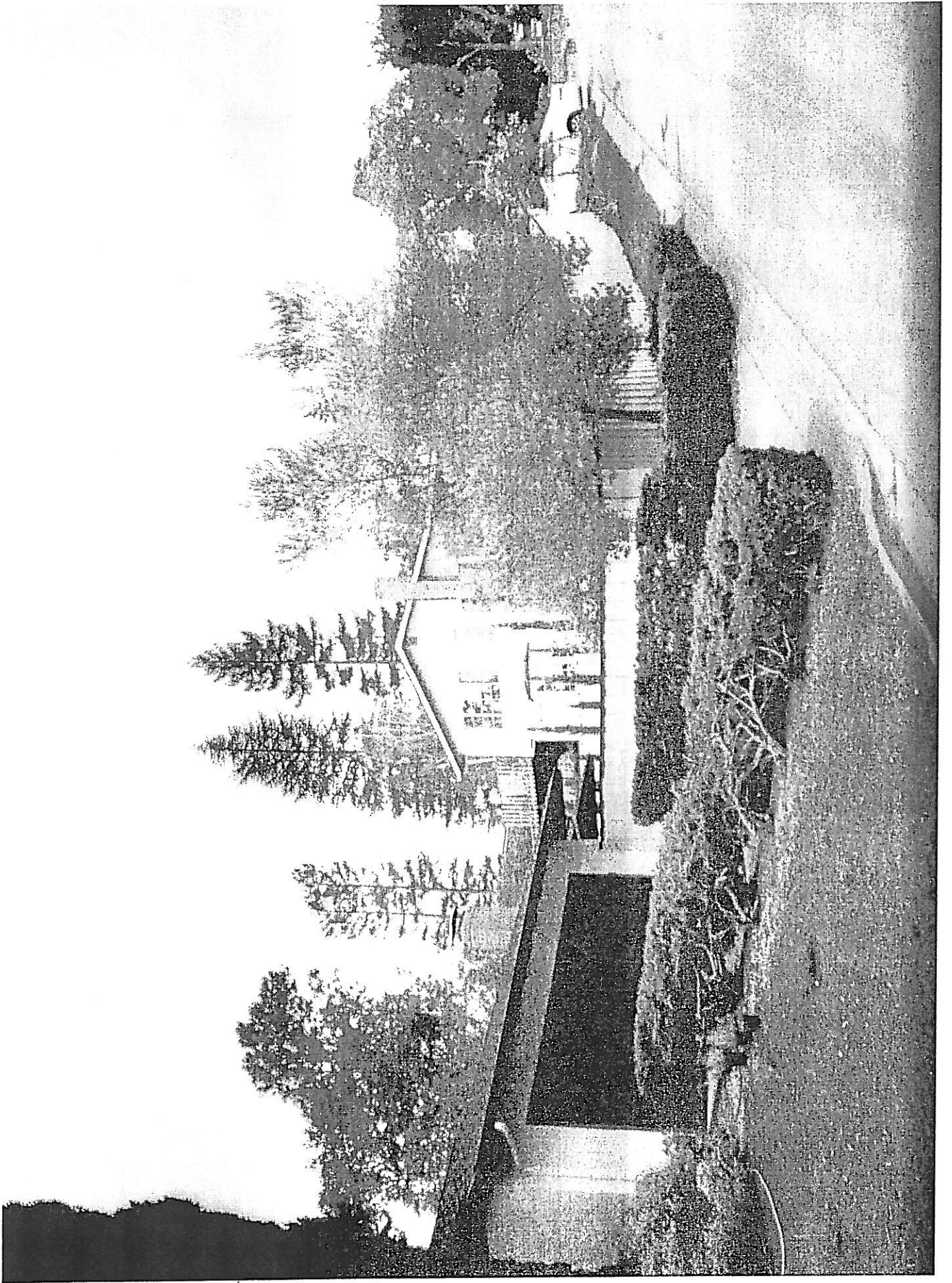
Bob and Sarah Slate  
2068 Kent Drive, Los Altos, CA  
(downslope neighbors)

## 2<sup>nd</sup> Story house at 990 Oxford

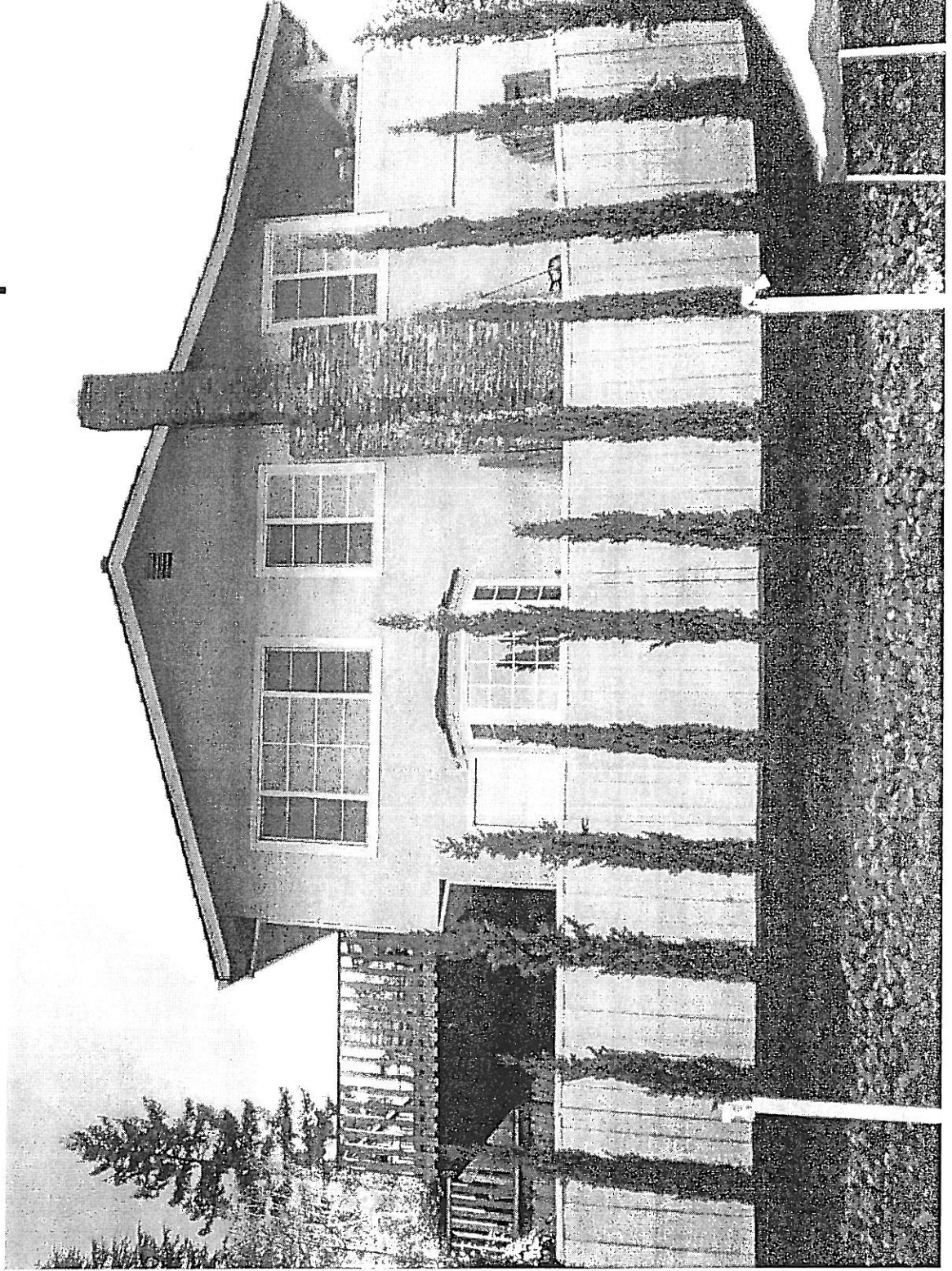


- At the other end of Oxford, overlooking a house on Kent, similar relative height situation as 910 Oxford and 2068 Kent.



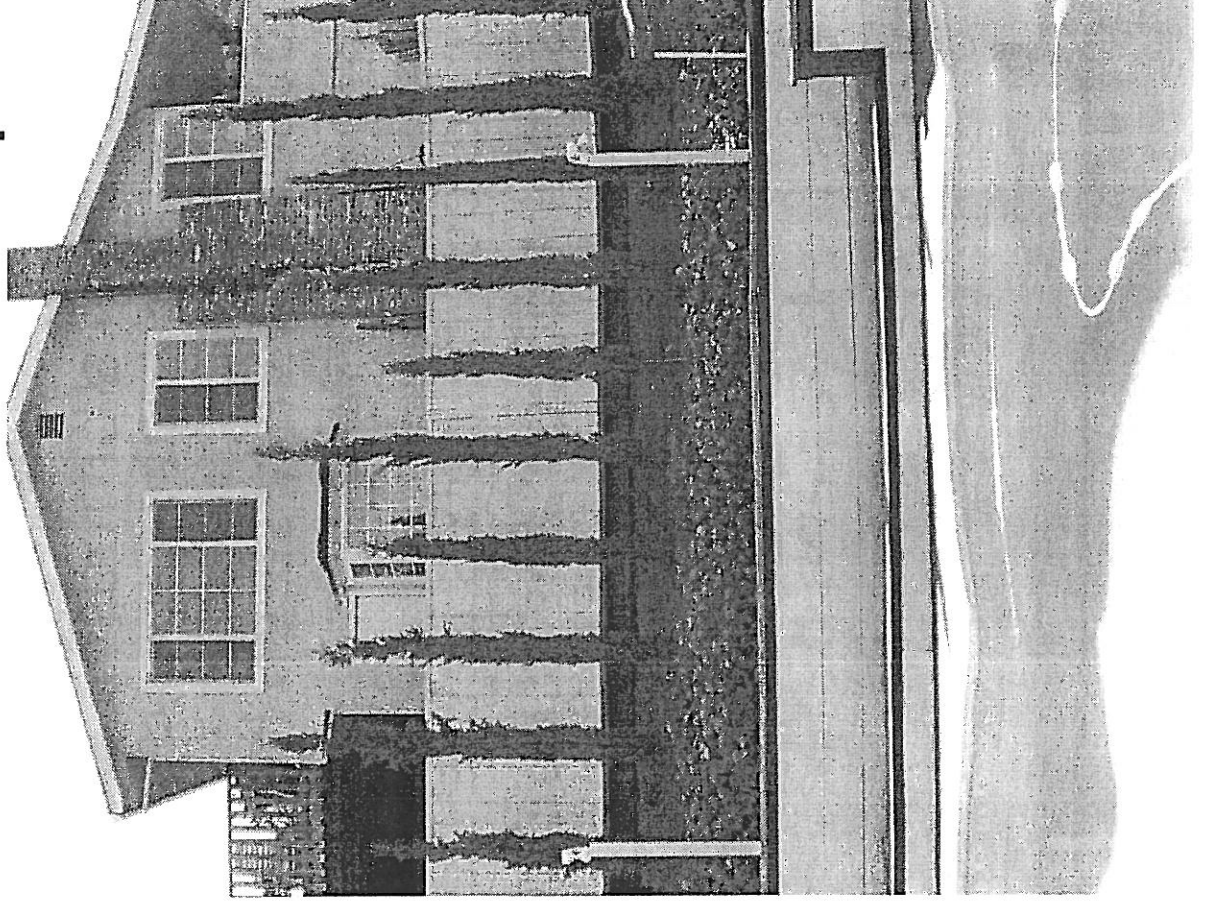


# View from Kent Drive patio





# View from Kent Drive patio/pool



## Privacy concerns (1/2)

- The view will be from a proposed second story addition to a property that is already 30 feet above our house on a very steep hill. A second story adds another 10 feet.
- There are numerous call-outs in the Design Review assessment document echoing our concerns.
- We have concerns about long-term enforcement of requirements for trees and other vegetation remaining intact. Fines? After the fact recourse?

## Privacy concerns (2/2)

- There is a utility easement between the properties (PG&E power lines, etc.) This places an operational limit on the height of some vegetation, as PG&E periodically monitors interference with their lines.
- Vegetation has grown over 21 years to provide the current level of privacy mitigation for a one-story house and likely will not for a two-story house.

# Design Review assessment extracts

## (1/3)

- Page 2: “ ...suggest using landscaping that softens the view of the house and reduces privacy invasion, while not cutting off views entirely.”
- Page 3: “The existing trees and landscaping mitigate privacy impacts to the neighboring properties except for a gap along the left (west) side property line. Therefore staff added a condition to include evergreen screening adjacent to the master bath and patio.”

# Design Review assessment extracts

## (2/3)

- Page 3: “ ...staff added a condition to catalog trees. (add trees on the side for screening?)”
- Page 4: “ ...minimizing tree and <sup>soil</sup> removal.”
- Page 5: “Trees in the downslope rear yard shall be protected under this application and cannot be removed without a tree removal permit from the Community Development Director.”

# Design Review assessment extracts

## (3/3)

- Page 5: “Evergreen screening, minimum 15-gallon size, shall be provided along the left (west) side property line, adjacent the master bathroom and patio as approved by staff.”
- Page 5: “Provide a catalog of existing trees on the property.”
- Page 6: “...privacy screening trees shall be maintained and/or installed as required by the Planning Division...”