



DATE: December 17, 2014

AGENDA ITEM #5

**TO:** Design Review Commission  
**FROM:** Lily Lim, Assistant Planner  
**SUBJECT:** 14-SC-39 – 1419 Miravalle Avenue

**RECOMMENDATION:**

Approve design review application 14-SC-39 subject to the findings and conditions

**PROJECT DESCRIPTION**

This project will demolish an existing one-story structure and construct a new two-story structure with a basement. The project includes 3,224 square feet on the first story, 927 square feet on the second story, and 2,658 in the basement. 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>	14,078 square feet
<b>MATERIALS:</b>	Clay tile roof, stucco siding, pre-cast exterior trim, iron railing, stone veneer and travertine stone.

	<b>Existing</b>	<b>Proposed</b>	<b>Allowed/Required</b>
<b>COVERAGE:</b>	2,049 square feet	3,671 square feet	4,223 square feet
<b>FLOOR AREA:</b>			
First floor	2,049 square feet	3,224 square feet	
Second floor	n/a	927 square feet	
Total	2,049 square feet	4,151 square feet	4,158 square feet
<b>SETBACKS:</b>			
Front	25 feet	25 feet	25 feet
Rear	72 feet	75 feet	25 feet
Right side (1 <sup>st</sup> /2 <sup>nd</sup> )	10 feet	10 feet/22 feet	10 feet/17.5 feet
Left side (1 <sup>st</sup> /2 <sup>nd</sup> )	10 feet	10 feet/21 feet	10 feet/17.5 feet
<b>HEIGHT:</b>	14 feet	23 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. Miravalle Avenue appears to be a continuous street; however, it dead-ends between 1415 Miravalle Avenue and 1419 Miravalle Avenue. The houses in this neighborhood (east side of Miravalle Avenue) tend to have similar characteristics with low eave lines, consistent setbacks, and streetscape character. Existing homes in the immediate neighborhood are predominately one-story with low eave lines and rustic materials. There are two, two-story homes abutting the subject property. Both homes have one-story elements and modest second stories. Miravalle Avenue has rolled curbs and landscaped shoulders with no distinct street tree pattern.

## **DISCUSSION**

### **Design Review**

In Consistent Character Neighborhoods, good neighbor design has design elements, materials, and scale found within the neighborhood. Projects should "fit in" and lessen abrupt changes. Sizes of homes should not be significantly larger than other homes found in the neighborhood.

The applicant has worked with staff to design a two-story structure that minimizes bulk and lessens abrupt changes to the surrounding neighborhood. The applicant reduced the scale of a two-story entry, simplified the windows, and lowered the guest bedroom wall height. The proposed design uses hip roof forms and lower eave lines to minimize the perception of bulk. The mostly uniform single-story eave lines and lower scaled entry element maintain an appropriate scale to the one-story elements found in the surrounding homes. A recessed second story and greater side setbacks help to reduce the overall bulk of the structure.

As the Design Guidelines suggest, the first story uses a stone veneer wainscot to soften the appearance of the front elevation, while the second story uses two different stucco colors to differentiate the second story. Both elements help to break up the vertical mass of the structure.

The rear elevation appears somewhat bulky and has a two-story element. The two-story element is situated closer to the center of the structure and property. There is approximately 361 square feet of open area in the clerestory; however, this is not included in the floor area calculation. The bulk of the rear elevation has been mitigated by the increased setbacks from the side and rear property lines and proposed landscaping around the perimeter of the rear and sides to buffer the structure from surrounding properties.

The project uses high quality materials such as a clay tile roof, stucco siding, pre-cast exterior trim, iron railing, stone veneer, and travertine stone. Although the roof tile is new, the materials are generally compatible with the rustic character of the surrounding neighborhood and integral to the architectural design of the house.

## **Privacy and Landscape**

The City's Design Guidelines suggest placing windows, decks, and doors in such a way to minimize the privacy impacts to neighboring properties. The second story windows facing the side are minimal and passive in use. The west side has a clerestory element and the east side has a bathroom window. The clerestory element has rear and side facing windows that do not provide views. However, there is a rear-facing window from the second story master bedroom, which creates a potential privacy impact. Staff recommends a condition to provide one additional privacy screening tree along the east property line, immediately south of the proposed Magnolia tree and adjacent to the northeast corner of the first story to provide privacy screening from the second story master bedroom window, and extend the privacy screening along the west property line towards the south property line to buffer the appearance of the rear second story element (Condition No. 4).

## **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: Mike Amini, Craftmen's Guild, Inc, Architect/Designer  
Ron and Hannah Lee, Property Owners

### Attachments

- A. Application
- B. Neighborhood Compatibility Worksheet
- C. Maps



## FINDINGS

14-SC-39 – 1419 Miravalle Avenue

With regard to the two-story structure, 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-39 – 1419 Miravalle Avenue

1. The approval is based on the plans received on December 10, 2014 and the written application materials provide by the applicant, except as be modified by these conditions.
2. Obtain an encroachment permit issued from the Engineering Division prior to doing any work within the public street right-of-way.
3. 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.
4. The applicant shall provide one additional privacy screening tree along the east property line, immediately south of the proposed Magnolia tree and adjacent to the northeast corner of the first story, to mitigate privacy impacts from the second story master bedroom window, and extend the privacy screening along the west property line towards the south property line to buffer the appearance of the rear second story element.
5. All existing and proposed privacy screening trees shall be protected under this application and cannot be removed without a tree removal permit from the Community Development Director.
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. Fire sprinklers to be installed pursuant to Section 12.10 of the Municipal Code;
  - c. 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;
  - d. 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;
  - e. 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); 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 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).

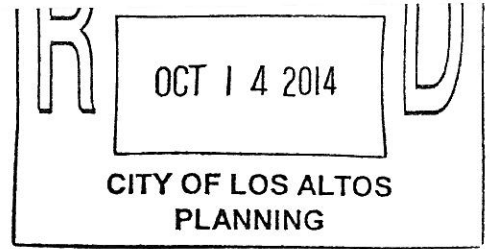




# ATTACHMENT A



## CITY OF LOS ALTOS GENERAL APPLICATION



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

Permit # 1106368

<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: 1419 Miravalle Ave, Los Altos CA 94024

Project Proposal/Use: Residential

Current Use of Property: Residential

Assessor Parcel Number(s) 197-13-017 Site Area: 14078

New Sq. Ft.: 4150.5 Remodeled Sq. Ft.: NA Existing Sq. Ft. to Remain: NA

Total Existing Sq. Ft.: 2049 Total Proposed Sq. Ft. (including basement): 6808.5  
& Garage

Applicant's Name: Mike Amini of Craftsmen's Guild, Inc.

Home Telephone #: (408) 366-1000 Business Telephone #: (408) 497-2617

Mailing Address: 10566 South De Anza Blvd.

City/State/Zip Code: Cupertino, CA, 95014

Property Owner's Name: RON & HANNAH LEE

Home Telephone #: \_\_\_\_\_ Business Telephone #: (650) 988-1515

Mailing Address: 1419 Miravalle Ave.

City/State/Zip Code: Los Altos CA 94024

Architect/Designer's Name: Mike Amini Telephone #: (408) 497-2617

\*\*\* 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)





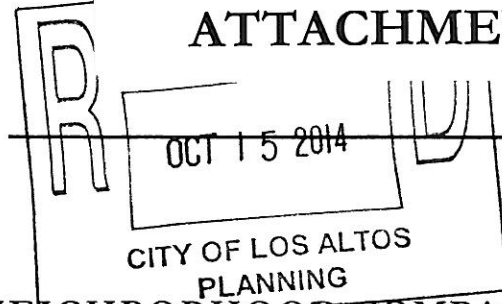
# ATTACHMENT B

City of Los Altos

Planning Division

(650) 947-2750

[Planning@losaltosca.gov](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 1419 Miravalle Ave., 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?           

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

Address: 1419 Miravalle Ave, Los Altos, CA 94024

Date: 10/14/2014

## 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: 10,000 to 15,000 square feet

Lot dimensions: Length 148.00' feet

Width 85.00' feet

If your lot is significantly different than those in your neighborhood, then note its: area 14078, length 165.64', and width 85.00.

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

Existing front setback if home is a remodel? N/A

What % of the front facing walls of the neighborhood homes are at the front setback 0.00%

Existing front setback for house on left 25.00' ft./on right 25.00' ft.

Do the front setbacks of adjacent houses line up? NO

#### 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

Garage facing front recessed from front of house face

Garage in back yard

Garage facing the side

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

Address: 1419 Miravalle Ave, Los Altos, CA 94024

Date: 10/14/2014

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

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

One-story 25%

Two-story 75%

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 , or other style  roofs\*?

Do the roof forms appear simple  or complex ?

Do the houses share generally the same eave height No?

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 & tile

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: 419 Miravale Ave, La's Altas CA.

Date: 10/14/14

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

Does your property have a noticeable slope? NO / Flat lot

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

N/A

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.)?

Typical grass.

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

very 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)?

NO

**10. Width of Street:**

What is the width of the roadway paving on your street in feet? 50.00

Is there a parking area on the street or in the shoulder area? NO

Is the shoulder area (unimproved public right-of-way) paved, unpaved, gravel, landscaped, and/or defined with a curb/gutter? NO

Address: 1419 Miravalle Ave, Los Altos, CA  
Date: 10/14/14

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.:

It's not cohesive, It's mix of wood siding  
& stucco and shingle, tile for roof material

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: 1419 Miravalle Ave, Los Altos, CA

Date: 10/14/14

### Summary Table

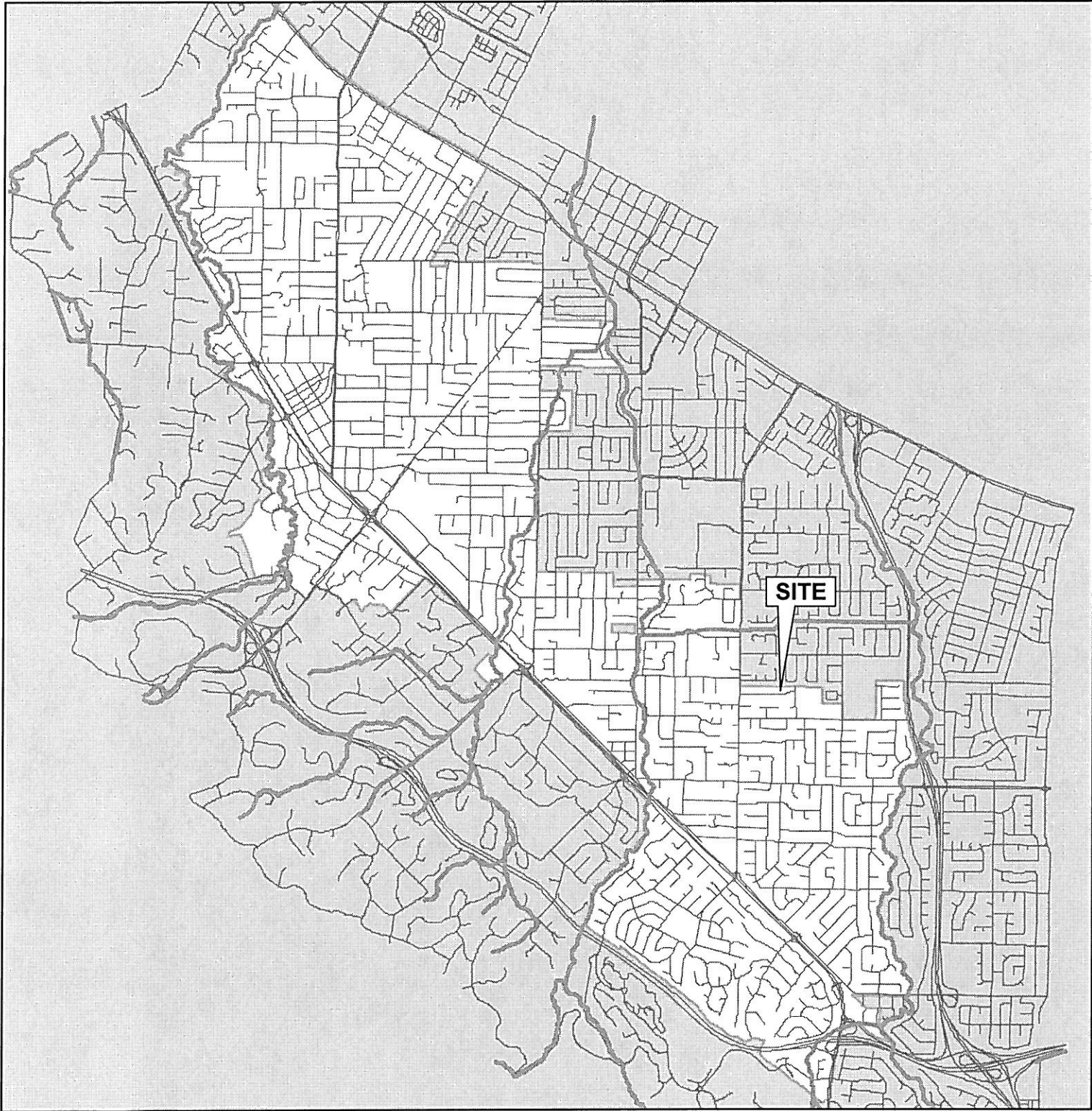
Please use this table to summarize the characteristics of the houses in your immediate neighborhood (two homes on either side, directly behind and the five to six homes directly across the street).

Address	Front setback	Rear setback	Garage location	One or two stories	Height	Materials	Architecture (simple or complex)
1429 Miravalle Ave, Los Altos, CA	25'	40'	Facing front projecting "	Two story	23'	wall: wood siding Roof: Shingle	Mediterranean
1439 Miravalle Ave, Los Altos, CA	25'	40'	facing side	one story	14'	wall: wood siding Roof: Shingle	Country
1415 Miravalle Ave, Los Altos, CA	25'	40'	Facing front	one story	14'	wall: Stucco Roof: Tile	Mediterranean
1405 Miravalle Ave, Los Altos, CA	25'	40'	Facing front	Two story	23'	wall: Stucco Roof: Shingle	Country
1420 Miravalle Ave, Los Altos, CA	25'	25'	Facing front	one story	23'	wall: Stucco Roof: Shingle	Mediterranean
1428 Miravalle Ave, Los Altos, CA	25'	40'	Facing side	Two story	21'	wall: wood siding Roof: Shingle	Mediterranean
1414 Miravalle Ave, Los Altos, CA	25'	40'	Facing front	Two story	23'	wall: Stucco Roof: Shingle	country
1448 Miravalle Ave, Los Altos, CA	25'	40'	Facing front	one story	15'	wall: wood siding Roof: Shingle	Country style
1410 Miravalle Ave, Los Altos, CA	25'	40'	Facing front proj. front	one story	14'	wall: wood siding Roof: Shingle	Country style
3432 Churnin Dr. Mountain view, CA	25'	40'	Facing front projecting from the front	Two story	23'	wall: stucco Roof: Shingle	Mediterranean

Directly Behind



# AREA MAP



**CITY OF LOS ALTOS**

**APPLICATION:** 14-SC-39  
**APPLICANT:** Craftsmen's Guild, Inc. /R. and H. Lee  
**SITE ADDRESS:** 1419 Miravalle Avenue

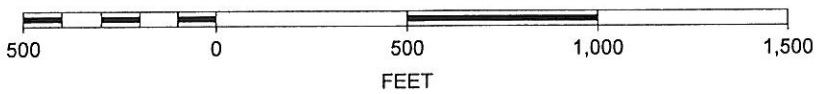


Not to Scale

# VICINITY MAP



SCALE 1 : 6,000



CITY OF LOS ALTOS

**APPLICATION:** 14-SC-39  
**APPLICANT:** Craftsmen's Guild, Inc. /R. and H. Lee  
**SITE ADDRESS:** 1419 Miravalle Avenue