

DATE: December 17, 2014

AGENDA ITEM #6

TO: Design Review Commission
FROM: Lily Lim, Assistant Planner
SUBJECT: 14-SC-41 – 1265 Estate Drive

RECOMMENDATION:

Approve design review application 14-SC-41 subject to the findings and conditions

PROJECT DESCRIPTION

This project adds to the first and second story, and creates a new basement to an existing two-story structure. The project includes 2,445 square feet on the first story, 1,443 square feet on the second story and 893 square feet in the basement. The following table summarizes the project's technical details:

GENERAL PLAN DESIGNATION:	Single-Family, Residential
ZONING:	R1-10
PARCEL SIZE:	11,446 square feet
MATERIALS:	Composition asphalt shingle roof, cedar shingle siding, wood trim, and copper top roof

	Existing	Proposed	Allowed/Required
COVERAGE:	2,501 square feet	2,608 square feet	3,434 square feet
FLOOR AREA:			
First floor	2,410 square feet	2,445 square feet	
Second floor	1,397 square feet	1,443 square feet	
Total	3,807 square feet	3,888 square feet	3,895 square feet
SETBACKS:			
Front	25 feet	25 feet	25 feet
Rear	34 feet	34 feet	25 feet
Right side (1 st /2 nd)	12.5 feet/17.5 feet	12.5 feet/17.5 feet	10 feet/17.5 feet
Left side (1 st /2 nd)	11.5 feet/17.5 feet	11.5 feet/17.5 feet	10 feet/17.5 feet
HEIGHT:	27 feet	27 feet	27 feet

BACKGROUND

The subject property is located in a Consistent Character Neighborhood, as defined by the City's Residential Design Guidelines. Estate Drive is a cul-de-sac street with landscaped shoulders and a rolled curb. The houses in this neighborhood tend to have similar characteristics of massing and streetscape character. The cul-de-sac is made up of larger, two-story homes with similar massing, three car garages and rustic materials. The properties have various street trees but do not have a distinct pattern along the street.

DISCUSSION

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

The proposed addition to the existing two-story structure is designed to be integral to the existing architecture. The addition consists of 36 square feet to the kitchen on the first story, 85 square feet to the master bathroom on the second story, and 893 square feet in the new basement. As part of the proposed basement addition, the existing attached garage will be demolished and rebuilt in the same location. The proposed garage has three attic dormers, which are consistent with the design of the overall structure.

The project also includes replacing existing siding materials with wood siding and stone veneer on the chimneys. Overall, the minor addition has been well integrated into the existing home and the new facade materials are compatible with the surrounding neighborhood.

Privacy and Landscape

The Design Guidelines suggest placing windows, decks, and doors in such a way to minimize privacy impacts to neighboring properties. The size and placement of windows in the additions on the first and second story do not create any unreasonable privacy concerns. The new windows face the front and rear and no side windows are proposed.

The project will not remove any trees or propose any new landscaping. Currently, the property has sufficient landscaping and a mature Redwood tree in the front yard.

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: Chris Anderson, Applicant and Designer
Craig and Beth Menden, Property Owners

Attachments

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

FINDINGS

14-SC-41 – 1265 Estate Drive

With regard to the project, 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-41 – 1265 Estate Drive

1. The approval is based on the plans received on December 4, 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. **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; and
 - 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).
5. **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).



CITY OF LOS ALTOS
GENERAL APPLICATION

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

Permit # 1106391

<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"/>	RI-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: 1865 ESTATE DR.

Project Proposal/Use: SINGLE FAMILY RESIDENTIAL

Current Use of Property: SINGLE FAMILY

Assessor Parcel Number(s) 193-36-023

Site Area: _____

New Sq. Ft.: ~~1020~~ 1020 Remodeled Sq. Ft.: 800 Existing Sq. Ft. to Remain: 3185

Total Existing Sq. Ft.: 3907 Total Proposed Sq. Ft. (including basement): ~~4781~~ 4781

Applicant's Name: CHRIS ANDERSON / DESIGN DISCOVERIES

Home Telephone #: 925-960-1824

Business Telephone #: 650-996-3489

Mailing Address: 1697 QUAIL CT.

City/State/Zip Code: LIVERMORE CA 94550

Property Owner's Name: CRAG & BETT MENDEN

Home Telephone #: _____

Business Telephone #: 650-843-5725

Mailing Address: 1265 ESTATE DR.

City/State/Zip Code: LOS ALTOS CA. 94024

Architect/Designer's Name: CHRIS ANDERSON

Telephone #: 650-996-3489

*** 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

OCT 28 2014

(650) 947-2750
Planning@losaltosca.gov

CITY OF LOS ALTOS
PLANNING

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 1265 ESTATE DR. LOS ALTOS CA.
 Scope of Project: Addition or Remodel or New Home
 Age of existing home if this project is to be an addition or remodel? 26
 Is the existing house listed on the City's Historic Resources Inventory? No

Address: 1265 ESTATE DR
Date: OCT. 21, 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: 12,000 square feet
Lot dimensions: Length 150 feet
Width 80 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? _____
What % of the front facing walls of the neighborhood homes are at the front setback 80 %
Existing front setback for house on left 25' ft./on right 25' 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 6

Garage facing front recessed from front of house face 2

Garage in back yard 0

Garage facing the side 2

Number of 1-car garages ___; 2-car garages 9; 3-car garages ___

Address: 1265 ESTATE DR
Date: OCT. 21, 2017

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

What % of the homes in your neighborhood* are:

One-story 20
Two-story 80%

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 YES?

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) STUCCO / BRICK HORIZ. SIDING / BRICK

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: WOOD SHAKE & ASPHALT SHINGLES

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: 1265 ESTATE DR.
Date: OCT. 21. 2014

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

Does your property have a noticeable slope? NO

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

Is your slope higher lower same in relationship to the neighboring properties? Is there a noticeable difference in grade between your property/house and the one across the street or directly behind?

9. **Landscaping:**

Are there any frequently used or typical landscaping features on your street (i.e. big trees, front lawns, sidewalks, curbs, landscape to street edge, etc.)?

BIG TREES AND LAWN ARE TYPICAL THROUGHOUT THE GENERAL NEIGHBORHOOD

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

FAIRLY 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 AND THE R.O.W. IS LANDSCAPE

10. **Width of Street:**

What is the width of the roadway paving on your street in feet? 30'

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

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

LANDSCAPE W/ CURB/GUTTER

Address: 1865 ESTATE DR.
Date: 02.21.2014

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.:

EACH HOME ON THIS STREET ARE FAIRLY CONSISTANT AS THEY WERE ALL DEVELOPED BY THE SAME DEVELOPER W/ TYPICAL ROOFS SIDING AND DEEP FRONT YARDS

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

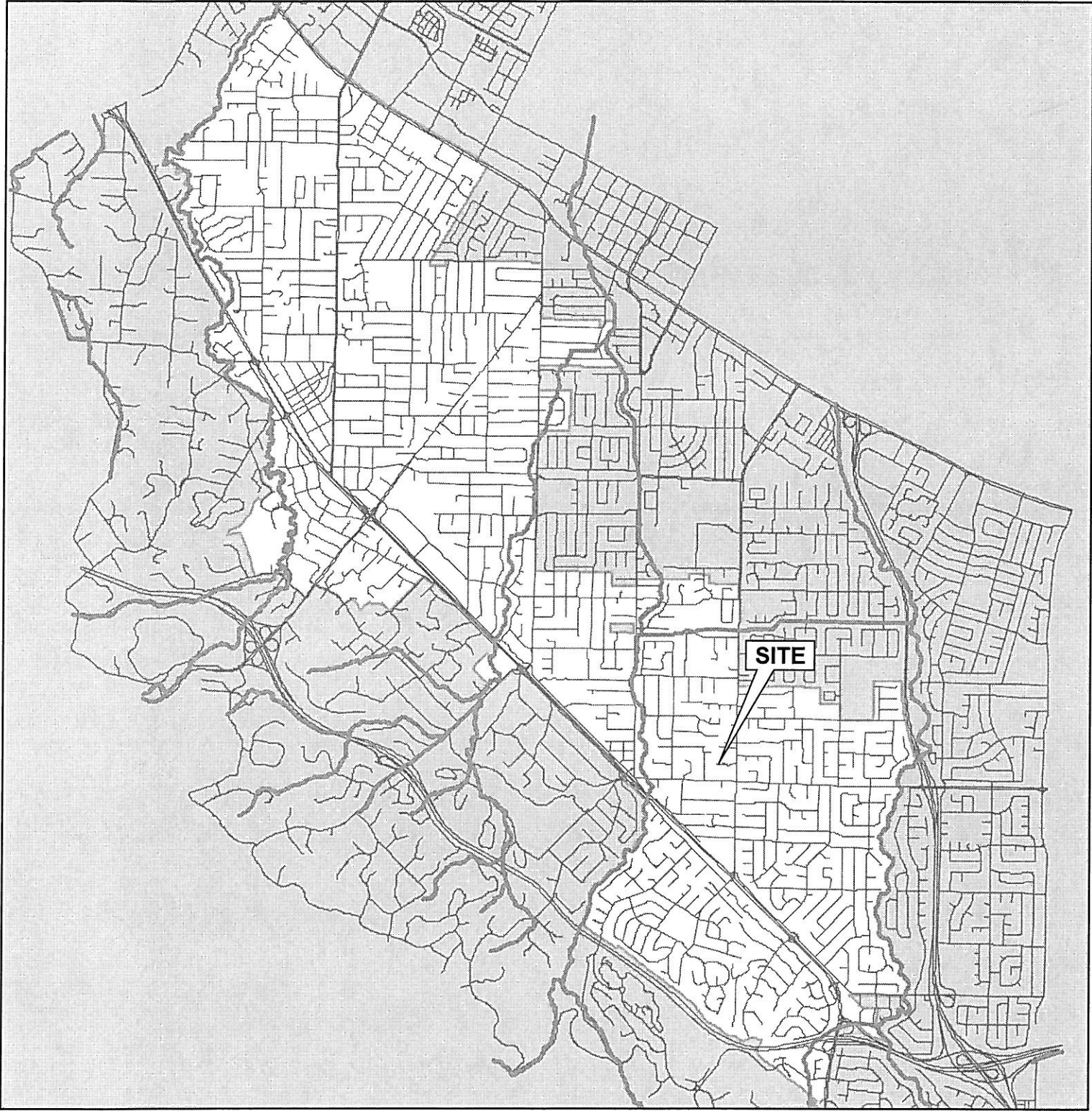
Address: 1865 ESTATE DR.
 Date: OCT. 21. 2014

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)
1213 ESTATE	25'		FRONT	TWO	27'	STUCCO WOOD SHAKE	SIMPLE
1275 ESTATE	25'		FRONT	TWO	24'	STUCCO/BRK WOOD SHAKE	SIMPLE
1261 ESTATE	25'		FRONT	TWO	25'	STUCCO/BRK COMP SHINGLE	SIMPLE
1250 ESTATE	25'		FRONT	TWO	24'	STUCCO/BRK COMP.	SIMPLE
1262 ESTATE	25'		SIDE	TWO	23'	STUCCO BRK WOOD SHAKE	SIMPLE
1268 ESTATE	25'		FRONT	TWO	24'	HORIZ STONE WOOD SHAKE	SIMPLE
1274 ESTATE	25'		SIDE	TWO	23'	H. STONE BRK WOOD SHK.	SIMPLE
1276 ESTATE	25'		FRONT	TWO	23'	STUCCO/BRK WOOD SHK.	SIMPLE
1219 USA CT.	25'		FRONT	ONE	15'	STUCCO COMP	SIMPLE
1240	20'		SIDE	ONE	15'	STUCCO COMP	SIMPLE

AREA MAP



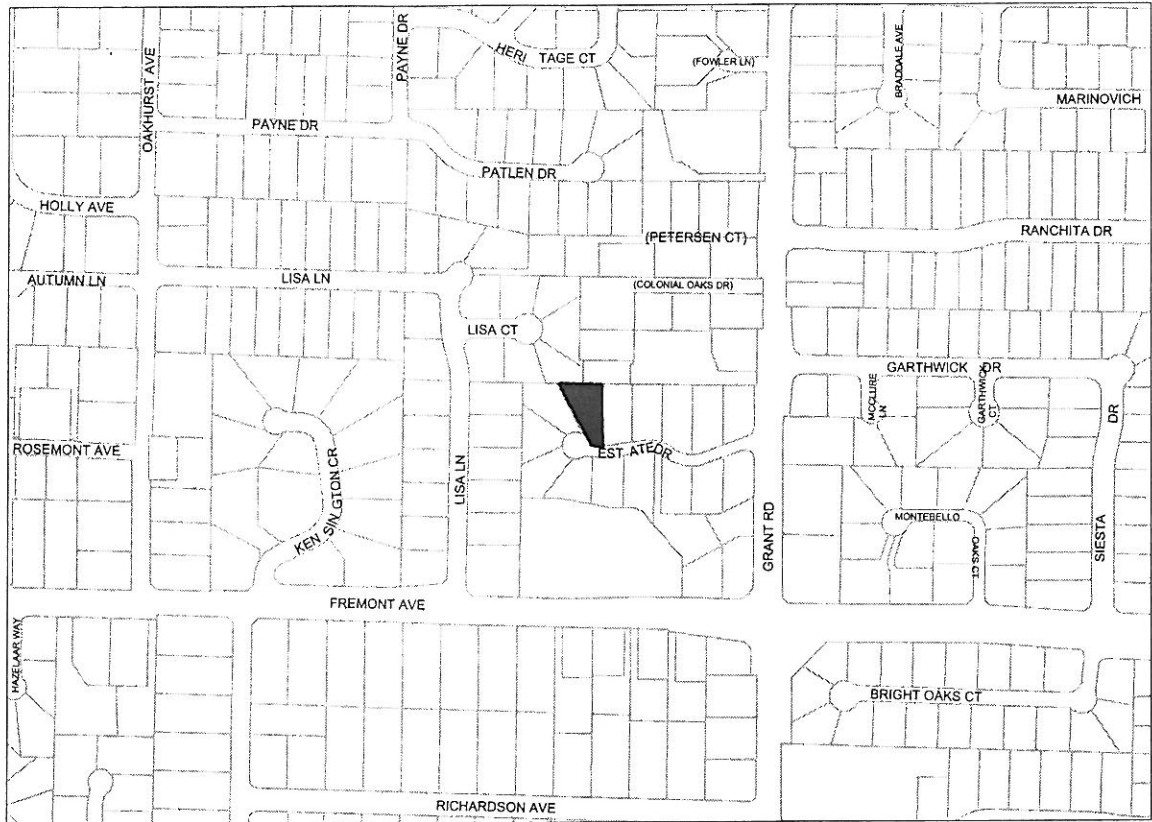
CITY OF LOS ALTOS

APPLICATION: 14-SC-41
APPLICANT: Design Discoveries /C. and B. Menden
SITE ADDRESS: 1265 Estate Drive

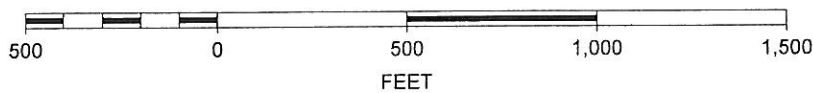


Not to Scale

VICINITY MAP



SCALE 1 : 6,000



CITY OF LOS ALTOS

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