DATE: January 14, 2015

AGENDA ITEM # 3

TO: Design Review Commission

FROM: Sean K. Gallegos, Assistant Planner

SUBJECT: 14-SC-35 – 643 Milverton Road

RECOMMENDATION:

Approve design review application 14-SC-35 subject to the findings and conditions

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BACKGROUND

On November 5, 2014, the Design Review Commission held a public meeting to consider the proposed project. One neighbor spoke, raising concerns about house materials contributing to bulk and mass, and existing street flooding. The Commission expressed general support for the project but raised concerns about two-story element on the front, noting that it should be minimized. The Commission also noted that the balcony should have solid sides, the two roofing materials should not be mixed, it was acceptable to remove the Magnolia tree due to its condition, that circular driveways can benefit visibility by allowing cars to park off the street, and pervious pavers should be used for the circular driveway if it is maintained. Following the discussion, the Commission voted unanimously to continue the application and directed the applicant to address the following issues:

- Reduce the bulk and mass of the second story; and
- The removal of the magnolia tree is allowed; thus condition No. 4 should be omitted.

The original agenda report and draft meeting minutes are attached for reference. For reference and comparison, the plan elevations that were originally reviewed by the Commission are also included with this report (Attachment D).

DISCUSSION

In response to the Commission's action, the applicant made the following design revisions to the proposed house:

- The two-story element on the front was recessed from the first story to minimize the perception of bulk;
- The laundry room was relocated above the garage to permit the two-story element to be recessed from the first story. The modification resulted in an additional window along the right side for the laundry room with a sill height of five feet;
- The first-story roof on the right side was changed to simplify the hip forms;
- The first story and the cabana roof material was modified to a standing seam metal material to maintain a uniform roof material; and

- The privacy wall along the left and right side of the balcony is revised to show as solid wall with painted dark bronze wood trim for articulation.
- The circular driveway material was revised to permeable pavers.

A letter from the applicant that provides additional information about the project revisions is included in Attachment C.

The bulk of the structure has been reduced as viewed from the street with the two-story element being articulated and recessed from the first story and the roof form simplified along the right elevation. The addition of solid balcony screening walls diminishes privacy impacts along the side property lines. Therefore, the design revisions do appear to meet the intent of the Commission's direction to minimize the mass and bulk and privacy impacts of the second story.

The project additionally includes a raised uncovered patio with fireplace in the rear yard. To diminish privacy impact, staff recommends a maximum height of six inches above existing grade for an uncovered deck and patio that extends six feet into the required rear yard (Condition No. 3). Since there was not a consensus on the circular driveway, staff maintained condition No.4 to remove it. The plans also note an asphalt roof material for the structure; staff recommends condition No. 5 to clarify that a standing seamed metal roof material shall be required for all structures.

Correspondence

Staff received an email from a resident, Jim Wing, who raises concerns that the Japanese Blueberry tree nearest street should be replaced with a Category II street tree per the Los Altos Street Tree Planting List, and the applicant should use a traffic calming landscape bulb-out described in the Los Altos Shoulder Paving Policy and provide an area of at least 22 feet for street parking. The public correspondence is included as Attachment E.

In regards to the request to replace the Elaeocarpus Decipens tree with a Category II street, staff notes that a 36-inch box Category I street tree (Pistachia Chinesis) is proposed in the front yard. The project complies with Section 5.5 of the Single-Family Design Guidelines that recommend a minimum of one to two street trees to buffer the house from the street.

Any streetscape improvements between the property and the street require an encroachment permit from the Engineering Division prior to doing any work within the public street right-of-way (Condition No. 6). The encroachment permit will require consistency with Shoulder Paving Policy.

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 single-family house.

Cc: Eugene Sakai, Architect
Phillip Lew and Kelly Liang, Owners and Applicants

Attachments

A. Design Review Commission Meeting Minutes, November 5, 2014
B. Design Review Commission Agenda Report, November 5, 2014
C. Applicant Letter
D. Original Project Elevations
E. Public Correspondence

FINDINGS

13-SC-35—643 Milverton Road

With regard to design review for 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 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;

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

13-SC-35—643 Milverton Avenue

1. The approval is based on the plans received on December 4, 2014 and the written application materials provided by the applicant, except as may be modified by these conditions.

2. The applicant shall provide a landscape plan showing fast growing evergreen trees along the east, west and north property lines. The screening trees shall be a minimum of 15-gallon in size.

3. The applicant shall revise the plans to show that uncovered decks and patio that extend six feet into the required rear yard are no more than six inches above existing grade.

4. The circular driveway shall be omitted.

5. The applicant shall revise the plans to show all structure using standing seam metal roof materials.

6. The applicant shall obtain an encroachment permit issued from the Engineering Division prior to doing any work within the public street right-of-way.

7. The applicant/owner agrees to indemnify, defend, protect, and hold the City harmless from all costs and expenses, including attorney's fees, incurred by the City or held to be the liability of the City in connection with the City's defense of its actions in any proceedings brought in any State or Federal Court, challenging any of the City's action with respect to the applicant's project.

8. **Prior to the issuance of a demolition permit,** install tree protection fencing around the dripline, or as required by the project arborist, of the 18-inch tree in the front yard, 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.

9. **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.

g. The location of any water backflow preventers and screening to mitigate such facilities.

h. 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.).

10. **Prior to final inspection:**

a. All privacy screening, front 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 City's Green Building Ordinance (Section 12.26 of the Municipal Code).

ATTACHMENT A

MINUTES OF A REGULAR MEETING OF THE DESIGN REVIEW COMMISSION OF THE CITY OF LOS ALTOS, HELD ON WEDNESDAY, NOVEMBER 5, 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 WHEELER, MEADOWS and MOISON

STAFF: Planning Services Manager KORNFIELD, Senior Planner DAHL and Assistant Planners GALLEGOS and 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 October 15, 2014.

MOTION by Commissioner MEADOWS, seconded by Commissioner MOISON, to approve the minutes of the October 15, 2014 regular meeting.
THE MOTION PASSED BY A 4/0/1 VOTE, WITH COMMISSIONER WHEELER ABSTAINED.

DISCUSSION

2. **14-SC-17 – W. Hui and S. Chang – 178 Santa Rita Court**
   Design review for a new, two-story house. The project includes 2,055 square feet on the first story and 1,138 square feet on the second story. *Project Planner: Dahl* ***THIS ITEM WAS CONTINUED FROM THE OCTOBER 16, 2014 DESIGN REVIEW COMMISSION MEETING***

Senior Planner DAHL presented the staff report, recommending continuance of design review application 14-SC-17 subject to the findings and recommend direction.

Project architect Daryl Harris presented the project, noting the revised design met the intent of the Commission's direction by reducing the mass of the second story and the garage, and increased the setback on the right side.

Four members of the public spoke. The neighbors to the right (186 Santa Rita Court), Wu and Lynn Wang, both raised concerns about privacy impacts from the second story windows and excessive bulk and mass from the second story. The neighbor to the rear (175 Larsons Landing) Ravi Dronamraju raised concerns about privacy impacts from the rear facing second story windows and requested that additional screening trees be planted. Neighbor Wendy Yu (197 Santa Rita Ct) raised

concerns about the project, noting that a single-story design would be more consistent with the neighborhood character. There was no other public comment.

A majority of commissioners expressed support for the project, noting that the revised design addressed the Commission's concerns and met the intent of their direction. The dissenting commissioner noted that although the changes addressed the direction, the bulk on the left side had not been significantly reduced and the second story could be set back further from the front.

MOTION by Commissioner MOISON, seconded by Commissioner WHEELER, to approve application 14-SC-17 per the October 15, 2014 staff report findings and conditions.
THE MOTION PASSED BY A 4/1 VOTE, WITH VICE-CHAIR KIRIK OPPOSED.

3. 14-SC-25 – R. Mowat Associates – 452 University Avenue

Design Review application for alterations and improvements to a designated Historic Landmark property. The project includes demolition of an existing detached garage, construction of a new detached garage over 12 feet in height, alterations to the rear elevation of the main house, and a new second-story balcony. *Project Planner: Dahl* ***THIS ITEM WAS CONTINUED FROM THE OCTOBER 16, 2014 DESIGN REVIEW COMMISSION MEETING***

Senior Planner DAHL presented the staff report, noting that the project no longer included a variance and recommended approval of design review application 14-SC-25 subject to the findings and conditions.

Property owner Dave Hitz stated that he had worked with the neighbors to minimize any privacy impacts related to the new pool patio. Project architect Bob Boles spoke about the proposed balcony.

There were no other public comments.

The Commission discussed the project and expressed their general support for the revised design, stating that the new detached garage was an improvement to the site, and that the new balcony was consistent with the architecture and did not create any privacy issues.

MOTION by Commissioner MEADOWS, seconded by Commissioner WHEELER, to approve application 14-SC-25 per the staff report findings and conditions.
THE MOTION CARRIED UNANIMOUSLY.

4. 14-SC-33 – B. Nemati – 1590 Montebello Oaks Court

Design review for a two-story addition to an existing one-story house. The project includes an addition of 10 square feet on the first story and 557 square feet on the second story. *Project Planner: Lim*

Assistant Planner LIM presented the staff report, recommending approval of design review application 14-SC-33 subject to the findings and conditions. She recommended removing condition No. 5 since the recent revision to the plan omitted the balcony.

Project designer Behrooz Nemati explained the project. There was no other public comment.

The commissioners discussed the project and expressed their general support for the design. The Commission's discussion noted that the rear fence needs lattice and the balcony/planter box was still four foot six-inches deep. In response, the property owner said that he could remove the planter/balcony .

MOTION by Commissioner WHEELER, seconded by Commissioner MOISON, to approve design review application 14-SC-33 per the staff report findings and conditions, with the following changes:

- Omit the balcony/planter element; and
- Omit condition No. 5.

THE MOTION CARRIED UNANIMOUSLY.

5. <u>14-SC-35 – P. Lew and K. Liang – 643 Milverton Road</u>

Design review for a new, two-story house. The project includes 1,957 square feet on the first floor and 1,319 square feet on the second floor, and a 370 sq. ft. one-story accessory structure. *Project Planner: Gallegos*

Assistant Planner GALLEGOS presented the staff report recommending approval of design review application 13-SC-35 subject to the listed findings and conditions. He also made note of the late correspondence that was received.

Property owner Kelly Liang stated that they needed the circular driveway due to the busy street. Project architect Eugene Sakai commended Assistant Planner GALLEGOS' input, stated that he incorporated seven area drains into the front yard to address street flooding, and added five trees to the landscape plan, and that using the standing seam metal roof on front and composition on the back was an economical choice.

Neighbor Jim Wing stated that the design was good, but the metal roof was not in character, that the drainage should be addressed at the street, and discouraged a circular driveway. Neighbor Flora Azimi spoke in support of the project, but said that the street flooding issue was important to address. Neighbor Jan Truitt stated that the owners worked with her to minimize privacy and encouraged a solid side railing on the balcony. There was no other public comment.

The commissioners discussed the project and expressed their general support for the design and made the following comments: the two-story element on the front should be minimized, the balcony should have solid sides, the drainage plan should be resolved, the setback of the drainage field should be increased, the two roofing materials should not be mixed, it was acceptable to remove the Magnolia tree due to its condition, that circular driveways can benefit visibility by allowing cars to park off the street, and pervious pavers should be used for the circular driveway if it is maintained.

MOTION by Vice-Chair KIRIK, seconded by Chair BLOCKHUS to continue design review application 14-SC-35 with the following direction:

- Reduce the bulk and mass of the second story; and
- The removal of the magnolia tree is allowed, thus condition No. 4 may be omitted.

THE MOTION CARRIED UNANIMOUSLY.

COMMISSIONERS' REPORTS AND COMMENTS

POTENTIAL FUTURE AGENDA ITEMS

Chair BLOCKHUS suggested adding discussion of outreach to the incoming Mayor on the next agenda. The Commission generally agreed.

ADJOURNMENT

Chair BLOCKHUS adjourned the meeting at 9:55 PM.

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David Kornfield, AICP
Planning Services Manager

ATTACHMENT B

DATE: November 5, 2013

AGENDA ITEM # 5

TO: Design Review Commission

FROM: Sean K. Gallegos, Assistant Planner

SUBJECT: 13-SC-35 – 643 Milverton Road

RECOMMENDATION:

Approve design review application 13-SC-35 subject to the listed findings and conditions

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PROJECT DESCRIPTION

This is a design review application for a new two-story, single-family structure. The proposed project will demolish an existing two-story structure and construct a new structure with 2,391 square feet on the first story and 1,319 square feet on the second story and a one-story accessory structure with 370 square feet. The following table summarizes the project:

GENERAL PLAN DESIGNATION:	Single-family, Residential
ZONING:	R1-10
PARCEL SIZE:	13,300 square feet
MATERIALS:	Stucco, Eldorado stone veneer, wood windows with wood garage door, and standing seamed metal roof.

	Existing	Proposed	Allowed/Required
LOT COVERAGE:	3,115 square feet	3,558 square feet	3,990 square feet
FLOOR AREA:			
First floor	3,053 square feet	2,761 square feet	
Second floor		1,319 square feet	
Total	3,007 square feet	4,080 square feet	4,080 square feet
SETBACKS:			
Front (Farndon)	30 feet	25 feet	25 feet
Rear	25 feet	34 feet	25 feet
Right side	10 feet/30 feet 10 feet / 34 feet	13 feet/27 feet	10 feet/17.5 feet
Left side		14 feet/17 feet	10 feet/17.5 feet
HEIGHT:	24 feet	26 feet	27 feet

BACKGROUND

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 Milverton Road is varied with no distinct street tree pattern.

DISCUSSION

According to the Design Guidelines, in Consistent Character Neighborhoods, good neighbor design has design elements, materials and scale found within the neighborhood and sizes that are not significantly larger than other homes in the neighborhood. This requires a project to fit-in and lessen abrupt changes.

The project uses more contemporary architectural style and materials than those found in the surrounding neighborhood but is designed in a way to be compatible with the area, with such elements as a horizontally oriented, hip style roof, two-car garage, and recessed porch. The use of the hip roof form is a new element that ties together the contemporary style of the structure and has appropriate design integrity. The roof plan maintains consistent eave line facing the street and its uniform horizontal emphasis fits in with the context of the surrounding structures.

The detailing and materials of the structure reflects a high level of quality and appropriate relationship to the rustic qualities of the area. The proposed building materials include metal standing seam roof, stone trim, stucco, stone veneer, and wood clad windows. The proposal introduces a new material with a standing-seam, metal roof, which is a compatible, low profile and rustic material with the neighborhood character. Overall, the design incorporates a contemporary style with simple elements and compatible materials that produce an integrated appearance with the context of the area.

The project's scale is larger than neighboring properties and will be one of two, two-story residences in the immediate neighborhood. The proposed first floor plate height is nine-feet, six-inches and the second floor plate height is eight-feet, which is an increase from the eight-foot to nine-foot plate heights of existing residences in the neighborhood. In order to create a scale that is more compatible with the neighborhood and reduce the bulk and mass as viewed from the street, the applicant worked with staff to reduce the first story eave height from ten feet, six inches to nine feet, six inches. The second story is centered over the first story and the articulated second story massing is recessed from the first story to minimize the perception of bulk. The stone wainscoting, stone trim, and standing seam metal room contributes to the more horizontal appearance of the structure. The minimal use of two-story elements is mitigated with horizontal stone and wood trim elements. Overall, the two-story design does not create an abrupt change and is well proportioned and articulated to reduce the effect of bulk and mass.

Privacy and Landscaping

The Residential Design Guidelines recommend that the finished floor be no more than 16 to 22 inches above grade. The lot is relatively flat and the structure is designed with a foundation that results in a finished floor height of 22 inches above existing grade and five inches below the finished

floor height of the existing structure. With this finish floor height and six-foot tall fences between adjoining properties, the proposed first floor side and rear elevations do not create significant privacy issues. The project also includes a raised uncovered patio with fireplace in the rear yard. To diminish privacy impact, staff recommends a maximum height of six inches above existing grade for an uncovered deck and patio that extends six feet into the required rear yard (Condition No. 3).

On the right (east) side elevation of the second story, there is one window located in the master bathroom with a five-foot sill height. Due to their placement and sill heights, the proposed second story right side elevation windows do not create unreasonable privacy impacts. To ensure that there are no additional privacy impacts, fast growing evergreen screening will be planted along the right side and rear property lines.

On the left (west) side elevation of the second story, there is a window located in bathroom No. 2 with a five-foot sill height. Due to its placement and sill height, the proposed second story right side elevation window does not create unreasonable privacy impacts. To ensure that there are no additional privacy impacts, a fast growing evergreen screening will be planted along the left side and rear property lines.

The rear (north) second story, there are five windows and one sliding door: one window in the master bathroom with three-foot sill heights, one sliding door and two windows in the master bedroom with three-foot sill heights, one window in bedroom No. 2 with a three-foot sill height, and one window in bathroom No. 2 with a three-foot sill height. The project also includes a 14 feet wide and 8 feet deep balcony off the master bedroom facing the rear yard, with some exposure to the side property lines. The balcony is recessed approximately 16 feet within the roof form, maintains a 50-foot setback from the rear property line, and its views are limited by the first floor roof. The applicant has also worked with staff to incorporate fast growing evergreen screening along the side and rear property lines. Therefore, as designed and with the proposed evergreen screening, staff finds that the project maintains a reasonable degree of privacy.

There are twelve trees on the property, including two trees in the public right-of-way, proposed for removal from the site. Staff recommends retention of the 18-inch southern magnolia tree in the front yard (Condition No. 4) to maintain one mature street tree along the frontage. Tree protection guidelines will be followed to maintain the remaining tree during construction.

The project shows a new circular driveway. The applicant has narrowed the width of the circular driveway and incorporated enhanced landscaping to screen and soften the view of the driveway. According to the Section 5.6 of the Residential Design Guidelines, circular driveways are the discouraged unless the property enters onto a busy street. Since Milverton Road is a not a collector street or high volume street, staff recommends a condition to revise the plans to omit the circular driveway (Condition No.5).

Correspondence

Staff received an email from a resident at 666 Milverton Road who raised concerns that 1) the standing seam metal roof draws attention to bulk and mass, 2) the circular driveway would be a safety hazard due to pedestrian and vehicles traveling on Milverton Road, 3) the grading and drainage plan does not address the existing drainage characteristics of Milverton Road, 4) the roof

drains are not connected to the stormwater system, and 5) the plans do not show the streetscape between the property line and street.

Concerns raised regarding the standing seamed metal roof and the circular driveway are discussed in the preceding sections of the staff report.

In regards to the grading and drainage plan, staff notes that Condition No. 9h requires compliance with the Urban Runoff Pollution Prevention Program for the purposes of preventing storm water pollution (i.e. downspouts directed to landscaped areas, minimize directly connected impervious areas, etc.). Staff notes that the draft Stormwater Master Plan does identify Milverton Ave as a priority area. However, all projects in the draft master plan are currently unfunded.

Staff notes that downspouts are to be directed to landscaped areas to comply with the Urban Runoff Pollution Prevention (Condition No. 9h). The grading and drainage plan shows the project will include an on-site drainage system with a private dissipation field in the back yard.

Any streetscape improvements between the property and the street require an encroachment permit from the Engineering Division prior to doing any work within the public street right-of-way (Condition No. 6). The encroachment permit will require consistency with Shoulder Paving policy.

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 single-family land use.

Cc: Eugene Sakai, Architect
Phillip Lew and Kelly Liang, Owners

Attachments:

A. Application
B. Neighborhood Compatibility Worksheet
C. Area Map and Vicinity Map
D. Material Board
E. Neighbor Letter from 666 Milverton Road

FINDINGS

13-SC-35—643 Milverton Road

1. With regard to design review for 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 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;

   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

13-SC-35—643 Milverton Avenue

1. The approval is based on the plans received on October 29, 2014 and the written application materials provided by the applicant, except as may be modified by these conditions.

2. The applicant shall provide a landscape plan showing a fast growing evergreen landscape screenings or trees along the east, west and north property lines. The plants shall be a minimum of 15-gallon in size.

3. The applicant shall revise the plans to show that uncovered decks and patio that extends six feet into the required rear yard are no more than six inches above existing grade.

4. The 18-inch Magnolia tree in the front yard shall be retained for this application and cannot be removed without a tree removal permit from the Community Development Director.

5. The circular driveway shall be omitted.

6. The applicant shall obtain an encroachment permit issued from the Engineering Division prior to doing any work within the public street right-of-way.

7. The applicant/owner agrees to indemnify, defend, protect, and hold the City harmless from all costs and expenses, including attorney's fees, incurred by the City or held to be the liability of the City in connection with the City's defense of its actions in any proceedings brought in any State or Federal Court, challenging any of the City's action with respect to the applicant's project.

8. **Prior to the issuance of a demolition permit,** install tree protection fencing around the dripline, or as required by the project arborist, of the 18-inch tree in the front yard, 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.

9. **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.

g. The location of any water backflow preventers and screening to mitigate such facilities.

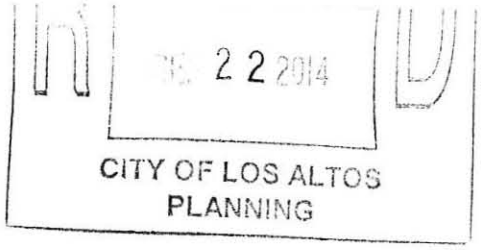
h. Compliance with the New Development and Construction Best Management Practices and Urban Runoff Pollution Prevention program, as adopted by the City for the purposes of preventing storm water pollution (i.e. downspouts directed to landscaped areas, minimize directly connected impervious areas, etc.).

10. **Prior to final inspection:**

a. All privacy screening, front 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 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 # 1106323

	One-Story Design Review		Sign Review		Multiple-Family Review
✓	Two-Story Design Review		Sidewalk Display Permit		Rezoning
	Variance(s)		Use Permit		R1-S Overlay
	Lot Line Adjustment		Tenant Improvement		General Plan/Code Amendment
	Tentative Map/Division of Land		Preliminary Project Review		Appeal
	Subdivision Map Review		Commercial Design Review		Other:

Project Address/Location: 643 Milverton Road Los Altos, CA 94022

Project Proposal/Use: Single Family Home

Current Use of Property: Single Family Home

Assessor Parcel Number(s) 175-19-006 Site Area:

New Sq. Ft.: 4079 (FAR) Remodeled Sq. Ft.: Ø Existing Sq. Ft. to Remain: Ø

Total Existing Sq. Ft.: 3052 Total Proposed Sq. Ft. (including basement): 5639 (incl. basement)

Applicant's Name: Phillip Lew and Kelly Liang

Home Telephone #: (650) 740-1687 Business Telephone #:

Mailing Address: 245 Pine Lane

City/State/Zip Code: Los Altos, CA 94022

Property Owner's Name: Phillip Lew and Kelly Liang

Home Telephone #: (650) 740-1687 Business Telephone #:

Mailing Address: 245 Pine Lane

City/State/Zip Code: Los Altos, CA 94022

Architect/Designer's Name: Eugene Sakai Telephone #: (408) 998-0983

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

(continued on back)

ATTACHMENT B

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 643 MILVERTON ROAD, 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? _____
Is the existing house listed on the City's Historic Resources Inventory? No

* See "What constitutes your neighborhood" on page 2.

Address: 643 MILVERTON ROAD
Date: 8/25/2014

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: +/- 13,300 square feet
Lot dimensions: Length +/- 140 feet
Width +/- 95 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? No
What % of the front facing walls of the neighborhood homes are at the front setback 0 %
Existing front setback for house on left 27'-4" ft./on right 35'-8" ft.
Do the front setbacks of adjacent houses line up? Yes

3. Garage Location Pattern: *(Pg. 19 Design Guidelines)*

Indicate the relationship of garage locations in your neighborhood* only on your street (count for each type)
Garage facing front projecting from front of house face 8
Garage facing front recessed from front of house face 1
Garage in back yard 0
Garage facing the side 1
Number of 1-car garages 0; 2-car garages 9; 3-car garages 1

* See "What constitutes your neighborhood" (page 2)

Address: 643 MILVERTON ROAD
Date: 8/25/2014

4. Single or Two-Story Homes:

What % of the homes in your neighborhood* are:
One-story 90%
Two-story 10%

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) BRICK AND STUCCO

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

* See "What constitutes your neighborhood" (page 2)

Address: 643 MILVERTON ROAD
Date: 8/25/2014

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)
DOWNWARDS

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.)?
FRONT LAWNS, HEDGES AND TREES

How visible are your house and other houses from the street or back neighbor's property?
VISIBLE UNLESS COVERED BY TREES

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)?
HEDGE INFRONT OF PROPERTY. ASPHALT PUBLIC RIGHT OF WAY.

10. Width of Street:

What is the width of the roadway paving on your street in feet? +/- 20'
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? PAVED

Address: 643 MILVERTON ROAD
Date: 8/25/2014

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.:

Asphalt roof material, hip and gable roofs, Use of painted stucco and brick. Deep front yard setback, horizontal feel

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

* See "What constitutes your neighborhood" (page 2)

Address: 643 MILVERTON ROAD
Date: 8/25/2014

Summary Table

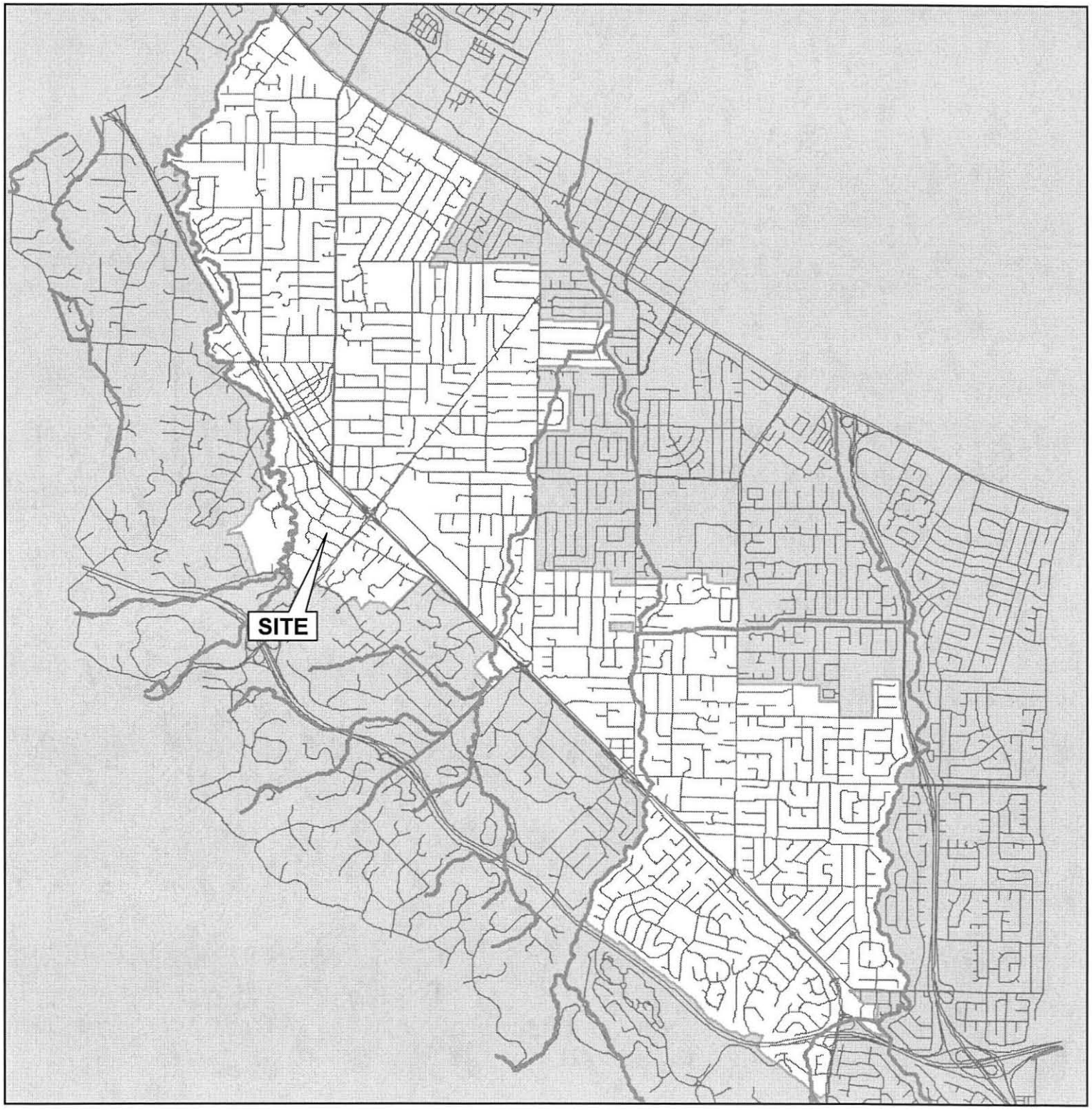
Please use this table to summarize the characteristics of the houses in your immediate neighborhood (two homes on either side, directly behind and the five to six homes directly across the street).

Address	Front setback	Rear setback	Garage location	One or two stories	Height	Materials	Architecture (simple or complex)
661 MILVERTON RD.	+/- 25'	+/- 30'	FRONT	1	+/- 18'	LAP SIDING	SIMPLE
660 MILVERTON RD.	+/- 25'	+/- 25'	FRONT	1	+/- 19'	LAP SIDNG, BRICK	SIMPLE
651 MILVERTON RD.	35'-8"	+/- 50'	FRONT	1	+/- 18'	STUCCO, BRICK	SIMPLE
650 MILVERTON RD.	+/- 25'	+/- 30'	FRONT	1	+/- 19'	STUCCO, BRICK	SIMPLE
752 UNIVERSITY AVE.	+/- 25'	+/- 30'	FRONT	1	+/- 18'	STUCCO	SIMPLE
640 MILVERTON RD.	+/- 25'	+/- 35'	FRONT	1	+/- 17'	STUCCO, STONE	SIMPLE
633 MILVERTON RD.	27'-4"	+/- 30'	FRONT	1	+/- 18'	BOARD & BATTEN	SIMPLE
630 MILVERTON RD.	+/- 25'	+/- 35'	FRONT	2	+/- 26'	STUCCO	SIMPLE
625 MILVERTON RD.	+/- 25'	+/- 35'	SIDE	1	+/- 19'	STUCCO, BRICK	SIMPLE
622 MILVERTON RD.	+/- 25'	+/- 35'	FRONT	1	+/- 19'	B&B, LAP SIDING	SIMPLE

* See "What constitutes your neighborhood", (page 2).

ATTACHMENT C

AREA MAI



CITY OF LOS ALTOS

APPLICATION: 14-SC-35
APPLICANT: P. Lew and K. Liang
SITE ADDRESS: 643 Milverton Road

N

Not to Scale

VICINITY MAP

SCALE 1 : 6,000

500 0 500 1,000 1,500

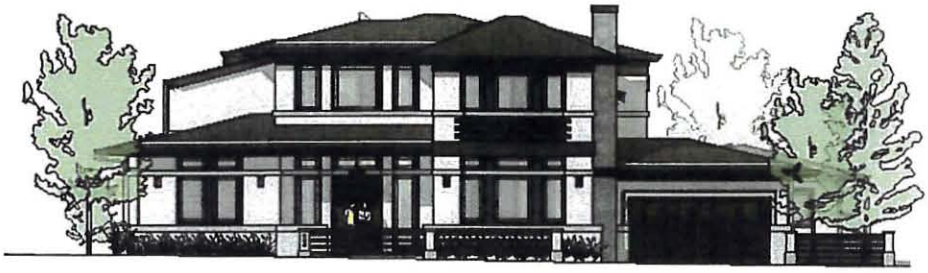
FEET

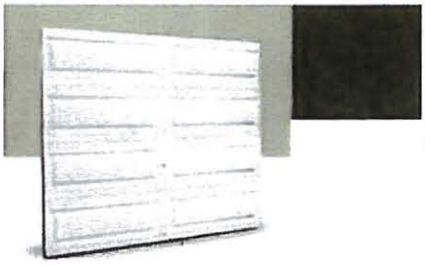
N

CITY OF LOS ALTOS

APPLICATION: 14-SC-35
APPLICANT: P. Lew and K. Liang
SITE ADDRESS: 643 Milverton Road

ATTACHMENT D

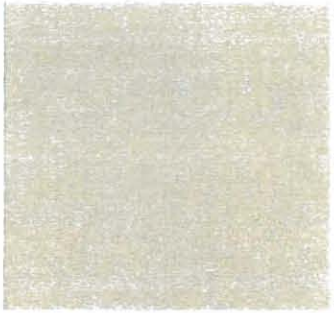




GARAGE DOOR
CLOPAY DOOR
CLASSIC TM COLLECTION

CHOCOLATE

www.clopaydoor.com



STUCCO PAINT
BENJAMIN MOORE

PEAU DE SOIE

www.benjaminmoore.com

FRONT DOOR
CALDWELLS SAN FRANCISCO'S DOOR COMPANY
MODERN DOOR MODEL C-1

ECHO WOOD WALNUT

www.caldwells.com

LIGHTWEIGHT STONE VENEER
ELDORADO STONE
MOUNTAIN LEDGE

SIERRA

www.eldoradostone.com

ASPHALT COMPOSITION SHINGLES
CERTAINTEED
PRESIDENTIAL SHAKE TL

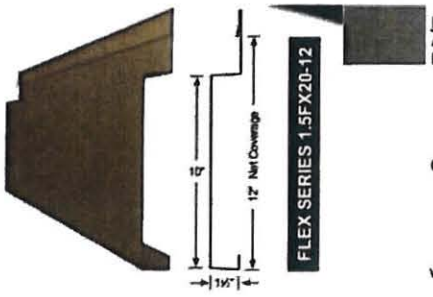
PLATINUM

www.certainteed.com

LIGHTWEIGHT STONE VENEER
ELDORADO STONE
ASHLAR

SANTA BARBARA

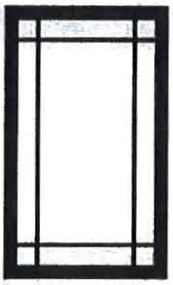
www.eldoradostone.com



METAL SEAM ROOFING
AEP SPAN
FLEX SERIES

OLD TOWN GRAY

www.allweathersweb.com



WINDOWS
JELD-WEN WINDOWS & DOORS
SITELINE EX WOOD CASEMENT WINDOW

CHESTNUT BRONZE

www.jeld-wen.com

STUDIO S SQUARED
19 NORTH 2ND STREET, SUITE #205, SAN JOSE, CA
P: 408.998.0983 F: 408.998.0982
www.studioS2arch.com

LIANG - LEW RESIDENCE
MATERIAL BOARD
643 MILVERTON ROAD, LOS ALTOS, CA
KELLY LIANG AND PHIL LEW

ATTACHMENT E

Los Altos Design Review Commission Chair Blockhus and distinguished Commission Members

Subject: Commission 11/5/2014 Meeting Agenda Item 5, New Home 643 Milverton Road

I support basic design of this new home and feel home owner has done a good job of using several architectural features to hide bulk and mass of a two story home on a narrow 95 feet wide lot. Use of articulation, garage lower plate height, hip roof, painted wood, small side windows, and exceeding code setbacks really help. I do have some concerns that need to be addressed in order to have home fit the character of Milverton road. Concerns like choice of roof material, front lighting, pedestrian safety, rain storm flooding, street trees, and traffic calming streetscape. I recommend you continue this agenda item and allow home owner extra time to hopefully make minor changes that insure new home is compatable with character of Milverton Road.

Drawings specify Metal Seam roofing material. This material has a bold "look at me" feel that will draw attention to bulk and mass of home. It is out of character with any other home on Milverton and also the house front materials like native stone, painted wood, smooth plaster. I recommend roof material changed to a softer look material that does not draw attention. Also metal seam roofing joints at hip crowns tend to leak.

Front of house has three lights plus front door light. These three extra lights will broadcast light to neighbors at night and should be deleted from design. If they are intended for security, I recommend applying for city supplied directional street light on front of home power pole.

Milverton road has more than 60 pedestrians per day and the number one safety problem is cars entering and exiting driveways. Forward moving cars exiting driveways are always traveling faster than cars that back out and are the highest safety hazard. If a car is traveling slowly, pedestrians can get out of the way before an accident happens. Applicant at 604 Milverton was recently denied a second driveway cut by Los Altos Council. The highly desirable character of homes on Milverton is tree lined street with plenty of landscaping. Placing a circular driveway on this 95 feet wide lot has increased hardscape / front yard area ratio to 40%; almost all other homes have a 20% ratio. Two homes on Milverton with circular driveways have wide lots of 137 feet and 123 feet. Circular driveway on small 95 feet wide lot with three parked cars will give home look of a parking lot. I recommend removing circular driveway and increasing landscaping.

This home is at the lowest road elevation east of Milverton curve and rain storm run-off water collects on east property line. Rain storm watershed area is 11,114 square feet or a little more than one acre of paved surface. During rain storms of more than 1 inch, water also spills over from south side of street. Prior owner managed rain storm run-off water collection by keeping his next to driveway sanitary sewer clean-out open and had an east property line trench to backyard. Recently a dam was placed at driveway entrance and that just moved rain storm run-off water to neighbor at 651 Milverton. Grading plan [drawing C.1] does not address this problem and driveway [drawing A1.0] does not have a grating for drain that connects to house roof rain storm

water run-off retention system. Federal Clean Water Act has set the Los Altos Storm Water Master Plan priorities and placed Milverton in the top priority category. Directly south across the street from this home is a French Drain that will be replaced with grating drain that connects to Los Altos storm drain system. Placing an adjacent grating drain on north side of street between new home driveway and property line is the best solution. Until this happens a grating drain needs to be placed in driveway that is sized for a large quantity of rain storm water run-off. Los Altos director of Public Works should be asked how to add grating drain on north side of street and what home owner fees would be accessed. Permeable pavers in driveway would also help in water collection.

Landscape drawing does not specify the two street trees near front property line. These trees must be chosen from City of Los Altos Street Tree Planting List Category 2 [trees are next to power line]. At least one tree should be evergreen.

Landscape and A1.0 drawings are incomplete because they do not show streetscape plans between property line and pavement edge. Council in 2010 approved Shoulder Paving Policy drawing SU-20 that describes what new home owners must do in zone between pavement edge and property line. This policy helps homeowner address drainage issues and assists other neighbors working on residential traffic calming. We all need to do our part! Milverton Road has a major PM commute, high speed cut-through traffic problem. A prior Los Altos traffic engineer authorized Milverton residents to grow landscape "bulb outs" to give street a narrow look that will help slow down drivers. This is the first recommended option in Los Altos Neighborhood Traffic Management Plan. I recommend using Shoulder Paving Policy options to help Milverton neighbors with traffic calming.

Thank you for your consideration.

Jim Wing

666 Milverton Road

Los Altos, CA

ATTACHMENT C

Studio S² Architecture, Inc.
19 N. 2nd Street, Ste. 205
San Jose, CA 95113
ph: (408) 998-0983
fax: (408) 998-0982
esakai@studios2arch.com

December 4, 2014

City of Los Altos
Planning Department
1 N San Antonio Rd
Los Altos, CA 94022

Attn: Mr. Sean Gallegos

Re: 643 Milverton (Kelly Liang and Phil Lew Residence)
Permit Application No: 14-sc-35

Dear Mr. Gallegos:

Attached herewith please find the following:

- (2) "D" sized complete sets
- (12) 11x17 complete sets
- (1) CD-ROM of same

Per the Planning Commission's comments, we have modified the 2nd floor design to introduce a "setback" between the first and 2nd floors, in order to satisfy Commissioner Kirik's concerns about the bulk and mass of the central two story element. We have also relocated the laundry room to be over the garage as per his suggestion. I hope you will find these changes in line with the Commission's concerns and can schedule us for a re-hearing in short order.

Please note that our client has opted to retain the semi-circular driveway for the reasons she articulated at our initial Commission hearing.

Thank you very much for your review and continued assistance with our project. Please do not hesitate to call our office should you have any questions.

Sincerely,

Eugene H. Sakai, AIA, LEED AP
President, Studio S² Architecture, Inc.

cc: Kelly and Phil
file

Studio S² Architecture, Inc.
19 N. 2nd Street, Ste. 205
San Jose, CA 95113
ph: (408) 998-0983
fax: (408) 998-0982
esakai@studios2arch.com

October 22, 2014

City of Los Altos
Planning Department
Community Development Dept. Planning Division
Los Altos City Hall
1 North San Antonio Road
Los Altos, Ca 94022
Attn: Sean K. Gallegos, Assistant Planner

Re: 643 Milverton Road (Kelly Liang and Phil Lew Residence)
Studio S Squared job# 14020

Dear Mr. Gallegos:
Thank you for taking the time to review our drawings. Below is our written response to your comments.

1. Design
   a. We have reduced the first floor height from 10'-6" to 9'-6" Reducing the building height and eave height 1 foot as discussed per our phone call on 10/21. See revised A0.5, A3.0, A3.1, and A5.0
   b. Per our phone call on 10/21/14, we have reduced the width of the circular driveway and added dense landscape screening. See revised A1.0 and Landscape Plan
2. Clarifications
   a. Site Plan
      i. We have specified both A/C units to be 67db which complies with the 70 dB limit at 14 feet from property line as specified in the City's Noise Control Ordinance. We also added a sound screen. See revised A1.0 and Landscape Plan, and enclosed AC unit cutsheet.
      ii. We have added large trees and shrubs for privacy. See revised A1.0 and Landscape Plan
      iii. See revised Landscape Plan
      iv. See revised A2.0 and Landscape Plan
   b. Casita Floor Plan
      i.

1. We have removed the oven from the wet bar. See revised A2.1d
2. We have added the requested notes. See revised A2.1d

c. We have added a full height solid screen wall on both sides of balcony to protect the neighbor's privacy. See A5.0/2
d. Proposed Building Elevations
   i. We have added the Existing Grade (Natural Grade) and called out the height on the Side Elevations. See revised A3.0 and A3.1
   ii. We have added the Existing Finished Grade (Natural Grade) and called out the height on the Side Elevations. See revised A3.0 and A3.1
   iii. We have added roof, wall and window details. See A8.0
e. Exterior Elevations
   i. We have added the Existing Finished Grade (Natural Grade) and called out the height. See revised A3.2
   ii. The Accessory structure is 11 ft from the property line. We have added the required daylight plane. See revised A3.2
   iii. We have added the Existing Finished Grade (Natural Grade) and called out the height. See revised A3.2
f. Building Cross-Sections
   i. We have added the Existing Finished Grade (Natural Grade) and called out the height. See revised A5.0
   ii. Section 2/A5.0 shows the Master Bedroom and Balcony
g. Landscape Plan
   i. See revised Landscape Plan
   ii. See revised Landscape Plan, A0.2a, A0.3, A0.4, A1.0, A3.1, A3.2 and A5.0
   iii. See revised A2.0 and Landscape Plan
h. See revised A1.0

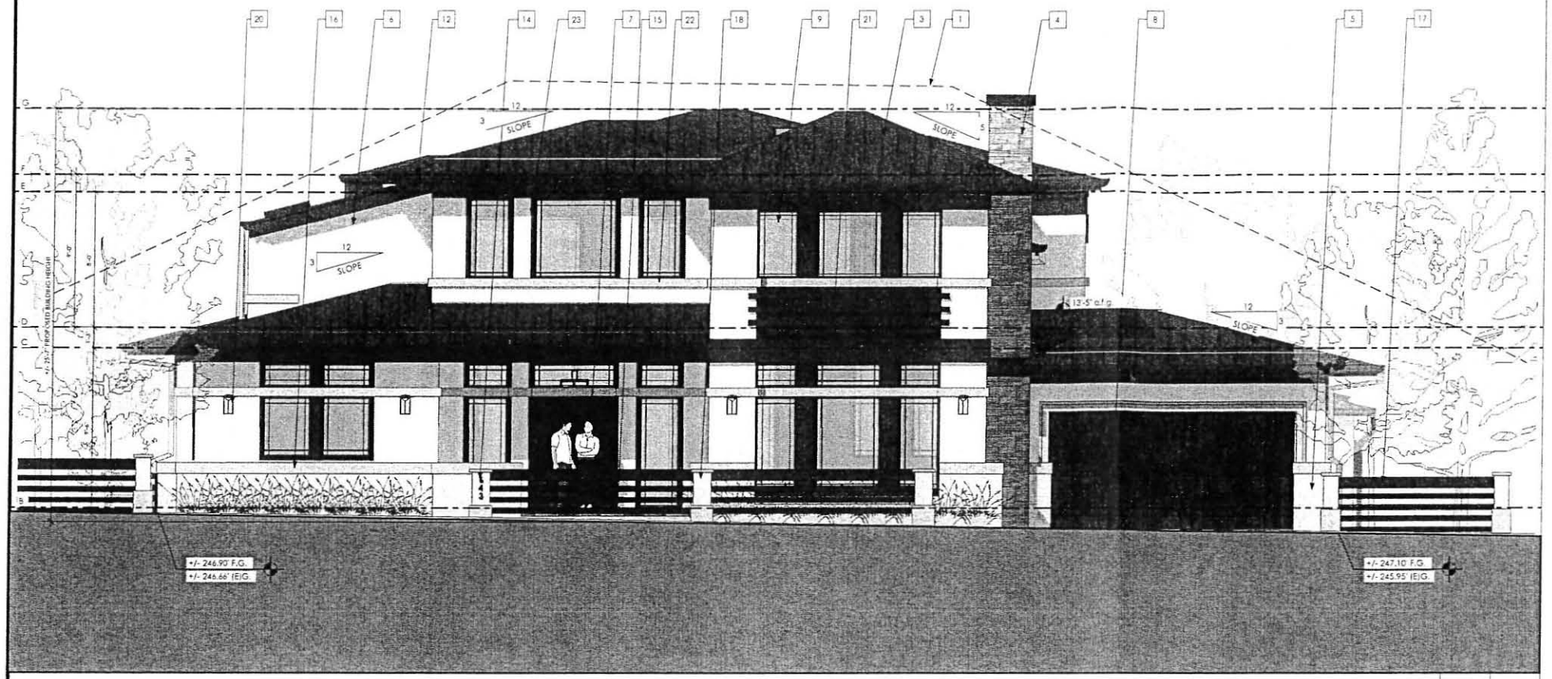
Thank you for your review. Please do not hesitate to call our office should you have any questions.

Sincerely,

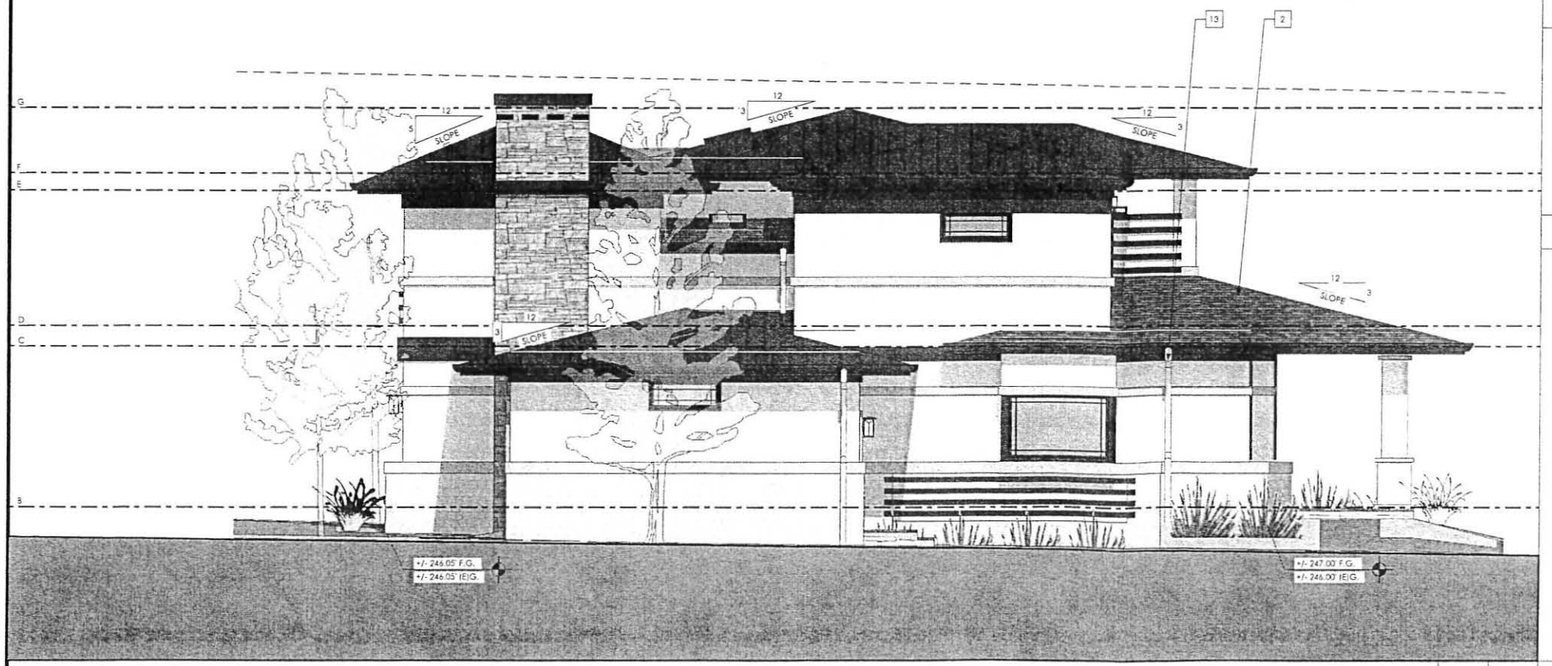
Eugene H. Sakai, AIA, LEED AP
President, Studio S² Architecture, Inc.

cc: Kelly Liang and Phil Lew

ATTACHMENT D



SOUTH ELEVATION (FRONT) | 1/4" | 1



EAST ELEVATION (RIGHT) | 1/4" | 2

= NUMBER OF KEYNOTE BELOW

1 DAYLIGHT PLANE AS DEFINED BY CITY OF LOS ALTOS. GRADE FOR THE PURPOSE OF ESTABLISHING DAYLIGHT PLANE SHALL BE AN AVERAGE OF THE GRADE AT THE MIDPOINT OF THE BUILDING AND GRADE AT THE CLOSEST POINT ON THE ADJACENT LOT

2 ASPHALT COMPOSITION SHINGLES. INSTALL PER MANUF. INSTRUCTIONS--MANUF.: CERTAINTEED; STYLE: PRESIDENTIAL SHAKE TL; COLOR: PLATINUM www.certainteed.com

3 METAL SEAM ROOFING. INSTALL PER MANUF. INSTRUCTIONS--MANUF.: AEP SPAN; STYLE: FLEX SERIES; COLOR: OLD TOWN GRAY www.aepspan.com

4 LIGHTWIEGHT STONE VENEER. INSTALL PER MANUF. INSTRUCTIONS--MANUF.: ELDORADO STONE; STYLE: MOUNTAIN LEDGE; COLOR: SIERRA www.eldoradostone.com

5 LIGHTWIEGHT STONE VENEER. INSTALL PER MANUF. INSTRUCTIONS--MANUF.: ELDORADO STONE; STYLE: ASHLAR; COLOR: SANTA BARBARA www.eldoradostone.com

6 STEEL TROWELED IGNITION RESISTANT CEMENT PLASTER SYSTEM (SMOOTH FINISH) - 7/8" CEMENT PLASTER O/ METAL LATH O/ 2 LAYERS GRADE 'D' OR BETTER BUILDING PAPER, 3 COAT SYSTEM

7 FRONT DOOR. INSTALL PER MANUF. INSTRUCTIONS--MANUF.: CALDWELLS SAN FRANCISCO'S DOOR COMPANY; STYLE: MODERN DOOR MODEL C-1; COLOR: ECHO WOOD WALNUT www.caldwells.com

8 GARAGE DOOR. INSTALL PER MANUF. INSTRUCTIONS--MANUF.: CLOPAY DOOR; STYLE: CLASSIC TM COLLECTION PREMIUM SERIES; COLOR: CHOCOLATE www.clopaydoor.com

9 WINDOWS. INSTALL PER MANUF. INSTRUCTIONS--MANUF.: JELD-WEN WINDOWS & DOORS; STYLE: SITELINE EX WOOD CASEMENT WINDOW; COLOR: CHESTNUT BRONZE www.jeld-wen.com

10 SKYLIGHT

11 BI-FOLD/SLIDING DOORS. INSTALL PER MANUF. INSTRUCTIONS--MANUF.: JELD-WEN WINDOWS & DOORS; STYLE: W-4500 WOOD FOLDING PATIO DOOR; COLOR: CHESTNUT BRONZE www.jeld-wen.com

12 PAINTED METAL GUTTER OVER 8X2 PAINTED FASCIA

13 PAINTED DOWNSPOUT

14 5" ALUMINUM ADDRESS LETTERS "BANK GOTHIC MD" WITH 1" STANDOFF MOUNTING AND DARK BRONZE ANODIZED ALUMINUM FINISH

15 STAMPED CONCRETE STEPS

16 8"X1'-2" STONE PARAPET COPING.

17 PAINTED DARK BRONZE WOOD LOUVERED GATE/FENCE

18 STONE 3' HIGH ENTRANCE COLUMN

19 STONE 4' HIGH ENTRANCE FENCE

20 EXTERIOR LIGHT. INSTALL PER MANUF. INSTRUCTIONS--MANUF.: HINKLEY LIGHTING; STYLE: DRAKE 19900Z; COLOR: DIE-CAST ALUMINUM www.hinkleylighting.com

21 PAINTED DARK BRONZE WOOD TRIM

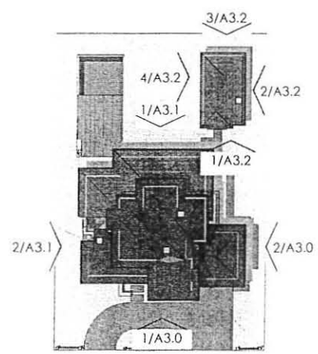
22 6" STONE TRIM

23 2' PAINTED DARK BRONZE WINDOW/DOOR TRIM

KEYNOTES | - | -

A. NOT USED
B. (N) FIRST FLOOR BOTTOM PLATE @ (+/- 247.87')
C. (N) FIRST FLOOR TOP PLATE @ (+/- 257.37')
D. (N) SECOND FLOOR BOTTOM PLATE @ (+/- 258.68')
E. (N) SECOND FLOOR TOP PLATE @ (+/- 266.62')
F. (N) SECOND FLOOR TOP PLATE @ (+/- 267.62')
G. (N) BUILDING HEIGHT @ (+/- 271.55')

GRID LINE LEGEND | - | -



KEYPLAN | 1/30' | -

"FOR PLANNING APPROVAL ONLY--NOT FOR CONSTRUCTION"

studio . s squared

19 N. 2nd St., Ste. 205
San Jose, CA 95113
P : (408) 998 - 0983
F : (408) 998 - 0982

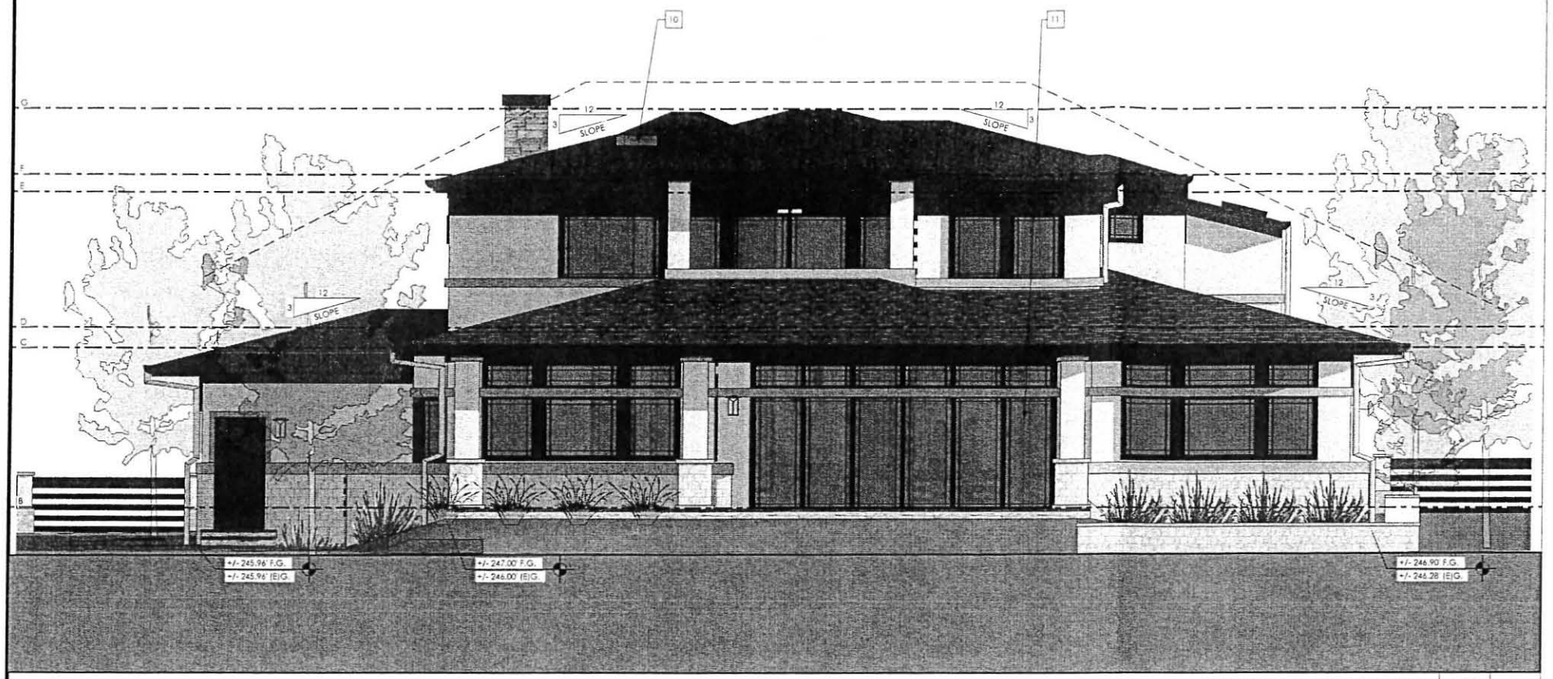
LIANG - LEW RESIDENCE
NEW SINGLE FAMILY RESIDENCE
643 MILVERTON ROAD, LOS ALTOS, CA
KELLY LIANG AND PHIL LEW

LICENSED ARCHITECT KAY-YA LEW STATE OF CALIFORNIA

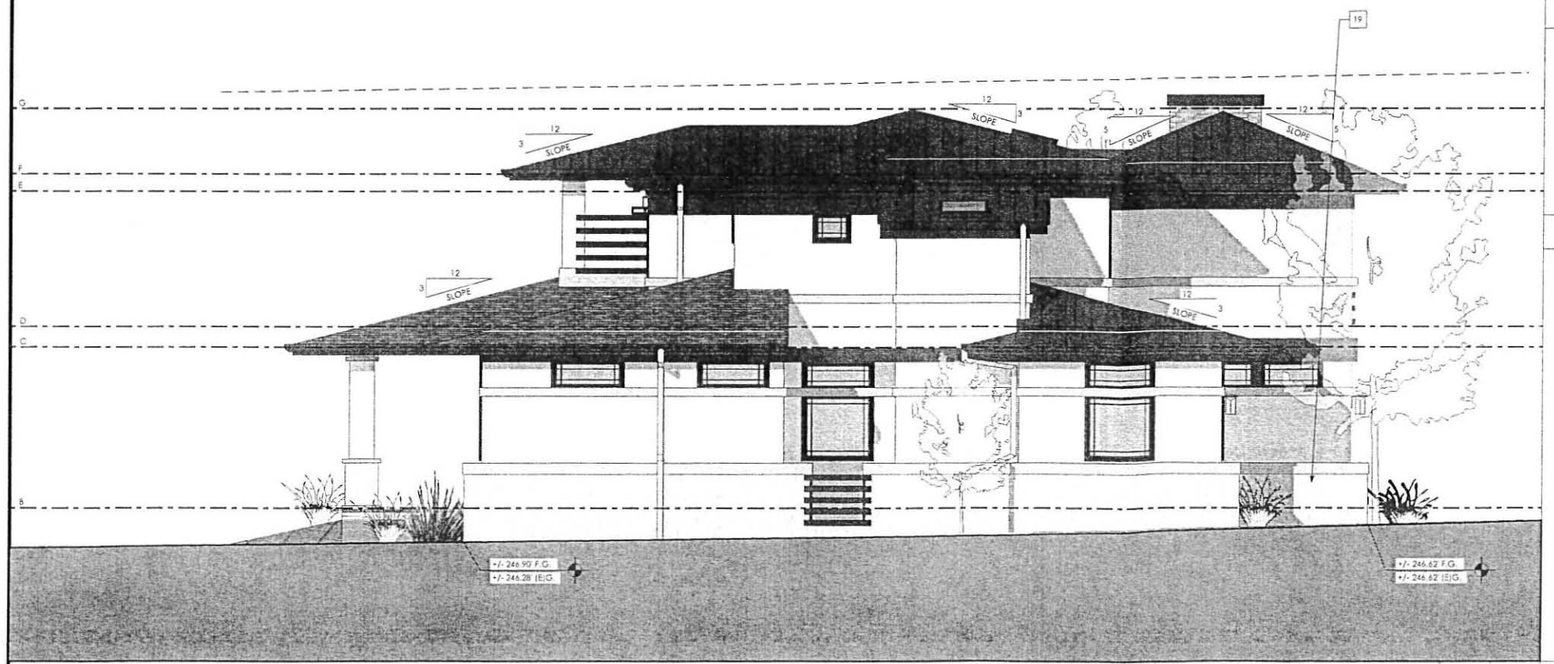
PROJECT NO.	14-600
REVISION	DATE	DESCRIPTION
	08/25/2014	DESIGN DEVELOPMENT REVIEW
	10/22/2014	DESIGN DEVELOPMENT REVIEW RESUB

EXTERIOR ELEVATIONS

A3.0



NORTH ELEVATION (REAR) | 1/4" | 1



WEST ELEVATION (LEFT) | 1/4" | 2

= NUMBER OF KEYNOTE BELOW

1 DAYLIGHT PLANE AS DEFINED BY CITY OF LOS ALTOS. GRADE FOR THE PURPOSE OF ESTABLISHING DAYLIGHT PLANE SHALL BE AN AVERAGE OF THE GRADE AT THE MIDPOINT OF THE BUILDING AND GRADE AT THE CLOSEST POINT ON THE ADJACENT LOT

2 ASPHALT COMPOSITION SHINGLES. INSTALL PER MANUF. INSTRUCTIONS--MANUF.: CERTAINTEED; STYLE: PRESIDENTIAL SHAKE TL; COLOR: PLATINUM www.certainteed.com

3 METAL SEAM ROOFING, INSTALL PER MANUF. INSTRUCTIONS--MANUF.: AEP SPAN; STYLE: FLEX SERIES; COLOR: OLD TOWN GRAY www.aepspan.com

4 LIGHTWIEGHT STONE VENEER, INSTALL PER MANUF. INSTRUCTIONS--MANUF.: ELDORADO STONE; STYLE: MOUNTAIN LEDGE; COLOR: SIERRA www.eldoradostone.com

5 LIGHTWIEGHT STONE VENEER, INSTALL PER MANUF. INSTRUCTIONS--MANUF.: ELDORADO STONE; STYLE: ASHLAR; COLOR: SANTA BARBARA www.eldoradostone.com

6 STEEL TROWELED IGNITION RESISTANT CEMENT PLASTER SYSTEM (SMOOTH FINISH) - 7/8" CEMENT PLASTER O/ METAL LATH O/ 2 LAYERS GRADE 'D' OR BETTER BUILDING PAPER, 3 COAT SYSTEM

7 FRONT DOOR; INSTALL PER MANUF. INSTRUCTIONS--MANUF.: CALDWELLS SAN FRANCISCO'S DOOR COMPANY; STYLE: MODERN DOOR MODEL C-1; COLOR: ECHO WOOD WALNUT www.caldwells.com

8 GARAGE DOOR, INSTALL PER MANUF. INSTRUCTIONS--MANUF.: CLOPAY DOOR; STYLE: CLASSIC TM COLLECTION PREMIUM SERIES; COLOR: CHOCOLATE www.clopaydoor.com

9 WINDOWS, INSTALL PER MANUF. INSTRUCTIONS--MANUF.: JELD-WEN WINDOWS & DOORS; STYLE: SITELINE EX WOOD CASEMENT WINDOW; COLOR: CHESTNUT BRONZE www.jeld-wen.com

10 SKYLIGHT

11 BI-FOLD/SLIDING DOORS, INSTALL PER MANUF. INSTRUCTIONS--MANUF.: JELD-WEN WINDOWS & DOORS; STYLE: W-4500 WOOD FOLDING PATIO DOOR; COLOR: CHESTNUT BRONZE www.jeld-wen.com

12 PAINTED METAL GUTTER OVER 8X2 PAINTED FASCIA

13 PAINTED DOWNSPOUT

14 5" ALUMINUM ADDRESS LETTERS "BANK GOTHIC MD" WITH 1" STANDOFF MOUNTING AND DARK BRONZE ANODIZED ALUMINUM FINISH

15 STAMPED CONCRETE STEPS

16 8"X1'-2" STONE PARAPET COPING,

17 PAINTED DARK BRONZE WOOD LOUVERED GATE/FENCE

18 STONE 3' HIGH ENTRANCE COLUMN

19 STONE 4' HIGH ENTRANCE FENCE

20 EXTERIOR LIGHT, INSTALL PER MANUF. INSTRUCTIONS--MANUF.: HINKLEY LIGHTING; STYLE: DRAKE 1990OZ; COLOR: DIE-CAST ALUMINUM www.hinkleylighting.com

21 PAINTED DARK BRONZE WOOD TRIM

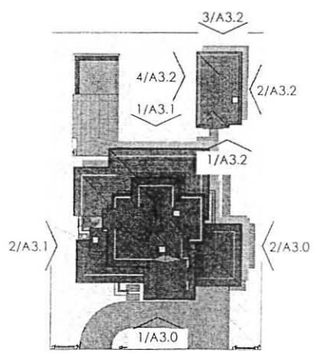
22 6" STONE TRIM

23 2' PAINTED DARK BRONZE WINDOW/DOOR TRIM

KEYNOTES | - | -

A. NOT USED
B. (N) FIRST FLOOR BOTTOM PLATE @ (+/- 247.87')
C. (N) FIRST FLOOR TOP PLATE @ (+/- 257.37')
D. (N) SECOND FLOOR BOTTOM PLATE @ (+/- 258.68')
E. (N) SECOND FLOOR TOP PLATE @ (+/- 266.62')
F. (N) SECOND FLOOR TOP PLATE @ (+/- 267.62')
G. (N) BUILDING HEIGHT @ (+/- 271.55')

GRID LINE LEGEND | - | -



KEYPLAN | 1/30' | -

"FOR PLANNING APPROVAL ONLY--NOT FOR CONSTRUCTION"

studio . s . squared .
19 N. 2nd St., Ste. 205
San Jose, CA 95113
P : (408) 998 - 0983
F : (408) 998 - 0982

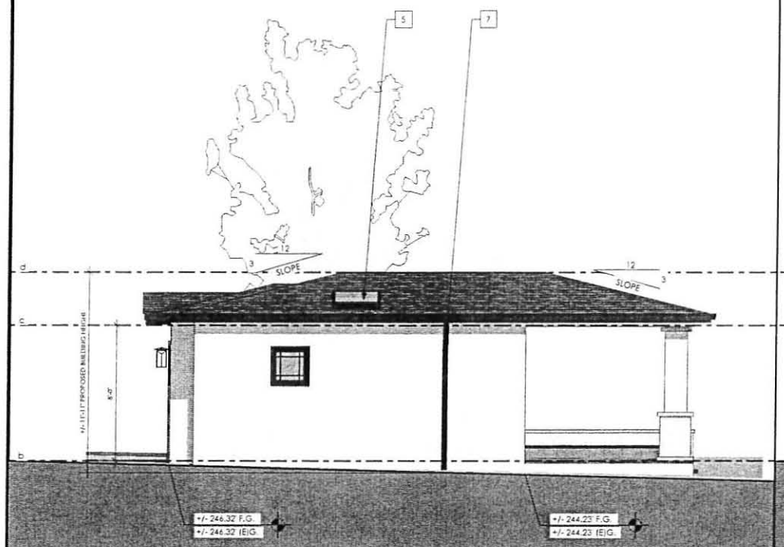
LIANG - LEW RESIDENCE
NEW SINGLE FAMILY RESIDENCE
643 MILVERTON ROAD, LOS ALTOS, CA
KELLY LIANG AND PHIL LEW

LICENSED ARCHITECT KEVIN LEE STATE OF CALIFORNIA

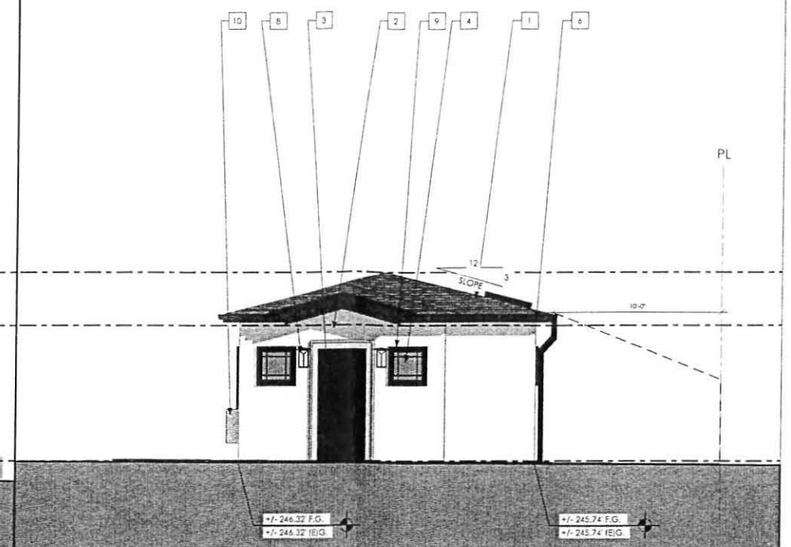
PROJECT NO:			1409
REVISION	DATE	DESCRIPTION	
	08/25/2014	DESIGN DEVELOPMENT REVIEW	
	10/22/2014	DESIGN DEVELOPMENT REVIEW RESUB	

EXTERIOR ELEVATIONS

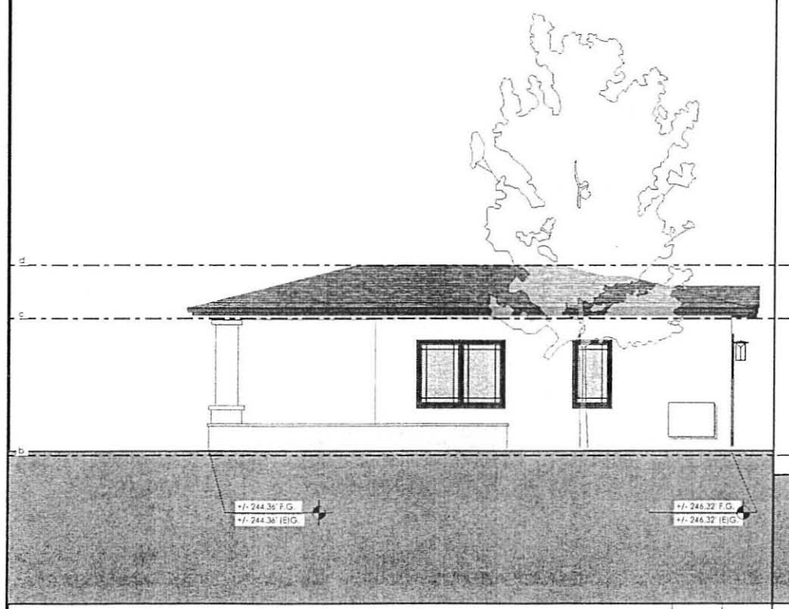
A3.1



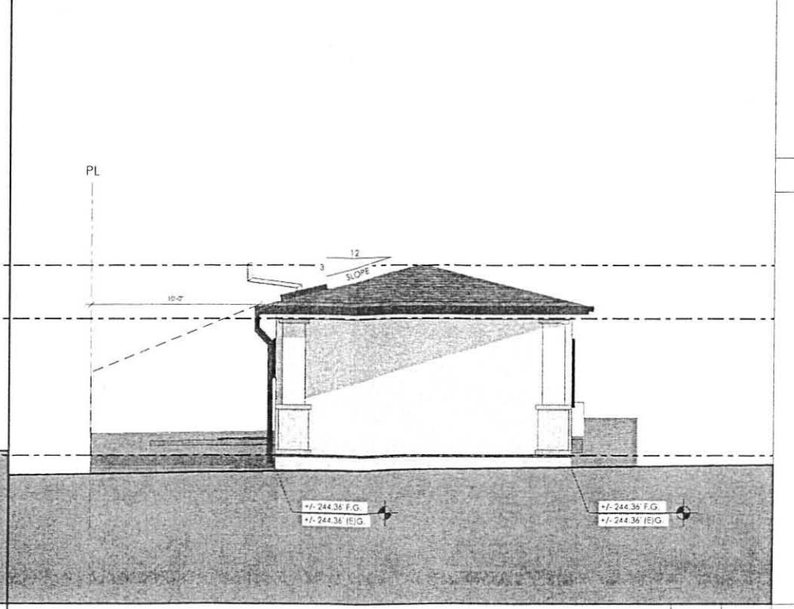
WEST ELEVATION (RIGHT) | 1/4" | 3



SOUTH ELEVATION (FRONT) | 1/4" | 1



EAST ELEVATION (LEFT) | 1/4" | 4



NORTH ELEVATION (REAR) | 1/4" | 2

KEYNOTES | - | -

[#] = NUMBER OF KEYNOTE BELOW

1 ASPHALT COMPOSITION SHINGLES, INSTALL PER MANUF. INSTRUCTIONS--MANUF.: CERTAINTEED; STYLE: PRESIDENTIAL SHAKE TL; COLOR: PLATINUM www.certainteed.com

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4 WINDOW/DOOR, INSTALL PER MANUF. INSTRUCTIONS--MANUF.: JELD-WEN WINDOWS & DOORS; STYLE: SITELINE EX WOOD CASEMENT WINDOW; COLOR: CHESTNUT BRONZE www.jeld-wen.com

5 SKYLIGHT

6 PAINTED METAL GUTTER OVER 8X2 PAINTED FASCIA

7 PAINTED DOWNSPOUT

8 EXTERIOR LIGHT, INSTALL PER MANUF. INSTRUCTIONS--MANUF.: HINKLEY LIGHTING; STYLE: DRAKE 1990OZ; COLOR: DIE-CAST ALUMINUM www.hinkleylighting.com

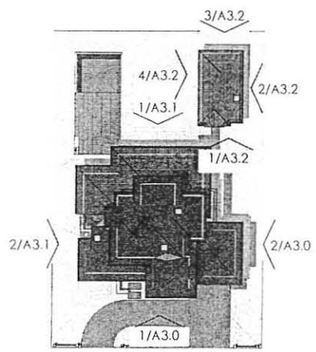
9 2" PAINTED DARK BRONZE WINDOW/DOOR TRIM

10 PTAC HVAC UNIT

GRID LINE LEGEND | - | -

a. NOT USED
b. (N) FIRST FLOOR BOTTOM PLATE @ (+/- 245.08')
c. (N) FIRST FLOOR TOP PLATE @ (+/- 253.08')
d. (N) BUILDING HEIGHT @ (+/- 256.31')

KEYPLAN | 1/30' | -



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KELLY LIANG AND PHIL LEW

LICENSED ARCHITECT TAKAYAMA LEE STATE OF CALIFORNIA

PROJECT NO: 1409		
REVISION:	DATE	DESCRIPTION
	09/29/2014	DESIGN DEVELOPMENT REVIEW
	10/27/2014	DESIGN DEVELOPMENT REVIEW RESUB

EXTERIOR ELEVATIONS

A3.2

ATTACHMENT E

January 6, 2015

Los Altos Design Review Commission Chair Blockhus and Commission Members

Subject: Commission 1/14/2015 Meeting Agenda Item for New Home at 643 Milverton Road

I feel this new home meets findings and has my support for conditions recommended by staff. As one of 60 pedestrians who daily walk past this home, I support pedestrian safety condition that allows only one driveway cut. I recommend you add the following conditions that requires applicant to use traffic calming in their required shoulder paving design and Los Altos approved street trees:

- **Replace Elaeocarpus Decipiens tree nearest street with Category 2 street tree per Los Altos Street Tree Planting List.**
- **Applicant shall use traffic calming design option of landscape bulb-outs described in Los Altos Shoulder Paving Policy SU-20 [attached] and provide code required minimum of 22 feet of street parking. Radius curb at edge of pavement interface with 651 Milverton to be determined by Los Altos Public Works Director.**

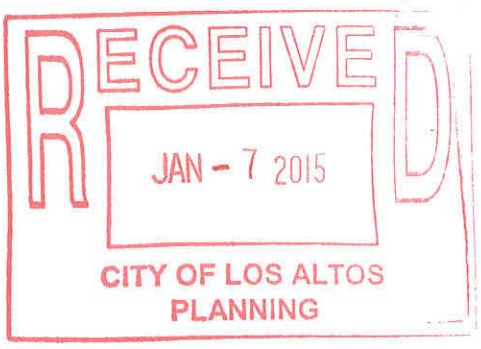
Landscaping drawing shows Lomanndra C [little tuffy] planted in all of the Los Altos right-away shoulder between property line and pavement edge. This is in violation of code as described in Shoulder Paving Policy SU-20 and presents a safety problem in that pedestrians have no out of the way place to stand when cars pass them on our narrow street.

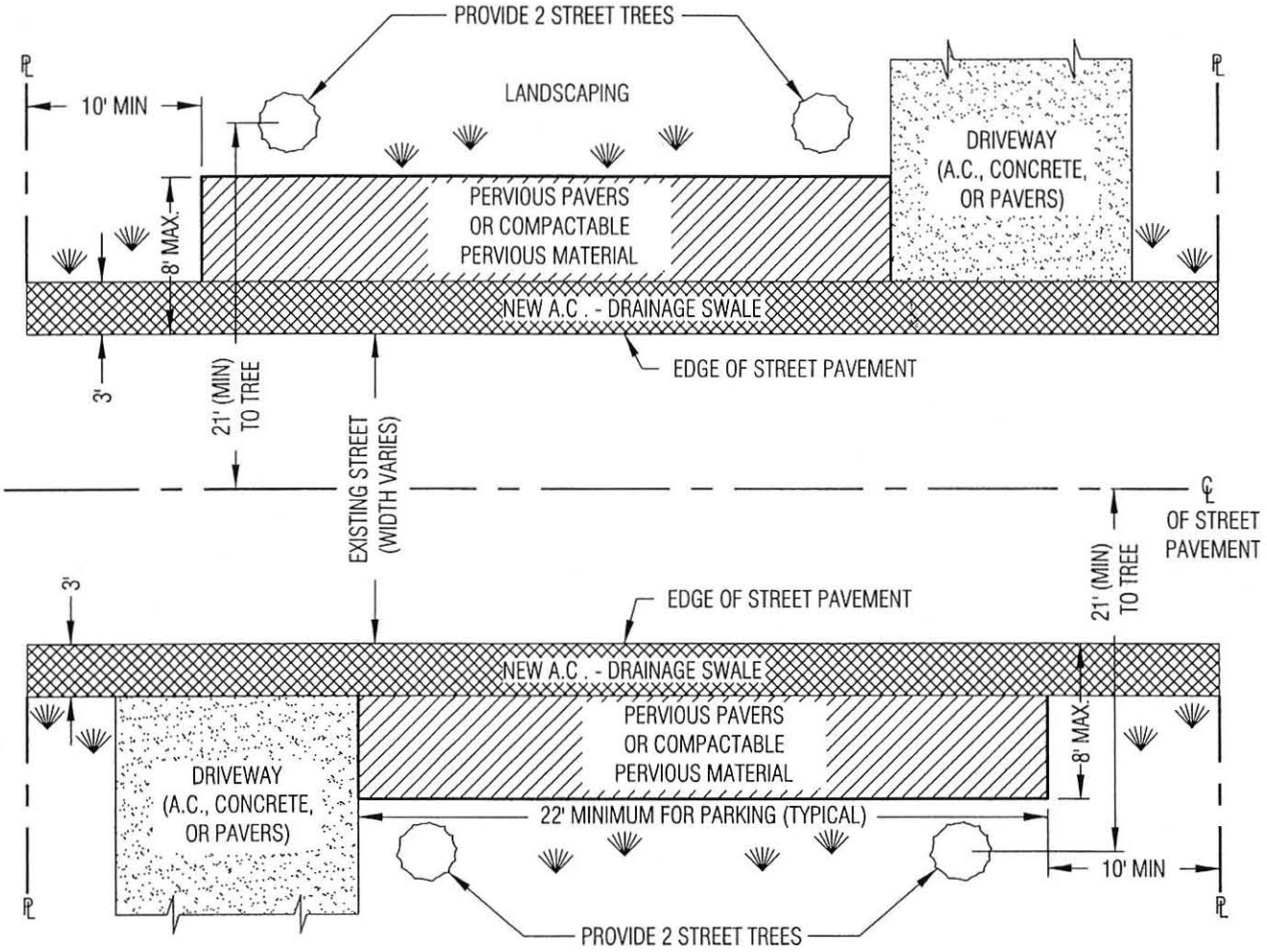
Pursuant to Milverton Neighborhood Traffic Management Program [NTMP] application, Los Altos staff measured traffic volume [181 cars per day, 3 day count] and determined Milverton was a "low volume" residential street. Director of Public Works and Traffic engineer advised neighbors to "narrow look" of Milverton by allowing street tree canopy, landscape bulb-outs in shoulder zone, and encourage street parking. This "narrow look" design is based on NTMP procedure and California Vehicle Code as a first line of defense. New home at 607 Milverton used Shoulder Paving Policy and it is very effective in traffic calming. The radius curb design and permeable packed rock street parking is very safe for pedestrians to walk on.

Milverton does not have a traffic problem for 164 of the 168 hours per week. It does have a weekday eastbound only PM commuter cut-through problem that is noticeable [28 cars] three to four midweek days at 5:00 PM to 6:00 PM. We have tried Police car presence, but they cannot be there every day and are not allowed to enforce tickets. Milverton is a quiet residential street the rest of the time and daily enjoyed by more than 60 pedestrians and 19 dogs walking our street rather than sidewalk on busy El Monte. We even have two basketball goals on our street.

Thank you for your consideration

Jim Wing Milverton Road, Los Altos, CA





PLAN VIEW

NOTES:

1. **IF THE STREET PAVEMENT WIDTH IS 36 FEET OR GREATER,** NO SHOULDER IMPROVEMENTS ARE PERMITTED WITH THE EXCEPTION OF LANDSCAPING AND IRRIGATION.
2. POLICY DOES NOT APPLY FOR REPAIRS, RESEALING, AND REPAVING IN KIND OF EXISTING SHOULDERS, NOR DOES IT REQUIRE THAT SHOULDERS MUST BE PAVED.
3. THE SHOULDER OF A NEWLY CONSTRUCTED OR 50% OR GREATER SQUARE FOOTAGE REMODELED RESIDENCE IS REQUIRED TO BE BROUGHT INTO COMPLIANCE WITH THIS POLICY.

LEGEND:

- A.C. ASPHALT CONCRETE
- ℄ PROPERTY LINE
- ℄ CENTERLINE
- EXISTING OR NEW LANDSCAPING
- STREET TREE (NEW OR EXISTING)
- NEW PERMEABLE SURFACE
- NEW A.C. - DRAINAGE SWALE

Approved: _____ 1/4/10
City Engineer Date

CITY OF LOS ALTOS · CALIFORNIA · INCORPORATED DECEMBER 1, 1952

REVISION	
Description	Date

ENGINEERING DIVISION

SHOULDER PAVING POLICY

SU-20