



DATE: January 14, 2015

AGENDA ITEM # 4

**TO:** Design Review Commission  
**FROM:** David Kornfield, Planning Services Manager  
**SUBJECT:** 14-SC-43 – 582 Glen Alto Drive

**RECOMMENDATION:**

Approve design review application 14-SC-43 subject to the findings and conditions

---

**PROJECT DESCRIPTION**

This project will demolish the existing house and construct a new two-story house. The new two-story house includes 2,254 square feet on the first story and 1,424 square feet on the second story. The following table summarizes the project's technical details:

<b>GENERAL PLAN DESIGNATION:</b>	Single-Family, Residential
<b>ZONING:</b>	R1-10
<b>PARCEL SIZE:</b>	10,512 square feet
<b>MATERIALS:</b>	Composition shingle roof, cement plaster siding, wood trim and ledge stone wainscot

	<b>Existing</b>	<b>Proposed</b>	<b>Allowed/Required</b>
<b>COVERAGE:</b>	1,737 square feet	3,153 square feet	3,153 square feet
<b>FLOOR AREA:</b>			
First Story	1,737 square feet	2,254 square feet	
Second Story	N-A	1,424 square feet	
Total	1,737 square feet	3,678 square feet	3,679 square feet
<b>SETBACKS:</b>			
Front	25 feet	25 feet	25 feet
Rear	70 feet	52 feet	25 feet
Right side (1 <sup>st</sup> /2 <sup>nd</sup> )	8 feet/N-A	8 feet/17 feet	7 feet/14.5 feet
Left side (1 <sup>st</sup> /2 <sup>nd</sup> )	9 feet/N-A	7 feet/18 feet	7 feet/14.5 feet
<b>HEIGHT:</b>	14 feet	27 feet	27 feet

## **BACKGROUND**

### **Neighborhood Context**

The subject property is located in a Consistent Character Neighborhood, as defined in the City's Residential Design Guidelines. The immediate vicinity has low-profile, mostly single-story houses with simple forms and rustic materials. The structures have a mixture of hip and gable style roofs. One modestly massed, two-story house is located across the street. The houses have fairly uniform front yard setbacks, although a few of the nearby structures on the south side of the street are set back farther. The street generally appears open with the structures visible and no distinct street tree pattern.

## **DISCUSSION**

### **Design Review**

In Consistent Character Neighborhoods, the City's Single-Family Residential Design Guidelines suggest that good designs have design elements, materials, and scale found within the neighborhood. Projects should "fit in" and lessen abrupt changes. The sizes of homes should not be significantly larger than other homes found in the neighborhood.

The proposed design fits in well with the neighborhood. It has some design elements such as the prominent two-car garage and simple, low pitched hip roof forms that are in common in the surrounding neighborhood character. The projecting entry is found on a nearby structure as with the recessed porch element. The building materials such as composition roofing, cement plaster siding, wood trim and brackets, and ledge stone wainscoting are rustic and appropriate to the design and the neighborhood context.

The proposed front yard setback is appropriately set at 25 feet from the property line. Although the structure to the east is set back farther, the project's setback helps reinforce the prevailing front yard setback. The proposed seven- and eight-foot side yard setbacks for the first story are slightly less than the prevailing 10-foot side yard setbacks; however, there is some variation in the lot width and width of the structures along the street, which minimizes this difference.

The structure's massing is fairly simple and fits in well. The building is not heavily articulated reflecting the understated appearance of the surrounding structures; only two small gable roof elements punctuate the roof forms that slope away from the street. The nine-foot wall plates combined with the 18-inch eave overhangs results in a visible exterior side wall height of approximately nine feet, six inches. This wall height, which is relatively low for a new house, will maintain a compatible scale with the surrounding neighborhood.

### **Privacy and Landscape**

The project does a good job of minimizing the privacy impacts to the sides. The first floor is set low to the grade, which helps maintain privacy at the lower level. The second story windows facing the sides are small and set relatively high up on the wall with approximately five-foot tall sill heights.

Although the left side of the second story has five windows, three of them are in a clearstory element and the others are in a closet or bathroom.

The second story Master Bedroom/Bath and Bedroom No. 2 face the rear yard. While the rear elevation is 72 feet from the rear property line, it has the potential to affect privacy without landscape mitigation. The six-foot deep balcony is partially recessed behind Bedroom No. 2 and obscured by the gable roof over the outdoor living porch; therefore, views to the west are somewhat limited. To screen views toward the rear, the project will be planting a row of Podocarpus and Tristania trees along the side and rear property lines. With these new screening trees, the project will be maintaining a reasonable level of privacy.

The project removes several minor trees in the rear yard including a persimmon, a fig, a mock orange (philadelphus) and an apple, which seem appropriate. To replace these trees, two new Category II Street Trees will be planted along the front property line. The conceptual landscape plan also shows new paves and landscaping in the front yard. With these new trees and landscaping, the project complies with the City's landscaping and street tree guidelines.

Also, since this project includes developer installed landscaping in excess of 2,500 square feet, the project will be subject to the City's Water Efficient Landscape Regulations.

## **ENVIRONMENTAL REVIEW**

Environmental review is not required. This project is categorically exempt from environmental review under Section 15301 of the Environmental Quality Act since is a single-family dwelling in a single-family residential zoning district.

Cc: Matt Kansky, 582 Glen Alto LLC, Property Owner  
Daryl Fazekas, Architect

### Attachments:

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

## FINDINGS

14-SC-43—582 Glen Alto Drive

With regard to design review for a two-story structure, the Design Review Commission finds the following in accordance with Section 14.76.050 and Section 14.06.120 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-43—582 Glen Alto Drive

1. The approval is based on the plans received on January 7, 2015 and the written application materials provide by the applicant, except as be modified by these conditions.
2. The applicant shall obtain an encroachment permit from the Engineering Division prior to doing any work within the public street right-of-way. The applicant shall work with the Engineering Division to provide street shoulder landscape in accordance with the City's Shoulder Paving Policy.
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. 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);
  - f. The location of any air conditioning units on the site plan and the manufacturer's sound rating for each unit; and
  - g. A landscape plan prepared by a licensed landscape professional showing how the plans comply with the City's Water Efficient Landscape Regulations (LAMC Chapter 12.36).
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;
  - b. Submit verification that the addition was built in compliance with the City's Green Building Ordinance (Section 12.26 of the Municipal Code); and
  - c. Provide a landscape installation assessment by a certified landscape professional certifying that the landscaping and irrigation system were installed per the approved landscape plan and are compliant with LAMC Chapter 12.36.





# ATTACHMENT A

## CITY OF LOS ALTOS GENERAL APPLICATION

NOV - 6 2014  
CITY OF LOS ALTOS  
PLANNING

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

Permit # 1106409

<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: 582 Glen Alto  
 Project Proposal/Use: SFR  
 Current Use of Property: SFR  
 Assessor Parcel Number(s) 189-59-006 Site Area: 10152  
 New Sq. Ft.: 3259 Remodeled Sq. Ft.: 0 Existing Sq. Ft. to Remain: 0  
 Total Existing Sq. Ft.: 1231 Total Proposed Sq. Ft. (including basement): 3259

Applicant's Name: MATT KANSKY  
 Home Telephone #: 650 269-3181 Business Telephone #: \_\_\_\_\_  
 Mailing Address: PO Box 3820  
 City/State/Zip Code: Los Altos CA 94024

Property Owner's Name: 582 Glen Alto, LLC  
 Home Telephone #: 650-269-3181 Business Telephone #: \_\_\_\_\_  
 Mailing Address: PO Box 3820  
 City/State/Zip Code: Los Altos CA 94024

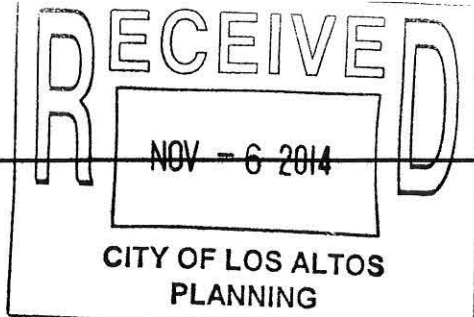
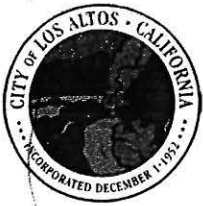
Architect/Designer's Name: Daryl Fazekas Telephone #: 408-395-9400

\*\*\* 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

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 582 Glen Alto Drive

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? \_\_\_\_\_

Date: \_\_\_\_\_

**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: 10000 square feet  
Lot dimensions: Length 125 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 100 %  
Existing front setback for house on left 25 ft./on right 25 ft.  
Do the front setbacks of adjacent houses line up? yes

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

Indicate the relationship of garage locations in your neighborhood\* only on your street (count for each type)  
Garage facing front projecting from front of house face 6  
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 6; 3-car garages \_\_\_\_\_

Date: \_\_\_\_\_

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

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

One-story 17

Two-story 83

**5. Roof heights and shapes:**

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

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) Board & BATT with brick walkout

What roofing materials (wood shake/shingle, asphalt shingle, flat tile, rounded tile, cement tile, slate) are consistently (about 80%) used?

No

If no consistency then explain: wood shake, comp, & concrete all present

**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

Date: 582 GLEN ALTO DR.

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)

Slightly up

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.)?

NO

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

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)?

Unimproved

10. Width of Street:

What is the width of the roadway paving on your street in feet? Approx 40'

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? Unpaved

Date: \_\_\_\_\_

11. What characteristics make this neighborhood\* cohesive?

Such as roof material and type (hip, gable, flat), siding (board and batten, cement plaster, horizontal wood, brick), deep front yard setbacks, horizontal feel, landscape approach etc.:

None

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: 582 GLEN ALTO DR.

Date: \_\_\_\_\_

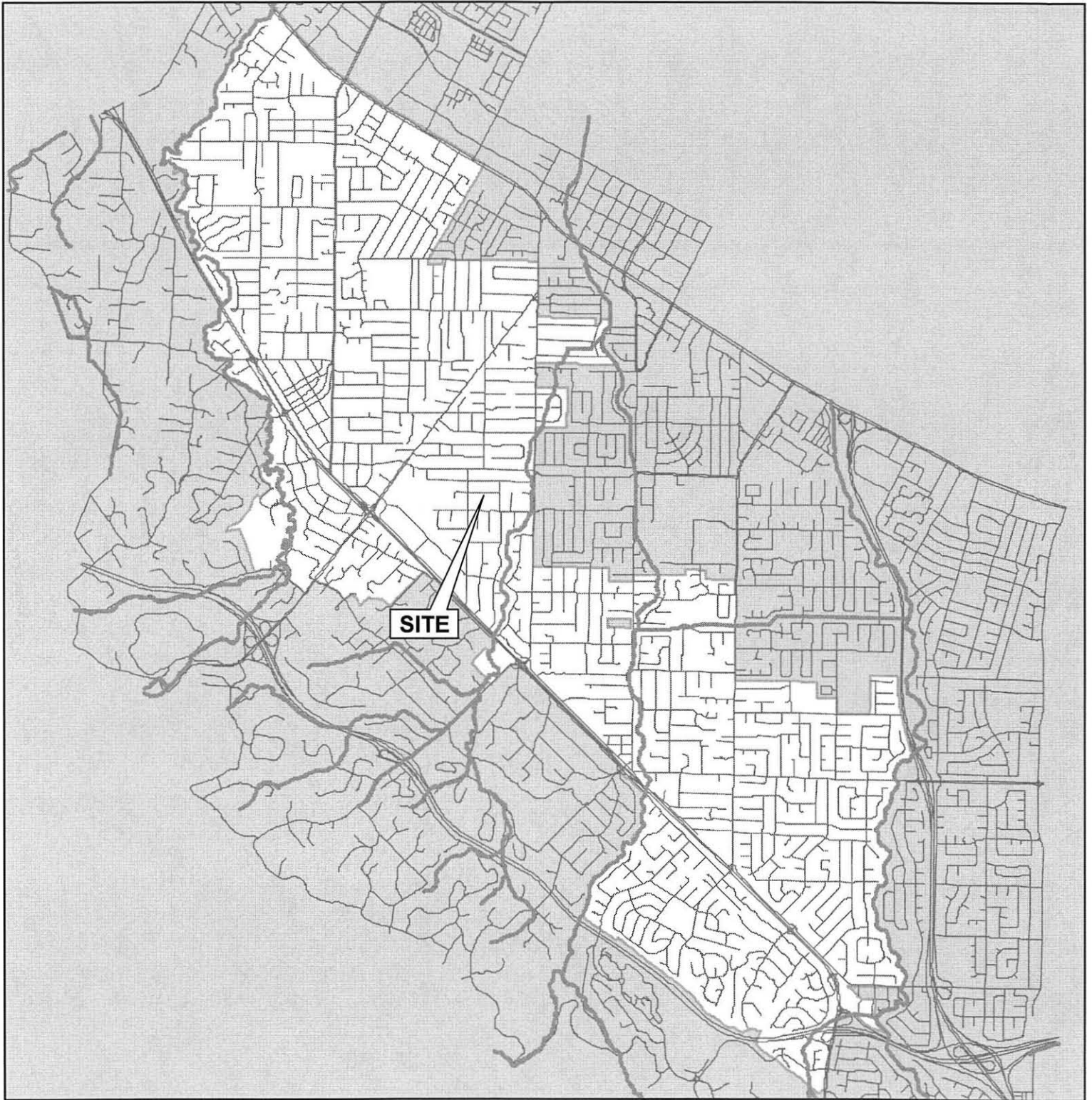
### Summary Table

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)
582 Glen Alto	25		right front	one	16	board & batt shingle	Simple
594	25	?	left front	one	17	stucco/cement	Simple
595	25	?	left front	one	16	stucco/siding comp	Simple
583	25	?	left front	2	27	stucco/comp	simple
571	25	?	left front	one	16ft	board/batt shingle	Simple
568	25	?	left front	one	16ft	stucco/comp	Simple



# AREA MAP



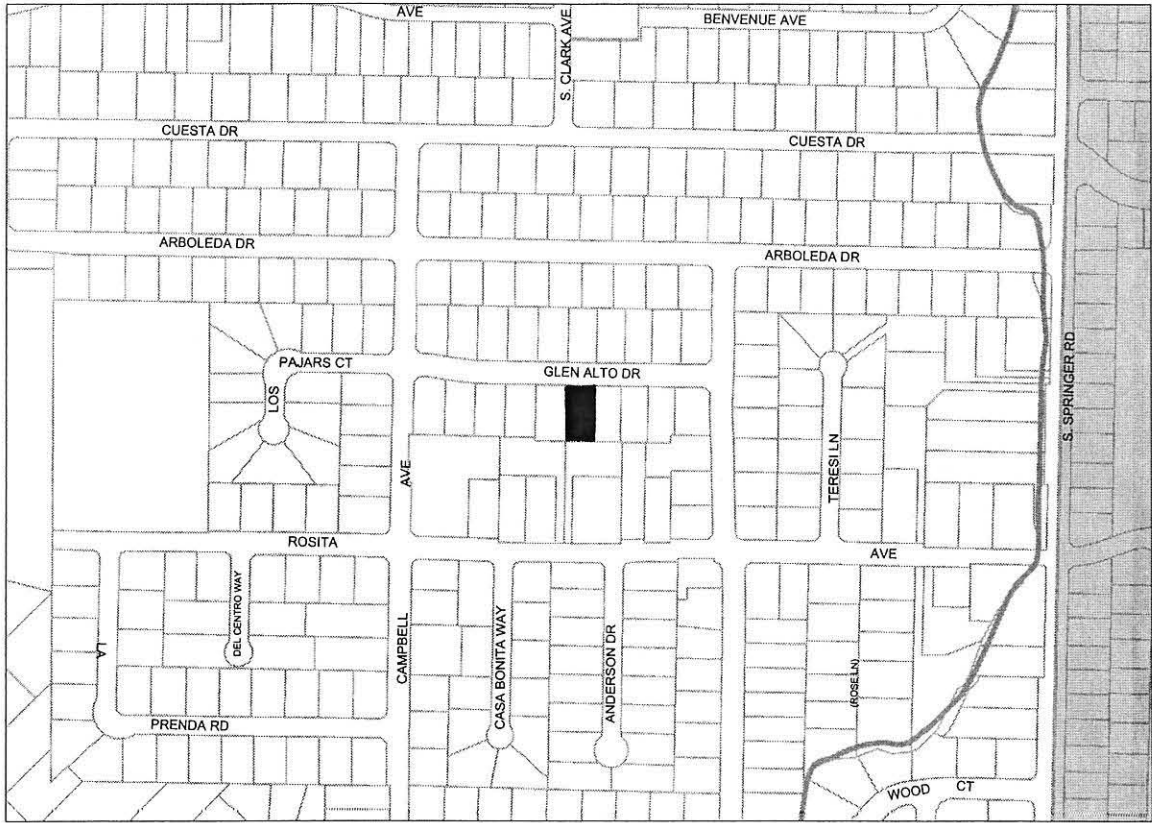
## CITY OF LOS ALTOS

**APPLICATION:** 14-SC-43  
**APPLICANT:** M. Kansky / 582 Glen Alto, LLC  
**SITE ADDRESS:** 582 Glen Alto Drive

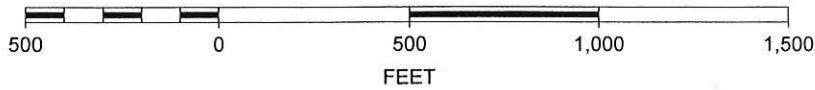


Not to Scale

# VICINITY MAP



SCALE 1 : 6,000



**CITY OF LOS ALTOS**

**APPLICATION:** 14-SC-43  
**APPLICANT:** M. Kansky / 582 Glen Alto, LLC  
**SITE ADDRESS:** 582 Glen Alto Drive