



DATE: January 14, 2015

AGENDA ITEM # 5

**TO:** Design Review Commission  
**FROM:** Lily Lim, Assistant Planner  
**SUBJECT:** 14-SC-45 – 847 Clinton Road

**RECOMMENDATION:**

Approve design review application 14-SC-45 subject to the findings and conditions

---

**PROJECT DESCRIPTION**

This project will demolish an existing one-story structure and construct a new two-story structure. The project includes 2,290 square feet on the first story and 1,223 square feet on the second story. The following table summarizes the project's technical details:

**GENERAL PLAN DESIGNATION:** Single-Family, Residential  
**ZONING:** R1-10  
**PARCEL SIZE:** 10,043 square feet  
**MATERIALS:** Composition shingle roof, wood trim, wood columns, clad windows, Hardie plank siding, stone veneer, and wrought iron railing

	<b>Existing</b>	<b>Proposed</b>	<b>Allowed/Required</b>
<b>COVERAGE:</b>	2,661 square feet	2,575 square feet	3,013 square feet
<b>FLOOR AREA:</b>			
First floor	2,258 square feet	2,290 square feet	
Second floor	N-A	1,223 square feet	
Total	2,258 square feet	3,513 square feet	3,515 square feet
<b>SETBACKS:</b>			
Front	24.5 feet	25.2 feet	25 feet
Rear	23.5 feet	40 feet	25 feet
Right side (1 <sup>st</sup> /2 <sup>nd</sup> )	10 feet/N-A	10 feet/34 feet	10 feet/17.5 feet
Left side (1 <sup>st</sup> /2 <sup>nd</sup> )	12.5 feet/N-A	14.5 feet/19.5 feet	10 feet/17.5 feet
<b>HEIGHT:</b>	15 feet	25 feet	27 feet

## **BACKGROUND**

### **Neighborhood Context**

The subject property is located in a Transitional Character Neighborhood, as defined in the City's Residential Design Guidelines. Clinton Road is a cul-de-sac which dead-ends to McKenzie Park. The homes are a combination of newer two-story homes and original one-story homes with various sizes, designs, and materials. Homes at the start of the cul-de-sac are more consistent but the end of the cul-de-sac is transitional. Clinton Road has landscaped shoulders and a rolled curb with no distinct street tree pattern.

## **DISCUSSION**

### **Design Review**

In Transitional Character Neighborhoods, good neighbor design reduces the abrupt changes that result from juxtaposing radically different designs or sizes of structures. Proposed projects should not set the extreme and should be designed to soften the transition.

The proposed two-story structure is designed to minimize its change to the neighborhood. The design uses hip roofs with gable roof forms on the entry and the centered on the second story. The gabled entry way creates a focal point and balances the mass along the front facade. The second story is setback and has recessed wall elements. Horizontal wood siding and a continuous front porch help to soften the vertical element. The overall design reflects the scale of the structures in the surrounding neighborhood with lower wall plates. The left side elevation has a two-story element; however, it abuts McKenzie Park and is not visible when viewed from the street. The right side setback to the second story significantly exceeds the minimum setback requirement. By doing so, the two-story structure will have less of an impact to the one-story house on the right. The higher roof on the garage provides a gradual transition from the one-story element into the second story.

The design uses high quality materials such as a composition asphalt roof shingles, wood trim, wood columns, clad windows, Hardie plank siding, stone veneer, and wrought iron railing, which integrates well into the transitioning neighborhood.

### **Privacy and Landscape**

The City's Design Guidelines suggest placing windows, decks, and doors in such a way to minimize the privacy impacts to neighboring properties. The second story side-facing windows on the left side are adjacent to McKenzie Park. There is a balcony from the master bedroom on the left side, which is five feet deep and 14 feet in width. The second story right-side facing windows are approximately 35 feet from the property line. Given the existing screening, the park use on the left side and the second story setback on the right side, the second story side-facing windows do not create an unreasonable privacy impact.

There is existing landscaping on the property with several smaller trees and a mature oak in the rear left corner. Maintaining the existing landscaping will provide adequate screening and buffering of the new structure.

## **ENVIRONMENTAL REVIEW**

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

Cc: Brad McCurdy, Terry J. Martin Architects, Architect/Designer  
Mark Yazdani, Property Owners

### Attachments

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

## FINDINGS

14-SC-45 – 847 Clinton Road

With regard to the two-story structure, the Design Review Commission finds the following in accordance with Section 14.76.050 of the Municipal Code:

- a. The proposed structure complies with all provisions of this chapter;
- b. The height, elevations, and placement on the site of the propose structure, when considered with reference to the nature and location of residential structures on adjacent lots, will avoid unreasonable interference with views and privacy and will consider the topographic and geologic constraints imposed by particular building site conditions;
- c. The natural landscape will be preserved insofar as practicable by minimizing tree and soil removal; grade changes shall be minimized and will be in keeping with the general appearance of neighboring developed areas;
- d. The orientation of the proposed structure in relation to the immediate neighborhood will minimize the perception of excessive bulk and mass;
- e. General architectural considerations, including the character, size, scale, and quality of the design, the architectural relationship with the site and other buildings, building materials, and similar elements have been incorporated in order to insure the compatibility of the development with its design concept and the character of adjacent buildings; and
- f. The proposed structure has been designed to follow the natural contours of the site with minimal grading, minimum impervious cover, and maximum erosion protection.

## CONDITIONS

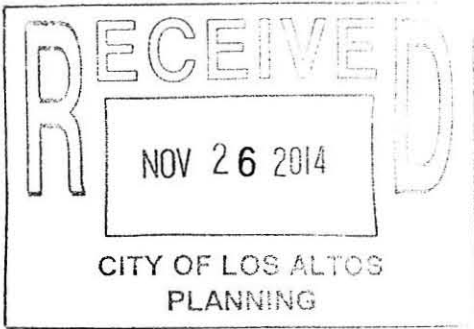
14-SC-45 – 847 Clinton Road

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. Obtain an encroachment permit issued from the Engineering Division prior to doing any work within the public street right-of-way.
3. The applicant/owner agrees to indemnify, defend, protect, and hold City harmless from all costs and expenses, including attorney's fees, incurred by the City or held to be the liability of City in connection with City's defense of its actions in any proceeding brought in any State or Federal Court, challenging any of the City's action with respect to the applicant's project.
4. All existing and proposed screening trees shall be protected under this application and cannot be removed without a tree removal permit from the Community Development Director.
5. **Prior to building permit submittal, the plans shall include:**
  - a. The conditions of approval incorporated into the title page of the plans;
  - b. Fire sprinklers 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 the new house will comply with the California Green Building Standards pursuant to Section 12.26 of the Municipal Code and provide a signature from a Qualified Green Building Professional;
  - e. The measures to comply with the New Development and Construction and Construction Best Management Practices and Urban Runoff Pollution Prevention program, as adopted by the City for the purposes of preventing storm water pollution (i.e. downspouts directed to landscaped areas, minimize directly connected impervious areas, etc); and
  - f. The location of any air conditioning units on the site plan and the manufacturer's sound rating for each unit.
6. **Prior to final inspection:**
  - a. All front yard landscaping and privacy screening shall be maintained and/or installed as required by the Planning Division; and
  - b. Submit verification that the house was built in compliance with the City's Green Building Ordinance (Section 12.26 of the Municipal Code).





CITY OF LOS ALTOS  
GENERAL APPLICATION



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

Permit # 1106447

<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: 847 CLINTON RD, LOS ALTOS, CA 94024

Project Proposal/Use: NEW SINGLE FAMILY RESIDENCE

Current Use of Property: EXISTING SINGLE FAMILY RESIDENCE

Assessor Parcel Number(s) 189-13-023 Site Area: 10,043 SF (0.231 Acres)

New Sq. Ft.: 3513 Remodeled Sq. Ft.: — Existing Sq. Ft. to Remain: —

Total Existing Sq. Ft.: Total Proposed Sq. Ft. (including basement):

Applicant's Name: BRAD MCCURDY, TERRY J MARTIN ASSOCIATES, A.I.A.

Home Telephone #: CELL 650.464.4125 Business Telephone #: 408.395.8014

Mailing Address: 61 EAST MAIN ST, SUITE D LOS GATOS CA 95030

City/State/Zip Code:

Property Owner's Name: MARK YAZDANI

Home Telephone #: CELL 650.793.8450 Business Telephone #:

Mailing Address: 146 MAIN ST, SUITE 216 LOS ALTOS CA 94022

City/State/Zip Code:

Architect/Designer's Name: BRAD MCCURDY Telephone #: 650 464 4125

\*\*\* 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)







RECEIVED  
NOV 26 2014  
847 CLINTON RD  
CITY OF LOS ALTOS  
PLANNING

11/25/2014

City of Los Altos  
Planning Division  
(650) 947-2750  
[Planning@losaltosca.gov](mailto:Planning@losaltosca.gov)

NEIGHBORHOOD COMPATIBILITY WORKSHEET

In order for your design review application for single-family residential remodel/addition or new construction to be successful, it is important that you consider your property, the neighborhood's special characteristics that surround that property and the compatibility of your proposal with that neighborhood. **The purpose is to help you understand your neighborhood before you begin the design process with your architect/designer/builder or begin any formal process with the City of Los Altos.** *Please note that this worksheet must be submitted with your 1<sup>st</sup> application.*

The Residential Design Guidelines encourage neighborhood compatibility without necessarily forsaking individual taste. Various factors contribute to a design that is considered compatible with a surrounding neighborhood. The factors that City officials will be considering in your design could include, but are not limited to: design theme, scale, bulk, size, roof line, lot coverage, slope of lot, setbacks, daylight plane, one or two-story, exterior materials, landscaping et cetera.

It will be helpful to have a site plan to use in conjunction with this worksheet. Your site plan should accurately depict your property boundaries. The best source for this is the legal description in your deed.

Photographs of your property and its relationship to your neighborhood (see below) will be a necessary part of your first submittal. Taking photographs before you start your project will allow you to see and appreciate that your property could be within an area that has a strong neighborhood pattern. The photographs should be taken from across the street with a standard 35mm camera and organized by address, one row for each side of the street. Photographs should also be taken of the properties on either side and behind your property from on your property.

This worksheet/check list is meant to help *you* as well as to help the City planners and Planning Commission understand your proposal. Reasonable guesses to your answers are acceptable. The City is not looking for precise measurements on this worksheet.

Project Address 847 Clinton Rd, Los Altos, CA 94024  
Scope of Project: Addition or Remodel  or New Home   
Age of existing home if this project is to be an addition or remodel? N/A  
Is the existing house listed on the City's Historic Resources Inventory? no

Address: 847 Clinton Rd  
Date: 11/25/14

## What constitutes your neighborhood?

There is no clear answer to this question. For the purpose of this worksheet, consider first your street, the two contiguous homes on either side of, and directly behind, your property and the five to six homes directly across the street (eight to nine homes). At the minimum, these are the houses that you should photograph. If there is any question in your mind about your neighborhood boundaries, consider a radius of approximately 200 to 300 feet around your property and consider that your neighborhood.

## Streetscape

### 1. Typical neighborhood lot size\*:

Lot area: 9,446.4 square feet  
Lot dimensions: Length 118.08 feet  
Width 80 feet

If your lot is significantly different than those in your neighborhood, then note its: area 10,042.5, length 118.08', and width 85'.

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

Existing front setback if home is a remodel? 25'  
What % of the front facing walls of the neighborhood homes are at the front setback 65 %  
Existing front setback for house on left 13 ft./on right 10 ft.  
Do the front setbacks of adjacent houses line up? no

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

Indicate the relationship of garage locations in your neighborhood\* only on your street (count for each type)

Garage facing front projecting from front of house face 5  
Garage facing front recessed from front of house face 5  
Garage in back yard 1  
Garage facing the side 0  
Number of 1-car garages 2; 2-car garages 9; 3-car garages 0

Address: 847 Clinton Rd.  
Date: 11/25/14

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

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

One-story 45%

Two-story 55%

**5. Roof heights and shapes:**

Is the overall height of house ridgelines generally the same in your neighborhood\*? no

Are there mostly hip 45%, gable style 55%; or other style ~~75%~~ roofs\*?

Do the roof forms appear simple 45% or complex 55%?

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) \_\_\_\_\_

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

not consistent

If no consistency then explain: primarily asphalt shingle (55%)  
w/ significant wood shake (36%)

**7. Architectural Style:** (Appendix C, Design Guidelines)

Does your neighborhood\* have a consistent identifiable architectural style?

YES  NO

Type?  Ranch  Shingle  Tudor  Mediterranean/Spanish  
 Contemporary  Colonial  Bungalow  Other

Address: 847 Clinton Rd  
Date: 11/25/14

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)

N/A

Is your slope higher  lower  same  in relationship to the neighboring properties? Is there a noticeable difference in grade between your property/house and the one across the street or directly behind? no

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, big trees, landscape to street edge rolled curbs or no curbs

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

very visible from street, partly - to not visible from back neighbor's property

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)?

Mature trees  
asphalt public right-of-way

10. Width of Street:

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

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? curb by 847, paved along most of street

Address: 847 Clinton Rd  
Date: 11/25/14

**11. What characteristics make this neighborhood\* cohesive?**

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

tended landscape in similarly proportioned front yards

**General Study**

- A. Have major visible streetscape changes occurred in your neighborhood?  
 YES  NO
- B. Do you think that most (~ 80%) of the homes were originally built at the same time?  
 YES  NO
- C. Do the lots in your neighborhood appear to be the same size?  
 YES  NO
- D. Do the lot widths appear to be consistent in the neighborhood?  
 YES  NO
- E. Are the front setbacks of homes on your street consistent (~80% within 5 feet)?  
 YES  NO
- F. Do you have active CCR's in your neighborhood? (*p.36 Building Guide*)  
 YES  NO
- G. Do the houses appear to be of similar size as viewed from the street?  
 YES  NO
- H. Does the new exterior remodel or new construction design you are planning relate in most ways to the prevailing style(s) in your existing neighborhood?  
 YES  NO

Address: 847 Clinton Rd  
 Date: 11/25/14

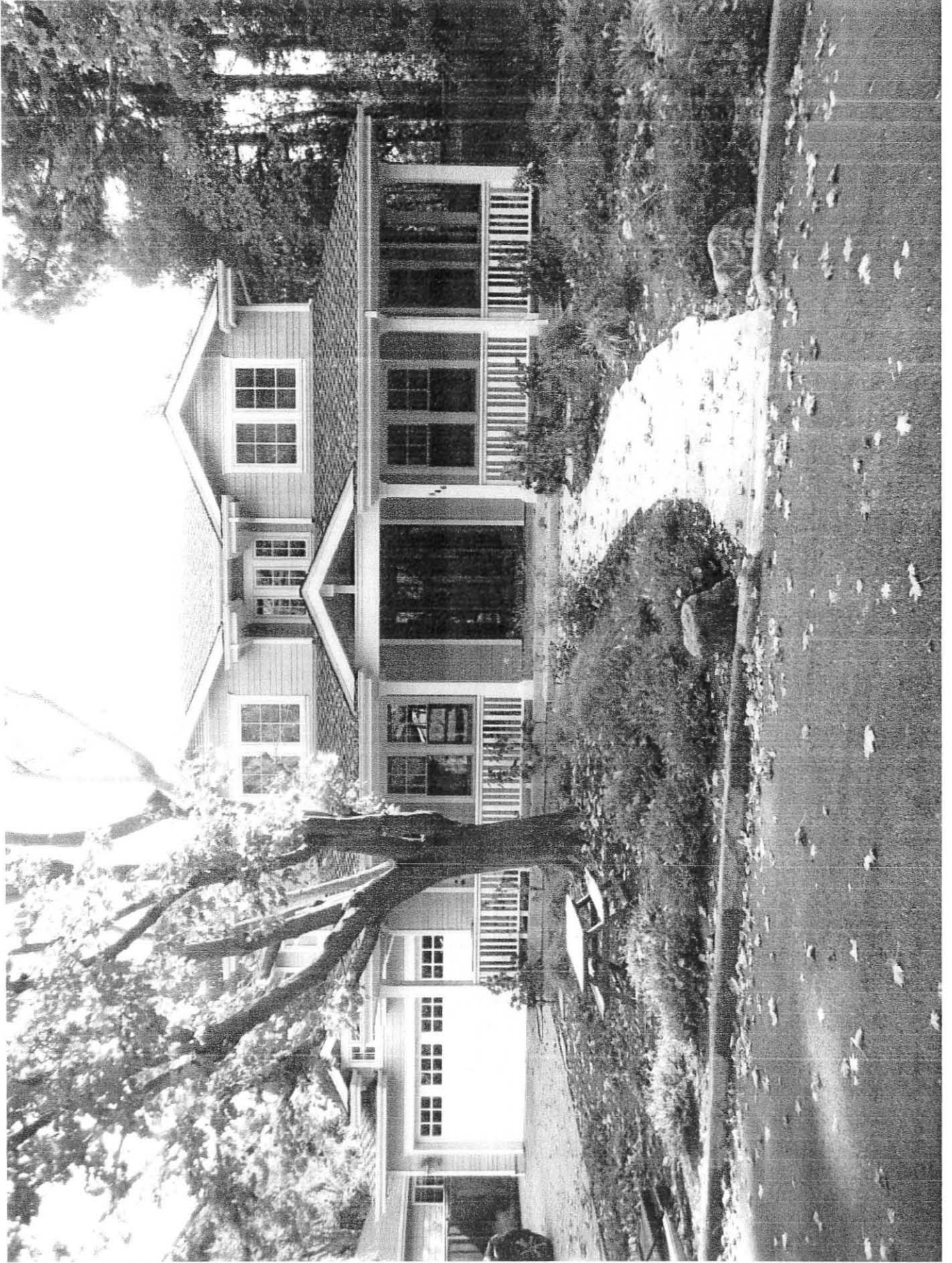
### Summary Table

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

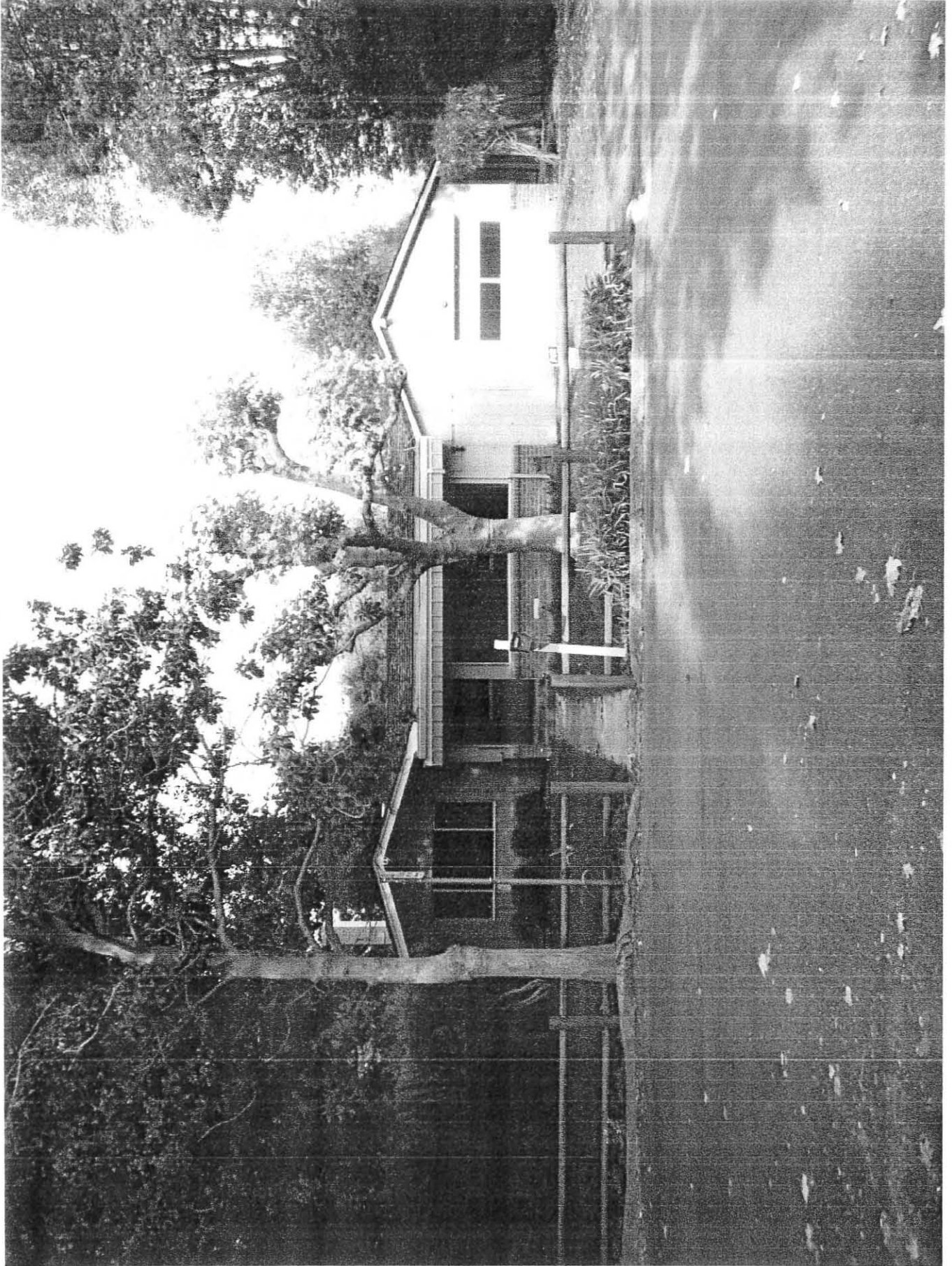
Address	Front setback	Rear setback	Garage location	One or two stories	Height	Materials	Architecture (simple or complex)
847 Clinton Rd	25'	23'	right front	1 story	15' ±	wood siding brick wainscot wood shake roof	simple ranch
859 Clinton Rd	30'	41'	right front	1 story	12' ±	stucco siding brick porch wood shake roof	undefined style
871 Clinton Rd	27'	32'	right front	2 stories	26' ±	stucco siding asphalt shingle roof	undefined style
885 Clinton Rd	29'	40'	left front	2 stories	26' ±	stucco siding wood accent wood shake roof	complex Tudor
897 Clinton Rd	30'	40'	left front	2 stories	26' ±	stucco siding asphalt shingle roof	complex contemporary
846 Clinton Rd	29'	34'	left front	2 stories	26' ±	clapboard siding asphalt shingle roof	complex craftsman
860 Clinton Rd	30'	42'	left rear	1 story	15' ±	clapboard siding asphalt shingle roof	simple ranch
872 Clinton Rd	24'	62'	right rear	1 story	15' ±	stucco siding wood shake roof	simple ranch
886 Clinton Rd	21'	27'	left rear	2 stories	24' ±	clapboard siding asphalt shingle roof	complex colonial
898 Clinton Rd	21'	45'	left front	2 stories	26' ±	stucco siding rounded tile roof	complex Mediterranean
868 Altos Oaks Dr	27'	34'	right front	1 story	15' ±	stone siding asphalt shingle roof	simple contemporary



846 Clinton Road, Los Altos, CA 94024  
House 6/11

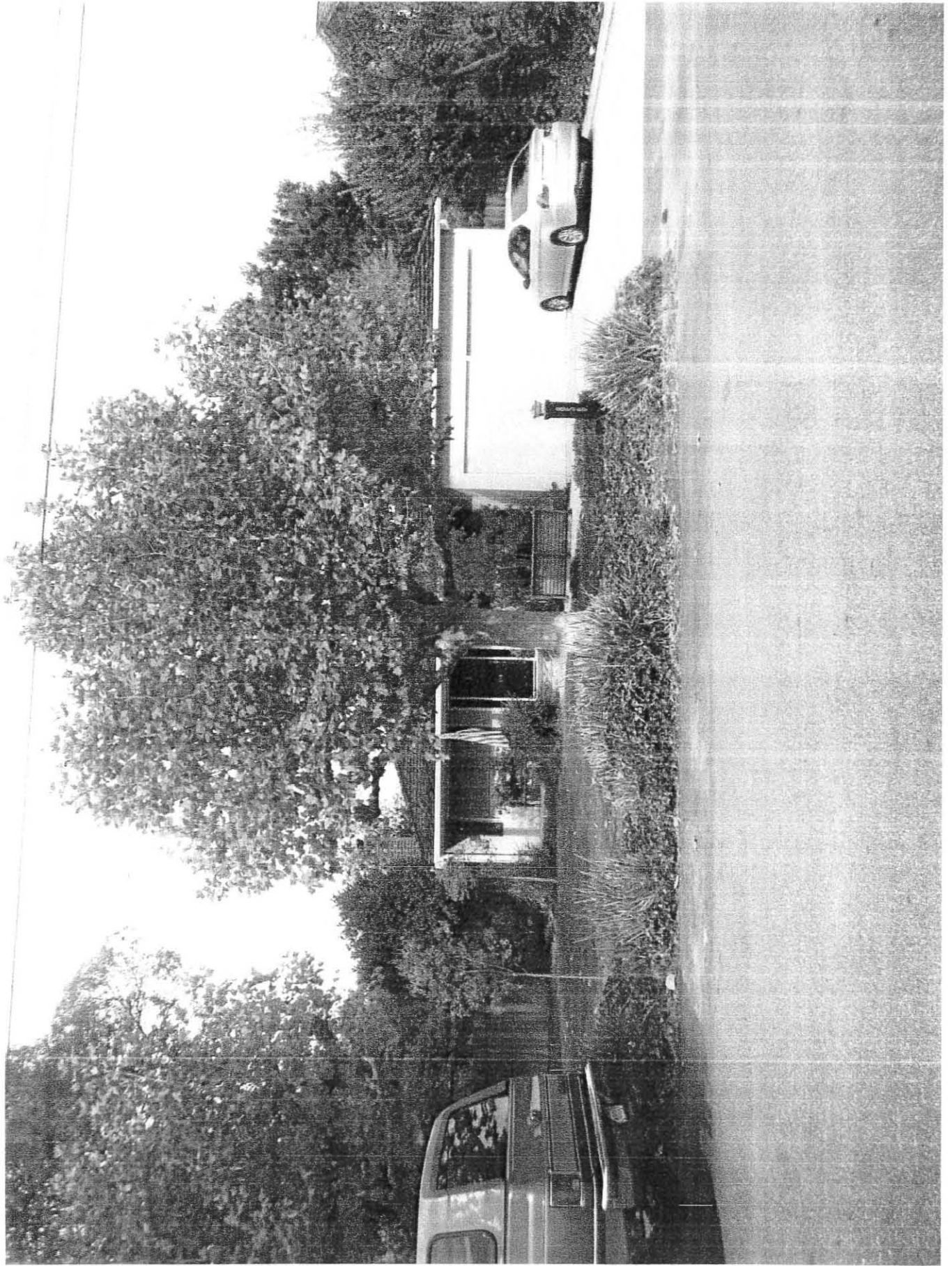


847 Clinton Road, Los Altos, CA 94024  
House 1/11

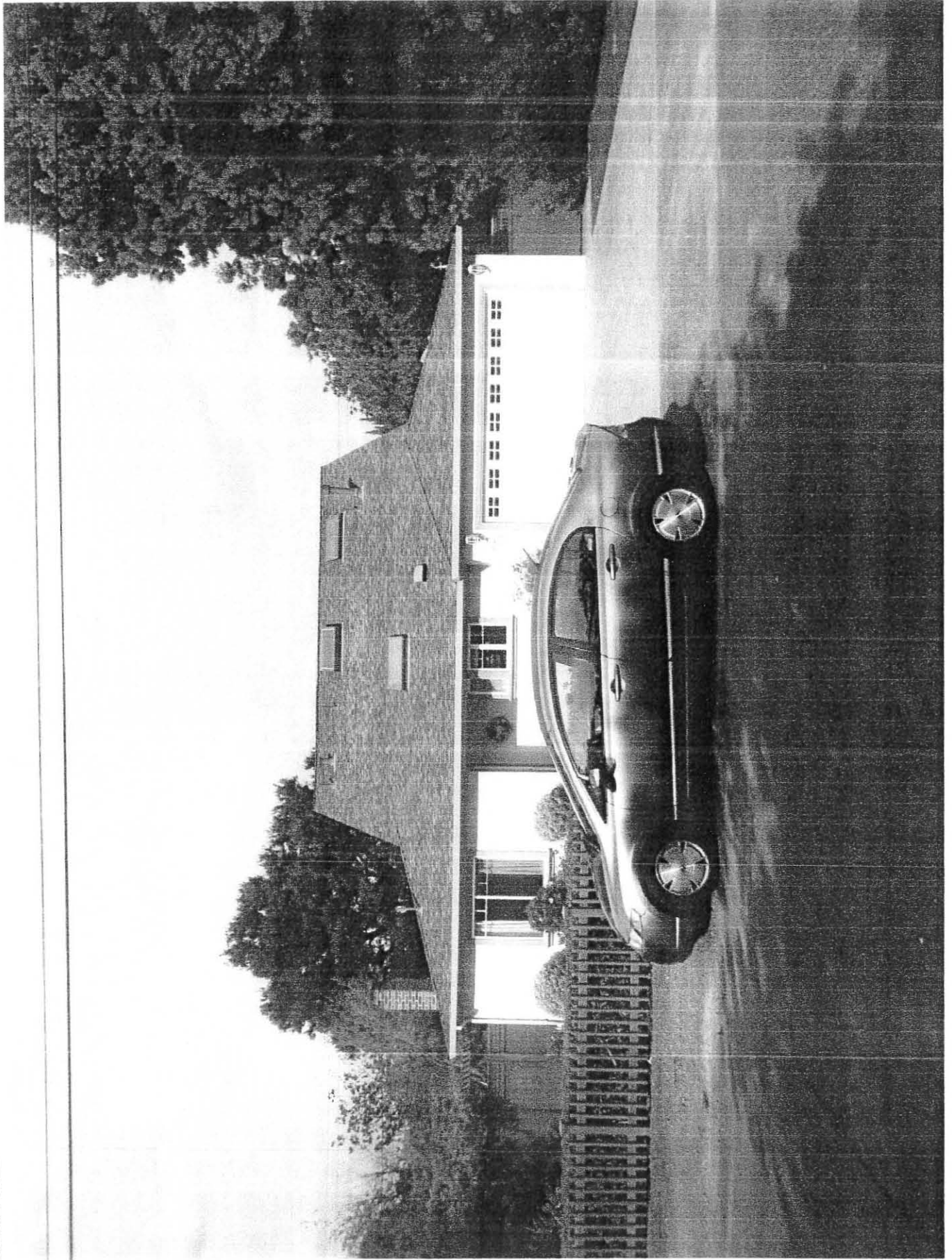




859 Clinton Road, Los Altos, CA 94024  
House 2/11



871 Clinton Road, Los Altos, CA 94024  
House 3/11

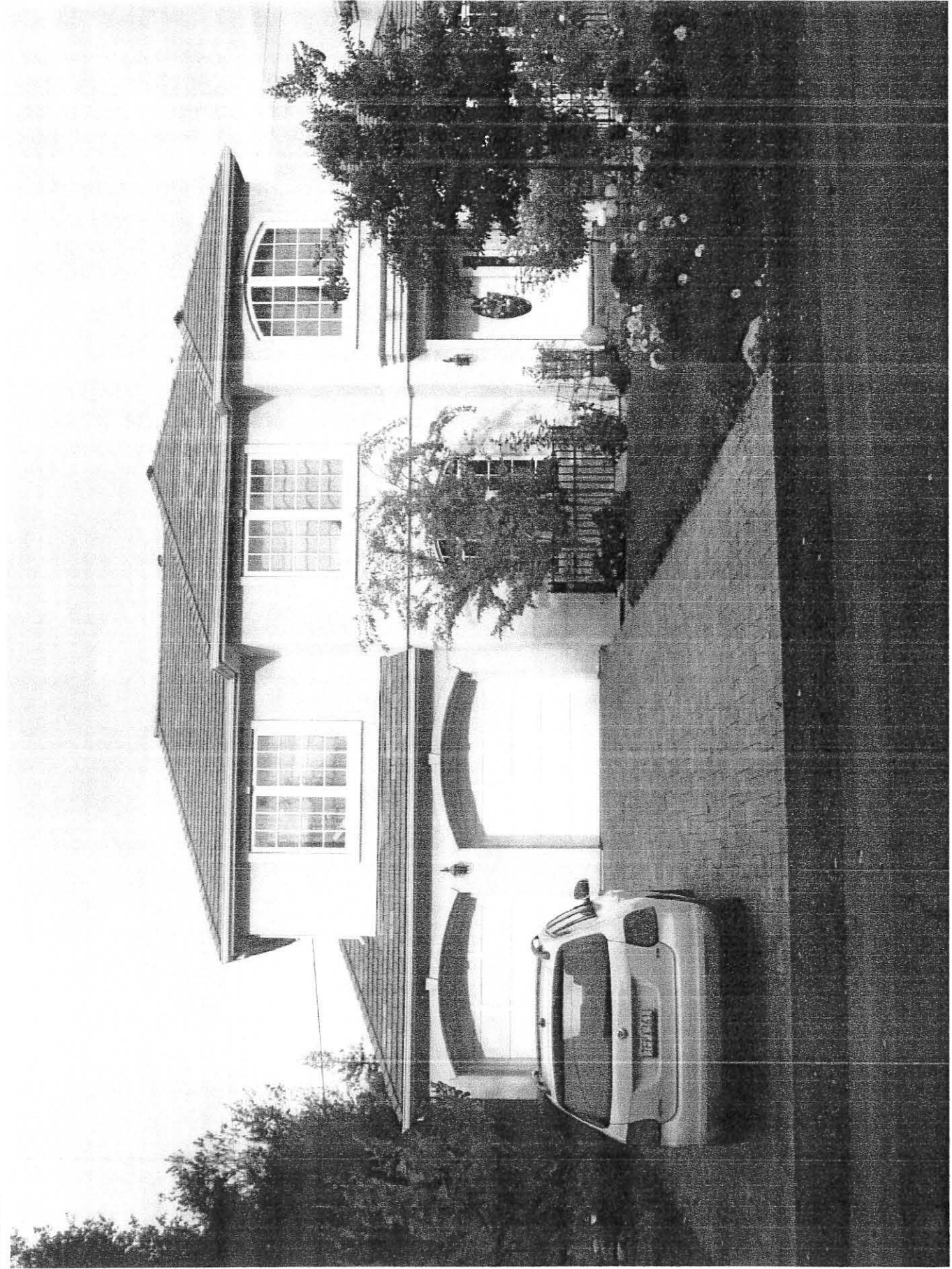




885 Clinton Road, Los Altos, CA 94024  
House 4/11

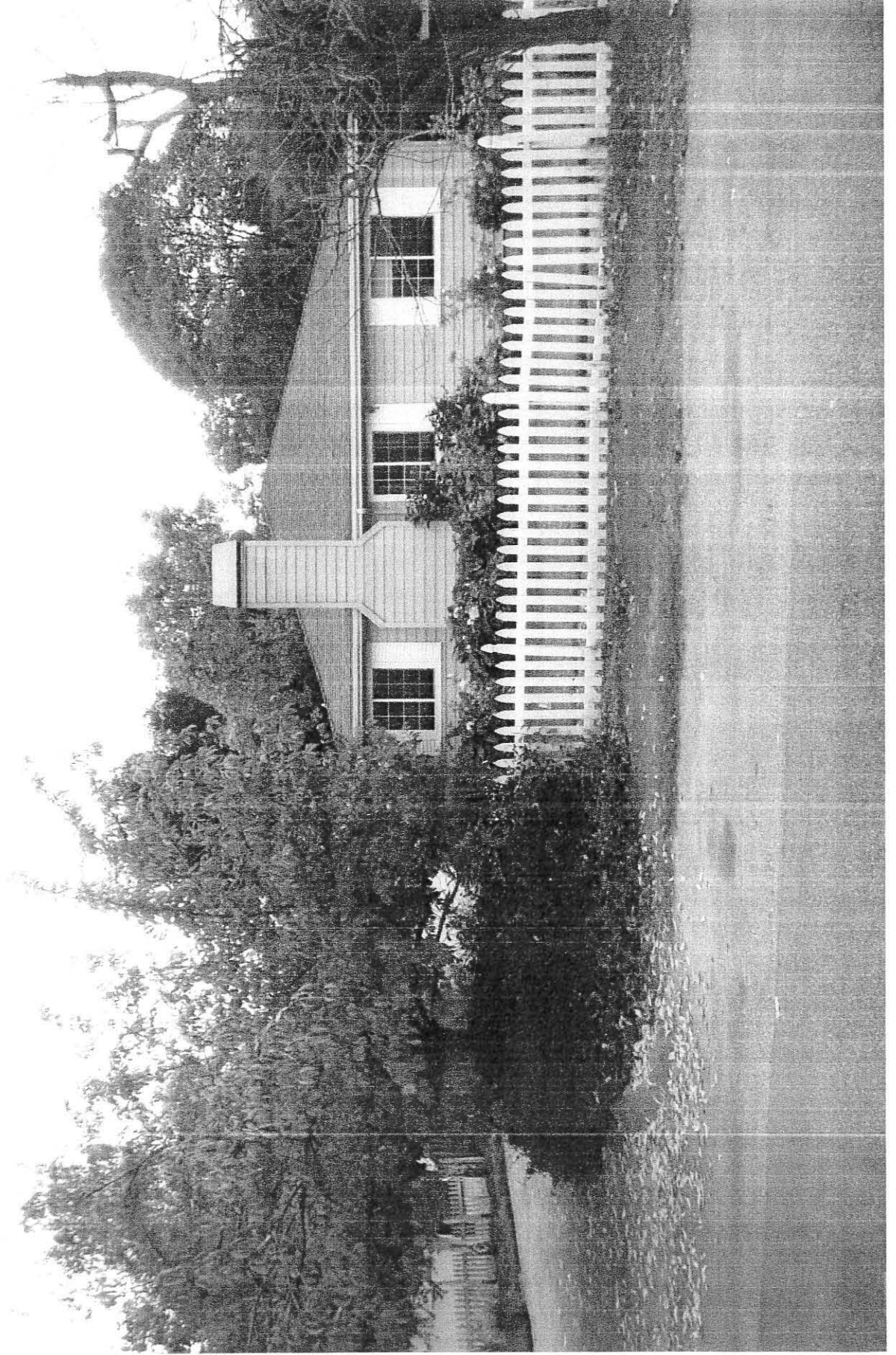


897 Clinton Road, Los Altos, CA 94024  
House 5/11

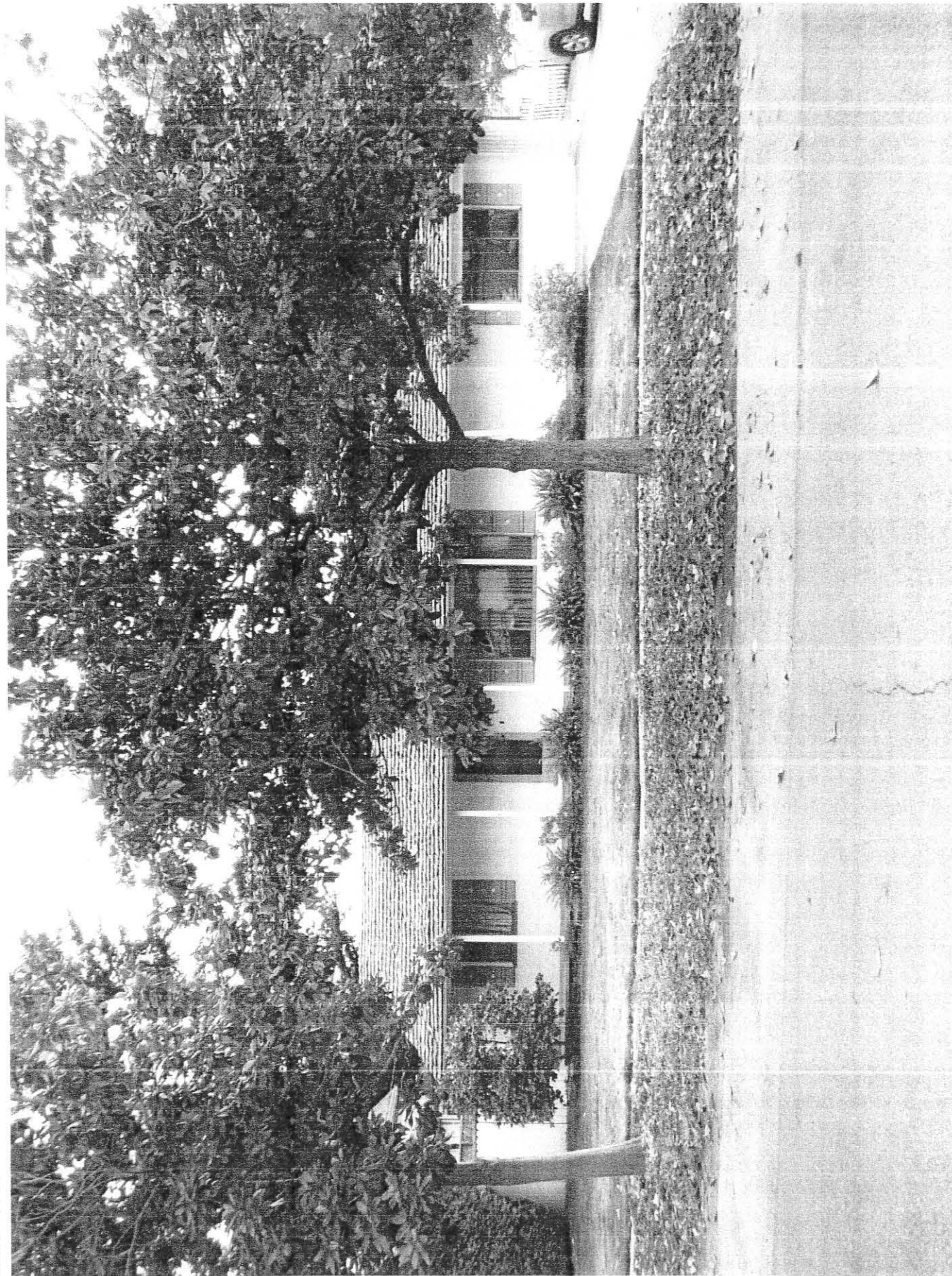




860 Clinton Road, Los Altos, CA 94024  
House 7/11



872 Clinton Road, Los Altos, CA 94024  
House 8/11





886 Clinton Road, Los Altos, CA 94024  
House 9/11

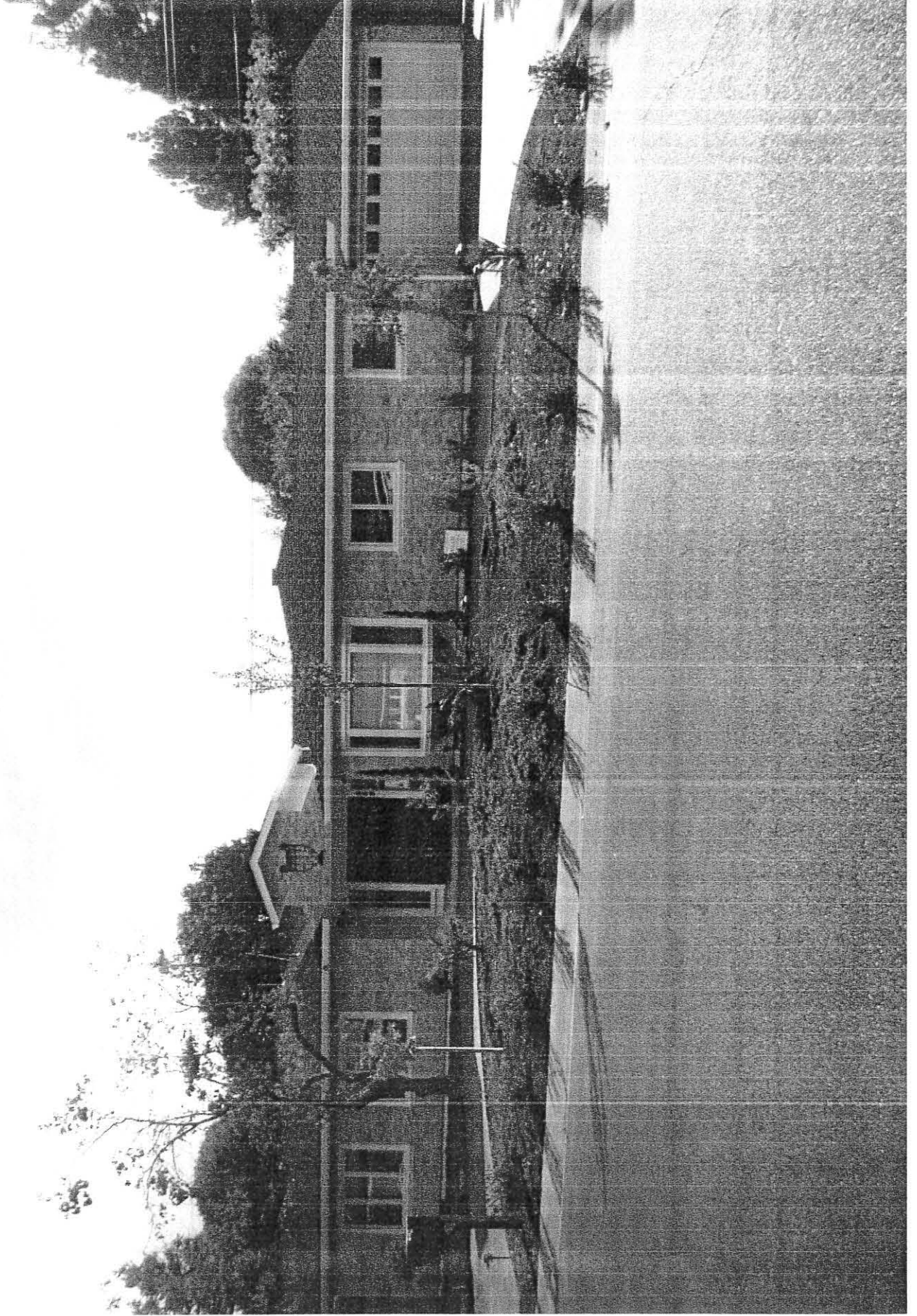


898 Clinton Road, Los Altos, CA 94024  
House 10/11



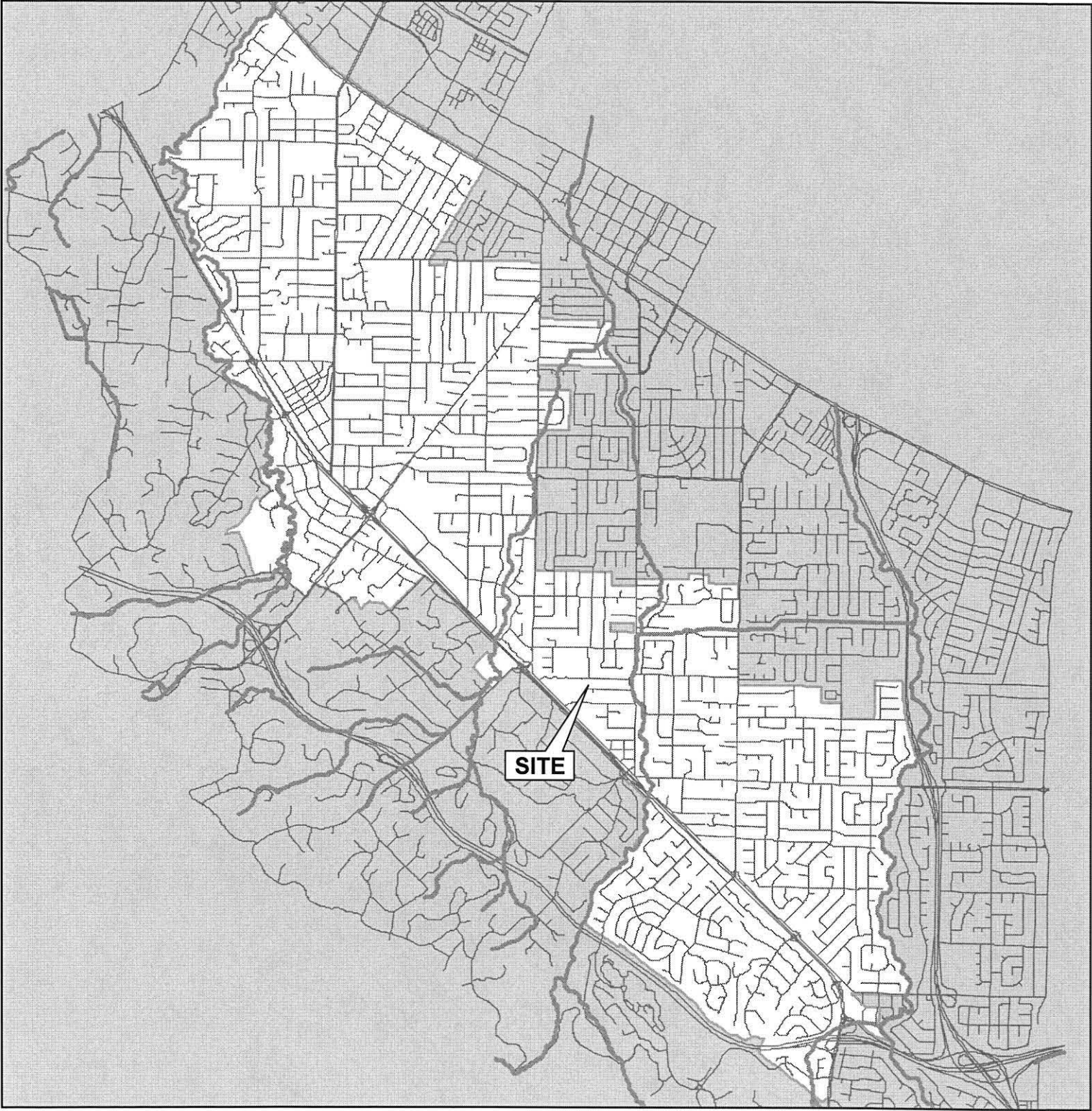


868 Altos Oaks Drive, Los Altos, CA 94024  
House 11/11





# AREA MAP



**CITY OF LOS ALTOS**

**APPLICATION:** 14-SC-45  
**APPLICANT:** T.J. Martin Associates, AIA / M. Yazdani  
**SITE ADDRESS:** 847 Clinton Road

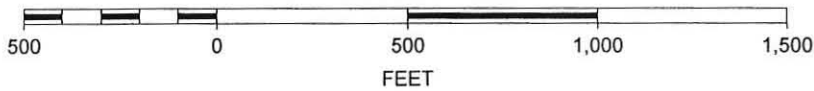


Not to Scale

# VICINITY MAP



SCALE 1 : 6,000



CITY OF LOS ALTOS

**APPLICATION:** 14-SC-45  
**APPLICANT:** T.J. Martin Associates, AIA / M. Yazdani  
**SITE ADDRESS:** 847 Clinton Road