



DATE: April 1, 2015

AGENDA ITEM # 2

TO: Design Review Commission
FROM: Sierra Davis, Assistant Planner
SUBJECT: 14-SC-46 – 491 Patrick Way

RECOMMENDATION:

Approve design review application 14-SC-46 subject to the listed findings and conditions

PROJECT DESCRIPTION

This is a design review application for a remodel and addition to an existing two-story, single-family house. The project includes an addition of 282 square feet at the first-story and an addition of 404 square feet at the second-story.

The following table summarizes the project:

GENERAL PLAN DESIGNATION: Single-family, Residential
ZONING: R1-10
PARCEL SIZE: 10,252 square feet
MATERIALS: Ship-lap siding, stucco, composition shingle roof, metal roof accents, wood columns, wood trim

	Existing	Proposed	Allowed/Required
LOT COVERAGE:	2,132square feet	2,724 square feet	3,076 square feet
FLOOR AREA:			
First floor	2,124 square feet	2,406 square feet	
Second floor	751 square feet	1,155 square feet	
Total	2,875 square feet	3,561 square feet	3,588 square feet
SETBACKS:			
Front	25 feet	25 feet	25 feet
Rear	50 feet	45 feet	25 feet
Right side (1 st /2 nd)	13 feet/37 feet	12 feet/20 feet	10 feet/17.5 feet
Left side (1 st /2 nd)	15 feet/15 feet	15 feet/15 feet	10 feet/17.5 feet
HEIGHT:	16 feet	24 feet	27 feet

BACKGROUND

The property is in a Consistent Character Neighborhood as defined in the City's Residential Design Guidelines. The homes in the neighborhood have simple massing, consistent setbacks, similar architectural elements and rustic materials. There is not a defined street tree pattern; however, there are mature trees and shrubs in the neighborhood context.

The house is non-conforming to the second-story setback on the left side with a setback of 15 feet, where 17 and one-half feet is required. In order to maintain the non-conforming setback the project must maintain the second-story wall and not exceed the 50 percent threshold for removing and replacing floor area.

DISCUSSION

According to the Residential Design Guidelines, Consistent Character Neighborhoods have similar architectural character, setbacks and streetscape character. New construction should incorporate good neighbor design which has similar design elements, materials and scale found within the neighborhood and sizes that are not significantly larger than other homes in the neighborhood.

The existing house has a bulky design with a rectangular second story over the garage, which results in an unbalanced design. A new front porch and entry element is proposed to the right of the garage with a new expanded master bedroom and bathroom at the second story. The project will help to balance the existing massing and update the style to a more traditional appearance. The new design relates well to the newer homes in the neighborhood context with a more uniform first and second story. The front facade and roof line will reflect the existing design concept with horizontal eave lines and gable roof elements. The finished floor and plate heights are maintained in the design of the addition, which results in a well integrated addition and a design that relates well to the neighborhood context.

The design introduces addition material at the front and side elevations including wood siding, metal roof accents, and wood columns and trim. The horizontal siding helps to minimize the bulk and create a cohesive design concept. The house will maintain the original character, massing and materials on the left and rear elevations.

Landscaping and Privacy

The left elevation includes three, second-story windows, two in the bathroom and one window in the master bedroom. The two windows in the bathroom have a sill height of four and one-half feet and are located adjacent to the bath tub and bathroom counter. The bathroom windows do not present a privacy concern because of the high window sills and the location of the windows make it difficult to view out and down into the neighboring property. The window in the master bedroom is located toward the front of the house with views toward the front of the lot. Views toward the rear of the property are obstructed because the window is in a corner. The window does not present a substantial privacy concern because of the placement of the window.

The right elevation includes two, second-story windows in the bathroom. The windows are located behind the bath tub and in the shower. The window behind the bath tub has a sill height of three and one-half feet. The window looks out over the adjacent property's front yard and does not

present a substantial privacy concern. The window in the shower has a sill height of four and one-half feet. Based on the location of the window in the shower and the sill height, the window would not present a substantial privacy concern.

There are two new bay windows at the second story at the rear of the house; however, they are replacing windows of the same size. New bay windows at the rear of the structure but the windows are substantially the same size and do not result in a new privacy impact.

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.

PUBLIC CONTACT

This project was noticed to 11 nearby property owners in addition to an on-site posting.

Cc: Misti and Parthiv, Property Owners
Fred Blome, Blome Architecture

Attachments:

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

FINDINGS

14-SC-46 – 491 Patrick Way

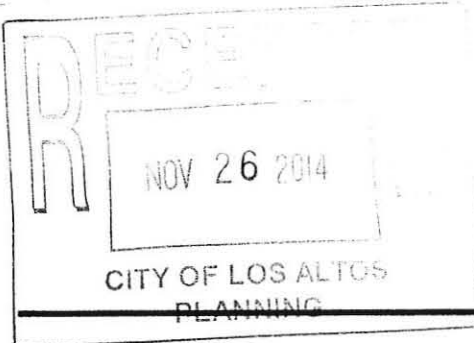
1. With regard to design review for an addition and remodel of an existing two-story, single-family structure, the Design Review Commission finds the following in accordance with Section 14.76.050 of the Municipal Code that:
 - a. The proposed structure complies with all provision of this chapter;
 - 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

14-SC-46 – 491 Patrick Way

1. The approval is based on the plans received on March 20, 2015 and the written application materials provided by the applicant, except as may be modified by these conditions.
2. Obtain an encroach 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 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.
4. **Prior to zoning clearance, the project plans shall contain/show:**
 - a. The conditions of approval shall be incorporated into the title page of the plans.
 - b. Verification that the house will comply with the California Green Building Standards pursuant to Section 12.26 of the Municipal Code and provide a signature from the project's Qualified Green Building Professional.
 - c. Fire sprinklers to be installed pursuant to Section 12.10 of the Municipal Code.
 - d. The location of any air conditioning units on the site plan and the manufacturer's sound rating for each unit.
 - e. 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.).
5. **Prior to final inspection:**
 - a. All front yard, interior side, and street trees and shall be maintained 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 # 1106449

<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: 491 Patrick Way

Project Proposal/Use: Single Family Residence

Current Use of Property: Single Family Residence

Assessor Parcel Number(s) 167-27-026 Site Area: 10252.15

New Sq. Ft.: 705 Remodeled Sq. Ft.: 1,178 Existing Sq. Ft. to Remain: 2,409

Total Existing Sq. Ft.: 3,587 Total Proposed Sq. Ft. (including basement): 3,587

Applicant's Name: Misti & Parthiv Sangani

Home Telephone #: (650) 917-9343 Business Telephone #: _____

Mailing Address: 491 Patrick Way

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

Property Owner's Name: Misti & Parthiv Sangani

Home Telephone #: (650) 917-9343 Business Telephone #: _____

Mailing Address: 491 Patrick Way

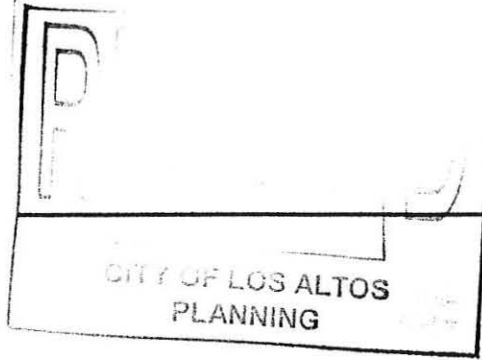
City/State/Zip Code: Los Altos, CA 94022

Architect/Designer's Name: Fred Blome - Blome Architecture Telephone #: (650) 325-5443

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

(continued on back)

ATTACHMENT B



City of Los Altos

Planning Division

(650) 947-2750

Planning@losaltosca.gov

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 491 Patrick Way 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? 54
Is the existing house listed on the City's Historic Resources Inventory? No

Address: 491 Patrick Way, Los Altos,
Date: 11/21/2014

What constitutes your neighborhood?

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

Streetscape

1. Typical neighborhood lot size*:

Lot area: .25 acre - .30 acre square feet
Lot dimensions: Length 128 - 160 feet
Width 80 feet

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

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

Existing front setback if home is a remodel? Yes
What % of the front facing walls of the neighborhood homes are at the front setback 88 %
Existing front setback for house on left 27 ft./on right 25 on left 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 20
Garage facing front recessed from front of house face 4
Garage in back yard 4
Garage facing the side 2
Number of 1-car garages ; 2-car garages 32; 3-car garages 2

Address: 491 Patrick Way, Los Altos
Date: 11/21/2014

4. Single or Two-Story Homes:

What % of the homes in your neighborhood* are:

One-story 61%

Two-story 39%

5. Roof heights and shapes:

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

Are there mostly hip , gable style , or other style roofs*?

Do the roof forms appear simple or complex ?

Do the houses share generally the same eave height No?

6. Exterior Materials: (*Pg. 22 Design Guidelines*)

What siding materials are frequently used in your neighborhood*?

wood shingle stucco board & batten clapboard
 tile stone brick combination of one or more materials
(if so, describe) _____

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

wood shake/asphalt shingle

If no consistency then explain: mostly wood shake/ shingle or asphalt shingle

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: 491 Patrick Way, Los Altos

Date: 11/21/2014

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

Does your property have a noticeable slope? No

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

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

9. Landscaping:

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

There are no curbs or sidewalks on the street. Most houses are visible to the street.

Most front yards are grass or low landscaping to street, with bushes and small trees.

A few houses have mid-size or big trees in front yards.

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

Most houses are visible from our street. Our house is not visible to one back neighbor and to the other back neighbor we have tall shrubs.

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)?

Both sides and rear are well screened. The ROW is landscaped as part of the front yard landscaping.

10. Width of Street:

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

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

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

Address: 491 Patrick Way, Los Altos,
Date: 11/21/2014

11. What characteristics make this neighborhood* cohesive?

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

This neighborhood is a mix of one-story and two story. the roofs are either hip or gable. the houses are a mix of styles without a predominate style of material.

General Study

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

Address: 491 Patrick Way, Los Altos
 Date: 11/21/2014

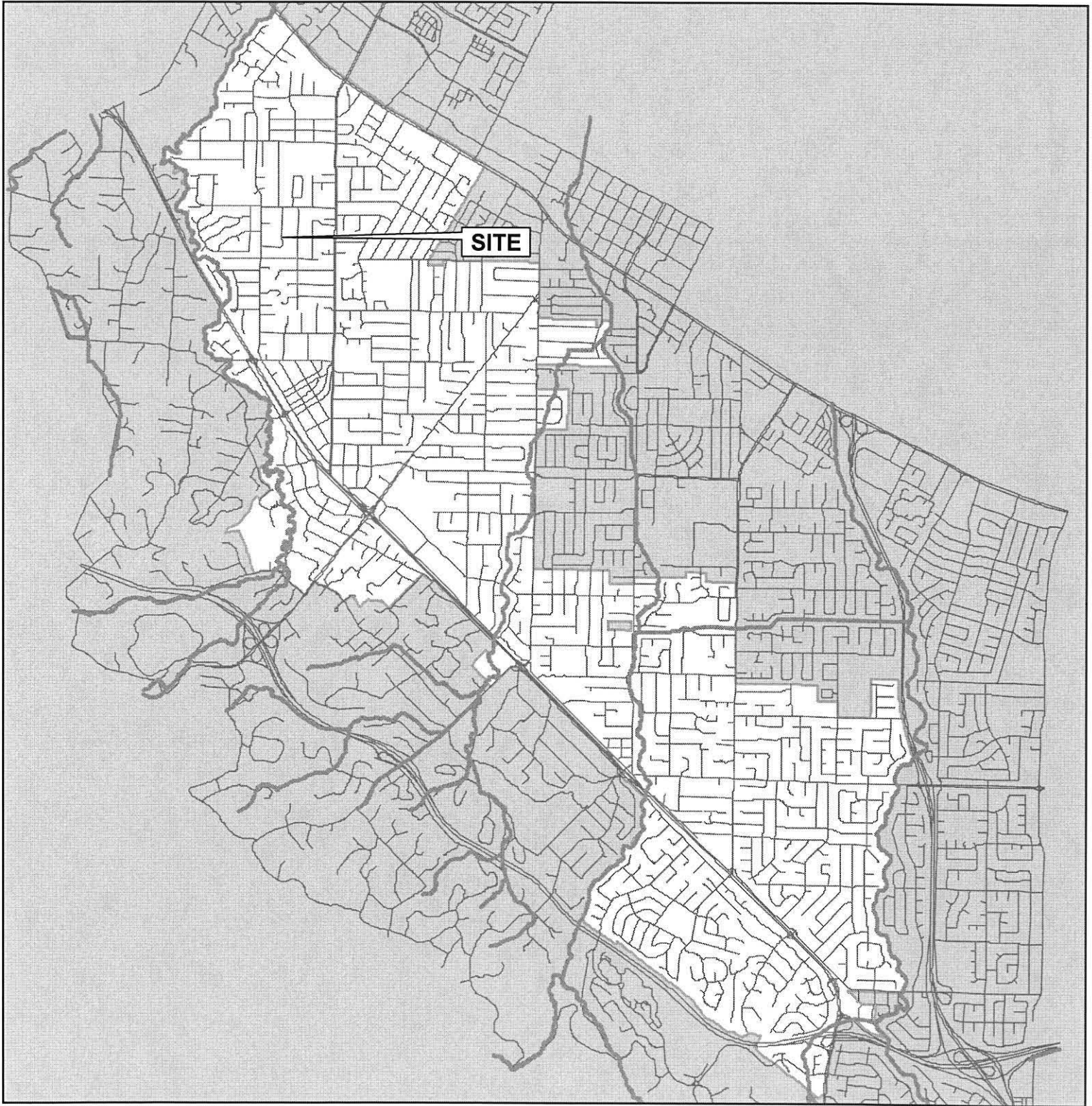
Summary Table

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

Address	Front setback	Rear setback	Garage location	One or two stories	Height	Materials	Architecture (simple or complex)
490 Cherry (back)	10'	10'	in front	one	17	stucco	simple
470 Cherry (back)	30'	50'	in back	one	17	stucco and brick	simple
481 Patrick Way (right)	27'	35'	front project	one	17	stucco and brick	simple
501 Patrick Way (left)	25'	40'	rear	two	27	siding	complex
490 Patrick Way (across)	25'	40'	front	one	17	stucco	simple
470 Patrick Way (across)	25'	20'	front project	two	27	siding	complex
471 Patrick Way (right, 2nd hm)	28'	35'	front inline	two	27	brick, stucco, sid	complex
500 Patrick Way (across)	25'	40'	front project	one	17	siding	complex
521 Patrick Way (left, 2nd hm)	25'	50'	front project	one	17	stucco	simple
530 Patrick Way (across)	25'	50'	side	one	17	stucco	simple

ATTACHMENT C

AREA MAP



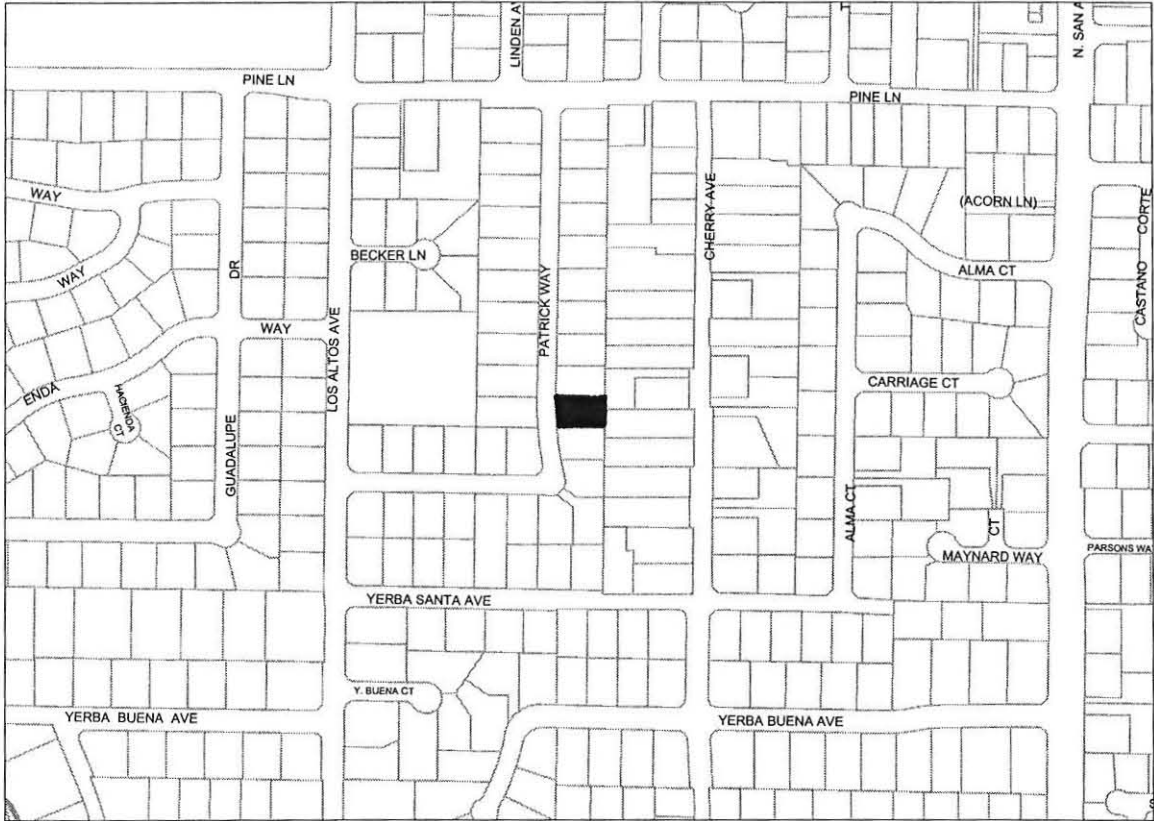
CITY OF LOS ALTOS

APPLICATION: 14-SC-46
APPLICANT: M. and P. Sangani
SITE ADDRESS: 491 Patrick Way

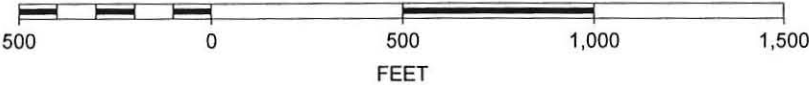


Not to Scale

VICINITY MAP



SCALE 1 : 6,000



CITY OF LOS ALTOS

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