



DATE: May 20, 2015

AGENDA ITEM # 4

**TO:** Design Review Commission  
**FROM:** Sierra Davis, Assistant Planner  
**SUBJECT:** 15-SC-14 – 1183 Lisa Lane

**RECOMMENDATION:**

Approve design review application 15-SC-14 subject to the listed findings and conditions

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**PROJECT DESCRIPTION**

This is a design review application for a two-story addition at 1183 Lisa Lane. The project includes additions of 542 square feet at the first story and 623 square feet at the second story. The following table summarizes the project:

**GENERAL PLAN DESIGNATION:** Single-family, Residential  
**ZONING:** R1-10  
**PARCEL SIZE:** 13,346 square feet  
**MATERIALS:** Stucco, wood windows, wood shake roof, painted wood siding, metal gutters and downspouts

	<b>Existing</b>	<b>Proposed</b>	<b>Allowed/Required</b>
<b>LOT COVERAGE:</b>	2,805 square feet	3,365 square feet	4,004 square feet
<b>FLOOR AREA:</b>			
First floor	2,766 square feet	3,308 square feet	
Second floor	N/A	623 square feet	
Total	2,766	3,931 square feet*	4,085 square feet
<b>SETBACKS:</b>			
Front	23 feet	23 feet	25 feet
Rear	25 feet	25 feet	25 feet
Right side (1 <sup>st</sup> /2 <sup>nd</sup> )	15 feet	15	10 feet/17.5 feet
Left side (1 <sup>st</sup> /2 <sup>nd</sup> )	8 feet	8 feet/17.7 feet	10 feet/17.5 feet
<b>HEIGHT:</b>	15 feet	23 feet	27 feet

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\*This figure corrects a discrepancy in the project calculations on the plans.

## **BACKGROUND**

The property is in a Consistent Character Neighborhood as defined in the City's Residential Design Guidelines. Homes within a Consistent Character Neighborhood should incorporate good neighbor design which has its own design integrity, but also incorporates some design elements and materials found within the neighborhood. The houses in the neighborhood homes have simple massing, low horizontal eave lines, rustic materials, and consistent front yard setbacks. The street tree pattern is not well defined.

The existing house is non-conforming as it does not meet the front and interior side yard setback on the left side. The front yard setback is 23 feet where 25 feet is required and the left side setback is seven-feet, eight-inches, where 10 feet is required. The proposed project will modify less than 50 percent of the floor area; therefore, the non-conforming setbacks can be maintained.

## **DISCUSSION**

### **Design Review**

The proposed additions are located at the rear of the structure and only the new second-story is visible from the street. The additions at the rear of the structure include a new mudroom and entrance from the garage, a dining room and a new second-story master suite.

The new mudroom entrance from the garage into the house is located under an existing covered porch. The porch has two existing sky lights that will be removed and covered with new roof material to match the existing. The new dining room addition is located in an alcove in the existing design. The addition will extend the roof and match the existing roof pitch.

The second-story addition is located behind the main ridge on the left side of the house. It uses a hip roof form to relate to the existing design; however, it incorporates horizontal siding to help differentiate the addition reduce the appearance of bulk. The second story proposes a modest height of 23 feet, four feet under the height limit. The addition includes two-story massing at the rear for a new stairwell and will be buffered from adjacent properties with existing landscaping.

Overall, the additions are well integrated into the existing house by maintaining the simple-shaped hip roof forms, finished floor heights, and relating to the existing rustic materials including stucco, horizontal wood siding, wood windows, wood shake roof, and metal gutters and downspouts.

### **Landscaping and Privacy**

The second story is appropriately designed with small windows on the left side with six-foot high sill heights that maintain privacy. The rear of the second story has larger windows in

the master bedroom and stairway; however, the privacy impacts from these windows are mitigated by the mature trees in the rear yard. The right side of the second story addition has larger windows; however, these are set back a considerable distance and buffered by the mature trees.

## **PUBLIC NOTIFICATION**

This project was noticed to 12 nearby property owners in addition to an on-site posting for the Design Review Commission hearing.

## **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 dwelling.

Cc: Ana Williamson Architect, Applicant  
Carole Hayworth and Fernando Rock, Owners

### Attachments:

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

## FINDINGS

15-SC-14 – 1183 Lisa Lane

1. With regard to design review for first story and second story additions to a 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

15-SC-14 – 1183 Lisa Lane

1. The approval is based on the plans received on May 6, 2015 and the written application materials provided by the applicant, except as may be modified by these conditions. The scope of work is limited to that shown on the plans and may not exceed rebuilding 50 percent of the existing structure.
2. The applicant shall provide a route of construction, construction staging area and tree protection plan for review and approval by the Planning Division prior to submitting the demolition application.
3. An encroachment permit shall be obtained from the Engineering Division prior to doing any work within the public right-of-way including the street shoulder.
4. Fire sprinklers may be required pursuant to Section 12.10 of the Municipal Code.
5. Any new utility service drops shall be located underground from the nearest convenient existing pole pursuant to Chapter 12.68 of the Municipal Code.
6. 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.
7. **Prior to the issuance of a Demolition Permit or Building Permit**, tree protection fencing shall be installed around the drip line of trees identified on the tree protection plan to be submitted to the Planning Division prior to the demolition application. Tree protection fencing shall be chain link and a minimum of five feet in height with posts driven into the ground and shall not be removed until all building construction has been completed unless approved by the Planning Division.
8. **Prior to Building Permit submittal, the 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."
  - c. 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 Designer/Architect and property owner.

- d. The location of underground utilities pursuant to Section 12.68 of the Municipal Code. Underground utility trenches shall avoid the drip-lines of all protected trees unless approved by the project arborist and the Planning Division.
- e. The location of any air conditioning units on the site plan and the manufacturer's specifications showing the sound rating for each unit.
- f. 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.).

9. **Prior to final inspection:**

- a. All front yard, interior side, and rear yard landscaping shall be maintained as shown on the approved plans or 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 # 11066011

<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: 1183 LISA LANE

Project Proposal/Use: TWO-STORY ADDITION & REMODEL OF EXISTING SINGLE-FAMILY HOME

Current Use of Property: \_\_\_\_\_

Assessor Parcel Number(s) 193-38-002

Site Area: 13,346

New Sq. Ft.: 1,118

Remodeled Sq. Ft.: 383

Existing Sq. Ft. to Remain: 2,643

Total Existing Sq. Ft.: 2,643

Total Proposed Sq. Ft. (including basement): 3,764 (MAIN HOUSE)

Applicant's Name: ANA WILLIAMSON ARCHITECT - ERIC ASATO

Home Telephone #: \_\_\_\_\_ Business Telephone #: 650-329-0577x3

Mailing Address: 885 SANTA CRUZ AVE SUITE A

City/State/Zip Code: MENLO PARK, CA 94025

Property Owner's Name: CAROLE HAYWORTH & FERNANDO ROCK

Home Telephone #: 650-996-1661

Business Telephone #: \_\_\_\_\_

Mailing Address: 1183 LISA LANE

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

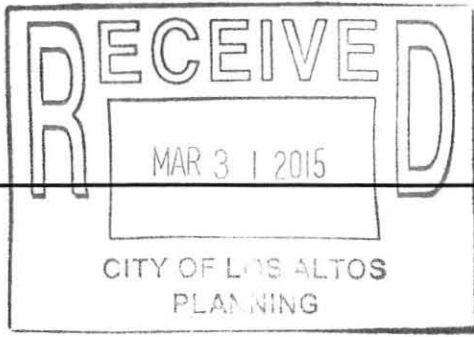
Architect/Designer's Name: ANA WILLIAMSON ARCHITECT Telephone #: 650.329.0577

\*\*\* 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](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 1183 LISA LANE

Scope of Project: Addition or Remodel  or New Home

Age of existing home if this project is to be an addition or remodel? 53 (c.1962)

Is the existing house listed on the City's Historic Resources Inventory? No

Address: 1183 LISA LANE  
Date: 3/30/15

### 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: 11,344 square feet  
Lot dimensions: Length 132 feet  
Width 90 feet

If your lot is significantly different than those in your neighborhood, then note its: area 13,346, length 156'-3", and width 117'-9".

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

Existing front setback if home is a remodel? 23'-3 1/4" (@ CLOSEST POINT)  
What % of the front facing walls of the neighborhood homes are at the front setback 100 %  
Existing front setback for house on left ± 22' 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 1 (1175)  
Garage in back yard —  
Garage facing the side 2 (1183 & 1203)  
Number of 1-car garages —; 2-car garages 9; 3-car garages —

Address: 1183 LISA LANE  
Date: 3/30/15

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

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

One-story 100

Two-story \_\_\_\_\_

**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) \_\_\_\_\_

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: \_\_\_\_\_  
\_\_\_\_\_

**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: 1183 LISA LANE  
Date: 3/30/15

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

Does your property have a noticeable slope? NO

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

\_\_\_\_\_

\_\_\_\_\_

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

9. **Landscaping:**

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

CURBS (TO FREMONT AVE); LANDSCAPE TO STREET EDGE;  
LOW LANDSCAPE WALLS (STONE, CMU); LAWN; HEDGES

\_\_\_\_\_

\_\_\_\_\_

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

HIGHLY VISIBLE FROM OAKHURST; LESS VISIBLE FROM  
FREMONT; TREES & HEDGES SCREEN HOUSE FROM  
BACK NEIGHBORS

\_\_\_\_\_

\_\_\_\_\_

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)?

SWIMMING POOL & CONC DECK; WOOD DECK (REAR OF  
HOUSE); ASPHALT DRIVEWAY; STONE LANDSCAPE WALLS

\_\_\_\_\_

\_\_\_\_\_

10. **Width of Street:**

What is the width of the roadway paving on your street in feet? ±35', 60' DIA @ TURNAROUND

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? LANDSCAPED &  
PAVED DRIVEWAYS

\_\_\_\_\_

\_\_\_\_\_

Address: 1183 LISA LANE  
Date: 3/30/15

**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.:

- PITCHED ROOFS
- LANDSCAPE TO STREET EDGE
- CONSISTENT FRONT YARD SETBACK
- RANCH STYLE

**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. \* SIMILAR LOT AREAS BUT DIFFERENT LENGTHS/WIDTHS.  
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: 1183 LISA LANE  
 Date: 3/30/15

### Summary Table

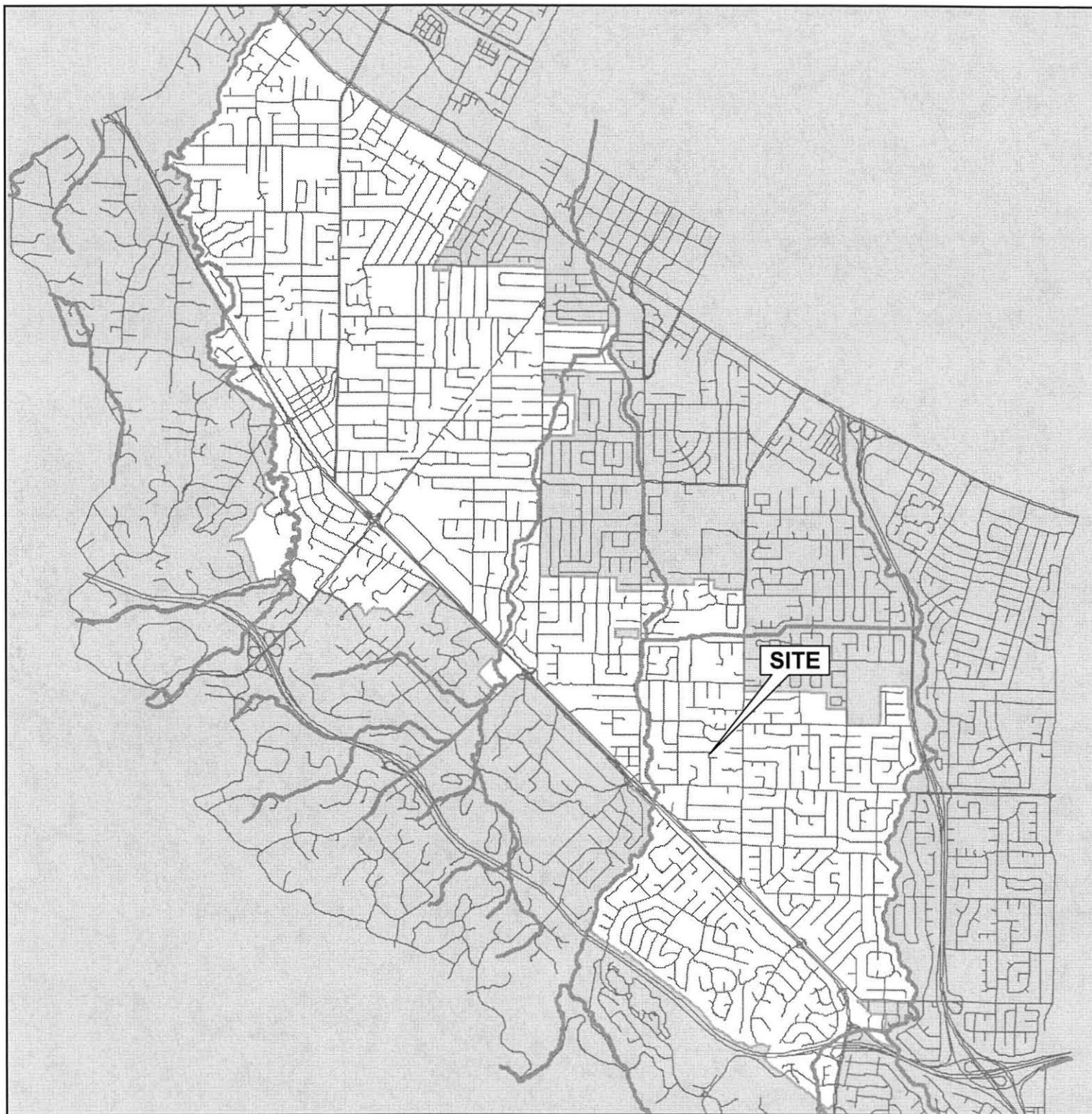
Please use this table to summarize the characteristics of the houses in your immediate neighborhood (two homes on either side, directly behind and the five to six homes directly across the street).

Address	Front * setback	Rear * setback	Garage location	One or two stories	Height *	Materials	Architecture (simple or complex)
1175 LISA LANE	22"	25'	FRONT (RT SIDE)	ONE	16'	PAINTED WOOD SIDING ASPHALT SHINGLE	SIMPLE
1167 LISA LANE	27'	90'	FRONT (RT SIDE)	ONE	13'-9"	STUCCO, BRICK WOOD SHAKE	SIMPLE
1191 LISA LANE	?	?	FRONT (RT. SIDE)	ONE	13'	STUCCO ASPHALT TILE	SIMPLE
1203 LISA LANE	25'?	25'?	SIDE (RT SIDE)?	ONE	12'-6"	PAINTED WOOD SIDING ASPHALT SHINGLE	SIMPLE
1207 LISA COURT	25'	28'	SIDE (LEFT SIDE)	ONE	14'-6"	BOARD & BATTEN ASPHALT SHINGLE	SIMPLE
1158 LISA LANE	28'	65'	FRONT (LEFT SIDE)	ONE	14'-6"	STUCCO WOOD SHAKE	SIMPLE
1204 LISA LANE	27'	35'	FRONT (LEFT SIDE)	ONE	13'-6"	PAINTED WOOD SIDING STUCCO WOOD SHAKE	SIMPLE
1228 LISA LANE	30'	27'	FRONT (LEFT SIDE)	ONE	?	BOARD & BATTEN BRICK ASPHALT SHINGLE	SIMPLE
1220 PATLEN DRIVE	27'	16'	FRONT (LEFT SIDE)	ONE	13'-6"	PAINTED WOOD SIDING ASPHALT SHINGLE	SIMPLE
1230 PATLEN DRIVE	27'	25'	FRONT/SIDE (LEFT SIDE)	ONE	14'	STUCCO, BOARD & BATTEN ASPHALT SHINGLE	SIMPLE

\* BASED ON PHOTOS & SURVEY (WHERE POSSIBLE)



# AREA MAP



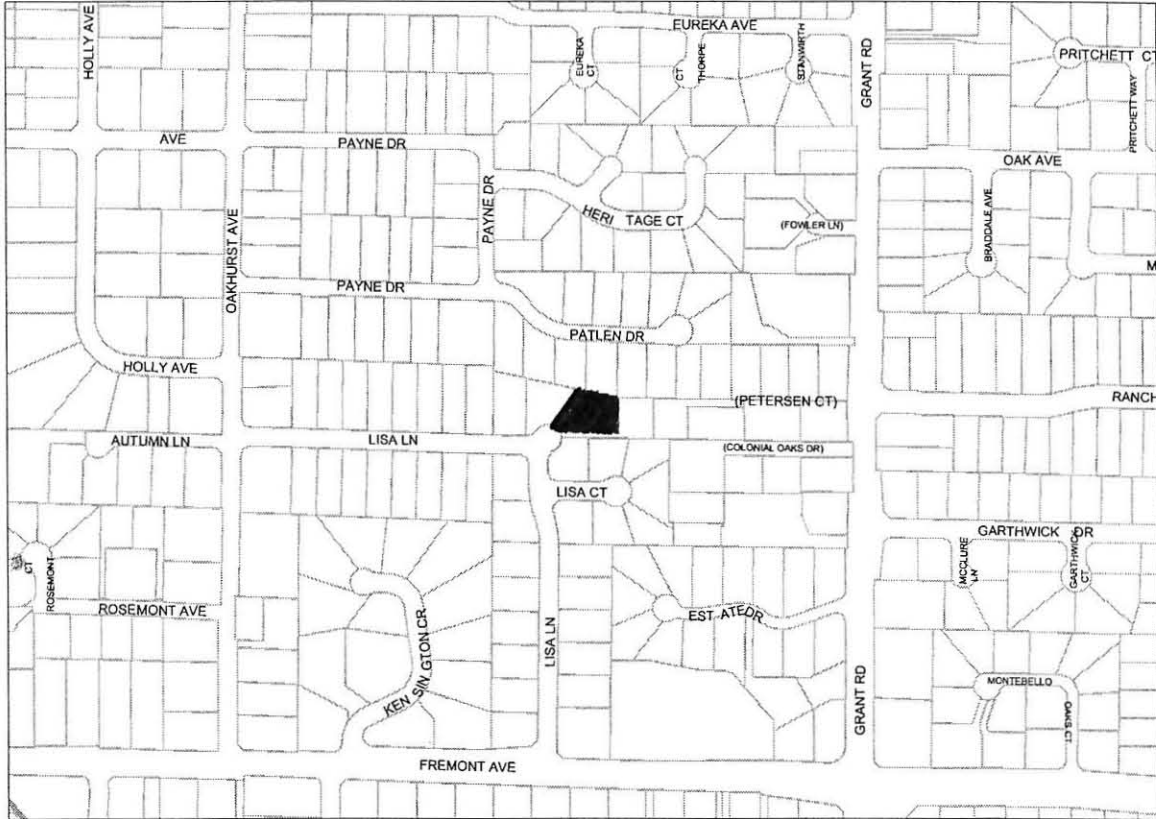
## CITY OF LOS ALTOS

**APPLICATION:** 15-SC-14  
**APPLICANT:** A. Williamson Architect/ C. Hayworth and F. Rock  
**SITE ADDRESS:** 1183 Lisa Lane

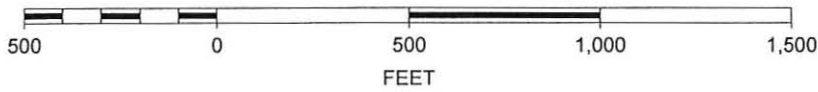


Not to Scale

# VICINITY MAP



SCALE 1 : 6,000

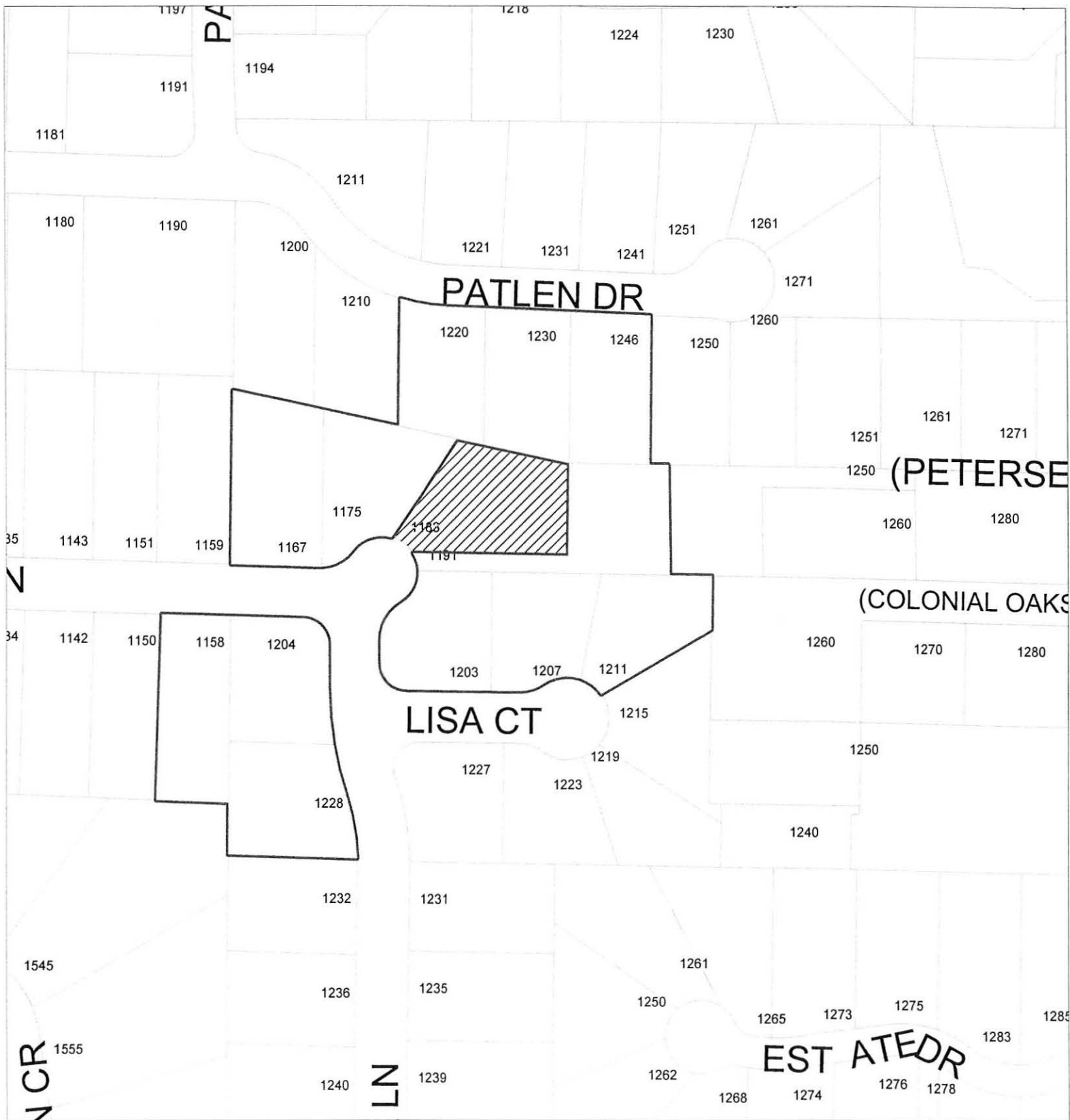


CITY OF LOS ALTOS

**APPLICATION:** 15-SC-14  
**APPLICANT:** A. Williamson Architect/ C. Hayworth and F. Rock  
**SITE ADDRESS:** 1183 Lisa Lane



# 1183 Lisa Lane Notification Map



SCALE 1 : 1,500

