



DATE: July 1, 2015
AGENDA ITEM # 5

TO: Design Review Commission
FROM: Sean K. Gallegos, Assistant Planner
SUBJECT: 15-SC-19 – 1035 Robinhood Court

RECOMMENDATION:

Approve design review application 15-SC-19 subject to the listed findings and conditions

PROJECT DESCRIPTION

This is a design review application for a first story and second story addition to a one-story house. The project includes the demolition of 787 square feet on the first story and the addition of 1,365 square feet on the first story. The project will result in a net addition of 453 square feet on the first story and 760 square feet on the second story. The following table summarizes the project:

GENERAL PLAN DESIGNATION: Single-family, Residential
ZONING: R1-10
PARCEL SIZE: 10,294 square feet
MATERIALS: Match existing – wood siding, brick veneer, aluminum windows, wood trim, and wood shake roof material

	Existing	Proposed	Allowed/Required
LOT COVERAGE:	2,382 square feet	2,842 square feet	3,088 square feet
FLOOR AREA:			
First floor	2,357 square feet	2,810 square feet	
Second floor	N/A	760 square feet	
Total	2,357 square feet	3,570 square feet	3,603 square feet
SETBACKS:			
Front (Robinhood Lane)	28 feet	67 feet	25 feet
Rear	22 feet	25 feet	25 feet
Exterior side (Robinhood Court)	13 feet	20 feet/20 feet	20 feet
Right side	11 feet	10 feet/30 feet	10 feet/17.5 feet
HEIGHT:	16 feet	22 feet	27 feet

BACKGROUND

The subject property is located in a Consistent Character Neighborhood as defined in the City's Residential Design Guidelines. The single-family homes in the neighborhood are a mix of newer and older one- and two-story Ranch style with low wall eave lines, simple roof forms, and rustic materials with wood siding dominant. The residences are similar in massing and building footprint with varying front yard setbacks of 20 to 30 feet, 10-foot side setbacks and 20-foot exterior side setbacks. While there is not a distinctive street tree pattern on either street, there are many large trees along both streets.

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 design relates well to homes in the area, with its use of gable roofs, dormers, and articulated massing. 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 wood siding, brick veneer, aluminum windows, wood trim, and wood shake roof material are high quality and compatible with the character of the neighborhood. The project does a good job of integrating forms and elements from the neighborhood while maintaining its design integrity.

The project's scale, as compared to surrounding structures, is in keeping with the character of the neighborhood. The eight-foot tall wall plates on the first and second floors are consistent with the modest scale and low eave lines of other houses in the neighborhood. The second story is setback within the first story roof form, which conceals the second story thereby, minimizing its scale. The horizontal wood siding softens the appearance of the second story when viewed from the street. Overall, the two-story design is well proportioned and articulated to reduce the effect of bulk and mass when viewed from the street.

Privacy and Landscaping

The City's Design Guidelines suggest placing windows, decks, and doors in such a way to minimize the privacy impacts to neighboring properties. The left (south) side second story elevation facing Robin Court includes one window in the master bathroom and one window in the stairwell. Due to the windows facing the right-of-way, the proposed second story exterior side windows do not create unreasonable privacy issues.

On the right (north) side of the second story, there is a windows in the master bedroom with a three-foot sill height. The applicant worked with staff to incorporate additional evergreen screening trees along the side property lines to diminish privacy impacts. Therefore, as designed, staff finds that the project maintains a reasonable degree of privacy.

On the rear (west) side elevation of the second story, there are four windows with four-foot sill heights proposed for screening. Therefore, as designed with the high windowsill heights, the rear second story maintains a reasonable degree of privacy for the adjacent property.

The project proposes the removal of two bay trees (Nos. 1 and 4) and two champer trees (Nos. 2 and 3) along the right (north) side yard. The trees have been poorly maintained, which has resulted in disfigurement to the trees and diminished their canopies and diminished their privacy benefit. Therefore, staff supports removal of trees Nos. 1, 2, 3 and 4 along the right (north) side yard. Tree protection guidelines will be followed to maintain the trees during construction. The proposed landscape plan will meet the City's Landscaping and Street Tree Guidelines.

Staff must note that the site plan (Sheet A1.0) has a typographical error due to tree Nos. 9 and 10 being identified as a bay tree; however, the trees are actually maple trees as shown on the tree schedule.

ENVIRONMENTAL REVIEW

This project is categorically exempt from environmental review under Section 15301 of the Environmental Quality Act because it involves additions to an existing structure.

PUBLIC CONTACT

A public meeting notice was posted on the property and mailed to 14 nearby property owners on Robinhood Lane, Robinhood Court and Crooked Creek Drive.

Cc: Walter Chapman, Designer/Applicant
Alan and Emily Lucas, Owner

Attachments:

- A. Application
- B. Neighborhood Compatibility Worksheet
- C. Area Map and Vicinity Map
- D. Public Noticing and Notification Map

FINDINGS

15-SC-19—1035 Robinhood Court

With regard to design review for an addition to an existing single-family 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

15-SC-19—1035 Robinhood Court

1. The approval is based on the plans received on June 17, 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 following trees (Nos. 8 - 10) and the privacy screening along the right (north) property line shall be protected under this application and cannot be removed without a tree removal permit from the Community Development Director.
3. Only gas fireplaces, pellet fueled wood heaters or EPA certified wood-burning appliances may be installed in all new construction pursuant to Chapter 12.64 of the Municipal Code.
4. Fire sprinklers shall 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 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.
7. **Prior to the issuance of a Demolition Permit or Building Permit**, tree protection fencing shall be installed around the dripline, or as required by the project arborist, of the following trees (Nos. 8-10) 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 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 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."
 - 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 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.).

9. **Prior to final inspection:**

- a. All front yard, exterior side and street trees shall be maintained and/or installed 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 # 110606060

<input type="checkbox"/> One-Story Design Review	<input type="checkbox"/> Commercial/Multi-Family	<input type="checkbox"/> Environmental Review
<input checked="" type="checkbox"/> Two-Story Design Review	<input type="checkbox"/> Sign Permit	<input type="checkbox"/> Rezoning
<input type="checkbox"/> Variance	<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"/> Sidewalk Display Permit	<input type="checkbox"/> Appeal
<input type="checkbox"/> Historical Review	<input type="checkbox"/> Preliminary Project Review	<input type="checkbox"/> Other:

Project Address/Location: 1035 ROBINHOOD

Project Proposal/Use: RESIDENTIAL Current Use of Property: RESIDENTIAL

Assessor Parcel Number(s): 342-10-025 Site Area: _____

New Sq. Ft.: 1,212.85 Altered/Rebuilt Sq. Ft.: 912.25 Existing Sq. Ft. to Remain: 1,444.56

Total Existing Sq. Ft.: 2,356.8 Total Proposed Sq. Ft. (including basement): 3,569.66

Applicant's Name: CHAPMAN DESIGN ASSOCIATES

Telephone No.: (650) 941-6890 Email Address: _____

Mailing Address: 620 S. EL MONTE AVENUE INFO@WJCDA.COM

City/State/Zip Code: LOS ALTOS, CA. 94022

Property Owner's Name: ALAN & EMILY LUCAS

Telephone No.: (650) 962-0220 Email Address: _____

Mailing Address: 1035 ROBINHOOD KALUCAS1212@YAHOO.COM

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

Architect/Designer's Name: CHAPMAN DESIGN ASSOCIATES

Telephone No.: (650) 941-6890 Email Address: _____

Mailing Address: 620 S. EL MONTE AVENUE INFO@WJCDA.COM

City/State/Zip Code: LOS ALTOS, CA. 94022

*** 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

(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 1035 ROBBIN HOOD CT., 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? _____
Is the existing house listed on the City's Historic Resources Inventory? NO

Address: 1035 ROBINHOOD CT.

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: 10,000 TO 14,000 square feet

Lot dimensions: Length VARIES feet

Width VARIES 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? 28'-3"

What % of the front facing walls of the neighborhood homes are at the front setback 9 %

Existing front setback for house on left 0 ft./on right _____ 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 11

Garage facing front recessed from front of house face 4

Garage in back yard 0

Garage facing the side 0

Number of 1-car garages ; 2-car garages ✓; 3-car garages

Address: 1035 ROBINHOOD CT.

Date: _____

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

What % of the homes in your neighborhood* are:

One-story 60%

Two-story 40%

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 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: 1035 ROBINHOOD CT.

Date: _____

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)
PARALLEL FACING ROBBIN HOOD CT.

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.)?
ALL OF THE ABOVE

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

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)?
N/A

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? STREET
Is the shoulder area (unimproved public right-of-way) paved, unpaved, gravel, landscaped, and/or defined with a curb/gutter? N/A

Address: 1035 ROBINHOOD CT.
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.:

80% GABLE ROOF WITH TWO OR MORE COMBINATIONS OF EXTERIOR FINISHES, DEEP FRONT YARD SETBACKS AND HORIZONTAL FEEL LANDSCAPE.

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: 1035 ROBINHOOD CT.
 Date: _____

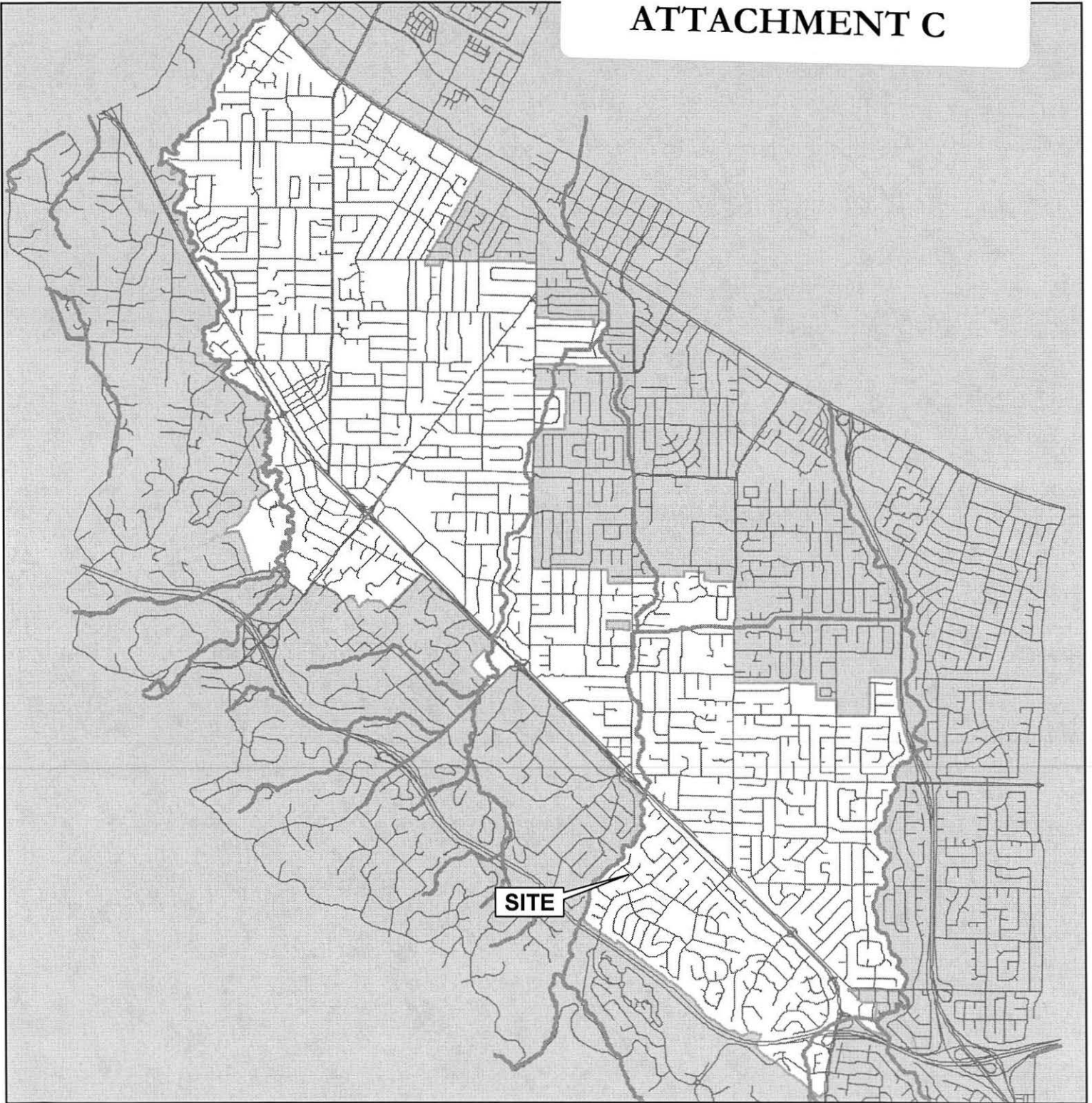
Summary Table

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)
1025 ROBBIN HOOD CT.	(±) 26'-0"	(±) 38'-0"	FRONT @ RIGHTSIDE	1-1/2 STORY	(±) 16'-6"	ROOF W/D. SHAKE BOARD & BATT SIDING	SIMPLE
1015 ROBBIN HOOD CT	(±) 29'-0"	(±) 36'-0"	FRONT @ LEFT SIDE	2-STORY	(±) 22'-0"	COMP. ROOF, BD. & BATT, HORIZ. SIDING	"
1005 ROBBIN HOOD CT.	(±) 35'-0"	(±) 42'-0"	FRONT @ RIGHT SIDE	2-STORY	(±) 22'-0"	W/D. SHAKE ROOF BOARD & BATT SIDING	"
1000 ROBBIN HOOD CT.	(±) 50'-0"	(±) 58'-0"	RECESSED @ RIGHT SIDE	1-STORY	(±) 16'-0"	W/D. SHAKE ROOF HORIZONTAL W/D SIDING	"
1020 ROBBIN HOOD CT.	(±) 30'-0"	(±) 34'-0"	"	1-STORY	(±) 16'-0"	W/D. SHAKE ROOF BOARD & BATT SIDING	"
2070 ROBBIN HOOD LANE	(±) 17'-0"	(±) 36'-0"	RECESSED @ LEFT SIDE	1-STORY	(±) 18'-0"	COMP. ROOF BOARD & BATT SIDING	"
2061 ROBBIN HOOD LANE	(±) 25'-0"	(±) 25'-0"	FRONT @ RIGHT SIDE	2-STORY	(±) 22'-0"	COMP ROOF STUCCO SIDING	"
2051 ROBBIN HOOD LANE	(±) 25'-0"	(±) 25'-0"	FRONT @ LEFT SIDE	2-STORY	(±) 22'-0"	W/D. SHAKE ROOF HORIZONTAL SIDING	"
2050 ROBBIN HOOD LANE	(±) 25'-0"	(±) 34'-0"	"	1-STORY	(±) 16'-0"	W/D. SHAKE ROOF BOARD & BATT	1
2071 ROBBIN HOOD LANE	(±) 25'-0"	(±) 50'-0"	FRONT @ RIGHT SIDE	2-STORY	(±) 22'-0"	COMP ROOF STUCCO SIDING	"

AREA MAP

ATTACHMENT C



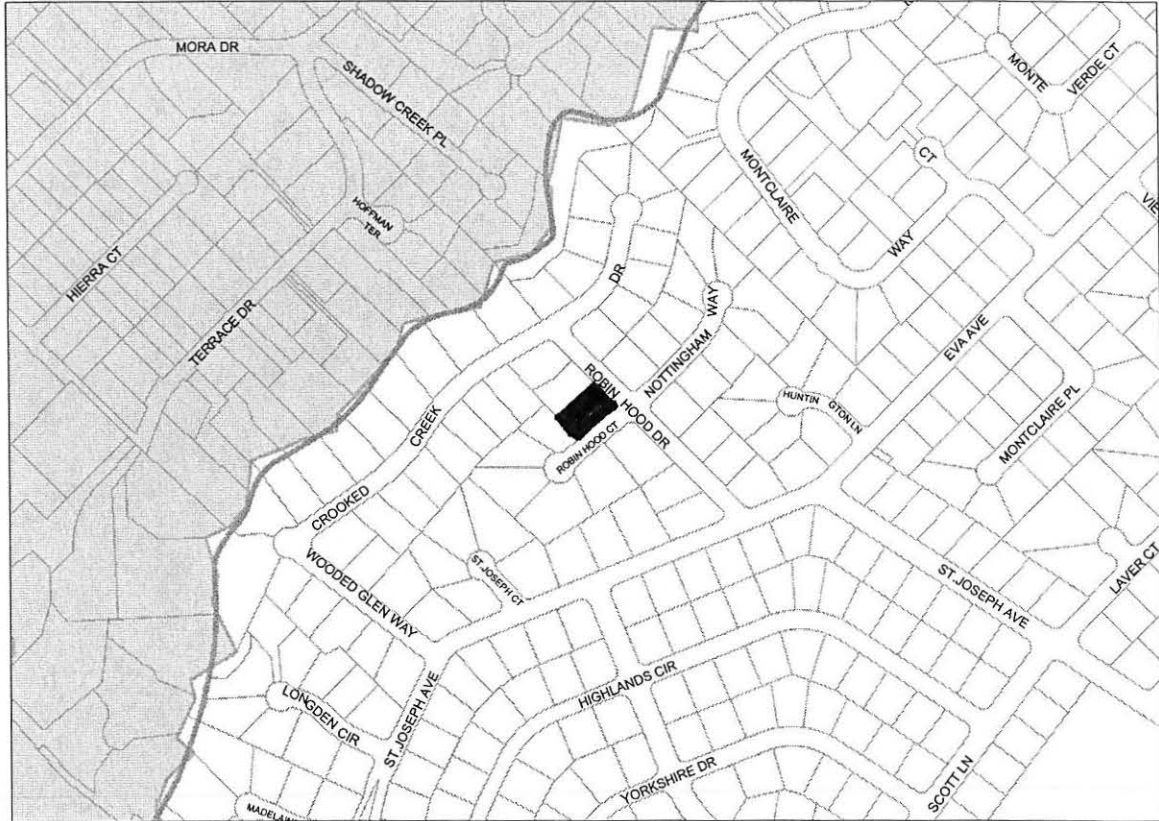
CITY OF LOS ALTOS

APPLICATION: 15-SC-19
APPLICANT: Chapman Design Associates/A. and E. Lucas
SITE ADDRESS: 1035 Robinhood Court

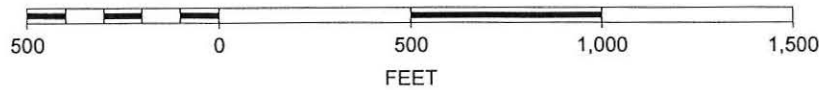


Not to Scale

VICINITY MAP



SCALE 1 : 6,000

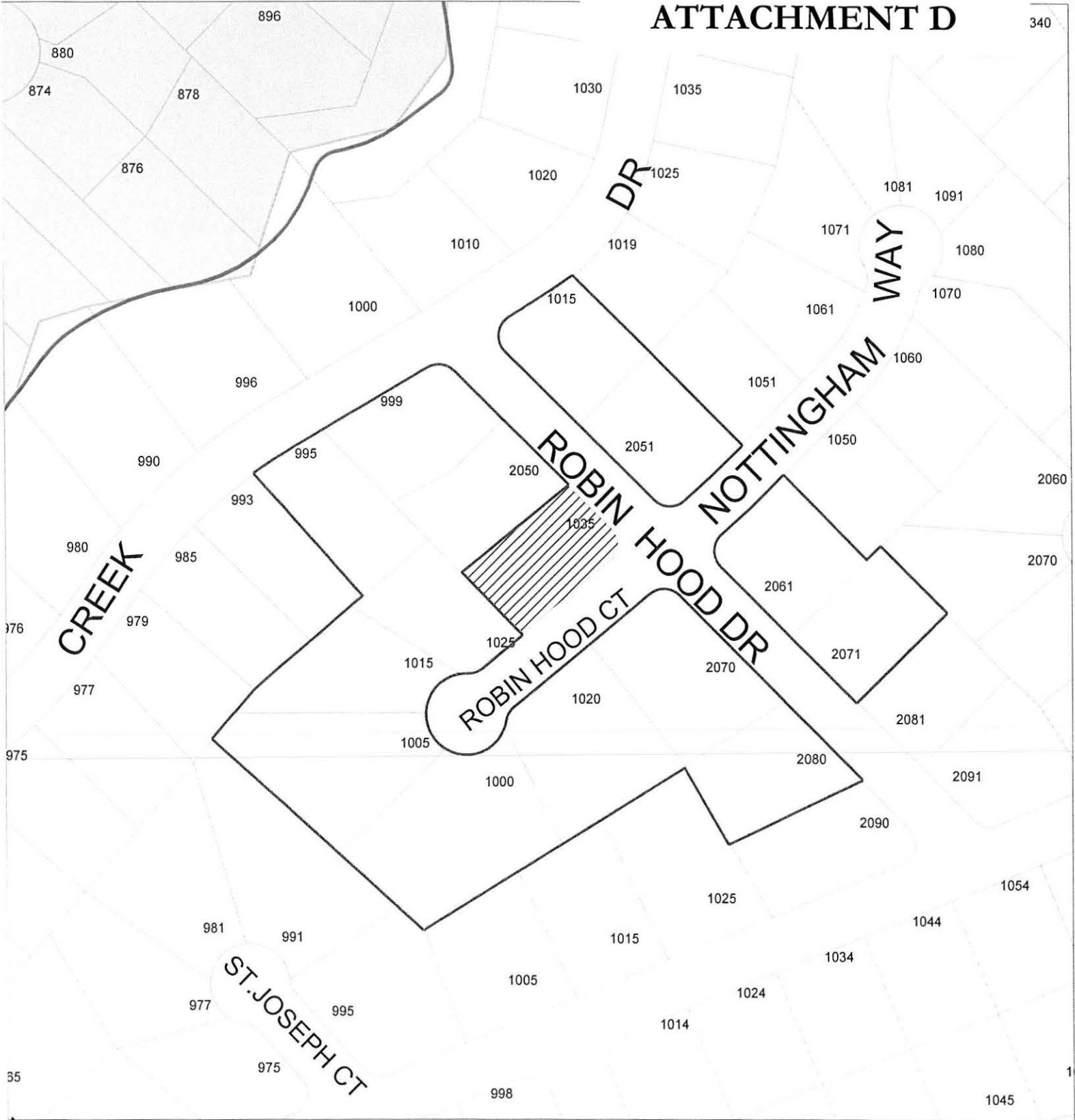


CITY OF LOS ALTOS

APPLICATION: 15-SC-19
APPLICANT: Chapman Design Associates/A. and E. Lucas
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1035 Robinhood Court Notification Map

ATTACHMENT D



SCALE 1 : 1,500

