



DATE: July 15, 2015

AGENDA ITEM # 5

**TO:** Design Review Commission  
**FROM:** Sierra Davis, Assistant Planner  
**SUBJECT:** 15-SC-20 – 1930 Annette Lane

### RECOMMENDATION:

Approve design review application 15-SC-20 subject to the listed findings and conditions

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### PROJECT DESCRIPTION

This is a design review application for a one- and two-story addition to a single story house. The project includes a 55-square-foot addition on the first-story and a 495-square-foot addition on the second-story.

The following table summarizes the project:

<b>GENERAL PLAN DESIGNATION:</b>	Single-family, Residential
<b>ZONING:</b>	R1-10
<b>PARCEL SIZE:</b>	10,005 square feet
<b>MATERIALS:</b>	Wood board and batten siding, stucco, Hardy board siding, composition roof, wood trim and doors

	Existing	Proposed	Allowed/Required
<b>LOT COVERAGE:</b>	2,884 square feet	2,939 square feet	3,002 square feet
<b>FLOOR AREA:</b>			
First floor	2,093 square feet	2,148 square feet	
Second floor		495 square feet	
Total	2,093 square feet	2,643 square feet	3,502 square feet
<b>SETBACKS:</b>			
Front	25 feet	25 feet	25 feet
Rear	34 feet	34 feet	25 feet
Right side (1 <sup>st</sup> /2 <sup>nd</sup> )	9 feet, 10 inches	9 ft., 10 in./33 feet	10 feet/17.5 feet
Left side (1 <sup>st</sup> /2 <sup>nd</sup> )	14 feet	14 feet/30 feet	10 feet/17.5 feet
<b>HEIGHT:</b>	14 feet	23 feet	27 feet

## **BACKGROUND**

The house is located in a Consistent Character neighborhood. The homes in the area have simple massing, low horizontal eave lines, rustic materials, and consistent front yard setbacks. The garages are set forward on the lots with the massing of the house recessed. The street is wide and the street tree pattern includes a consistent camphor tree pattern with at least one tree on each property.

The existing house is non-conforming as it does not meet the side yard setback on the right side with a setback of nine-feet, ten-inches, where 10-feet is required. Since the project will not eliminate or replace more than 50 percent of the floor area, the non-conforming setback can be maintained.

## **DISCUSSION**

Homes within a Consistent Character Neighborhood should incorporate good neighbor design which has its own design integrity, but also incorporate some design elements and materials found within the neighborhood. The Residential Design Guidelines also address remodels and second story additions to existing houses with the goal that the additions look as if they were part of the original design concept.

The first-story addition is located at the front of the house and expands the existing kitchen. The second-story addition includes a bedroom and a bathroom and is centered at the front of the house with greater than required second-story side yard setbacks. The second story is also recessed into the first story and will be partially obscured by the existing hip roof forms. The first- and second-story have eight-foot plate heights for an overall height of 23 feet, where 27 feet is allowed. The simple rectangular massing and hip roof on the addition relates well to the form and composition of the existing Ranch style house.

The front facade of the existing house has board and batten siding with stucco on the sides and rear of the house. The first story addition will incorporate a contrasting Hardy board siding and the existing board and batten siding will remain. The second story addition incorporates board and batten siding and wood trim on all sides around the windows to relate to the materials on the front of the house and to soften its appearance.

### **Landscaping and Privacy**

The existing landscaping will be maintained at the front and rear of the property. The front yard includes a camphor street tree consistent with the street tree pattern, two maple trees at the front of the house and various trees and shrubs. The rear yard has mature landscaping around the perimeter of the side and rear yards which will help to maintain privacy on adjacent properties.

The design is sensitive to the privacy of neighboring properties by incorporating sill heights in excess of four-foot, six-inches at the front, rear and right side of the house. Window sills greater than four-feet, six-inches in height make viewing out and down into adjacent properties difficult and therefore helps to preserve privacy.

The left side of the house includes one window with a sill height of four feet. The window is located toward the front of the house with views to the front yard and side yard of the adjacent property.

The views to the front yard do not create a substantial privacy concern because the front yard is considered a more public area. The views to the side yard do not create a substantial privacy concern because the window looks out over the roof of the adjacent garage and the existing side yard vegetation will also help to mitigate views down into the side yard.

## **PUBLIC CONTACT**

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

Staff received correspondence from the rear neighbor on Helen Court expressing concern regarding the rear facing windows and privacy. The neighbor requested replacing the two rear facing windows with skylights subject to the Residential Design Guidelines for maintaining privacy.

The two rear facing windows have a sill height of six feet. Sill heights exceeding four-feet, six-inches make it difficult to view out and down into the neighboring properties to the rear. The rear facing windows do not create a substantial privacy concern.

## **ENVIRONMENTAL REVIEW**

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

Cc: Ivan and Maria Margaretich, Applicant and Owners  
Dean Kimbler, Plans and Design, Designer

### **Attachments:**

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

## FINDINGS

15-SC-20 – 1930 Annette Lane

1. With regard to design review for a first- and second-story addition to an existing single story house, 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-20 – 1930 Annette Lane

1. The approval is based on the plans received on June 23, 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. 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.
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 the issuance of a Demolition Permit or Building Permit**, tree protection fencing shall be installed around the dripline, of the Camphor tree and Maple tree in the front yard 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.
5. **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. 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.
  - c. The location of any air conditioning units on the site plan and the manufacturer's specifications showing the sound rating for each unit.
  - d. 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.).
6. **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).





**CITY OF LOS ALTOS  
GENERAL APPLICATION**

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

Permit # 1106664

<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: 1930 Annette Ln.

Project Proposal/Use: Single Family Current Use of Property: Single Family

Assessor Parcel Number(s): 318-14-019

Site Area: \_\_\_\_\_

New Sq. Ft.: 550 Altered/Rebuilt Sq. Ft.: 495 Existing Sq. Ft. to Remain: 1598

Total Existing Sq. Ft.: 2,093 Total Proposed Sq. Ft. (including basement): 2,643

Applicant's Name: Ivan & Maria Margaretich

Telephone No.: (408) 483-4409

Email Address: margaretich@gmail.com

Mailing Address: 1930 Annette Ln.

City/State/Zip Code: Los Altos, CA 94024

Property Owner's Name: Ivan & Maria Margaretich

Telephone No.: (408) 483-4409

Email Address: margaretich@gmail.com

Mailing Address: 1930 Annette Ln.

City/State/Zip Code: Los Altos, CA 94024

Architect/Designer's Name: Dean Kimbler

Telephone No.: (408) 505-3751

Email Address: dd4kimblerconst@aol.com

Mailing Address: 6490 Kings Place

City/State/Zip Code: Gilroy, CA 95020

\*\*\* 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** 1930 Annette Ln. 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?** 59

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

Address: 1930 Annette Ln.  
Date: 4/30/2015

## What constitutes your neighborhood?

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

## Streetscape

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

Lot area: 10000 square feet  
Lot dimensions: Length 120 feet  
Width 87 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? Yes  
What % of the front facing walls of the neighborhood homes are at the front setback 100 %  
Existing front setback for house on left 25 ft./on right 25 ft.  
Do the front setbacks of adjacent houses line up? Yes

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

Indicate the relationship of garage locations in your neighborhood\* only on your street (count for each type)  
Garage facing front projecting from front of house face 9  
Garage facing front recessed from front of house face 0  
Garage in back yard 0  
Garage facing the side 0  
Number of 1-car garages 0; 2-car garages 9; 3-car garages 0

Address: 1930 Annette Ln.  
Date: 4/30/2015

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

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

One-story 90

Two-story 10

**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) primarily board & batten, however some mixed materials also

What roofing materials (wood shake/shingle, asphalt shingle, flat tile, rounded tile, cement tile, slate) are consistently (about 80%) used?  
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: 1930 Annette Ln.  
Date: 4/30/2015

**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)

The property is mostly level, however it slopes toward 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.)?

Almost all homes on our street have a Camphor tree like ours. Almost every home has front lawn similar to ours. Our street does not have sidewalks and only curbs at the street edge.  
Most homes have plants, shrubs and flowers like ours.

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

Our home has similar visibility from the street and possibly more tree screening than others.  
Both our backyard and the backyard neighbor have plant/tree privacy screening.

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)?

Our front patio has a 1/2 circle stone wall and a beautiful maple tree.  
Where our landscape meets street we have a large Camphor tree & mound, then we have grass meeting curb. At mailbox area we have shrubs, succulent & drought tolerant grasses.

**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? Yes

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

Address: 1930 Annette Ln.  
Date: 4/30/2015

**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.:

Many homes have hip roofs, some with gables. Simple horizontal lines at eaves are used as well. Most homes have board and batten exteriors with a mix of brick or stone in some cases. Most homes show dimension with one portion protruding forward such as garage or bedroom. Most have tree cover with lawn & shrubs.

**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: 1930 Annette Ln.  
Date: 4/30/2015

### 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)
1938 Annette Ln.	25'	25'	front facing	one story	22'	stone/shingle	complex
1922 Annette Ln.	25'	35'	front facing	one story	20'	all wood siding	simple
1951 Annette Ln.	25'	25'	front facing	one story	22'	board/batt/brick	simple
1943 Annette Ln.	25'	25'	front facing	one story	22'	wood siding/brick	simple
1935 Annette Ln.	25'	25'	front facing	one story	22'	all stucco	simple
1927 Annette Ln.	25'	30'	front facing	one story	20'	board/batt/brick	simple
1919 Annette Ln.	25'	25'	front facing	one story	20'	board/batt/brick	simple
1911 Annette Ln.	30'	30'	front facing	one story	20'	stucco/brick	simple
1923 Helen Ct.	25'	15'	front facing	one story	20'	all wood siding	simple
1574 Holt Ave.	25'	10'	front facing	one story	20'	board/batt/brick	simple

1930 Annette Ln.



1938 Annette Ln.



1922 Annette Ln.





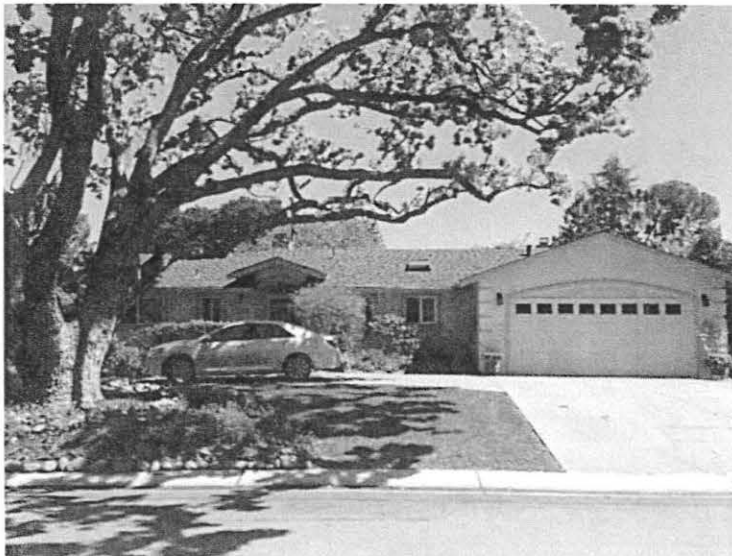
1951 Annette Ln.



1943 Annette Ln.



1935 Annette Ln.

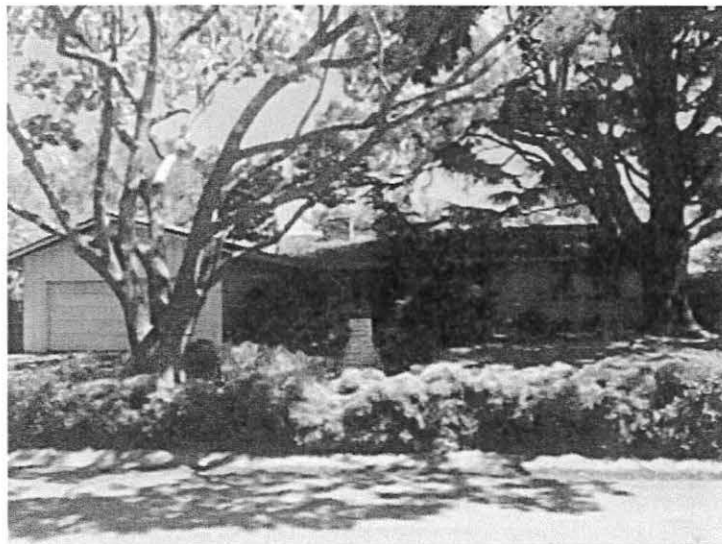




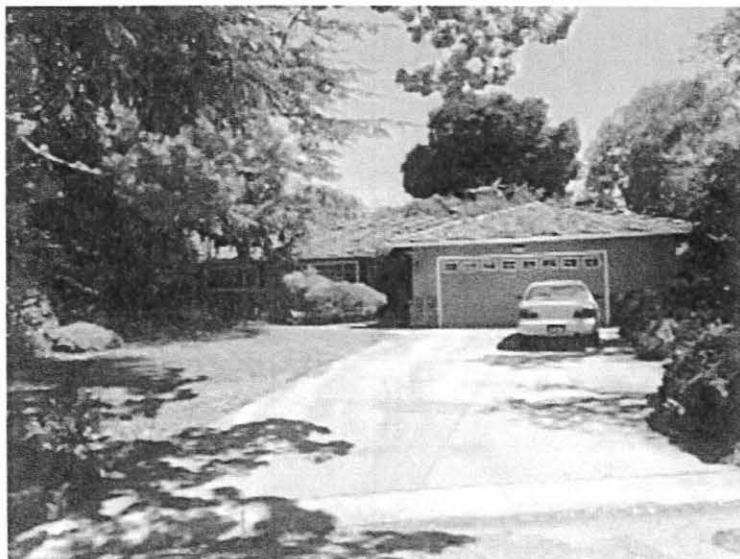
1927 Annette Ln



1919 Annette Ln.



1911 Annette Ln.



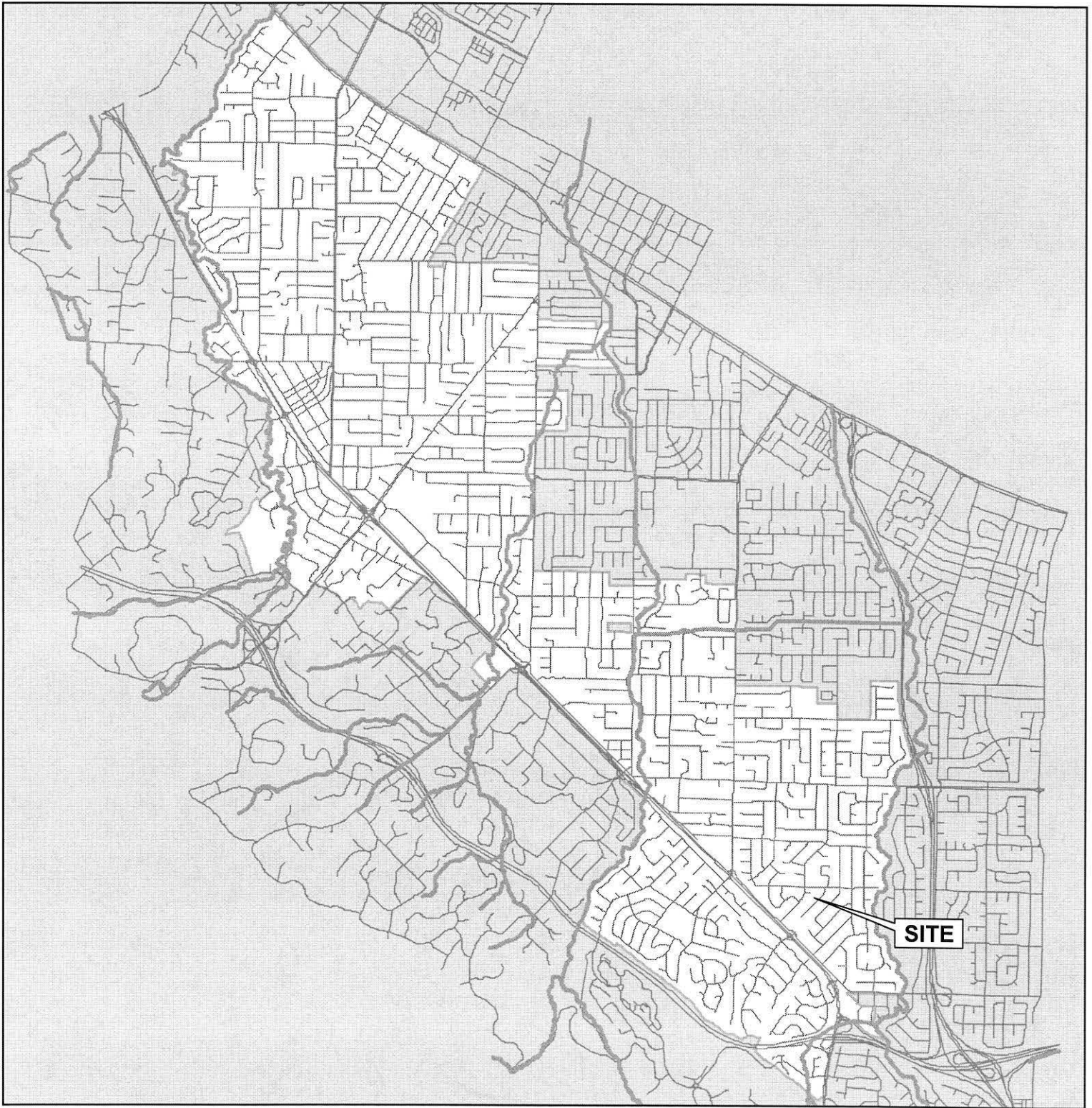
1923 Helen Ct.



1574 Holt Ave.

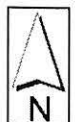


# AREA MAP



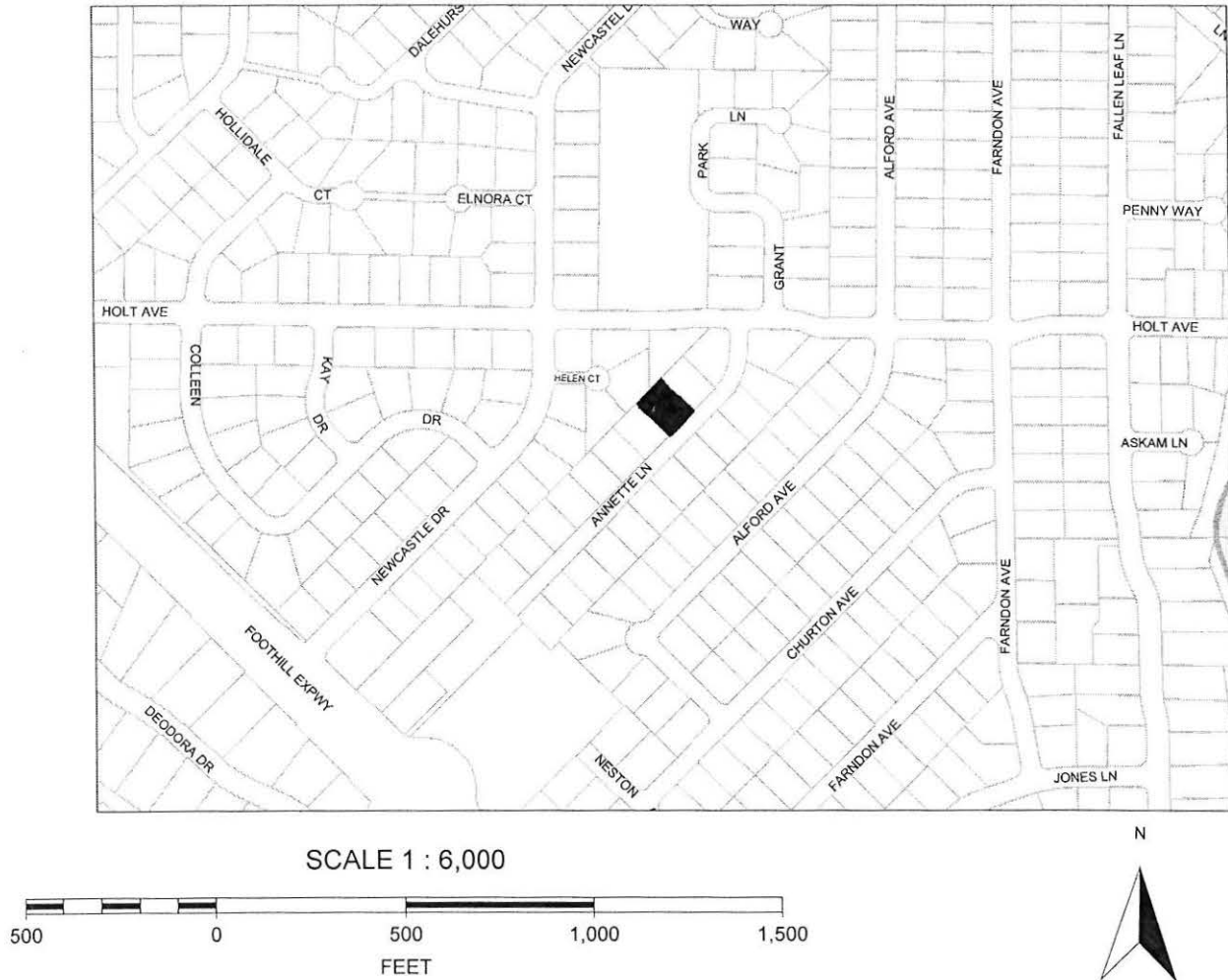
CITY OF LOS ALTOS

**APPLICATION:** 15-SC-20  
**APPLICANT:** I. and M. Margaretich  
**SITE ADDRESS:** 1930 Annette Lane



Not to Scale

# VICINITY MAP



CITY OF LOS ALTOS

APPLICATION: 15-SC-20  
APPLICANT: I. and M. Margarelich  
SITE ADDRESS: 1930 Annette Lane

[illegible]

A horizontal number line is shown with tick marks at intervals of 100. The labels are -100, 0, 100, 200, and 300. Below the line is the word "FEET". A solid black line segment is drawn from the tick mark at 100 to the tick mark at 200. A dashed black line segment is drawn from the tick mark at -100 to the tick mark at 0.







# ATTACHMENT D

**Sierra Davis**

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**From:** Di Yuan <diyuan@yahoo.com>  
**Sent:** Wednesday, July 08, 2015 4:32 PM  
**To:** Sierra Davis  
**Cc:** jizhang8@yahoo.com  
**Subject:** Feedback to City of Los Altos for 1930 Annette Lane extension plan

Dear Sierra,

It was nice to talk to you on Monday for extension plan of 1930 Annette Lane.

As subject property's rear-side neighbor (1923 Helen Ct), we found our two rear-facing bedrooms are in direct line of sight with proposed 2nd floor addition. Due to privacy concern, we respectfully request subject property owners to consider replacing proposed rear-facing windows with skylights (one of alternatives as proposed on page 14 in Los Altos remodel design guidelines).

We welcome you to conduct an on-site survey if you deem this as necessary. We'll also fully cooperate to provide any additional info upon your request. Thanks for your kind attention and assistance.

Best Regards,  
Di and Jing  
(408)839-9574