



DATE: February 17, 2016
AGENDA ITEM # 6

TO: Design Review Commission
FROM: Sean K. Gallegos, Assistant Planner
SUBJECT: 15-SC-51 – 22885 Aspen Drive

RECOMMENDATION:

Approve design review application 15-SC-51 subject to the findings and conditions

PROJECT DESCRIPTION

This is a design review application for a remodel and addition to an existing two-story house. The project includes an addition of 453 square feet on the first-story and an addition of 887 square feet on the second-story. The following table summarizes the project's technical details:

GENERAL PLAN DESIGNATION: Single-family, Residential
ZONING: R1-20
PARCEL SIZE: 23,109 square feet
MATERIALS: Asphalt composite roof shingle, board and batten siding, wood clad aluminum windows and wood trim.

	Existing	Proposed	Allowed/Required
LOT COVERAGE:	2,132 square feet	2,724 square feet	5,777 square feet
FLOOR AREA:			
First floor	2,849 square feet	3,302 square feet	
Second floor	859 square feet	1,746 square feet	
Total	3,708 square feet	5,048 square feet	5,061 square feet
SETBACKS:			
Front (Aspen Drive)	33 feet	25 feet	30 feet
Rear	30 feet	30 feet	35 feet
Right side (1 st /2 nd)	39 feet/52 feet	39 feet/52 feet	22 feet/25 feet
Exterior Side (Arboretum Drive)	50 feet/72 feet	57 feet	22 feet
HEIGHT:	21.5 feet	23.5 feet	27 feet

BACKGROUND

Neighborhood Context

The property is in a Consistent Character Neighborhood as defined in the City's Residential Design Guidelines. The property is located on the corner of Aspen Drive and Arboretum Drive, but is part of the Aspen Drive Neighborhood. 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 many mature trees and shrubs in the neighborhood context.

DISCUSSION

Zoning Code Compliance

The house has an existing non-conforming rear setback of 30 feet, where a setback of 35 feet is required. Since the project will not be rebuilding more than 50 percent of the existing house, the Zoning Code allows the non-conforming rear yard setback to be maintained.

Design Review

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 proposed addition and remodel matches the traditional architectural design style of the existing house. A new front entry porch, kitchen and dining room are proposed to the left of the garage on the first story and two new bedrooms, a bathroom, laundry room, and an expanded office are proposed on the second story. The project will help to balance the existing massing and maintain the traditional appearance. The design relates well to the homes in the neighborhood context with horizontal eave lines and hipped roof elements. Since the project will be maintaining the existing character and forms, the bulk and mass of the house, as viewed from the street, will be maintained.

The project is using high quality materials consistent with the existing materials, such as board and batten siding, wood clad aluminum windows and wood trim, which are integral to the architectural design of the house. Overall, the project design has individual design integrity and the materials and forms relate well with the surrounding neighborhood.

Privacy

The right (east) side elevation includes three new second story windows for the office: two smaller windows with three-foot, six-inch sill heights and one large bay window with a two-foot, nine-inch sill height. Due to the large second story setback of 52 feet and existing mature trees and vegetation along this property line, the design of this elevation will be maintaining a reasonable degree of privacy. The left (west) side elevation faces Arboretum Drive; therefore, no privacy impacts occur from the proposed second story windows.

The rear (north) second story elevation includes two new windows in bedroom No. 4 with three-foot sill heights. Due to the large setback of 50 feet to the new windows and the existing mature trees and vegetation along this property line, the project will be maintaining a reasonable degree of privacy.

Landscaping

There are 25 existing mature trees throughout the property. No trees are proposed for removal and all existing landscaping will be maintained. With the existing trees, front and exterior side yard landscaping and hardscape, the project meets the City's landscaping regulations and street tree guidelines. Since the project does not rebuild more than 2,500 square feet of landscape area, the City's Water Efficient Landscape Regulations do not apply.

ENVIRONMENTAL REVIEW

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

PUBLIC CONTACT

A public meeting notice was posted on the property and mailed to 12 nearby property owners on Aspen Drive, Arboretum Drive and Sequoia Drive.

Cc: Jill and Kendon Dressel, Property Owners
Lous Constanzo and Associates, Architect

Attachments:

- A. Application
- B. Area, Vicinity and Notification Map

FINDINGS

15-SC-51 – 22885 Aspen Drive

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

- a. The proposed addition complies with all provision of this chapter;
- b. The height, elevations, and placement on the site of the proposed addition, 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 addition 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 addition has been designed to follow the natural contours of the site with minimal grading, minimum impervious cover, and maximum erosion protection.

CONDITIONS

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GENERAL

1. **Approved Plans**

The approval is based on the plans and materials received on January 27, 2016, 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. **Encroachment Permit**

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. **Fire Sprinklers**

Fire sprinklers may be required pursuant to Section 12.10 of the Municipal Code.

4. **Underground Utilities**

Any new utility service drops shall be located underground from the nearest convenient existing pole pursuant to Chapter 12.68 of the Municipal Code.

5. **Indemnity and Hold Harmless**

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.

PRIOR TO ISSUANCE OF BUILDING OR DEMOLITION PERMIT

6. **Tree Protection**

Tree protection fencing shall be installed around the dripline, or as required by the project arborist, of the following trees Nos. 8, 10-12, 14-16, 18 and 24-25 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.

PRIOR TO BUILDING PERMIT SUBMITTAL

7. **Conditions of Approval**

Incorporate the conditions of approval into the title page of the plans.

8. Tree Protection Note

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."

9. Green Building Standards

Provide 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.

10. Underground Utility Location

Show 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.

11. Air Conditioner Sound Rating

Show the location of any air conditioning units on the site plan and the manufacturer's specifications showing the sound rating for each unit.

12. Storm Water Management

Show how the project is in 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.).

PRIOR TO FINAL INSPECTION

13. Landscaping Installation

All front and exterior side yard landscaping and privacy screening trees shall be maintained and/or installed as shown on the approved plans or as required by the Planning Division.

14. Green Building Verification

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

DEC 18 2015
CITY OF LOS ALTOS
PLANNING

CITY OF LOS ALTOS GENERAL APPLICATION

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

Permit # _____

<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: 22885 ASPEN DRIVE, LOS ALTOS, CA 94024

Project Proposal/Use: Addition/Remodal Current Use of Property: Single Family Residence

Assessor Parcel Number(s): 342-03-058 Site Area: 23109 ft²

New Sq. Ft.: 1340 Altered/Rebuilt Sq. Ft.: 436 Existing Sq. Ft. to Remain: 3271

Total Existing Sq. Ft.: 3707 Total Proposed Sq. Ft. (including basement): 5048

Is the site fully accessible for City Staff inspection? Yes

Applicant's Name: Jill and Kendon Dressel

Telephone No.: 650.302.6294 Email Address: thedressel4@gmail.com

Mailing Address: 22885 Aspen Drive, Los Altos, CA 94024

City/State/Zip Code: _____

Property Owner's Name: (Same as applicant)

Telephone No.: _____ Email Address: _____

Mailing Address: _____

City/State/Zip Code: _____

Architect/Designer's Name: Lou Costanzo and Associates

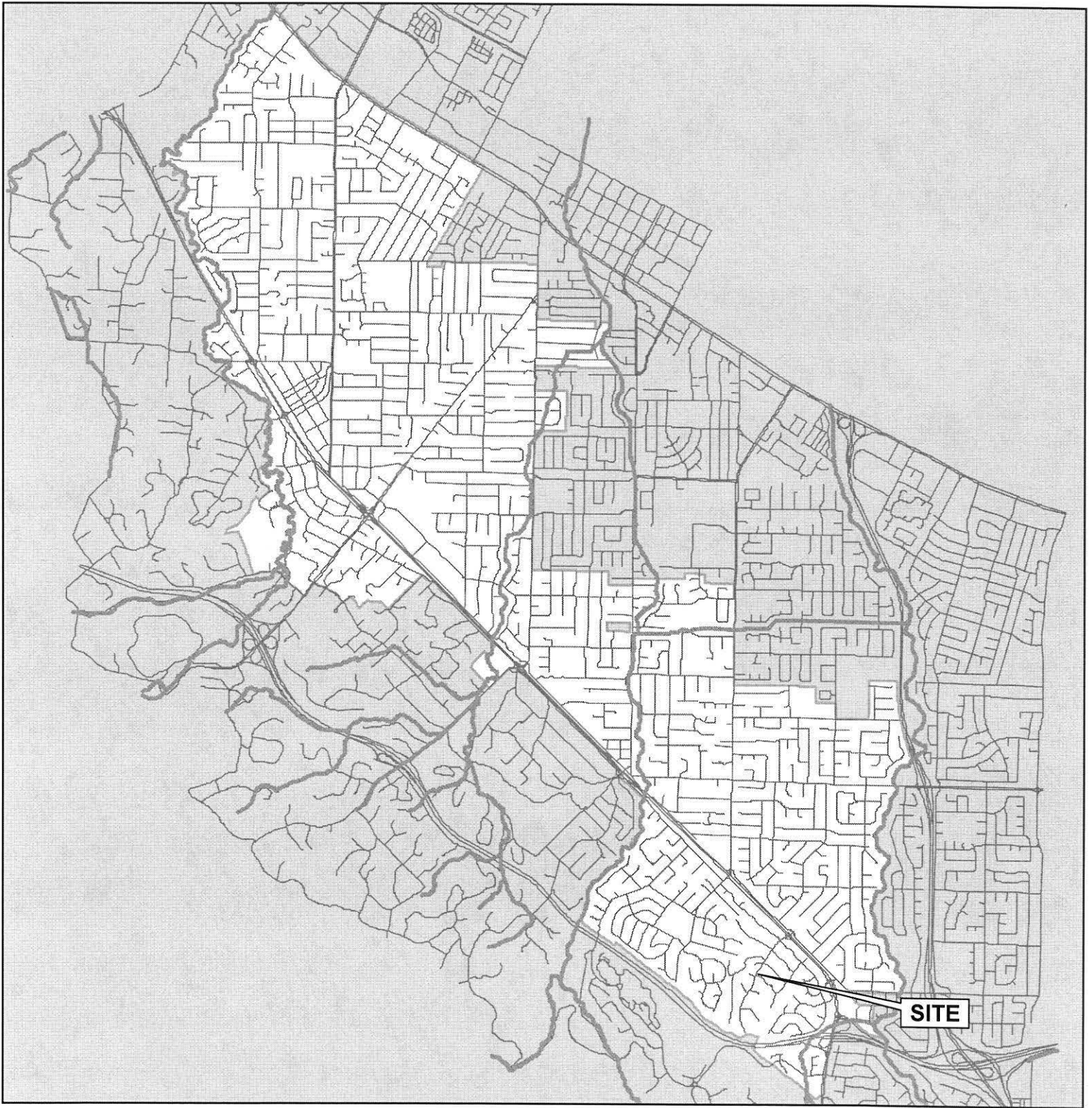
Telephone No.: 408.264.0220 Email Address: loucostanzo@comcast.net

Mailing Address: 1501 San Gabriel Way

City/State/Zip Code: San Jose CA 95125

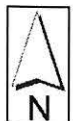
** If your project includes complete or partial demolition of an existing residence or commercial building, a demolition permit must be issued and finalized prior to obtaining your building permit. Please contact the Building Division for a demolition package. **

AREA MAP



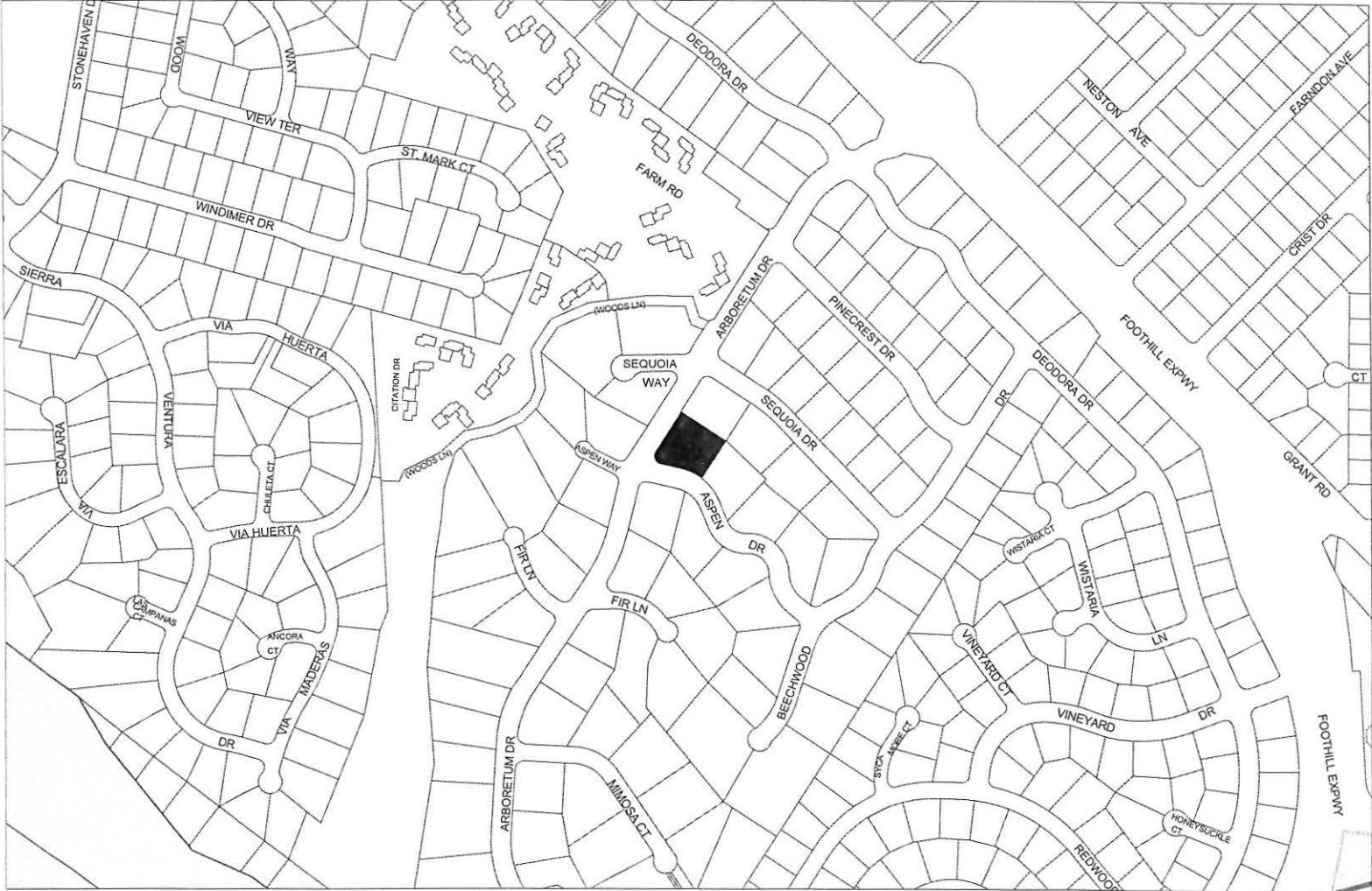
CITY OF LOS ALTOS

APPLICATION: 15-SC-51
APPLICANT: J. and K. Dressel
SITE ADDRESS: 22885 Aspen Drive

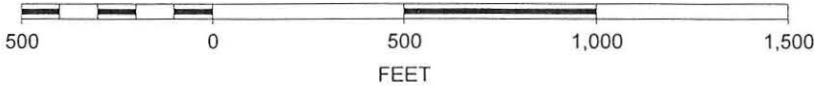


Not to Scale

VICINITY MAP



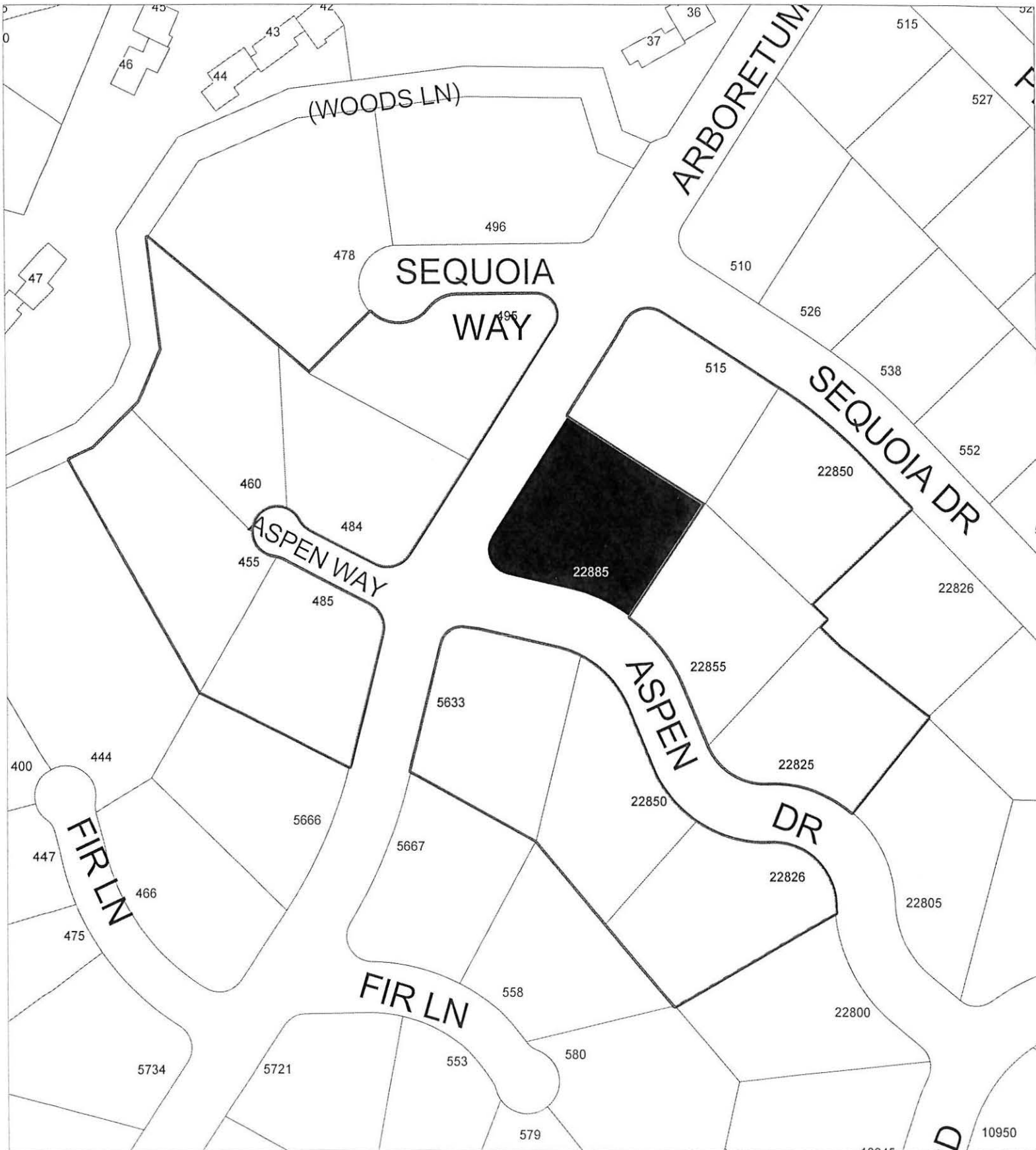
SCALE 1 : 6,000



CITY OF LOS ALTOS

APPLICATION: 15-SC-51
APPLICANT: J. and K. Dressel
SITE ADDRESS: 22885 Aspen Drive

22885 Aspen Drive Notification Map



SCALE 1 : 1,500

