



DATE: May 3, 2017

AGENDA ITEM # 2

TO: Design Review Commission
FROM: Sierra Davis, Assistant Planner
SUBJECT: 17-SC-05 – 1378 Garthwick Court

RECOMMENDATION:

Approve design review application 17-SC-05 subject to the findings and conditions

PROJECT DESCRIPTION

This is a design review application for a two-story addition to an existing one-story house. The project includes an addition of 334 square feet on the first story and 1,232 square feet on the second story. The following table summarizes the project's technical details.

GENERAL PLAN DESIGNATION: Single-family, Residential
ZONING: R1-10
PARCEL SIZE: 12,146 square feet
MATERIALS: Asphalt shingle and standing seam metal roof, composite horizontal and shingle siding, boxed wood columns, wood eave brackets and gable ends, and wood doors

	Existing	Proposed	Allowed/Required
LOT COVERAGE:	2,458 square feet	2,905 square feet	3,644 square feet
FLOOR AREA:			
First floor	2,271 square feet	2,605 square feet	
Second floor	-	1,232 square feet	
Total	2,271 square feet	3,837 square feet	3,965 square feet
SETBACKS:			
Front	27.75 feet	27.75 feet	25 feet
Rear	44 feet	34.5 feet	25 feet
Right side (1 st /2 nd)	10.3 feet	10.3 feet/23.3 feet	10 feet/17.5 feet
Left side (1 st /2 nd)	10 feet	10 feet/18.5 feet	10 feet/17.5 feet
HEIGHT:	16.5 feet	25 feet	27 feet

DISCUSSION

Neighborhood Context

The subject property is located on Garthwick Court, a cul-de-sac street off Garthwick Drive. The street is considered a Consistent Character Neighborhood as defined in the City's Residential Design Guidelines. The neighborhood context is primarily one-story Ranch style houses that have been designed using simple forms and rustic materials. There are two, two-story houses located in the immediate neighborhood context as viewed from the street. There is not a distinctive street tree pattern along Garthwick Court; however, there are mature trees and landscaping.

Design Review

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. Proposed projects should be designed to fit in and lessen abrupt changes.

The house is a Craftsman inspired design with a more complex articulation and roof forms than a traditional Craftsman house. The Craftsman elements and details include the low-pitch, gable roof, unenclosed eave overhangs with roof rafters ends exposed, decorative brackets, covered front porches, and wood porch columns.

The houses in the immediate context of the court and in the broader neighborhood context on Garthwick Drive have consistent setbacks, massing and scale, in which the propose house is compatible. The existing garage that is located in front of the house and near the front yard setback will be maintained; however, it will be functionally rebuilt to meet current building code requirements. The proposed house is in substantially the same location as the existing house with additional floor area and covered porches at the front and rear. The front façade will be more prominent as viewed from the street with the front entry element extending eight feet closer to the street, new floor area to the right of the entry and a new second-story that is in line with the existing massing of the house. While the proposed house is closer to the street, it is consistent with setback pattern of the neighborhood and preserves an appropriate rear yard relationship to the adjacent properties.

The side yard setbacks are consistent with the existing house and do not present further expansion beyond the existing wall lines, except for the front right corner of the house. The property is asymmetrical with the side yard setbacks for the first- and second- story increasing toward the rear of the property on the right side of the house. The left side property line is parallel with the existing footprint and maintained with a five-foot extension at the rear.

The proposed design includes a modest increase in plate heights with nine-feet at the first-story and eight-feet at the second-story. The second story is centered over the first-story massing at the front of the house and is minimized with lower wall plate heights, large second-story setbacks and a narrow width of 28 feet at the front of the house.

The project uses high quality materials that provide for an integral design concept. The materials include an asphalt shingle and standing seam metal roof, composite horizontal and shingle siding, boxed wood columns, wood eave brackets and gable ends, and wood doors. These materials are found in the neighborhood and relate well to the more rustic materials on the existing houses.

Privacy

The design is sensitive to the privacy of neighboring properties with four small, second-story windows on each side elevation with sill heights of five-feet. Small windows with sills greater than four-feet, six-inches in height limit viewing out and down into adjacent properties and help to preserve privacy.

The rear of the house includes five windows with three-foot sill heights and one window with a five-foot sill height. The windows have a minimum 44-foot setback to the rear property line which is heavily vegetated and provides adequate privacy screening. The existing rear property line fence will be replaced to match the side property line fencing. The rear left corner of the property does not have any existing privacy screening; however, the landscape plan includes a new magnolia tree to help preserve privacy of adjacent properties from the new rear facing windows. Based on the rear yard setback, existing mature trees and the addition of one new tree, the windows will not result in any unreasonable privacy impacts.

Landscaping

The existing landscaping includes an evergreen hedge on the right property line and lawn area in the front yard and six trees and lawn in the rear yard. The proposed landscaping plan will maintain the existing shrubs and trees and includes six new trees; two crape myrtles and one mayten tree in the front yard, and two magnolia and one Japanese maple in the rear yard. The new magnolia tree in the left rear corner will have dense foliage that will provide privacy screening to mitigate views from the new rear facing, second story windows to adjacent properties.

The project is subject to the Water Efficient Landscape Ordinance, because it is an addition/remodel that will add or replace more than 2,500 square feet of landscaping. With the new front yard landscaping, additional planting areas and hardscape, the project meets the City's landscaping regulations and street tree guidelines.

ENVIRONMENTAL REVIEW

This project is categorically exempt from environmental review under Section 15303 of the California Environmental Quality Act because it involves the construction of a single-family house.

PUBLIC CONTACT

A public meeting notice was posted on the property and mailed to 12 nearby property owners on Garthwick Court, Garthwick Drive and Siesta Drive.

Cc: Britt/Rowe, Applicant and Architect
William Wundram, Property Owner

Attachments:

- A. Application
- B. Neighborhood Compatibility Worksheet
- C. Area Map, Vicinity Maps, and Notification
- D. Materials Board

FINDINGS

17-SC-05 – 1378 Garthwick Court

With regard to design review for the second-story addition to the existing 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

17-SC-05 – 1378 Garthwick Court

GENERAL

1. Approved Plans

The approval is based on the plans and materials received on March 31, 2017, except as may be modified by these conditions.

2. Protected Trees

Trees B, C, D, G, and H shall be protected under this application and cannot be removed without a tree removal permit from the Community Development Director.

3. 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. All work within the public street right-of-way shall be in compliance with the City's Shoulder Paving Policy.

4. New Fireplaces

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.

5. Landscaping

The landscape plan is subject to the City's Water Efficient Landscape Regulations pursuant to Chapter 12.36 of the Municipal Code.

6. Fire Sprinklers

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

7. 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.

8. 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 BUILDING PERMIT SUBMITTAL

9. Conditions of Approval

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

10. 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."

11. Water Efficient Landscape Plan

Provide a landscape documentation package prepared by a licensed landscape professional showing how the project complies with the City's Water Efficient Landscape Regulations and include signed statements from the project's landscape professional and property owner.

12. 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.

13. 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.

14. 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.

15. 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 ISSUANCE OF BUILDING OR DEMOLITION PERMIT

16. Tree Protection

Tree protection fencing shall be installed around the driplines, or as required by the project arborist, of trees A-L 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 FINAL INSPECTION

17. Landscaping Installation

All landscaping, street trees and privacy screening trees shall be maintained and/or installed as shown on the approved plans or as required by the Planning Division.

18. 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).

19. Water Efficient Landscaping Verification

Provide a landscape Certificate of Completion, signed by the project's landscape professional and property owner, verifying that the landscaping and irrigation were installed per the approved landscape documentation package.

ATTACHMENT A



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: 1378 Garthwick Court, Los Altos, CA 94024

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

Assessor Parcel Number(s): 197-17-015 Site Area: 12146

New Sq. Ft.: 3287 Altered/Rebuilt Sq. Ft.: 2271 Existing Sq. Ft. to Remain: 550

Total Existing Sq. Ft.: 2271 Total Proposed Sq. Ft. (including basement): 3837

Is the site fully accessible for City Staff inspection? yes

Applicant's Name: William Wundram

Telephone No.: 408-421-5494 Email Address: wundy76@hotmail.com

Mailing Address: 1378 Garthwick Court

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

Property Owner's Name: William Wundram

Telephone No.: 408-421-5494 Email Address: wundy76@hotmail.com

Mailing Address: 1378 Garthwick Court

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

Architect/Designer's Name: David Britt, Britt/Rowe

Telephone No.: 415-595-3458 Email Address: dmbritt02@hotmail.com

Mailing Address: 108 N. Santa Cruz Ave.

City/State/Zip Code: Los Gatos, CA 95030

** 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)

17-SC-05

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 1378 Garthwick Court, 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: 1378 Garthwick Court
Date: 2/1/2017

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+ square feet
Lot dimensions: Length 140 feet
Width 75 feet

If your lot is significantly different than those in your neighborhood, then note its: area 12,200, length 155 (avg), and width 80 (avg).

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 30 %
Existing front setback for house on left 39 ft./on right 73 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 10
Garage facing front recessed from front of house face 1
Garage in back yard 0
Garage facing the side 1
Number of 1-car garages 0; 2-car garages 12; 3-car garages 0

Address: 1378 Garthwick Court
Date: 2/1/2017

4. Single or Two-Story Homes:

What % of the homes in your neighborhood* are:

One-story 59

Two-story 41

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?

_____ asphalt shingle and shake 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: 1378 Garthwick Court

Date: 2/1/2017

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)
slight slope towards 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.)?
Shallow front lawns, defined curbs and no sidewalks

How visible are your house and other houses from the street or back neighbor's property?
the house is one of three in a cul-de-sac and has considerable vegetation on the sides and rear

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)?
Major landscaping features: one redwood tree in the right rear portion of the backyard
Front yard is landscaped with grass to the curb

10. Width of Street:

What is the width of the roadway paving on your street in feet? 26-60ft
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? defined with a curb gutter

Address: 1378 Garthwick Court
Date: 2/1/2017

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.:

there are varying types of roofing material, siding and roof heights and types.

There are multiple second story houses within the neighborhood.

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

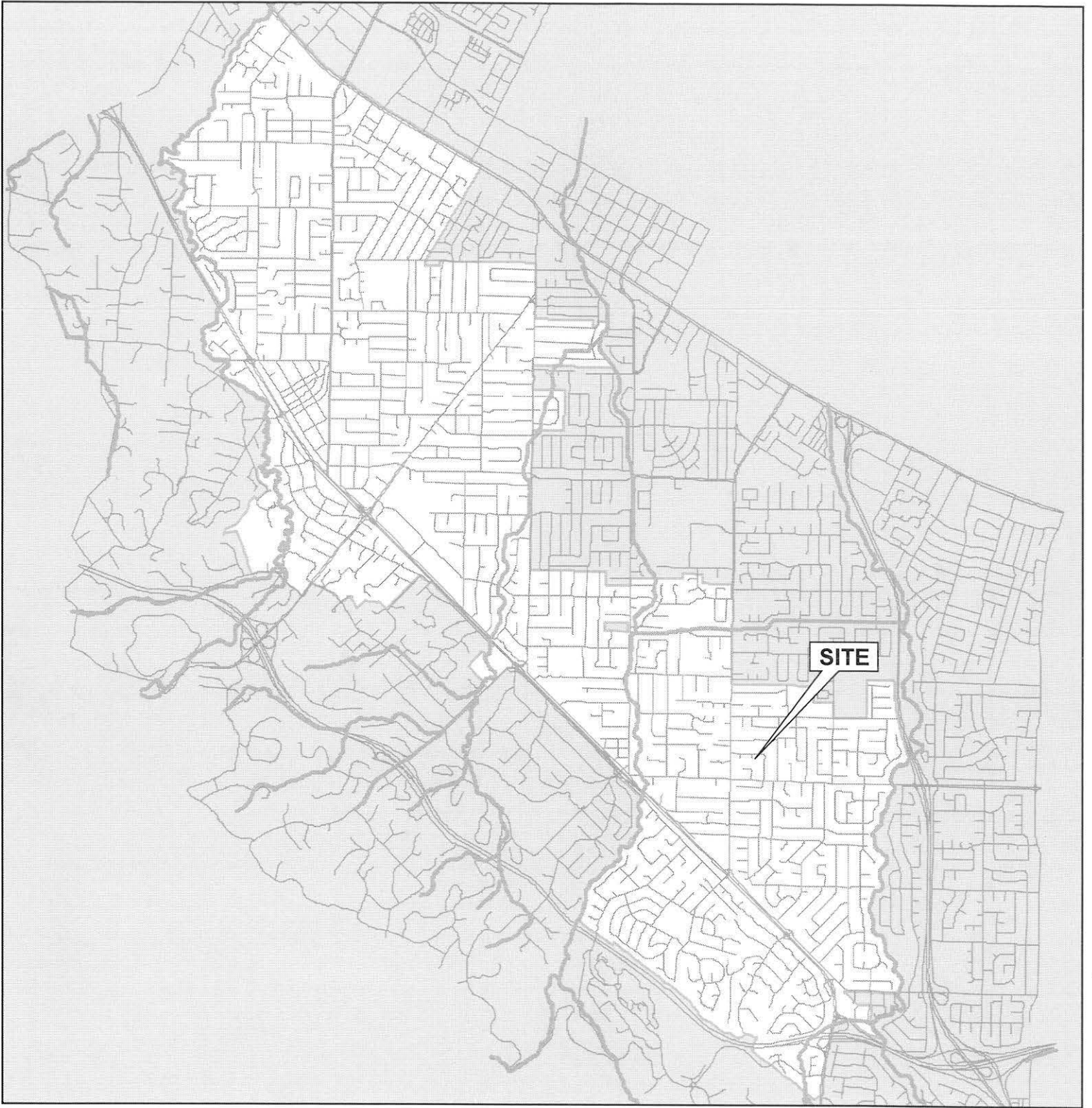
Address: 1378 Garthwick Court
 Date: 2/1/2017

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)
1350 Garthwick Drive	17 ft	27 ft	right	two	23 ft	stucco/shake roof	complex
1384 Garthwick Drive	27 ft	30 ft	right	one	16 ft	plank/shake roof	simple
1390 Garthwick Drive	30 ft	25 ft	right	one	16 ft	brick/shake roof	simple
1358 Garthwick Court	36 ft	22 ft	left	one	16 ft	plank/shake roof	simple
1364 Garthwick Court	33 ft	22 ft	left/side	two	25 ft	stucco/shake roof	complex
1372 Garthwick Court	36 ft	28 ft	right	one	16 ft	plank/asphalt roo	simple
1542 Siesta Drive	50 ft	30 ft	left	one	16 ft	stucco/asphalt ro	simple
1550 Siesta Drive	42 ft	25 ft	right	one	16 ft	stucco/shake roof	simple

AREA MAP



CITY OF LOS ALTOS

APPLICATION: 17-SC-05
APPLICANT: W. Wundram
SITE ADDRESS: 1378 Garthwick Court

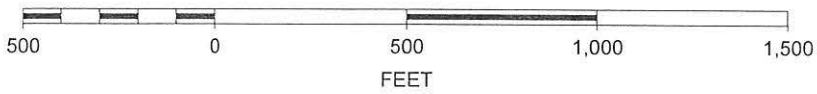


Not to Scale

VICINITY MAP



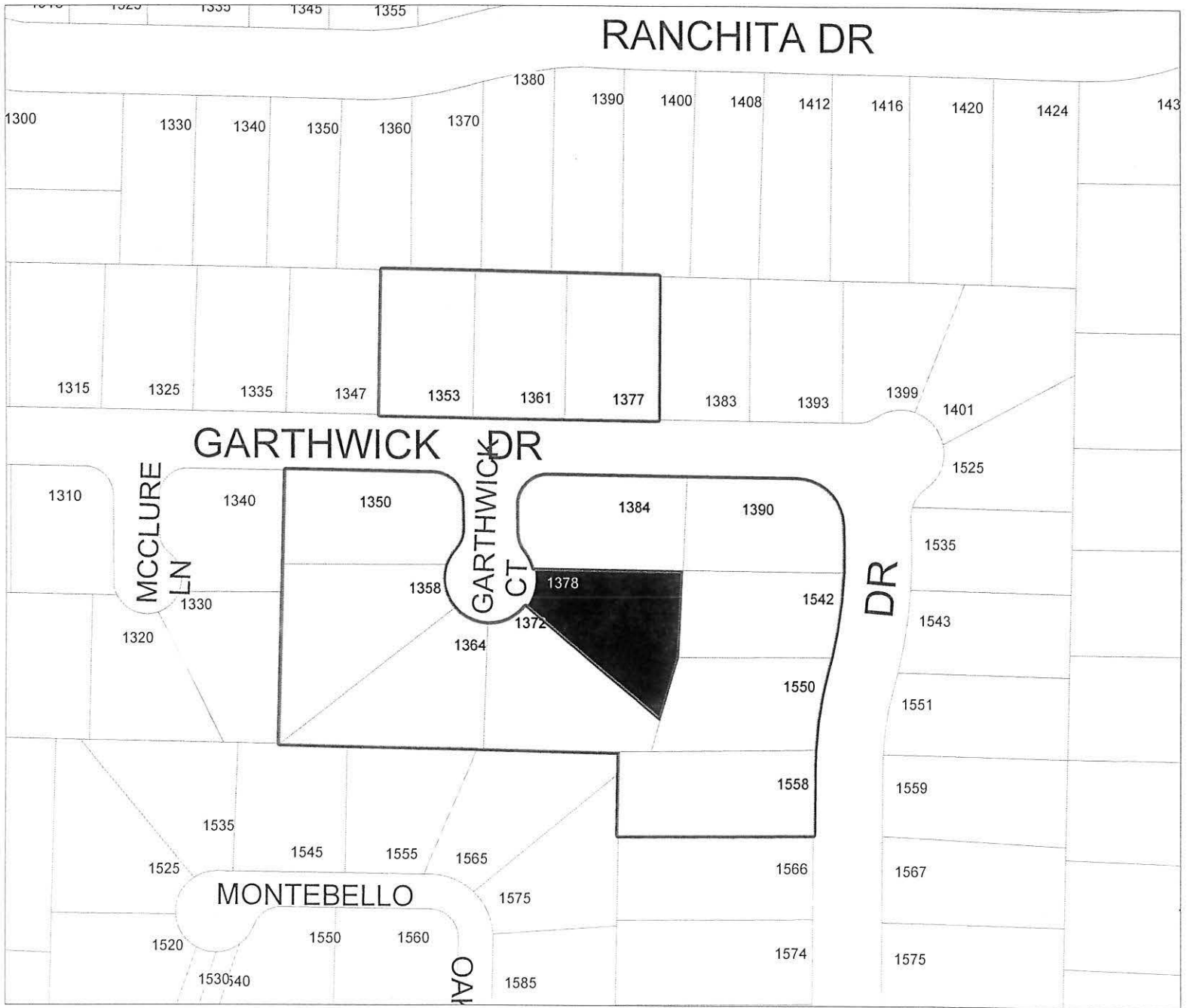
SCALE 1 : 6,000



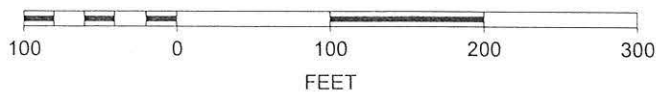
CITY OF LOS ALTOS

APPLICATION: 17-SC-05
APPLICANT: W. Wundram
SITE ADDRESS: 1378 Garthwick Court

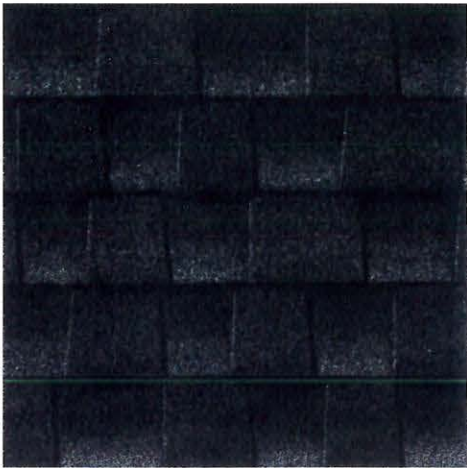
1378 Garthwick Court Notification Map



SCALE 1 : 1,500



ATTACHMENT D



Roof Shingles



Plank Siding Color



Window and Door Color

MATERIAL BOARD

1378 Garthwick Court, Los Altos, CA

