

DATE: August 16, 2017

AGENDA ITEM # 4

TO: Design Review Commission
FROM: Sean K. Gallegos, Associate Planner
SUBJECT: 17-SC-21 – 32 San Juan Court

RECOMMENDATION:

Approve design review application 17-SC-21 subject to the listed findings and conditions

PROJECT DESCRIPTION

This is a design review application for a new two-story house. The project includes 2,318 square feet at the first-story, 1,247 square feet at the second-story and a 1,959 square-foot basement.. The following table summarizes the project's technical details:

GENERAL PLAN DESIGNATION: Single-family, Residential
ZONING: R1-10
PARCEL SIZE: 10,188 square feet
MATERIALS: Standing seam metal roof, cement plaster (smooth finish) and horizontal wood siding, aluminum windows, stone veneer accenets and wood trim and doors

	Existing	Proposed	Allowed/Required
LOT COVERAGE:	2,442 square feet	2,318 square feet	3,056 square feet
FLOOR AREA:			
First floor	2,274 square feet	2,318 square feet	
Second floor	749 square feet	1,247 square feet	
Total	3,023 square feet	3,565 square feet	3,566 square feet
SETBACKS:			
Front	24.75 feet	25.4 feet	25 feet
Rear	36.5 feet	31.25 feet	25 feet
Right side (1 st /2 nd)	15.4 feet/ 15.4 feet	15.4 feet/18.25 feet	10 feet/17.5 feet
Left side (1 st /2 nd)	12.2 feet/ 37.7 feet	11 feet/ 18.1 feet	10 feet/17.5 feet
HEIGHT:	22 feet	23.75 feet	27 feet

BACKGROUND

Neighborhood Context

The subject property is located in a Diverse Character Neighborhood as defined in the City's Residential Design Guidelines. The houses in this neighborhood have varied setbacks and different architectural styles and massing. However, the neighborhood does have some similar characteristics such as low eave lines and the use of rustic materials. The landscape along San Juan Court is varied with no distinct street tree pattern.

DISCUSSION

Design

According to the Design Guidelines, in Diverse Character Neighborhoods, good neighbor design has its own design integrity while incorporating some design elements, materials and scale found in the neighborhood.

The new house is using a Modern Contemporary design style. The identifying features of a modern style include flat roofs, aluminum windows set flush with outer wall, smooth, unornamental wall surfaces, large windows and an asymmetrical facade. Cantilevered projections are also common with the roof, balconies, or second stories that jut dramatically over the wall below. Simple landscaping design and integration into the landscape are also elements of this design style.

The project is designed eclectically in a way to be compatible with the area, with such elements as a horizontally oriented roof and a two-car garage. Although gable roofs are prominent in the neighborhood, the project uses a low sloped hipped roof along the second story with a flat roof form for the first story. The use of the hip roof form is a new element that ties together the contemporary style of the structure and has appropriate design integrity. The design incorporates rustic materials, such as stone veneer and wood siding, that help to minimize the bulk of the more contemporary design. The material, which include standing seam metal roof, cement plaster (smooth finish), horizontal wood siding, aluminum windows, stone veneer wall and wood trim and details are integral to the design.

The house has a long front façade, but the massing is broken down into smaller elements. The massing of the first- and second-story vary with oversized eaves, overhangs and alternating stucco and horizontal wood siding. The varying elements, heights and materials help to break up the otherwise bulky massing of the project. The entry alcove and front door are centered at the front of the house, but are not accentuated, which is a defining characteristic of modern design.

The massing of the house is substantially in the same location of the existing house with the garage and two-story portion on the left side of the house extending to the front of the property. Although the garage is forward on the lot it is a narrow element, with a majority of the massing of the house respecting a greater than required front yard setback pattern in the

neighborhood context. The second-story massing of the house is setback 33 feet from the front property line.

Along the sides of the structure, the proposed 23-foot, nine-inch, height of the house is in scale with other houses within the surrounding neighborhood, and the recessed second story orients the massing toward the rear of the property to reduce the prominence of the second story. The massing of the structure is articulated and broken-up with recessed second story and oversized first story eaves, which helps mitigate the perception of bulk as viewed from the street.

Privacy

On the left side elevation of the second story, there are three windows: one located in a bathroom with a five-foot sill height, one located in the puja room with a five-foot sill height, and one located in bedroom No. 3 with a one-foot sill height. The left elevation also includes a balcony, which is 14 feet wide and 13 feet deep, primarily facing the left (east) side yard and the rear (south) yard.

Staff is concerned the bedroom window sill height and the second story deck may create the potential for privacy impacts. The balcony impacts occur due to the balcony's size, its accessibility off a common hallway and its location along the left side of the structure. As outlined in the Residential Design Guidelines, the balcony depth should be under four feet to create a more passive use area that is less likely to create a privacy impact. A sight-line diagram was requested to better understand privacy impacts; however, the it was not provided. To provide additional privacy screening, the applicant has proposed fast-growing evergreen screening trees along the left and rear property lines to diminish views down into properties along the side and rear property lines. However, staff continues to have privacy concerns regarding the bedroom window and deck. To meet the Design Findings, staff recommends the following conditions to diminish privacy impacts:

- Incorporate fast growing, evergreen trees into the landscaping plan along the left side yard to fill-in unscreened areas of the property line (Condition No. 2).
- Reduce the size of the second story deck by reducing its depth to four feet and increasing its second-story setback from the left property line (Condition No. 3).

On the right side elevation of the second story, there are three windows: one window in the master bedroom with a one-foot sill height and one window each in the master bedroom and master bathroom with five-foot sill heights. Due to the proposed evergreen screening trees along the side property line, there are no unreasonable privacy impacts associated with the second story windows.

The rear second story elevation includes three second story windows: two clerestory windows in great room with fifteen-foot sill height and one window in the master bathroom with a three-foot sill height. Due to the larger rear yard setback and the proposed evergreen screening trees along side and rear property lines, there are no unreasonable privacy impacts associated with the second story windows.

Landscaping

There are eight trees on the property. The project proposes the removal of a guava tree (No. 2), a magnolia tree (No. 3), a Japanese maple tree (No. 7) and a tulip magnolia tree (No. 8). The landscaping plan maintains a cherry tree (No. 1), a weeping cherry tree (No. 4), fruit tree (No. 5) and peach tree (No. 6). The landscaping plan provides for two new Chinese pistache trees and 57 pittosporum evergreen screening trees. The magnolia tree (No. 3) in the front yard is proposed for removal; however, it appears healthy and can further diminish any bulk impacts as viewed from the adjacent properties. Therefore, staff recommends Condition No. 4 to protect the magnolia tree (No. 3).

Overall, the project meets the intent of the City's landscape regulations and street tree guidelines. Since the project includes a new house and new landscaping area that exceeds 500 square feet, it is subject to the City's Water Efficient Landscape regulations.

ENVIRONMENTAL REVIEW

This project is categorically exempt from environmental review under Section 15303 of the California Environmental Quality Act because the project is construction of a new house.

PUBLIC CONTACT

A public meeting notice was posted on the property and mailed to 10 nearby property owners on San Juan Court and Jordan Avenue.

Cc: Daryl Harris, Applicant and Architect
Murali and Priya Dharan, Property Owners

Attachments:

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

FINDINGS

17-SC-21 – 32 San Juan Court

With regard to design review for a new two-story structure, the Design Review Commission finds the following in accordance with Section 14.76.050 of the Municipal Code that:

1. The proposed structure complies with all provision of this chapter;
2. 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;
3. 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;
4. The orientation of the proposed structure in relation to the immediate neighborhood will minimize the perception of excessive bulk;
5. 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
6. 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

17-SC-21 — 32 San Juan Court

GENERAL

1. Approved Plans

The approval is based on the plans and materials received on July 27, 2017, except as may be modified by these conditions.

2. Screening Trees

Incorporate fast growing, evergreen trees into the landscaping plan along the left side yard to fill-in unscreened areas of the property line.

3. Second Story Deck

Reduce the size of the second story deck by reducing its depth to four feet and increasing its second-story setback from the left property line

4. Magnolia Tree

Retain the magnolia tree (No. 3) in the front yard.

5. Protected Trees

Existing tree, proposed street trees or specific privacy screening shall be protected under this application and cannot be removed without a tree removal permit from the Community Development Director.

6. 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.

7. 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.

8. Landscaping

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

9. Fire Sprinklers

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

10. 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.

11. 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.

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PRIOR TO BUILDING PERMIT SUBMITTAL

12. Conditions of Approval

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

13. 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."

14. 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.

15. 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.

16. 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.

17. 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.

18. 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

19. Tree Protection

Tree protection fencing shall be installed around the dripline(s), or as required by the project arborist, of existing trees 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

20. Landscaping Installation

All front yard, exterior side, interior side, and rear yard 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.

21. **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).

22. **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"/>	RI-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: 32 SAN JUAN CT

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

Assessor Parcel Number(s): 170-013-060 Site Area: 10,188 S.F.

New Sq. Ft.: 1,557 Altered/Rebuilt Sq. Ft.: 0 Existing Sq. Ft. to Remain: 0

Total Existing Sq. Ft.: 3,023 Total Proposed Sq. Ft. (including basement): 4,580

Is the site fully accessible for City Staff inspection? YES

Applicant's Name: DARYL V. HARRIS

Telephone No.: (530) 268-3055 Email Address: RHASSOC@SBCGLOBAL.NET

Mailing Address: 22867 SUNSET RIDGE DRIVE

City/State/Zip Code: AUBURN, CA 95602

Property Owner's Name: MURALI & PRIYA DHARAN

Telephone No.: _____ Email Address: PRIYADHARAN2016@GMAIL.COM

Mailing Address: 32 SAN JUAN CT

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

Architect/Designer's Name: RH ASSOCIATES

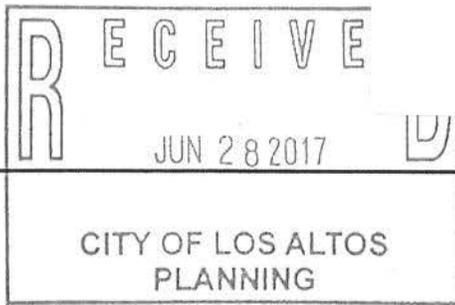
Telephone No.: (530) 268-3055 Email Address: RHASSOC@SBCGLOBAL.NET

Mailing Address: 22867 SUNSET RIDGE DRIVE

City/State/Zip Code: AUBURN, CA 95602

** 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

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 32 San Juan Court

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: 32 San Juan Court

Date: 5/25/2017

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: _____ square feet

Lot dimensions: Length _____ feet

Width _____ feet

If your lot is significantly different than those in your neighborhood, then note its: area 10,188, length 101.5, and width 100.0.

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

Existing front setback if home is a remodel? _____

What % of the front facing walls of the neighborhood homes are at the front setback 80 %

Existing front setback for house on left 20 ft./on right 25 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 5

Garage facing front recessed from front of house face 4

Garage in back yard 1

Garage facing the side 0

Number of 1-car garages __; 2-car garages 10; 3-car garages __

Address: 32 San Juan Court
Date: 5/25/2017

4. Single or Two-Story Homes:

What % of the homes in your neighborhood* are:

One-story 80

Two-story 20

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?

If no consistency then explain: Mix of Wood Shake, Composition and Tile

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: 32 San Juan Court

Date: 5/25/2017

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

Does your property have a noticeable slope? Yes

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

Slope toward 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.)?

Front lawns, no sidewalks, landscaping to rolled concrete curb

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

Most houses are visible with the exception of the house to the right and across the street

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)?

The front is landscaped and well maintained and goes to the rolled concrete curb at the street

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? Rolled concrete curb/gutter.

Address: 32 San Juan Court
Date: 5/25/2017

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.:
The materials used are varied. There are some wood shake roofs with wood siding, composition roof with stucco, concrete tile with stucco.

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

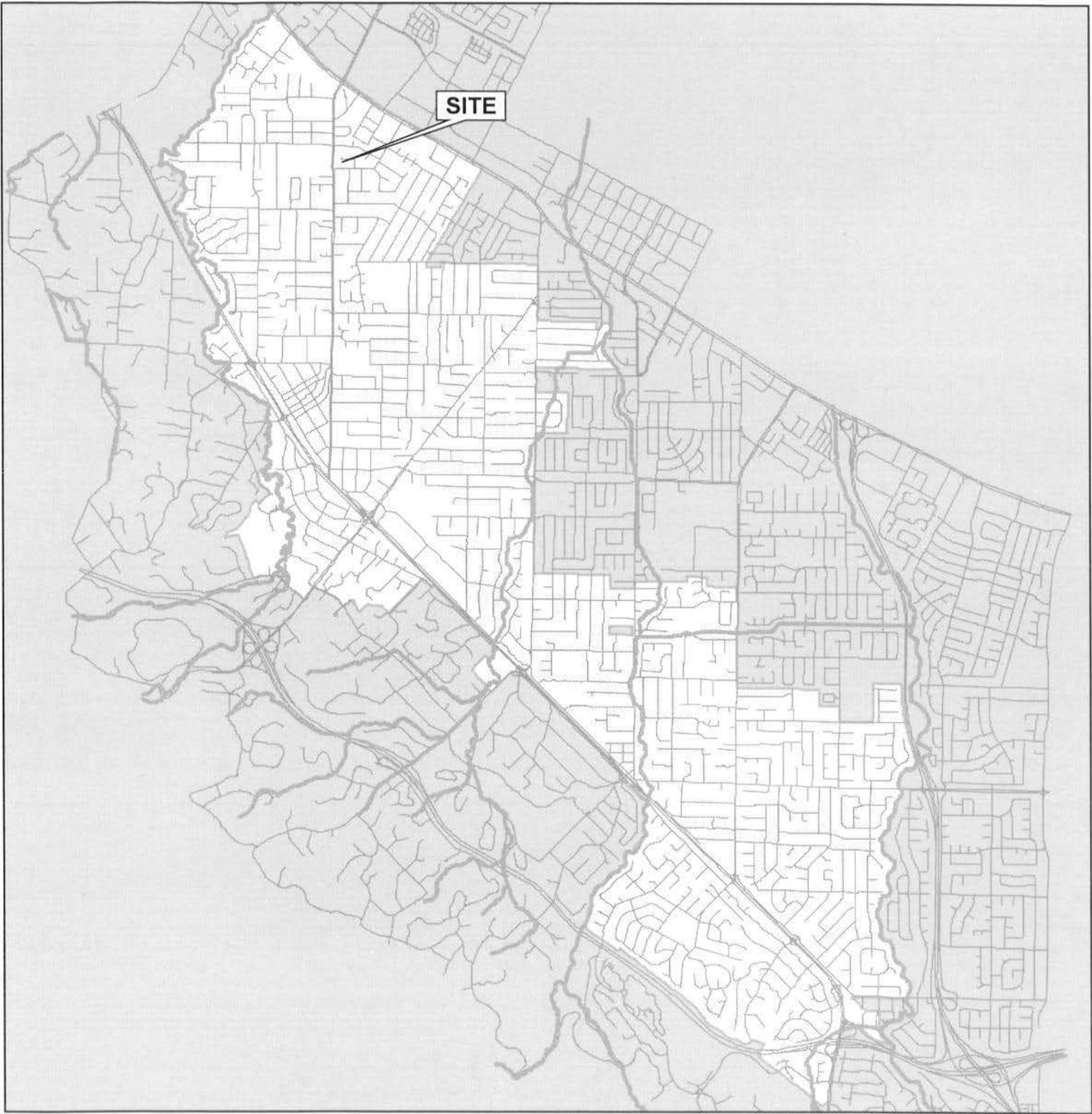
Address: 32 San Juan Court
 Date: 5/25/2017

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)
42 San Juan Court	20	25	Rear	One	16	Shake Rf/Wd Sdn	Simple
66 San Juan Court	25	25	Front	Two	22	Shake/Wd/Brick	Simple
41 Jordan Ave	25	40	Front	One	16	Comp/Wd/Brick	Simple
25 Jordan Ave	25	40	Rear	One	16	Shake/Stucco	Simple
747 N. San Antonio	25	10	Front	One	16	Tile Rf/Stucco	Simple
757 N. San Antonio	40	20	Front	One	16	Comp Rf/Stucco	Simple
15 San Juan Court	25	30	Front	One	16	Shake/Wd Sdng	Simple
29 San Juan Court	25	20	Front	One	16	Shake/Stucco	Simple
43 San Juan Court	25	40	Front	Two	22	Comp/Wd/Stone	Simple
57 San Juan Court	25	40	Front	One	16	Shake/Wd	Simple

ATTACHMENT C AREA MAP



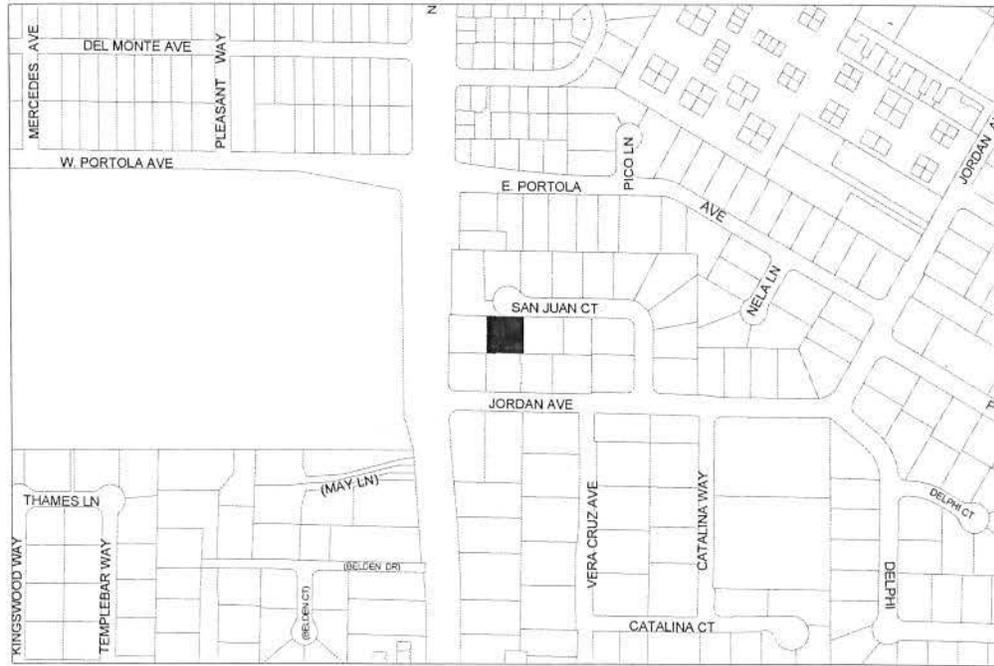
CITY OF LOS ALTOS

APPLICATION: 17-SC-21
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SITE ADDRESS: 32 San Juan Court

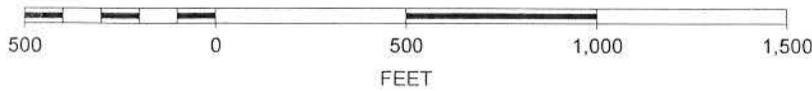


Not to Scale

VICINITY MAP



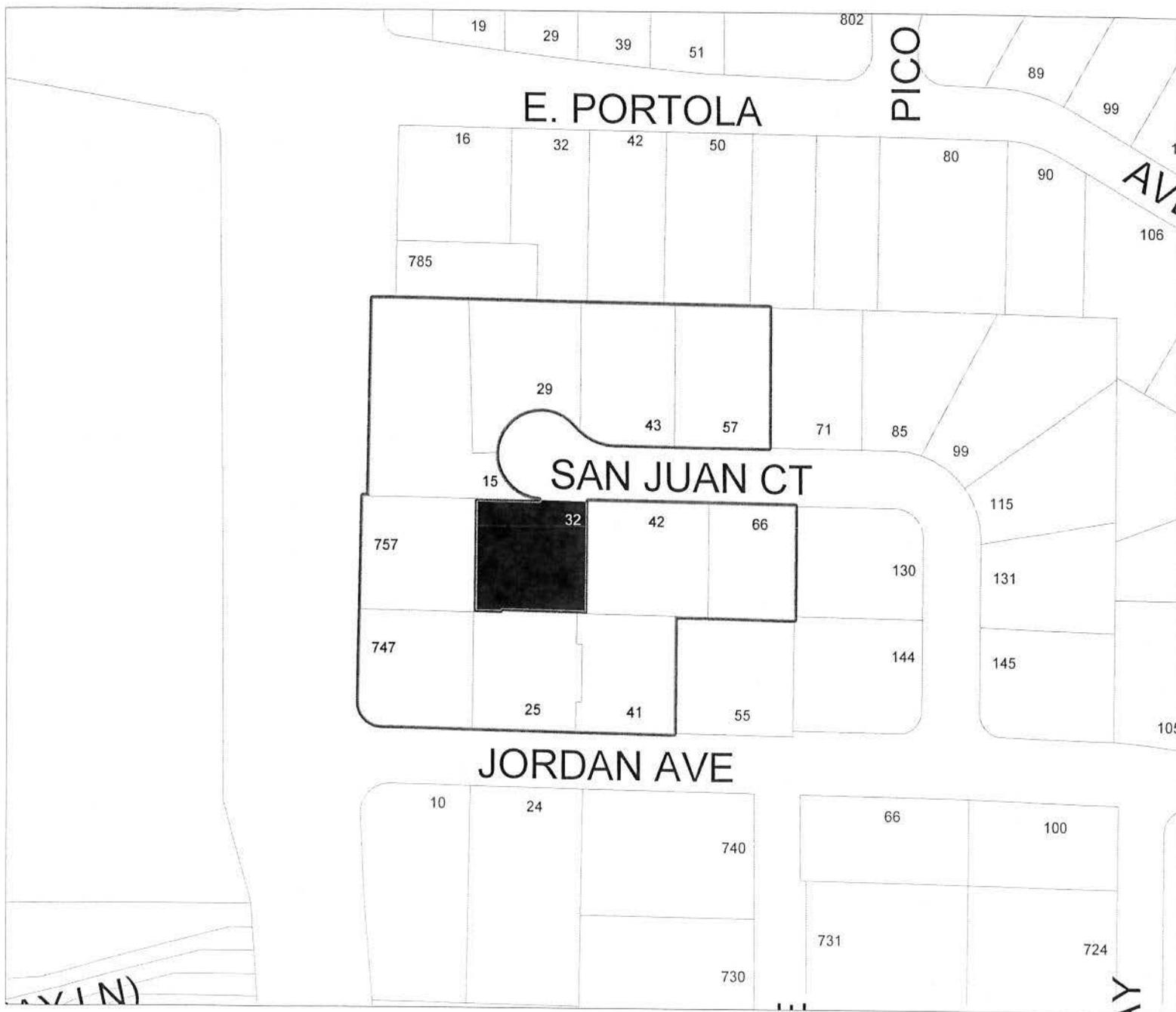
SCALE 1 : 6,000



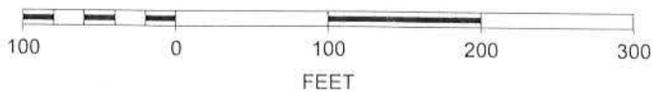
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32 San Juan Court Notification Map



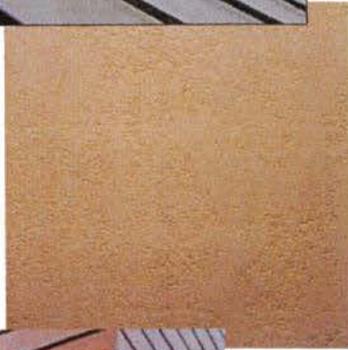
SCALE 1 : 1,500



EXTERIOR MATERIALS BOARD



ROOF
STANDING SEAM METAL



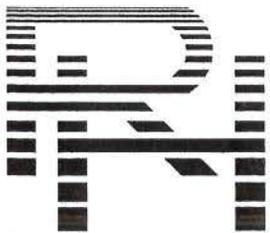
BODY
STUCCO



HORIZONTAL WOOD



VENEER
STONE



ASSOCIATES
ARCHITECTS

22867 SUNSET RIDGE DR.
AUBURN, CA 95602

530-268-3055



PROPOSED RESIDENCE
for
MURALI & PRIYA DHARAN

32 SAN JUAN COURT
LOS ALTOS, CA