



DATE: May 17, 2017

AGENDA ITEM # 3

**TO:** Design Review Commission  
**FROM:** Sean K. Gallegos, Assistant Planner  
**SUBJECT:** 17-SC-15 – 1404 Marinovich Way

**RECOMMENDATION:**

Approve design review application 17-SC-15 subject to the listed findings and conditions

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**PROJECT DESCRIPTION**

This is a design review application for modifications to the second story of an existing two-story house. The project includes front elevation modifications, new second story windows along the right side and rear elevations, and an addition of 113 square feet on the first story.

**GENERAL PLAN DESIGNATION:** Single-family, Residential  
**ZONING:** R1-10  
**PARCEL SIZE:** 10,350 square feet  
**MATERIALS:** Composition shingle roof, stucco siding, stone veneer, vinyl windows, wood trim and doors

	<b>Existing</b>	<b>Proposed</b>	<b>Allowed/Required</b>
<b>LOT COVERAGE:</b>	2,164 square feet	2,277 square feet	3,623 square feet
<b>FLOOR AREA:</b>			
First Floor	2,164 square feet	2,277 square feet	
Second Floor	1,297 square feet	1,297 square feet	
Total	3,461 square feet	3,574 square feet	3,623 square feet
<b>SETBACKS:</b>			
Front	25 feet	No change	25 feet
Rear	36 feet	No change	25 feet
Right side	12.5 feet/23 feet	No change	10 feet/17.5 feet
Left side	16.25 feet/16.25 feet	No change	10 feet/17.5 feet
<b>HEIGHT:</b>	23 feet	No change	27 feet

## **BACKGROUND**

### **Neighborhood Context**

The subject property is located in a Consistent Character Neighborhood, as defined in the City's Residential Design Guidelines. The property is located on Marinovich Way, with a loop street that is accessed from Oak Avenue. The single-family homes in the neighborhood are older, one- and two-story Ranch style structures with low plate heights, simple roof forms, and rustic materials, with wood or stucco siding dominant. The residences are similar in massing with a uniform pattern of 25-foot front yard setbacks and 10-foot side setbacks. The street does not have a consistent street tree pattern, but does have a variety of mature trees and vegetation.

### **Zoning Compliance**

The existing left side yard setbacks is 16 feet, three inches along the second story, where the R1-10 district requires a minimum side yard setback of 17 feet, six inches. Since the project will be maintaining more than 50 percent of the existing house, the Zoning Code allows the non-conforming setback to be maintained.

## **DISCUSSION**

According to the Design Guidelines, in Consistent Character Neighborhoods, good neighbor design has design elements, materials, and scale found within the neighborhood and sizes that are not significantly larger than other homes in the neighborhood.

The scope of the project includes converting 133 square feet of an existing front porch into a laundry room and mudroom, front elevation modifications, the addition of two new second story windows along the right (south) side elevation and two new second story windows along the rear (east) elevation.

The front elevation modifications include three new low-pitched gable elements along the second story and a new entry porch. The design incorporates high-quality material, such as a new composition shingle roof, existing stucco siding, new stone wainscoting, new wood trim details, and new vinyl windows that are integral to the architectural style of the house. Staff recommends that the foam capstone for the wainscoting be replaced with an alternative higher-quality material (Condition No. 2). Overall, the project design has a high level of integrity due to coordinating with the existing traditional architectural style and design elements, and the design and materials are compatible with the surrounding neighborhood.

The project's scale, as compared to surrounding structures, is in-keeping with the character of the neighborhood. The new gable roof forms, front porch, and the existing horizontal eave lines break up the two-story massing of the front elevation. Overall, the project is designed to minimize the perception of bulk and mass, and relates well to the adjacent properties.

## **Privacy**

On the right (south) side elevation of the second story, the modifications include two new windows: one small window in a bathroom with a five-foot sill height, and one window with three small window panels with a five-foot sill height. Due to the placement and sill height of the windows, they would not create an unreasonable privacy impact.

On the rear (east) elevation of the second story, there are two new windows and a modification to an existing window, including: two new medium-sized egress windows added to the master bedroom with two-foot, six-inch sill heights, and one large window replacing a medium-sized window with a two-foot, six-inch sill height. The windows maintain reasonable levels of privacy due to the large rear yard setback of 43 feet and existing evergreen screening. To ensure that all portions of the right property line is screened, Condition of Approval No. 3 has been added to incorporate fast growing evergreen trees along the right side property line. As designed, and with the recommended condition, staff finds that the project maintains a reasonable degree of privacy.

## **Landscaping**

The existing landscaping includes two trees, shrubs and lawn area in the front yard and thirteen trees and lawn in the side and rear yards. The proposed landscaping plan will maintain the existing landscaping, but will remove one lemon tree in the rear yard.

The project is not subject to the Water Efficient Landscape Ordinance, because its addition will not replace more than 2,500 square feet of landscaping. With the retention of the existing 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 15301 of the California Environmental Quality Act because it involves the construction of an addition to an existing single-family dwelling.

## **PUBLIC CONTACT**

This project was noticed with a meeting notice posted on the property and mailed to 12 nearby property owners on Marinovich Way and Ranchita Drive.

Cc: Sullivan S. Santos Applicant and Designer  
Sridhar Narayanan, Property Owner

### **Attachments:**

- A. Application
- B. Area, Vicinity and Public Notification Maps
- C. Material and Colors Board

## FINDINGS

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With regard to the exterior modifications and new window modifications to the existing two-story house, the Design Review Commission finds the following in accordance with Section 14.76.050 of the Municipal Code:

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 and mass;
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-15 – 1404 Marinovich Way

### **GENERAL**

**1. Approved Plans**

The approval is based on the plans and materials received on April 24, 2017, 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. Design Revision**

The stucco over foam capstone shall be modified to a higher quality material such as wood or precast concrete.

**3. Privacy Screening Trees**

The site plan and landscape plan shall incorporate fast growing, 15-gallon, evergreen trees along the left (south) side and rear (west) yards to fill-in unscreened areas of the property line.

**4. 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**

**5. Conditions of Approval**

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

**6. 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.

**7. 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**

**8. Landscaping Installation**

All front 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.

9. **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



## CITY OF LOS ALTOS GENERAL APPLICATION

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

Permit # 1107654

<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 ( <i>Mod</i> )	<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: 1404 MARINOVICH WAY

Project Proposal/Use: RESIDENCE (SFD) Current Use of Property: RESIDENCE (SFD)

Assessor Parcel Number(s): 197-18-041 Site Area: 10,350 SF

New Sq. Ft.: 113 SF Altered/Rebuilt Sq. Ft.: 630 SF Existing Sq. Ft. to Remain: 2,831

Total Existing Sq. Ft.: 3,461 Total Proposed Sq. Ft. (including basement): 3,574 SF

Is the site fully accessible for City Staff inspection? YES

Applicant's Name: SULLIVAN S. SANTOS

Telephone No.: 650-7967159 Email Address: SSSANTOS@SSSDESIGNS.ORG

Mailing Address: PO BOX 38, MOUNTAIN VIEW, CA 94043

City/State/Zip Code: \_\_\_\_\_

Property Owner's Name: SRIDHAR NARAYANAN

Telephone No.: 650-7149354 Email Address: SRIDHARN143@GMAIL.COM

Mailing Address: 1404 MARINOVICH WAY,

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

Architect/Designer's Name: SULLIVAN S. SANTOS

Telephone No.: 650-7967159 Email Address: SSSANTOS@SSSDESIGNS.ORG

Mailing Address: PO BOX 38

City/State/Zip Code: MOUNTAIN VIEW, CA 94042

*\* 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)



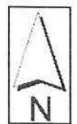


# AREA MAP



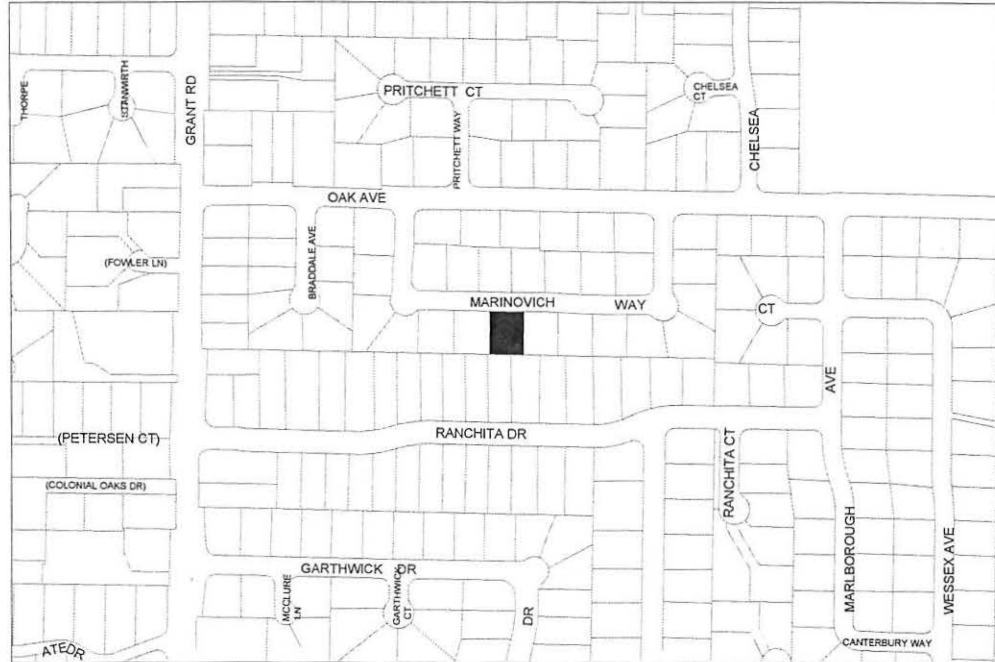
## CITY OF LOS ALTOS

**APPLICATION:** 17-SC-15  
**APPLICANT:** S. Santos/ S. Narayanan  
**SITE ADDRESS:** 1404 Marinovich Way

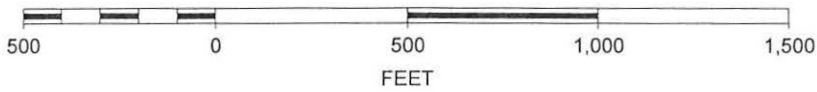


Not to Scale

# VICINITY MAP



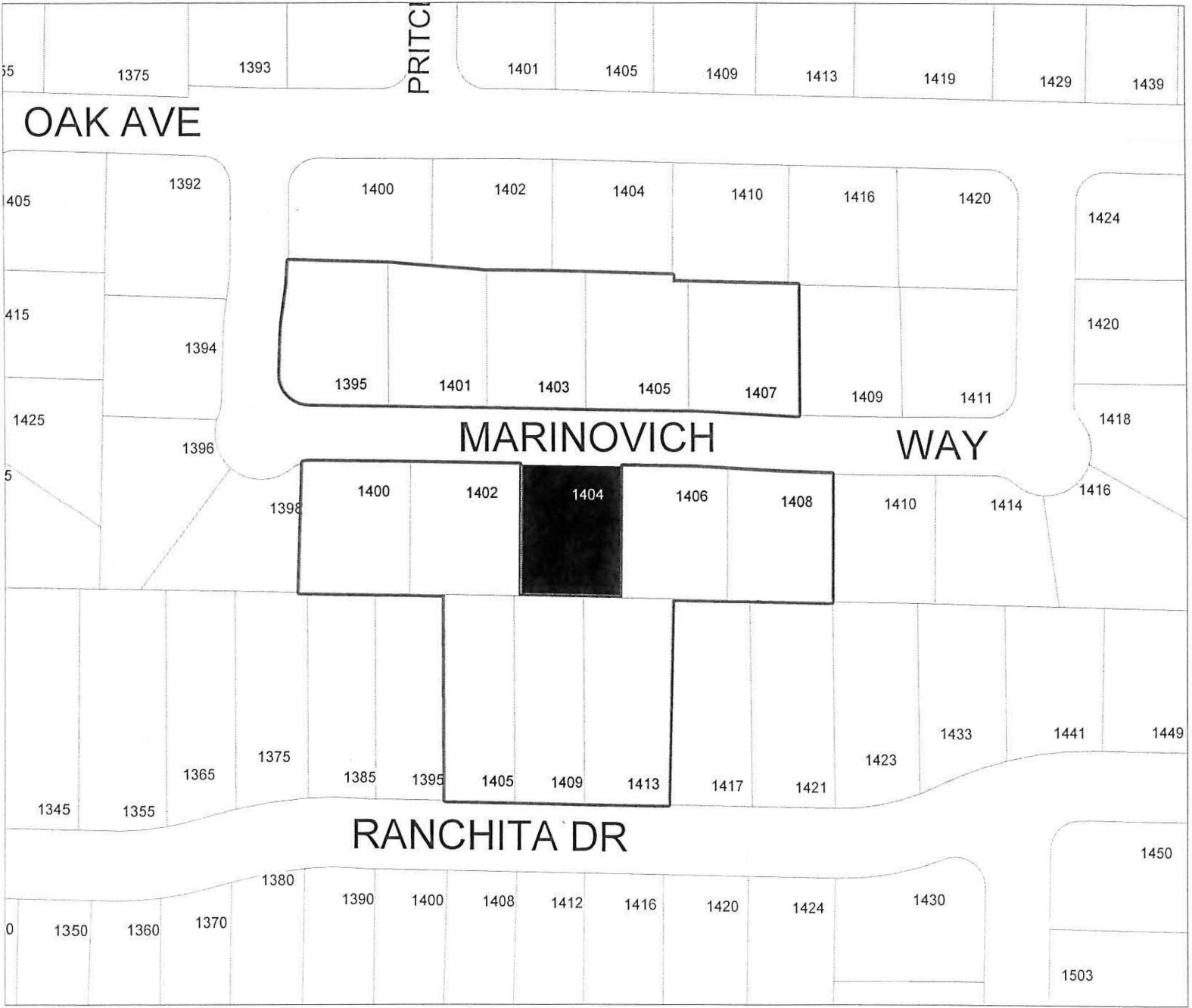
SCALE 1 : 6,000



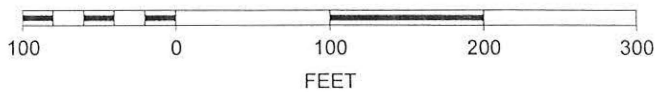
CITY OF LOS ALTOS

APPLICATION: 17-SC-15  
APPLICANT: S. Santos/ S. Narayanan  
SITE ADDRESS: 1404 Marinovich Way

# 1404 Marinovich Way Notification Map



SCALE 1 : 1,500





# ATTACHMENT C

NARAYANAN RESIDENCE  
1404 MARINOVICH WAY, LOS ALTOS, CA 94024

## MATERIALS & FINISH SCHEDULE

### STUCCO FINISH



#### BODY

3 LAYER CEMENT PLASTER FINISH BY  
"LA HABRA" STUCCO FINISH - DOVE GREY



#### ACCENTS

3 LAYER CEMENT PLASTER FINISH BY  
"LA HABRA" STUCCO FINISH - MESA VERDE

### ROOFING MATERIAL



CLASS A COMPOSITION SHINGLE ROOFING  
"CERTAINTEED" PRESIDENTIAL TL  
COMPOSITION SHINGLE ROOFING  
STONEGATE GREY COLOR BLEND

### NEW WINDOWS

DOUBLE GLAZED VINYL CLAD ARGON FILLED  
WINDOWS TO MATCH EXISTING

### STONE VENEER



"OWENS CORNING" CULTURED STONE  
GRAY COBBLEFIELD (CSV-2025)

