



DATE: October 4, 2017

AGENDA ITEM # 2

TO: Design Review Commission
FROM: Sean K. Gallegos, Associate Planner
SUBJECT: 16-SC-35 – 216 Sunkist Lane

RECOMMENDATION:

Approve design review application 16-SC-35 subject to the findings and conditions

PROJECT DESCRIPTION

This is a design review application for a new two-story house. The project includes 2,537 square feet on the first story and 1,180 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: 10,625 square feet
MATERIALS: Concrete tile roof, smooth finish stucco siding, stone veneer wainscoting, precast concrete trim and wood doors

	Existing	Proposed	Allowed/Required
COVERAGE:	2,754 square feet	3,167 square feet	3,188 square feet
FLOOR AREA:			
First floor	2,629 square feet	2,537 square feet	
Second floor	-	1,180 square feet	
Total	2,629 square feet	3,717 square feet	3,719 square feet
SETBACKS:			
Front (Almond Ave)	23 feet	25 feet	25 feet
Rear	25 feet	25 feet	25 feet
Exterior side (Sunkist Lane)	14.4 feet	14 feet	14 feet
Interior side (1 st /2 nd)	18.5 feet	10 feet/17.5 feet	7 feet/14.5 feet
HEIGHT:	16 feet	23.5 feet	27 feet

BACKGROUND

Neighborhood Context

The subject property is located on the northwest corner of the Sunkist Lane at the intersection with Almond Avenue. The immediate neighborhoods, both along Almond Avenue and Sunkist Lane, are considered Diverse Character neighborhoods as defined in the City's Residential Design Guidelines. The houses in these neighborhood contexts are a mix of one- and two-story with varying front setbacks, architectural styles, and the lots have varying sizes. There is not a distinctive street tree pattern along Sunkist Lane and Almond Avenue; however, there are mature trees and landscaping.

Zoning Compliance

DISCUSSION

Design Review

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 house is a contemporary style house with rectangular forms and simple massing and details that relate well to the low-scale, Ranch style houses in the neighborhood context. The houses in the immediate context on Sunkist Lane have consistent setbacks, massing and scale, in which the proposed house is consistent. The design elements include hipped roofs, defined entry, horizontal porch and a low, nine-foot tall first story, eave line with deep overhangs. The project design includes high quality materials, such as a concrete tile roof, smooth finish stucco siding, stone veneer wainscoting, precast concrete trim and wood doors, which are high quality materials and appropriate for the architectural design and character of the area. Overall, the project design has architectural integrity and the design and materials are compatible with the surrounding neighborhood.

The project is designed to be compatible with the scale and bulk of surrounding houses. The front elevation massing is broken up with the horizontal eaves lines, projecting porch entry and covered porch. The second floor is centered over the first story and visually softened by being recessed within the roofline of the structure and it is broken up with two gable roof forms. While the building appears complex in massing and roof form and incorporates bulkier precast concrete trim detail, the design works within the diverse neighborhood because the scale of the architectural elements and roof forms are similar to the range of houses within the context.

Privacy

The proposed rear elevation, which faces the interior (west) side property line, includes four second story windows. These windows include one medium-sized window in the master bathroom with a three-foot sill height, one large window in the master bedroom with a two-foot sill height, a group of three small stairwell windows with 13-foot sill height from the stairwell landing, and one large window in bedroom No. 3 with a two-foot sill height. Although, the elevation is oriented toward the functional

rear yard, the elevation is actually along the interior (west) side yard property line. These windows maintain a reasonable degree of privacy due to being between 23 and 34 feet from the interior side property line, which exceeds the minimum required setback of 14.5 feet. In addition, the site plan includes a new six-foot tall solid fence with two-foot of lattice along the side and rear property lines, and the landscaping plan includes extensive evergreen screening trees along the side and rear property lines, which will further screen any potential views toward adjacent properties and maintain a reasonable level of privacy.

Landscaping

The project includes a comprehensive landscaping plan for the property, which includes nine new trees and 19 evergreen screening trees. The three trees in the exterior side yard along Sunkist Lane and three trees in the interior side yard will be maintained, with four smaller trees along the interior side property line proposed for removal. The evergreen screening trees include pittosporum tobira along the interior side property line and fraser photina along the rear (north) property line. Since the project is a new house and includes at least 500 square feet of new landscaping, the project is subject to the Water Efficient Landscape Ordinance. Overall, the landscaping plan 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 dwelling in a residential zone.

PUBLIC CONTACT

A public meeting notice was posted on the property and mailed to 12 nearby property owners on Sunkist Lane, Almond Avenue and Alicia Way.

Cc: Weidong Chen, Applicant and Owner
Tri Hong, Designer

Attachments:

- A. Application
- B. Neighborhood Compatibility Worksheet
- C. Area, Vicinity and Public Notification Maps

FINDINGS

16-SC-35 – 216 Sunkist Lane

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

- a. The proposed new house complies with all provision of this chapter;
- b. The height, elevations, and placement on the site of the new house, 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 new house in relation to the immediate neighborhood will minimize the perception of excessive bulk and mass;
- 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 new house has been designed to follow the natural contours of the site with minimal grading, minimum impervious cover, and maximum erosion protection.

CONDITIONS

16-SC-35 – 216 Sunkist Lane

GENERAL

1. Approved Plans

The approval is based on the plans and materials received on August 16, 2017, except as may be modified by these conditions.

2. Protected Trees

The new street trees and privacy screening species 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 of the 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

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 # 1107339

Table with 3 columns and 7 rows listing review types: One-Story Design Review, Two-Story Design Review (checked), Variance, Lot Line Adjustment, Tentative Map/Division of Land, Historical Review, Commercial/Multi-Family, Sign Permit, Use Permit, Tenant Improvement, Sidewalk Display Permit, Preliminary Project Review, Environmental Review, Rezoning, R1-S Overlay, General Plan/Code Amendment, Appeal, Other.

Project Address/Location: 216 Sunkist Lane, Los Altos, CA 94022

Project Proposal/Use: single family Current Use of Property: single family

Assessor Parcel Number(s): 170-22-042 Site Area: 10,625 s.f.

New Sq. Ft.: 3167 Altered/Rebuilt Sq. Ft.: 0 Existing Sq. Ft. to Remain: 0

Total Existing Sq. Ft.: 2754 Total Proposed Sq. Ft. (including basement): 3167 s.f.

Is the site fully accessible for City Staff inspection? yes

Applicant's Name: Weidong Chen

Telephone No.: 650-223-9924 Email Address: wdschen@yahoo.com

Mailing Address: 660 Glenbrook Dr

City/State/Zip Code: Palo Alto, CA 94306

Property Owner's Name: Weidong Chen, Zhulan Wang

Telephone No.: 650-223-9924 Email Address: wdschen@yahoo.com

Mailing Address: 660 Glenbrook Dr

City/State/Zip Code: Palo Alto, CA 94306

Architect/Designer's Name: Tri Hong

Telephone No.: 408-829-6083 Email Address: tdhdesign@hotmail.com

Mailing Address: 19034 Bonnet Way

City/State/Zip Code: Saratoga, CA 95070

* 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. *

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 216 Sunkist Lane
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: 216 Sunnyside
Date: 5/31/16

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 ±100 feet
Width ±100 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? —

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

Existing front setback for house on left _____ ft./on right _____ ft.

Do the front setbacks of adjacent houses line up? No, due to winding street.

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 ___

Garage facing front recessed from front of house face ___

Garage in back yard ___

Garage facing the side ___

Number of 1-car garages ___; 2-car garages ___; 3-car garages ___

Address: 216 Sunnyside
Date: 5/31/16

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*? 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) wood siding

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: 60% comp. shingle, the other 40% mixed with tile, wood shingle, etc.

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: 216 Sunkist
Date: 5/31/16

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)
Generally flat

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.)?

The landscaping around the street and neighborhood is mixed with tall trees, shrubs, medium & small trees. No consistency.

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

The current property does not have much trees except some small trees and shrubs, thus, it is visible.

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 yard and property frontage are mixed with gravel, small trees, shrubs, and mulch.

10. Width of Street:

What is the width of the roadway paving on your street in feet? 60'

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? unpaved.

Address: 216 Sunnyside
Date: 5/31/16

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.:

hip roof, mixed materials, and mixed landscaping.

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

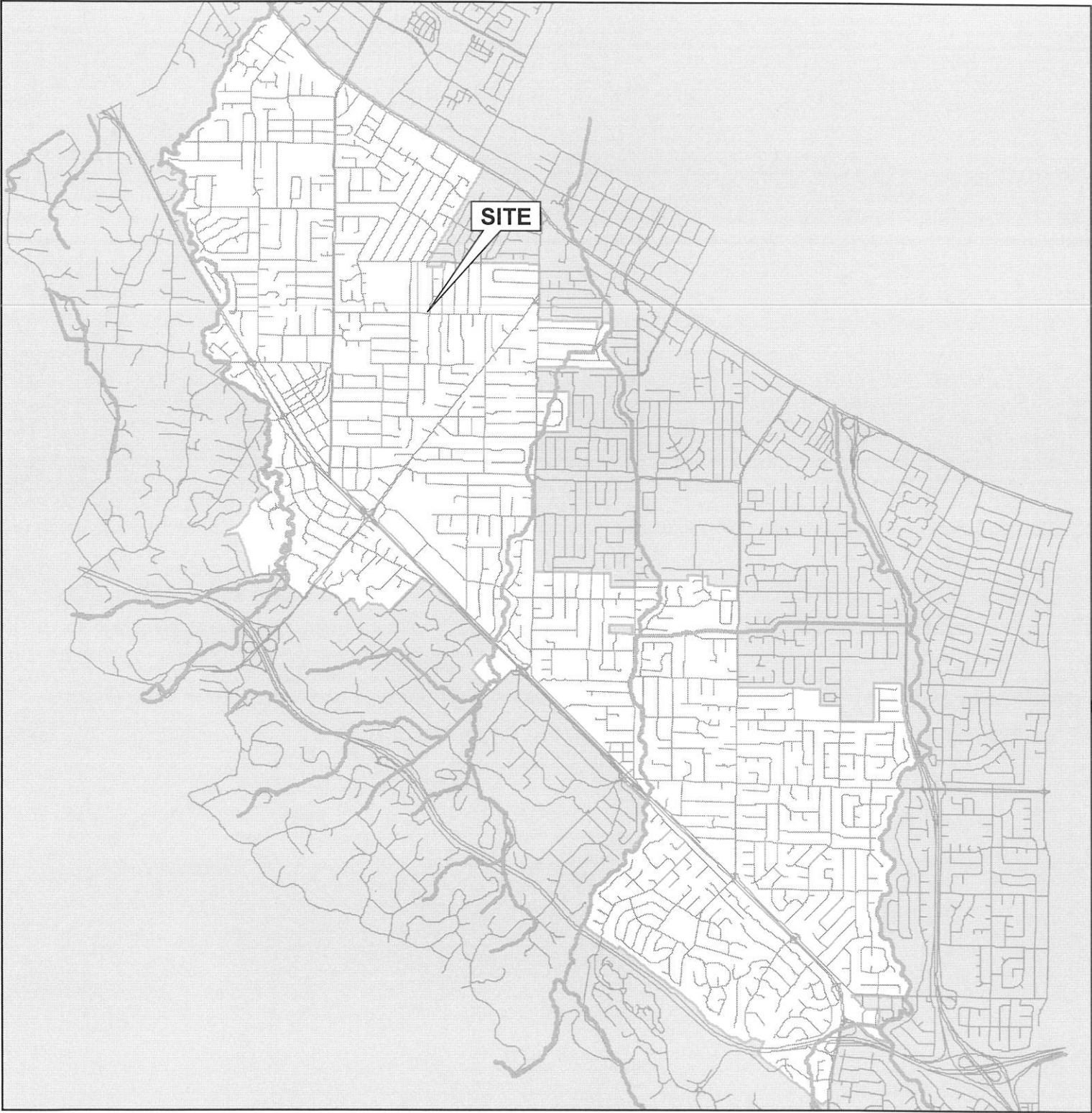
Address: 216 Sankist
 Date: 5/31/16

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)
196 Sankist	± 27'	± 20'	Side	1	± 16'	Comp. Shingle Wood siding Brick	Simple
197 Sankist	± 25'	± 30'	Front	1	± 17'	Comp. Shingle wood siding Brick	Simple
215 Sankist	± 25'	± 15'	Front	1	± 16'	WD Shingle batt & board brick	Simple
241 Sankist	± 30'	± 25'	Side	2	± 30'	Comp. Shingle WD siding	Complex.
257 Sankist	± 35'	± 33'	side	1	± 18'	WD Shingle WD siding Brick	Simple.
236 Sankist	± 25'	± 1'	Rear	1	± 18'	WD Shingle WD siding Brick	Simple
254 Sankist.	± 35'	± 30'	Rear	1	± 21'	Comp. Shingle Stucco	Complex
270 Sankist	± 32'	± 37'	Front	2	± 20'	Comp. Shingle WD siding stone	Complex
345 Almond	± 25'	± 38'	Front	1	± 17'	Comp. Shingle batt & board/brick	Simple
365 Almond	± 20'	± 50'	Front	1	± 17'	Tile roof batt & board brick	Simple.

AREA MAP



CITY OF LOS ALTOS

APPLICATION: 16-SC-35
APPLICANT: W. Chen and Z. Wang
SITE ADDRESS: 216 Sunkist Lane

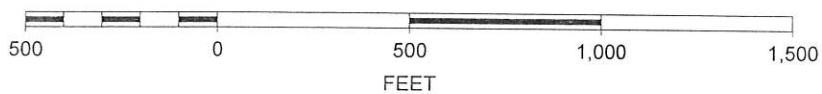


Not to Scale

VICINITY MAP



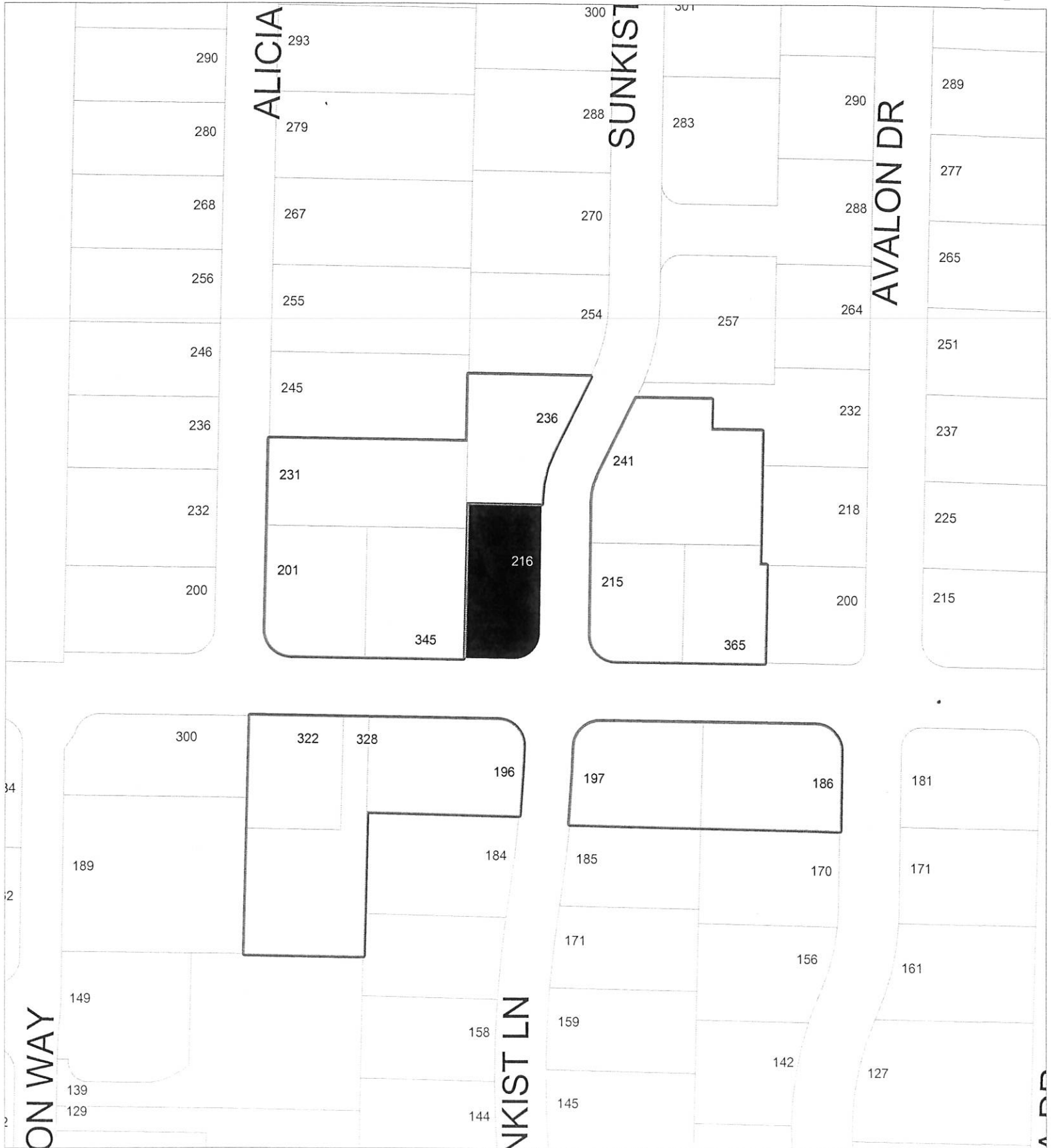
SCALE 1 : 6,000



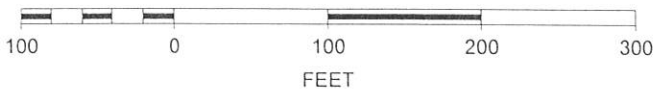
CITY OF LOS ALTOS

APPLICATION: 16-SC-35
APPLICANT: W. Chen and Z. Wang
SITE ADDRESS: 216 Sunkist Lane

216 Sunkist Lane Notification Map



SCALE 1 : 1,500



N

