



DATE: June 6, 2018

AGENDA ITEM # 3

TO: Design Review Commission
FROM: Sunny Chao, Associate Planner
SUBJECT: 18-SC-09 – 1085 Golden Way

RECOMMENDATION:

Approve design review application 18-SC-09 subject to the recommended findings and conditions

PROJECT DESCRIPTION

This is a design review application for a new two-story, single-family house. The project will demolish an existing one-story house and construct a new house with 2,577 square feet on the first story and 1,268 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: 10,990 square feet
MATERIALS: Composition shingle roof, smooth finish cement plaster and IPE wood siding, aluminum clad wood windows, wood trim and details, IPE wood-sided garage door and stone veneer wainscoting

| | Existing | Proposed | Allowed/Required |
|--|-------------------|--------------------|-------------------------|
| LOT COVERAGE: | 2,369 square feet | 3,297 square feet | 3,297 square feet |
| FLOOR AREA: | | | |
| First Floor | 2,307 square feet | 2,577 square feet | |
| Second Floor | - | 1,268 square feet | |
| Total | 2,307 square feet | 3,845 square feet | 3,847 square feet |
| SETBACKS: | | | |
| Front | 28 feet | 25 feet | 25 feet |
| Rear | 46.1 feet | 53.7 feet | 25 feet |
| Right Side (1 st /2 nd) | 9.8 feet | 7.8 feet/22.2 feet | 7.8 feet/15.3 feet |
| Left Side (1 st /2 nd) | 9.9 feet | 8.3 feet/21.7 feet | 7.8 feet/15.3 feet |
| HEIGHT: | 14.5 feet | 26.2 feet | 27 feet |

BACKGROUND

Neighborhood Context

The subject property is located on the east side of Golden Way between Covington Road and Berry Avenue. The neighborhood context is considered a Transitional Character Neighborhood as defined in the City's Residential Design Guidelines. The houses on Golden Way are primarily one-story Ranch-style houses with low eave heights, simple roof forms (low-pitched gable and hip roofs), and rustic materials with a few existing and new two-story houses. The adjacent structure on the left of the subject property is a new two-story house, which was approved in 2015. Golden Way has landscaped and paved shoulders with no distinct street tree pattern.

Zoning Compliance

The property is considered a narrow lot, as defined by the Zoning Code, since it has a width less than 80 foot (78 feet). For narrow lots in the R1-10 District, the required side yard setback for the first story is reduced from 10 feet to 10 percent of the average lot width and the required side yard setback for the second story is reduced from 17.5 feet to the reduced required side yard setback for the first story plus 7.5 feet. See the table above for the effective setbacks.

DISCUSSION

Design Review

According to the Design Guidelines, in Transitional Character Neighborhoods, good neighbor design reduces the abrupt changes that result from juxtaposing radically different designs or sizes of structures. Furthermore, proposed projects should not set the extreme and should be designed to soften the transition.

The proposed two-story structure uses a more modern architectural style than existing surrounding structures, however it relates to them through using similar design elements and materials. It relates to the recently-built adjacent two-story house on the left as the proposed structure has a projecting entry, similar massing, and high-quality materials. It relates to the other existing surrounding houses in its use of traditional design elements, including a two-car garage, covered entry and porch, and hip roofs. The proposal also introduces new materials, such as stone veneer wainscoting, smooth finish cement plaster columns, stained wood garage door with frosted glass, smooth finish cement plaster siding, stained wood siding, and aluminum clad wood windows that are more modern than the rustic materials of surrounding houses. However, these materials are high-quality and compatible with the neighborhood character in using the same materials of stucco and wood siding. Attachment D includes the project's materials board and Attachment E includes a 3D rendering. The project succeeds in integrating forms and elements from the neighborhood while still establishing its own design integrity.

The project's scale is larger than neighboring properties as it is a two-story house and has taller plate heights. The first story has 10.5-foot tall plate heights on the right side for the living, dining, and family rooms and 9.5-foot tall plate heights on the left side for the garage, study room, laundry room, and guest bedroom and bathroom. Staff has added a condition that the applicant reduce the plate heights on the right side from 10.5 feet to 9.5 feet to be consistent with that of the adjacent two-story house on the left, which has 9.5-foot tall plate heights on the first story and to provide a smoother transition to the lower 8-foot plate heights found in the surrounding neighborhood (Condition 2).

The proposed structure relates to the adjacent two-story house on the left in massing. It features a similar design in massing and articulation of the second story, which is centered on top of the first story and integrated into the neighborhood with the gradual pop-outs along the front elevation. The proposed roof is comprised of hip and valley forms that have a 4:12 pitch. The consistent roof pitch throughout the entire roof provides simplicity that relates to the simple roof designs of surrounding houses. The application of varying materials between the stained wood and smooth finish stucco siding helps minimize the perception of the second story massing. The use of the same composition shingle roof material as surrounding houses also improves the integration of the structure into the neighborhood context.

Overall, the project showcases individual design integrity while maintaining a reasonable relationship with the surrounding properties and using similar design elements of adjacent properties to soften the transition of a predominantly one-story residential neighborhood that is changing with the addition of new two-story houses. The project fits into the Transitional Character Neighborhood setting.

Privacy

The proposed design features a balcony at the rear of the second story with a metal railing and a covered patio along the rear elevation of the first story. The balcony's dimensions are approximately 17 feet wide by 4.7 feet deep. The pop-out of the second story on the left elevation obstructs the balcony from that side thereby preventing any privacy issue for the adjacent left neighbor. To provide visual screening, the applicant proposes seven 15-gallon Pittosporum (evergreen screening tree) along the right side and two 15-gallon Pittosporum along the left side at the rear of the house to reduce any potential privacy concerns of both adjacent neighbors to the right and left.

The right side of the house includes a square window and horizontally-oriented window with 4.5-foot sill heights and two vertically-oriented windows with four-foot sill heights on the second story. Staff has added a condition that the applicant raise the sill height for the master bedroom windows to a minimum of 4.5 feet to promote privacy (Condition 3). The left side of the house includes five smaller second-story windows for two bathrooms, bedroom No. 2, and the master bathroom with five-foot sill heights. Due to the high sill heights, side yard setback of 21.7 feet and views being obscured by existing evergreen screening shrubs, these windows do not create unreasonable privacy impacts.

The rear elevation comprises of patio windows and doors for the balcony, one square window with a 4.5-foot sill height, and a rectangle window with a three-foot sill height on the second floor. Due to the rear yard setback of 55.7 feet and existing large, mature oak tree located in the center of the rear yard setback area, the rear windows and patio doors do not create any unreasonable privacy impacts.

Overall, the proposed second-story addition has been well designed to minimize any potential privacy impacts and limit views toward any of the adjacent properties

Trees and Landscaping

The project site includes ten existing trees and two existing hedges on the subject and adjacent properties that are to be retained. The most significant protected tree on site is the 38-inch Oak tree (Tree No.1) located in the center of the rear yard setback area. The proposed hardscape in the rear yard does not encroach more than two-thirds into the tree's dripline and the new two-story house is setback approximately 30 feet from the tree base. The proposed landscaping includes a 24-inch box Crape Myrtle and 24-inch box Eastern Redbud in the front yard to add to the existing landscaping

along the street frontage of the neighborhood. The landscape plan and planting schedule on Sheets L-1 and L-2 specify all the proposed landscaping, including nine 15-gallon Pittosporum along the right and left property lines to serve as landscape screening for the rear balcony. Overall, with the existing and new trees and hedges, and proposed landscaping and hardscape, the project meets the City's landscaping regulations and street tree guidelines. Since the project is a new house that includes at least 500 square feet of new landscaping, the new landscaping will be subject to the City's Water Efficient Landscape Ordinance.

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 Golden Way and Russell Avenue.

Cc: Mike Ma, Applicant/Architect/Property Owner

Attachments:

- A. Application
- B. Neighborhood Compatibility Worksheet
- C. Area, Vicinity and Public Notification Maps
- D. Materials Board
- E. 3D Rendering

FINDINGS

18-SC-09 – 1085 Golden Way

With regard to design review for the new two-story house, the Design Review Commission finds the following in accordance with Section 14.76.060 of the Municipal Code that:

- A. The proposed structure complies with all provision of this chapter;
- B. 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;
- 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 structure 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 structure has been designed to follow the natural contours of the site with minimal grading, minimum impervious cover, and maximum erosion protection.

CONDITIONS

18-SC-09 – 1085 Golden Way

GENERAL

1. Approved Plans

The approval is based on the plans and materials received on May 23, 2018, except as may be modified by these conditions.

2. Plate Height

The design of the house will be revised to reduce the first story plate height on the right side to a maximum of nine feet, six inches.

3. Sill Height

The design of the house will be revised to raise the sill height of the two master bedroom windows on the right side elevation to a minimum of 4.5 feet.

4. Plan Revisions

Update the construction drawings per the staff red-line comments on the Design Review plans.

5. Protected Trees

Trees Nos. 1 and 3-6, and existing evergreen 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. Fire Sprinklers

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

9. Underground Utilities

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

10. Landscaping

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

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 and shall not be removed until completion of construction unless approved by the Planning Division.”

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, model number, and size of any air conditioning units on the site plan and provide 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 driplines of protected trees and of the trees on adjacent properties. 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 and Verification

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

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).

ATTACHMENT A



CITY OF LOS ALTOS GENERAL APPLICATION

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

Permit # 1108152

| | | | | | |
|-------------------------------------|--------------------------------|--------------------------|----------------------------|--------------------------|-----------------------------|
| <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: 1085 Golden Way

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

Assessor Parcel Number(s): 189-10-034 Site Area: 10,990

New Sq. Ft.: 3,845 Altered/Rebuilt Sq. Ft.: _____ Existing Sq. Ft. to Remain: 0

Total Existing Sq. Ft.: 2,307 Total Proposed Sq. Ft. (including basement): 3,845

Is the site fully accessible for City Staff inspection? Yes

Applicant's Name: Mike Ma

Telephone No.: (650) 302-1987 Email Address: mma.aia@gmail.com

Mailing Address: 111 Main Street, Suite J3

City/State/Zip Code: Los Altos, CA 94022

Property Owner's Name: Mike Ma

Telephone No.: (650) 302-1987 Email Address: mma.aia@gmail.com

Mailing Address: 111 Main Street, Suite J3

City/State/Zip Code: Los Altos, CA 94022

Architect/Designer's Name: Mike Ma

Telephone No.: (650) 302-1987 Email Address: mma.aia@gmail.com

Mailing Address: 111 Main Street, Suite J3

City/State/Zip Code: Los Altos, CA 94022

** 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)



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 1085 Golden Way

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: 1085 Golden Way

Date: 2/28/2018

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: 10990 square feet

Lot dimensions: Length 140 feet

Width 78 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 25 ft./on right 27 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 9

Garage facing front recessed from front of house face _____

Garage in back yard 1

Garage facing the side _____

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

Address: 1085 Golden Way

Date: 2/28/2018

4. Single or Two-Story Homes:

What % of the homes in your neighborhood* are:

One-story 4

Two-story 6

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

If no consistency then explain: _____

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: 1085 Golden Way

Date: 2/28/2018

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)

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.)?

shrubs of all sizes are frequently used as a landscaping or privacy buffer at the front and side

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

Most of houses are fairly visible from 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)?

There is a large oak tree in the rear yard

10. Width of Street:

What is the width of the roadway paving on your street in feet? 40'

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 and undefined

Address: 1085 Golden Way
Date: 2/28/2018

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 with composition shingle is mostly common, either one or two story

Front setback is mostly consistent throughout the neighborhood. Most houses

have wood siding and some 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

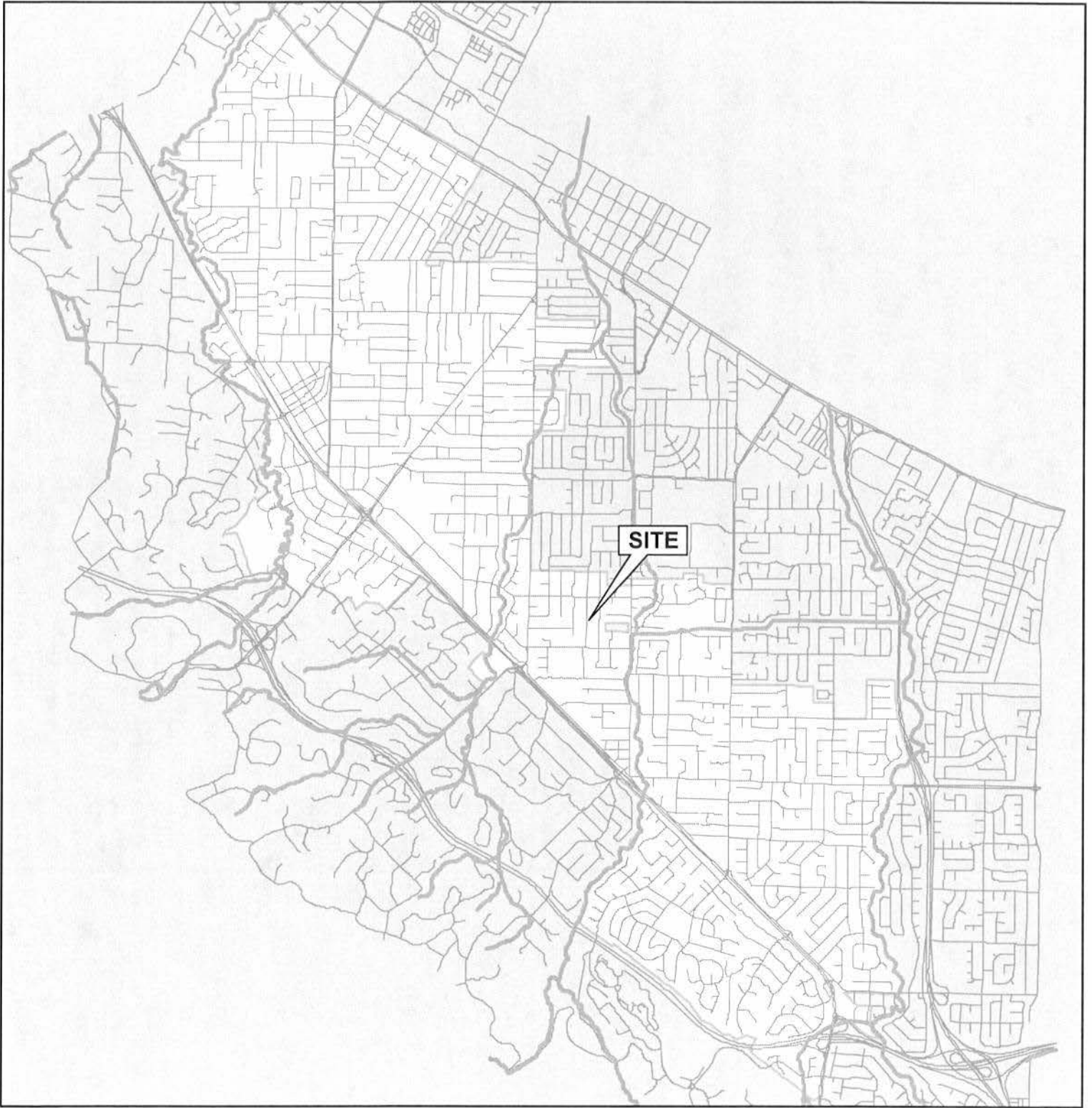
Address: 1085 Golden Way
 Date: 2/28/2018

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) |
|-------------------|---------------|--------------|-----------------|--------------------|--------|-------------|----------------------------------|
| 1086 Russell Ave. | 25' | 38' | Front | 2 | 23' | wood siding | complex |
| 1061 Golden Way | 25' | 55' | Front | 1 | 20' | wood siding | simple |
| 1075 Golden Way | 25' | 45' | Front | 2 | 27' | wood siding | complex |
| 1095 Golden Way | 25' | 50' | Rear | 2 | 26' | wood siding | simple |
| 1109 Golden Way | 25' | 75' | Front | 2 | 27' | stucco | simple |
| 1060 Golden Way | 25' | 55' | Front | 2 | 25' | stucco | simple |
| 1074 Golden Way | 25' | 33' | Front | 1 | 17' | stucco | simple |
| 1084 Golden Way | 30' | 42' | Front | 1 | 17' | brick | simple |
| 1094 Golden Way | 25' | 20' | Front | 1 | 17' | stucco | simple |
| 1110 Golden Way | 27' | 30' | Front | 2 | 27' | wood siding | complex |

AREA MAP



CITY OF LOS ALTOS

APPLICATION: 18-SC-09
APPLICANT: M. Ma
SITE ADDRESS: 1085 Golden Way

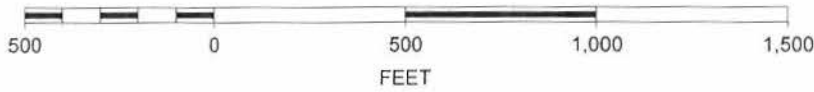


Not to Scale

VICINITY MAP



SCALE 1 : 6,000



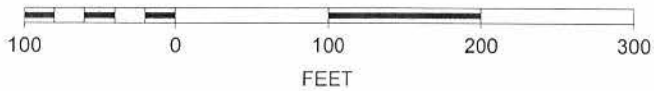
CITY OF LOS ALTOS

APPLICATION: 18-SC-09
APPLICANT: M. Ma
SITE ADDRESS: 1085 Golden Way

1085 Golden Way Notification Map



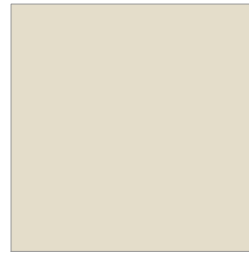
SCALE 1 : 1,500



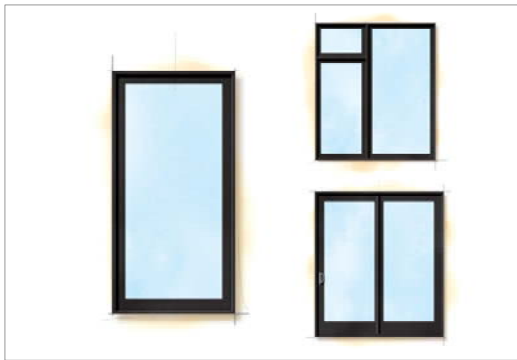
ATTACHMENT D



CERTAINEED COMPOSITION SHINGLE ROO- LIGHT GRAY



SMOOTH FINISH CEMENT PLASTER



ALUMINUM CLAD WOOD WINDOW



IPE WOOD SIDING



GARAGE DOOR w/ IPE SIDING



STONE VENEER

MATERIALS NEW RESIDENCE

1085 GOLDEN WAY
LOS ALTOS, CA 94024

ATTACHMENT E

