



DATE: March 6, 2019

AGENDA ITEM # 3

**TO:** Design Review Commission  
**FROM:** Calandra Lewis, Assistant Planner  
**SUBJECT:** 18-SC-35 – 276 Delphi Circle

**RECOMMENDATION:**

Approve design review application 18-SC-35 subject to the listed findings and conditions

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**PROJECT DESCRIPTION**

This is a design review application for a minor two-story addition to an existing two-story house. The project includes a remodel and addition of 56 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:** 10,832 square feet  
**MATERIALS:** Materials to match existing – Asphalt shingle roof, wood siding with beige paint, brick veneer, vinyl frame windows, and white trim details.

	<b>Existing</b>	<b>Proposed</b>	<b>Allowed/Required</b>
<b>COVERAGE:</b>	2,974 square feet	2,967 square feet	3,791 square feet
<b>FLOOR AREA:</b>			
First floor	2,327 square feet	2,327 square feet	
Second floor	1,170 square feet	1,226 square feet	
Total	3,497 square feet	3,553 square feet	3,791 square feet
<b>SETBACKS:</b>			
Front	25 feet	25 feet	25 feet
Rear	29.7 feet	29.7 feet	25 feet
Right side (1 <sup>st</sup> /2 <sup>nd</sup> )	9.8 feet/19.8 feet	9.8 feet/19.8 feet	10 feet/17.5 feet
Left side (1 <sup>st</sup> /2 <sup>nd</sup> )	9.8 feet/29.5 feet	9.8 feet/24.5 feet	10 feet/17.5 feet
<b>HEIGHT:</b>	25.3 feet	25.3 feet	27 feet

## **BACKGROUND**

### **Neighborhood Context**

The subject property is located on the east side of Delphi Circle, just to the south of the intersection with Portola Court. The neighborhood along Delphi Circle is considered a Consistent Character Neighborhood, as defined in the City's Residential Design Guidelines. The homes in the neighborhood context along Delphi Circle and Portola Court are primarily two-story and consistent with regard to design, size and scale. The residences have similar horizontal eave lines with hipped or gable roof structures; however, they share a variety of exterior siding and roofing materials. Delphi Circle has improved shoulders along both sides with a concrete rolled curb and landscaping to the back of the curb, but the street tree pattern is varied.

### **Zoning Compliance**

The subject property has a slightly nonconforming side yard setbacks on both sides of 9.8 feet where 10 feet is required in the R1-10 District. Since the proposed addition is maintaining over 50 percent of the existing house, the nonconforming setbacks are allowed to be maintained.

## **DISCUSSION**

### **Design Review**

According to the Design Guidelines, in Consistent Character Neighborhoods, appropriate designs have elements, materials, and scale found in the neighborhood, and sizes that are not significantly larger than other houses in the neighborhood. The emphasis should be on designs that fit-in and lessen abrupt changes.

The project is a minor second-story addition to the existing two-story house. The existing house has simple massing with gable roof forms, horizontal wood siding, and details consistent with the design of the other houses in the neighborhood context. The homes in this neighborhood have uniform eave lines, low scale first and second-story plate heights, and higher quality materials. On the front and right elevation, the overall building form is being maintained. The proposed second-story addition on the left elevation includes a 56 square-foot bathroom. The second story addition is adding two small windows, with architectural details to match the existing structure. The project design maintains the existing exterior materials, which include asphalt shingle roofing, wood siding, brick veneer, vinyl windows, and white trim details. Overall, the project is consistent with the Residential Design Guidelines, meets the required design review findings, and is compatible with the neighborhood context.

### **Privacy**

The proposed addition will have a second story side yard setback of 24.5 feet on the left side and includes two new small windows – one facing the front and one facing the rear of the home. Since these new windows are smaller in size, considered passive in use and do not face toward the left side, there are no privacy issues associated with this project.

### **Trees and Landscaping**

There is a total of 17 trees on the project site. The project will maintain all the existing trees in the front and the rear yard; however, six smaller trees located on the left side yard are proposed to be removed due to excavation related to a proposed basement addition.<sup>1</sup> Since there will be a meaningful amount of excavation, an arborist report will be required prior to Planning approval. The arborist report will provide an evaluation of the adjacent trees' health and condition as well as analyze the potential impact of the proposed construction of the basement/layback area on the trees and provide necessary protection and mitigation measures. The project is not subject to the City's Water Efficient Landscape Ordinance since it is an addition to an existing house and includes less than 2,500 square feet of new landscape area.

### **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 an addition to an existing single-family dwelling in a residential zone.

### **Public Notification**

A public meeting notice was posted on the property and mailed to 12 nearby property owners on Delphi Circle, Portola Court, and Panchita Way. The Notification Map is included in Attachment B.

Cc: Brad Cox, Applicant and Architect  
Matt Steiner, Property Owner

#### Attachments:

- A. Application
- B. Area, Vicinity and Public Notification Maps

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<sup>1</sup> New basements are reviewed and approved administratively by Planning staff and do not require approval by the Design Review Commission approval.

## FINDINGS

18-SC-35 – 276 Delphi Circle

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

- a. The proposed addition complies with all provision of this chapter;
- b. The height, elevations, and placement on the site of the proposed addition, when considered with reference to the nature and location of residential structures on adjacent lots, will avoid unreasonable interference with views and privacy and will consider the topographic and geologic constraints imposed by particular building site conditions;
- c. The natural landscape will be preserved insofar as practicable by minimizing tree and soil removal; grade changes shall be minimized and will be in keeping with the general appearance of neighboring developed areas;
- d. The orientation of the proposed addition in relation to the immediate neighborhood will minimize the perception of excessive bulk 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 addition has been designed to follow the natural contours of the site with minimal grading, minimum impervious cover, and maximum erosion protection.

## CONDITIONS

18-SC-35 – 276 Delphi Circle

### **GENERAL**

**1. Approved Plans**

This approval is based on the plans received on December 17, 2018 and the written application materials provided by the applicant, 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. 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.

**3. 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**

**4. Conditions of Approval**

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

**5. 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.

**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 and rear yard landscaping, street trees, and privacy screening trees shall be maintained 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 # 1108595

<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: 276 Delphi Circle Los Altos, CA 94022

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

Assessor Parcel Number(s): 17012089 Site Area: 10832

New Sq. Ft.: 3545 Altered/Rebuilt Sq. Ft.: 110 Existing Sq. Ft. to Remain: 3379

Total Existing Sq. Ft.: 3489 Total Proposed Sq. Ft. (including basement): 7485

Applicant's Name: Brad Cox

Telephone No.: 408-838-3667 Email Address: brad@bradcoxarchitect.com

Mailing Address: 1155 Meridian Ave. Suite 208

City/State/Zip Code: San Jose, CA 95125

Property Owner's Name: Matt Steiner

Telephone No.: 650-387-0216 Email Address: mattsteiner@gmail.com

Mailing Address: 276 Delphi Circle

City/State/Zip Code: Los Altos, CA 95022

Architect/Designer's Name: Brad Cox, Architect, Inc.

Telephone No.: 408-838-3667 Email Address: brad@bradcoxarchitect.com

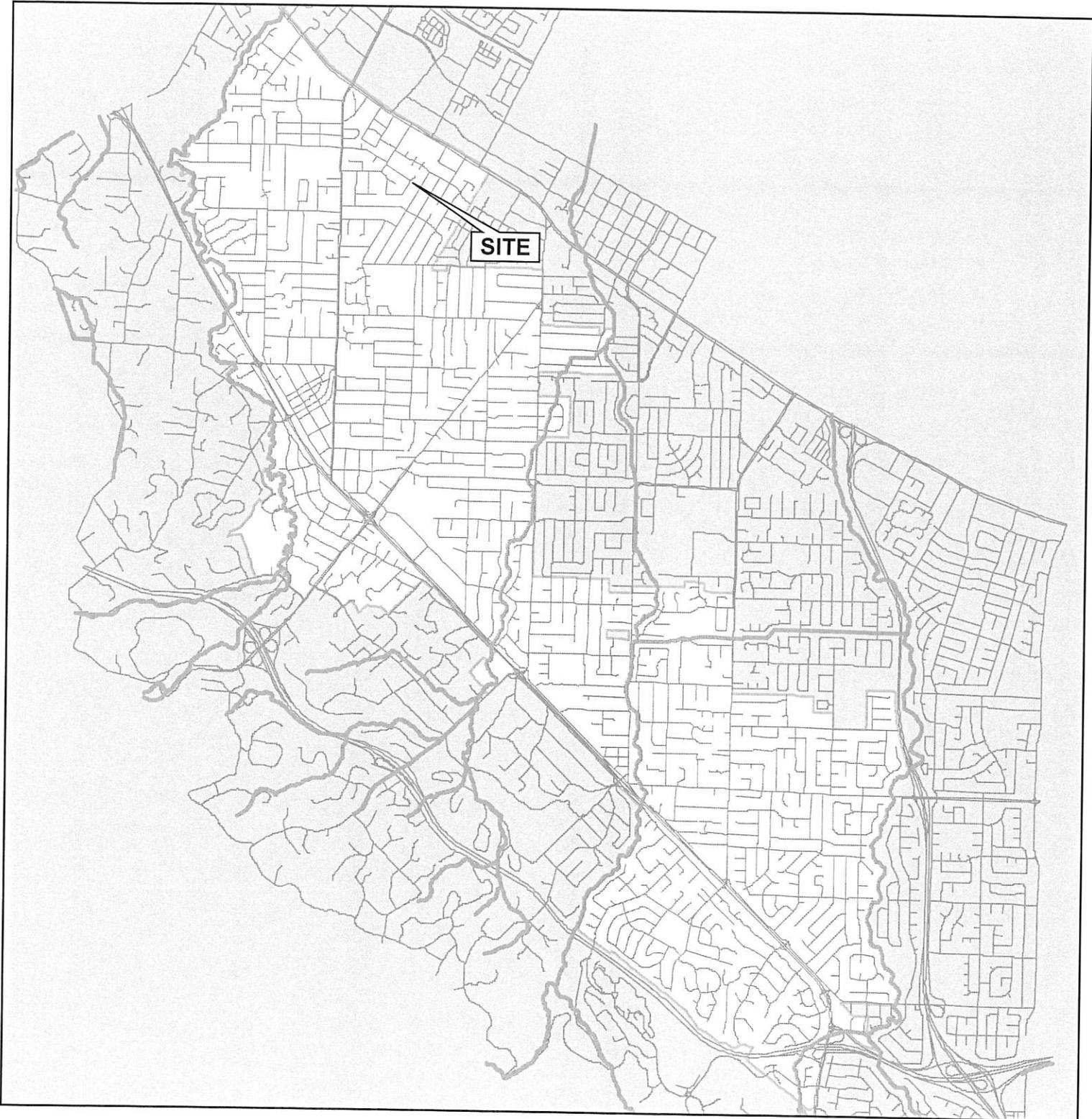
Mailing Address: 1155 Meridian Ave. Suite 208

City/State/Zip Code: San Jose, CA 95125

\*\*\* 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:** 18-SC-35  
**APPLICANT:** Brad Cox/ Matt Steiner  
**SITE ADDRESS:** 276 Delphi Circle

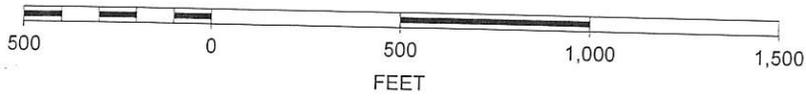


Not to Scale

# VICINITY MAP



SCALE 1 : 6,000



CITY OF LOS ALTOS

APPLICATION: 18-SC-35  
APPLICANT: Brad Cox/ Matt Steiner  
SITE ADDRESS: 276 Delphi Circle

# 276 Delphi Circle Notification Map



SCALE 1 : 1,500

