



DATE: June 5, 2019

AGENDA ITEM #5

TO: Design Review Commission
FROM: Calandra Niday, Assistant Planner
SUBJECT: SC19-0011 – 545 Covington Road

RECOMMENDATION:

Approve design review application SC19-0011 subject to the listed findings and conditions

PROJECT DESCRIPTION

This is a design review application for an addition and remodel to an existing two-story house. The proposed project will include additions of 1,015 square feet on the first story and 346 square feet on the second story, and exterior design changes to the architectural style of the house. The following table summarizes the project's technical details:

GENERAL PLAN DESIGNATION: Single-Family Medium Lot
ZONING: R1-10
PARCEL SIZE: 14,940 square feet
MATERIALS: Composition shingle roofing to match existing, horizontal lap siding with corner trim, Ogee gutters with round downspouts, aluminum clad windows with dual glazed wood casement, and wood trim and details.

	Existing	Proposed	Allowed/Required
COVERAGE:	2,146 square feet	2,935 square feet	4,482 square feet
FLOOR AREA:			
First floor	1,838 square feet	2,854 square feet	
Second floor	1,025 square feet	1,371 square feet	
Total	2,863 square feet	4,225 square feet	4,244 square feet
SETBACKS:			
Front (Echo Dr)	26.8 feet	26.8 feet	25 feet
Rear	49.2 feet	49.2 feet	25 feet
Exterior side (Covington Rd)	28.7 feet/30.3 feet	28.7 feet/30.3 feet	20 feet
Interior side (1 st /2 nd)	25.5 feet/39 feet	14.4 feet/24.8 feet	10 feet/17.5 feet
HEIGHT:	22.9 feet	22.9 feet	27 feet

BACKGROUND

Neighborhood Context

The subject property is located on the northwest corner of Covington Road at the intersection with Echo Drive. The houses along this section of Covington Road tend to be oriented toward the cross streets that run perpendicular (Campbell Avenue, Echo Drive and Parma Way), with taller fences and mature trees and landscaping along Covington Road. While this house faces Covington Road, it is considered to be part of the Echo Drive neighborhood context, which is considered a Consistent Character Neighborhood as defined in the City's Residential Design Guidelines. The homes in this neighborhood are primarily single-story homes, except for two two-story homes located to the right of the subject property at 918 Echo Drive and across the street at 951 Echo Drive. The residences in this neighborhood have similar setbacks, hipped or gable roof structures, and share a variety of exterior siding materials. The street does not have a consistent street tree pattern, but most properties have mature street trees, lawn, and other taller landscaping.

DISCUSSION

Design Review

According to the Design Guidelines, in a Consistent Character Neighborhood, good neighbor design has design elements, materials and scale found within 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 existing house is a two-story Monterey Colonial-inspired design with a continuous porch on the exterior side (front facing Covington Road) of the second story and a simple form gable roof. The proposed addition includes updated exterior materials that transition the design to a cape cod style of architecture. The home includes rectangular forms, simple massing, and details consistent with the design of the other houses in the neighborhood context. The proposed design preserves the uniform eave lines, simple roof forms and the low scale first- and second-story wall plate heights. On the exterior side facing Covington Road and interior side (right) elevations, the overall building form is being maintained. The proposed second story addition is adding 346 square feet to the interior side elevation for a new master bedroom, bathroom, and balcony. On the exterior side elevation second story, the large balcony is being removed. The first story addition is at the front and interior side and includes 1,015 square feet for a new three-car garage, guest bedroom, bathroom, pantry and laundry room.

The proposed project changes the siding materials of the home from stucco to horizontal lap siding and updates all of the windows to dual glazed wood casements with aluminum cladding and formal wood trim. The project's material board is included as Attachment D. The rear and side yards are fully landscaped which help buffer the new additions. The proposed additions maintain the scale and proportions of the existing house. Overall, the project is consistent with the Residential Design Guidelines, is compatible with the surrounding neighborhood context and includes high quality building materials, that are appropriate for its design concept.

Privacy

The project proposes a second-story side yard setbacks of approximately 25 feet on the interior side where 17.5 feet is required and maintains the existing 30-foot exterior side yard setback (20 feet

required). The increased interior side yard second-story setback, combined with the existing 10-foot tall bushes planted around the perimeter of the interior side property line ensure that there will not be any unreasonable privacy impacts on the adjacent neighboring property. The mature redwoods along the rear property line in combination with the 49-foot rear yard setback will also avoid any unreasonable privacy impacts to the adjacent property to the west.

The second story addition increases the overall number of windows on the interior side elevation from four to five. On the exterior side elevation, the number of second story windows increase from one to four; however, since this elevation faces Covington Road, a public street, there are not any privacy issues. On the rear elevation, there are four small second story windows; however, there are three mature redwood trees in the backyard that will be maintained, which will help block views out the windows. The new windows on the second floor could potentially introduce a privacy concern to the adjacent property owners; however, because of the increased setbacks and number of mature trees and dense vegetation on the subject and neighboring property, the privacy impacts should be minimized and not considered unreasonable.

The Residential Design Guidelines suggest that maintaining privacy on adjacent properties should be taken into consideration when designing second-story balconies with a depth that exceeds four-feet. The Guidelines recommend that second-story balconies should use appropriate screening measures to lessen their privacy impacts. The new second story balcony is located at the right rear corner of the house and faces toward the interior side and rear yards of the site. It is approximately 15 feet wide and 7.5 feet deep, and is recessed behind the new master bedroom with a setback of 32 feet to the interior side property line. Since the new balcony has significant setbacks to the side and rear property lines, and has limited views due to the large mature redwoods and tall evergreen hedge, it will not result in any unreasonable privacy impacts. To support this finding, the applicant has provided a sight line analysis which includes photos of the adjacent property views and is included as Attachment E.

Trees and Landscaping

There is a total of 10 trees on the project site. The project is proposing to retain all trees with the exception of two smaller trees located in the building envelope that will conflict with the new construction. The two trees, labeled #4 (Magnolia) and #9 (Chinese Elm) are both smaller than the threshold to be considered protected trees under the City's Municipal Code. The remaining trees on the property will be protected and preserved throughout construction. Overall, the project will be maintaining all the existing healthy mature trees on the site and will meet the City's landscaping regulations and street tree guidelines. 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 additions 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 Covington Road, Echo Drive and Campbell Avenue. The Notification Map is included in Attachment C.

Cc: Walter Chapman, Chapman Design Associates, Applicant
Richard and Katie Sewell, Property Owners

Attachments:

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

FINDINGS

SC19-0011 – 545 Covington Road

With regard to the first and second story addition to an 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 have been designed to follow the natural contours of the site with minimal grading, minimum impervious cover, and maximum erosion protection.

CONDITIONS

SC19-0011 – 545 Covington Road

GENERAL

1. **Approved Plans**

This approval is based on the plans and materials received on April 11, 2019, except as may be modified by these conditions.

2. **Protected Trees**

Trees Nos. #1-3, #5-8, and #10 in the site plan 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. **Fire Sprinklers**

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

5. **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.

6. **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

7. **Conditions of Approval**

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

8. **Tree Protection Note**

On 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."

9. **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.

10. **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.

11. **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.

12. 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

13. Tree Protection

Tree protection fencing shall be installed around the driplines of trees Nos. #1-3, #5-8, and #10 of 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

14. Landscaping Installation

All front and exterior side yard landscaping, trees and privacy screening trees shall be maintained and/or installed as shown on the approved plans and as required by the Planning Division.

15. 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 # SC19-0011

<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: 545 Covington Road

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

Assessor Parcel Number(s): 189-41-044 Site Area: 14939.76 sq ft

New Sq. Ft.: 1,945 Altered/Rebuilt Sq. Ft.: 2,093 Existing Sq. Ft. to Remain: 188

Total Existing Sq. Ft.: 2,863 Total Proposed Sq. Ft. (including basement): 4,225

Applicant's Name: WALTER CHAPMAN

Telephone No.: (650) 941-6890 Email Address: _____

Mailing Address: 620 SOUTH EL MONTE AVENUE INFO@WJCDA.COM

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

Property Owner's Name: Richard and Katie Sewell

Telephone No.: (650) 644-8700 Email Address: _____

Mailing Address: 545 Covington Road richardhsewell@gmail.com

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

Architect/Designer's Name: WALTER CHAPMAN

Telephone No.: (650) 941-6890 Email Address: _____

Mailing Address: 620 SOUTH EL MONTE AVENUE info@wjcda.com

City/State/Zip Code: LOS ALTOS, CALIFORNIA 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)

SC19-0011



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 545 Covington
Scope of Project: Addition or Remodel **or New Home**
Age of existing home if this project is to be an addition or remodel? 20
Is the existing house listed on the City’s Historic Resources Inventory? No

Address: 545 Covington Road

Date: 4/2/2019

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: 11,000 square feet

Lot dimensions: Length 160 feet

Width 70 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? Yes _____ 27'

What % of the front facing walls of the neighborhood homes are at the front setback 100 %

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

Do the front setbacks of adjacent houses line up? Yes _____

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 3

Garage facing front recessed from front of house face 2

Garage in back yard 3

Garage facing the side 1

Number of 1-car garages 0; 2-car garages 9; 3-car garages 0

Address: 4/2/2019

Date: _____

4. Single or Two-Story Homes:

What % of the homes in your neighborhood* are:

One-story 60

Two-story 40

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?

If no consistency then explain: 60% comp / 30% shake / 10% 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: 545 Covington
Date: 4/2/2019

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)

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.)? Mature trees, lawn, some landscaping with small shrubs.

How visible are your house and other houses from the street or back neighbor's property? Very visible. A few homes are shrouded by bushes.

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)? No sidewalk. Asphalted, then landscaped with bark, and mature trees. Most homes have lawn to edge of property

10. Width of Street:

What is the width of the roadway paving on your street in feet? 60ft
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? mostly lawn to edge of property, then asphalt or gravel to edge of road

Address: 545 Covington
Date: 4/22/2019

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.:
Mixture of stucco, and wood siding. similar setbacks to all homes

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

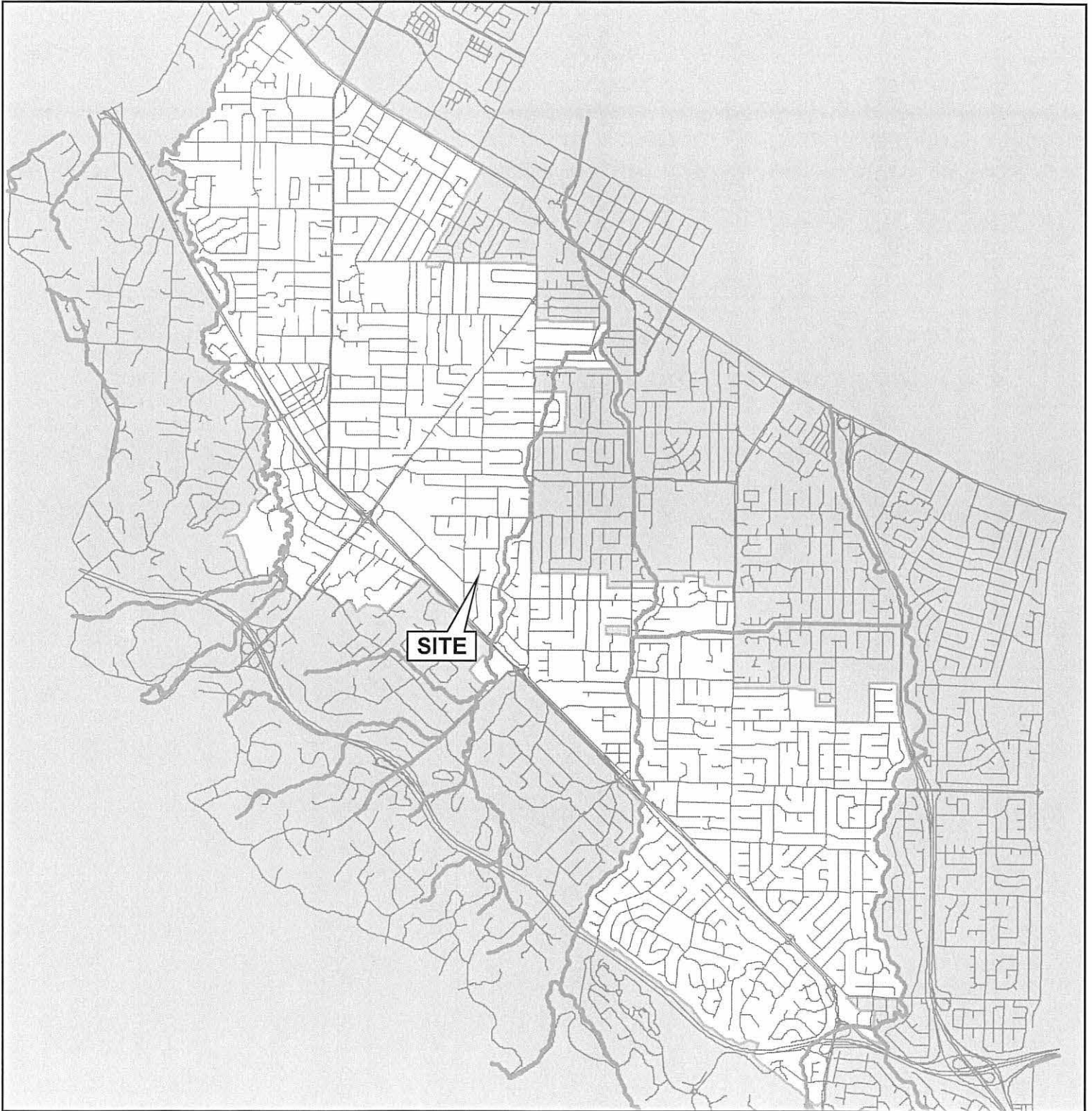
Address: 545 Covington Road
 Date: 4/22/2019

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)
545 Covington Rd. (homeowner)	25	49	on Echo	2	-	stucco	
918 Echo (nextdoor Right)	25	79	front	2	22	horizontal wood	complex
906 Echo (nextdoor 2nd right)	39	57	front	1	14	horizontal wood	simple
546 Covington (nextdoor left)	25	73	on Echo	1	14	horizontal wood	simple
960 Echo (nextdoor 2nd left)	25	73	front	1	13	stucco /brick	simple
935 Echo(directly across)	33	25	on Cvngtn	1	14	stucco	simple
925 Echo (across left)	51	70	front	1	12	stucco	simple
911 Echo (across 2nd left)	32	10	front	1	15	stucco/brick	complex
951 Echo (across right)	25	47	front	2	23	stucco	complex
965 Echo (across 2nd right)	35	77	front	1	13	stucco	simple
931 Campbell Ave. (back of home)	48	45	front	1	13'	horizontal wood	simple
921 Campbell Ave. (back right side of home)			front	1		stucco	simple
522 Covington (back left side of home)	32'	10'	frnt garage	1	15'	stucco/brick	simple

AREA MAP



CITY OF LOS ALTOS

APPLICATION: SC19-0011
APPLICANT: Walter Chapman
SITE ADDRESS: 545 Covington Road

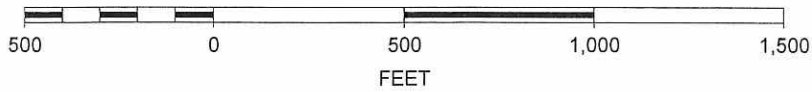


Not to Scale

VICINITY MAP



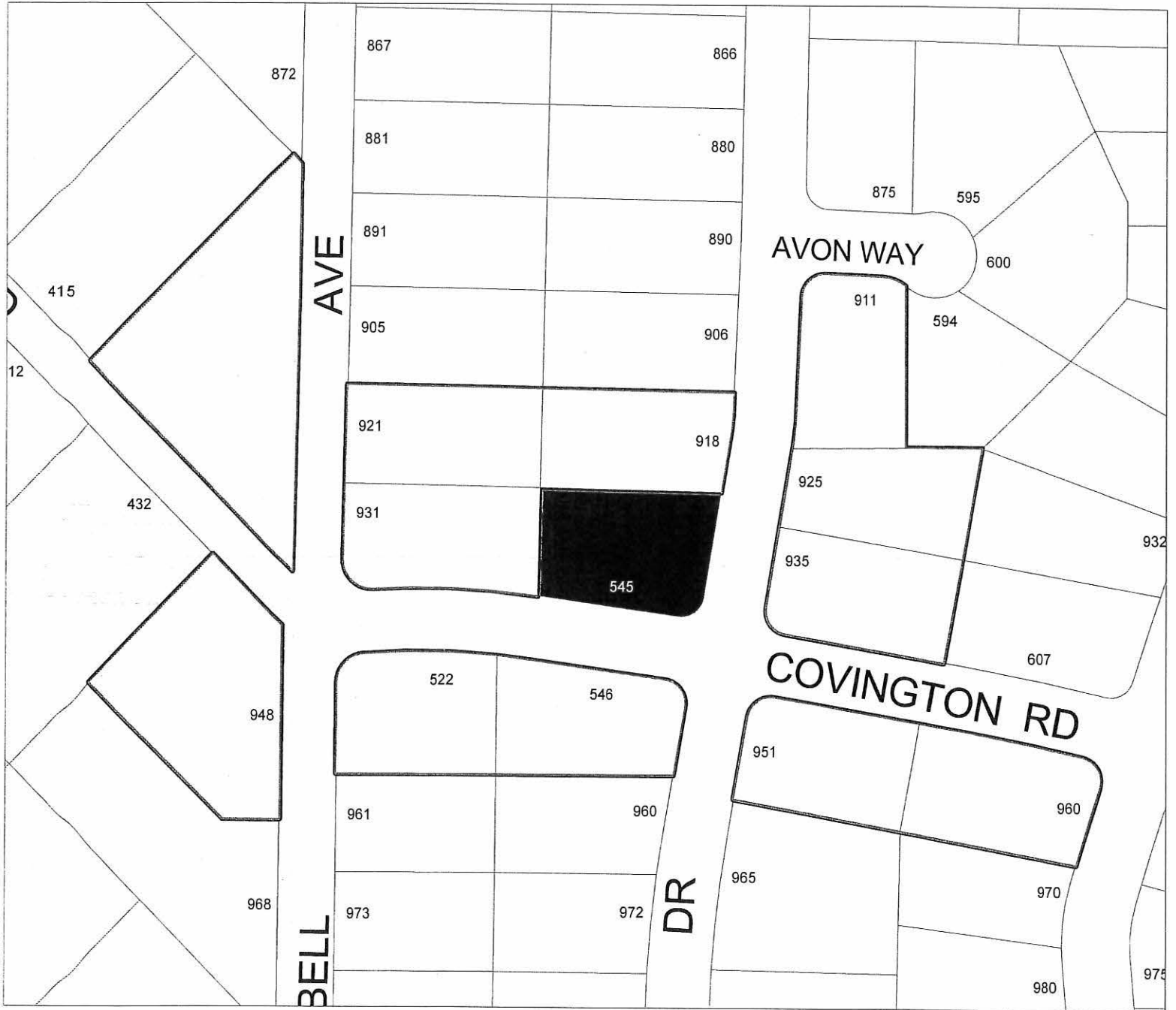
SCALE 1 : 6,000



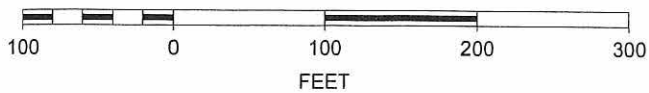
CITY OF LOS ALTOS

APPLICATION: SC19-0011
APPLICANT: Walter Chapman
SITE ADDRESS: 545 Covington Road

545 Covington Road Notification Map



SCALE 1 : 1,500



545 COVINGTON ROAD, SEWELL RESIDENCE



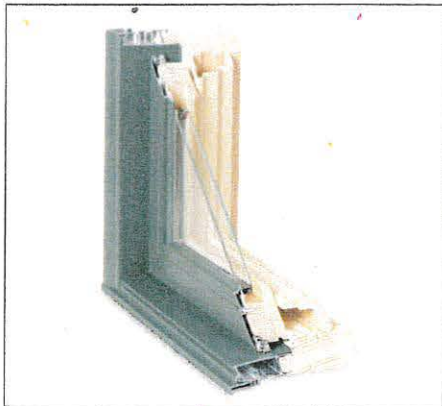
ROOFING

COMP SHINGLE
50 YEAR OLD



GUTTERS

OGEE
ROUND DOWNSPOUTS



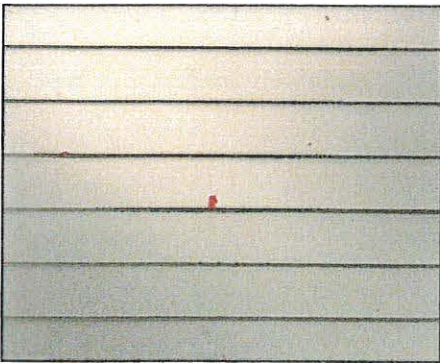
WINDOWS

ALUMINUM CLAD
DUAL GLAZED
WOOD CASEMENT



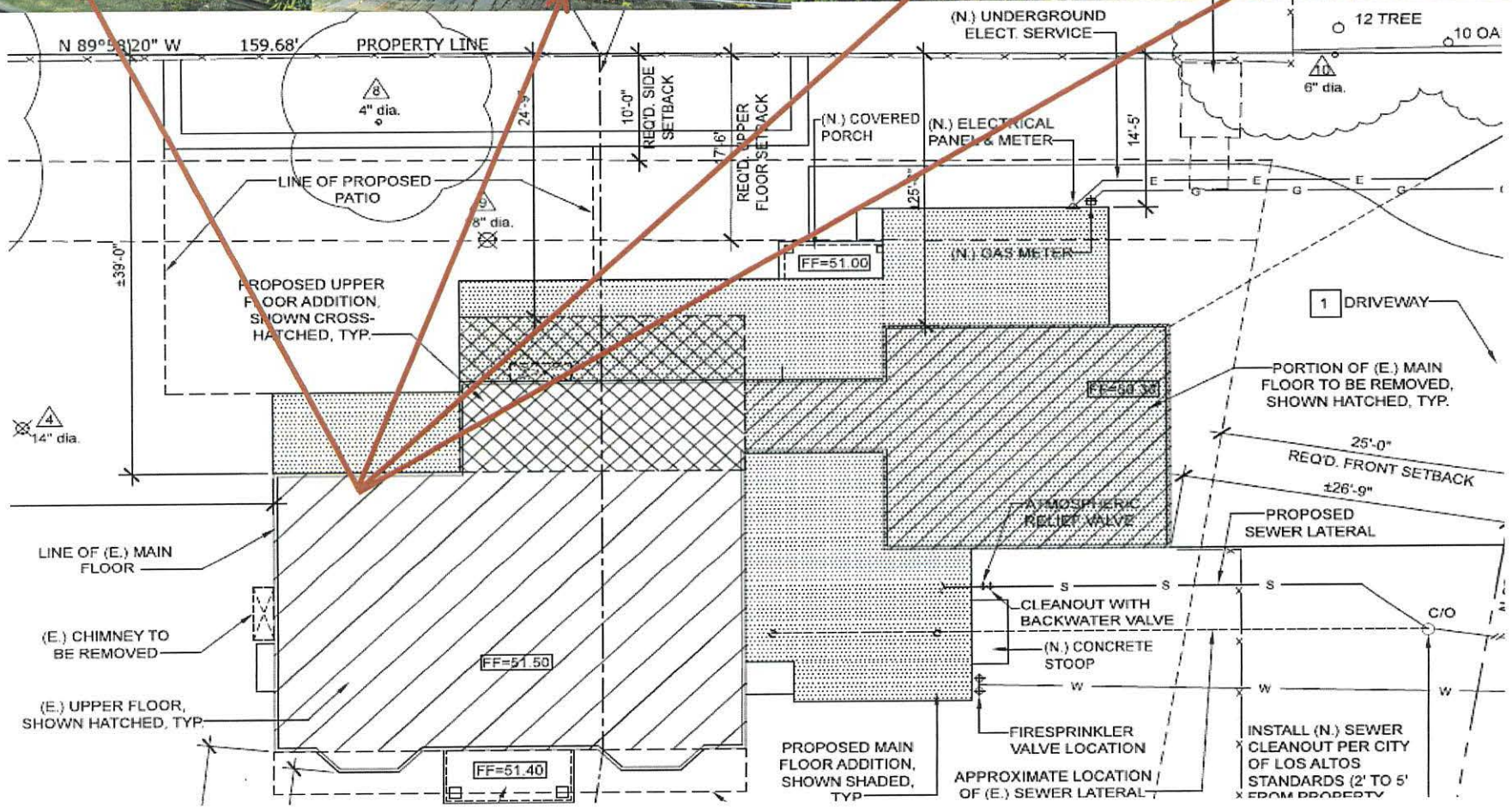
WINDOW TRIM

HEADER /CROWN MOLDING
2X4 JAMBS
2X3 SILL & 2X3 APRON



EXTERIOR WALLS

1X6 LAP SIDING
2X6 CORNER TRIM
2X12 AT FRONT TWO
STORY CORNERS



545 COVINGTON PHOTOS

