



DATE: December 18, 2019

AGENDA ITEM #3

TO: Design Review Commission
FROM: Calandra Niday, Assistant Planner
SUBJECT: SC19-0018 – 744 Linden Avenue

RECOMMENDATION:

Approve design review application SC19-0018 subject to the listed findings and conditions

PROJECT DESCRIPTION

This is a design review application for a new two-story house. The proposed project includes 3,030 square feet on the first story, 1,679 square feet on the second story, and a 2,456 square-foot basement. The project also includes an attached 1,640 square-foot accessory dwelling unit (ADU) as part of the basement. The following table summarizes the project's technical details:

GENERAL PLAN DESIGNATION: Single-Family Medium Lot
ZONING: R1-10
PARCEL SIZE: 19,858 square feet
MATERIALS: Composition shingle roof, white board and batten siding, white horizontal wood siding, black fiberglass windows, mahogany wood door, metal and glass garage door, and white wood trim details.

	Existing	Proposed	Allowed/Required
COVERAGE:	2,688 square feet	3,629 square feet	5,957 square feet
FLOOR AREA:			
First floor	2,688 square feet	2,487 square feet	
Second floor	-	1,679 square feet	
Total	2,688 square feet	4,166 square feet	4,736 square feet
SETBACKS:			
Front	42.3 feet	25 feet	25 feet
Rear	207 feet	160.3 feet	25 feet
Right side (1 st /2 nd)	13 feet/-	7.2 feet/21.7 feet	7.2 feet/14.7 feet
Left side (1 st /2 nd)	13 feet/-	7.2 feet/20.7 feet	7.2 feet/14.7 feet
HEIGHT:	15 feet	26.5 feet	27 feet

BACKGROUND

Neighborhood Context

The subject property is a narrow lot on Linden Avenue just south of the intersection with West Portola Avenue and north of the intersection with Pine Lane. The neighborhood along Linden Avenue is considered a Diverse Character Neighborhood as defined in the City's Residential Design Guidelines. The residences in this neighborhood context are a mix of one- and two-story houses that have varying architectural styles and materials, which is reflective of the homes that were built in different eras. The residences along this portion of Linden Avenue have a variety of landscaping, setbacks, and garage placement and garage door orientations. The landscaping along Linden Avenue is very mature with many large trees and vegetation that obscures views of many of the houses from the street. A Neighborhood Compatibility Worksheet, prepared by the applicant, that provides additional information about the neighborhood context is included as Attachment A.

Zoning Compliance

The parcel width is 72 feet, which is less than the minimum lot width of 80 feet for a standard lot in the R1-10 District. Lots that are less than 80 feet in width are described as a "narrow lot" in the Zoning Code and have a reduced side yard setback from the standard 10 feet to ten percent of the average lot width, for any portion of a structure which is one story in height, with seven and one-half feet added for any portion of a structure which is two stories in height. For the subject lot, the side yard setback is 7.2 feet for the first story and 14.7 feet for the second story setback.

DISCUSSION

Design Review

According to the Design Guidelines, in Diverse Character Neighborhoods, good neighbor design has its own integrity while incorporating some design elements and materials found in the neighborhood.

The existing residence on the property, which is a ranch-style one-story home will be demolished and a new two-story residence with a basement will be constructed. The basement will be accessible through a lightwell proposed along the rear and left side of the residence. The project uses a modern farmhouse inspired design with multiple front facing gable roof forms. The second-story gable element on the front elevation adjacent to the first-story gable element breaks up the two-story massing. Along the right side of the front elevation, an attached interior side facing two-car garage is proposed. The side facing garage doors are oriented toward the house and result in a simple gable form with a window facing the street, which minimizes the size of the garage as viewed from the street. The front door of the residence, located to the left of the garage door, is also side facing and is oriented towards the house. Along the front elevation, there are awnings over three windows to match the overall design. In addition, an attached 1,640 square-foot ADU is proposed in the basement; however, it is exempt from the City's Design Review Permit approval process. The ADU is shown for contextual purposes and will be reviewed administratively to ensure compliance with the Zoning Code.

The Applicant proposes high quality materials, such as composition shingle roofing, white board and batten siding, white horizontal wood siding, black fiberglass windows, mahogany wood door, metal and glass garage door, and white wood trim details, which are integral to the architectural design of the house. The project's material board is included as Attachment C. Overall, the project has

individual design integrity, relates well to the surrounding residences, and is an appropriate design within this diverse character neighborhood setting; therefore, staff is in support of the proposed house design.

Privacy

The subject site is considered a narrow lot under the R1-10 District because it is less than 80 feet in width (see Sheet 1 of the Plan Set); therefore, the required first story side yard setbacks are ten percent of the lot width, or 7.2 feet, whereas 10 feet are normally required. The second story side yard setback is 14.7 feet given the narrow lot designation, whereas 17.5 feet is normally required. However, the project proposes increased second story side yard setbacks of approximately 21.7 feet on the right side and 20.7 feet on the left side.

The design is sensitive to the privacy of neighboring properties with five small second-story windows on both the right side (north) elevation and left side (south) elevation. On the right side elevation, there are four small windows with sill heights of 6.1 feet along with a small passive window above the stairwell with a sill height of 8.3 feet. Second story windows with sill heights greater than 4.5 feet in height limit direct views out and down into adjacent properties and help to preserve a reasonable level of privacy. On the left side elevation, there are three windows with sill heights of 3.7 feet while the small window in the master bathroom has a sill height of 4.8 feet. Also, on the south elevation, there is a small passive window in the bathroom with a sill height of 5.7 feet. In addition, the project proposes to plant new evergreen screening trees (*Pittosporum undulatum*, *Laurus nobilis*, *Leptospermum laevigatum*, and *Pittosporum tobira*) along the side property lines to screen the views of adjacent neighbors.

In the rear yard, the setback is at least 160 feet with existing mature Redwood and Oak trees, resulting in little to no privacy issues along this property line. Overall, due to the increased setbacks and window sill heights, combined with the evergreen screening proposed along the side property lines and the existing mature trees along the rear property line, the privacy impacts should be minimized and not considered unreasonable.

Trees and Landscaping

There are a total of seven existing trees on the project site and eight existing trees on the neighboring property lines with tree driplines that extend beyond to the project site. The tree species found on the project site are two Redwood trees, one Valley oak tree, two fruit trees (peach and citrus), a Loquat tree, and a Liquidambar tree. The project is proposing to retain all trees with the exception of two trees, including the peach tree (*Prunus persica*) and the Loquat (*Eriobotrya*) tree located in the center of the property to create space for the new development. All the existing trees, except for the Valley oak, are not large enough to be considered a protected tree under the City's Tree Protection Regulations (Municipal Code Chapter 11.08).

The landscape plan (see Sheets L1, L2, and L3 of the Plan Set) proposes five *Pittosporum undulatum* and four *Laurus nobilis* evergreen screening trees along the right (north) elevation and five *Leptospermum laevigatum* and two *Pittosporum tobira* evergreen screening trees along the left (south) elevation, and a variety of other shrubs and groundcover type plants throughout the site. Overall, the project will be maintaining the existing healthy mature trees, installing new screening throughout the site, and meets the City's landscaping regulations and street tree guidelines. Since the

project includes a new house and has more than 500 square feet of new landscape area, it is 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 Notification

A public meeting notice was posted on the property and mailed to 12 nearby property owners on Linden Avenue and Westminster Lane. The Public Notification Map is included in Attachment B.

Cc: Richard Haro, Applicant and Architect
Jim and Abbey Altoff, Property Owners

Attachments:

- A. Neighborhood Compatibility Worksheet
- B. Vicinity and Public Notification Maps
- C. Materials Board

FINDINGS

SC19-0018 – 744 Linden Avenue

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 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 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 structure has been designed to follow the natural contours of the site with minimal grading, minimum impervious cover, and maximum erosion protection.

CONDITIONS

SC19-0018 – 744 Linden Avenue

GENERAL

1. **Expiration**

The Design Review Approval will expire on December 18, 2021 unless prior to the date of expiration, a building permit is issued, or an extension is granted pursuant to Section 14.76.090 of the Zoning Code.

2. **Approved Plans**

This approval is based on the plans and materials received on August 13, 2019 and then resubmitted on November 18, 2019, except as may be modified by these conditions.

3. **Protected Trees**

As shown in the site plan, the Valley oak tree and two Redwood trees in the rear yard and the one Liquidamber tree in the front yard shall be protected under this application and cannot be removed without a tree removal permit from the Community Development Director.

4. **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.

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.

INCLUDED WITH THE 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 site plan, show tree protection fencing around the Liquidamber tree and citrus tree in the front yard 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 including the model number and manufacturer of the units. Provide the manufacturer's specifications showing the sound rating for each unit. The air conditioning units must be located to comply with the City's Noise Control Ordinance (Chapter 6.16) and in compliance with the Planning Division setback provisions. The units shall be screened from view of the street.

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 Liquidamber tree and citrus tree in the front yard as shown in 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.

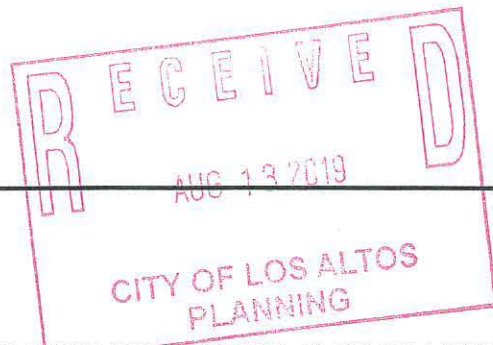
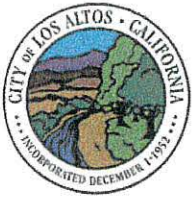
PRIOR TO FINAL INSPECTION

17. Landscaping Installation 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.

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).



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 744 Linden Ave Los Altos, CA

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? _____

Address: 744 Linden Ave Los Alto, CA

Date: August 08, 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: 20,000 square feet

Lot dimensions: Length 275 feet

Width 72 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? N/A

What % of the front facing walls of the neighborhood homes are at the front setback 35 %

Existing front setback for house on left 7 ft./on right 15 ft.

Do the front setbacks of adjacent houses line up? _____

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 15

Garage facing front recessed from front of house face 4

Garage in back yard 12

Garage facing the side 5

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

4. Single or Two-Story Homes:

What % of the homes in your neighborhood* are:

One-story 75%

Two-story 27%

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 yes?

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) brick, stucco and wood

What roofing materials (wood shake/shingle, asphalt shingle, flat tile, rounded tile, cement tile, slate) are consistently (about 80%) used?

Composition 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: 744 Linden Ave Los Altos, CA

Date: August 08, 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)
to 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.)?
No, lots of trees on properties.

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

Same up front.

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)?

gravel/dirt

10. Width of Street:

What is the width of the roadway paving on your street in feet? 20-22

Is there a parking area on the street or in the shoulder area? No

Is the shoulder area (unimproved public right-of-way) paved, unpaved, gravel, landscaped, and/or defined with a curb/gutter? unimproved

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.:

All large lots and beautiful 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: 744 Linden Ave Los Altos, CA
 Date: August 08, 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)	
730 Linden Ave	35 %		Side	1		Wood	Simple	
744 Linden Ave			Back	1		Wood	Simple	
731 Linden Ave			Front	1		Siding	Simple	
737 Linden Ave			Front	1		Wood	Simple	
745 Linden Ave			Back	1		Stucco/Old World	Simple	
751 Linden Ave			Front	1		Stucco	Simple	
757 Linden Ave			Back	1		Brick/Wood	Simple	
731 Westminster Lane				Front	2		Siding	Simple
741 Westminster Lane				Front	2		Wood Shingles Siding	Simple
751 Westminster Lane				Front	1		Siding	Simple



Image capture: May 2019 © 2019 Google

Los Altos, California



Street View - May 2019

Locks Ave
Mer



Google

Image capture: May 2019 © 2019 Google

Los Altos, California



Street View - May 2019



Image capture: May 2019 © 2019 Google

Los Altos, California



Street View - May 2019

Mundell Way

Loucks Ave

Traverso Ave

731 Linden Ave



Image capture: May 2019 © 2019 Google

Los Altos, California



Street View - May 2019

ndell Way

Loucks Ave

Werso Ave

W

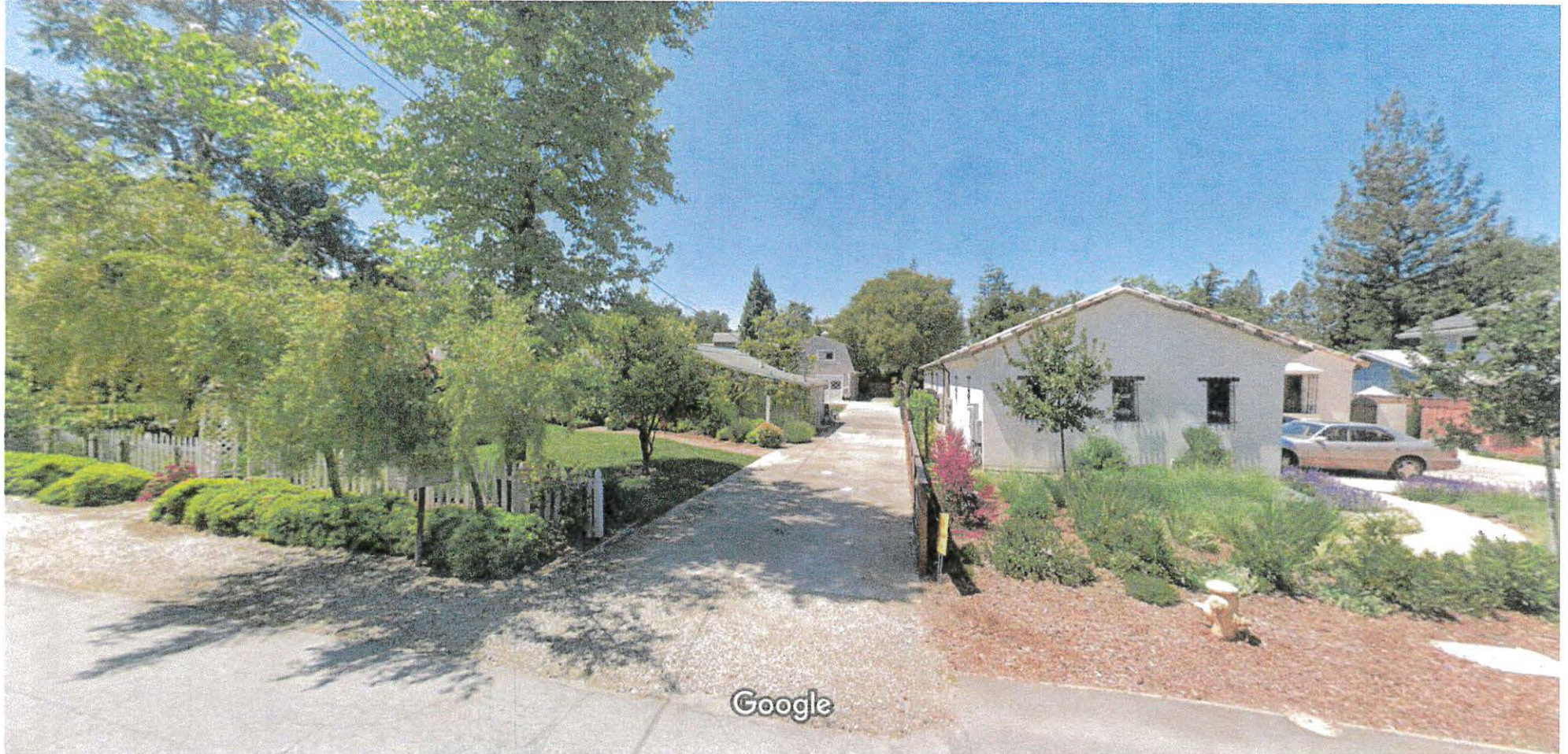


Image capture: May 2019 © 2019 Google

Los Altos, California



Street View - May 2019

Mundell Way

Loucks Ave

Traverso Ave

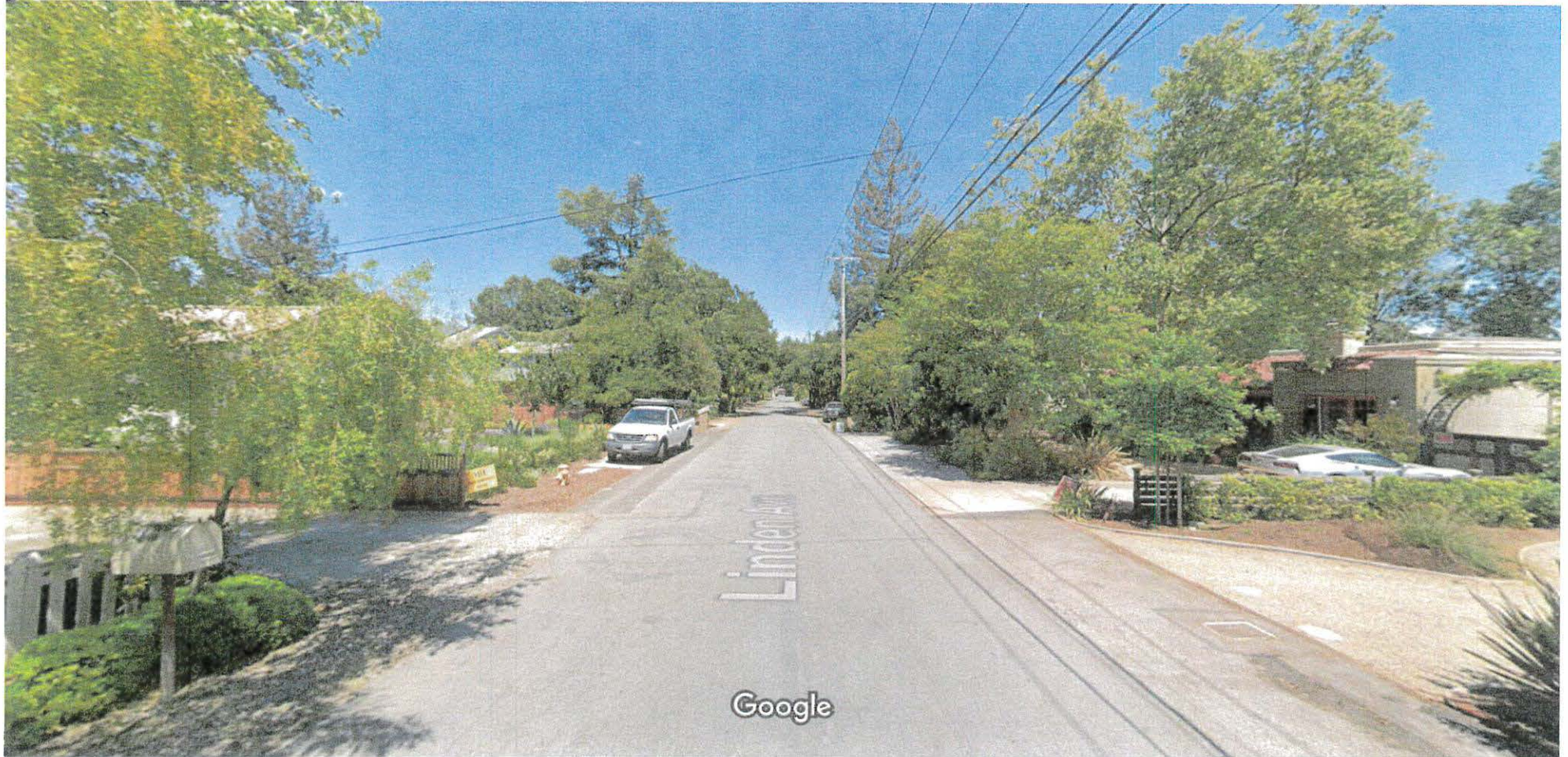


Image capture: May 2019 © 2019 Google

Los Altos, California



Street View - May 2019



Image capture: May 2019 © 2019 Google

Los Altos, California



Street View - May 2019

Mundell Way

Locks Ave

Traverso Ave



Image capture: May 2019 © 2019 Google

Los Altos, California



Street View - May 2019

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Image capture: May 2019 © 2019 Google

Los Altos, California



Street View - May 2019

Mundell Way

Loucks Ave

Traverso Ave

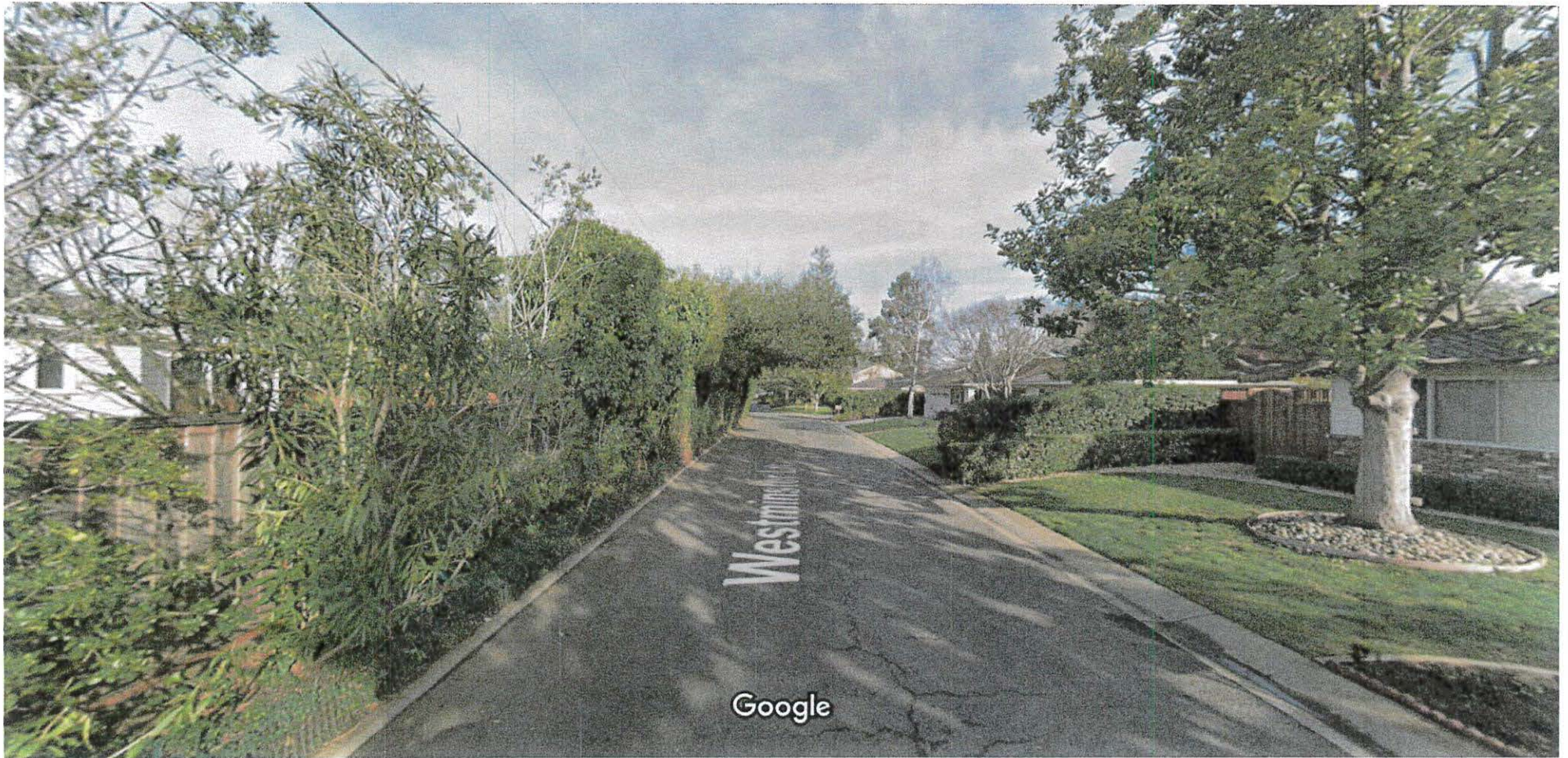


Image capture: Jan 2019 © 2019 Google

Los Altos, California



Street View - Jan 2019



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Street View - Jan 2019



Mundell Way

Loucks A

Traverso Ave



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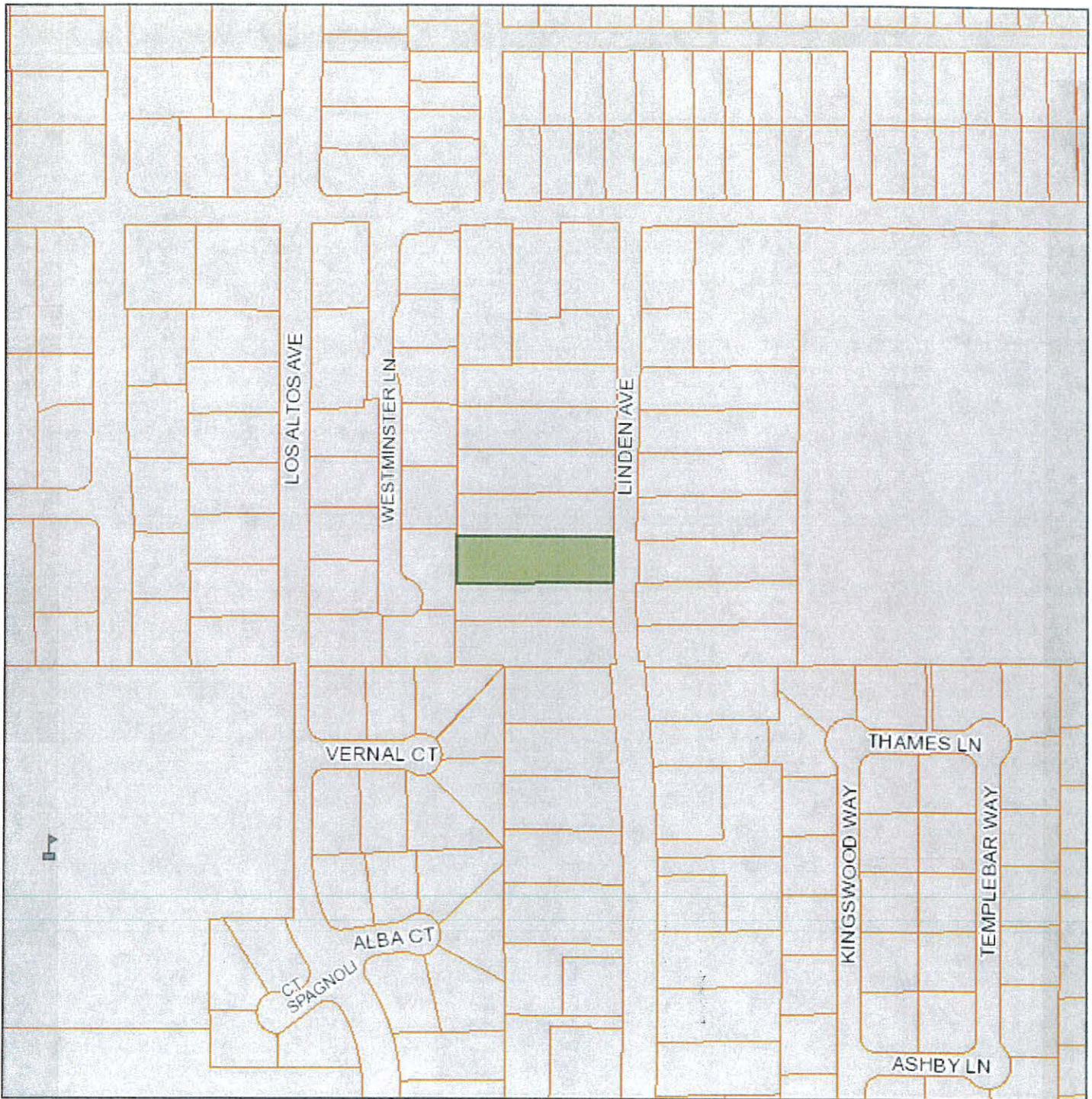


Mundell Way

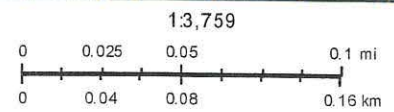
Loucks A

Traverso Ave

VICINITY MAP



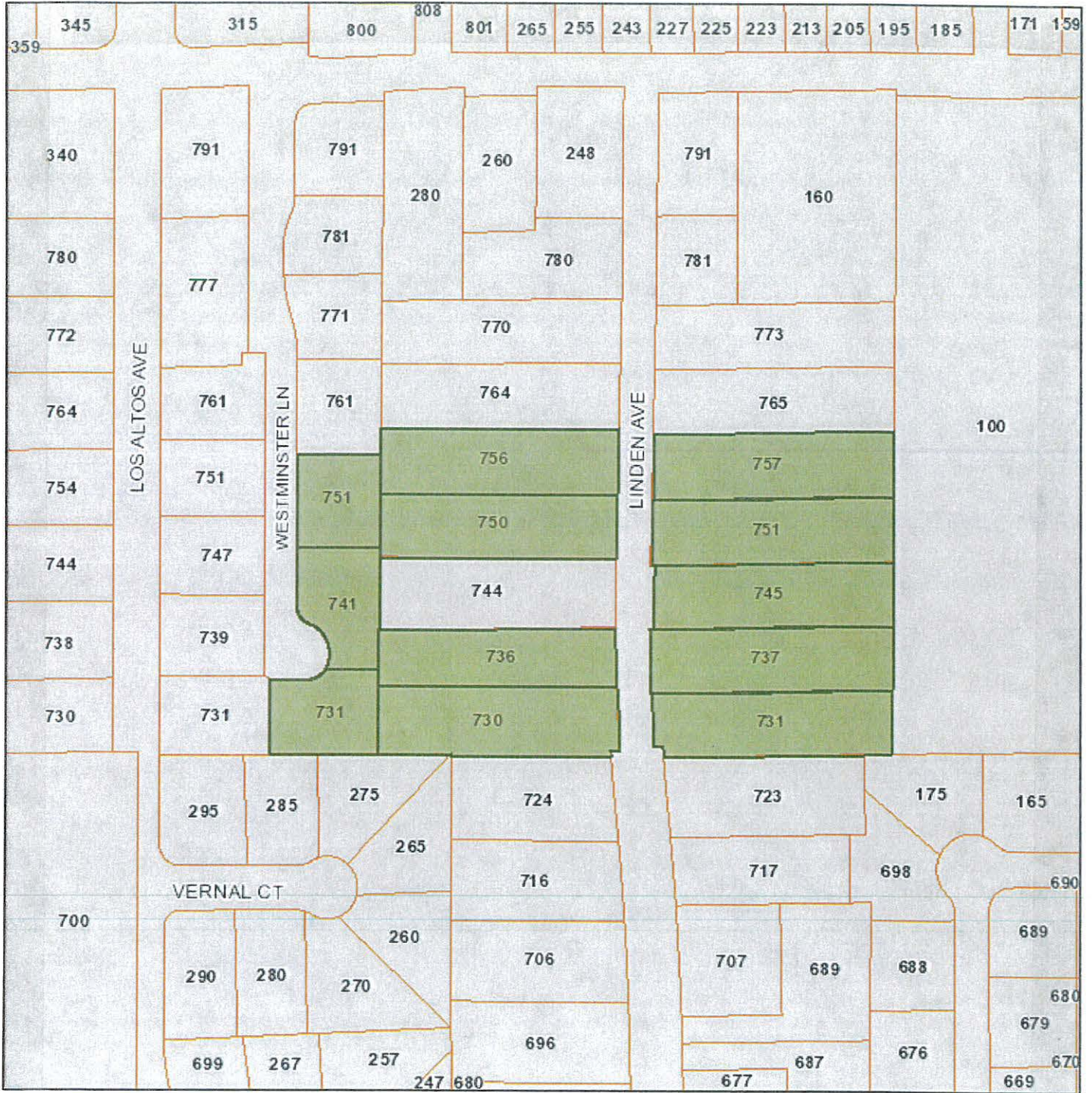
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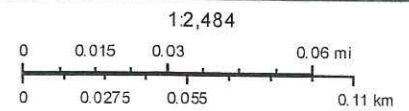
CITY OF LOS ALTOS

APPLICATION: SC19-0018
APPLICANT: Richard Haro
SITE ADDRESS: 744 Linden Avenue

NOTIFICATION MAP



Print Date: August 14, 2019



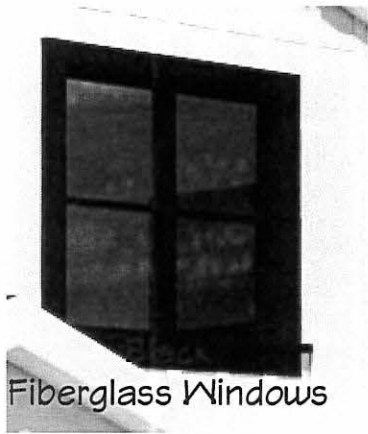
CITY OF LOS ALTOS

APPLICATION: SC19-0018
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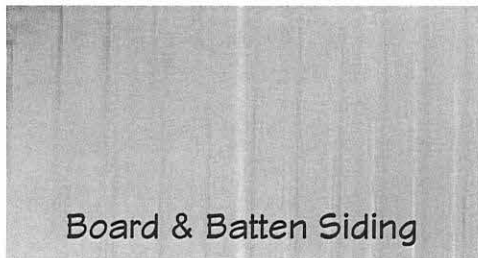
MATERIALS BOARD



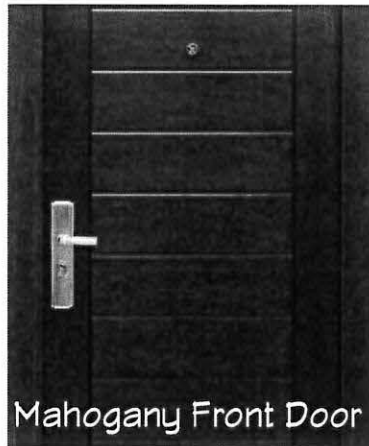
Metal & Glass Garage Door



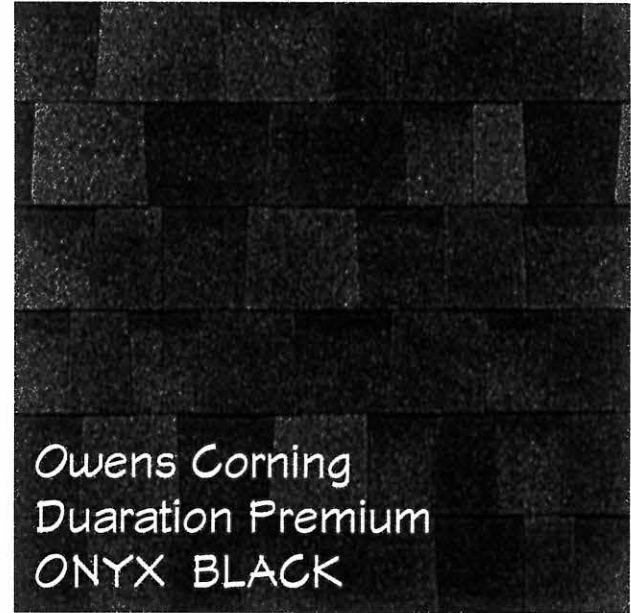
Fiberglass Windows



Board & Batten Siding



Mahogany Front Door



Owens Corning
Duaration Premium
ONYX BLACK



Whitest White
KMW43

KELLY MOORE

744 Linden Ave
Los Altos, CA 94022