



DATE: October 21, 2020
AGENDA ITEM #2

TO: Design Review Commission
FROM: Eliana Hassan, Assistant Planner
SUBJECT: SC20-0010 – 985 Eastwood Place

RECOMMENDATION:

Approve design review application SC20-0010 subject to the listed findings and conditions.

PROJECT DESCRIPTION

This is a design review for a first and second story addition to an existing two-story house. The project includes additions of 150 square feet on the first story and 188 square feet on the second story, with second-story window modifications. The following table summarizes the project’s technical details:

GENERAL PLAN DESIGNATION: Single-Family, Small Lot (4du/net acre)
ZONING: R1-10
PARCEL SIZE: 12,700 square feet
MATERIALS: Board and batten siding, stucco, vinyl windows/door, vinyl garage door, wooden front door, fiberglass bifold rear door, wooden trellis, Tesla solar roof

	Existing	Proposed	Allowed/Required
COVERAGE:	3,138 square feet	3,274 square feet	3,810 square feet
FLOOR AREA:			
First floor	2,525 square feet	2,675 square feet	
Second floor	1,155 square feet	1,343 square feet	
Total	3,680 square feet	4,018 square feet	4,020 square feet
SETBACKS:			
Front	28 feet	28 feet	25 feet
Rear	79.8 feet	79.8 feet	25 feet
Right side (1 st /2 nd)	10.9 feet/21 feet	10.9 feet/21 feet	10 feet/17.5 feet
Left side (1 st /2 nd)	10.7 feet/17.8 feet	10.7 feet/17.8 feet	10 feet/17.5 feet
HEIGHT:	21.75 feet	21.75 feet	27 feet

BACKGROUND

Neighborhood Context

The subject property is located along an interior lot on Eastwood Place, which is a cul-de-sac abutting Covington Road. The neighborhood along Eastwood Place is considered a Consistent Character Neighborhood, as defined in the City's Residential Design Guidelines. The characteristics are derived from the similar style and streetscape character within the neighborhood. The homes in the neighborhood context along Eastwood Place are a mix of one and two-story homes, with two-story homes making up a majority (approximately 65%) of the neighborhood context. The residences have similar horizontal eave lines with a mix of low-pitched hipped, dutch gable, and gable roof forms. Homes tend to have lower-scale wall plate heights and have similar character using materials such as stucco, board and batten, and wood siding, along with brick veneer accents and front-facing chimneys. Many homes appear to have been built around the same time with minor alterations. Eastwood Place has a concrete rolled curb and landscaping to the back of the curb, consisting mostly of grass lawns with hedges and one or two moderately sized street trees.

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 first and second story addition with window changes to an existing two-story house. The wall plate heights, roof heights, and overall height are being maintained. The proposed additions are well integrated into the simple forms seen in the existing residence. The front elevation includes a 121 square foot second-story addition which protrudes 8.4 feet further towards the front than the existing house and maintains the existing second-story interior side yard setback. The roof of the expansion is designed to integrate into the revised hipped roof form on the second story. The first story rear elevation includes a 150 square foot addition which does not extend beyond the existing rear or interior side yard setbacks. The second story rear elevation has an added 66 square foot area, 10 square feet of which contains a proposed rear bay window. The expansion protrudes about 5.8 feet from the existing form towards the rear. Both the rear and front two-story additions appear well-integrated into the existing interior left side elevation, as the additions maintain the existing wall plate height and blend into the existing horizontal roof lines, minimizing impacts to bulk and mass.

The project includes relatively minor changes to the roof form at both the first and second story. The existing second-story roof form consists of a Dutch gable that runs parallel to the front of the house. The project proposes to create a hipped roof on the second story, which is similar in form to the existing hipped roofs on some of the residences in the neighborhood context. The project also proposes a revised hipped roof form on the first-story front elevation to match the changes to the second-story addition. The first-story rear elevation proposes a shed roof over the 150 square-foot addition that matches the pitch of the rest of the proposed roof changes. Overall, the changes to the roof form appear to be compatible in scale and form to the existing neighborhood context.

The additions propose to match the existing materials on both the first and second story exterior walls. The only major change in material appears to come from the proposed Tesla solar roof, which replaces an existing wood shingle roof. Although Tesla solar roofs are not seen within the existing neighborhood context, the roofing material has a texture that mimics classical materials such as composition siding, which can help integrate the roof into the existing context.

Privacy

The project proposes several window modifications on both the first and second story. The existing front elevation contains four windows, three of which are existing. The newly proposed front second-story window was a sill height of 3.5 feet. Although the sill height is less than the minimum recommended in the Residential Design Guide, the window is a smaller scale and should therefore have minimal impacts to privacy. The front windows are expected to have a minimal impact to privacy compared to existing windows.

The right-side elevation will maintain existing conditions, adding only a small second-story window as part of the rear bay window addition. The left-side elevation proposes four new windows on the second story. Two windows in the master bedroom will have sill heights of 3.4 feet. Two of the windows in the master bathroom will be opaque glass and have sill heights of 3.8 feet. Staff have potential privacy concerns due to the number and lower sill heights of proposed windows on this elevation. Per page 14 of the Residential Design Guidelines, it is generally recommended that second floor side yard windows “should be no larger than UBC (Uniform Building Code) minimum sizes nor more than the number required for egress or light and ventilation requirements.” Per current standards, the minimum recommended sill height from staff to meet this guideline is 44 inches (3.6 feet). Staff therefore have proposed a condition of approval that addresses the proposed sill heights while also allowing the master bedroom to maintain Building Code standards.

The rear elevation proposes a bay window on the right side. The bay window will have a sill height of 2.8 feet, which is similar to the two existing rear yard windows. The second-story rear elevation has a setback of between 82.5 to 85.8 feet from the rear property line, which will help mitigate privacy concerns due to the distances between properties. Although there are minor potential privacy concerns from proposed left-side second story windows, most of the window modifications will mitigate unreasonable privacy concerns through existing setbacks, the use of opaque glass, and window sizes.

Trees and Landscaping

There is a total of 8 existing mature trees throughout the site and several mature screening species (brush cherry) in the proposed northeast corner to be retained through construction. Aside from some minor hardscape changes to accommodate the first-story rear addition, the existing softscape is proposed to remain. Because less than 2,500 square feet of new softscape is proposed, the project is not subject to the Water Efficient Landscape Ordinance (WELO).

There are concerns about the lack of evergreen screening in the interior side yard areas near the house, specifically regarding the additional windows on the left side. Staff recommends an increase of evergreen screening species the left side interior yard as part of a condition of approval (see Conditions below).

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 Eastwood Place, Hayman Place, and Covington Road. The Notification Map is included in Attachment A.

Cc: Danielle DiVittorio, Applicant and Architect
Cailin and Evan Parker, Property Owners

Attachments:

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

FINDINGS

SC20-0010 – 985 Eastwood Place

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

SC20-0010 – 985 Eastwood Place

GENERAL

1. Expiration

The Design Review Approval will expire on October 21, 2022 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 received on October 5, 2020 and the materials provided by the applicant, except as may be modified by these conditions.

- a) In order to mitigate privacy concerns resulting from the left-side second story windows, the applicants shall revise the plans to include the following:
 - a. Revise the left-side second story window sill heights to be no larger than UBC (Uniform Building Code) or other applicable Building Code's minimum sizes.
 - b. Include new evergreen screening species for portion of the left interior side yard impacted by the proposed left side second story windows.

3. Protected Trees

Tree nos. 1, 4, 7-8, and the rear landscape screening (nos. 9-16) 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 project shall be subject to the City's Water Efficient Landscape Ordinance (WELO) pursuant to Chapter 12.36 of the Municipal Code if 2,500 square feet or more of new or replaced landscape area, including irrigated planting areas, turf areas, and water features is proposed. Any project with an aggregate landscape area of 2,500 square feet or less may conform to the prescriptive measures contained in Appendix D of the City's Model Water Efficient Landscape Ordinance.

6. Underground Utility and Fire Sprinkler Requirements

Additions exceeding fifty (50) percent of the existing living area (existing square footage calculations shall not include existing basements) and/or additions of 750 square feet or more shall trigger the undergrounding of utilities and new fire sprinklers. Additional square footage calculations shall include existing removed exterior footings and foundations being replaced and rebuilt. Any new utility service drops are pursuant to Chapter 12.68 of the Municipal Code.

7. 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. The City may withhold final maps and/or permits, including temporary or final occupancy permits, for failure to pay all costs and expenses, including attorney's fees, incurred by the City in connection with the City's defense of its actions.

INCLUDED WITH THE BUILDING PERMIT SUBMITTAL

8. Conditions of Approval

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

9. Applicant Acknowledgement of Conditions of Approval

The applicant shall acknowledge receipt of the final conditions of approval and put in a letter format acceptance of said conditions. This letter will be submitted during the first building permit submittal.

10. 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."

11. 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.

12. 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.

13. Air Conditioner Sound Rating

Show the location of any air conditioning unit(s) on the site plan including the model number of the unit(s). 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.

14. 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

1. Tree Protection

Tree protection fencing shall be installed around the dripline(s), or as required by the project arborist, of tree nos. 1, 4, 7-8, and the rear landscape screening (nos. 9-16) as shown on the site plan. Tree protection fencing shall be chain link and a minimum of five feet in height with posts

driven into the ground and shall not be removed until all building construction has been completed unless approved by the Planning Division.

PRIOR TO FINAL INSPECTION

15. Landscaping Installation

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

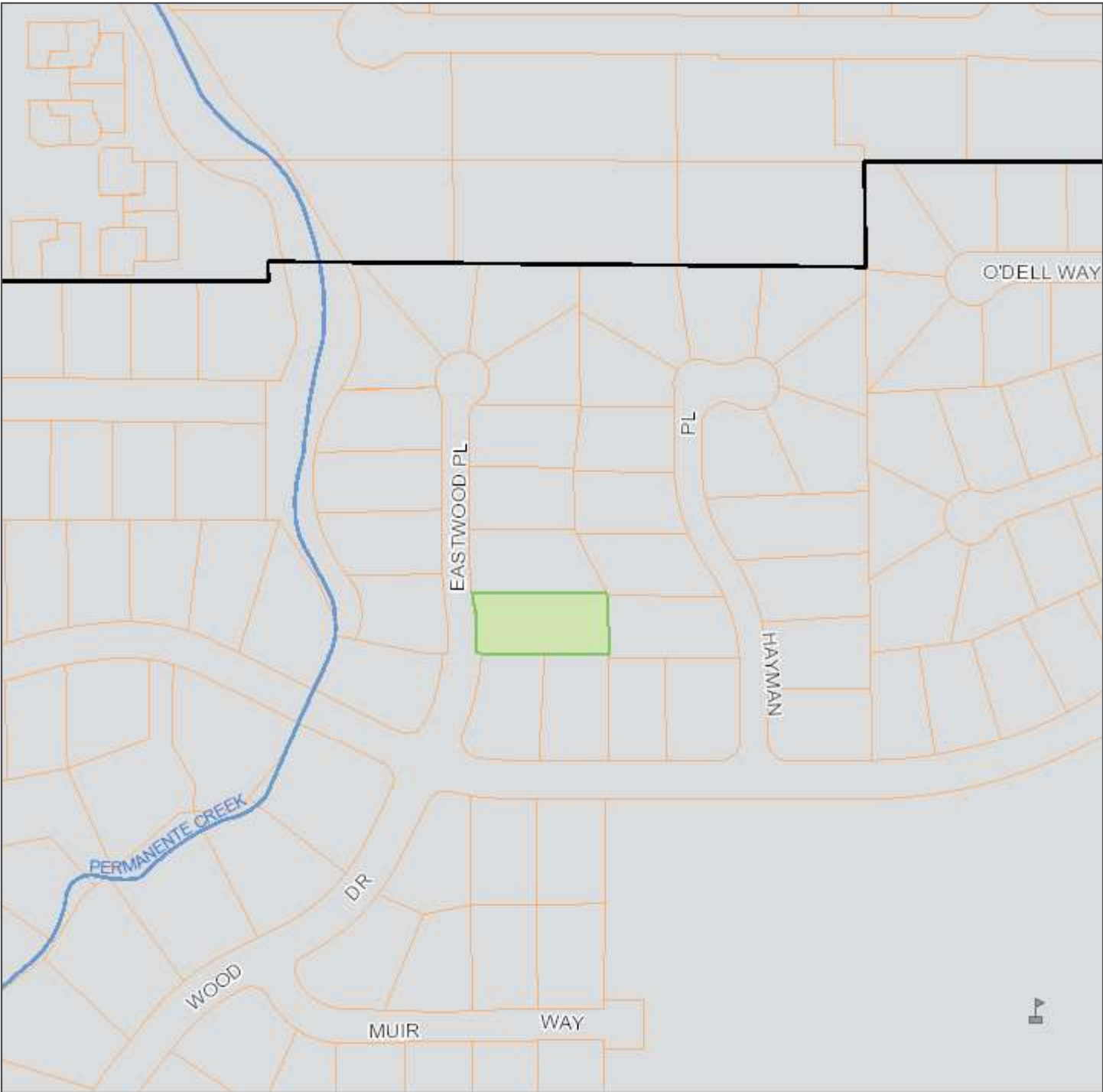
16. Landscape Privacy Screening

The landscape intended to provide privacy screening shall be inspected by the Planning Division and shall be supplemented by additional screening material as required to adequately mitigate potential privacy impacts to surrounding properties.

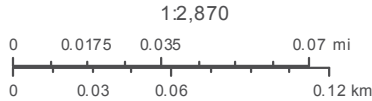
17. Green Building Verification

Submit verification that the house was built in compliance with the City's Green Building Ordinance (Section 12.26 of the Municipal Code).

Vicinity Map ATTACHMENT A



Print Date: September 2, 2020

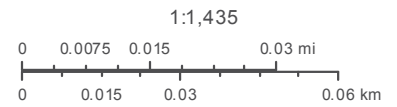


The information on this map was derived from the City of Los Altos' GIS. The City of Los Altos does not guarantee data provided is free of errors, omissions, or the positional accuracy, and it should be verified.

Notification Map



Print Date: September 2, 2020





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 985 Eastwood Place, Los Altos CA 94024

Scope of Project: Addition or Remodel **or New Home**

Age of existing home if this project is to be an addition or remodel? 1,975

Is the existing house listed on the City's Historic Resources Inventory? No

What constitutes your neighborhood?

There is no clear answer to this question. For the purpose of this worksheet, consider first your street, the two contiguous homes on either side of, and directly behind, your property and the five to six homes directly across the street (eight to nine homes). At the minimum, these are the houses that you should photograph. If there is any question in your mind about your neighborhood boundaries, consider a radius of approximately 200 to 300 feet around your property and consider that your neighborhood.

Streetscape

1. Typical neighborhood lot size*:

Lot area: 10,140 square feet

Lot dimensions: Length 130 feet

Width 78 feet

If your lot is significantly different than those in your neighborhood, then note its: area 12700 sq. ft., length 160 ft., and width 75 ft..

2. Setback of homes to front property line: (Pgs. 8-11 Design Guidelines)

Existing front setback if home is a remodel? Yes

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 All

Garage facing front recessed from front of house face 0

Garage in back yard 0

Garage facing the side 0

Number of 1-car garages 0; 2-car garages 3; 3-car garages 7

Address: 985 Eastwood Place
Date: 9/18/2020

4. Single or Two-Story Homes:

What % of the homes in your neighborhood* are:

One-story 35%

Two-story 65%

5. Roof heights and shapes:

Is the overall height of house ridgelines generally the same in your neighborhood*? Yes

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) Combo of Brick, Board & Batten, and stucco on most all homes

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

Wood shake/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

Some elements of Ranch style and traditional style

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)

Slopes towards the street, nothing drastic

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.)?

There are a lot of big trees and variety of tree species. No Sidewalks, some walkways to the front door from street, separate from driveway. Most yards have a small front lawn with trees.

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

Each house is about 90% visible from the street (10%) coverage with trees. Houses are 90% protected from the back neighbor's property.

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 an existing pool in the rear yard and large lawn area. Two Italian Cypress trees in the front yard are unique. There is an eclectic group of trees throughout yard (similar to neighbors). No developed public right-of-way.

10. Width of Street:

What is the width of the roadway paving on your street in feet? 30

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? Defined with a rounded curb.

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.:

The houses on this street were all part of a development and look very similar with similar styles. Brick, Board and Batten and stucco are seen throughout. The roofs are a combination of hips, and dutch gables for the majority. Some small gable roofs over garages. Front yards are all similar in size.

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: 985 Eastwood Place
 Date: 9/18/2020

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)
990 Eastwood Place	30'	33'	Front	2	22'	Stucco/Brick	Simple
980 Eastwood Place	28'	55'	Front	2	22'	Stucco, Brick, Siding	Simple
970 Eastwood Place	26'	88'	Front	2	22'	Stucco/Brick	Simple
960 Eastwood Place	27'	69'	Front	2	22'	Stucco, Brick, Board & Batten	Simple
1000 Eastwood Place	25'	25'	Front	1	14'	Brick, Board & Batten	Simple
975 Eastwood Place	26'	80'	Front	2	22'	Brick/Siding	Simple
965 Eastwood Place	25'	33'	Front	1	14'	Brick, Siding, Stucco	Simple
955 Eastwood Place	27'	58'	Front	2	22'	Brick, Stucco	Simple
1107 Covington Rd.	32'	26'	Front	1	14'	Brick, Board & Batten	Simple
1109 Covington Rd.	25'	41'	Front	2	22'	Brick, Board & Batten	Simple

990 Hayman Pl.	35'	51'	Front	1	14'	Siding	Simple
980 Hayman Pl.	35'	68'	Front	2	22'	Stucco/Brick	Simple

ATTACHMENT C

Project: 985 Eastwood Place, Los Altos, 94024

Date: 9/18/2020

Materials Board - Two Story Remodel

Exterior Finishes:

Existing Board & Batten, Stucco, and Brick

New to match existing



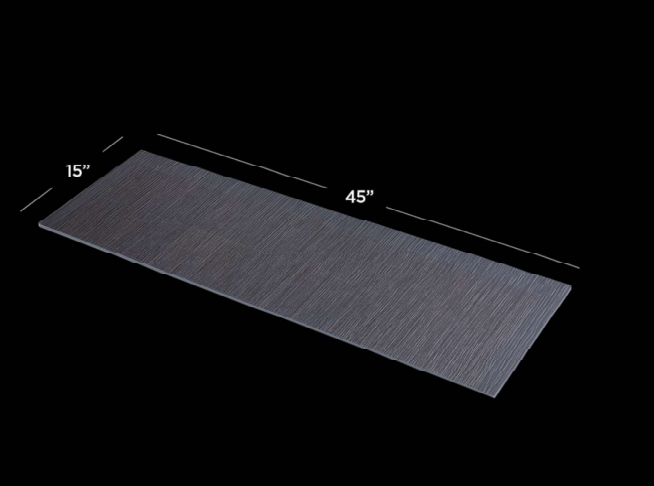
Proposed Roof:

Tesla Solar Roof - <https://www.tesla.com/solarroof>



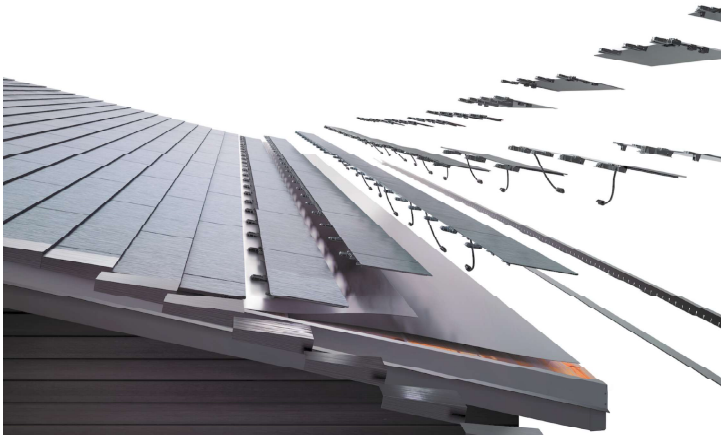
Proposed Roof: (cont.)

Tesla Solar Roof - <https://www.tesla.com/solarroof>



Solar Roof Specs

Tile Warranty 25 years	Hail Rating Class 3 ANSI FM 4473 (up to 1.75" diameter hail)
Power Warranty 25 years	Wind Rating Class F ASTM D3161 (up to 166 mph winds)
Weatherization Warranty 25 years	Fire Rating Class A UL 790 (best fire rating)
Roof Pitch 2:12 to 20:12	



Proposed Windows:

Milgard Windows to match existing - white exterior finish - Vinyl



Proposed Bifold Door:

Marvin "Ultimate Bi-fold Door" - Colors to match existing sliding doors and windows

