DATE: November 18, 2020

AGENDA ITEM #2

TO: Design Review Commission

FROM: Eliana Hassan, Assistant Planner

SUBJECT: SC20-0011 – 698 San Martin Place

RECOMMENDATION:

Approve design review application SC20-0011 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 546 square feet on the first story and 405 square feet on the second story, with exterior material 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:	12,496 square feet
MATERIALS:	Longboard siding, stucco, aluminum framed windows and doors, standing seam metal roof

	Existing	**Proposed**	**Allowed/Required**
COVERAGE:	2,402 square feet	3,191 square feet	3,748.8 square feet
FLOOR AREA:			
First floor	1,959 square feet	2,505 square feet	
Second floor	1,082 square feet	1,487 square feet	
Total	3,041 square feet	3,992 square feet	3,999.6 square feet
SETBACKS:			
Front	24.9 feet	24.9 feet	25 feet
Rear	71.6 feet	63.1 feet	25 feet
Right side (1st/2nd)	11.8 feet/14.8 feet	11.8 feet/14.8 feet	10 feet/17.5 feet
Left side (1st/2nd)	20.8 feet/30.8 feet	20.8 feet/30.8 feet	10 feet/17.5 feet
HEIGHT:	22.9 feet	22.9 feet	27 feet

BACKGROUND

Neighborhood Context

The subject property is located on a corner lot along San Martin Place and Springer Road. San Martin Place is a cul-de-sac of 15 homes. The neighborhood along San Martin Place and Springer Road is considered a Transitional Character Neighborhood as defined in the City's Residential Design Guidelines. The characteristics are derived from the presence of architecturally diverse homes in a neighborhood of older, consistent designs. Homes such as those seen on 699 San Martin Place and 276 Springer Road incorporate roof forms and more complex architecture that stand out from other residences. They contain elements such as pagoda-inspired roof forms and additional entryway definition. Older existing homes along San Martin Place have similar front facades with dominant garage forms and a mix of gable, hipped, and side gable roof forms. The homes along the cul-de-sac appear to have been built around the same period with minor alterations done over time. Many homes have similar character using materials such as wood siding, stucco, board and batten, and painted brick veneer accents. Homes that have deviated from the original architectural forms relate to the existing neighborhood context through similar materials. San Martin Place has a concrete rolled curb and landscaping to the back of the curb, consisting of a mix of grass and shrubbed landscaping with moderately sized street trees.

DISCUSSION

Design Review

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

The project is a first and second story addition with exterior material changes to an existing two-story house. The existing wall plate heights, roof heights, and overall height are being maintained. The only noticeable increase in wall plate height occurs at the new 16.9-foot tall, 89 square-foot front entryway space. Although staff expressed initial concern with the increased height of this element against other lower-scale entryways in the immediate neighborhood context, the project's architects provided additional justification for the element, noting that the volume balances out the right and left sides of the house (see Attachment D). The element follows the existing gable roof forms and pitch seen on the residence, and is recessed back about 30.6 feet from the front property line on San Martin Place as opposed to the garage and office forms, which are at the 25-foot front yard setback line. The front yard of the property also contains existing mature street trees, which helps screen the area from any bulk and mass impacts of the addition. The recessed nature of the entryway, combined with the existing landscaping and integration with existing forms, helps soften the transition of this larger element.

The project includes changes to the roof form at both the first and second story. The existing second-story roof form consists of a single gable that runs parallel to the front of the house. The project proposes gable roof forms that perpendicularly intersect the existing gable in the front and rear second-story additions, which mimics the gable roof forms on some of the garages in the neighborhood context. The first-story rear elevation proposes a low-sloped shed roof over the rear addition and new covered porch/pergola space, which helps break up the first and second story

masses more than the original rear elevation. Overall, the changes to the roof form appear to be compatible in scale and form to the existing neighborhood context.

The project proposes new materials to the exterior elevations. These include longboard siding, standing seam metal roofing, and aluminum framed windows and doors. While aluminum framed windows and standing seam metal roof are not currently present in the immediate neighborhood context, residences on adjacent cul-de-sacs, such as at 626 Hawthorne Ave, have similar window frames and roofing materials that blend well into similar charactered neighborhoods (see Attachment D). The longboard siding also mimics a wooden texture, which helps relate to the existing traditional wood siding seen on neighboring homes. Combined with the proposed stucco, the siding materials chosen help lessen abrupt changes to the transitional character neighborhood.

Privacy

The project proposes several window modifications on both the first and second story. The existing front elevation contains four windows, one of which is existing. One of the windows proposed on the entryway form is a larger size, however this window functions as a clerestory window to the floor below. The newly proposed front second-story windows have sill heights of 3.5 and 4 feet. Although the sill height is less than the minimum recommended in the Residential Design Guidelines, the windows are at least 33.4 feet from the property line 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 left-side elevation will maintain existing conditions, adding no additional windows. The right-side elevation proposes to remove an existing window, resulting in no side windows on the second story. The side elevations on the second story are therefore considered to have no additional impacts to privacy.

The rear elevation proposes three new windows with sill heights of 2-feet. The second-story rear elevation has a setback of at least 66.75 feet from the rear property line, which mitigates privacy concerns due to the distances between properties. The rear yard also contains numerous mature landscape species, which will help further screen the project. Overall, although some larger windows are proposed on this project, the second-story windows should have minimal impacts due to their distance from neighboring properties and the existing mature landscape screening on site.

Trees and Landscaping

There are 18 existing mature trees throughout the site and several mature screening species. Aside from some minor hardscape changes to accommodate the first-story additions, 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).

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 San Martin Place, Terrace Court, Giralda Drive, and Springer Road. The Notification Map is included in Attachment A.

Cc: Jose "Chepe" Mantica, Applicant
Malika Junaid, Architect
Juan Dellarroquelle & Laura Kerestezachi, Property Owners

Attachments:
A. Vicinity and Public Notification Maps
B. Neighborhood Compatibility Worksheet
C. Material Board
D. Applicant Presentation with Neighborhood Outreach Map

FINDINGS

SC20-0011 – 698 San Martin 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

SC20-0011 – 698 San Martin Place

GENERAL

1. **Expiration**
   The Design Review Approval will expire on November 18, 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 November 10, 2020 and the materials provided by the applicant, except as may be modified by these conditions.

3. **Protected Trees**
   Tree nos. 2-5 and 9-18 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. **New Fireplaces**
   Only gas fireplaces, pellet fueled wood heaters or EPA certified wood-burning appliances may be installed in all new construction pursuant to Chapter 12.64 of the Municipal Code.

6. **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.

7. **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.

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. 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

9. **Conditions of Approval**
   Incorporate the conditions of approval into the title page of the plans.

10. **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.

11. **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."

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 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.

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

1. **Tree Protection**
   Tree protection fencing shall be installed around the driplines of tree nos. nos. 2-5 and 9-18 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

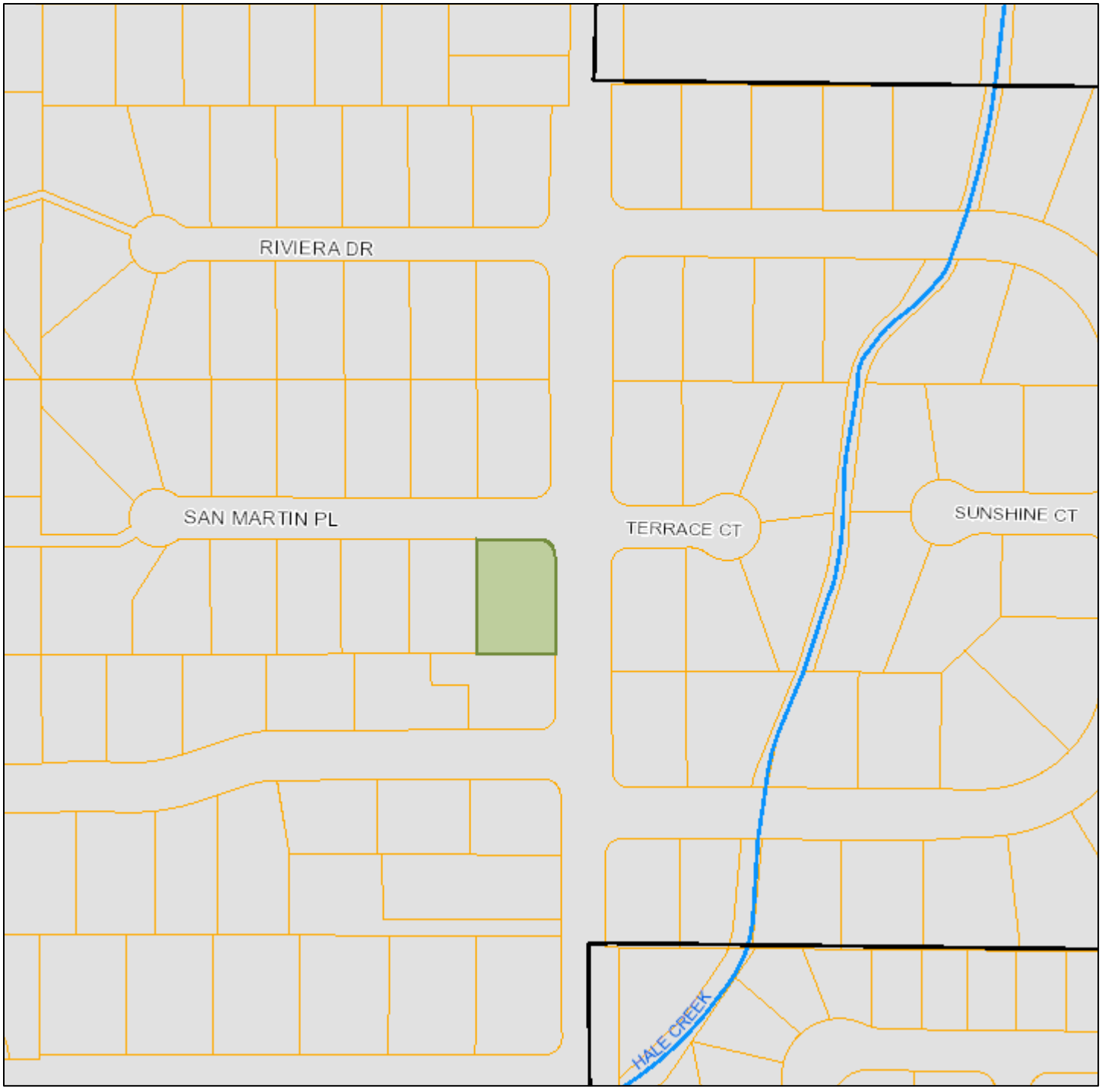
16. **Landscaping Installation**
    All front, rear, interior, and exterior side yard landscaping and privacy screening trees shall be maintained as shown on the approved plans or as required by the Planning Division.

17. **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.

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).

ATTACHMENT A

Vicinity Map



Print Date: September 2, 2020

1:2,665

0 0.0175 0.035 0.07 mi

0 0.0275 0.055 0.11 km

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.

City of Los Altos

Notification Map

Print Date: September 2, 2020

1:1,333

0 0.0075 0.015 0.03 mi

0 0.0125 0.025 0.05 km

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.

City of Los Altos

ATTACHMENT B

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 698 San Martin Pl
Scope of Project: Addition or Remodel ✓ **or New Home** ☐
Age of existing home if this project is to be an addition or remodel? 40+
Is the existing house listed on the City's Historic Resources Inventory? No

* See "What constitutes your neighborhood" on page 2.

Address: 698 San Martin Pl
Date: July 15 2020

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: 12,496 square feet
Lot dimensions: Length 140 feet
Width 90 feet
If your lot is significantly different than those in your neighborhood, then note its: area_____, length_____, and width_____.

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

Existing front setback if home is a remodel?_____
What % of the front facing walls of the neighborhood homes are at the front setback 90 %
Existing front setback for house on left 20 ft./on right 10 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 yes
Garage facing front recessed from front of house face no
Garage in back yard no
Garage facing the side no
Number of 1-car garages__; 2-car garages 1__; 3-car garages __

* See "What constitutes your neighborhood", (page 2).

4. Single or Two-Story Homes:

What % of the homes in your neighborhood* are:
One-story _____
Two-story YES

5. Roof heights and shapes:

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

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?
SHINGLES
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

* See "What constitutes your neighborhood", (page 2).

Address: 698 SAN MARTIN PL
Date: JULY15 2020

8. Lot Slope: *(Pg. 25 Design Guidelines)*

Does your property have a noticeable slope? _____

What is the direction of your slope? (relative to the street)

IT IS RELATIVELY FLAT

Is your slope higher ☐ lower ☐ same ☑ in relationship to the neighboring properties? Is there a noticeable difference in grade between your property/house and the one across the street or directly behind?

9. Landscaping:

Are there any frequently used or typical landscaping features on your street (i.e. big trees, front lawns, sidewalks, curbs, landscape to street edge, etc.)?

NOTHING OUTSTANDING, GREAT VEGETATION AND TREES IN THE NEIGHBORHOOD

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

NOT VISIBLE FROM SPRINGER RD, JUST FROM SAN MARTIN PL

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)?

BEUTIFUL MAGNOLIA TREE IN THE FRONT WITH THE PROPERTY SURROUNDED BY FRUIT TREES AND O

10. Width of Street:

What is the width of the roadway paving on your street in feet? 35FT
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? PAVED

* See "What constitutes your neighborhood", (page 2).

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.:

Most of the Houses are the same style, hip roof, ranch style, with gables and siding materials on the

Most of the houses are the same style, Gable roofs, hip roof, two story, board siding

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

* See "What constitutes your neighborhood", (page 2).

Address: 698 San Martin Pl
Date: 7/15/2020

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)
685 SAN MARTIN PL (across st)	25	25	FRONT	2 STORIES	23'	Stucco, Shingle	simple
695 SAN MARTIN PL (across st)	25	25	FRONT	2 STORIES	24'	Siding, Shingle	simple
699 SAN MARTIN PL (across st)	25	25	FRONT	2 STORIES	23'	Stone, Shingle	simple
655 SAN MARTIN PL (across st)	25	25	FRONT	2 TORIES	24'	Stucco, Shingle	simple
675 SAN MARTIN PL (across st)	25	25	FRONT	1 Story	15'	Siding, Shingle	Simple
694 SAN MARTIN PL (right side)	25	25	FRONT	1 Story	15'	Stucco, Shingle	simple
Springer RD on Left Side	-	-	-	-	-	-	-
681 Giralda Dr. (directly behind)	25	25	FRONT	1 STORY	15'	Siding, Shingle,	Simple
276 Springer Rd (behind)	25	25	FRONT	1 STORY	15'	Siding, Shingle,	Simple

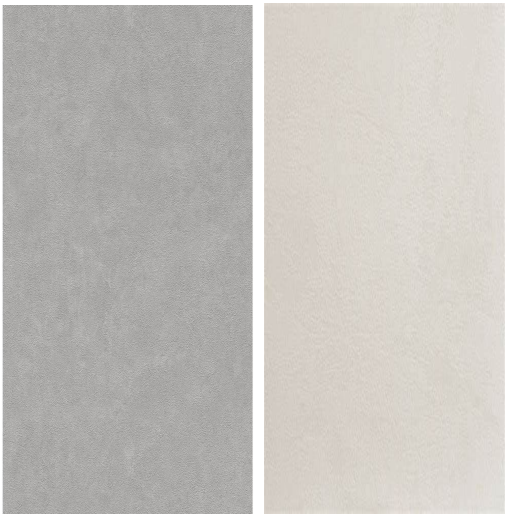
* See "What constitutes your neighborhood", (page 2).

ATTACHMENT C

July 15, 2020

Subject: MATERIALS BOARD

Re: Residential Remodel 698 SAN MARTIN PL. LOS ALTOS, CA 94024

	
ROOF- STANDING SEAM DARK GRAY- LRV:40	Longboard™ SIDING - LRV:23
	
WINDOWS/DOORS BLACK ALUMINUM	STUCCO 4 GREY - LRV:29

ATTACHMENT D

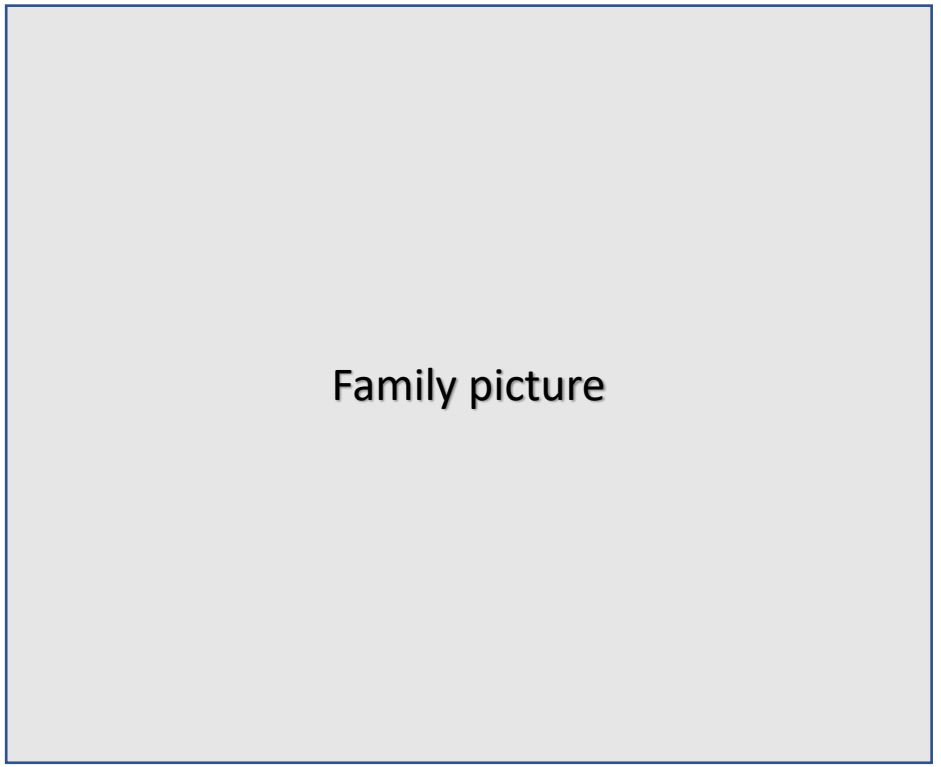
698 San Martin Place, Los Altos

www.mdesignsarchitects.com • (650) 565-9036
4131 El Camino Real, Suite 200 • Palo Alto, CA. 94306

M • DESIGNS ARCHITECTS

Our Family & Design Criteria

- Home with a good fit and blend to neighborhood
  - Small expansion of the second floor for our growing family
  - Small Expansion of the first floor to integrate to our everyday activities, including a home office during these COVID times
  - Improvement of the House's integration with the back yard
- Design within the City's Guidelines
  - Compliant per municipal code
  - Compliant per corner lot municipal code



DESIGN PROCESS

1. Intensive Neighborhood outreach
   - Homeowners reached out to more neighbors than required by the city
   - Written neighborhood support for our project

2. Worked with Staff to integrate Staff's comments prior and subsequent to formal planning application.
   - The expansion of the second floor required the project to go through DRC
   - The architecture of the proposed design maintains the sloped roof lines of the existing home
   - The project brings more natural light to the interior making it more sustainable

DESIGN REVIEW GUIDELINES

The design policies and implementation techniques in this handbook are not meant to discourage individual designs. Rather, they set forth the implementation of the findings that must be made for design review applications, serve as a basis on which decision-

2.2 DESIGN GUIDELINE GOALS

The goals of the guidelines are as follows:

- **Improve and enhance the architectural quality and design integrity of single-family residential housing in Los Altos.**
- **Illustrate the goals of the General Plan, including those relating to privacy, bulk, neighborhood character, and landscaping.**
- **Provide a vision of single-family residential housing and neighborhoods that reflects the community values of Los Altos.**

5. Once your plans have been prepared, we recommend (particularly with two-story construction) that you discuss them with your immediate neighbors (typically eight homes - two next door, three across the street and three behind). Quite often, a concern of the neighbors can be resolved in the early design stages.

FINDINGS

- The proposed structure or alteration follows all provisions of the Los Altos Municipal Code and Zoning Ordinance.
- The height, elevations, and placement on the site of the proposed main or accessory structure or 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.
- The natural landscape will be preserved where practical, by minimizing tree and soil removal; grade changes will be minimized and will be in keeping with the general appearance of neighboring developed areas.
- The orientation of the proposed main or accessory structure or addition in relation to the immediate neighborhood will minimize the perception of excessive bulk.
- General architectural considerations, including the character, size, scale and quality of the design, the architectural relationship with the site and other building materials, and similar elements have been incorporated in order to ensure the compatibility of the development with its design concept and the character of adjacent buildings.
- The proposed structures have been designed to follow the natural contours of the site with minimal grading, minimum impervious cover, and maximum erosion protection. A stepped foundation shall generally be required where the average slope beneath the proposed structure is 10% or greater.

NEIGHBORHOOD SUPPORT

NEIGHBORS IN SUPPORT SO FAR

NEIGHBORS PENDING RESPONSE

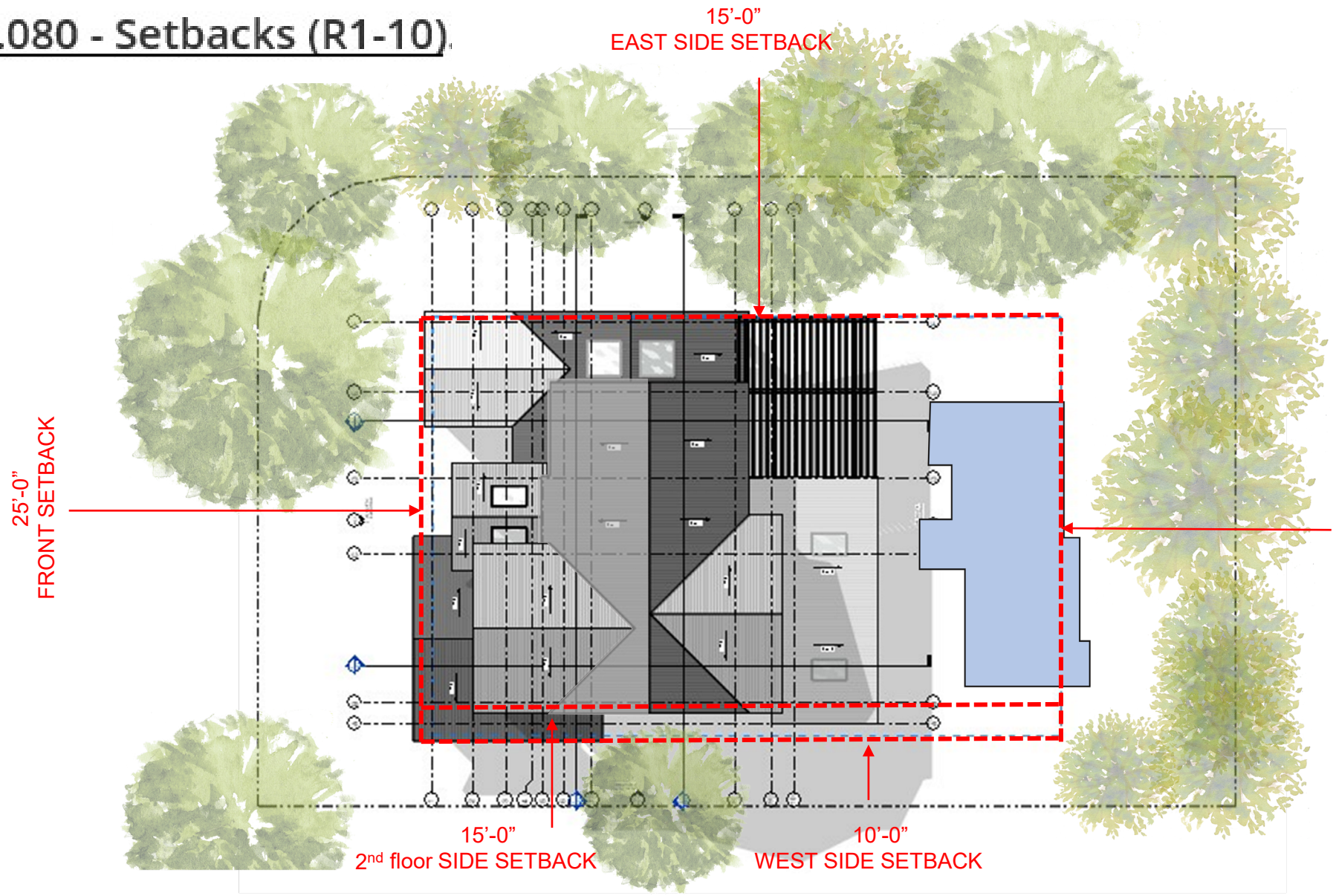
NEIGHBORHOOD COMPATIBILITY

<u>698 San Martin Place</u> has one of the smaller footprints compared to the homes on San Martin Place.

Most of the homes share the same characteristics of 2 stories and swimming pools. Most of the lot sizes are the same size.

SITE SETBACKS AS PER MUNICIPAL CODE

14.06.080 - Setbacks (R1-10)

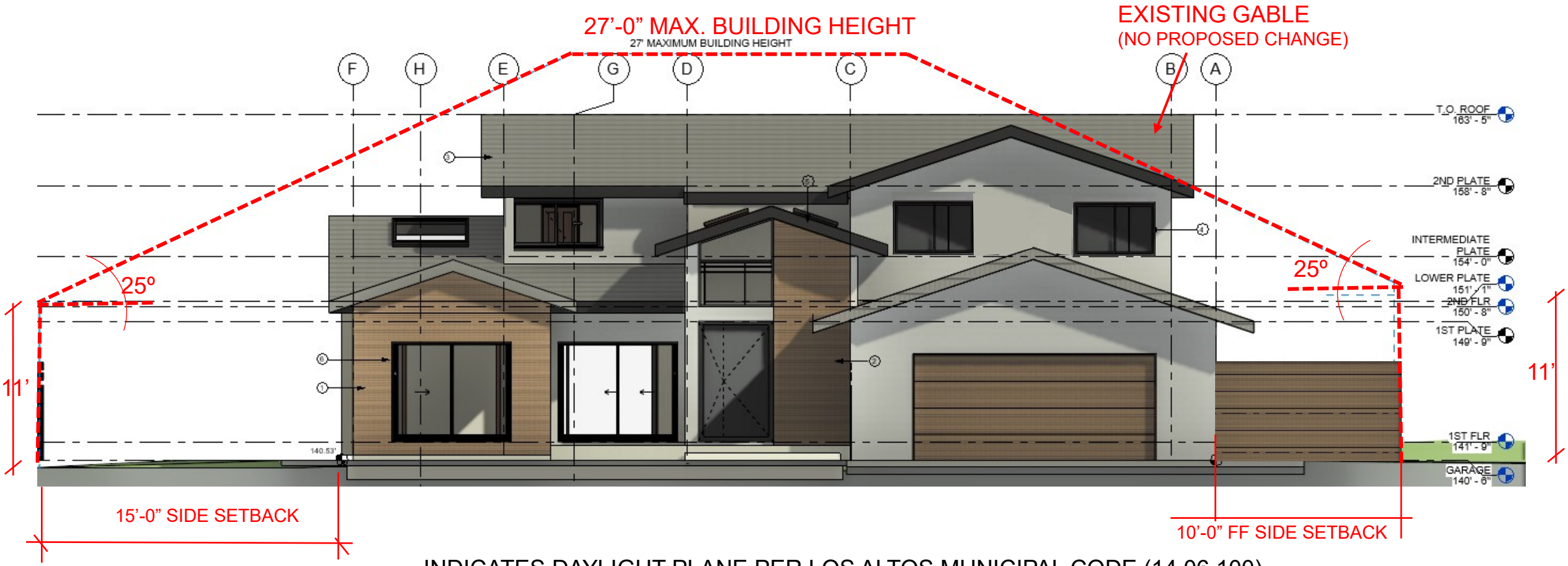


The proposed remodel complies with the site setbacks in the first floor as well as the recessed setback for the second floor

The proposed design is using the same position as the original house.

PROPOSED DESIGN WITHIN MUNICIPAL REGULATIONS

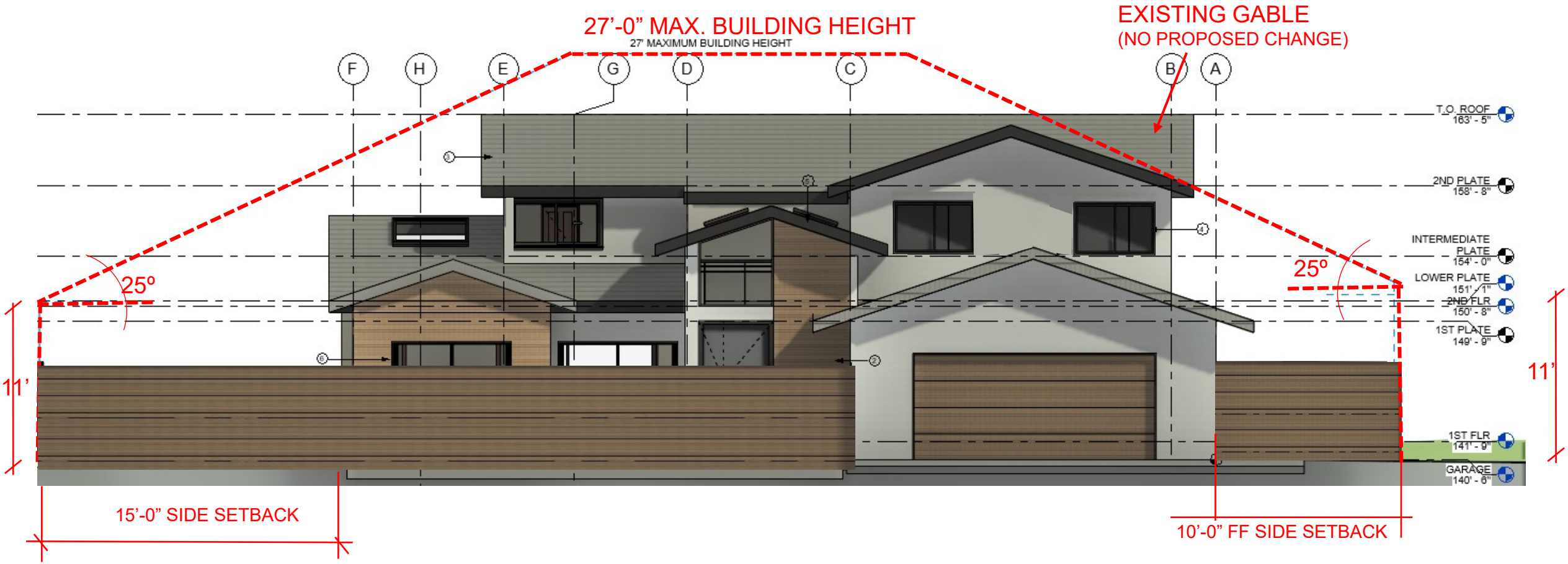
.For lots seventy (70) feet or greater in width, the daylight plane starts at a height of eleven (11) feet at each side property line and at an angle of twenty-five (25) degrees from the horizontal;
On a lot, which is less seventy (70) feet in width for its entire length, the plane starts at a height of nineteen (19) feet at each second story setback line and proceeds inward at an angle of twenty-five (25) degrees;
On a site where the grade slopes greater than ten (10) percent from side property line to side property line, the daylight plane at the lower side property line shall be measured from a point equal to the average elevation of the site and proceed inward at an angle of twenty-five (25) degrees;
An extension of an existing gable roof may project over or beyond the daylight plane when it is determined by the city planner that such projection is necessary to maintain the architectural integrity of the structure;
Television and radio antennas, chimneys, and other similar appurtenances may project above the daylight plane as provided for in Section 14.66.250.



INDICATES DAYLIGHT PLANE PER LOS ALTOS MUNICIPAL CODE (14.06.100)

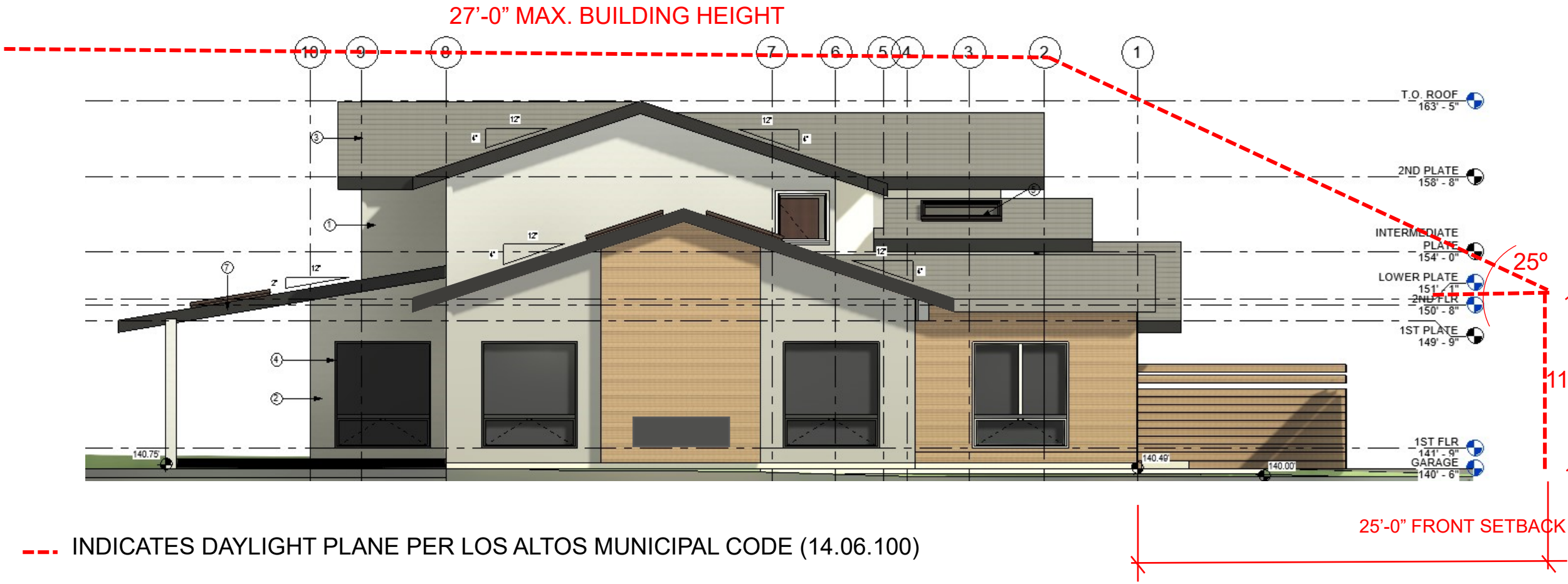
6’ PRIVACY FENCE ON FRONT

.For lots seventy (70) feet or greater in width, the daylight plane starts at a height of eleven (11) feet at each side property line and at an angle of twenty-five (25) degrees from the horizontal;
On a lot, which is less seventy (70) feet in width for its entire length, the plane starts at a height of nineteen (19) feet at each second story setback line and proceeds inward at an angle of twenty-five (25) degrees;
On a site where the grade slopes greater than ten (10) percent from side property line to side property line, the daylight plane at the lower side property line shall be measured from a point equal to the average elevation of the site and proceed inward at an angle of twenty-five (25) degrees;
An extension of an existing gable roof may project over or beyond the daylight plane when it is determined by the city planner that such projection is necessary to maintain the architectural integrity of the structure;
Television and radio antennas, chimneys, and other similar appurtenances may project above the daylight plane as provided for in Section 14.66.250.



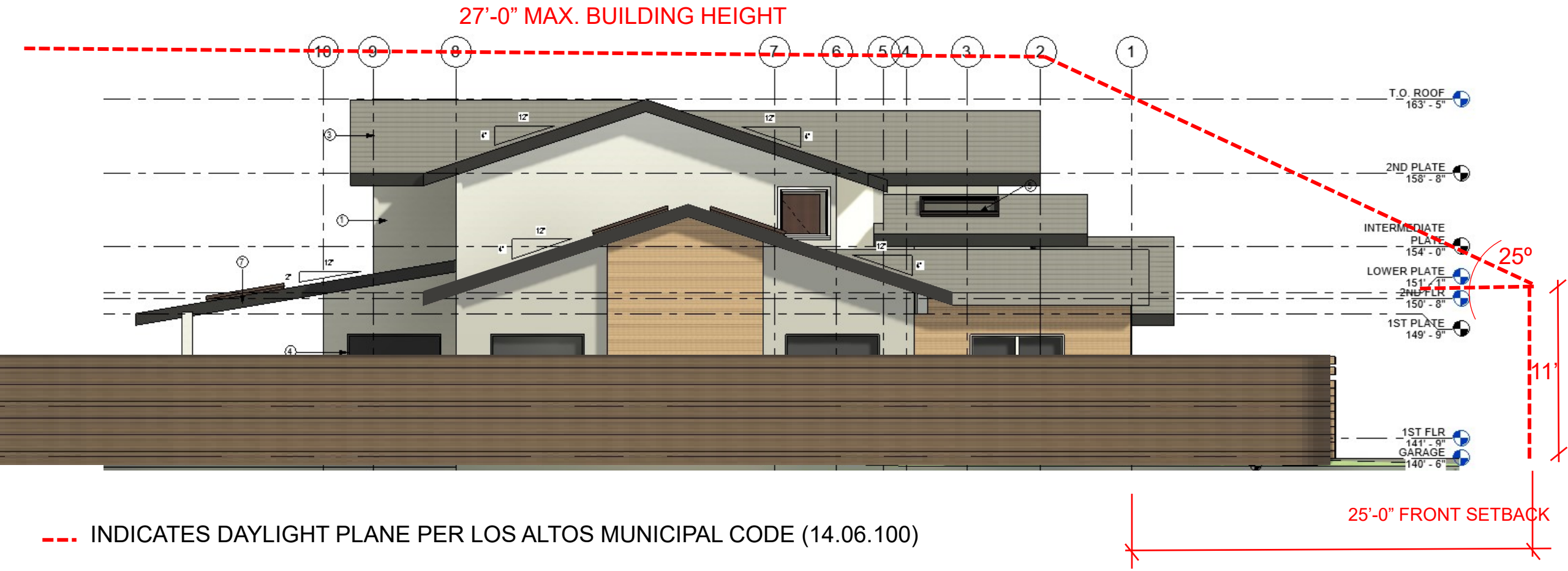
INDICATES DAYLIGHT PLANE PER LOS ALTOS MUNICIPAL CODE (14.06.100)

PROPOSED DESIGN WITHIN MUNICIPAL REGULATIONS



INDICATES DAYLIGHT PLANE PER LOS ALTOS MUNICIPAL CODE (14.06.100)

6’ FENCE ON THE PROPERTY SIDES



INDICATES DAYLIGHT PLANE PER LOS ALTOS MUNICIPAL CODE (14.06.100)

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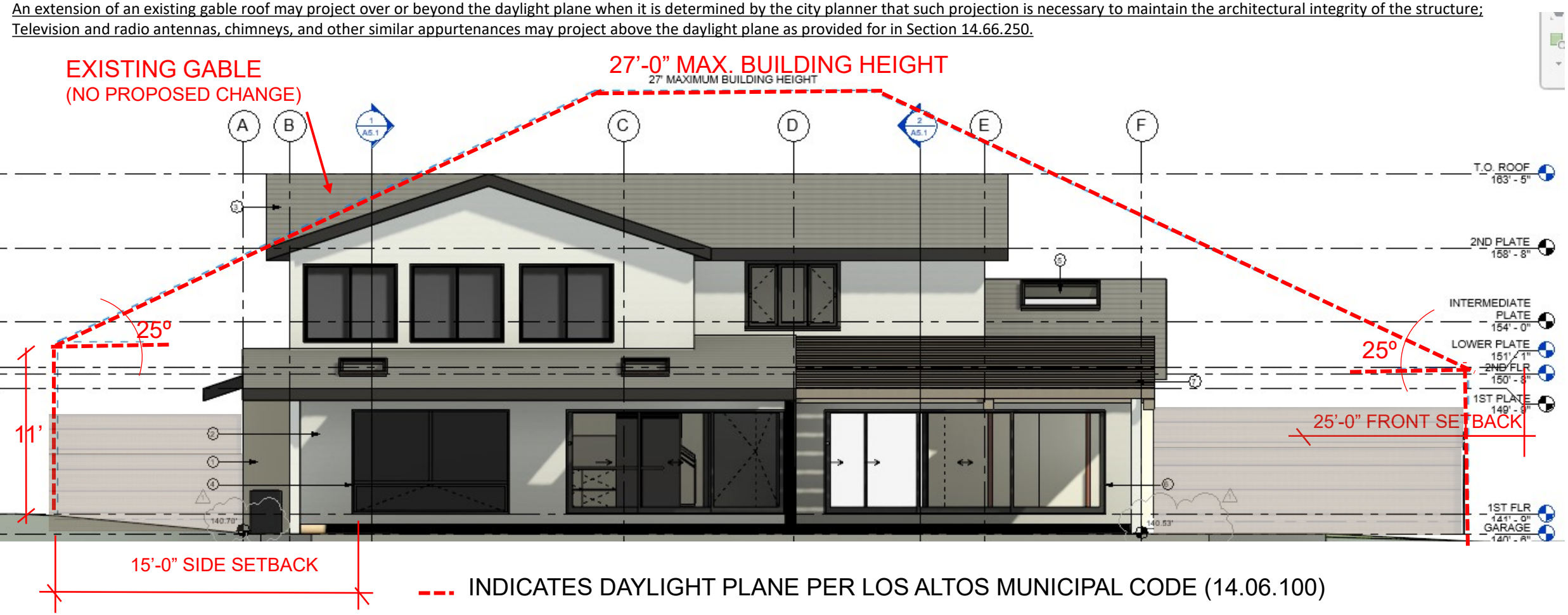


INDICATES DAYLIGHT PLANE PER LOS ALTOS MUNICIPAL CODE (14.06.100)

13/25

EXISTING VS PROPOSED

EXISTING
- Neglected 1960 ranch style structure
- C

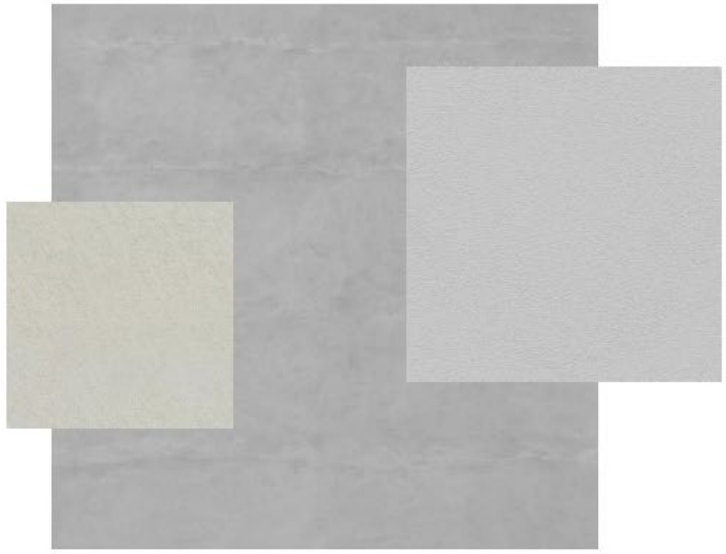
PROPOSED
- SAME overall height
- Eliminating existing excessive ridge lines
- Same location on the site as existing

EXTERIOR MATERIALS

DARK GREY STANDING SEAM ROOF LRV - 29

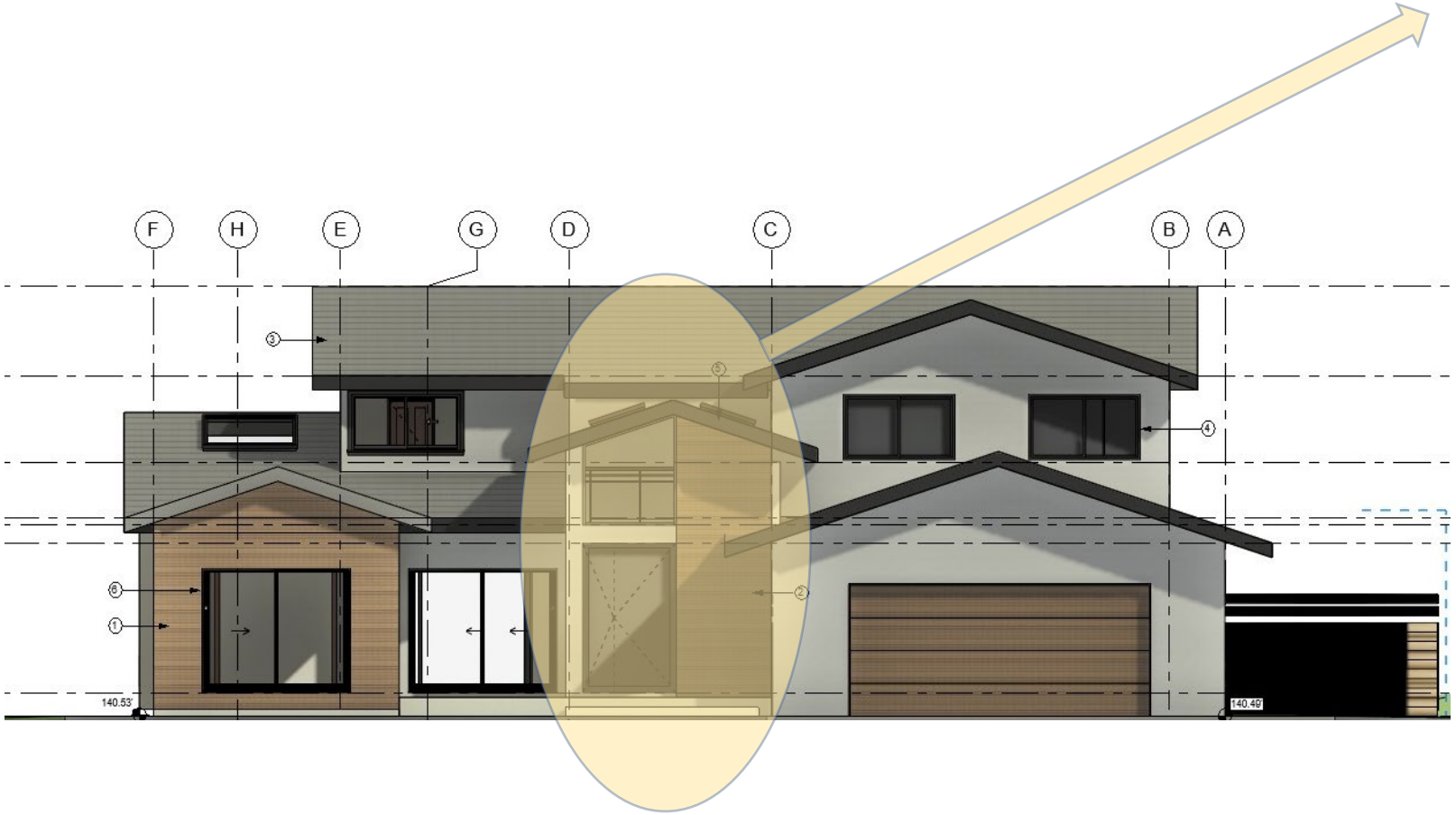
LONGBOARD SIDING - HAZELNUT - LRV 31

ALUMINUM SERIES GLASS DOORS FOR ACCES TO EXTERIOR



TONES OF GRAY STUCCO FOR EXTERIOR

ADDRESSING THE BULK ISSUE



PLANNING STAFF CONCERN:

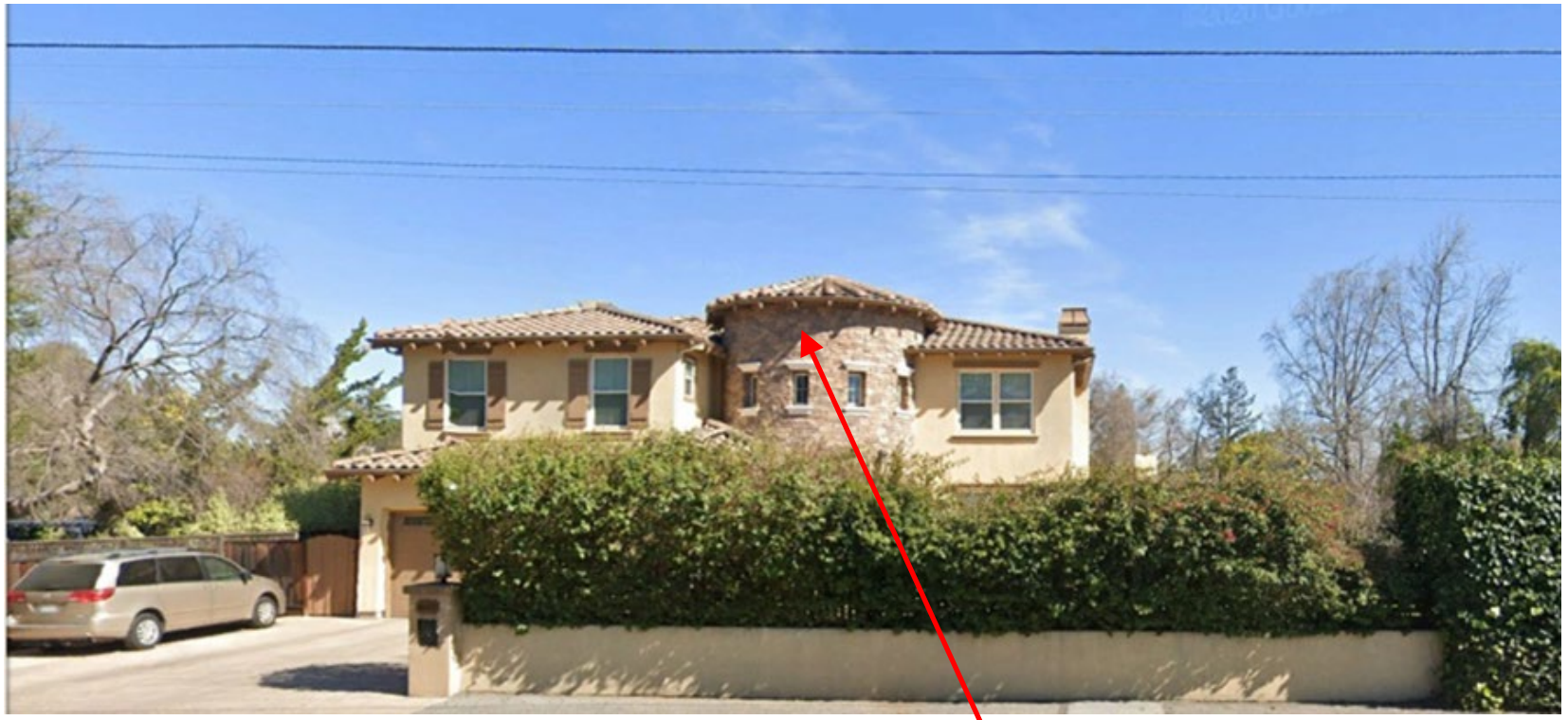
There are concerns with the massing of the proposed front entryway. The increased height and mass of the front entryway area does not appear to be consistent with the scale of other entryway areas in the neighborhood.

Architect: The Volume of the front entry is created by the stairway connecting with the upstairs. Please consider that this volume balances out the right side of the house with the left. The entry is recessed back from the garage and the entire new addition is designed to minimize the impact on the street. We believe we have blended the addition into the existing home to create a nice balance as per City guidelines.

Exhibit 1

EXHIBIT 1

LOS ALTOS ARCHITECTURE & COMPATABILITY



970 South Springer

26ft. Stairwell volume on the facade

EXHIBIT 2

BEFORE

AFTER REMODEL

626 HAWTHORNE AVE, LOS ALTOS, CA 94024

EXHIBIT 3

BEFORE

446 S CLARK AVE, LOS ALTOS, CA 94024

OWNER'S SUMMARY

- Our project is a simple remodel to accommodate the needs of our growing family. The structure is old and it is time to upgrade the property for the next 40 years.
- We have been residents of Los Altos for more than 8 years, and want to grow old here. This is where we see ourselves in the future, with our dear neighbors and the in the house our kids grew up in.
- We received **positive support** and sign-off from many surrounding neighbors who are pleased with our plans due to **architectural curb appeal and updating an old house to current standards,**
- Our plans are fully compliant with **ALL** guidelines.

OWNER'S ASK

- **Requesting approval of our home:**

- Consistent with **prior** Planning Department and Design Review **Commission's rulings**