



DATE: March 4, 2015

AGENDA ITEM # 5

**TO:** Design Review Commission  
**FROM:** Sean K. Gallegos, Assistant Planner  
**SUBJECT:** 15-SC-02 – 192 Eleanor Avenue

**RECOMMENDATION:**

Approve design review application 15-SC-02 subject to the listed findings and conditions

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**PROJECT DESCRIPTION**

This is a design review application for a two-story, single-family house. The project includes 2,453 square feet on the first story and 959 square feet on the second story. The following table summarizes the project:

**GENERAL PLAN DESIGNATION:** Single-family, Residential  
**ZONING:** R1-10  
**PARCEL SIZE:** 9,750 square feet  
**MATERIALS:** Composition shingle roof, wood shingle siding, stone veneer, vinyl windows, wood trim, and sectional steel garage door

	<b>Existing</b>	<b>Proposed</b>	<b>Allowed/Required</b>
<b>LOT COVERAGE:</b>	1,807 square feet	2,833 square feet	2,925 square feet
<b>FLOOR AREA:</b>			
First floor	1,807 square feet	2,453 square feet	
Second floor		959 square feet	
Total	1,807 square feet	3,412 square feet	3,413 square feet
<b>SETBACKS:</b>			
Front (Eleanor Avenue)	25 feet	25 feet	25 feet
Rear	40 feet	43 feet	25 feet
Right side (1 <sup>st</sup> /2 <sup>nd</sup> )	10 feet	7.5 feet/23.5 feet	7.5 feet/15 feet
Exterior side (Hawthorne Ave.)	25 feet	15 feet	15 feet
<b>HEIGHT:</b>	17	26 feet	27 feet

## **BACKGROUND**

The subject property is located in a Consistent Character Neighborhood as defined in the City's Residential Design Guidelines. Eleanor Avenue consists of single-story and two-story houses in similar size and scale, with rustic building materials, simple massing and broad roof overhangs. The adjoining street, Hawthorne Avenue, also contains a low-profile pattern of homes in similar size and scale. The landscaping is varied with no distinct street tree pattern.

## **DISCUSSION**

According to the Design Guidelines, in Consistent Character Neighborhoods, good neighbor design has design elements, materials and scale found within the neighborhood and sizes that are not significantly larger than other homes in the neighborhood. This requires a project to fit in and lessen abrupt changes.

The design is similar to homes in the area. Its use of hip, gable and shed roof forms, projecting porch, low-pitched roof and articulated massing reflects the scale of structures in the area. The detailing and fenestration of the structure has a high level of quality and an appropriate relationship to the rustic qualities of the area. The project's materials, such as shingle siding, vinyl windows, wood columns, wood detailing, and 40-year composition shingles are high quality materials and compatible with the character of the area. The project does a good job of integrating forms and elements from the neighborhood while still establishing its own design integrity.

The project is designed to be consistent with the scale of surrounding homes. The wide, uniform eaves on the first story, horizontal trim detail and the projecting porch emphasize the horizontal profile of the first story. The design proposes a steeper roof slope of 5:12 on most of the structure, with a 3:12 roof slope on the garage element. The lower roof pitch and broader overhang on the garage helps provide a uniform eave line that break up the solid plane of the front elevation. The second story is offset from the first story and is visually softened by the first story porch and the shingle siding material. As encouraged by the Single-Family Design guidelines, the two-story design does not create an abrupt change and is well proportioned and articulated to reduce the effect of bulk and mass.

### **Privacy and Landscaping**

The left (south) side second story elevation facing Hawthorne Avenue includes four windows, including: one window in the master bedroom with a five-foot sill height, one window in the sitting room with a two-foot, six-inch, sill height, one window in the stairwell with a ten-foot sill height and one window in the living room with a fifteen-foot sill height. Due to the windows facing the right-of-way, the proposed second story left side windows do not create unreasonable privacy issues.

The right (north) side second story elevation includes four windows, including: one in the bathroom with five-foot sill heights, one in bedroom No. 2 with a two-foot, six-inch, sill height and two windows in the master bathroom with a five-foot sill heights. The bedroom No. 2 window may create a privacy impact due to direct views into the adjacent residence and yards. The other second story windows on the right side are designed with five-foot windowsill heights, smaller size and passive use rooms, which maintain a reasonable degree of privacy for adjacent properties. The views

from Bedroom No. 2 are buffered to the side by the project's adjacent first story roof and a six-foot tall solid fence, but maintain some views into the rear yard. The applicant has worked with staff to incorporate fast growing evergreen screening along the right property line to minimize the privacy impacts to a reasonable level.

The rear second story elevation includes two windows, including: one window in the master bathroom with a five-foot sill height and one window in the master bedroom with a three-foot sill height. The master bedroom window may create a privacy impact due to direct views into the adjacent residence and yards. The applicant has worked with staff to incorporate fast growing evergreen screening along the right property line to mitigate privacy impacts. Therefore, as designed and with the recommended conditions, staff finds that the project maintains a reasonable degree of privacy.

The applicant is maintaining three of eight trees in the front and rear yard. The five trees being removed from the site are the following: a magnolia tree in the location of the proposed driveway, pittosporum in the exterior side yard along Hawthorne Avenue, and apple, lemon and tangerine trees in the rear yard. Tree protection guidelines will be followed to maintain the trees during construction. The proposed landscape plan will meet the City's Landscaping and Street Tree Guidelines.

## **ENVIRONMENTAL REVIEW**

This project is categorically exempt from environmental review under Section 1303 of the Environmental Quality Act because it involves the construction of a single-family land use.

Cc: Anthony Ho, Applicant and Designer  
Ashish Patel, Property Owner

### Attachments:

- A. Application
- B. Neighborhood Compatibility Worksheet
- C. Area Map and Vicinity Map

## FINDINGS

15-SC-02—192 Eleanor Avenue

1. With regard to design review for a two-story, single-family structure, the Design Review Commission finds the following in accordance with Section 14.76.050 of the Municipal Code that:
  - 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;
  - 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

15-SC-02—192 Eleanor Avenue

1. The approval is based on the plans received on February 18, 2015 and the written application materials provided by the applicant, except as may be modified by these conditions.
2. An encroachment permit shall be obtained from the Engineering Division prior to doing any work within the public street right-of-way.
3. 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.
4. The existing Pittosporum tree in the rear yard, all proposed Saratoga Laurel and Silver-Edge Elaeagnus evergreen screening trees along the west and north property lines and the proposed Southern Magnolia and Crape Myrtle trees in the front yard, as shown on the landscape plan are protected under this application and cannot be removed without a tree removal permit from the Community Development Director.
5. The applicant/owner agrees to indemnify, defend, protect, and hold City harmless from all costs and expenses, including attorney's fees, incurred by the City or held to be the liability of City in connection with City's defense of its actions in any proceeding brought in any State or Federal Court, challenging any of the City's action with respect to the applicant's project.
6. **Prior to building permit submittal, the project plans shall contain/show:**
  - a. The conditions of approval shall be incorporated into the title page of the plans.
  - b. 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.
  - c. Fire sprinklers to be installed pursuant to Section 12.10 of the Municipal Code.
  - d. The location of underground utilities pursuant to Section 12.68 of the Municipal Code. Underground utility trenches should avoid the drip-lines of all protected trees.
  - e. The location of any air conditioning units on the site plan and the manufacturer's sound rating for each unit.
  - f. 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.).

7. **Prior to final inspection:**

- a. All front and exterior side yard landscaping and privacy screening shall be maintained and/or installed as required by the Planning Division.
- b. Submit verification that the house was built in compliance with the City's Green Building Ordinance (Section 12.26 of the Municipal Code).

# ATTACHMENT A



## CITY OF LOS ALTOS GENERAL APPLICATION

Type of Review Requested: *(Check all boxes that apply)*

Permit #

1106490

<input type="checkbox"/>	One-Story Design Review	<input type="checkbox"/>	Sign Review	<input type="checkbox"/>	Multiple-Family Review
<input checked="" type="checkbox"/>	Two-Story Design Review	<input type="checkbox"/>	Sidewalk Display Permit	<input type="checkbox"/>	Rezoning
<input type="checkbox"/>	Variance(s)	<input type="checkbox"/>	Use Permit	<input type="checkbox"/>	R1-S Overlay
<input type="checkbox"/>	Lot Line Adjustment	<input type="checkbox"/>	Tenant Improvement	<input type="checkbox"/>	General Plan/Code Amendment
<input type="checkbox"/>	Tentative Map/Division of Land	<input type="checkbox"/>	Preliminary Project Review	<input type="checkbox"/>	Appeal
<input type="checkbox"/>	Subdivision Map Review	<input type="checkbox"/>	Commercial Design Review	<input type="checkbox"/>	Other:

Project Address/Location: 192 Eleanor Avenue

Project Proposal/Use: New 2-story single family residence with attached 2-car garage

Current Use of Property: 1-story single family residence with attached 2-car garage

Assessor Parcel Number(s) 170-41-028 Site Area: 14,250 sf (gross) 9,750 sf (net)

New Sq. Ft.: 3,412 Remodeled Sq. Ft.: 0 Existing Sq. Ft. to Remain: 0

Total Existing Sq. Ft.: 1,807 Total Proposed Sq. Ft. (including basement): 5,440

Applicant's Name: Anthony Ho

Home Telephone #: (408) 859-2845 Business Telephone #: (408) 992-0280

Mailing Address: 137 Amanda Lane

City/State/Zip Code: Los Gatos, CA 95032

Property Owner's Name: Ashish Patel

Home Telephone #: (510) 697-4274 Business Telephone #: (510) 697-4274

Mailing Address: 192 Eleanor Avenue

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

Architect/Designer's Name: Anthony Ho, LPMD Architects Telephone #: (408) 859-2845

\*\*\* If your project includes complete or partial demolition of an existing residence or commercial building, a demolition permit must be issued and finalized prior to obtaining your building permit. Please contact the Building Division for a demolition package. \*\*\*

*(continued on back)*

15-SC-02



City of Los Altos

Planning Division

(650) 947-2750

[Planning@losaltosca.gov](mailto: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 1<sup>st</sup> 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** 192 Eleanor Avenue

**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?** No

Address: 192 Eleanor Ave  
Date: 1/13/2015

## 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: 9,750 square feet

Lot dimensions: Length 130 feet

Width 75 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 70 %

Existing front setback for house on left 30 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 5

Garage facing front recessed from front of house face 2

Garage in back yard 1

Garage facing the side 2

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

Address: 192 Eleanor Ave  
Date: 1/13/2015

4. **Single or Two-Story Homes:**

What % of the homes in your neighborhood\* are:

One-story 60%

Two-story 40%

5. **Roof heights and shapes:**

Is the overall height of house ridgelines generally the same in your neighborhood\*? No

Are there mostly hip , gable style , or other style  roofs\*?

Do the roof forms appear simple  or complex ?

Do the houses share generally the same eave height No?

6. **Exterior Materials:** (*Pg. 22 Design Guidelines*)

What siding materials are frequently used in your neighborhood\*?

wood shingle    stucco    board & batten    clapboard  
 tile    stone    brick    combination of one or more materials  
(if so, describe) brick used at the base

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

comp 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: 192 Eleanor Ave  
Date: 1/13/2015

**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)  
slope towards the front

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.)?  
lawn in front of most homes

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

Are there any major existing landscaping features on your property and how is the unimproved public right-of-way developed in front of your property (gravel, dirt, asphalt, landscape)?  
no major existing landscaping features on our property.  
Unimproved ROW is in gravel

**10. Width of Street:**

What is the width of the roadway paving on your street in feet? 40'  
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? gravel on our side of the street. Paved on opposite side

Address: 192 Eleanor Ave  
Date: 1/13/2015

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.:  
consistent front yard depth; pedestrian-friendly massing (one-story or two-story that cascades down to reduce bulkiness)

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

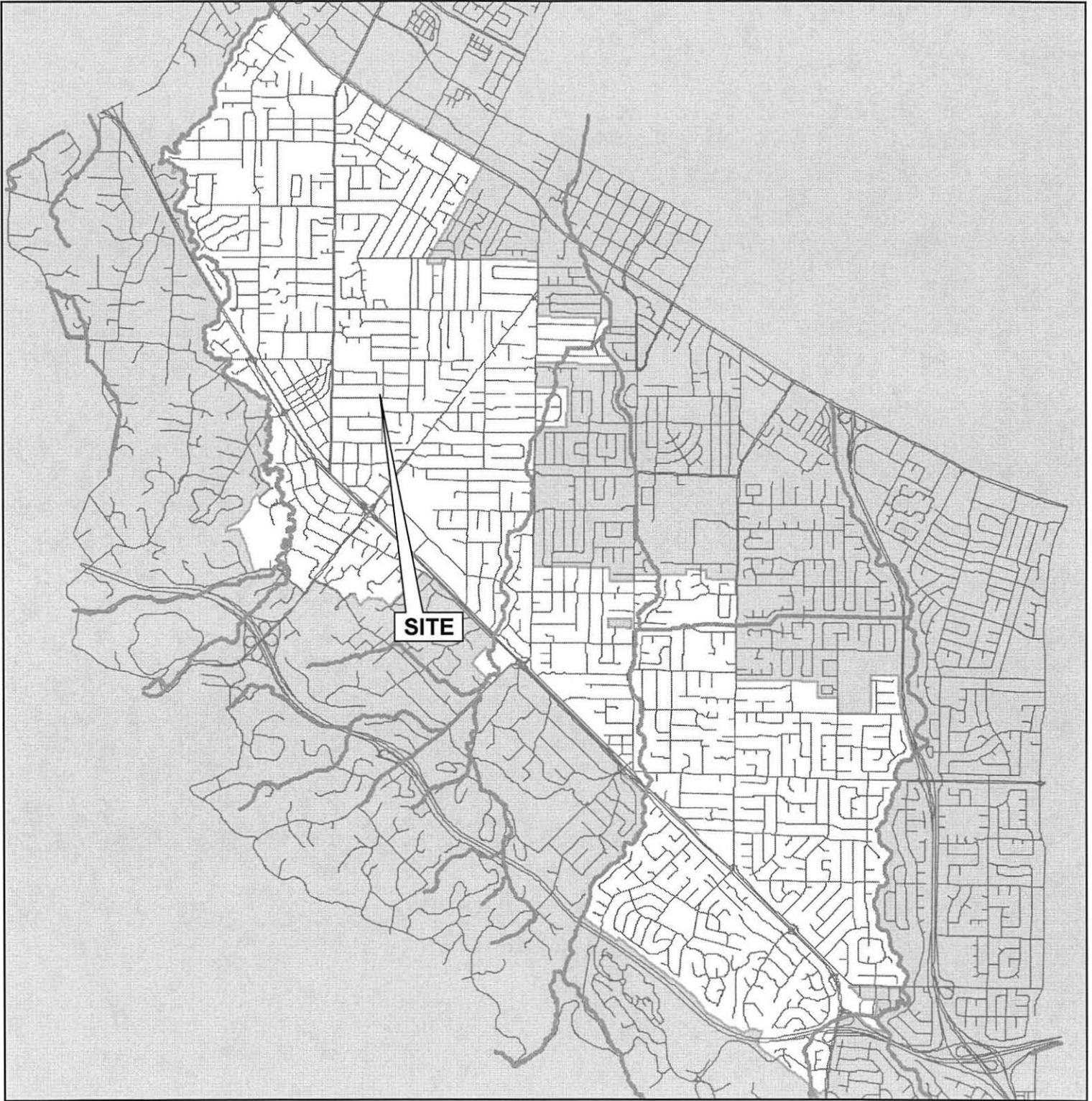
Address: 192 Eleanor Ave  
 Date: 1/13/2015

### 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)
246 Eleanor Ave	25'	10'	front	two-stories	25'	stucco & siding	simple
184 Hawthorne Ave	30'	45'	front	one-story	20'	siding	simple
165 Hawthorne Ave	30'	55'	front	two-stories	26'	shingles	complex
182 Eleanor Ave	25'	25'	front	two-stories	25'	stucco	complex
172 Eleanor Ave	25'	25'	front	one-story	18'	stucco	simple
212 Hillview Ave	30'	45'	side	one-story	18'	stucco	simple
201 Valley St	25'	35'	side	one-story	16'	board & batt	complex
217 Eleanor Ave	25'	25'	front	one-story	20'	stucco	complex
241 Eleanor Ave	25'	40'	rear	two-stories	25'	board & batt	complex
215 Hawthorne Ave	25'	25'	front	one-story	16'	board & batt	simple

# AREA MAP



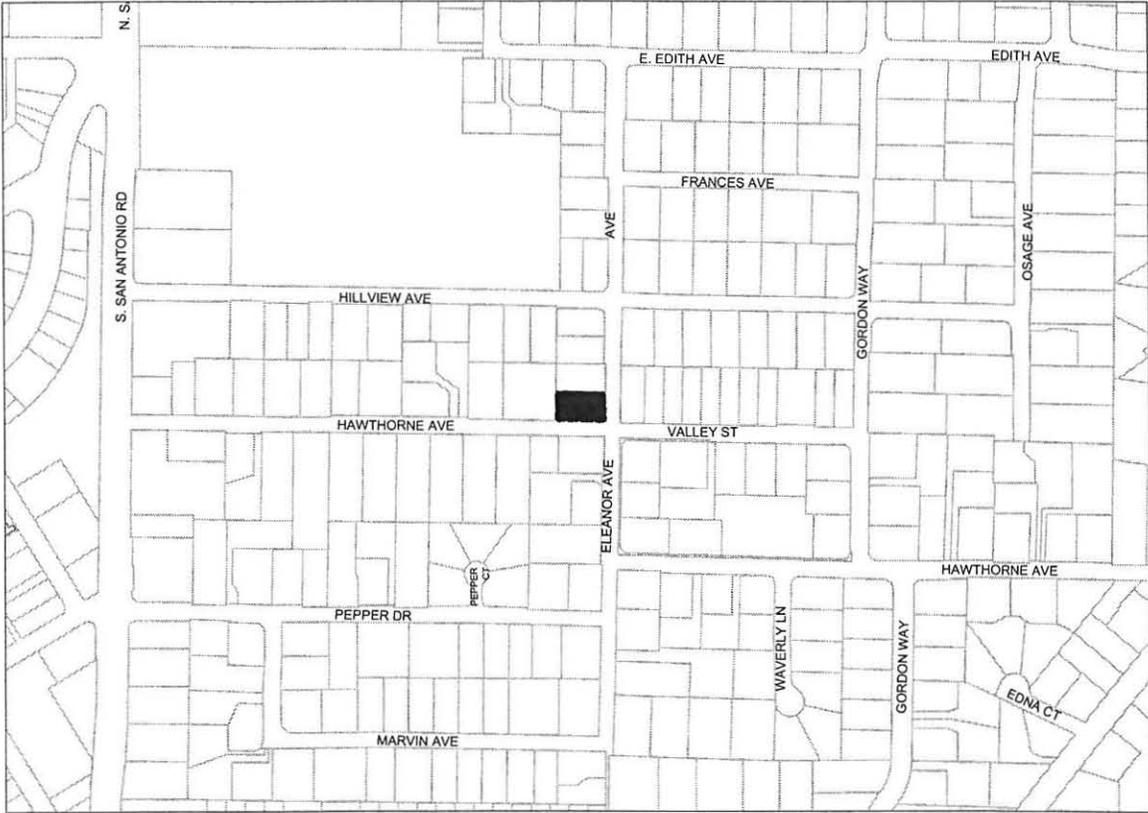
CITY OF LOS ALTOS

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**SITE ADDRESS:** 192 Eleanor Avenue

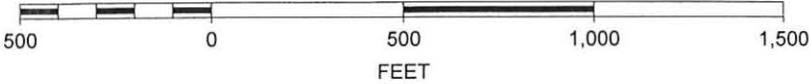


Not to Scale

# VICINITY MAP



SCALE 1 : 6,000



## CITY OF LOS ALTOS

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