



DATE: April 15, 2015

AGENDA ITEM # 3

**TO:** Design Review Commission  
**FROM:** Sierra Davis, Assistant Planner  
**SUBJECT:** 15-SC-08 – 1435 Richardson Avenue

**RECOMMENDATION:**

Approve design review application 15-SC-08 subject to the listed findings and conditions

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**PROJECT DESCRIPTION**

This is a design review application for a first- and second-story addition to a single family house. The project includes an addition of 438 square feet at the first-story and an addition of 1,320 square feet at the second-story with a new 768-square-foot basement.

The following table summarizes the project:

<b>GENERAL PLAN DESIGNATION:</b>	Single-family, Residential
<b>ZONING:</b>	R1-10
<b>PARCEL SIZE:</b>	9,440 square feet
<b>MATERIALS:</b>	Horizontal tongue and groove siding, stone veneer, composition roof, wood window trim and shutters, wood corbels, wood columns

	<b>Existing</b>	<b>Proposed</b>	<b>Allowed/Required</b>
<b>LOT COVERAGE:</b>	1,544 square feet	2,091 square feet	2,832 square feet
<b>FLOOR AREA:</b>			
First floor	1,544 square feet	1,982 square feet	
Second floor	N/A	1,320 square feet	
Total	1,544	3,302 square feet	3,304 square feet
<b>SETBACKS:</b>			
Front (Austin Avenue)	32 feet	30 feet	25 feet
Rear	26 feet	25 feet	25 feet
Right side (1 <sup>st</sup> /2 <sup>nd</sup> )	22 feet	16 feet	15'4" feet
Left side (1 <sup>st</sup> /2 <sup>nd</sup> )	18 feet	18 feet	7'8" feet/15'2" feet
<b>HEIGHT:</b>	18 feet	25.5 feet	27 feet

## **BACKGROUND**

The property is in a Consistent Character Neighborhood as defined in the City's Residential Design Guidelines. The houses in the neighborhood are a mix of one-story and two-story Cape Cod and Ranch style homes with simple low profile massing, two-car garages, taller front entry elements and uniform eave lines with gable accents. The street tree pattern is not well defined; however, the landscaping includes large trees and mature landscaping.

The property is considered a narrow corner lot with a width of 78 feet. The front of the lot by definition is Austin Avenue; however, the functional front of the house is oriented toward the exterior side yard on Richardson Avenue and the functional rear of the structure facing the interior side yard. The building elevations are labeled to reflected the functional orientation of the house.

## **DISCUSSION**

According to the Residential Design Guidelines, homes within a Consistent Character Neighborhood should incorporate good neighbor design which has its own design integrity, but incorporates some design elements and materials found in the neighborhood.

The house maintains the existing footprint with an addition at the front and rear of the structure. The existing house has greater than required setbacks on the front and sides, which will help to minimize the impacts of a new second story addition. The design includes two-story height elements at the rear and interior side yard. The impact of the two-story elements is minimized with existing and proposed landscape buffer and the greater than required the interior side yard setback of 17 feet, nine-inches where seven feet, eight-inches is allowed and 25-foot rear yard setback. The front and side of the house as presented to the street is broken up with horizontal eaves lines with gable accents, which is a common roof form in the neighborhood. The new second story and two-story height elements include a belly band, covered entry elements and horizontal siding which help to break up the bulk. In addition to architectural elements that help to mitigate bulk, an additional street tree should be planted in the required exterior side yard, functional front yard, to help buffer the bulk of the two-story house as presented to the street. The house maintains the existing finished floor height of approximately one-foot above grade, which is similar to homes within the area for an overall height of 25 feet, six-inches, where 27 feet is allowed.

The proposed design is slightly more complex, but works within the consistent character neighborhood because the scale of the architectural elements and roof forms are similar to other homes within the context. The addition at the front of the house and the second story addition are integrated into the existing house design because new materials, windows, and roof forms at the first and second story are used throughout the design. The hip roof is designed with three accent gables facing the street with Dutch hip roofs at the second story. The project incorporates rustic materials that include: horizontal tongue and groove siding, stone veneer, composition roof, wood window trim and shutters, wood corbels, wood columns.

### **Landscaping and Privacy**

The house design is sensitive to the privacy of neighboring properties by incorporating higher four-foot, six-inch sill heights on the rear yard (east elevation) in the master bedroom and the bathroom. There is existing landscape screening on the neighboring property with the high window sill heights

will make views to the adjacent property to the rear difficult. The west elevation facing Austin Avenue has sill heights of five-feet to maintain privacy within the house from the views from the street. Based on the higher window sill heights and the orientation toward the street on the west side and the existing landscaping on the east property line the windows do not result in a substantial privacy concern.

The windows at the rear of the house include one window each in bedrooms No. 3 and 4, two bathroom windows and one window in the closet. The two bedroom windows have lower sill heights of three feet, six inches for egress. The existing landscaping is sparse on either side of the fence with fruit trees and shrubs. The plans indicate a new privacy hedge adjacent to the windows; however, this should be extended in either direction adjacent to the second story to help preserve privacy to the adjacent house and the backyard. The two bathroom windows have a sill height of four feet and are located behind the toilets, which make it difficult to walk up to the window to view out and down into the neighboring property. The window in the closet has a sill height of five-feet, therefore, does not result in a substantial privacy concern.

## **PUBLIC NOTIFICATION**

This project was noticed to 14 nearby property owners in addition to an on-site posting.

## **ENVIRONMENTAL REVIEW**

This project is categorically exempt from environmental review under Section 15303 of the Environmental Quality Act because it involves the construction of a single-family land use.

Cc: Michelle Miner Design, Applicant  
Steve Gallienne, Owner

### **Attachments:**

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

## FINDINGS

15-SC-08 – 1435 Richardson 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-08 – 1435 Richardson Avenue

1. The approval is based on the plans received on April 6, 2015 and the written application materials provided by the applicant, except as may be modified by these conditions.
2. One, Category II or III street tree shall be planted on the Richardson Frontage (exterior side yard) to mitigate the bulk of the new house as presented to the street. The tree shall be a minimum 15-gallon/24-inch box in size.
3. The landscape hedge along the north property line, interior side yard, shall extend the full length of the second story. The landscape hedge shall be a minimum 15-gallon in size when planted.
4. 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.
5. 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. Fire sprinklers shall be required pursuant to Section 12.10 of the Municipal Code.
7. 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. 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.
9. **Prior to the issuance of a Demolition Permit or Building Permit**, tree protection fencing shall be installed around the dripline of the following trees (No. 2) 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.
10. **Prior to Building Permit submittal, the plans shall contain/show:**
  - a. The conditions of approval shall be incorporated into the title page of the plans.
  - b. On the grading plan and/or 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."

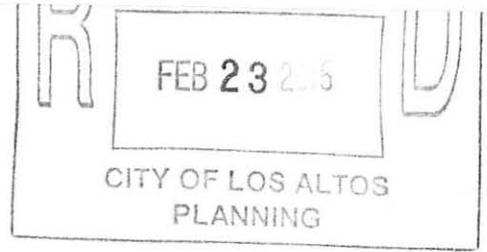
- c. Verification that the house will comply with the California Green Building Standards pursuant to Section 12.26 of the Municipal Code and provide a signature from the project's Qualified Green Building Professional Designer/Architect and property owner.
- d. The location of underground utilities 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.
- e. The location of any air conditioning units on the site plan and the manufacturer's specifications showing the 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.).

**11. Prior to final inspection:**

- a. All front yard, exterior side, and privacy screening shall be maintained and/or installed as shown on the approved plans or 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 # \_\_\_\_\_

<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: 1435 Richardson Ave

Project Proposal/Use: single family

Current Use of Property: \_\_\_\_\_

Assessor Parcel Number(s) 318-08-001 Site Area: 9440

New Sq. Ft.: 1718 Remodeled Sq. Ft.: 700 Existing Sq. Ft. to Remain: ~~844~~ 844

Total Existing Sq. Ft.: 1544 Total Proposed Sq. Ft. (including basement): 4002

Applicant's Name: Michelle Miner

Home Telephone #: 408-396-0984 Business Telephone #: \_\_\_\_\_

Mailing Address: 18488 Prospect Rd #4

City/State/Zip Code: Saratoga CA 95070

Property Owner's Name: Steve Gallienne

Home Telephone #: 650-704-8434 Business Telephone #: \_\_\_\_\_

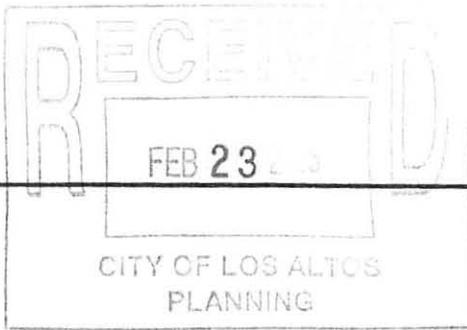
Mailing Address: 2030 Yorkshireway

City/State/Zip Code: Mtn View CA 94040

Architect/Designer's Name: Michelle Miner Telephone #: 408-396-0984

\*\*\* 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. \*\*\*





# ATTACHMENT B

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 1435 Richardson Ave

Scope of Project: Addition or Remodel or New Home

Age of existing home if this project is to be an addition or remodel? 1953

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

Address: 1435 Richardson  
Date: 2-23-2015

### 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: 9440 square feet  
Lot dimensions: Length 120 feet  
Width 77 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? 32'  
What % of the front facing walls of the neighborhood homes are at the front setback 0% *most smaller*  
Existing front setback for house on left 29' ft./on right 28' ft.  
Do the front setbacks of adjacent houses line up? NO - CORNER

#### 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 100%  
Garage facing front recessed from front of house face \_\_\_\_  
Garage in back yard \_\_\_\_  
Garage facing the side \_\_\_\_  
Number of 1-car garages \_\_\_\_; 2-car garages 10; 3-car garages \_\_\_\_

Address: 1435 Richardson  
Date: 2-23-2015

4. Single or Two-Story Homes:

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

One-story 20 2 of 10

Two-story 80% 5 are 1 story w/ 1 bedroom loft  
3 are full 2 story

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 X, or other style    roofs\*?

Do the roof forms appear simple X 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\*?

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

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

If no consistency then explain: all comp or wood shake

7. Architectural Style: (Appendix C, Design Guidelines)

Does your neighborhood\* have a consistent identifiable architectural style?

YES  NO

Type? X Ranch <sup>craftsman</sup>    Shingle    Tudor    Mediterranean/Spanish  
   Contemporary    Colonial    Bungalow    Other

Address: 1435 Richardson  
Date: 2-23-2015

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

Does your property have a noticeable slope? no - flat

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

\_\_\_\_\_

\_\_\_\_\_

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

9. Landscaping:

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

mature trees, shrubs, grass, gravel @ street

\_\_\_\_\_

\_\_\_\_\_

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

our house is quite visible as we are on a corner.  
our rear is close to neighbors side

\_\_\_\_\_

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)?

mature trees on side, grass, gravel right of way

\_\_\_\_\_

\_\_\_\_\_

10. Width of Street:

What is the width of the roadway paving on your street in feet? 36'

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

\_\_\_\_\_

Address: 1435 Richardson  
Date: 2-23-2015

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.:

gable roofs, siding, similar front setbacks  
\_\_\_\_\_  
\_\_\_\_\_

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

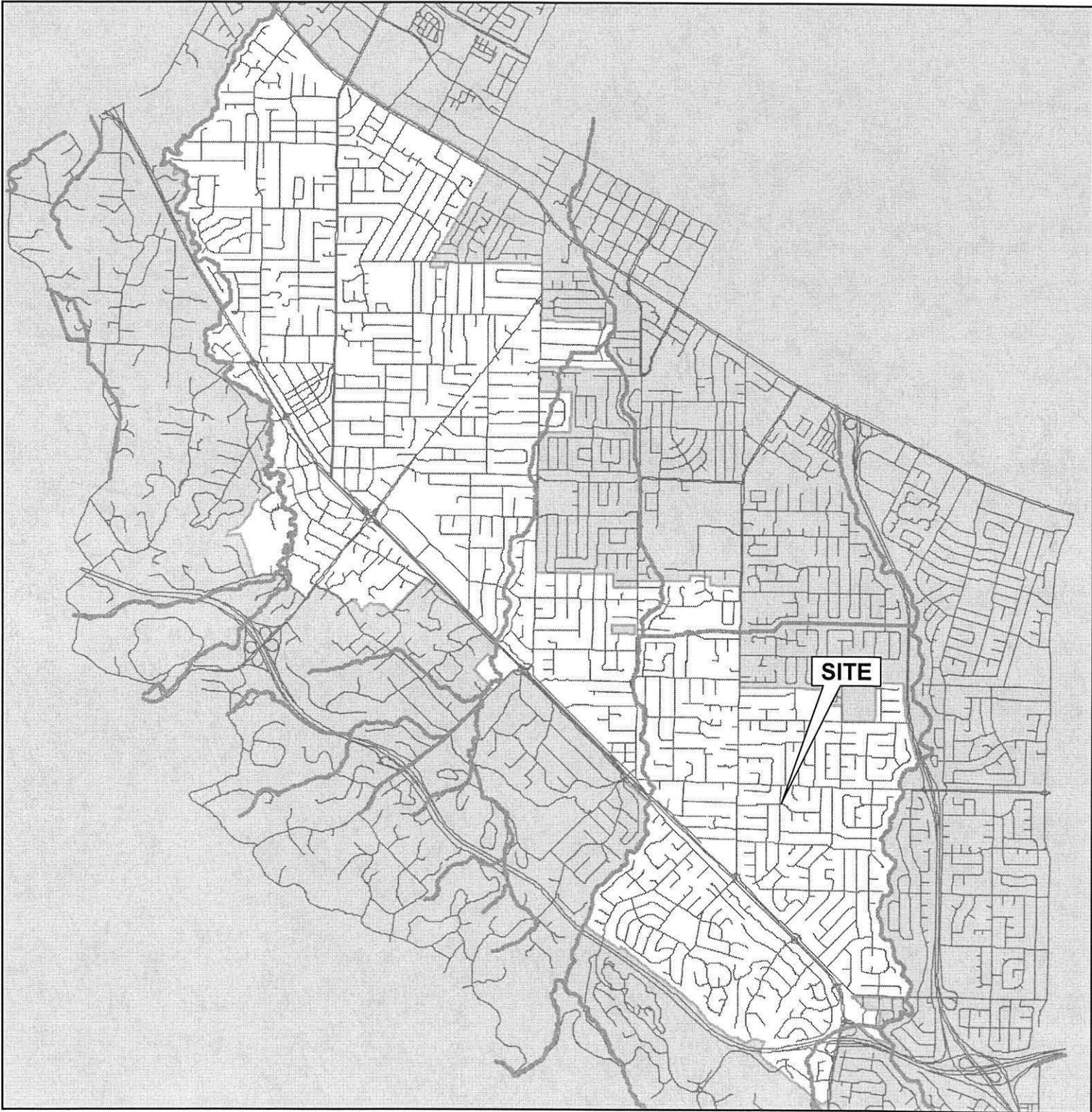
Address: 1435 Richardson  
 Date: 2-23-2015

### 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)
1635 Austin Ave	25'		front	1	19	stucco	Simple
1643 Austin Ave	29'		front	2	20	stucco	"
* 1435 Richardson	30'4"		front	25'6"	2	siding/stone	"
1443 Richardson	28'		front	2	20	siding	"
1447 Richardson	30'		front	2	24	shingles/brick	"
1432 Richardson	26'		front	2	26	siding	"
1468 Austin	25'		front	2	20	siding/brick	"
1650 Austin	25'		front	2	20	siding	"
1644 Austin	25'		front	2	20	siding	"
1636 Austin	25'		front	1	20	siding	"

# AREA MAP



CITY OF LOS ALTOS

**APPLICATION:** 15-SC-08  
**APPLICANT:** M. Miner/ S. Gallienne  
**SITE ADDRESS:** 1435 Richardson Avenue

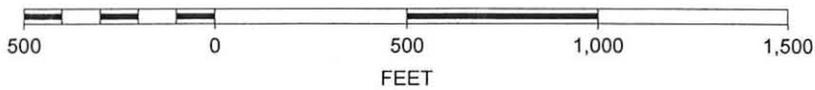


Not to Scale

# VICINITY MAP



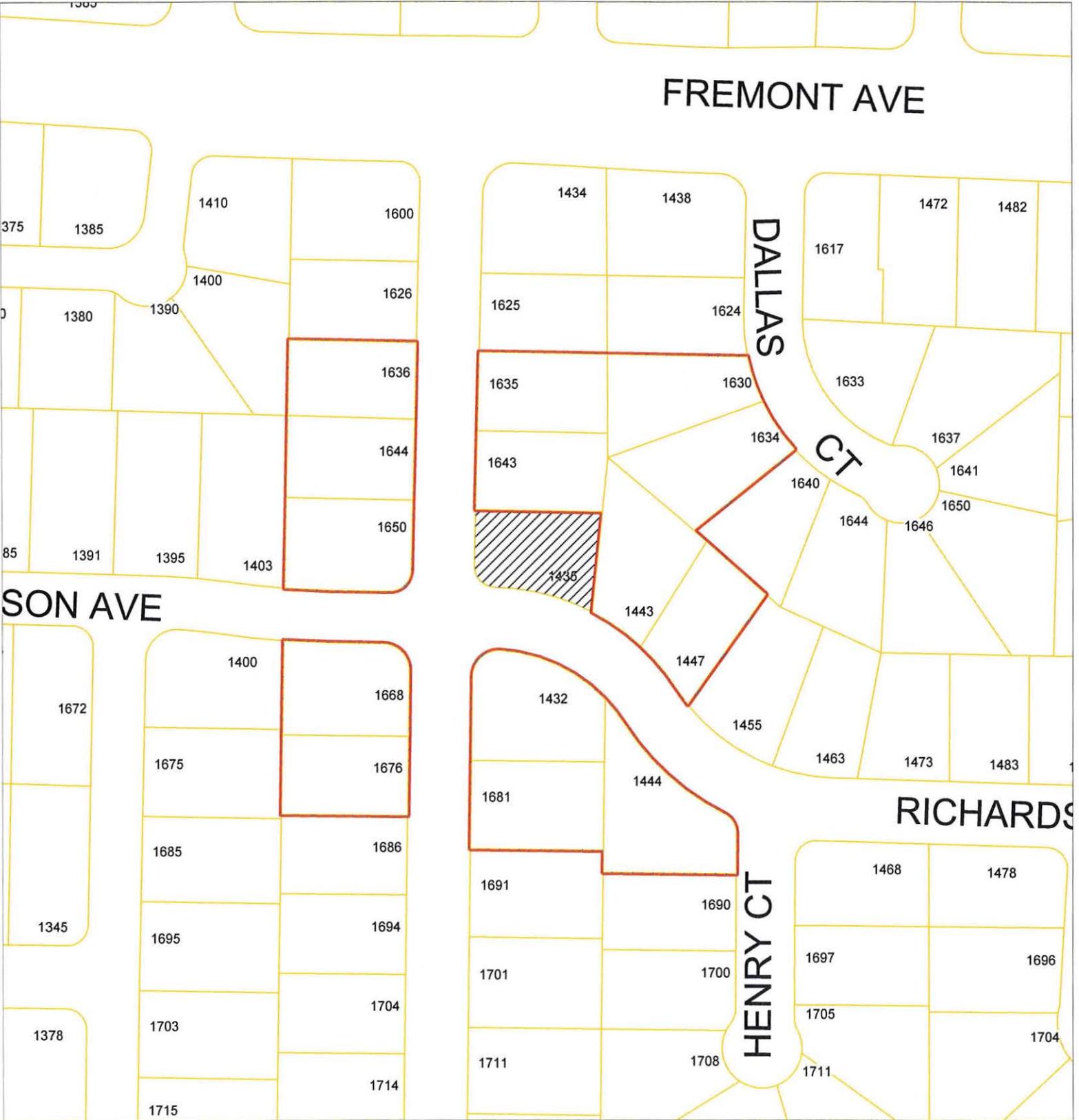
SCALE 1 : 6,000



CITY OF LOS ALTOS

APPLICATION: 15-SC-08  
APPLICANT: M. Miner/ S. Gallienne  
SITE ADDRESS: 1435 Richardson Avenue

# 1435 Richardson Avenue Notification Map



SCALE 1 : 1,500

