



DATE: April 20, 2016

AGENDA ITEM # 3

TO: Design Review Commission
FROM: Sierra Davis, Assistant Planner
SUBJECT: 15-SC-22 – 1060 South Springer Road

RECOMMENDATION:

Approve design review application 15-SC-22 subject to the findings and conditions

PROJECT DESCRIPTION

This is a design review application for a first- and second-story addition to an existing one-story house. The project includes an addition of 99 square feet on the first story and 830 square feet on the second story. The following table summarizes the project's technical details.

GENERAL PLAN DESIGNATION: Single-family, Residential
ZONING: R1-10
PARCEL SIZE: 10,375 square feet
MATERIALS: Asphalt shingle roof, stucco siding (smooth finish), boxed wood columns, wood trellis screening on the balcony, wood windows and doors

	Existing	Proposed	Allowed/Required
LOT COVERAGE:	3,435 square feet	3,007 square feet	3,112 square feet
FLOOR AREA:			
First floor	2,175 square feet	1,923 square feet	
Second floor	N/A	830 square feet	
Detached Garage	816 square feet	816 square feet	
Shed	100 square feet	N/A	
Total	3,091 square feet	3,569 square feet	3,631 square feet
SETBACKS:			
Front	25 feet	25 feet	25 feet
Rear	51 feet	57 feet	25 feet
Right side (1 st /2 nd)	10 feet	10 feet/30 feet	10 feet/17.5 feet
Left side (1 st /2 nd)	10 feet	10 feet/18.5 feet	10 feet/17.5 feet
HEIGHT:	15.5 feet	24.5 feet	27 feet

BACKGROUND

Neighborhood Context

The house is located in a Consistent Character neighborhood on South Springer between Berry Avenue and Covington Road. This neighborhood has homes with similar style, character, house types, setbacks and streetscape character. The homes in the area have simple massing, low horizontal eave lines with gable accents, rustic materials, and consistent front yard setbacks. The street is wide and includes a variety mature trees.

Zoning Compliance

The existing house has a non-conforming daylight plane encroachment on each side. The non-conforming daylight plane can be maintained with the proposed addition because the project will not increase the discrepancy between the existing conditions and the standards prescribed for the district. The sides of the house where the roof encroaches into the daylight plane are being maintained with the second story addition centered over the first story.

The existing detached garage at the rear of the property is non-conforming to the required accessory structure setbacks. The structure was built in 1966 and was approved with two-foot setbacks at the side and rear property lines. The detached garage will be maintained with this project; therefore, the structure does not need to be reconstructed to meet the current setback requirements.

DISCUSSION

Design Review

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. The guidelines also address remodels and second story additions to existing houses with the goal that the additions look as if they were part of the original design concept.

The existing design has a front porch with a uniform horizontal eave line, flanked by two gable ends. The new design incorporated a new taller gable entry element while maintaining the gables ends of the existing house. The first-story addition is located at the front of the house with the additions in the area of the existing covered porch. The new front entry element is a Craftsman inspired design with tapered boxed wood columns and wood details. The entry element relates well to the existing first-story gable roof ends facing the street. The three gable elements will have decorative wood trim to help relate the new elements to the existing design.

The second-story addition includes two bedrooms and two bathrooms and is centered at the front of the house with greater than required second-story side yard setbacks. The second

story is recessed into the first story and will be partially obscured by the existing main ridge of the house. The first- and second-story have eight-foot plate heights for an overall height of 24 feet, 6 inches, where 27 feet is allowed. The second story includes two new gable elements that relate well to the new entry element and existing gable ends at the first story.

The front facade of the existing house is stucco with wood trim and a shake roof. The first- and second-story additions will match the existing stucco siding and incorporate new wood details to relate to the Craftsman design style. The design incorporates rustic materials such as asphalt shingle roofing, stucco siding (smooth finish), boxed wood columns, wood trellis screening on balcony, and wood windows and doors.

The existing house is compatible with houses in the neighborhood context and will be substantially maintained at the first story. The addition meets the design guidelines and district requirements, as it is a well-integrated in the existing house design and compatible with the houses in the neighborhood context.

Privacy

The design is sensitive to the privacy of neighboring properties with one, second-story side facing window on the south side of the house with a sill height of four-feet, eight-inches. Window sills greater than four-feet, six-inches in height make viewing out and down into adjacent properties difficult and helps to preserve privacy. The larger second-story windows are located at the front and rear of the house, which have greater setbacks.

The rear of the house includes two windows and an 8-foot by 14-foot balcony. To help preserve privacy to the adjacent neighbors, the balcony has a solid railing with wood trellis material on the side facing portions of the balcony (north and south). The balcony has an unobstructed view toward the west; however, the existing detached garage and new landscaping will help to mitigate views toward the adjacent properties.

SUMMARY SENTENCE

Landscaping

The existing landscaping will be maintained at the front and rear of the property with the addition of new screening trees in the rear. The existing driveway is a circular driveway with an extension toward to rear detached garage. The existing front yard landscaping includes three camphor trees in the front yard and various shrubs. The new driveway will be reconfigured to minimize the paving in the front yard, with the existing driveway extending toward the rear and a turnout area in the front yard to allow for cars to pull out forward onto South Springer Road. The three camphor trees will be maintained and the existing paved area to be removed will have new landscaping.

The rear yard has an existing paved driveway, detached garage and pool with landscaping around the perimeter. The existing landscaping will be maintained with the addition of one, magnolia in the northwest corner and bronze loquat trees along the north and west property

lines. The magnolia tree and the bronze loquat trees are evergreen species with dense foliage that will provide privacy screening to mitigate views to adjacent properties and will not result in an unreasonable privacy concern.

The project is not subject to the Water Efficient Landscape Ordinance, because the project will not add or replace more than 2,500 square feet of landscaping for additions and remodels. The landscaping as proposed meets the district requirements for front yard landscaping and also provides adequate privacy screening in the rear yard.

ENVIRONMENTAL REVIEW

This project is categorically exempt from environmental review under Section 15301 of the Environmental Quality Act because it involves the addition to an existing house.

PUBLIC CONTACT

A public meeting notice was posted on the property and mailed to 11 nearby property owners on South Springer Road, Ronald Court, Filip Road, and Covington Road.

Cc: Britt/Rowe, Applicant and Architect
Puon Penn, Property Owner

Attachments:

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

FINDINGS

15-SC-22 – 1060 South Springer Road

With regard to design review for the second-story addition to the existing house, the Design Review Commission finds the following in accordance with Section 14.76.050 of the Municipal Code that:

- 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;
- 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

15-SC-22 – 1060 South Springer Road

GENERAL

1. Approved Plans

The approval is based on the plans and materials received on April 12, 2016, except as may be modified by these conditions.

2. 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.

3. 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.

4. Fire Sprinklers

Fire sprinklers may be required pursuant to Section 12.10 of the Municipal Code.

5. Underground Utilities

Any new utility service drops shall be located underground from the nearest convenient existing pole pursuant to Chapter 12.68 of the Municipal Code.

6. 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.

PRIOR TO ISSUANCE OF BUILDING OR DEMOLITION PERMIT

7. Tree Protection

Tree protection fencing shall be installed around the dripline, or as required by the project arborist, of the following trees (Nos. 2, 3, 4) 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 BUILDING PERMIT SUBMITTAL

8. Conditions of Approval

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

9. Tree Protection Note

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."

10. 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.

11. 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.

12. Air Conditioner Sound Rating

Show the location of any air conditioning units on the site plan and the manufacturer's specifications showing the sound rating for each unit.

13. 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 FINAL INSPECTION

14. Landscaping Installation

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

15. 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



CITY OF LOS ALTOS GENERAL APPLICATION

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

Permit # 1106679

<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: 1060 S. Springer Rd.

Project Proposal/Use: Two-Story addition/remodel to an existing single story single family residence

Current Use of Property: Single family residence

Assessor Parcel Number(s) 189-44-044-005 Site Area: 10,375

New Sq. Ft.: 934 Remodeled Sq. Ft.: 560 Existing Sq. Ft. to Remain: 2,071

Total Existing Sq. Ft.: 3,147 Total Proposed Sq. Ft. (including basement): 3,565

Applicant's Name: Britt/Rowe

Home Telephone #: (415) 595-3458 Business Telephone #: (408) 354-6224

Mailing Address: 108 N. Santa Cruz Ave.

City/State/Zip Code: Los Gatos, CA 95030

Property Owner's Name: Puon Penn

Home Telephone #: _____ Business Telephone #: _____

Mailing Address: 1060 S. Springer Rd.

City/State/Zip Code: Los Altos, CA 94024

Architect/Designer's Name: David Britt Telephone #: (415) 595-3458

*** 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)

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 1060 S. Springer Road

Scope of Project: Addition or Remodel or New Home

Age of existing home if this project is to be an addition or remodel? 1,950

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

Address: 1060 S. Springer Road
Date: 1/16/2015

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: 10,000 square feet
Lot dimensions: Length 80 feet
Width 120 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? 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 0
Garage facing front recessed from front of house face 7
Garage in back yard 2
Garage facing the side 0
Number of 1-car garages 8; 2-car garages 8; 3-car garages 1

Address: 1060 S. Springer Rd.
Date: 1/16/2015

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

What % of the homes in your neighborhood* are:

One-story 9

Two-story 1

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) eclectic mix of original and updated finishes

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

no consistency

If no consistency then explain: About 40% asphalt shingle, 40% wood shake, 20% tile

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: 1060 S. Springer Ave.
Date: 1/16/2015

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)
Less than 2% (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.)?

Few street trees. Several front lawns. No sidewalks. Few circular driveways. Landscaping not especially consistent. Most across street are side yards.

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

Some very visible from the street when facing it. Some not very visible from the street if house is on a the corner of intersecting street.

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)?

Large street trees @ front property line. Gravel at unimproved public right-of-way

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? No
Is the shoulder area (unimproved public right-of-way) paved, unpaved, gravel, landscaped, and/or defined with a curb/gutter? gravel and rolled asphalt curb

Address: 1060 S. Springer Rd.
Date: 1/16/2015

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.:

Combination of roof shapes mostly hips and gables. Houses to rear have complex roof systems because building shape.

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

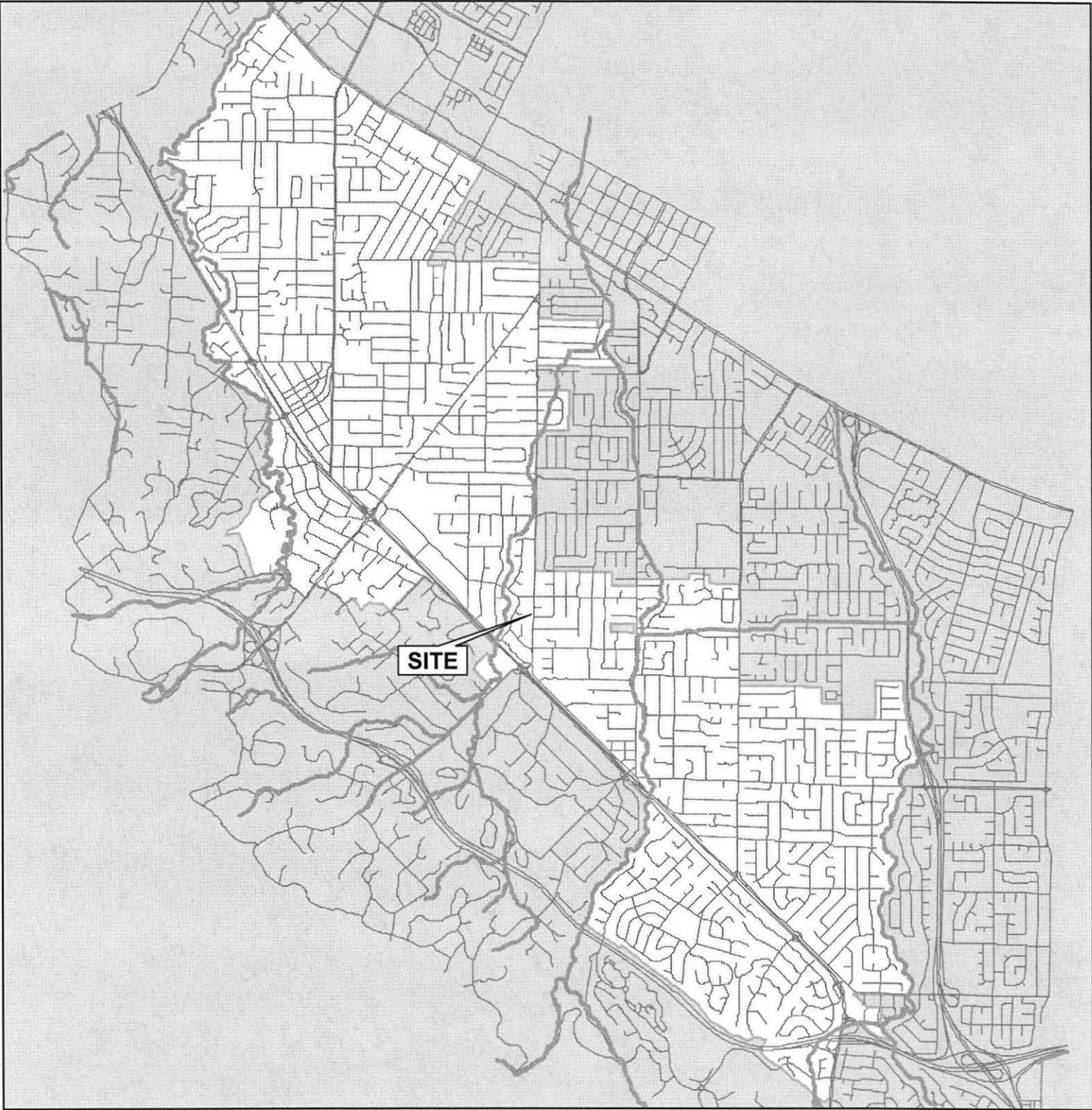
Address: 1060 S. Springer Rd.
 Date: 1/16/2015

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)
1073 S. Springer Rd.	25	+/- 50'	front	one	+/- 16'	stucco/wood	complex (roof)
1046 S. Springer Rd.	25	+/- 50'	front	one	+/- 16'	stucco/wood	simple
681 Oakwood Ct.	25	+/- 60'	front	one	+/- 16'	wood/tile	complex (roof)
680 Oakwood Ct.	25	+/- 60'	front	one	+/- 16'	stucco/wood	complex (roof)
710 Filip	25	+/- 60'	front	one	+/- 18'	wood/brick	simple
1069 S. Springer Rd.	45	n/a	rear	one	+/- 18'	stucco/tile	simple
710 Ronald Ct.	25	+/- 40'	front	one	+/- 16'	stone/wood	simple
709 Ronald Ct.	25	+/- 40'	front	one	+/- 16'	brick/wood	simple
704 Covington Rd.	25	25'	front	two	+/- 27'	wood	complex

AREA MAP



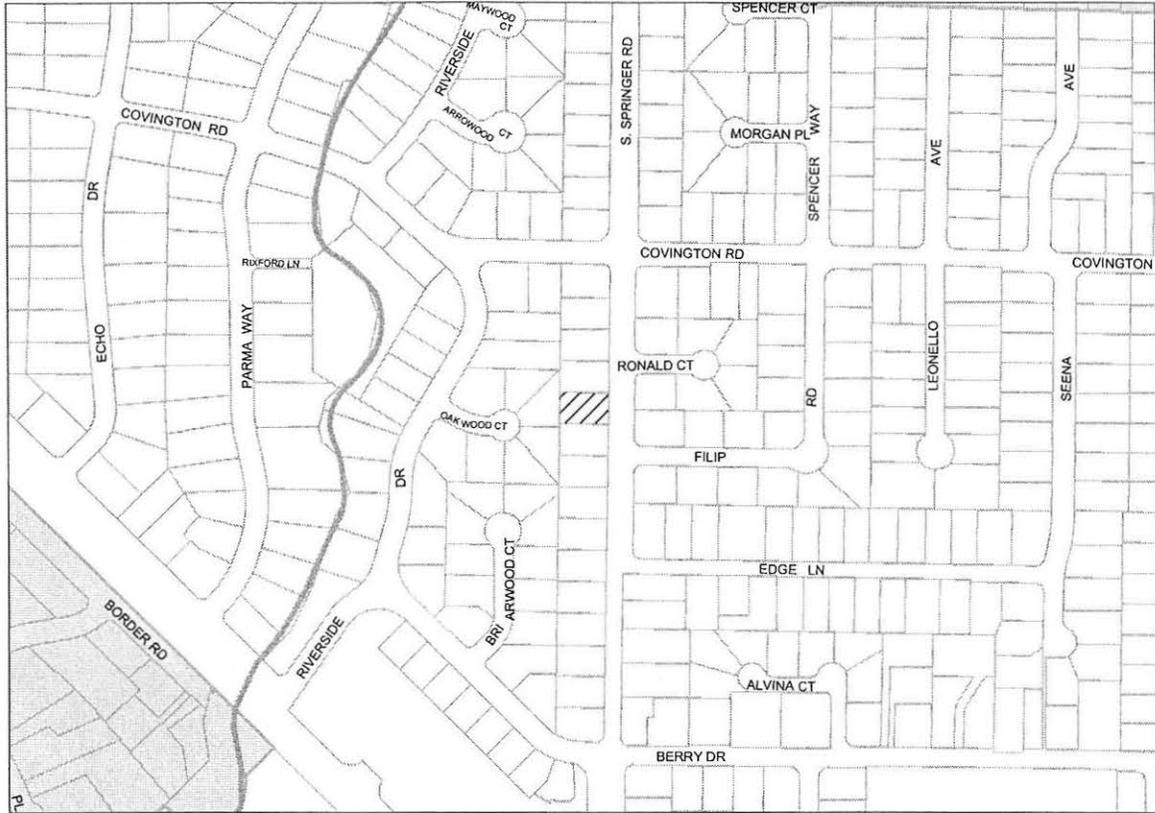
CITY OF LOS ALTOS

APPLICATION: 15-SC-22
APPLICANT: Britt-Rowe/P. Penn
SITE ADDRESS: 1060 S. Springer Road

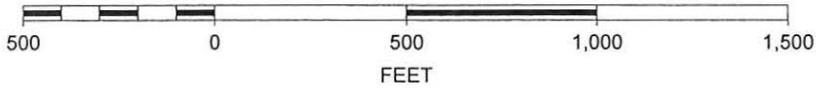


Not to Scale

VICINITY MAP



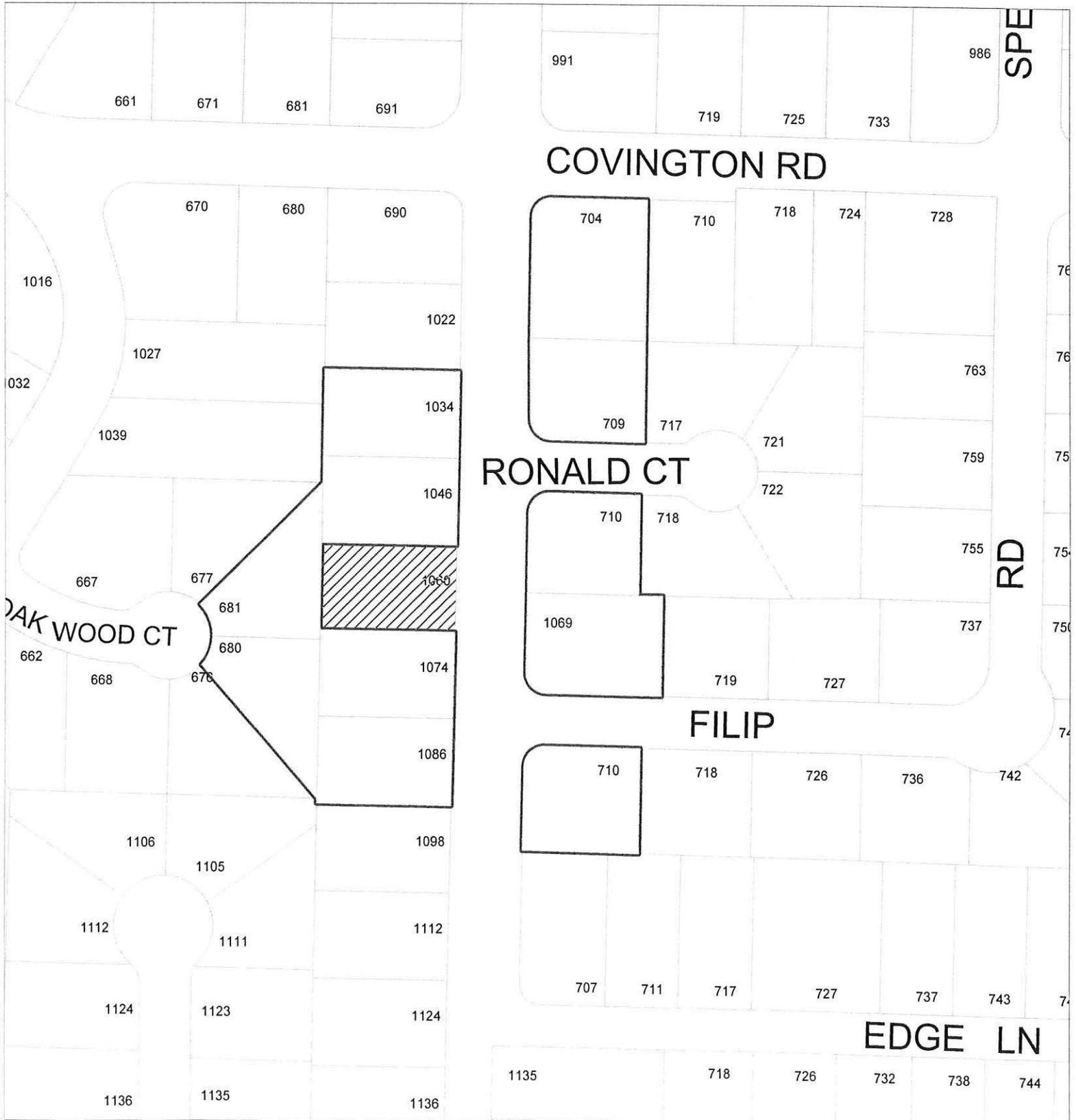
SCALE 1 : 6,000



CITY OF LOS ALTOS

APPLICATION: 15-SC-22
APPLICANT: Britt-Rowe/P. Penn
SITE ADDRESS: 1060 S. Springer Road

1060 S. Springer Road Notification Map



SCALE 1 : 1,500

