



DATE: May 4, 2016

AGENDA ITEM # 3

TO: Design Review Commission
FROM: Sean K. Gallegos, Assistant Planner
SUBJECT: 15-SC-39 – 770 University Avenue

RECOMMENDATION:

Approve design review application 15-SC-39 subject to the findings and conditions

PROJECT DESCRIPTION

This is a design review application for a new two-story house. The project includes 2,508 square feet on the first story and 1,397 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: 11,550 square feet
MATERIALS: Asphalt shingle roof, board and batten siding, brick wainscoting, wood carriage garage door and wood trim details

	Existing	Proposed	Allowed/Required
LOT COVERAGE:	1,882 square feet	2,893 square feet	3,465 square feet
FLOOR AREA:			
First floor	1,882 square feet	2,508 square feet	
Second floor	N/A	1,397 square feet	
Total	1,882 square feet	3,905 square feet	3,905 square feet
SETBACKS:			
Front	37.25 feet	26.5 feet	25 feet
Rear	67 feet	59.7 feet	25 feet
Right side (1 st /2 nd)	14 feet/ N/A	14.5 feet/17.5 feet	7.7 feet/15.2 feet
Left side(1 st /2 nd)	0 feet/ N/A	7.7 feet/20.5 feet	7.7 feet/15.2 feet
HEIGHT:	15 feet	22 feet	27 feet

BACKGROUND

Neighborhood Context

The subject property is located in a Diverse Character Neighborhood, as defined in the City's Residential Design Guidelines. The site is located on the south side of University Avenue between Edgewood Lane and Lee Street. The houses in this neighborhood tend to have varied setbacks, architectural styles and massing. However, there are some similar characteristics, such as low eave lines and the use of rustic materials, in the neighborhood. The houses on the south side of University Avenue have front facing garages, while the houses on the north side have detached garages in the rear that are accessed from an alley. The landscaping along University Avenue varies; however, portions of the street have a distinct landscape pattern, such as the subject property with a planted and paved shoulder.

This parcel is the result of a 1972 subdivision, which divided the original parcel into two lots. The subject property (Parcel A) is a 11,550 square-foot lot with an existing house that was recently demolished and the adjacent parcel (Parcel B) is a 10,500 square-foot vacant parcel.

DISCUSSION

Design Review

According to the Design Guidelines, in Diverse Character Neighborhoods, good neighbor design has its own design integrity while incorporating some design elements and materials found in the neighborhood.

The project uses a traditional architectural style with its form and materials. The design has a high level of integrity due to the coordination of design elements, detailing and symmetry. The design elements include hipped and gable roofs, a recessed front porch and a low, nine-foot tall, first story eave line. The project uses high quality materials such as board and batten siding, brick wainscoting, wood carriage garage door and wood trim details, which are rustic in appearance and appropriate for the architectural design and character of the area. Overall, the project does a good job of integrating forms and elements from the neighborhood while still establishing its own design integrity.

The City's Design Guidelines suggest various ways to minimize bulk, which include using more than one material on an elevation, incorporating architectural elements to soften the elevation, minimizing the use of two-story high design elements, and keeping second floor exterior wall heights low. The project is designed to be consistent with the scale and bulk of the surrounding houses. The front elevation massing is broken up with multiple gable roof forms, recessed porch, and low eave lines that emphasize the horizontal profile of the first story. The second floor is centered over the first story and visually softened by being recessed within the roofline of the structure. Overall, the two-story design is well proportioned and articulated to reduce the effect of bulk and mass, and is appropriate for the context of the area.

Privacy

The Residential Design Guidelines recommend that the finished floor be no more than 16 to 22 inches above grade. The lot slopes from the rear toward the front property line and the house is designed with a foundation that results in a finished floor height of 12 inches above existing grade and approximately one inch taller than the finished floor height of the existing structure. With the low finish floor height and six-foot tall fences between adjoining properties, the proposed first floor side and rear elevations do not create unreasonable privacy impacts.

On the left (east) side elevation of the second story, there are four windows: one window is located in the rear bedroom with a three-foot, three-inch sill height, two smaller windows located in the front bedroom and in the rear bedroom bathroom, with four-foot, eight-inch sill heights, and one window is located in the front bedroom with a three-foot, three-inch sill height. Due to the placement and sill heights of the bathroom windows, the windows do not create unreasonable privacy impacts. However, the bedroom windows may have views of the neighboring property, and the window sill heights could be raised to minimize privacy requirements due to the availability to meet egress requirements at the front and rear facing windows. Therefore, staff recommends the following:

- Raise the sill heights of the front and rear bedrooms to 54-inches from the second story finished floor.

On the right (west) side elevation of the second story, there are four windows: one medium-sized window is located in the master bathroom with a three-foot, three-inch sill height, one smaller window is located in the master bathroom with a four-foot, six-inch sill height and two medium-sized windows are located in the master bedroom with three-foot, three-inch sill heights. Due to the placement and sill heights of the smaller master bathroom window, it does not create unreasonable privacy impact. However, the medium-sized master bathroom and bedroom windows may have views of the neighboring property and the window sill heights could be raised to minimize privacy requirements. The rooms can meet egress requirements from the front and rear facing windows. Therefore, staff recommends the following:

- Raise the sill heights of the right side facing windows in the master bathroom and master bedroom to 54-inches from the second story finished floor.

The rear second story elevation includes two bedroom windows with three-foot, three-inch sill heights. Due to the 64-foot setback from the rear property line, the project maintains a reasonable degree of privacy.

The proposal also includes fast growing evergreen screening trees along the side and rear property line to diminish privacy impacts. Therefore, as designed, the project should maintain a reasonable degree of privacy.

Landscaping

There are seven trees on the property. The project proposes removal of two maple trees (Nos. 2 and 3) in the front yard due to being located within the building footprint and being in poor

condition. The landscaping plan maintains the three large coast live oak trees (Nos. 6-8). The project is proposing to install ten new trees, front yard landscaping and evergreen screening trees along the side and rear. Overall, the project meet the City's landscape regulations and street tree guidelines. Since the project includes a new house and new landscaping area that exceeds 500 square feet, it is subject to the City's Water Efficient Landscape

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 a new single-family dwelling in a residential zone.

PUBLIC CONTACT

A public meeting notice was posted on the property and mailed to 12 nearby property owners on University Avenue, Edgewood Lane and Milverton Road.

Cc: Ali's Construction, Applicant
Kyle Chan, Architect
770 University Avenue Los Altos LLC, Property Owner

Attachments

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

FINDINGS

15-SC-39 – 770 University Avenue

With regard to the design review for the new two-story structure, the Design Review Commission finds the following in accordance with Section 14.76.050 of the Municipal Code:

- a. The proposed structure complies with all provisions 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 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 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-39 – 770 University Avenue

GENERAL

1. **Approved Plans**

The approval is based on the plans and materials received on April 8, 2016, except as may be modified by these conditions.

2. **Window Sill Height**

Raise the sill heights of the left (east) side second story windows in the front and rear bedroom, and the right (west) side second story medium-sized windows in the master bathroom and master bedroom to 54-inches from the finished floor.

3. **Protected Trees**

The following trees (Nos. 6-8), the proposed street trees and privacy screening trees 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.

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 landscape plan is subject to the City's Water Efficient Landscape Regulations pursuant to Chapter 12.36 of the Municipal Code.

7. **Fire Sprinklers**

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

8. **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.

9. **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

10. Tree Protection

Tree protection fencing shall be installed around the dripline, or as required by the project arborist, of the following trees (Nos. 6-8) 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

11. Conditions of Approval

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

12. 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."

13. Water Efficient Landscape Plan

Provide a landscape documentation package prepared by a licensed landscape professional showing how the project complies with the City's Water Efficient Landscape Regulations.

14. 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.

15. 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.

16. 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.

17. 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

18. Landscaping Installation

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

19. 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).

20. Water Efficient Landscaping Verification

Provide a landscape Certificate of Completion verifying that the landscaping and irrigation were installed per the approved landscape documentation package.



ATTACHMENT A

CITY OF LOS ALTOS GENERAL APPLICATION

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

Permit # 1106800

<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"/>	RI-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: 770 UNIVERSITY AVENUE

Project Proposal/Use: NEW TWO-STORY SINGLE FAMILY RESIDENCE

Current Use of Property: SINGLE FAMILY RESIDENCE

Assessor Parcel Number(s) 175-18-039

Site Area: 11,550 SQFT

New Sq. Ft.: 3,904

Remodeled Sq. Ft.: _____

Existing Sq. Ft. to Remain: _____

Total Existing Sq. Ft.: 1,882

Total Proposed Sq. Ft. (including basement): 3,904

Applicant's Name: ALI'S CONSTRUCTION

Home Telephone #: (408) 441-0967

Business Telephone #: (408) 441-0967

Mailing Address: 1011 SOUTH DE ANZA BLVD

City/State/Zip Code: SAN JOSE, CA 95129

Property Owner's Name: 770 UNIVERSITY AVENUE LOS ALTOS LLC (GLORIA YOUNG, MANAGER)

Home Telephone #: (650) 380-9918

Business Telephone #: (650) 380-9918

Mailing Address: 1382 Forest Avenue

City/State/Zip Code: Palo Alto, CA 94301

Architect/Designer's Name: KYLE CHAN ARCHITECT

Telephone #: (510) 396-9731

*** 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 770 UNIVERSITY 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: 770 UNIVERSITY
Date: 8/21/2015

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 150 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 70 %
Existing front setback for house on left 41 ft./on right 35 ft.
Do the front setbacks of adjacent houses line up? No

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 3
Garage facing front recessed from front of house face 1
Garage in back yard 2
Garage facing the side 3
Number of 1-car garages 1; 2-car garages 1; 3-car garages 7

Address: 770 UNIVERSITY
Date: 8/21/2015

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

What % of the homes in your neighborhood* are:

One-story 85

Two-story 15

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 Yes?

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

What siding materials are frequently used in your neighborhood*?

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

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

ASPHALT 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: 770 UNIVERSITY
Date: 8/21/2015

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)

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.)?

BIG TREES IN FRONT IN GENERAL.

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)?

DIRT

10. **Width of Street:**

What is the width of the roadway paving on your street in feet? NONE

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? UNPAVED

Address: 770 UNIVERSITY
Date: 8/21/2015

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.:

BOARD AND BATTEN SIDING

GABLE ROOF

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

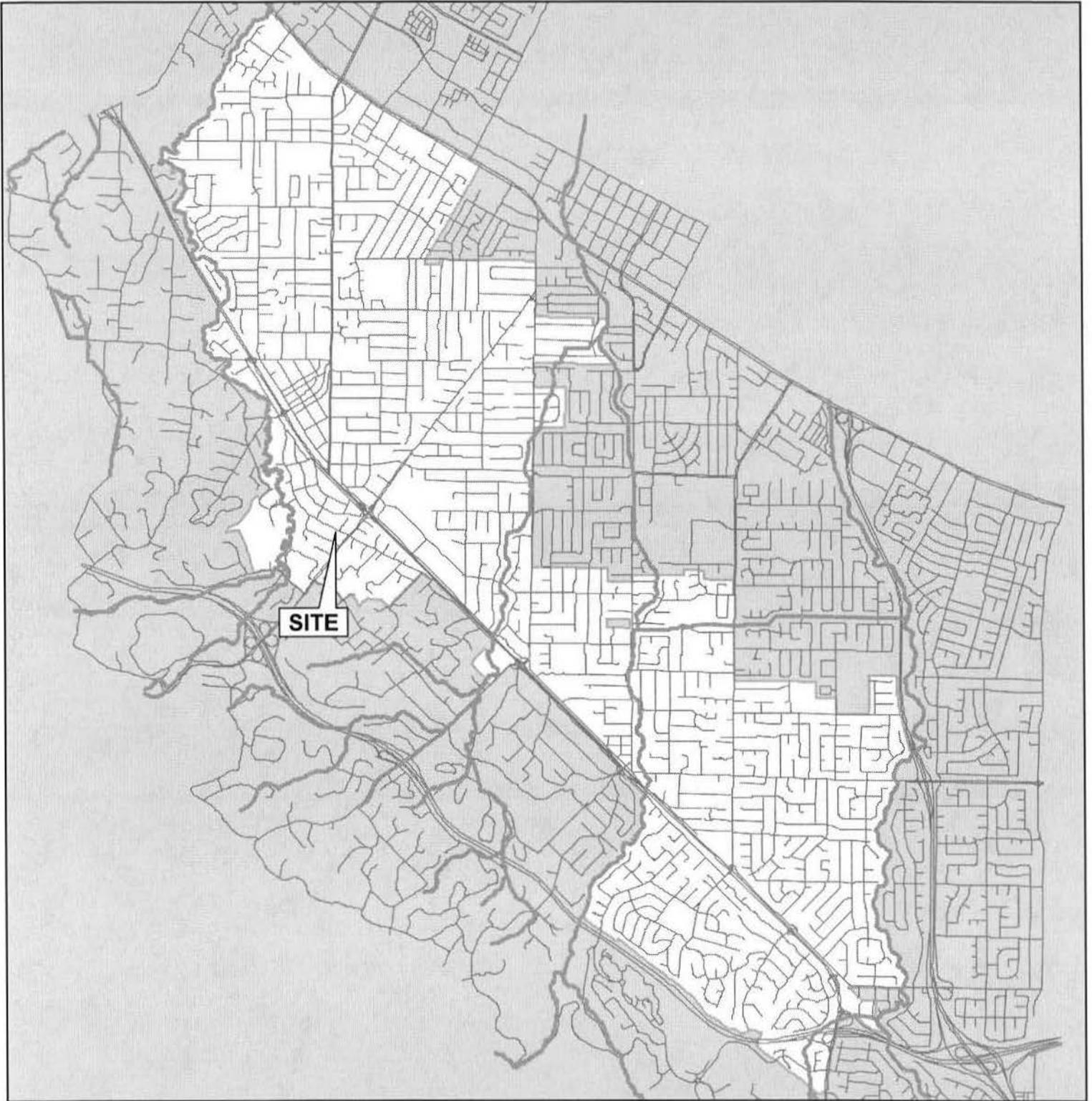
Address: 770 UNIVERSITY
 Date: 8/21/2015

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)
661 MILVERION	34'		FRONT	ONE	15'	SIDING	SIMPLE
671 MILVERION	54'		FRONT	ONE	15'	SIDING	SIMPLE
691 MILVERION	28'		FRONT	ONE	17'	SIDING	SIMPLE
782 UNIVERSITY	35'		BACK	ONE	15'	STUCCO	SIMPLE
776 UNIVERSITY	41'		FRONT	ONE	15'	SIDING	SIMPLE
762 UNIVERSITY	35'		FRONT	ONE	15'	BRICK	SIMPLE
756 UNIVERSITY	35'		FRONT	TWO	19'	STUCCO	SIMPLE
749 UNIVERSITY	25'		NO GARAGE	ONE	15'	SIDING	SIMPLE
751 UNIVERSITY	25'		FRONT	ONE	12'	SIDING	SIMPLE
757 UNIVERSITY	25'		BACK	TWO	20'	SIDING	SIMPLE
761 UNIVERSITY	30'		SIDE	ONE	18'	STUCCO	SIMPLE
771 UNIVERSITY	30'		SIDE	ONE	20'	STUCCO	SIMPLE
777 UNIVERSITY	25'		SIDE	ONE	15'	SIDING	SIMPLE

AREA MAP



CITY OF LOS ALTOS

APPLICATION: 15-SC-39
APPLICANT: Ali's Construction/770 University Avenue Los Altos LLC
SITE ADDRESS: 770 University Avenue

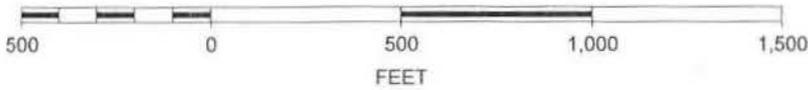


Not to Scale

VICINITY MAP



SCALE 1 : 6,000



CITY OF LOS ALTOS

APPLICATION: 15-SC-39
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