



DATE: July 6, 2016
AGENDA ITEM # 3

TO: Design Review Commission
FROM: Sean K. Gallegos, Assistant Planner
SUBJECT: 16-SC-20 – 854 Renetta Court

RECOMMENDATION:

Approve design review application 16-SC-20 subject to the listed findings and conditions

PROJECT DESCRIPTION

This is a design review application for a two-story addition to an existing one-story house. The project includes an addition of 557 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: 10,202 square feet
MATERIALS: Match the existing composition shingle roof, wood and stucco siding, wood trim details, and vinyl windows and wood doors

	Existing	Proposed	Allowed/Required
LOT COVERAGE:	3,091 square feet	3,007 square feet	3,060 square feet
FLOOR AREA:			
First floor	3,019 square feet	3,007 square feet	
Second floor	N/A	557 square feet	
Total	3,019 square feet	3,564 square feet	3,571 square feet
SETBACKS:			
Front	18.3 feet	18.3 feet	25 feet
Rear	26.3 feet	26.3 feet	25 feet
Right side (1 st /2 nd)	9.8 feet/ N/A	9.8 feet/36.5 feet	10 feet/17.5 feet
Left side(1 st /2 nd)	9.6 feet/ N/A	9.6 feet/30.8 feet	10 feet/17.5 feet
HEIGHT:	16.6 feet	23 feet	27 feet

BACKGROUND

Neighborhood Context

The subject property is located in a Consistent Character Neighborhood as defined in the City's Residential Design Guidelines. The subject site is located on Renetta Court, a cul-de-sac with the nearest cross-street at University Avenue. The single-family homes in the neighborhood are older one-story Ranch style structures with low plate heights, simple roof forms, and rustic materials, with wood siding dominant. The residences are similar in massing and building footprint with a uniform pattern of 25-foot front yard setbacks and 10-foot side setbacks. While there is not a distinctive street tree pattern, there are many large mature trees along the street.

Zoning Compliance

The house has an existing non-conforming right side yard setback of nine feet, ten inches, left side yard setback of nine feet, eight inches, and front yard setback of 18 feet, four inches. The R1-10 District requires a minimum side yard setback of 10 feet and front yard setback of 25 feet. Since the project will be maintaining more than 50 percent of the existing house, the Zoning Code allows the non-conforming setbacks to be maintained.

DISCUSSION

Design Review

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.

The design has a high level of integrity due to the coordination of design elements, detailing, and symmetry consistent with the architectural style. These elements include the low-pitched hipped roof, simple forms, and low eave line. The second-story addition will match the existing horizontal wood and stucco siding to relate the addition to the original design style. The design incorporates rustic materials, such as composition shingle, wood siding, wood trim details, and vinyl windows and doors. Overall, the addition meets the design guidelines and district requirements, as it is well-integrated in the existing house design and compatible with the surrounding neighborhood context.

The project's scale, as compared to surrounding structures, is in keeping with the character of the neighborhood. The horizontal wood siding softens the appearance of the second story when viewed from the street. The existing house is a split-level design with a shallow pitched roof and uses a ranch architectural style. The second story indicates eight-foot plate heights for the bedroom and closet wing, and nine-foot, eight-inch, plate heights for the office and bathroom wing in order to accommodate the varying finished floor height of the first story and maintain a simple and cohesive roof form.

Staff typically requires resolved roof forms that avoid varying roof forms. However, the shed roof for the second floor is appropriate in the context of the neighborhood as it limits the height of the

building in comparison to other houses and diminishes the overall scale of the structure. As encouraged by the Residential Design Guidelines, the design does not create an abrupt change and is well proportioned and articulated to reduce the effect of bulk and mass when viewed from the street.

Privacy

On the left (south) side elevation of the second story, there is one stairwell window with a five-foot, six-inch sill height from the stairwell landing. Due to the placement and sill height of the stairwell window, it does not create an unreasonable privacy impact.

On the right (north) side elevation of the second story, one window is located in bathroom No. 3 with a 5-foot, six-inch sill height. The window has a limited view toward the neighboring property due to the placement and sill height of the window, and it does not create an unreasonable privacy impact.

The rear second story elevation includes two windows with two-foot, seven-inch sill heights in bedroom No. 3 and one stairwell window with a six-foot sill height from the stairwell landing. The windows have diminished views to the adjacent properties due to the orientation toward Nash Road and the existing mature trees.

Landscaping

The project proposes retention of all 12 trees on the property. An arborist report is included within the project plans and identifies tree protection measures for the trees. Overall, the project meets the intent of the City's landscape regulations and street tree guidelines since all existing landscaping is being maintained.

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 single-family house.

PUBLIC CONTACT

A public meeting notice was posted on the property and mailed to 13 nearby property owners on Renetta Court, University Avenue and Nash Road.

Cc: Arthur and Sandie Whipple, Applicants and Owners
Fernandez Designs and Builder, Designer

Attachments:

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

FINDINGS

16-SC-20—854 Renetta Court

With regard to design review for the second-story addition, 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

16-SC-20—854 Renetta Court

GENERAL

1. **Approved Plans**

The approval is based on the plans and materials received on June 10, 2016, except as may be modified by these conditions. The scope of work is limited to that shown on the plans and may not exceed rebuilding 50 percent of the existing structure.

2. **Protected Trees**

The following trees (Nos. 1-12) shall be protected under this application and cannot be removed without a tree removal permit from the Community Development Director.

3. **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.

4. **Fire Sprinklers**

Fire sprinklers shall 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. 1-3 and 7-8) 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

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. 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.

12. 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

13. 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.

14. 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

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CITY OF LOS ALTOS
PLANNING

CITY OF LOS ALTOS GENERAL APPLICATION

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

Permit # 1107194

<input type="checkbox"/>	One-Story Design Review	<input type="checkbox"/>	Commercial/Multi-Family	<input type="checkbox"/>	Environmental Review
<input checked="" type="checkbox"/>	Two-Story Design Review	<input type="checkbox"/>	Sign Permit	<input type="checkbox"/>	Rezoning
<input type="checkbox"/>	Variance	<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"/>	Sidewalk Display Permit	<input type="checkbox"/>	Appeal
<input type="checkbox"/>	Historical Review	<input type="checkbox"/>	Preliminary Project Review	<input type="checkbox"/>	Other:

Project Address/Location: 854 Renetta Ct. Los Altos Ca 94024

Project Proposal/Use: Single Family Home Current Use of Property: Single Family Home

Assessor Parcel Number(s): 336-03-010 Site Area: 10,202 sqft

New Sq. Ft.: 3038.32 Altered/Rebuilt Sq. Ft.: 556.74x2 Existing Sq. Ft. to Remain: 2470.08

Total Existing Sq. Ft.: 2482.08 Total Proposed Sq. Ft. (including basement): 3038.32

Is the site fully accessible for City Staff inspection? Fully accesible by appointment(Dogs on property)

Applicant's Name: Arthur and Sandie Whipple

Telephone No.: 650-949-4617/650-941-4582 Email Address: AWhipple@Whipples.us, Sandie@Whipples.us

Mailing Address: 854 Renetta Ct.

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

Property Owner's Name: Arthur & Sandie Whipple

Telephone No.: 650-949-4617/650-941-4582 Email Address: AWhipple@Whipples.us, Sandie@Whipples.us

Mailing Address: 854 Renetta Ct.

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

Architect/Designer's Name: Fernandez Designs and Builders Inc

Telephone No.: 408-432-1402 Email Address: Spender@Fernandez-Designs.com

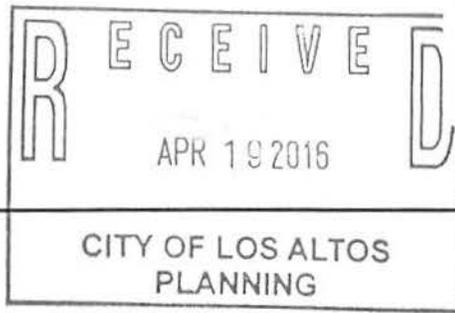
Mailing Address: 2188 Ringwood Ave.

City/State/Zip Code: San Jose, Ca 95131

** 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)

16-SC-20



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 854 Renetta Ct. Los Altos, Ca 94024

Scope of Project: Addition or Remodel or New Home

Age of existing home if this project is to be an addition or remodel? 54

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

Address: 854 Renetta Ct. Los Altos
Date: 4/8/2016

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: 10,300 square feet

Lot dimensions: Length 100 feet

Width 100 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 40 %

Existing front setback for house on left 23 ft./on right 30 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 5

Garage facing front recessed from front of house face 0

Garage in back yard 1

Garage facing the side 1

Number of 1-car garages 0; 2-car garages 6; 3-car garages 1

Address: 854 Renetta Ct. Los Altos
Date: 4/8/2016

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

What % of the homes in your neighborhood* are:

One-story 100

Two-story 0

5. **Roof heights and shapes:**

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

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) Horizontal wood siding/stucco and slump stone.

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

Asphalt&Wood shingles

If no consistency then explain: _____

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

Does your neighborhood* have a consistent identifiable architectural style?

YES NO

Type? Ranch Shingle Tudor Mediterranean/Spanish
 Contemporary Colonial Bungalow Other

Address: 854 Renetta Ct. Los Altos
Date: 4/8/2016

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

Does your property have a noticeable slope? Yes

What is the direction of your slope? (relative to the street)
Slight lot slope from South to North, toward University Ave, side to side of house.

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, manicured front lawns, rounded streets gutters, landscape to street.

How visible are your house and other houses from the street or back neighbor's property?
All houses fully visible from front. This house backs up to Nash road, with fence and many trees/shrubs to obscure the rear.

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 sidewalks/dirt/gravel in the area.
Major landscaping features: Large trees

10. Width of Street:

What is the width of the roadway paving on your street in feet? 26
Is there a parking area on the street or in the shoulder area? Yes
Is the shoulder area (unimproved public right-of-way) paved, unpaved, gravel, landscaped, and/or defined with a curb/gutter? Paved with rounded street gutter.

Address: 854 Renetta Ct. Los Altos
Date: 4/8/2016

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.:
Wide ranch style with multiple building textures, brick stucco wood.

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: 854 Renetta Ct. Los Altos
 Date: 4/8/2016

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).

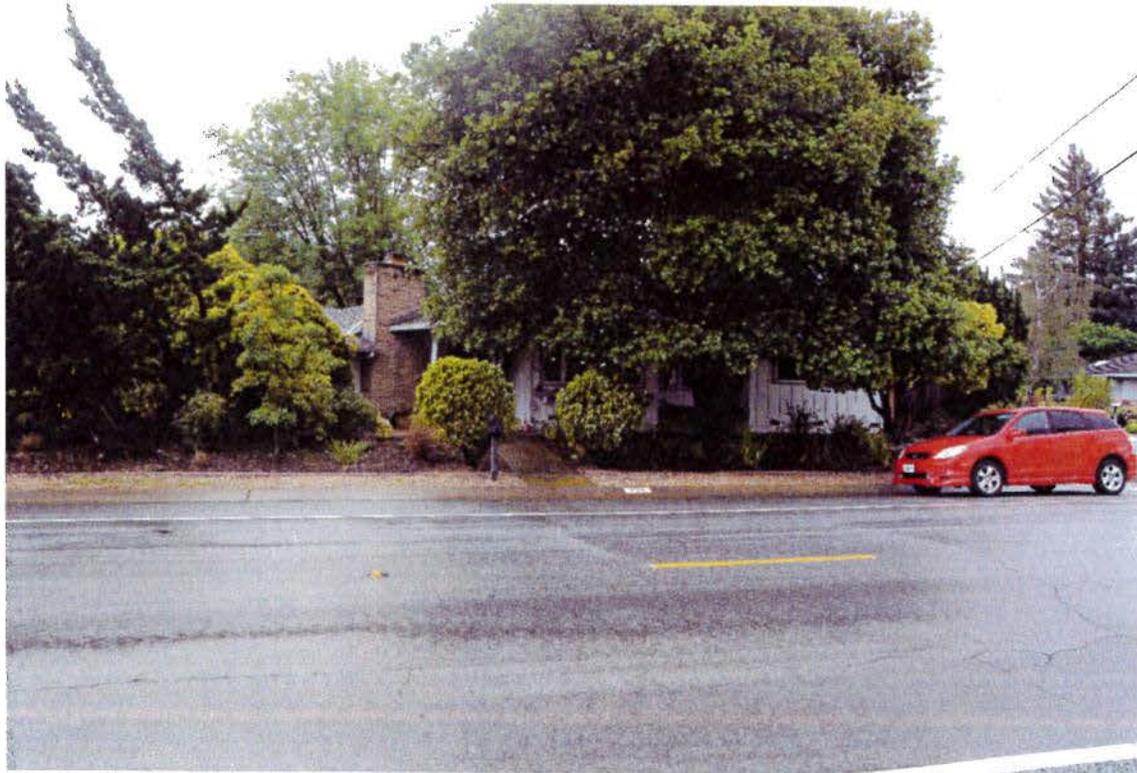
Address	Front setback	Rear setback	Garage location	One or two stories	Height	Materials	Architecture (simple or complex)
(Left)856 Renetta Ct	23'	24'	Front Proj	1	15'-18'	Wood/brick	Simple
(Right)852 University Ave.	30'	20'	Side flush	1	15'-18'	Wood/brick	Simple
(Rear #1)810 Nash Rd	27'	21'	Front Proj	1	15'-18'	Wood/brick	Simple
(Rear #2)800 Nash Rd	29'	21'	Front Proj	1	15'-18'	Wood/brick	Simple
(Front #1)858 Renetta Ct	27'	21'	Front Proj	1	15'-18'	Wood/brick	Simple
(Front #2)860 Renetta Ct	27'	18'	Front Proj	1	15'-18'	Wood/brick	Simple
(Front #3)862 Renetta Ct	33'	31'	Front Proj	1	15'-18'	Wood/brick	Simple
(Front #4)864 Renetta ct	23'	23'	Rear Proj	1	15'-18'	Wood	Simple
(This House)854 Renetta Ct	21' 1"	29' 3"	Front Proj	Curr:1 Prop:2	13'-16'	Wood/brick	Simple

854 RENETTA COURT NEIGHBORHOOD COMPATIBILITY

(Left) 856 Renetta Ct:



(Right) 852 University Ave:



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(Rear #1) 810 Nash Rd:



(Rear #2) 800 Nash Rd:



(Front #1) 858 Renetta Ct:



(Front #2) 860 Renetta Ct:



(Front #3) 862 Renetta Ct:



(Front #4) 864 Renetta Ct:

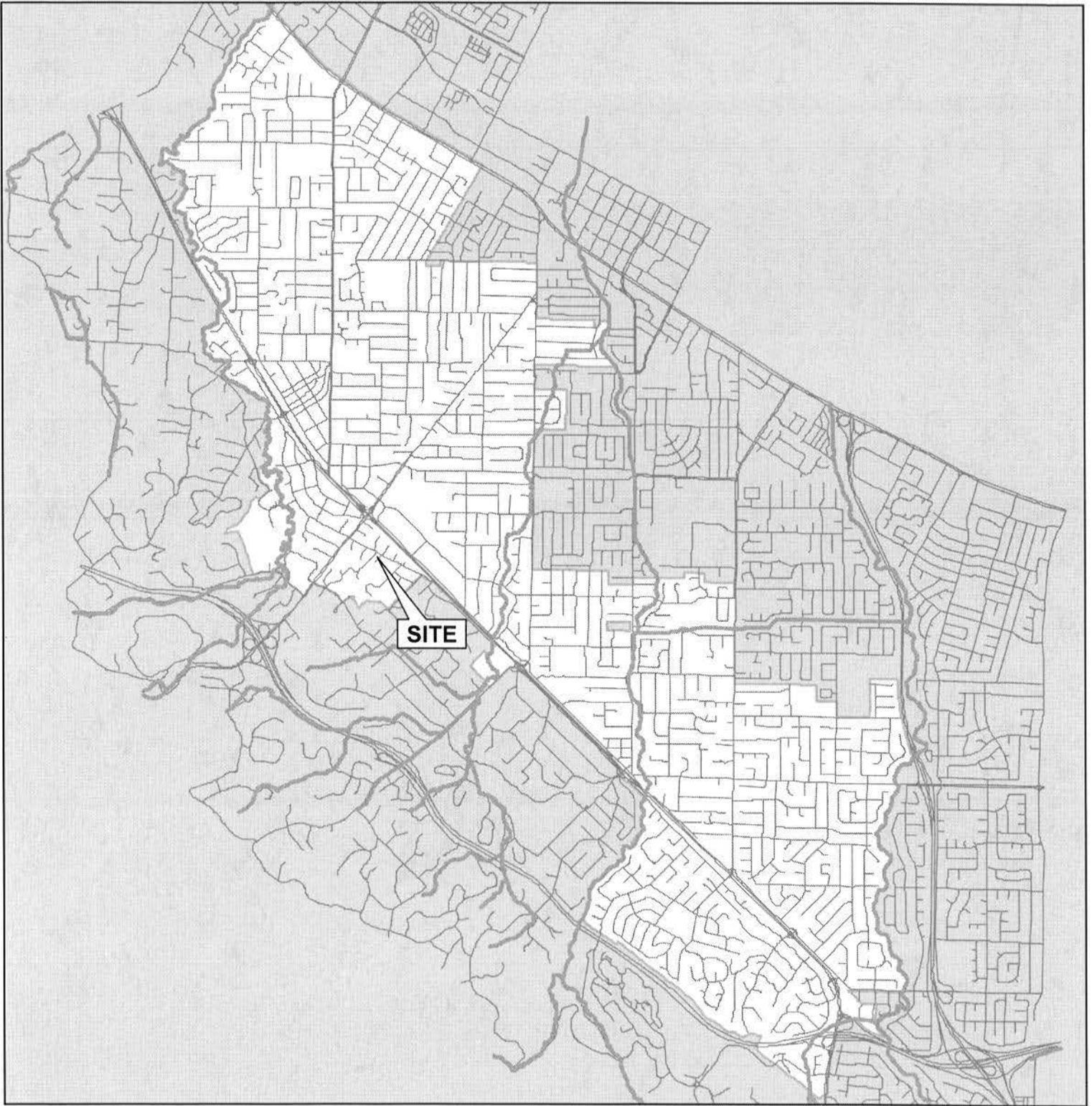


(This House) 854 Renetta Ct:



ATTACHMENT C

AREA MAP



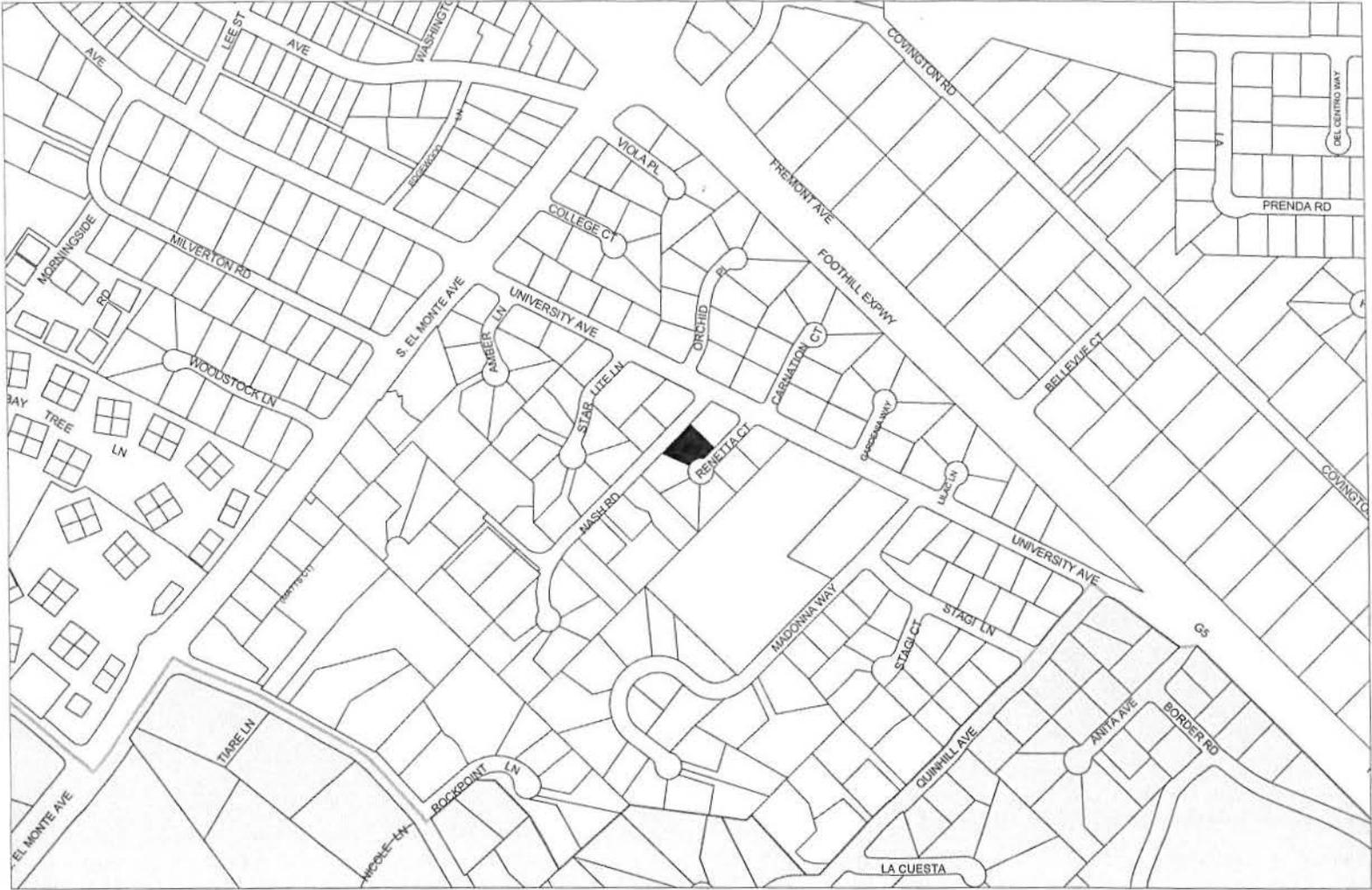
CITY OF LOS ALTOS

APPLICATION: 16-SC-20
APPLICANT: A. and S. Whipple
SITE ADDRESS: 854 Renetta Court

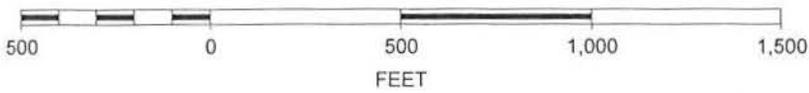


Not to Scale

VICINITY MAP



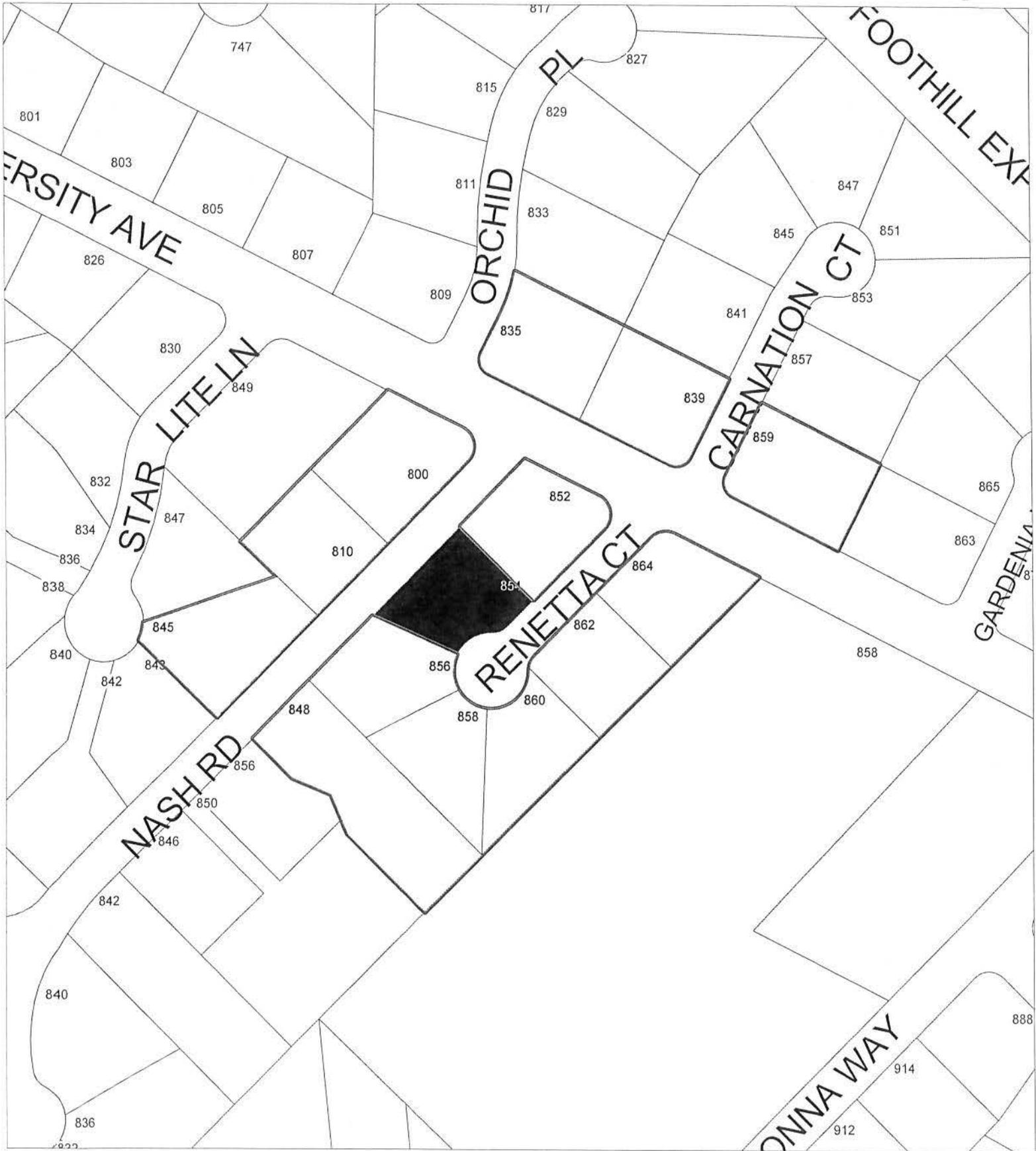
SCALE 1 : 6,000



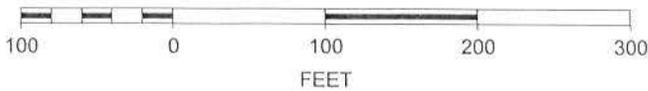
CITY OF LOS ALTOS

APPLICATION: 16-SC-20
APPLICANT: A. and S. Whipple
SITE ADDRESS: 854 Renetta Court

854 Renetta Court Notification Map



SCALE 1 : 1,500



N

