



DATE: August 3, 2016

AGENDA ITEM # 2

TO: Design Review Commission
FROM: Sierra Davis, Assistant Planner
SUBJECT: 16-SC-13 – 654 Berry Avenue

RECOMMENDATION:

Approve design review application 16-SC-13 subject to the listed findings and conditions

PROJECT DESCRIPTION

This is a design review application for a two-story addition to a one-story house. The project includes an addition of 421 square feet on the first story and 644 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: 8,333 square feet
MATERIALS: Composition roof, smooth finish stucco, cedar wood siding accent walls, aluminum clad windows and wood doors

	Existing	Proposed	Allowed/Required
COVERAGE:	1,956 square feet	2,352 square feet	2,500 square feet
FLOOR AREA:			
First floor	1,821 square feet	2,242 square feet	
Second floor	N/A	644 square feet	
Total	1,821 square feet	2,886 square feet	2,917 square feet
SETBACKS:			
Front	23.75 feet	23.75 feet	25 feet
Rear	17.75 feet	17.75 feet	25 feet
Right side (1 st /2 nd)	16 feet	13 feet/31 feet	10 feet/17.5 feet
Left side (1 st /2 nd)	15 feet	15 feet/26 feet	10 feet/17.5 feet
HEIGHT:	15 feet	25 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 property is located on Berry Avenue, between Springer Road and Riverside Drive. The property abuts the rear property line of Rancho Shopping Center and parking lot. The houses in this neighborhood context are consistent in character with similar styles, massing and scale. The landscaping along Berry Avenue includes a variety of mature trees and vegetation.

Zoning Compliance

The existing house has non-conforming setbacks at the front and rear of the house. The non-conforming setbacks 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 R1-10 District. The front and rear setbacks will be maintained and the portion of the house that is being rebuilt for the addition is less than 50 percent of the existing floor area. Condition 1 requires at least 50 percent of the existing house be preserved in order to maintain the non-conforming setbacks.

DISCUSSION

Design Review

According to the Design Guidelines, in a Consistent Character Neighborhood, 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 emphasis should be on designs that "fit in" and lessen abrupt changes.

The existing house is a ranch style house with a side facing garage, low scale front porch and low, uniform eave lines and is consistent with the neighborhood context. The garage will remain in the same location; however, the entrance will be relocated to face the street with a new driveway. The first story addition is located at the front of the structure with a front setback of 32 feet which is eight feet behind the massing of the existing garage. The second-story addition is centered at the front of the house with a front yard setback of 40 feet and greater than required second story side yard setbacks of 31 feet and 26 feet, where 17.5 feet is required.

The design will maintain the existing low finished floor height with an eight-foot plate height at the first story and nine-foot plate height at the second story. Although the plate height at the second story is taller than the first-story, the design recesses the second story massing in the roof form which reduces the appearance of bulk. The slope of the roof, with a 6:12 pitch also helps to diminish the appearance of the second story because the roof extends higher on the second-story wall.

The project design includes high quality materials, such as a composition roof, smooth finish stucco, cedar wood siding accent walls, aluminum clad windows and wood doors. Overall, the project design has architectural integrity and the design and materials are compatible within the consistent

character neighborhood. Overall, the project is consistent with the Residential Design Guidelines, meets the required design review findings and is compatible with the neighborhood context.

Privacy

The potential privacy concerns on this property are only on the left side property line, because the front of the property faces the street with the right side and rear of the house adjacent to the Rancho Shopping Center. The street and Rancho Shopping Center are more public and views in these directions would not result in any privacy impacts. The second-story windows at the rear, left corner of the house and on the left side elevation have sill heights of five-feet to minimize views toward the property on the left. Since the subject property abuts commercial property on the right side and the rear and the left side windows have high sill heights, the proposed design will not create any unreasonable privacy impacts.

Landscaping

The project includes a conceptual landscaping plan prepared by the architect. The landscaping plan preserves the three oak trees on and adjacent to the property. The magnolia tree in the front yard is proposed to be removed and replaced with a new Category III, Eastern Rosebud tree. A Category III tree is appropriate in the front yard because of the overhead utility lines along the front property line.

With the new tree in the front yard, new planting areas and hardscape, the project meets the City's landscaping regulations and street tree guidelines. The existing landscape on site is sparse or bare dirt; therefore, the project will exceed the 2,500 square feet of new or replaced landscaping and is subject to the City's Water Efficient Landscape Regulations.

ENVIRONMENTAL REVIEW

This project is categorically exempt from environmental review under Section 15301 of the California Environmental Quality Act because it involves the construction of an addition to an existing single-family dwelling.

PUBLIC CONTACT

A public meeting notice was posted on the property and mailed to nine nearby property owners on Berry Avenue, Riverside Drive and the owners of the commercial property at Rancho Shopping Center.

Cc: Lori Hsu, Applicant and Architect
Ajay Saproo, Property Owner

Attachments:

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

FINDINGS

16-SC-13 – 654 Berry Avenue

With regard to the two-story addition to an existing one-story house, the Design Review Commission finds the following in accordance with Section 14.76.050 of the Municipal Code:

- a. The proposed addition complies with all provision of this chapter;
- b. The height, elevations, and placement on the site of the 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 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 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-13 – 654 Berry Avenue

GENERAL

1. Approved Plans

The approval is based on the plans and materials received on July 6, 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

Trees Nos. 2-4 and all 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

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. 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.

5. Landscaping

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

6. Fire Sprinklers

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

7. 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.

8. 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 BUILDING PERMIT SUBMITTAL

9. Conditions of Approval

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

10. 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."

11. 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.

12. 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.

13. 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.

14. 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.

15. 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 ISSUANCE OF BUILDING OR DEMOLITION PERMIT

16. Tree Protection

Tree protection fencing shall be installed around the dripline, or as required by the project arborist, of trees Nos. 2-4. 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 FINAL INSPECTION

17. Landscaping Installation

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

18. 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).

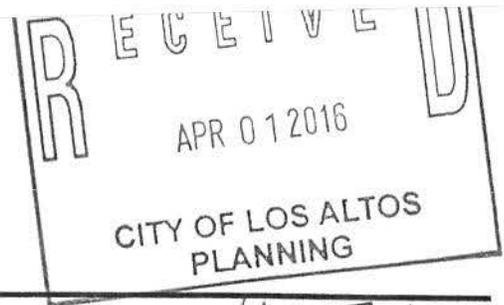
19. Water Efficient Landscaping Verification

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 # 110714

<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"/>	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"/>	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: 654 Berry Ave

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

Assessor Parcel Number(s): 189-56-015 Site Area: 8333.6

New Sq. Ft.: 1,077 Altered/Rebuilt Sq. Ft.: 68 Existing Sq. Ft. to Remain: 1,758 1821

Total Existing Sq. Ft.: 1,820 1821 Total Proposed Sq. Ft. (including basement): 2,897

Applicant's Name: Lori Hsu

Telephone No.: (650) 269-6736 Email Address: lori@lshstudio.com

Mailing Address: 666 High Street

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

Property Owner's Name: Ajay Saproo

Telephone No.: (510) 701-2037 Email Address: ajay.saproo@yahoo.com

Mailing Address: 654 Berry Ave

City/State/Zip Code: Los Altos, CA

Architect/Designer's Name: Lori Hsu

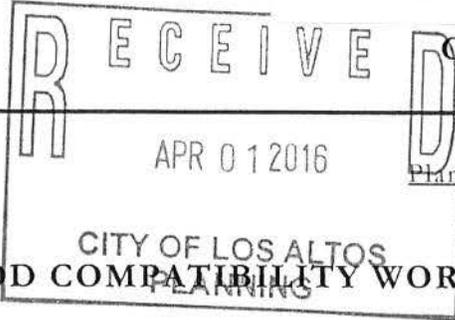
Telephone No.: (650) 269-6736 Email Address: lori@lshstudio.com

Mailing Address: 666 High Street

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

*** 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)



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 654 BERRY AVE, LOS ALTOS, CA
Scope of Project: Addition or Remodel or New Home
Age of existing home if this project is to be an addition or remodel? 66
Is the existing house listed on the City's Historic Resources Inventory? No

Address: 654 BERRY AVE

Date: 3/29/2016

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: 8333.6 square feet

Lot dimensions: Length 104.17 feet

Width 80 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 N/A 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 6

Garage facing front recessed from front of house face 1

Garage in back yard 0

Garage facing the side 2

Number of 1-car garages 8; 2-car garages 8; 3-car garages 1

Address: 654 BERRY AVE
Date: 3/29/2016

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

What % of the homes in your neighborhood* are:

One-story 87

Two-story 13

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) STUCCO AND VERTICAL WOOD SIDING, BRICK AND CLAPBOARD

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

COMPOSITION 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: 654 BERRY AVE
Date: 3/29/2016

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)

There is a gradual slope from the rear of the property towards the street.

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.)?

There is typically one large tree per property (or two smaller trees) as well as small shrubs that line the public way.

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

Each residence is partially visible, obscured by greenery in the front yard.

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)?

There is a 12" magnolia tree in the front yard, to remain. The existing paved driveway will be removed and converted to landscape, and a new driveway will be created to service the new garage entry, which will face the street.

10. Width of Street:

What is the width of the roadway paving on your street in feet? 60'

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? _____

The shoulder is paved with a gutter and no sidewalk.

Address: 654 BERRY AVE
Date: 3/29/2016

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.:
The majority of residences in the neighborhood are similarly oriented in Ranch style, with stucco siding and occasionally a secondary material, with shallow front yard 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

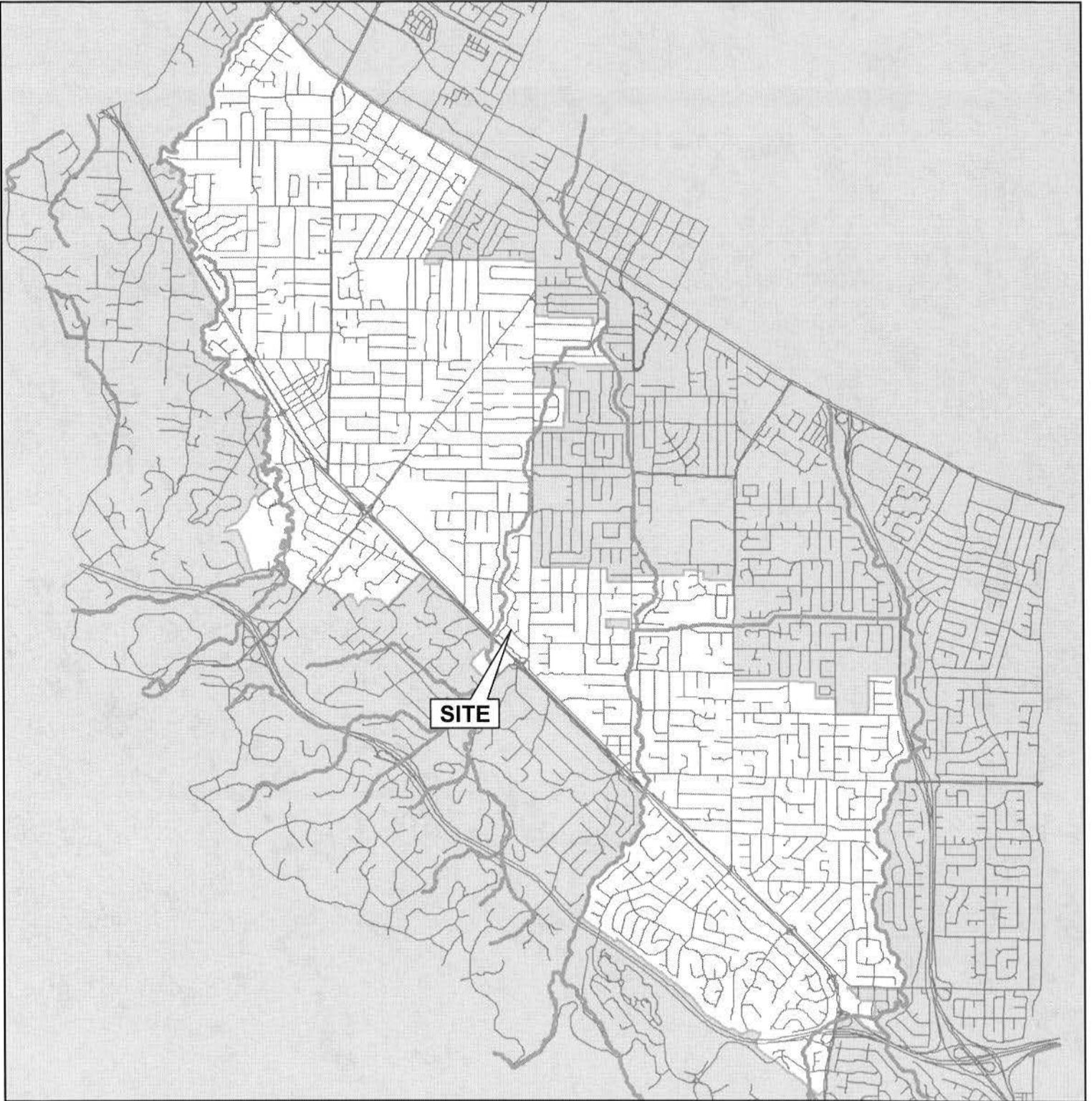
Address: 654 BERRY AVE
 Date: 3/29/2016

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)
660 BERRY AVE	25'	36'	FRONT, SIDE	ONE	16'		
666 BERRY AVE	25'	20'	FRONT	ONE	16'		
655 BERRY AVE	25'	15'	FRONT	TWO	26'		
663 BERRY AVE	25'	30'		ONE	16'		
675 BERRY AVE	25'	30'	SIDE	ONE	16'		
681 BERRY AVE	25'	77'		ONE	16'		
1117 RIVERSIDE DR	25'	40'	FRONT	ONE	16'		
1116 RIVERSIDE DR	29'	32'	FRONT, SIDE	ONE	16'		

AREA MAP



CITY OF LOS ALTOS

APPLICATION: 16-SC-13
APPLICANT: L. Hsu/ A. Saproo
SITE ADDRESS: 654 Berry Avenue

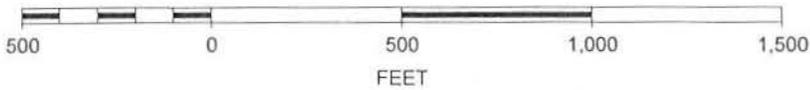


Not to Scale

VICINITY MAP



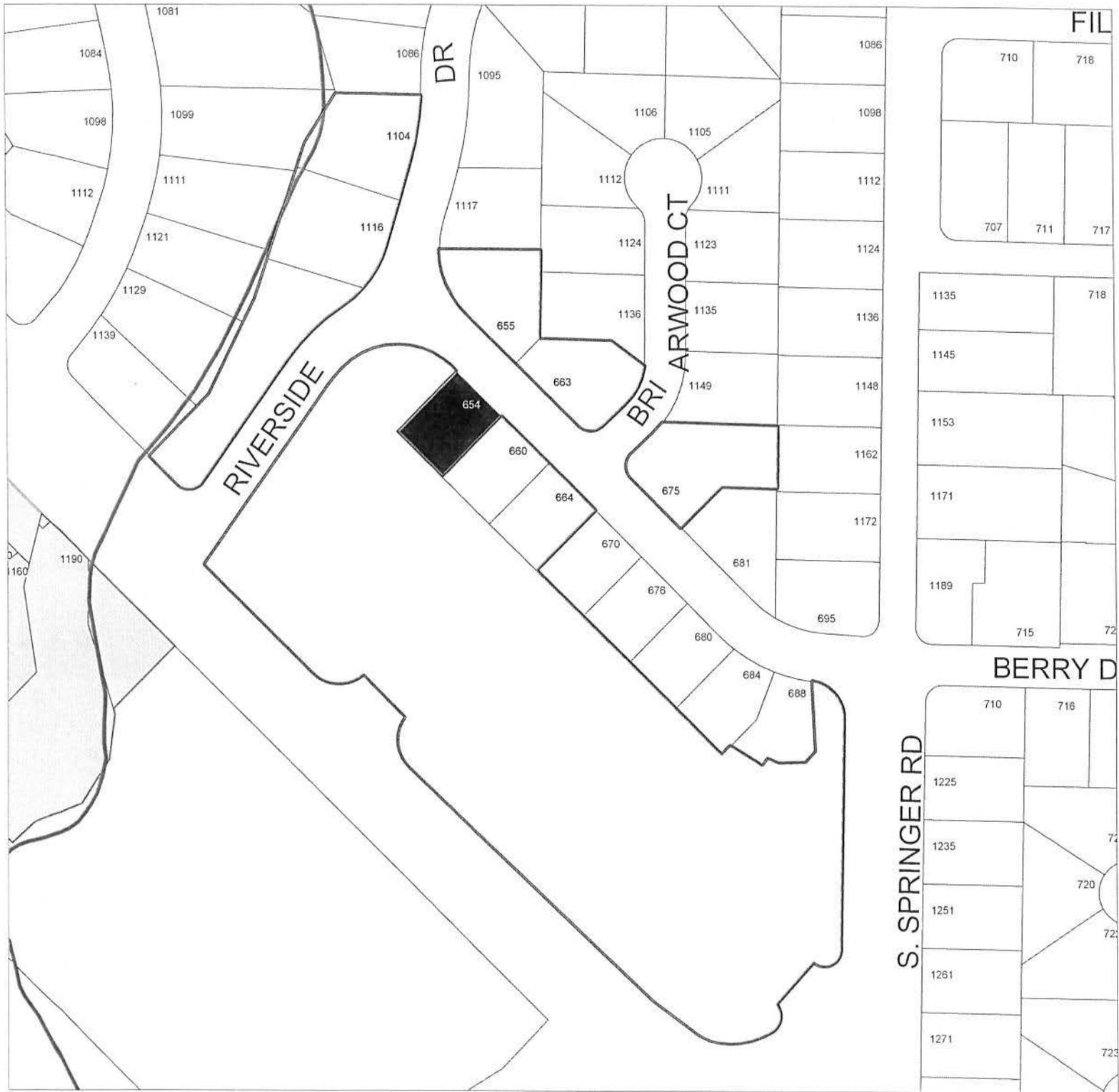
SCALE 1 : 6,000



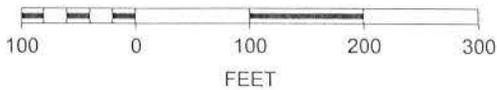
CITY OF LOS ALTOS

APPLICATION: 16-SC-13
APPLICANT: L. Hsu/ A. Saproo
SITE ADDRESS: 654 Berry Avenue

654 Berry Avenue Notification Map



SCALE 1 : 2,000



N

