



DATE: August 31, 2016

AGENDA ITEM # 3

**TO:** Design Review Commission  
**FROM:** Sean K. Gallegos, Assistant Planner  
**SUBJECT:** 16-SC-30 – 1475 Oakhurst Avenue

**RECOMMENDATION:**

Approve design review application 16-SC-30 subject to the listed findings and conditions

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**PROJECT DESCRIPTION**

This is a design review application for a two-story addition to an existing three-story house. The project includes an addition of 169 square feet on the first story and 255 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:** 27,155 square feet  
**MATERIALS:** Matching existing - wood shingle roof, wood siding, wood clad aluminum windows and wood trim

	<b>Existing</b>	<b>Proposed</b>	<b>Allowed/Required</b>
<b>LOT COVERAGE:</b>	3,861 square feet	4,337 square feet	8,146 square feet
<b>FLOOR AREA:</b>			
First floor	1,753 square feet	1,922 square feet	
Second floor	1,121 square feet	1,376 square feet	
Third floor	604 square feet	604 square feet	
Detached garage	1,538 square feet	1,538 square feet	
Total	5,016 square feet	5,440 square feet	5,465 square feet
<b>SETBACKS:</b>			
Front (Payne Drive)	51.5 feet	51.5 feet	25 feet
Rear	59.2 feet	59.2 feet	25 feet
Left side (1 <sup>st</sup> /2 <sup>nd</sup> )	58.5 feet/64.5 feet	56.6 feet/60.8 feet	10 feet/17.5 feet
Exterior side (Oakhurst Avenue)	40.1 feet	40.1 feet	20 feet
<b>HEIGHT:</b>	31.8 feet	31.8 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 property is located at the corner of Oakhurst Avenue and Payne Drive. The subject house was developed prior to the development of the surrounding neighborhood; therefore, the height, number of stories, setbacks, scale, and orientation varies from the immediate neighborhood context. In the immediate neighborhood, the houses are one-story houses with simple forms and rustic materials; however, there are variations in architectural style, materials and front setbacks due to being built in different eras. The street tree pattern is not well defined; however, the landscaping includes large trees and new landscaping on redeveloped properties.

### **Zoning Compliance**

The subject property was annexed into the City of Los Altos in September of 1966 with the structure constructed in 1949. The existing residential structure is non-conforming due to being three stories with a height of 31 feet, ten inches, where two stories and 27 feet height is permitted in the R1-10 zoning district. Since the project will be maintaining more than 50 percent of the existing house, the Zoning Code allows the non-conforming three stories and height to be maintained.

## **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 proposed addition and remodel is well integrated into the Colonial Revival design style of the existing house. The addition includes a new entry porch along the front (north) elevation, a new bay window for the family room along the left (east) elevation, an expanded kitchen and laundry room along the right (west) and rear (south) elevations of the first story, and an expanded bedroom No. 2, master bathroom, and closet along the rear elevation of the second story. The addition incorporates elements, such as cornice returns, gable roof forms, consistent horizontal eave lines and symmetrical massing, which are integral to the architectural style. The project uses high quality materials consistent with the existing materials, such as horizontal wood siding, wood clad aluminum windows and wood trim, which are integral to the architectural design of the house.

The extension of the house toward the interior side and rear property lines does not depart from the streetscape. The second story is located along the rear of the structure to minimize the perception of bulk to adjacent properties. Due to the large setbacks of 59.5 to 64 feet and the existing mature trees and vegetation along interior side and rear property lines, the second story addition along the rear elevation of the house should not be perceived by adjacent properties. Overall, the addition has individual design integrity compatible with the existing house, the two-story design is proportioned

and articulated to reduce the appearance of bulk and mass, and the forms and materials maintain the existing relationship with the surrounding neighborhood.

### **Privacy**

On the left (east) elevation of the second story, the number of windows are increased from two to four windows: two medium sized windows in the master bedroom with two feet, nine inch sill heights, one small window with a four-feet, six-inch, sill height and one medium sized window with a two-foot, nine-inch sill height in the master bathroom. Due to the windows being oriented toward Payne Drive and the front yard of the adjacent property, these side elevation windows do not create unreasonable privacy impacts.

On the right (west) elevation of the second story, the two existing medium windows in bedroom No. 2 and bedroom No. 3 are replaced and relocated, and one new medium window is located in bedroom No. 2 with three-foot, nine-inch sill heights. Due to the large setbacks of 61 to 64 feet from the windows to the property line and the existing mature trees and vegetation along this property line, the project will maintain a reasonable degree of privacy.

On the rear (south) elevation of the second story, the number of windows are reduced from four windows to two windows: one new window is in the master bathroom and one new window is in bedroom No. 2 with three-foot, nine-inch sill heights. Due to the large setbacks of 56 to 67 feet from the new windows to the property line and the existing mature trees and vegetation along this property line, the project will maintain a reasonable degree of privacy.

### **Landscaping**

There are 17 existing mature trees throughout the property. No trees are proposed for removal and all existing landscaping will be maintained. With the existing trees, front and exterior side yard landscaping and hardscape, the project meets the City's landscaping regulations and street tree guidelines. Since the project does not rebuild more than 2,500 square feet of landscape areas, the City's Water Efficient Landscape Regulations do not apply.

### **ENVIRONMENTAL REVIEW**

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

### **PUBLIC CONTACT**

A public meeting notice was posted on the property and mailed to 15 nearby property owners on Oakhurst Avenue, Payne Drive, Holly Avenue and Lisa Lane.

Cc: Kimberly Yee, Applicant  
Yoshiko Nishimura and Dave Vadasz, Owners  
Kimberly Yee, Architect

Attachments:

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

## FINDINGS

16-SC-30 – 1475 Oakhurst Avenue

With regard to the two-story addition to the existing three-story 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

16-SC-30 – 1475 Oakhurst Avenue

### **GENERAL**

1. **Approved Plans**

The approval is based on the plans and materials received on August 25, 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. **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. **Fire Sprinklers**

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

4. **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**

5. **Conditions of Approval**

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

6. **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."

7. **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.

8. **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.

9. **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**

### **10. Tree Protection**

Tree protection fencing shall be installed around the dripline, or as required by the project arborist, of the existing trees 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 FINAL INSPECTION**

### **11. Landscaping Installation**

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

### **12. 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

JUL 13 2016  
 CITY OF LOS ALTOS  
 PLANNING

## CITY OF LOS ALTOS GENERAL APPLICATION

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

Permit # 1107310

<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: 1475 Oakhurst Avenue

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

Assessor Parcel Number(s): 193-38-015 Site Area: 27,155

New Sq. Ft.: 423 Altered/Rebuilt Sq. Ft.: 1,408 Existing Sq. Ft. to Remain: 5,019

Total Existing Sq. Ft.: 5,016 Total Proposed Sq. Ft. (including basement): 5,439

Is the site fully accessible for City Staff inspection? Fence/ hedge surrounds the property - visitors are buzzed in.

Applicant's Name: Kimberly Yee

Telephone No.: 650.329.0577 x4 Email Address: kim@awarchitect.com

Mailing Address: 885 Santa Cruz Avenue, A

City/State/Zip Code: Menlo Park, CA 94025

Property Owner's Name: Yoshiko Nishimura and Dave Vadasz

Telephone No.: \_\_\_\_\_ Email Address: ynishimura2@yahoo.com, dvadasz@gmail.com

Mailing Address: 1475 Oakhurst Avenue

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

Architect/Designer's Name: Ana Williamson Architect

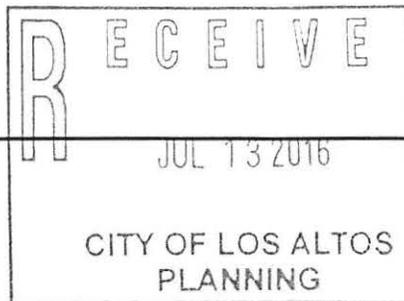
Telephone No.: 650.329.0577 Email Address: ana@awarchitect.com

Mailing Address: 885 Santa Cruz Avenue, A

City/State/Zip Code: Menlo Park, CA 94025

*\* If your project includes complete or partial demolition of an existing residence or commercial building, a demolition permit must be issued and finalized prior to obtaining your building permit. Please contact the Building Division for a demolition package. \**





# ATTACHMENT B

Planning Division

(650) 947-2750

[Planning@losaltosca.gov](mailto:Planning@losaltosca.gov)

## NEIGHBORHOOD COMPATIBILITY WORKSHEET

In order for your design review application for single-family residential remodel/addition or new construction to be successful, it is important that you consider your property, the neighborhood's special characteristics that surround that property and the compatibility of your proposal with that neighborhood. **The purpose is to help you understand your neighborhood before you begin the design process with your architect/designer/builder or begin any formal process with the City of Los Altos.** *Please note that this worksheet must be submitted with your 1<sup>st</sup> application.*

The Residential Design Guidelines encourage neighborhood compatibility without necessarily forsaking individual taste. Various factors contribute to a design that is considered compatible with a surrounding neighborhood. The factors that City officials will be considering in your design could include, but are not limited to: design theme, scale, bulk, size, roof line, lot coverage, slope of lot, setbacks, daylight plane, one or two-story, exterior materials, landscaping et cetera.

It will be helpful to have a site plan to use in conjunction with this worksheet. Your site plan should accurately depict your property boundaries. The best source for this is the legal description in your deed.

Photographs of your property and its relationship to your neighborhood (see below) will be a necessary part of your first submittal. Taking photographs before you start your project will allow you to see and appreciate that your property could be within an area that has a strong neighborhood pattern. The photographs should be taken from across the street with a standard 35mm camera and organized by address, one row for each side of the street. Photographs should also be taken of the properties on either side and behind your property from on your property.

This worksheet/check list is meant to help *you* as well as to help the City planners and Planning Commission understand your proposal. Reasonable guesses to your answers are acceptable. The City is not looking for precise measurements on this worksheet.

Project Address 1475 Oakhurst Avenue

Scope of Project: Addition or Remodel  or New Home

Age of existing home if this project is to be an addition or remodel? 67

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

## 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: ~12,000 square feet

Lot dimensions: Length ~160' feet

Width ~75' feet

If your lot is significantly different than those in your neighborhood, then note its: area 27,155, length 168.0', and width 161.70'.

#### 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 55 %

Existing front setback for house on left 25' 1140 Payn ft./on right 25' Oakhurs 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 0

Garage in back yard 1

Garage facing the side 1

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

Address: 1475 Oakhurst Avenue

Date: 7/12/2016

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

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

One-story 90%

Two-story 10%

**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) \_\_\_\_\_

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

Asphalt (comp) 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: 1475 Oakhurst Avenue  
Date: 7/12/2016

**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)

Property slopes toward Payne

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.)?

Parking strips along property frontage, large trees, frotn lawns, low fences along property frontage, small hedges

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

Properties are fairly visible from the 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 trees, hedge along front (Payne) and side (Oakhurst) property lines, automated gates with U-driveway, gravel parking strips  
50'

**10. Width of Street:**

What is the width of the roadway paving on your street in feet? 50'

Is there a parking area on the street or in the shoulder area? Yes

Is the shoulder area (unimproved public right-of-way) paved, unpaved, gravel, landscaped, and/or defined with a curb/gutter? Gravel

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.:

Single story, ranch style homes, asphalt shingle roofs, stucco, siding, brick/ stone veneer are used for exterior materials. Front setbacks are all very similar.

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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: 1475 OAKHURST AVE.

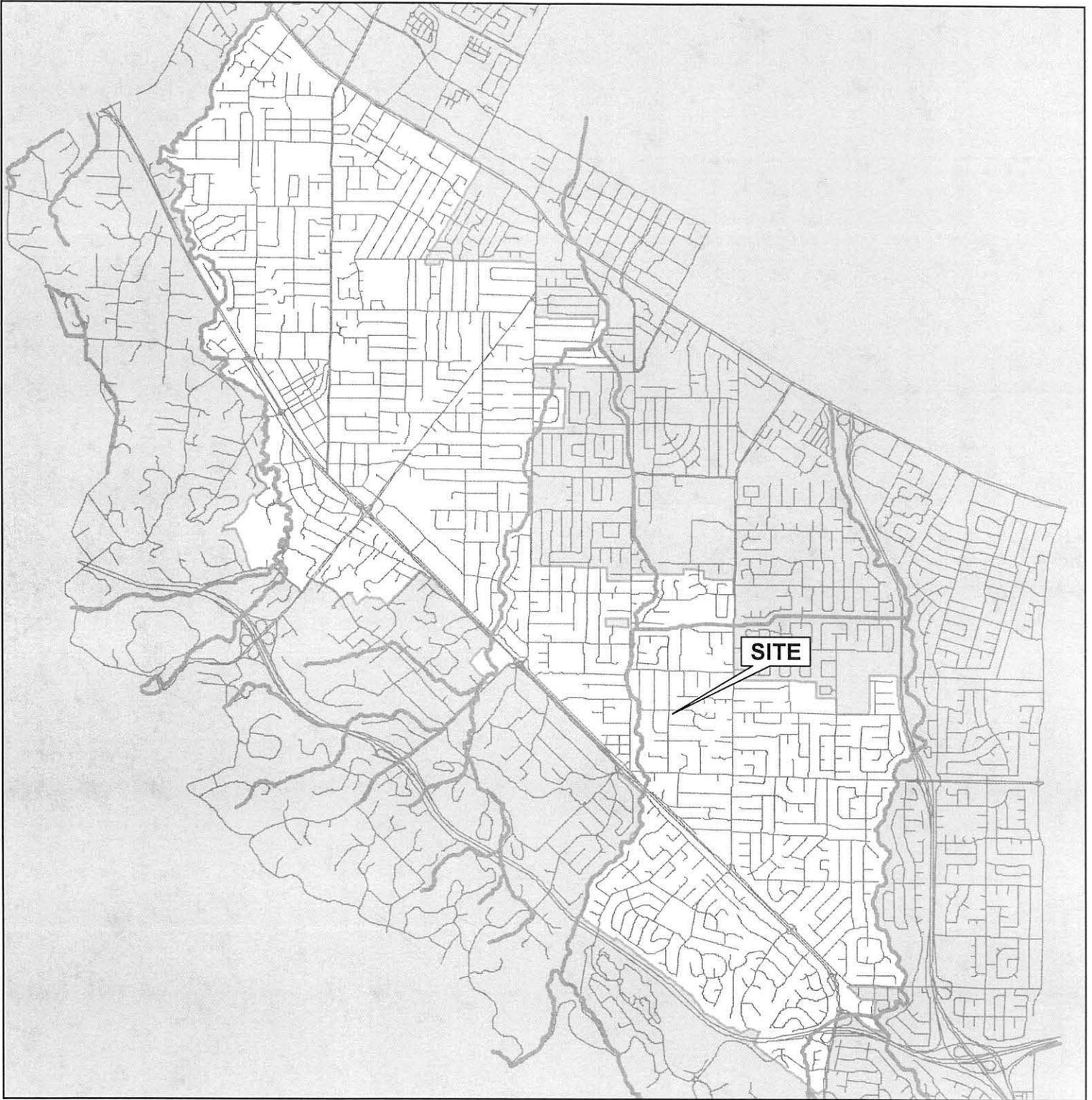
Date: 7/12/16

**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).

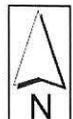
Address	Front setback	Rear setback	Garage location	One or two stories	Height	Materials	Architecture (simple or complex)
1140 Payne Dr.	25'	~50'	Front	One	~14'	Stone veneer, wood siding	Simple
1150 Payne Dr.	25'	~50'	Front/Side	One	~12'	Wood Siding	Simple
1151 Payne Dr.	25'	~65'	Front	Two	~23'	Wood Siding	Simple
1141 Payne Dr.	25'	~70'	Rear	One	~14'	Stucco	Simple
1131 Payne Dr.	25' (Oakhurst)	25'	Side Prop (Payne)	One	~14'	Stucco	Simple
1460 Oakhurst Ave.	25'	~50'	Rear	One	~14'	<del>Stucco</del> Wood Siding	Simple
1480 Oakhurst Ave.	25' (Autumn) 25' (Oakhurst)	~30'	Side Prop (Oakhurst)	One	~14'	Wood Siding	Simple
1485 Oakhurst Ave.	25'	~40'	Front	One	~12'	Wood Siding	Simple
1495 Oakhurst Ave.	25'	~25'	Front	One	~15'	Stucco	Simple
1103 Lisa Lane	25'	~47'	Front	One	~14'	Brick/Siding	Simple
1090 Autumn Lane	25'	25'	Side Prop (Oakhurst)	One	~14'	Wood Siding	Simple

# AREA MAP



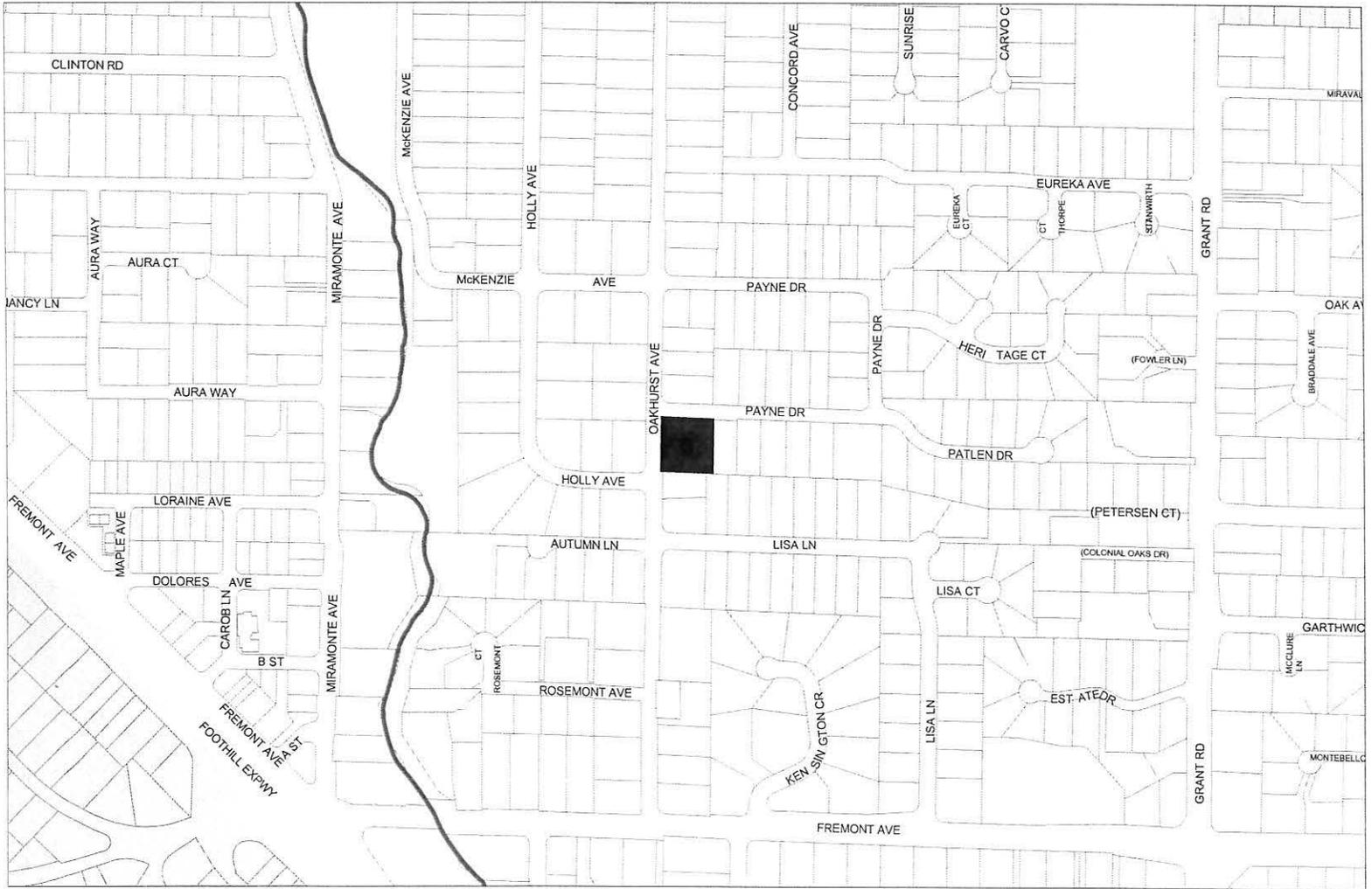
## CITY OF LOS ALTOS

**APPLICATION:** 16-SC-30  
**APPLICANT:** K. Yee/Y. Nishimura and D. Vadasz  
**SITE ADDRESS:** 1475 Oakhurst Avenue

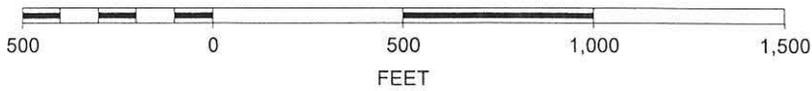


Not to Scale

# VICINITY MAP



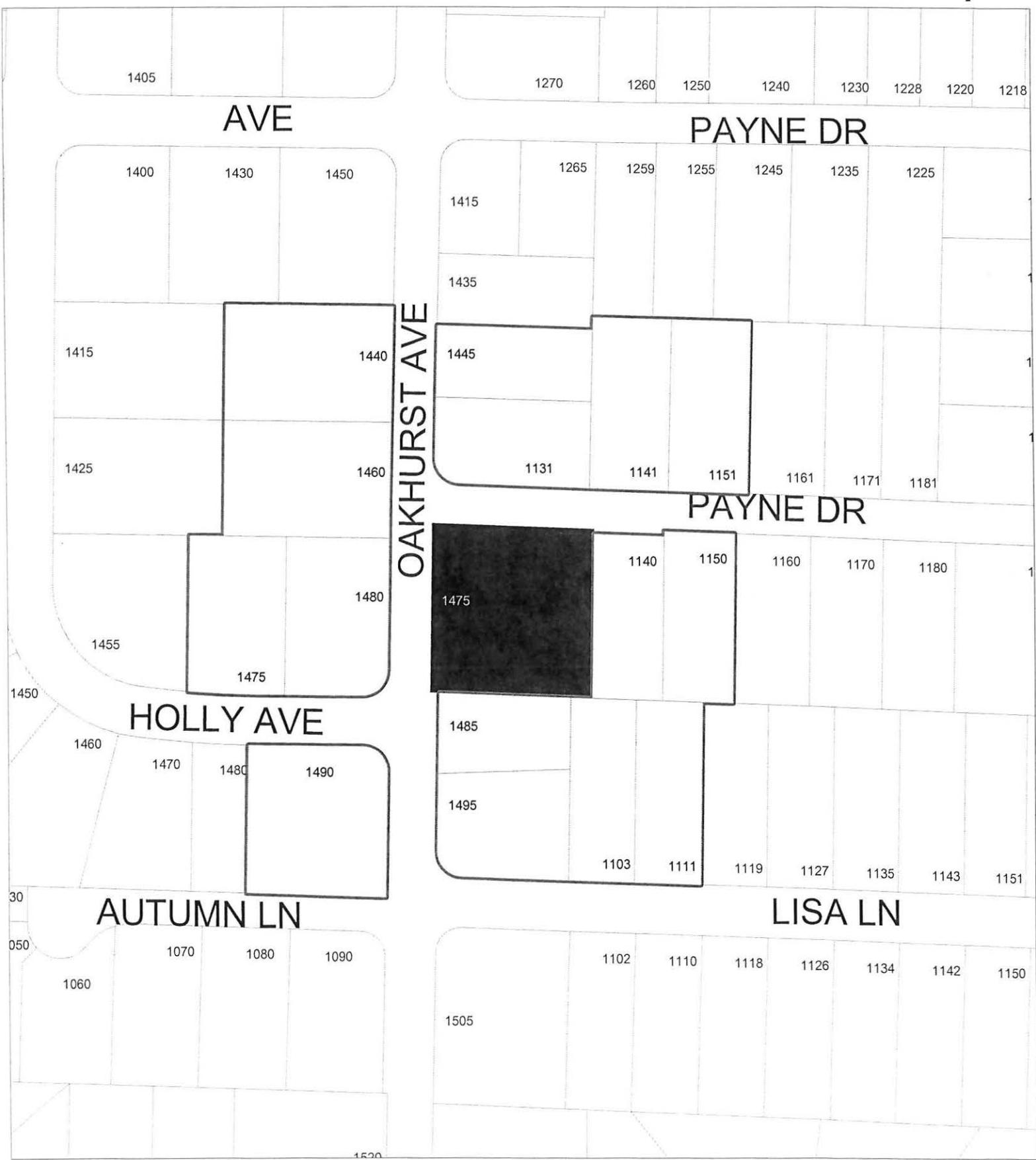
SCALE 1 : 6,000



CITY OF LOS ALTOS

**APPLICATION:** 16-SC-30  
**APPLICANT:** K. Yee/Y. Nishimura and D. Vadasz  
**SITE ADDRESS:** 1475 Oakhurst Avenue

# 1475 Oakhurst Avenue Notification Map



SCALE 1 : 1,500

