



DATE: October 16, 2013

AGENDA ITEM # 2

TO: Design Review Commission
FROM: Sean K. Gallegos, Assistant Planner
SUBJECT: 13-SC-21 – 702 Benvenue Avenue

RECOMMENDATION:

Approve design review application 13-SC-21 subject to the listed findings and conditions.

PROJECT DESCRIPTION

This is a design review application for a new two-story structure, which includes 2,389 square feet on the first story and 1,409 square feet on the second story. The following table summarizes the project:

GENERAL PLAN DESIGNATION: Single-Family, Residential
ZONING: R1-10 (Single-Family)
PARCEL SIZE: 10,852 square feet
MATERIALS: Composite shingle roof, cement plaster siding, stone veneer wainscoting with stone cap, aluminum wood clad windows and doors, and stained wood carriage style garage doors

	Existing	Proposed	Allowed/Required
LOT COVERAGE:	2,796 square feet	2,808 square feet	3,256 square feet
FLOOR AREA:			
First floor	2,591 square feet	2,389 square feet	
Second floor	N-A	1,409 square feet	
Total	2,591 square feet	3,798 square feet	3,798 square feet
SETBACKS:			
Front	25 feet	25 feet	25 feet
Rear	51 feet	25 feet	25 feet
Right side (1 st /2 nd)	10 feet/N-A	10 feet/21 feet	10 feet/17.5 feet
Left side (1 st /2 nd)	10 feet/N-A	11 feet/21 feet	10 feet/17.5 feet
HEIGHT:	13 feet	24 feet	27 feet

DISCUSSION

Neighborhood Context

This section of Benvenue Avenue is considered a Consistent Character Neighborhood. The front yard setback of structures in the immediate vicinity appear to be approximately 25 feet with the main massing set back from the front of the structure. The original homes in the area, as well as new construction, are similar in scale, with low profile first and second stories, simple massing and use of rustic materials. The street has improved shoulders, but does not have a consistent street tree pattern.

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. This requires a project to fit in and lessen abrupt changes.

The structure design is similar to homes in the area, with its uses of hip and gable roof forms, rectangular windows, a recessed porch, low-pitched roof and articulated massing that minimizes an abrupt change to the area. The detailing and fenestration of the structure reflects a high level of quality and appropriate relationship to the rustic qualities of the area. The structure proposes a front yard consistent with structures in the surrounding area. The proposed building materials, which include cement plaster finish, stone veneer wainscoting, aluminum wood clad windows and doors, and stained wood front door and carriage style garage doors are high quality and compatible with the character of the neighborhood. The project does a good job of integrating forms and elements from the neighborhood while still establishing its own design integrity.

The project's scale, compared to surrounding structures, is in-keeping with the character of the neighborhood. The design uses a uniform single-story eave line that relates well to the surrounding single-story structures. The nine-foot tall first floor wall is a reasonable transition from the modest scale of other houses in the neighborhood. The second floor is centered over the first story and de-emphasized by the modest 8-foot plate heights. The proposed home is three feet lower than the maximum height of 27 feet. Overall, the project appropriately minimizes the height and bulk, and is compatible with the character of the neighborhood.

Privacy

On the right (east) side elevation of the second story, there are six windows with 5-foot sill heights: one window located in bedroom No. 1, one window in the shared bathroom, one window in the laundry room, one window in the master bathroom and one window in the master closet. Due to their placement and sill heights, the proposed second story left side elevation windows do not create unreasonable privacy impacts.

On the left (west) side elevation of the second story, there are four windows: two windows located in the master bedroom with 3-foot, 6-inch, sill heights; one window located in the stairwell; and one window located in bedroom No. 2 with a 3-foot sill height. The master bedroom and the stairwell

may create a privacy impact due to direct views into the adjacent structure and yards. The applicant has worked with staff to incorporate fast growing evergreen screening trees along the left property line to mitigate potential privacy impacts (Condition 4). Staff recommends the incorporation of an additional tree across from the master bedroom windows to mitigate any additional privacy concerns (Condition 6).

The rear second story elevation includes: one window in the master bathroom, one window in the master bedroom, one window in the stairwell; and one window in bedroom No. 2. The master bedroom and stairwell window views to the rear are limited by the first floor trellis structure and gable roof. However, the master bedroom and bedroom No. 2 windows could create privacy impacts to adjacent properties. As indicated in the landscape plan, a fast growing evergreen screening will be planted along the left, right, and a majority of the rear property lines to mitigate privacy impacts. Staff recommends increasing the depth of the planter north of the pool deck to 5 feet (Condition 4) to accommodate additional privacy hedging (Condition 5), which will complete the hedging along the entire rear property line. Therefore, as designed and with the recommended conditions, staff finds that the project maintains a reasonable degree of privacy

Landscaping

There are six trees on the property and one tree in the public right-of-way (adjacent to the front property line). The project proposes removal of three trees (nos. 2, 3, and 8) in the front and rear yard. The proposal recommends conditions to incorporate tree protection guidelines to maintain and preserve the trees during construction. A condition has been placed on the project to provide a replacement street tree for the public right-of-way along Benvenue Avenue (Condition 5), and to provide tree protective fencing for retained trees on the site. With the preservation of the existing trees and vegetation, along with the new front yard landscaping and evergreen screening along the side and rear property lines, staff finds that the project meets the City's landscaping and street tree guidelines.

Miscellaneous

An air conditioner is located in a light well along the right (east) side of structure, which may create the potential for noise impacts to adjoining properties. Staff recommends an acoustical study be prepared to evaluate the air conditioning unit's compliance with the City's Noise Control Ordinance (LAMC Chapter 6.16) (Condition No. 6).

ENVIRONMENTAL REVIEW

This project is categorically exempt from environmental review under Section 15303 of the Environmental Quality Act because it involves the construction of a single-family land use.

Cc: Nikki Villabroza, Applicant
Dan and Adina Ardelean, Owner

Attachments:

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

FINDINGS

13-SC-21—702 Benvenue Avenue

With regard to design review for the 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 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 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

13-SC-21—702 Benvenue Avenue

1. The approval is based on the plans received on October 3, 2013 and the written application materials provided by the applicant, except as may be modified by these conditions.
2. An encroachment permit must be issued from the Engineering Division prior to doing any work within the public street right-of-way.
3. Only gas fireplaces, pellet fueled wood heaters or EPA certified wood-burning appliances may be installed in all new construction pursuant to Chapter 12.64 of the Municipal Code.
4. Revise the site plan and landscape plans to increase the depth of the planter north of the pool deck to 5 feet.
5. Revise the site plan and landscape plan to incorporate one Category I or II street tree along the front (south) property line, a tree across from the master bedroom along the left (west) property line, and a fast growing evergreen landscape screening along the north (adjacent to the swimming pool). The plants shall be a minimum of 15 gallon in size and the tree shall be a minimum of 24-inch box in size.
6. Prior to zoning clearance, an acoustical study shall be prepared by an acoustical engineer showing the air conditioning unit complies with the City's Noise Control Ordinance (LAMC Chapter 6.16).
7. **Prior to the issuance of a demolition permit**, install tree protection fencing around the dripline, or as required by the project arborist, of the following trees (Nos. 4, 5 and 6-7) 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. **The tree protection fencing shall not be removed until the building permit is ready for final.**
8. **Prior to zoning clearance, the project plans shall contain/show:**
 - a. The conditions of approval shall be incorporated into the title page of the plans.
 - b. 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." **The tree protection fencing shall be installed prior to issuance of the demolition permit and shall not be removed until all building construction has been completed.**
 - c. Provide a landscape plan prepared by a licensed landscape professional showing how the plans comply with the City's Water Efficient Landscape Regulations (LAMC Chapter 12.36).

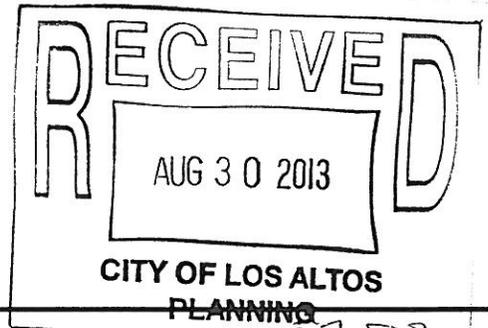
- d. Verification that the house will comply with the City's Green Building Standards (Section 12.26 of the Municipal Code) from a Qualified Green building Professional.
- e. Fire sprinklers to be installed pursuant to Section 12.10 of the Municipal Code.
- f. The location of underground utilities pursuant to Section 12.68 of the Municipal Code. Underground utility trenches should avoid the drip-lines of all protected trees.
- g. Show the measures to comply 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.).

9. **Prior to final inspection:**

- a. All front yard landscaping, trees and privacy screening shall be shown on the landscape plan as required by the Planning Division.
- b. Submit verification that the house was built in compliance with the California Green Building Standards pursuant to Section 12.26 of the Municipal Code.
- c. Provide a landscape installation assessment by a certified landscape professional certifying that the landscaping and irrigation system were installed per the approved landscape plan and are compliant with LAMC Chapter 12.36.



CITY OF LOS ALTOS
GENERAL APPLICATION



Permit # 1105782

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

<input type="checkbox"/> One-Story Design Review	<input type="checkbox"/> Sign Review	<input type="checkbox"/> Multiple-Family Review
<input checked="" type="checkbox"/> Two-Story Design Review	<input type="checkbox"/> Sidewalk Display Permit	<input type="checkbox"/> Rezoning
<input type="checkbox"/> Variance(s)	<input type="checkbox"/> Use Permit	<input type="checkbox"/> R1-S Overlay
<input type="checkbox"/> Lot Line Adjustment	<input type="checkbox"/> Tenant Improvement	<input type="checkbox"/> General Plan/Code Amendment
<input type="checkbox"/> Tentative Map/Division of Land	<input type="checkbox"/> Preliminary Project Review	<input type="checkbox"/> Appeal
<input type="checkbox"/> Subdivision Map Review	<input type="checkbox"/> Commercial Design Review	<input type="checkbox"/> Other:

Project Address/Location: 702 BENVENUE AVENUE

Project Proposal/Use: SINGLE FAMILY RESIDENCE

Current Use of Property: SAME

Assessor Parcel Number(s) 189-38-053 Site Area: 10,852 SF

New Sq. Ft.: 3,798 Remodeled Sq. Ft.: 0 Existing Sq. Ft. to Remain: 0

Total Existing Sq. Ft.: 2,591 Total Proposed Sq. Ft. (including basement): 5,542

NIKKI V@SQUARETHREE.COM

Applicant's Name: NIKKI VILLABROZA, SQUARE THREE DESIGN STUDIOS

Home Telephone #: _____ Business Telephone #: 650.326.3800 x110

Mailing Address: 900 HIGH STREET, SUITE #3, PALO ALTO, CA 94301

City/State/Zip Code: _____

Property Owner's Name: DAN & ADINA ARDELEANI

Home Telephone #: 650.210.6159 (cell) Business Telephone #: _____

Mailing Address: 702 BENVENUE AVENUE

City/State/Zip Code: LOS ALTOS, CA 94024

Architect/Designer's Name: CARL HESSE, SQUARE THREE DESIGN STUDIOS Telephone #: 650.326.3800 x111

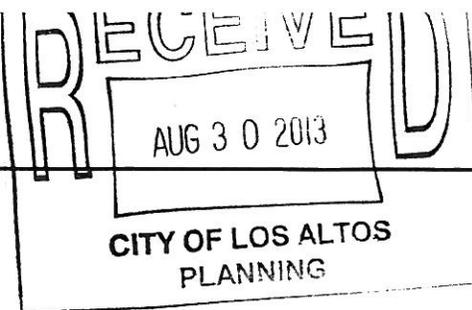
*** If your project includes complete or partial demolition of an existing residence or commercial building, a demolition permit must be issued and finalized prior to obtaining your building permit. Please contact the Building Division for a demolition package. ***

(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 702 Benvenue Avenue Los Altos, CA 94024

Scope of Project: Addition or Remodel _____ or New Home X

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

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: 10,852 square feet
Lot dimensions: Length 135.65' feet
Width 80.00' feet

If your lot is significantly different than those in your neighborhood, then note its: area N/A, length N/A, and width N/A.

2. Setback of homes to front property line: (Pgs. 8-11 Design Guidelines)

Existing front setback if home is a remodel? N/A
What % of the front facing walls of the neighborhood homes are at the front setback 100 %
Existing front setback for house on left 25' ft./on right 25' ft.
Do the front setbacks of adjacent houses line up? Yes

3. Garage Location Pattern: (Pg. 19 Design Guidelines)

Indicate the relationship of garage locations in your neighborhood* only on your street (count for each type)

Garage facing front projecting from front of house face 4
Garage facing front recessed from front of house face 2
Garage in back yard 0
Garage facing the side 1
Number of 1-car garages 7; 2-car garages 7; 3-car garages 7

4. Single or Two-Story Homes:

What % of the homes in your neighborhood* are:

One-story 89%

Two-story 11%

5. Roof heights and shapes:

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

Are there mostly hip 4, gable style 4, or other style 1 roofs*?

Do the roof forms appear simple Yes 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?

Wood Shake

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

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)

N/A

Is your slope higher _____ lower X 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.)?

The neighboring homes typically have large trees, front lawns, no sidewalks, rolled curbs and landscaping up to the edge of street / rolled curb.

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

Most of the homes in the neighborhood are very visible from the street and somewhat visible from the back neighbor's property.

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)?

The current existing landscape features on the property consist of a front lawn, small plantings, redwood mulch and an ±11" Birch tree, that straddles the front property line, as well as a front lawn. The unimproved public right-of-way has been developed with a ±14" Chinese Pistache a Spruce hedge and decorative river rocks.

10. Width of Street:

What is the width of the roadway paving on your street in feet? ±30' between rolled curbs

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 area is landscaped and defined with a rolled curb & gutter.

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 characteristics that make this neighborhood cohesive consist of the following. Roofing materials such as wood shake or asphalt shingles, a combination of siding materials including cement plaster, wood shingles, horizontal wood, stone and brick. Additionally most homes been located close to their front setbacks, with front facing garages that project beyond the front face of the house.

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: 702 Benvenue Avenue

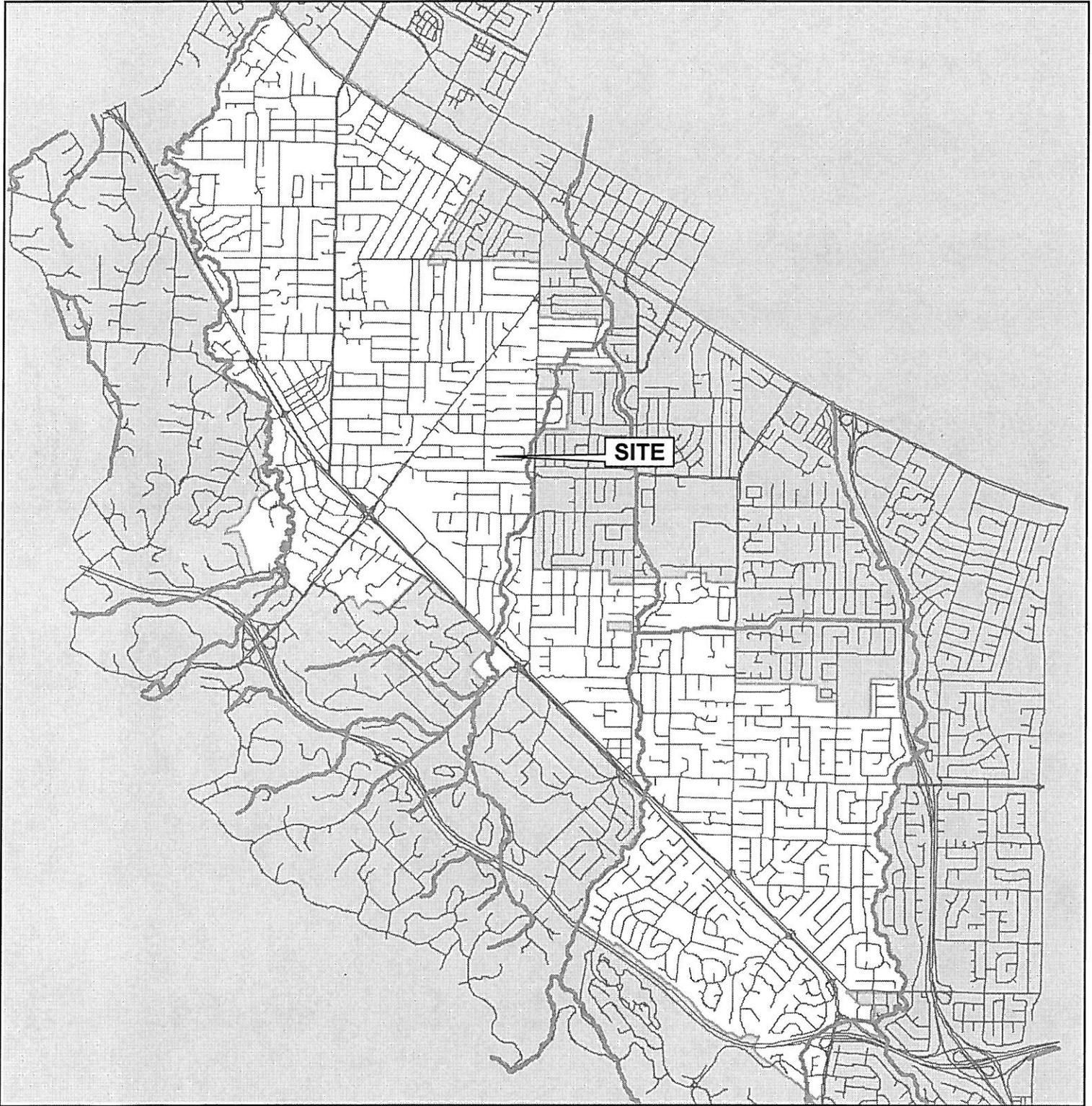
Date: 08/30/13

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)
618 Benvenue Avenue	25'	25'	FRONT PROJECTING	ONE-STORY	± 15'-0"	WOOD SHAKE ROOF, WOOD LAP SIDING	SIMPLE
622 Benvenue Avenue	25'	25'	FRONT	ONE-STORY	± 16'-0"	WOOD SHAKE ROOF, STUCCO SIDING	SIMPLE
699 Benvenue Avenue	25'	25'	FRONT PROJECTING	TWO-STORY	± 25'-0"	ASPHALT ROOF, WOOD SHINGLE SIDING, STONE ACCENT SIDING	COMPLEX
700 Benvenue Avenue	25'	25'	FRONT PROJECTING	ONE-STORY	± 16'-0"	COMPOSITE SLATE ROOF, STUCCO SIDING	SIMPLE
701 Benvenue Avenue	25'	25'	FRONT RECESSED	ONE-STORY	± 16'-0"	WOOD SHAKE ROOF, WOOD LAP SIDING, BRICK ACCENT SIDING	SIMPLE
703 Benvenue Avenue	25'	25'	FRONT RECESSED	ONE-STORY	± 15'-0"	WOOD SHAKE ROOF, BOARD & BATT SIDING, WOOD LAP SIDING	SIMPLE
704 Benvenue Avenue	25'	25'	FRONT PROJECTING	ONE-STORY	± 17'-0"	WOOD SHAKE ROOF, WOOD SHINGLE SIDING, WOOD LAP SIDING	COMPLEX
705 Benvenue Avenue	25'	25'	FRONT	ONE-STORY	± 15'-0"	WOOD SHAKE ROOF, STUCCO SIDING	SIMPLE
707 Benvenue Avenue	25'	25'	FRONT, SIDE FACING	ONE-STORY	± 17'-0"	WOOD SHAKE ROOF, WOOD LAP SIDING, BRICK ACCENT SIDING	SIMPLE

AREA MAP



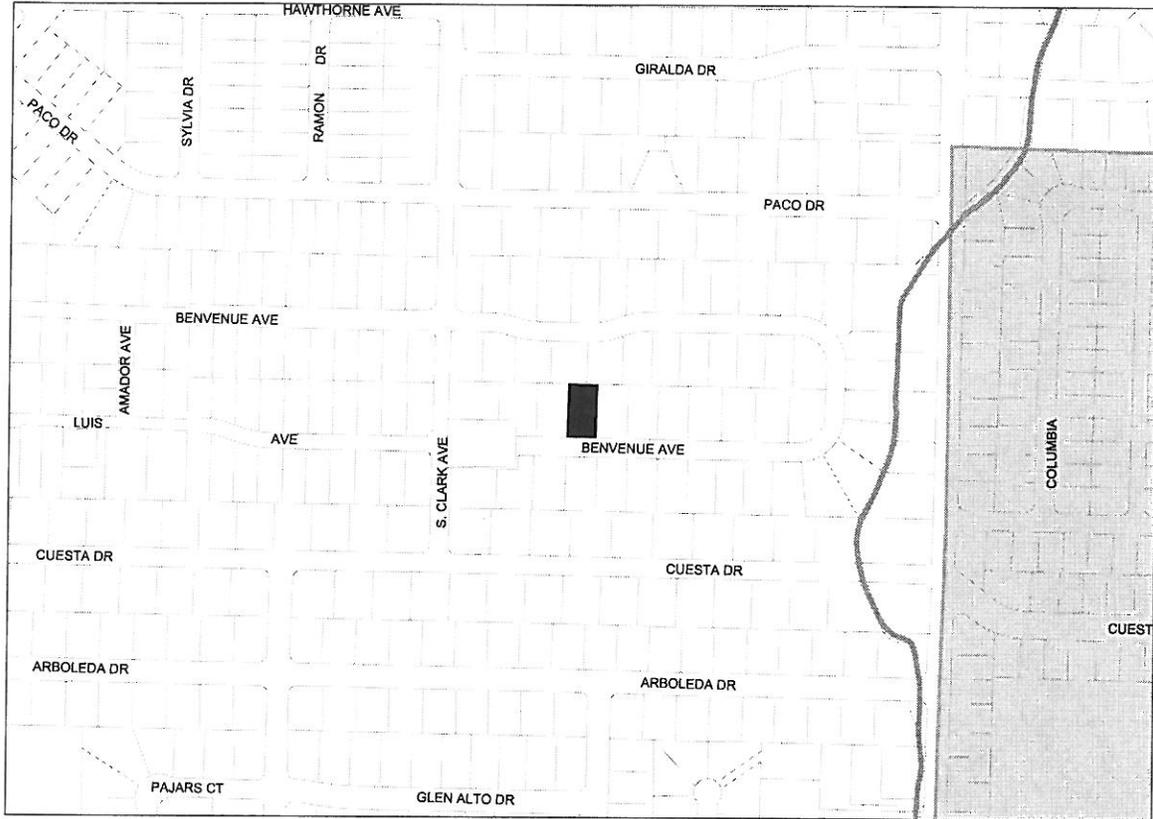
CITY OF LOS ALTOS

APPLICATION: 13-SC-21
APPLICANT: N. Villabroza/Square Three Design Studios
D. and A. Ardelean
SITE ADDRESS: 702 Benvenue Avenue

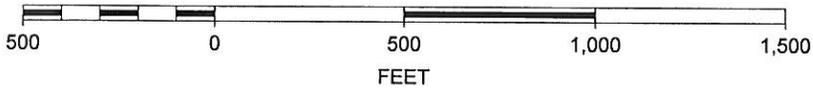


Not to Scale

VICINITY MAP



SCALE 1 : 6,000



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