



DATE: November 20, 2013

AGENDA ITEM # 5

TO: Design Review Commission
FROM: Sierra Davis, Assistant Planner
SUBJECT: 13-SC-24 – 744 La Prenda Road

RECOMMENDATION:

Approve design review application 13-SC-24 subject to the listed findings and conditions

PROJECT DESCRIPTION

This is a design review application for a first and second story addition to a one-story residence. The following table summarizes the project:

GENERAL PLAN DESIGNATION: Single-family, Residential
ZONING: R1-10
PARCEL SIZE: 10,014 square feet
MATERIALS: Stucco, siding and cedar shake roof material to match existing

	Existing	Proposed	Allowed/Required
LOT COVERAGE:	2,067 square feet	2,835 square feet	3,004 square feet
FLOOR AREA:			
First floor	1,965 square feet	2,549 square feet	
Second floor		361 square feet	
Total	1,965 square feet	2,910 square feet	3,505 square feet
SETBACKS:			
Front	26 feet	26 feet	25 feet
Rear	45 feet	43 feet	25 feet
Right side	9 feet	9 feet/58 feet	10 feet/17.5 feet
Left side	13 feet	10 feet/19 feet	10 feet/17.5 feet
HEIGHT:	14 feet	20 feet	27 feet

BACKGROUND

The subject property is located in a Consistent Character Neighborhood as defined in the City's Residential Design Guidelines. The homes in the neighborhood are generally single-story Ranch

style homes, with consistent setbacks, simple forms and rustic materials. The street has unimproved shoulders and does not have a consistent street tree pattern.

The original subdivision was approved with Conditions, Covenants and Restrictions (CC&Rs) that apparently limit the properties to single story heights. While the project meets the City's zoning regulations and the City's action is based on conformance with the zoning code and design guidelines, it is the City's policy to provide a notice to all properties within a subdivision when considering projects that may not meet the private CC&Rs. The City does not enforce private CC&Rs. The CC&Rs restrict the properties to "one detached, single-family dwelling not to exceed one story in height."

DISCUSSION

The goal in Consistent Character Neighborhoods is for new construction to have similar characteristics of style, setbacks, and streetscape character. The project relates well to the general character of the surrounding neighborhood, as it is compatible with the setback pattern, streetscape character, height, simple architectural forms and rustic materials.

The project maintains the footprint of the existing structure with an addition to the left side of the house which extends approximately three feet toward the adjacent property, meeting the required 10-foot side yard setback. The new second story is located on the left side of the house and has a 19-foot setback at the second story, where a 17.5-foot setback is allowed. The addition is set back behind the structure's main ridge to minimize its impact. Its overall height will be five feet above the main ridge for an overall height of 20 feet. The structure maintains the single story emphasis at the front. The proposed design of the house incorporates new gables on the addition and a remodel of the portion of roof above the garage. The gabled ends help to integrate the design of the addition to the existing house form. The second story is located within the gable and from the side view is hidden within the roof line. The more intricate architectural elements are located at the rear of the structure including taller first story plate heights, varying eave lines and a more complex roof design.

The proposed house uses materials compatible with the design concept and the existing rustic materials in the neighborhood. The building materials are of a high quality and include stucco, Cedar siding and roof materials that will match the existing materials.

Privacy and Landscaping

Overall, the windows on the second story are designed to minimize privacy concerns that result from a second story. The second story windows include small windows that face the rear property line and skylights on the east and west facing roof planes. The windows to the rear of the structure do not present a privacy concern because of the distance from the rear property line and the minimal size of two-feet by one and one half feet.

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 home.

Cc: Joe Sabel, Applicant and Architect
Neal and Fran Callan, Owners

Attachments:

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

FINDINGS

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With regard to the first and second story additions to an existing residence, the Design Review Commission finds the following in accordance with Section 14.76.050 of the Municipal Code:

- A. The proposed additions comply with all provision of this chapter;
- B. The height, elevations, and placement on the site of the proposed additions, 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 additions 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 additions has been designed to follow the natural contours of the site with minimal grading, minimum impervious cover, and maximum erosion protection.

CONDITIONS

13-SC-24—744 La Prenda Road

1. The approval is based on the plans received on October 18, 2013 and the written application materials provided by the applicant, except as may be modified by these conditions.
2. **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. 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.).
3. **Prior to final inspection:**
 - a. All front yard and privacy screening shall be maintained and/or installed as required by the Planning Division.



ATTACHMENT A

CITY OF LOS ALTOS GENERAL APPLICATION

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

Permit # 1105799

<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: 744 La Prenda Rd, Los Altos, CA 94024

Project Proposal/Use: Remodel

Current Use of Property: Residence

Assessor Parcel Number(s) 189-49-004 Site Area: 10014.57 sq ft

New Sq. Ft.: 919 Remodeled Sq. Ft.: 300 Existing Sq. Ft. to Remain: 1708

Total Existing Sq. Ft.: 2008 Total Proposed Sq. Ft. (including basement): 2910

Applicant's Name: Joe Sabel

Home Telephone #: 650-255-8017 Business Telephone #: 650-255-8017

Mailing Address: 855 Jefferson Ave #475,

City/State/Zip Code: Redwood City, CA 94064

Property Owner's Name: Neal & Fran Callan

Home Telephone #: 650-948-2102 Business Telephone #: 503-703-9366

Mailing Address: 744 La Prenda Rd

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

Architect/Designer's Name: Joe Sabel Telephone #: 650-255-8017

*** 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)

13-SC-24



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 744 La Prenda Rd, 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? 61
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: 10,000 square feet

Lot dimensions: Length 87 feet

Width 115 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? 26

What % of the front facing walls of the neighborhood homes are at the front setback 90 %

Existing front setback for house on left 26 ft./on right 26 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 _____

Garage facing front recessed from front of house face 9

Garage in back yard _____

Garage facing the side 1

Number of 1-car garages _____; 2-car garages 9; 3-car garages 1

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 X, gable style X, or other style ___ roofs*?

Do the roof forms appear simple X 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 X stucco X board & batten X clapboard
___ tile ___ stone X 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, asphalt, metal shingle

If no consistency then explain: originally built with wood shake, remodelled have either metal or asphalt shingle

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

Does your neighborhood* have a consistent identifiable architectural style?

YES NO

Type? X 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)

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? No

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.)?

No typical landscaping

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

All visable from street, can see back neighbor

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's a magnolia tree in the front, unimproved right-of-way has landscape and gravel.

10. Width of Street:

What is the width of the roadway paving on your street in feet? 36

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

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

This neighborhood was built with similar floor plans in 1952, hip and gables.

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

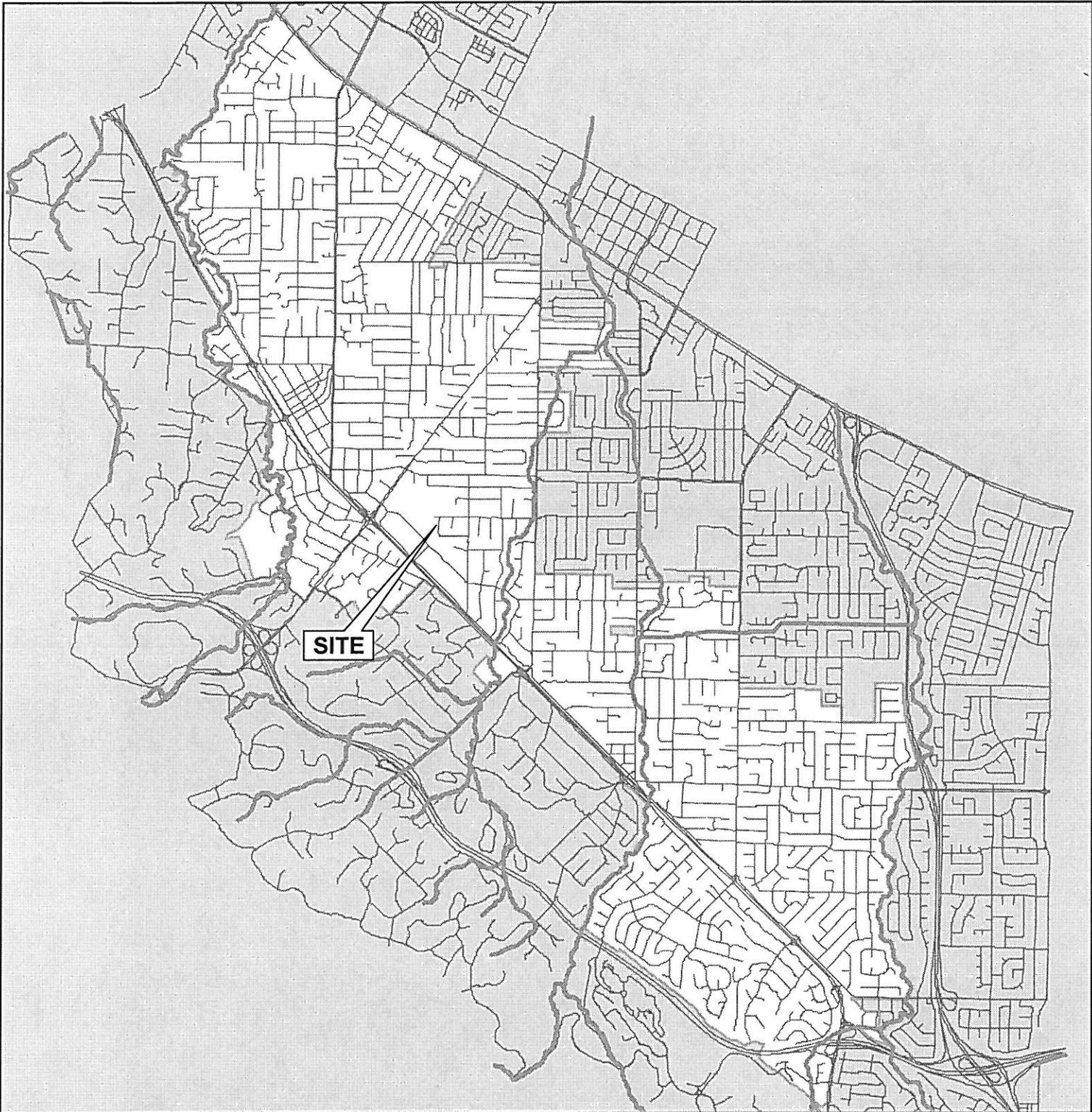
Address: 744 La Prenda Rd, Los Altos, CA 94024
 Date: September 3, 2013

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)
776 La Prenda Rd	26	25	Front	1	20'	Stucco	Simple
766 La Prenda Rd	26	25	Front	1	13'9"	Stucco	Simple
756 La Prenda Rd	26	50	Front	1	13'9"	Stucco	Simple
734 La Prenda Rd	26	50	Front	1	13'9"	Brick, board & batten	Simple
722 La Prenda Rd	36	25	Front	1	13'9"	Stucco	Simple
409 La Prenda Rd	26	25	Front	1	15'	Stucco, board & batten	Simple
737 La Prenda Rd	26	30	Front	1	13'9"	Stucco	Simple
723 La Prenda Rd	26	50	Front	1	13'9"	Stucco, board & batten	Simple
715 La Prenda Rd	26	40	Front	1	13'9"	Stucco	Simple
261 Covington Rd	25	25	Side	2	20'	Clapboard	Complex

AREA MAP



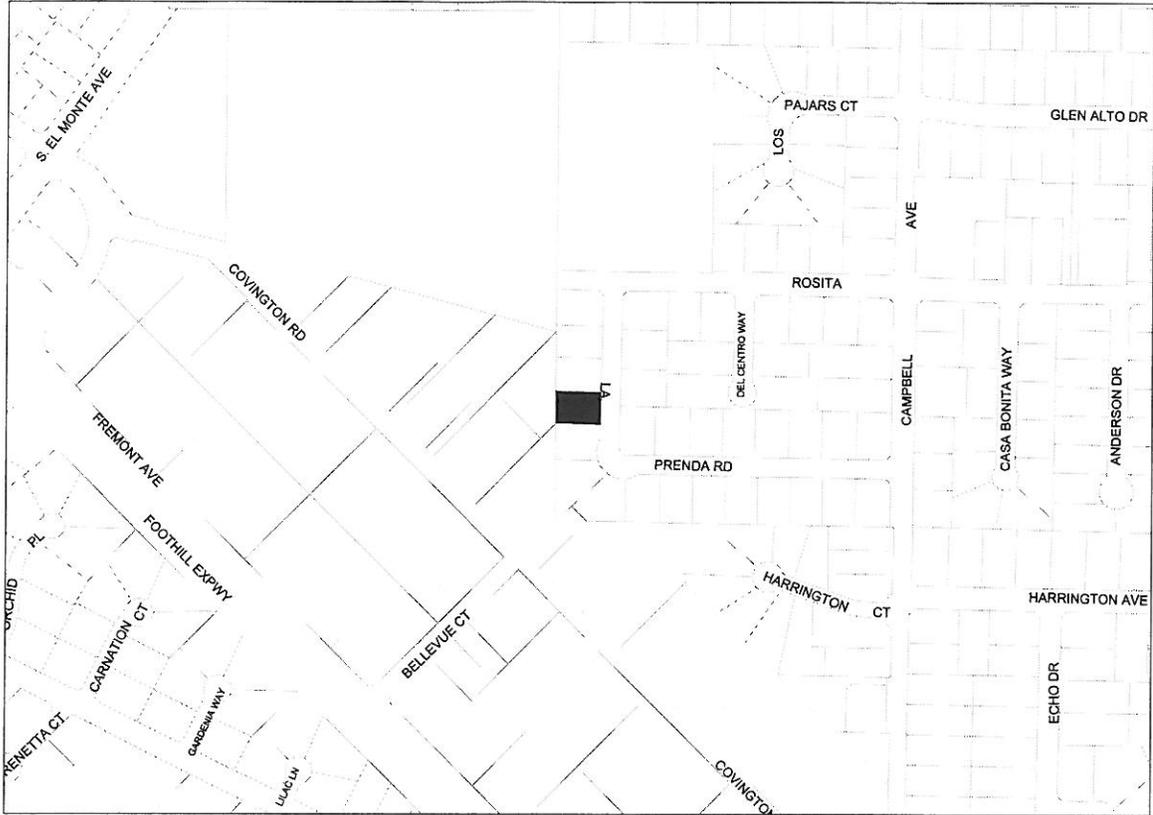
CITY OF LOS ALTOS

APPLICATION: 13-SC-24
APPLICANT: J. Sabel/N. and F. Callan
SITE ADDRESS: 744 La Prenda Road

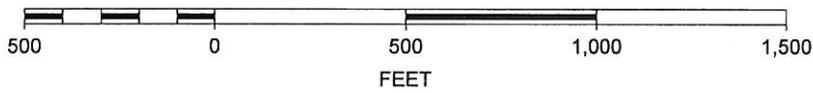


Not to Scale

VICINITY MAP



SCALE 1 : 6,000



CITY OF LOS ALTOS

APPLICATION: 13-SC-24
APPLICANT: J. Sabel/N. and F. Callan
SITE ADDRESS: 744 La Prenda Road

Sierra Davis

From: Patti Beaulieu [ptbeaulieu@yahoo.com]

Sent: Tuesday, November 12, 2013 8:06 PM

To: Sierra Davis

Cc: Fran Callan

Subject: design review

To: Sierra Davis, Los Altos City Planner:

We are neighbors of Fran and Neil Callan. We have reviewed their plans for remodeling, and don't have any concerns. Please feel free to contact us if you have questions or need additional information.

Best,

Patti & Chris Beaulieu
766 La Prenda Road
Los Altos CA 94024

Sierra Davis

From: Susan Klepper [susanklepper@hotmail.com]
Sent: Saturday, November 09, 2013 3:13 PM
To: Sierra Davis
Subject: 744 La Prenda Road
Attachments: 480 Opposition Letter.doc

Hi Sierra,

I worked with you last year regarding our opposition to a second story home that was going through the planning stages at 480 Rosita.

My neighbors and I just received notice that another home in the Covington Manor neighborhood is planning on building a second story at 744 La Prenda. Once again, we are against any second story addition. What is interesting in this situation is that the home owners are calling the addition on the second story an attic, while the City is stating that it's a 361-square-foot second floor. The owners state that it is within the boundaries of the 20' maximum one story height, while the city is alerting us that this building does not meet with the CC&R's of Covington Manor, as it 'may not meet the private CC&R's. The CC&R's allow for "one detached single-family dwelling, not to exceed one story in height".

Since there are conflicting stories, I'm can't support this design application.

If you have any information as to why the owners are calling the area an attic but the city considers it a second story, please alert me.

I appreciate any additional information you can provide.

Thank you, Susan Klepper

Sam and Susan Klepper
726 Campbell Avenue
Los Altos, CA 94024
susanklepper@hotmail.com

September 23, 2012

Sierra Davis
Assistant Planner
650-947-2640
sdavis@losaltosca.gov

Re: 480 Rosita, Los Altos

To Whom it May Concern,

Our family has lived in the Covington Manor neighborhood of Los Altos at 726 Campbell Avenue for the past 8 years. We have been notified by Nick Shayar at Nash Company that the new owners of 480 Rosita intend to build a 2 story home on the lot. We wanted to make it known that we object to the plans because we feel that the design will compromise the beauty, privacy, view, history, and overall aesthetic of the neighborhood. Additionally, the proposed design would be in violation of the 1952 CC&Rs for Covington Manor that forbid two story homes.

The size and bulk of the proposed home is entirely at odds with the character of our neighborhood which is exclusively single story homes. The height of the home would reduce privacy for neighboring families and take away views. Additionally, given the visible and prominent location at the entrance to Covington Manor, the disproportionate size is more noticeable and sets the wrong tone for the neighborhood.

When we looked to buy a new home in Los Altos, what drew us to the neighborhood was the sheer beauty of the unobstructed views and the sense of privacy. We have beautiful trees and sky as our views, not second story windows and 10 extra feet of siding. We were informed when we purchased there would be no two story homes in the area based on the CC&Rs. We are shocked that this is being considered and want to keep the character and privacy of the neighborhood.

Please let us know if we need to take any additional steps to register our objection with the Planning Commission and the City of Los Altos and what your response is to our position.

Thank you for your time and attention to this matter.

Sincerely,

Susan and Sam Klepper

