



DATE: December 4, 2013

AGENDA ITEM # 3

TO: Design Review Commission
FROM: Sierra Davis, Assistant Planner
SUBJECT: 13-SC-18 – 171 Del Monte Avenue

RECOMMENDATION:

Approve design review application 13-SC-18 subject to the listed findings and conditions

PROJECT DESCRIPTION

This is a design review application for construction of a two-story residence with a basement. The following table summarizes the project:

GENERAL PLAN DESIGNATION: Single-family, Residential
ZONING: R1-10
PARCEL SIZE: 7,750 square feet
MATERIALS: Shingle siding, lap siding, wood trim, ornamental wood corbels, composition shingle roof, metal accent roof, wood doors, wood guard rail

	Existing	Proposed	Allowed/Required
LOT COVERAGE:	1603 square feet	2,105 square feet	2,325 square feet
FLOOR AREA:			
First floor	1634 square feet	2039 square feet	
Second floor		673 square feet	
Total	1,634 square feet	2,712 square feet	2,713 square feet
SETBACKS:			
Front	28 feet	25 feet	25 feet
Rear	45 feet	47 feet	25 feet
Right side	8.5/16 feet	6.2 feet/14.5 feet	6.2 feet/13.7 feet
Left side	18 feet	14.9 feet	12.4 feet
HEIGHT:	20 feet	26 feet	27 feet

BACKGROUND

The subject property is located in a Diverse Character Neighborhood as defined in the City's Residential Design Guidelines. A neighborhood that is considered diverse is a result of homes which

were built in different eras. The neighborhood is consistent in scale and setbacks; however the design and materials vary from house to house. The street does not have improved shoulders nor a consistent street tree pattern.

DISCUSSION

The design and form of the structure are influenced by the zoning code regulations for setbacks and daylight plane. On narrow corner lots the second story setback on the exterior side yard is the same as the first story at approximately 12 feet. The southwest (left) front corner of the house has a 12 and one half foot plate height which orients the bulk of the massing to the front and exterior side yard. Although the plate height of the element is taller than the first story plate heights in the neighborhood context, there are two-story houses in the context which help to relate to this scale. The bulk and scale of this corner element is, however, emphasized by an oversized bay window. The window is out of scale because it is approximately the same size as the entry element. The bay window element should be revised to a more traditional window element scale, such as shown on the west elevation. Condition No. 2 to revised the bay window form subject to review and approval by the Planning Division. The tree at the front left corner of the property will be maintained and helps relate the scale of the structure to the neighborhood.

The mass of the east side of the structure is minimized to the adjacent property with a low pitch shed roof on the second story and a hipped roof on the first story. The southeast (right) corner of the structure has a nine-foot wall plate height which is compatible with the neighborhood context. The project is sensitive to surrounding context by placing the bulk of the structure toward the street, which minimizes the scale of the house on the interior side yard.

The structure is designed with front and rear facing gables ends with hipped roofs on the sides. The gables on the front and rear of the house are appropriate because it places the bulk of the house toward the greater setbacks. The sides are hipped with horizontal eaves line that minimizes the bulk of the house on the sides.

The proposed structure uses materials compatible with the design concept and incorporates materials that are found in the neighborhood. The building materials are of a high quality and include shingle siding, lap siding, wood trim, ornamental wood corbels, composition shingle roof, wood doors, and a wood guard rail around the light well. The rustic materials and traditional details will help to de-emphasize the mass of the structure especially on the taller architectural element. Finally, the front and exterior side yards are fully landscaped which will help buffer the new construction.

Privacy and Landscaping

The second story windows on the west side of the house include one window in bedroom 3, one window in bathroom 2 and two windows in bedroom 2. The windows face the street on the exterior side yard and do not present a privacy concern because it faces a more public area. There are no second story windows on the east side of the house facing the neighboring property.

At the rear of the house there is one, second-story window in bedroom 2. The oak tree in the backyard will be maintained and is located in front of the window, which will help to block views

out of the window. An arborist report was included with the application stating that the tree is in good health and will be pruned for the health of the tree and for clearance to the structure. These requirements are incorporated into the conditions (Condition No. 3).

A landscape plan was developed for the property which will maintain the two large trees on the property the oak at the rear of the structure and the fir tree at the front corner. All of the other trees and vegetation will be removed and be replanted with three new crape myrtles in the front yard and exterior side yard and various shrubs.

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 home.

Cc: Jeff Potts, SDG Architects, Inc.
Steve Johnson, Del Monte Avenue, LLC, Owner

Attachments:

- A. Application
- B. Neighborhood Compatibility Worksheet
- C. Area Map and Vicinity Map
- D. Arborist Report, Richard Smith, Arborist, Bay Area Tree Specialists, May 15, 2013

FINDINGS

13-SC-18—171 Del Monte Avenue

With regard to the construction of a single-family structure, the Design Review Commission finds the following in accordance with Section 14.76.050 of the Municipal Code:

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

CONDITIONS

13-SC-18—171 Del Monte Avenue

1. The approval is based on the plans received on November 19, 2013 and the written application materials provided by the applicant, except as may be modified by these conditions.
2. Revise the bay window element to a more traditional window element scale, such as shown on the west elevation, subject to review and approval by the Planning Division.
3. The project shall incorporate the arborist recommendations subject to the arborist report, by Richard Smith, Arborist, dated May 15, 2013. The arborist report shall be incorporated into the title page of the plans.
4. Obtain an encroach permit issued from the Engineering Division prior to doing any work within the public street right-of-way.
5. 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.
6. Pursuant to Chapter 12.36 of the Municipal Code, provide a landscape plan prepared by a licensed landscape professional showing how the plans comply with the City's Water Efficient Landscape Regulations.
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. 1 and 3) 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. 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.
 - d. Fire sprinklers to be installed pursuant to Section 12.10 of the Municipal Code.
 - e. 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.

- f. The location of any air conditioning equipment on the site plan and the sound rating for such equipment.
 - 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 and exterior side yard landscaping, street trees and privacy screening shall be maintained and/or installed 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.

ATTACHMENT A



CITY OF LOS ALTOS
GENERAL APPLICATION

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

Permit # 1105728

<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: 171 DEL MONTE AVE, LOS ALTOS, CA 94022

Project Proposal/Use: SINGLE FAMILY RESIDENCE

Current Use of Property: SINGLE FAMILY RESIDENCE

Assessor Parcel Number(s) 167-17-033 Site Area: 7750 #'

New Sq. Ft.: 4,118 #' Remodeled Sq. Ft.: Ø Existing Sq. Ft. to Remain: Ø (400 #' GARAGE)

Total Existing Sq. Ft.: 1,445 #' Total Proposed Sq. Ft. (including basement): 4,118 #'

Applicant's Name: DEL MONTE AVE LLC, Wang Partner Steve Johnson

Home Telephone #: _____ Business Telephone #: 650.814.5371

Mailing Address: 389 FIRST ST.

City/State/Zip Code: LOS ALTOS, CA 94022

Property Owner's Name: same

Home Telephone #: _____ Business Telephone #: _____

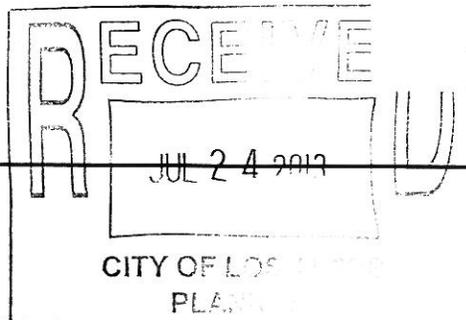
Mailing Address: _____

City/State/Zip Code: _____

Architect/Designer's Name: [Signature] Telephone #: 425.634.7000

*** 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

CITY OF LOS ALTOS
PLANNING DIVISION

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 171 DELMONTE AVE LOS ALTOS
Scope of Project: Addition or Remodel _____ or New Home X
Age of existing home if this project is to be an addition or remodel? NA
Is the existing house listed on the City's Historic Resources Inventory? NO

Address: 171 DEL MONTE AVE.
Date: 7/19/13

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: 6,500 sq ft square feet
Lot dimensions: Length 125 feet
Width 47.52, + 62 feet

If your lot is significantly different than those in your neighborhood, then note its: area 7750, length 125, and width 62.

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 100 %
Existing front setback for house on left ± 25' ft./on right ± 20' 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 5
Garage facing the side 3
Number of 1-car garages 3; 2-car garages 11; 3-car garages 0

Address: 171 DEL MONTE AVE.
Date: 7/19/13

4. Single or Two-Story Homes:

What % of the homes in your neighborhood* are:
One-story 83%
Two-story 17%

5. Roof heights and shapes:

Is the overall height of house ridgelines generally the same in your neighborhood*? N
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 NO?

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 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: 171 DEL MONTE AVE.
Date: 7/19/13

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?

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.)?

FRONT LAWNS, LANDSCAPE TO PUBLIC RIGHT OF WAY. MINOR HARDSCAPE

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

VERY VISIBLE WITH EXCEPTION OF ONE LOT

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)?

3 LARGE TREES, PUBLIC R.O.W. IS DIRT & UNLANDSCAPED.

10. Width of Street:

What is the width of the roadway paving on your street in feet? 20'

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

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

Address: 171 DEL MONTE AVE.
Date: 7/19/13

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.:

ALL ROOFS ARE ASPHALT SHINGLES, MIXTURE OF STUCCO OR SIDING, ROOFS MOSTLY HIPS & GABLES VARYING PITCHES. CONSISTENT SETBACKS PREDOMINANTLY OLDER HOMES.

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

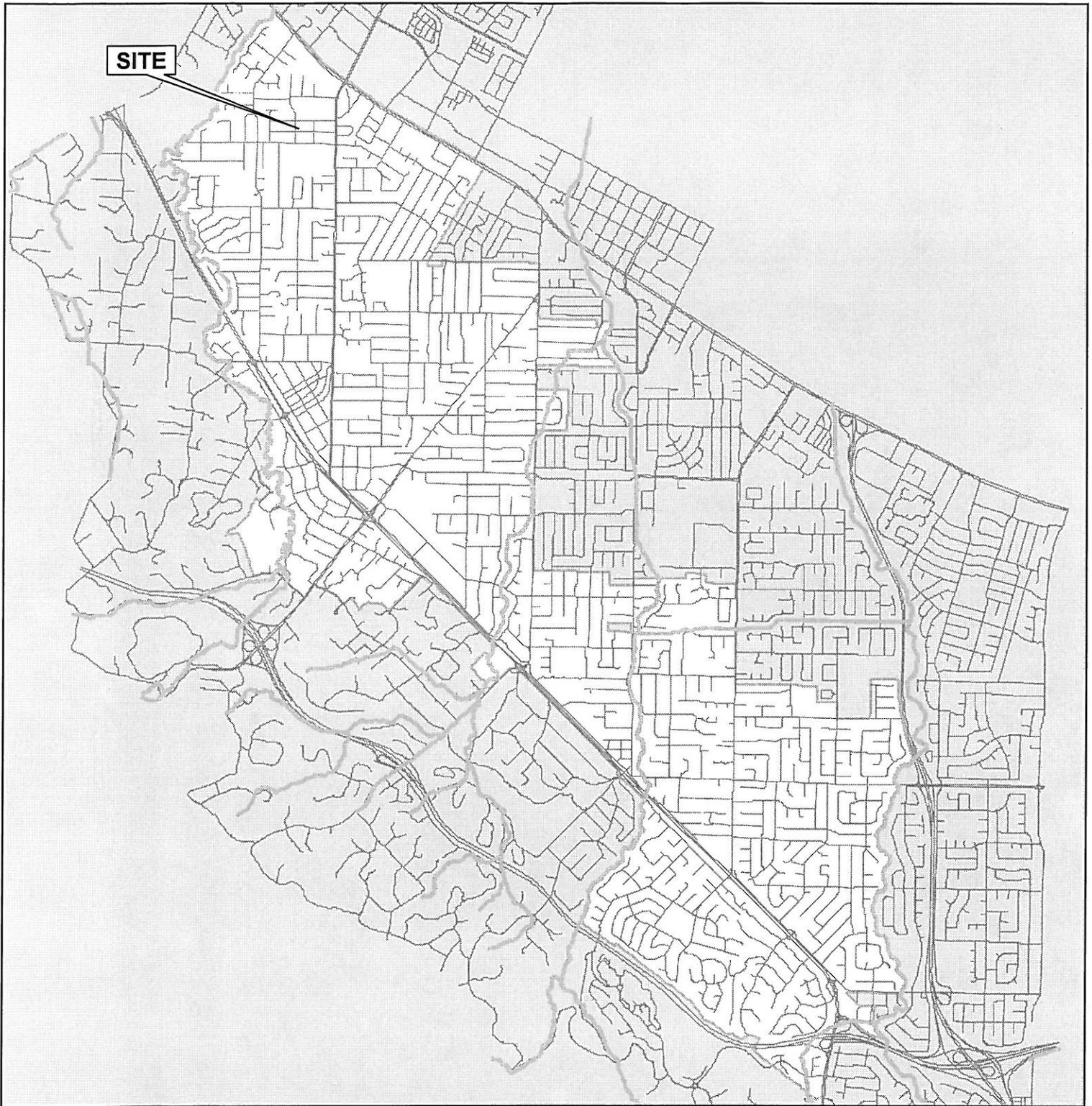
Address: 171 DEL MONTE AVE., LOS ALTOS
 Date: 7/19/13

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)
1109 DEL MONTE	34'	?	FRONT	1	9'	WOOD	S
153 DEL MONTE	34'	?	REAR	1	17'	WOOD	S
147 DEL MONTE	32'	?	FRONT	1	14'	WOOD	C
146 DEL MONTE	35'	?	REAR	1	14'	WOOD	S
152 DEL MONTE	35'	?	REAR	1	16'	STUCCO	S
1102 DEL MONTE	37'	?	REAR	1	16'	STUCCO	S
172 DEL MONTE	37'	?	Ø	1	11'	UNDER CONSTRUCTION	S
184 DEL MONTE	36'	?	SIDE	2	22'	STUCCO	C
185 DEL MONTE	31'	?	SIDE	1	14'	STUCCO	S
190 PASA ROBES	21'	?	SIDE	2	21'	STUCCO	C

AREA MAP



CITY OF LOS ALTOS

APPLICATION: 13-SC-18
APPLICANT: Del Monte Avenue LLC
SITE ADDRESS: 171 Del Monte Avenue



Not to Scale

ARBORIST REPORT

DATE: May 15, 2013
SITE: 171 Del Monte Ave Los Altos, CA 94022
BY: Richard Smith, Arborist ISA WE8745A
Bay Area Tree Specialists
CONTACT: (408) 836-9147 / (408) 466-3469
Fax: (408) 728-7598
Web Site: www.bavareatreespecialists.com
MAILING ADDRESS: 541 W. Capitol Expwy. #287, San Jose CA 95136



TREES OBSERVED:

Tree #1- Coast Live Oak *Quercus agrifolia*: DBH 32", height 60', crown spread 60', LCR 80%.

Condition: This tree is in good health. The tree's structure is poor due to lack of maintenance.

Recommendation: End-weight reduction pruning to reduce laden end-weight. Crown reduction pruning over the house to gain structure clearance.

Tree #2 - Jap. Privet *Ligustrum japonicum*: DBH 16", height 30', crown spread 12', LCR 85%.

Condition: This tree is in fair health. The tree's structure is very poor due to prior history of poor pruning practices, where the tree was topped with hedging cuts. The main stems have included and embedded bark at the 3' height and 5' heights.

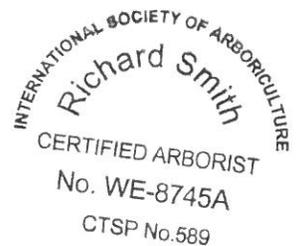
Recommendation: Removal due to unsafe structure. Tree is 12' away from the home's foundation.

Tree #3 - Deodar Cedar *Cedrus deodara*: DBH 30", height 62', crown spread 55', LCR 77%.

Condition: This tree is in fair health with a poor vigor to the color of the canopy. Possibly due to the Ivy, which is directly under and against the tree. This competition depletes water and nutrient uptake to the tree.

Recommendation: Pruning to remove deadwood and crossing rubbing limbs.

Richard Smith, Arborist ISA WE8745A



Tree # 1



Tree #1



Tree #2



Tree #3



Tree #3



