



DATE: December 18, 2013

AGENDA ITEM # 4

TO: Design Review Commission
FROM: Sierra Davis, Assistant Planner
SUBJECT: 13-SC-25 – 766 Raymundo Avenue

RECOMMENDATION:

Continue design review application 13-SC-25 subject to the listed recommended direction

PROJECT DESCRIPTION

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

GENERAL PLAN DESIGNATION: Single-family, Residential
ZONING: R1-10
PARCEL SIZE: 17,500 square feet
MATERIALS: Stucco, tile roof, pre-cast stone sills, limestone tile wainscot, wood lintels, wood corbels, and wrought iron details.

	Existing	Proposed	Allowed/Required
LOT COVERAGE:	3,056 square feet	2,835 square feet	5,250 square feet
FLOOR AREA:			
First floor	3,056 square feet	2,819 square feet	
Second floor		1,661 square feet	
Total	3,056 square feet	4,480 square feet	4,500 square feet
SETBACKS:			
Front	39 feet	34 feet	25 feet
Rear	27 feet	90 feet	25 feet
Right side	16 feet	19 feet/20 feet	10 feet/17.5 feet
Left side	14 feet	15 feet/23 feet	10 feet/17.5 feet
HEIGHT:	19 feet	27 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 single-story, Ranch style homes with low horizontal eave lines with gable accents, consistent setbacks, simple forms and rustic materials. Many of the structures are set back 40 feet from the front property line. The street has improved shoulders with curb and gutters and does not have a consistent street tree pattern.

The original subdivision was approved with Conditions, Covenants and Restrictions (CC&Rs) that require a 40-foot front yard setback; however the City does not enforce the CC&Rs. The review is based on conformance with the zoning regulations and the design guidelines.

DISCUSSION

In Consistent Character Neighborhoods project should be designed to fit in and reflect the scale of the area. This project, however, will appear much larger and bulkier than the structure in the immediate vicinity. The front yard setback is 31 feet to the front entry element with the main structure massing setback to 34 feet. The second story is setback of 40 feet from the front property line. The structures adjacent to the subject property meet or exceed the 40-foot setback. According to the applicant the house is closer to the street in order to preserve a mature tree in the rear yard. Since plans were submitted the applicant has agreed to move the house back four feet resulting in a front yard setback of 34 feet at the entry element with a 38-foot setback for the mass of the first story, which would be more closely aligned with the existing setback pattern in the neighborhood context. Never the less, the structure will be a prominent structure on the street because of the height and massing and it is recommended that the structure be set back farther on the lot to conform to the uniform 40-foot setback pattern of the neighborhood.

The proposed side yard setbacks exceed the allowed setback which helps the structure fit in; however the design of the house results in a bulky appearance on the right side. The plate heights on both the first and second story are 10 feet and create a two story wall. The resulting mass of the structure is the largest within the neighborhood context and does not fit in.

The finished floor height is 16 inches above grade; however with a 10 foot wall plate, the exposed west wall is approximately 11 and one-half feet on the first story eave with nine-foot exposed wall at the second story, is expressed as a two story wall. The west wall of the house would have a presence on the street because of the orientation on the lot and would have the tallest first story eave height. Being the first two-story in the neighborhood context, the design should work to fit into the neighborhood context in relation to the massing and scale of the existing structures.

The entry element is 17 feet in height which is consistent with the two-story design; however it is a larger scale and will be the largest entry element within the neighborhood context.

The design of the house incorporates simple forms that relate to the forms found in the neighborhood. The project also incorporates harder materials such as stucco walls, a tile roof, pre-cast stone sills and limestone tile wainscot that increases the bulk of the house. The project also includes more compatible rustic materials such as wood lintels, wood corbels, and wrought iron details.

In general the basic form of the structure has design integrity and incorporates high quality materials that meet specific Design Findings. However, the project is required to meet all Design Findings for approval including making the finding that the proposed orientation of the structure will be compatible within the immediate context and reduce the perception of excessive bulk and mass. Since staff is unable to make a recommendation that the project meets the Design Findings, and therefore should be continued to address the bulk and mass concern. Staff recommends that the Design Review Commission provide the following direction:

- Set the house farther back on the lot to the 40-foot front yard setback;
- Reduce the width of the second story;
- Set the second story farther back from the front of the structure;
- Reduce the scale of the entry element; and
- Lower the wall plates on the first and second story.

Privacy and Landscaping

Right (west) side elevation has three windows that include two windows in bedroom 1, one window in bathroom 1, one window in bathroom 2 and two windows in bedroom 2. The bedroom windows have a sill height of three feet and the bathroom windows have a sill height of four feet, nine inches. The sill heights on the side should be raised to a height of four-feet and six inches to help preserve privacy to the adjacent property.

The left (east) side has three windows that include one in the stairwell and two in the master bedroom. The window in the stairway does not present a privacy concern because it is a passive use and set back considerably. The windows in the master bedroom have sill height of three and one-half feet. The windows are not needed for required egress because there is a window at the rear of the house. Therefore, recommended direction would be to:

- Raise the sill heights in the bedrooms on the east and west sides to a height of four and one-half feet to preserve privacy to the adjacent property.

There are large windows at the rear of the structure; however the house is setback 89 feet from the rear property line and there are existing trees at the rear to screen views into the adjacent property. Therefore, the windows are not a unreasonable privacy concern because of the distance from the property line make it difficult to view the adjacent property to the rear.

An arborist report was included with the application stating the status of the trees and whether the tree should be maintained or removed. Protection measures were not included in the report and should be provided in a revised arborist report.

The project should provide a landscaping plan to address the front yard landscaping and privacy screening in the rear yard. The privacy screening in the rear yard would be required along the east and west property lines to mitigate views to the adjacent rear yards.

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: Hamed Balazadeh, BODesign, Applicant
Nick and Monica Tellado, Owners

Attachments:

- A. Application
- B. Neighborhood Compatibility Worksheet
- C. Area Map and Vicinity Map
- D. Arborist Report, dated July 17, 2013

FINDINGS

13-SC-25—766 Raymundo 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.

RECOMMENDED DIRECTION

13-SC-25—766 Raymundo Avenue

Bulk and Scale

- Set the house farther back on the lot to the 40-foot front yard setback;
- Reduce the width of the second story;
- Set the second story farther back from the front of the structure;
- Reduce the scale of the entry element; and
- Lower the wall plates on the first and second story.

Windows

- Raise the sill heights in the bedrooms on the east and west to a height of four and one-half feet to preserve privacy to the adjacent property.

Landscaping

- Provide landscaping plan for the front yard and the screening at the rear of the property along the east and west property lines.
- Provide amended arborist report addressing tree protection measures.



ATTACHMENT A

CITY OF LOS ALTOS
GENERAL APPLICATION

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

Permit # 1105802

Table with 3 columns and 7 rows listing review types: One-Story Design Review, Two-Story Design Review (checked), Variance(s), Lot Line Adjustment, Tentative Map/Division of Land, Subdivision Map Review, Sign Review, Sidewalk Display Permit, Use Permit, Tenant Improvement, Preliminary Project Review, Commercial Design Review, Multiple-Family Review, Rezoning, R1-S Overlay, General Plan/Code Amendment, Appeal, Other.

Project Address/Location: 766 Raymundo Ave.
Project Proposal/Use: Residential - Single Family
Current Use of Property: Residential - Single Family
Assessor Parcel Number(s): 189-29-042 Site Area: 17500
New Sq. Ft.: 4496 Remodeled Sq. Ft.: Existing Sq. Ft. to Remain:
Total Existing Sq. Ft.: Total Proposed Sq. Ft. (including basement): 4496

Applicant's Name: Hamed Balazadeh
Home Telephone #: 408-771-5935 Business Telephone #: 408-771-5935
Mailing Address: 21060 Homestead Rd. Suite 130
City/State/Zip Code: Cupertino, CA 95014

Property Owner's Name: MONICA TELLADO
Home Telephone #: 650-219-3882 Business Telephone #: 650-522-5132
Mailing Address: 2048 LOUISE LN
City/State/Zip Code: LOS ALTOS, CA 94024

Architect/Designer's Name: BODesign Telephone #: 408-771-5935

*** 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. ***



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.

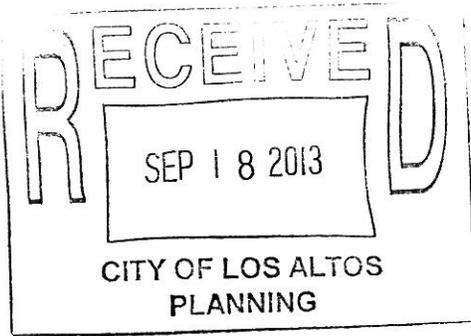
The Residential Design Guidelines encourage neighborhood compatibility without necessarily forsaking individual taste. Various factors contribute to a design that is considered compatible with a surrounding neighborhood. The factors that City officials will be considering in your design could include, 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 766 Raymundo Ave.
Scope of Project: Addition or Remodel or New Home Yes
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



Address: 766 Raymundo Ave.
Date: 4/13/13

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: 17500 square feet
Lot dimensions: Length 175 feet
Width 100 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?
What % of the front facing walls of the neighborhood homes are at the front setback %
Existing front setback for house on left 39.75 ft./on right 40 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 13
Garage facing front recessed from front of house face 1
Garage in back yard 1
Garage facing the side 1
Number of 1-car garages ; 2-car garages 16; 3-car garages

Address: 766 Raymundo Ave
Date: 9/13/13

4. Single or Two-Story Homes:

What % of the homes in your neighborhood* are:
One-story 96%
Two-story 4%

5. Roof heights and shapes:

Is the overall height of house ridgelines generally the same in your neighborhood*? NO
Are there mostly hip 50%, gable style 50%, or other style — 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?

If no consistency then explain: Some wood shake, some shingle, some rounded tile

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: 766 RAYMUNDO AVE.
Date: _____

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.)?

Landscape to street edge, including front lawns and trees.

How visible are your house and other houses from the street or 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)?

Trees on the property will be staying as they are
But gardening and lawn areas will be improved - landscape.

10. Width of Street:

What is the width of the roadway paving on your street in feet? 30 feet

Is there a parking area on the street or in the shoulder area? NO

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

Defined with a roll curb & Gutter.

Address: 766 RAYMONDO AVE.
Date: _____

11. What characteristics make this neighborhood* cohesive?

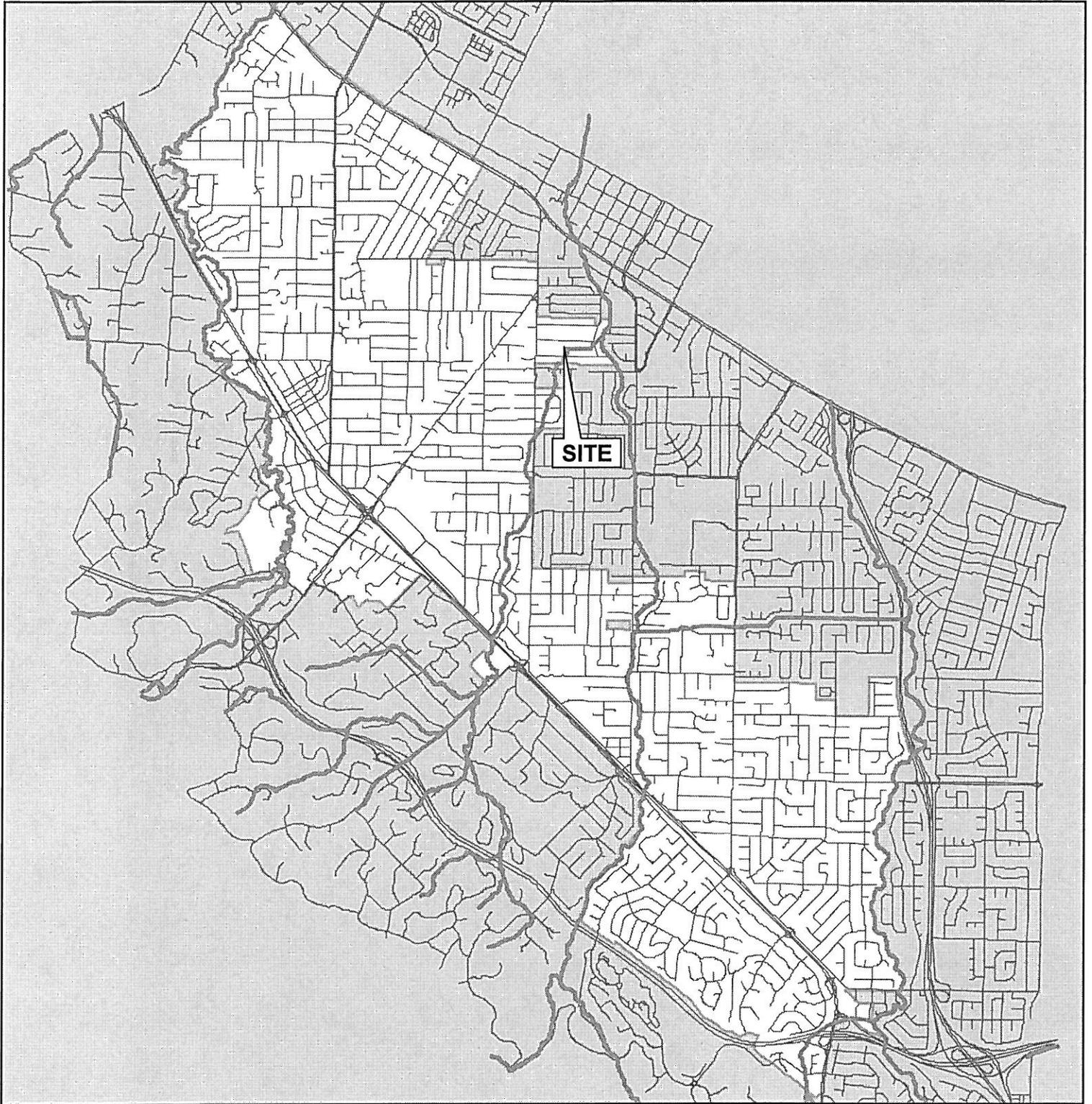
Such as roof material and type (hip, gable, flat), siding (board and batten, cement plaster, horizontal wood, brick), deep front yard setbacks, horizontal feel, landscape approach etc.:

Hip Gable Roofing / Front setback and landscape /

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

AREA MAP



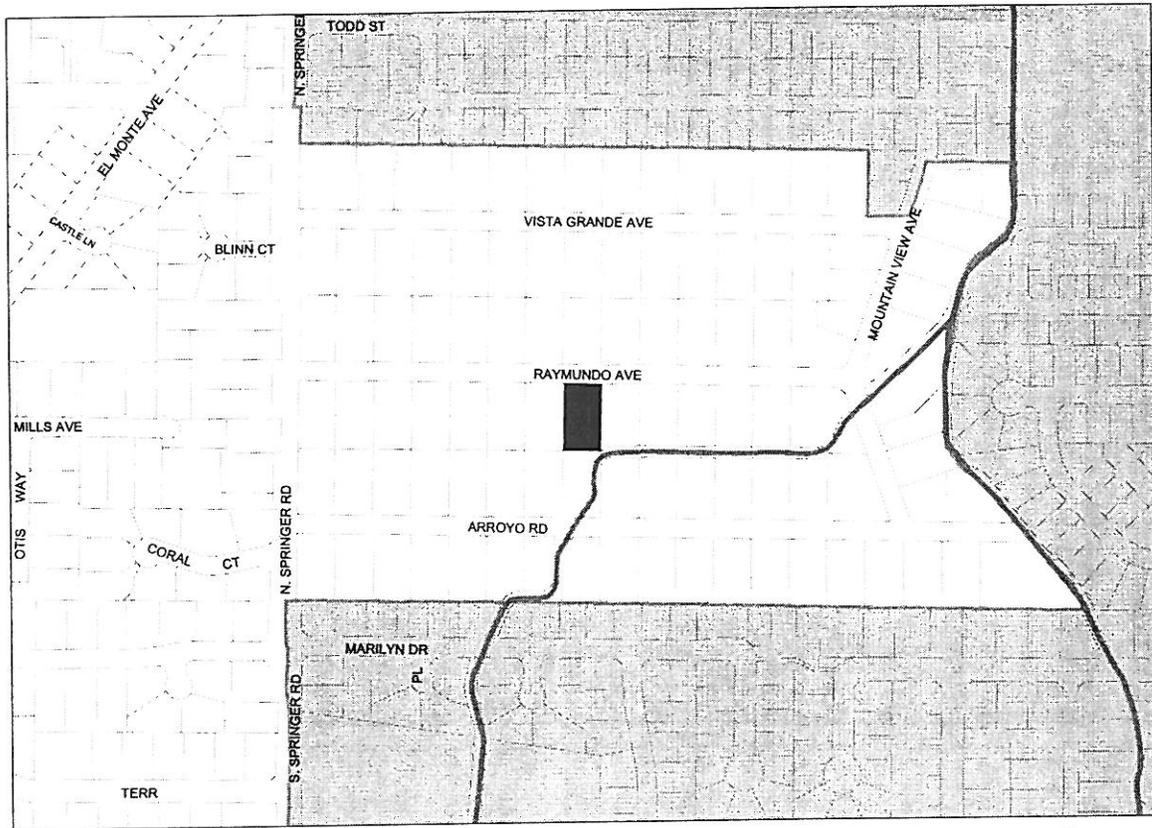
CITY OF LOS ALTOS

APPLICATION: 13-SC-25
APPLICANT: H. Balazadeh/M. Tellado
SITE ADDRESS: 766 Raymundo Avenue

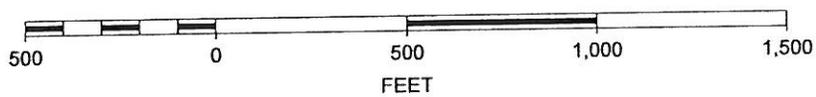


Not to Scale

VICINITY MAP



SCALE 1 : 6,000



CITY OF LOS ALTOS

APPLICATION: 13-SC-25
APPLICANT: H. Balazadeh/M. Tellado
SITE ADDRESS: 766 Raymundo Avenue

SEP 18 2013

ARBORIST REPORT

CITY OF LOS ALTOS
PLANNING

DATE: July 17, 2013

SITE: 766 Raymundo 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.bayareatreespecialists.com

MAILING ADDRESS: 541 W. Capitol Expwy. #287, San Jose CA 95136

TREES OBSERVED:

Tree #1: *Prunus cerasifera*: DBH 11", height 30', crown spread 21', LCR 90%.
Condition: Tree is in good health and structure.

Tree #2: *Prunus cerasifera*: DBH 11", height 20', crown spread 16', LCR 80%.
Condition: Tree is in poor health and branch dieback.

Tree #3: *Lagerstroemia indica*: DBH multi-trunk 8", height 25', crown spread 18', LCR 90%.
Condition: Tree is in good health and structure.

Tree #4: *Arbutus unedo*: DBH 10", height 12', crown spread 14', LCR 80%.
Condition: Tree is in good health and structure.

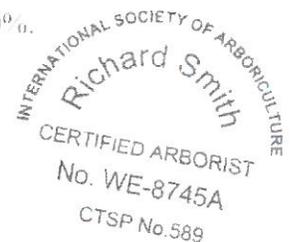
Tree #5: *Quercus agrifolia*: DBH 7", height 26', crown spread 16', LCR 90%.
Condition: Tree is in good health and structure.

Tree #6: *Citrus x sinensis*: DBH 7", height 18', crown spread 20', LCR 80%.
Condition: Tree is in good health and structure.

Tree #7: *Prunus americana*: DBH multi-trunk 5", height 20', crown spread 19', LCR 70%.
Condition: Tree is in good health and structure.

Tree #8: *Prunus americana*: DBH 7", height 16', crown spread 20', LCR 70%.
Condition: Tree is in good health and structure.

Richard Smith, Arborist ISA WE8745A



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TREES OBSERVED:

Tree #9: *Prunus serotina*: DBH 15", height 22", crown spread 18", LCR 80%.
Condition: Tree is in fair health and good structure. There are dead branches in the crown.

Tree #10: *Platanus racemosa*: DBH 28", height 63", crown spread 60", LCR 70%.
Condition: Tree is in good health and structure.

Tree #11: *Sequoia sempervirens*: DBH multi-trunk 15", height 80", crown spread 25",
LCR 80%.
Condition: Tree is in good health and poor structure. There are included attachments at
mainstem junction.
Recommend: Removal

Tree #12: *Laurus nobilis*: DBH multi-trunk 12", height 30", crown spread 20", LCR 70%.
Condition: Tree is in fair health due to chlorosis. The structure is poor. The tree is
growing 2' away from foundation with degree of lean away from the house.
Recommend: Removal

Tree #13: *Schinus molle*: DBH 49", height 57", crown spread 65", LCR 70%.
Condition: Tree is in good health and fair structure.

Richard Smith, Arborist ISA WE8745A



