



DATE: April 16, 2014

AGENDA ITEM # 3

TO: Design Review Commission
FROM: Sierra Davis, Assistant Planner
SUBJECT: 14-SC-04 – 1212 St. Matthew Way

RECOMMENDATION:

Approve design review application 14-SC-04 subject to the listed findings and conditions

PROJECT DESCRIPTION

This is a design review application for a second story addition of 128 square feet to a two-story residence. The following table summarizes the project:

GENERAL PLAN DESIGNATION: Single-family, Residential
ZONING: R1-10
PARCEL SIZE: 10,000 square feet
MATERIALS: Stucco, shake roof, and wood trim to match existing materials

	Existing	Proposed	Allowed/Required
LOT COVERAGE:	2,005 square feet	2,005 square feet	3,000 square feet
FLOOR AREA:			
First floor	1,246 square feet	1,246 square feet	
Second floor	1,856	1,983 square feet	
Total	3,102 square feet	3,229 square feet	3,500 square feet
SETBACKS:			
Front	26 feet	26 feet	25 feet
Rear	33 feet	33 feet	25 feet
Right side	17.5 feet/17.5 feet	17.5 feet/17.5 feet	10 feet/17.5 feet
Left side	18 feet	18 feet	10 feet/17.5 feet
HEIGHT:	25 feet	25 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 one- and two-story homes with

low horizontal eave lines with gable accents, consistent setbacks, simple forms and rustic materials. The street has improved shoulders with curb and gutters and does not have a consistent street tree pattern.

DISCUSSION

In Consistent Character Neighborhoods projects should be compatible with the existing neighborhood with regard to setbacks, scale, massing and materials. The existing structure is proposed to be maintained and the addition will be on the front, right side of the second story over the existing garage. The addition consists of a four-foot extension toward the front property line for a total of 128 square feet. The addition will enlarge bedrooms 2, 3, and 4.

The addition will align with the first story. The massing of the two story wall height is broken up by the horizontal eave line above the garage. The project adds a new gable which is an element found within the neighborhood context.

Overall, the design of the addition incorporates simple forms that relate to the existing design and neighborhood. The materials proposed on the addition will match existing materials and include stucco, a shake roof, and wood trim.

There are three existing windows in the three bedrooms at the front of the house and they will be maintained. There is not a significant privacy concern because the windows face the street which is a more public area.

ENVIRONMENTAL REVIEW

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

CC: Cornelia Haber, Applicant and Designer
Alex Moha and Isabelle Essel, Owners

Attachments:

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

FINDINGS

14-SC-04 — 1212 St. Matthews Way

With regard to the construction of project, 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

14-SC-04 — 1212 St. Matthews Way

1. The approval is based on the plans received on March 20, 2014 and the written application materials provided by the applicant, except as may be modified by these conditions.
2. Obtain an encroach permit issued from the Engineering Division prior to doing any work within the public street right-of-way.
3. **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. Verification that the house will comply with the California Green Building Standards pursuant to Section 12.26 of the Municipal Code from a Qualified Green building Professional.
 - c. The location of any air conditioning units on the site plan and the manufacturer's sound rating for each unit.
 - d. Compliance with the New Development and Construction Best Management Practices and Urban Runoff Pollution Prevention program, as adopted by the City for the purposes of preventing storm water pollution (i.e. downspouts directed to landscaped areas, minimize directly connected impervious areas, etc.).
4. **Prior to final inspection:**
 - a. All front yard landscaping 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

JAN 30 2014

CITY OF LOS ALTOS PLANNING

CITY OF LOS ALTOS GENERAL APPLICATION

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

Permit # 1105985

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

Project Address/Location: 1212 ST. MATTHEW WAY

Project Proposal/Use: RESIDENTIAL

Current Use of Property: RESIDENTIAL

Assessor Parcel Number(s) 342-39-037 Site Area: 10,000

New Sq. Ft.: 127.5 Remodeled Sq. Ft.: - Existing Sq. Ft. to Remain: 3,109.4

Total Existing Sq. Ft.: 3229 Total Proposed Sq. Ft. (including basement):

Applicant's Name: CORNELIA HABER

Home Telephone #: Business Telephone #: 650 787 1197

Mailing Address: 1490 HOLT AVE.

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

Property Owner's Name: ALEX MOHA & ISABELLE ESSEZ

Home Telephone #: 408-507-7480 Business Telephone #:

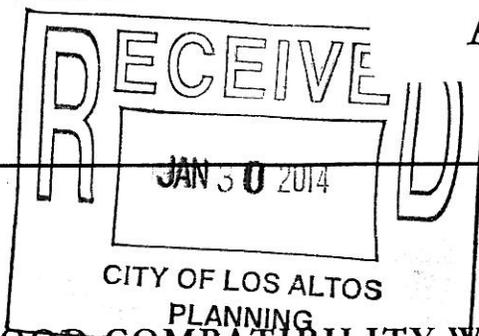
Mailing Address: 1212 ST. MATTHEW WAY

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

Architect/Designer's Name: CORNELIA HABER Telephone #: 650 787 1197

*** 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 1212 ST. MATTHEW WAY
Scope of Project: Addition or Remodel or New Home _____
Age of existing home if this project is to be an addition or remodel? ~40
Is the existing house listed on the City's Historic Resources Inventory? NO

Address: 1212 ST, MATTHEW WAY
Date: 1.30.2014

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 SQ. FT. square feet

Lot dimensions: Length _____ feet | IRREGULAR SHAPES
Width _____ 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? ~ 27'

What % of the front facing walls of the neighborhood homes are at the front setback 20 %

Existing front setback for house on left ~ 26' ft./on right
~ 25' 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 4

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

Address: 1212 ST. MATTHEW WAY
Date: 1.30.2014

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

What % of the homes in your neighborhood* are:

One-story 50

Two-story 50

5. **Roof heights and shapes:**

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

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 _____?

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: _____

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: 1212 ST. MATTHEW WAY
Date: 1.20.2014

8. Lot Slope: (Pg. 25 Design Guidelines)

Does your property have a noticeable slope? ✓

What is the direction of your slope? (relative to the street)
PARALLEL TO 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.)?
N/A

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

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)?
/

10. Width of Street:

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

Address: 1212 ST. MATTHEW WAY
Date: 1.30.2014

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.:

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 *N/A*
- 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

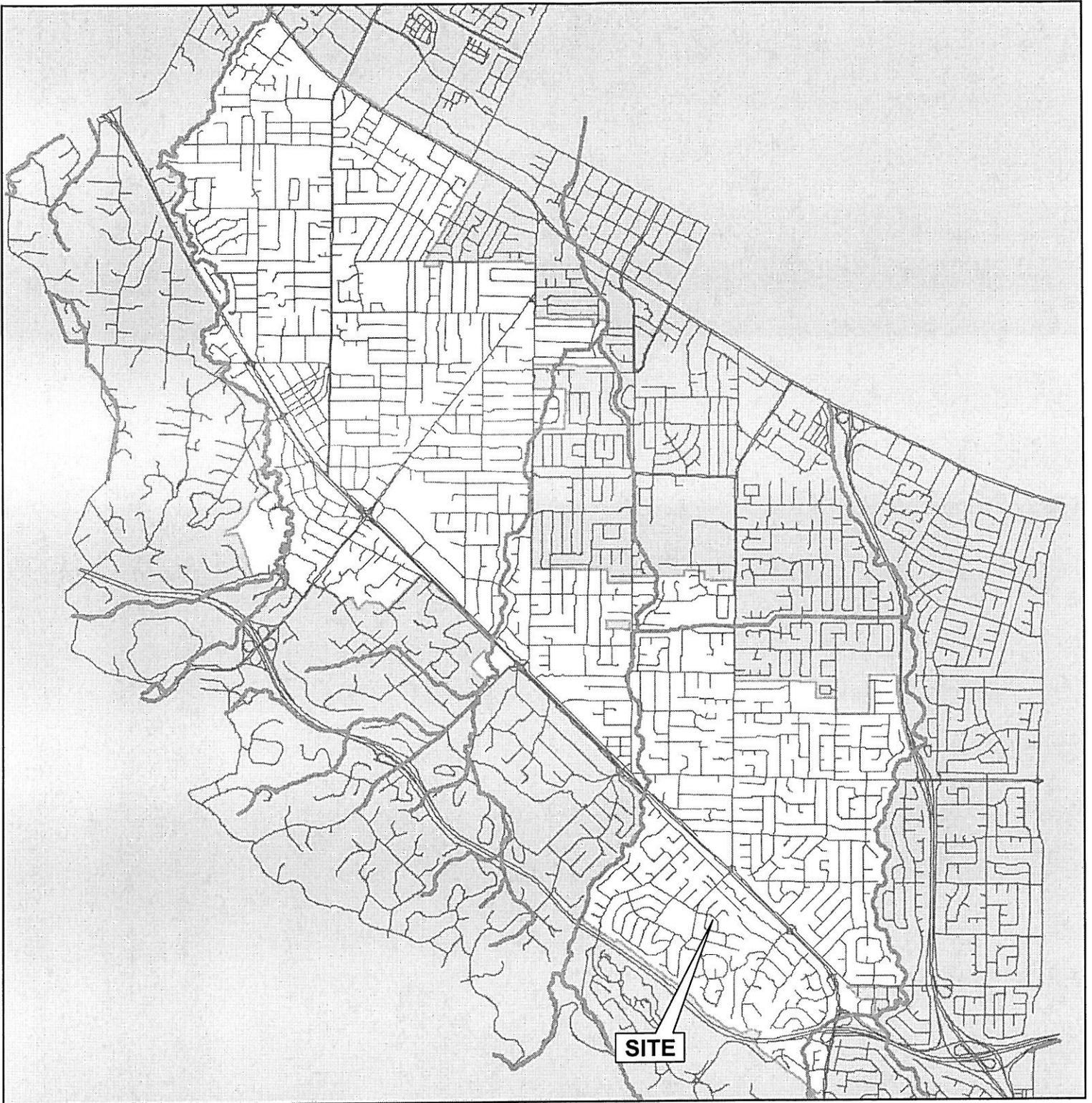
Address: 1212 ST. MATTHEW WAY
 Date: 1.30.2014

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)
1218 ST. MATTHEW	~ 26'		FRONT OF HOUSE	1		stucco + clay tile	simple
1217 ST. MATTHEW	~ 20		FRONT	2		stucco, brick wood shakes	↓
1221 ST. MATTHEW	~ 25'		FRONT	2		stucco, brick comp. roof	
1227 ST. MATTHEW	~ 23'		FRONT	2		stucco, brick comp. roof	
1245 WOODVIEW	~ 25		FRONT	2		stucco conc. tile roof	
1237 WOODVIEW	~ 25		FRONT	1		stucco comp. roof	
1229 WOODVIEW	~ 25		FRONT	2		stucco clay tile roof	
1205 WOODVIEW	~ 27		FRONT	2		brick, siding, comp. roof	↓
1201 WOODVIEW	~ 27		FRONT	2		siding, brick cement tile	
1192 ST. ANTHONY CT.	~ 25		FRONT	1		stucco clay tile roof	

AREA MAP



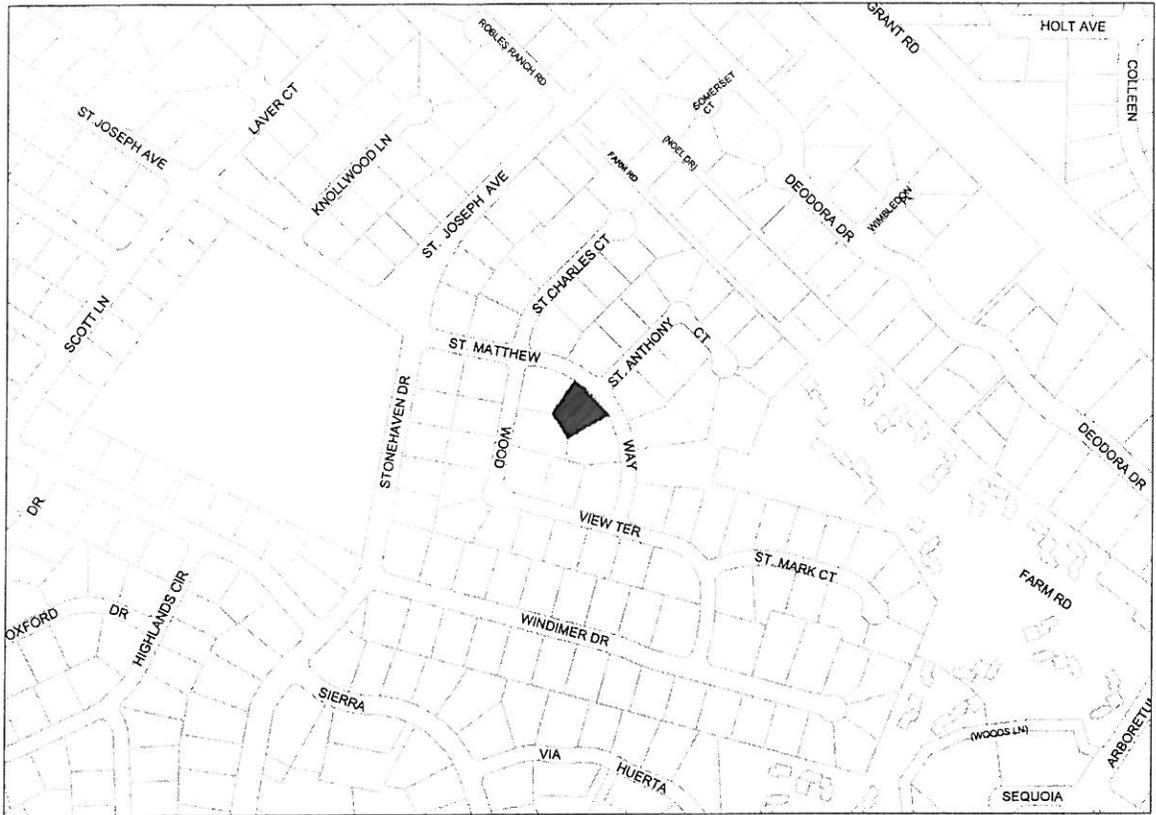
CITY OF LOS ALTOS

APPLICATION: 14-SC-04
APPLICANT: C. Haber/A. Moha and I. Essel
SITE ADDRESS: 1212 St. Matthew Way

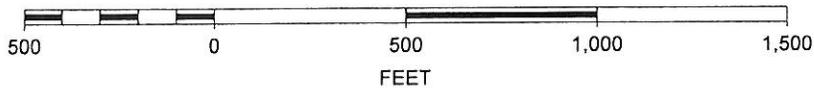


Not to Scale

VICINITY MAP



SCALE 1 : 6,000



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