



DATE: April 16, 2014

AGENDA ITEM # 2

**TO:** Design Review Commission  
**FROM:** Sean K. Gallegos, Assistant Planner  
**SUBJECT:** 14-SC-07 – 827 Campbell Avenue

**RECOMMENDATION:**

Continue design review application 14-SC-07 subject to recommended direction

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**PROJECT DESCRIPTION**

This is a design review application for a new two-story, single-family house. The following table summarizes the project:

**GENERAL PLAN DESIGNATION:** Single-family, Residential  
**ZONING:** R1-10  
**PARCEL SIZE:** 10,400 square feet  
**MATERIALS:** Redwood siding and trim, seam metal roof, light sand stucco finish, cast stone veneer, and aluminum wood clad windows

	<b>Existing</b>	<b>Proposed</b>	<b>Allowed/Required</b>
<b>LOT COVERAGE:</b>	2,546 square feet	2,791 square feet	3,120 square feet
<b>FLOOR AREA:</b>			
First floor	2,422 square feet	2,394 square feet	
Second floor		1,245 square feet	
Total	2,422 square feet	3,639 square feet	3,640 square feet
<b>SETBACKS:</b>			
Front	31 feet	25 feet	25 feet
Rear	48 feet	53 feet	25 feet
Right side	6 feet	10 feet/21 feet	10 feet/17.5 feet
Left side	6 feet	10 feet/25 feet	10 feet/17.5 feet
<b>HEIGHT:</b>	17	26 feet	27 feet

## **BACKGROUND**

### **Neighborhood Context**

The subject property is located on Campbell Avenue, between Harington Avenue and Covington Road, in a Transitional Character Neighborhood as defined in the City's Residential Design Guidelines. The neighborhood has a mixture of smaller, original structures and larger, newer structures. The neighborhood has some common characteristics such as mature evergreen trees along the frontage.

## **DISCUSSION**

### **Design Review**

In Transitional Character Neighborhoods, a good neighbor design reduces abrupt changes from placing different designs or sizes of structures next to original structures; in this transitional context, projects should not set the extreme and should be designed to soften the transition.

The proposed project uses more contemporary architectural style and materials than those found in the surrounding neighborhood, but is designed in a way to be compatible with the area. The project incorporates design elements that are found in the area such as low-sloped, hipped roofs, a two-car garage, and recessed porch. The detailing and material of the structure reflects a high level of quality and appropriate relationship to the rustic qualities of the area. The proposed building materials include smooth stucco with redwood siding and trim, light sand stucco finish, cast stone veneer, and aluminum wood clad windows are integral to the design. The proposal introduces a new material with a standing-seam, metal roof, which is compatible, low profile and rustic material with the neighborhood character. Overall, the design incorporates a contemporary style with simple elements and compatible materials that produce a thoughtful and integrated appearance.

The project minimizes its bulk along the second story by setting the second story within the first-story footprint and by articulating the wall and roof forms. Some of the second story walls are partially hidden by the first story roof; other walls have changes in plane and material (horizontal siding). The first story eaves are set relatively low, approximately 10 feet from the grade, along the center and right side of the structure. A recessed second story orients the massing toward the front and right side of the property to reduce the prominence of the second story.

Staff is concerned that the proposed 12-foot tall eave line of the living room and dining room is substantially higher (approximately three feet) than the eave of the house to the left of the property may be an abrupt change for the neighborhood. Also, this element has a stone veneer, which contributes to its bulky appearance. Although the house meets the daylight plane, the eave heights appear as tall first story elements and contribute to the appearance of bulky and out-of-scale design elements. This contrasts with the lower walls of the adjacent structures and the neighborhood.

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 recommend that the project meets the Design Findings, it should be continued to address the bulk and mass concern. Staff recommends that the Design Review Commission provide the following direction:

- Reduce prominence and height of single-story walls areas at the side and front elevation for the living room and dining room area of the structure.

### **Privacy and Landscaping**

On the left side elevation of the second story, there are four windows: two located in the master bedroom with four-foot sill heights, one located in the stairwell with a six-foot sill height and one located in a bedroom No. 3 with a four-foot sill height. Due to their placement and sill heights, the proposed second story left side elevation windows do not create unreasonable privacy impacts.

On the right side elevation of the second story, there are four windows: two windows in the master bathroom with four-foot, six-inch, sill heights, one window in bedroom No. 3 with a two-foot, eight-inch sill height, and one window in bathroom No. 2 with a four-foot, six-inch sill height. Bedroom No. 2 window may create a privacy impact due to direct views into the adjacent residence and yards. The applicant has worked with staff to incorporate fast growing evergreen screening along the right property line. In order to mitigate unreasonable privacy impacts, a condition is required ensure a faster growing evergreen screening will be planted along the right side property lines.

The rear part of the second story elevation includes four windows: one window in bedroom No. 2 with a three-foot sill height, one window in the master bathroom with a six-foot sill height, one in the master bathroom with a three-foot sill height, and one window in the master bedroom with a three-foot sill height. The landscape plan provides partial landscaping screening along the left and right side, but it lacks landscaping along the rear property line. In order to mitigate unreasonable privacy impacts, staff recommends that the Design Review commission provide the following direction:

- Provide landscaping screening along the left side, right side and rear property line to mitigate master bedroom privacy impacts.

The Design Findings require that grade changes shall be minimized and will be in keeping with the general appearance of neighboring developed area. The applicant is proposing to re-contour the rear yard to add approximately six inches to the rear along the north side. Since the grading and drainage plan differs from the architectural site plan, these plans should be correlated to maintain a practical grade. In order to ensure that grade changes shall be minimized, staff recommends that the Design Review commission provide the following direction:

- Revise the site plan and grading and drainage plan to determine whether inconsistencies correlate with a minimal practical grade change for the site.

The applicant is maintaining trees No. 1-3 and 6-7 located in the front, side and rear yard. The trees are under 48-inches in circumference; therefore, the applicant is proposing to maintain the trees for privacy and vegetation. Tree protection guidelines will be followed to maintain the trees during

construction. The proposal removes the non-conforming fence in the front yard and replacing it with a new low stucco wall. However, the landscape plan should include the paving and landscaping in the right-of-way, and the driveway should be shown connected to the street. In order to ensure that there is minimum impervious cover and maximum erosion protection, staff recommends that the Design Review commission provide the following direction:

- Provide landscaping and street shoulder in the landscape plan consistent with the City's Shoulder Paving policy SU-22.

## **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.

## **ALTERNATIVES**

Overall, without changes to the proposed design to address the above concerns, staff is unable make positive findings for approval (Section 14.76.050 of the Municipal Code).

Although we communicated our design concerns discussed in the staff report, the applicant requested to have the original design considered. Staff recommends continuance of the project because the project has merit; however, specific design elements need to be addressed in order to make the findings for approval.

Should the commission support the design, the commission should make positive findings to approve with the standard conditions of approval, and include a landscape condition for evergreen screening, landscape plan for the street shoulder, and correlate and resolve the grade differences between the site plan and grading and drainage plan, as specified in the staff report.

Cc: Walter Chapman, Applicant and Designer  
Seema Sachin, Owner

### **Attachments:**

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

## REQUIRED FINDINGS

14-SC-07—827 Campbell Avenue

1. 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 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;
  - 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.

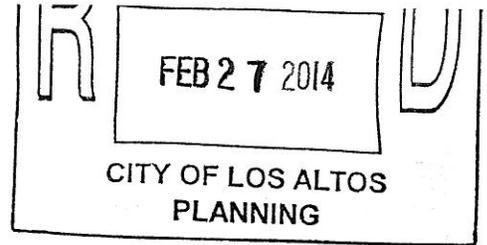
## RECOMMENDED DIRECTION

14-SC-07—827 Campbell Avenue

2. With regard to minimizing bulk and promoting an appropriate relationship to the adjacent structure:
  - a. Reduce the prominence and height of the single-story walls areas at the side and front elevation for the living room and dining room area of the structure;
3. With regard to ensuring that 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:
  - a. Provide landscaping screening along the left side, right side and rear property line to mitigate master bedroom privacy impacts; and
4. With regarding to ensuring that 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; and the proposed structure has been designed to follow the natural contours of the site with minimal grading, minimum impervious cover , and maximum erosion protection:
  - a. Revise the site plan and grading and drainage plan to determine whether inconsistencies correlate with a minimal practical grade change for the site.
  - b. Provide landscaping and street shoulder in the landscape plan consistent with the City's Shoulder Paving policy SU-22.



ATTACHMENT A



CITY OF LOS ALTOS  
GENERAL APPLICATION

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

Permit # 1106022

<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"/> Variante(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: 827 CAMPBELL

Project Proposal/Use: SINGLE FAMILY

Current Use of Property: SINGLE FAMILY

Assessor Parcel Number(s) 189 41 053 Site Area: 10,4000

New Sq. Ft.: 3638,8125 Remodeled Sq. Ft.: — Existing Sq. Ft. to Remain: —

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

Applicant's Name: CHAPMAN DESIGN ASSOC.

Home Telephone #: — Business Telephone #: (650) 941 6890

Mailing Address: 620 S. EL MONTE

City/State/Zip Code: LOS ALTOS 94022

Property Owner's Name: SACHIN, SEEMA GUPTA

Home Telephone #: — Business Telephone #: (408) 921-1432

Mailing Address: 827 CAMPBELL

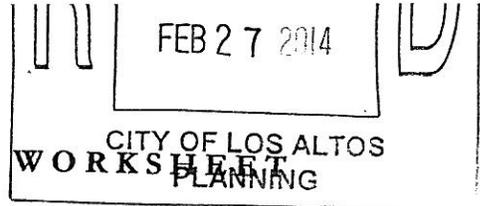
City/State/Zip Code: LOS ALTOS, CA.

Architect/Designer's Name: [Signature] Telephone #: (650) 941-6890

\*\*\* 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)





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 1<sup>st</sup> 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 B27 CAMPBELL AV., 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? N/A

Is the existing house listed on the City's Historic Resources Inventory? NO

Address: 827 CAMPBELL  
Date: \_\_\_\_\_

### 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: DIFFERENT SIZES square feet

Lot dimensions: Length \_\_\_\_\_ feet  
Width \_\_\_\_\_ feet

If your lot is significantly different than those in your neighborhood, then note its: area 10400.0 S.F., length 130.0 FT., and width 80.0 FT.

#### 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 \_\_\_\_\_ %

Existing front setback for house on left 25 FT. ft./on right 25 FT. ft.

Do the front setbacks of adjacent houses line up? YES (RIGHT)

#### 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 1

Garage facing front-recessed from front of house face 2 (IN LINE)

Garage in back yard 3

Garage facing the side 1

Number of 1-car garages —; 2-car garages 11; 3-car garages 1

Address: 827 CAMPBELL

Date: \_\_\_\_\_

4. Single or Two-Story Homes:

What % of the homes in your neighborhood\* are:

One-story 67%

Two-story 33%

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 ✓ 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) SIDING/BRICK COMBINATION

What roofing materials (wood shake/shingle, asphalt shingle, flat tile, rounded tile, cement tile, slate) are consistently (about 80%) used?

COMPOSITION 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: 501 CAMPBELL  
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.)?

FRONT LAWNS

\_\_\_\_\_

\_\_\_\_\_

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

VISIBLE

\_\_\_\_\_

\_\_\_\_\_

Are there any major existing landscaping features <sup>NO</sup> on your property and how is the unimproved public right-of-way developed in front of your property (gravel, dirt, asphalt, landscape)?

GRAVEL

\_\_\_\_\_

\_\_\_\_\_

10. **Width of Street:**

What is the width of the roadway paving on your street in feet? 26'

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? UNPAVED/GRAVEL

\_\_\_\_\_

Address: 827 CAMPBELL  
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.:

\_\_\_\_\_ N/A  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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: 827 CAMPBELL AV.  
 Date: 2.5.2014

827 Campbell Av. (Front)  
 1 story

COMP SHINGLES  
 SIPING/BACK

**Summary Table**

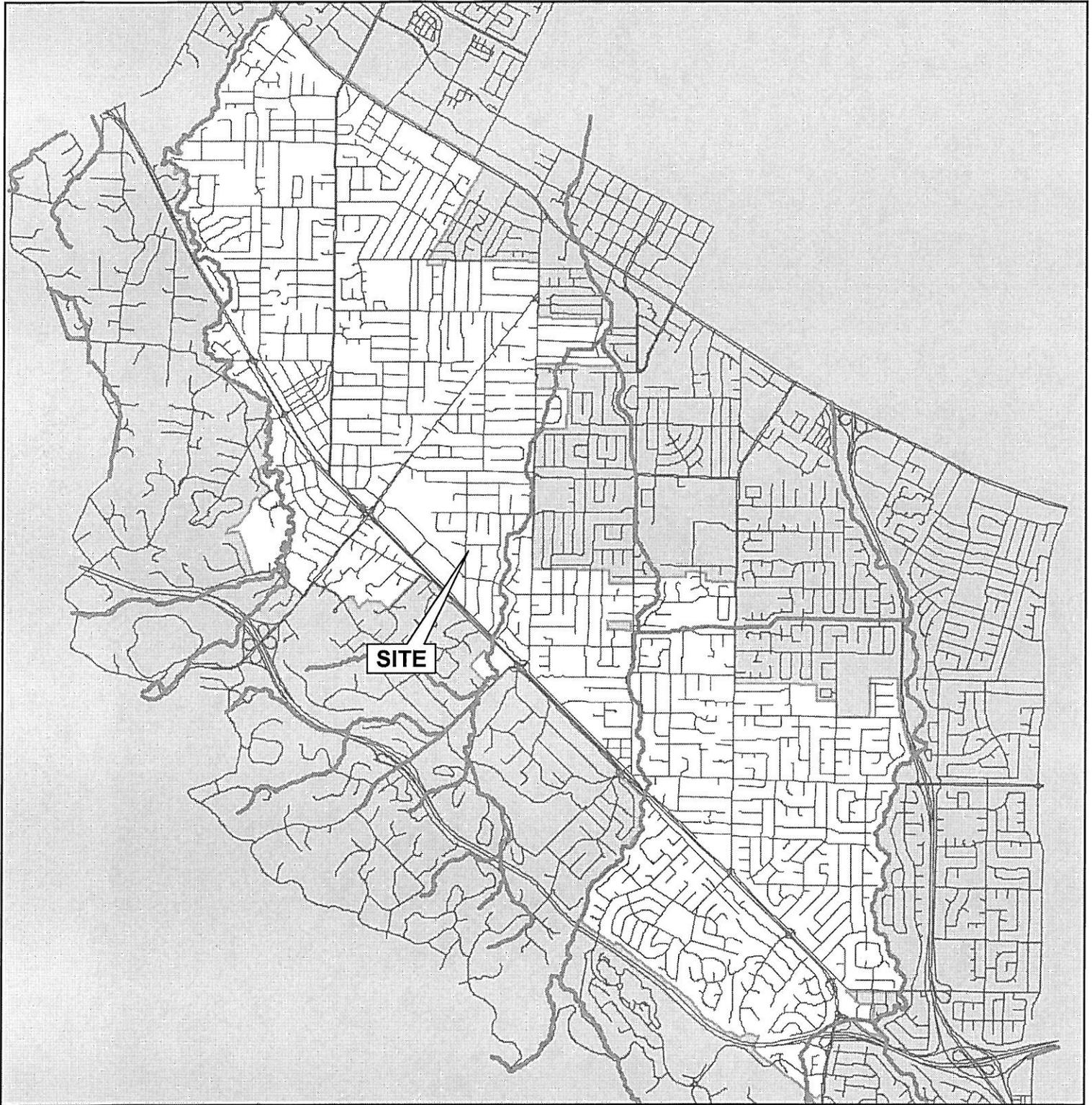
Please use this table to summarize the characteristics of the houses in your immediate neighborhood (two homes on either side, directly behind and the five to six homes directly across the street).

Address	Front setback	Rear setback	Garage location	One or two stories	Height	Materials	Architecture (simple or complex)
841 CAMPBELL AV.	25'	51'	REAR YARD	1-STORY	16'	STUCCO, SHINGLES	SIMPLE RANCH
853 CAMPBELL AV.	25'	25'	REAR YARD	1-STORY	14'	COMP. SHINGLES, STUCCO	SIMPLE RANCH
524 HARRINGTON AV.	25'	20'	IN-LINE SIDE	1-STORY	12'	COMP. SHINGLES	SIMPLE RANCH
793 CAMPBELL AV.	25'	32'	IN-LINE	1-STORY	14'	COMP. SHINGLES	SIMPLE RANCH
(485 HARRINGTON CT.) 796 CAMPBELL AV.	35'	83'	FRONT DET.	1-STORY	12'	COMP. SHINGLES	SIMPLE RANCH
786 CAMPBELL AV.	30'	35'	REAR YARD	1-STORY	12'	WOOD SHINGLES	SIMPLE RANCH
480 HARRINGTON CT.	69'	25'	FRONT DET.	2-STORY	22'-23'	COMP. SHINGLES	COLONIAL RANCH
834 CAMPBELL AV.	45'	43'	FRONT PROTECTING	2-STORY	22'-23'	COMP. SHINGLES	COMP. SHINGLES
846 CAMPBELL AV.	27'	33'	FRONT IN-LINE	2-STORY	25'	COMP. SHINGLES, STUCCO	COMP. RANCH
538 HARRINGTON AVE.	25'	90'	FRONT PROT.	2-STORY	25'	COMP. SHINGLES, STUCCO	COMP. MEDITERRANEAN
826 ECHO DR.	25'	25'	FRONT PROT.	1-STORY	12'	COMP. SHINGLES, WOOD SHINGLES	SIMPLE RANCH
840 ECHO DR.	25'	95'	REAR YARD	1-STORY	14'	WOOD SHINGLES	SIMPLE RANCH

840 CAMPBELL AV. (Front) 1 story

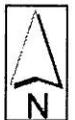
# AREA MAP

# ATTACHMENT C



## CITY OF LOS ALTOS

**APPLICATION:** 14-SC-07  
**APPLICANT:** Chapman Design Associates/S. and S. Gupta  
**SITE ADDRESS:** 827 Campbell Avenue

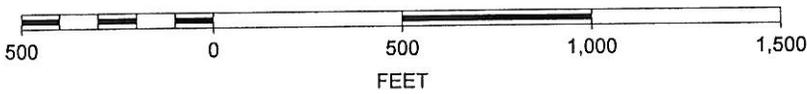


Not to Scale

# VICINITY MAP



SCALE 1 : 6,000



**CITY OF LOS ALTOS**

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**APPLICANT:** Chapman Design Associates/S. and S. Gupta  
**SITE ADDRESS:** 827 Campbell Avenue