

DATE: May 14, 2014

AGENDA ITEM # 2

TO: Design Review Commission
FROM: Sierra Davis, Assistant Planner
SUBJECT: 14-SC-14 – 980 Stanley Avenue

RECOMMENDATION:

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

PROJECT DESCRIPTION

This is a design review application to add a loft over the garage and remodel the first story including the kitchen and family room at the rear of the existing house. The following table summarizes the project:

GENERAL PLAN DESIGNATION: Single-family, Residential
ZONING: R1-10
PARCEL SIZE: 12,448 square feet
MATERIALS: Stucco, redwood and cedar trim, slate tiles, stone steps, cedar board garage door, metal accent roof, composition shingles (to match existing)

	Existing	Proposed	Allowed/Required
LOT COVERAGE:	3,475 square feet	3,731 square feet	3,734 square feet
FLOOR AREA:			
First floor	3,349 square feet	3,710 square feet	
Second floor		282 square feet	
Total	2,879 square feet	3,992 square feet	3,994 square feet
SETBACKS:			
Front	25 feet	25 feet	25 feet
Rear	49 feet	49 feet	25 feet
Right side	10feet	10 feet/33 feet	10 feet/17.5 feet
Left side	10 feet	10 feet/25 feet	10 feet/17.5 feet
HEIGHT:	20 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 residences in the neighborhood are primarily single-story homes with simple forms and low-scale designs. The street has an unimproved shoulder and inconsistent street tree pattern. The rear of the property is bordered by a utility property in the City of Mountain View.

DISCUSSION

The addition at the front includes an entry and mud room on the first story and a new loft area at the second story. The rear addition includes a three-foot, six-inch extension to enlarge the kitchen and family room.

The second story loft addition is achieved by adding a small gable in the front of the main gable. New shed roof elements cover the first-story additions at the front and rear of the structure. The overall effect improves the design of the existing house by softening the dominant gables facing the front and the rear yards. The project also improves the exterior materials by removing the composite siding accents and introducing wood trimmed elements including distinctive boxed windows.

The additions at the first and second story do not present a privacy concern because of the locations of the additions and orientation of the new windows.

The project maintains the trees on-site and re-landscapes the front yard with more drought-tolerant and contemporary planting plan. The plans also show fencing and planting areas within the public right-of-way. Condition No. 2 reflects the requirement to remove the improvements within the public right-of-way.

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 house.

CC: Peter Duxbury, Duxbury Architects, Applicant and Architect
Arnar Mar Hrafnkelsson and Solveig Kjartansdottir, Owners

Attachments:

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

FINDINGS

14-SC-14—980 Stanley Avenue

With regard to the additions to 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

14-SC-14—980 Stanley Avenue

1. The approval is based on the plans received on April 9, 2014 and the written application materials provided by the applicant, except as may be modified by these conditions.
2. The fencing and landscape planters within the public right-of-way shall be removed.
3. Obtain an encroach permit issued from the Engineering Division prior to doing any work within the public street right-of-way.
4. 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.
5. **Prior to the issuance of a demolition permit**, install tree protection fencing around the dripline of protected tree as shown on the site plan and the 24" Magnolia tree in the front yard. Tree protection fencing shall be chain link and a minimum of five feet in height with posts driven into the ground.
6. **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 project will comply with the California Green Building Standards pursuant to Section 12.26 of the Municipal Code from a Qualified Green building Professional.
 - d. The location of any air conditioning units on the site plan and the manufacturer's sound rating for each unit.
 - e. 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.).
7. **Prior to final inspection:**
 - a. All front yard landscaping shall be maintained 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.



ATTACHMENT A

CITY OF LOS ALTOS GENERAL APPLICATION

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

Permit # 1106078

<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: 980 Stanley Avenue
 Project Proposal/Use: Single Family Residence
 Current Use of Property: Single Family Residence
 Assessor Parcel Number(s) 189-11-038 Site Area: 12,448 for .29 acres
 New Sq. Ft.: 672.5 Remodeled Sq. Ft.: 1,475 sq.ft. Existing Sq. Ft. to Remain: 1,840 sq.ft.
 Total Existing Sq. Ft.: 3,348.5 Total Proposed Sq. Ft. (including basement): 3,994.0

Applicant's Name: Duxbury Architects - Peter Duxbury
 Home Telephone #: _____ Business Telephone #: (650)917-3840
 Mailing Address: 382 A 1st Street
 City/State/Zip Code: Los Altos, CA 94022

Property Owner's Name: Arnor Mar Hrafnkelsson & Solveig Kjartansdottir
 Home Telephone #: _____ Business Telephone #: _____
 Mailing Address: 980 Stanley Avenue
 City/State/Zip Code: Los Altos, CA 94022

Architect/Designer's Name: Peter Duxbury / Duxbury Architects Telephone #: (650)917-3840

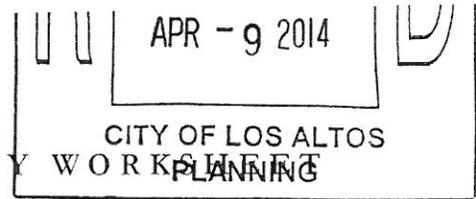
*** If your project includes complete or partial demolition of an existing residence or commercial building, a demolition permit must be issued and finalized prior to obtaining your building permit. Please contact the Building Division for a demolition package. ***

(continued on back)

14-SC-14



ATTACHMENT B



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 980 Stanley Avenue Los Altos

Scope of Project: Addition or Remodel X or New Home _____

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: 900 Stanley Ave.
Date: 4-9-14

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: 12,448 square feet - (0.29 acres)
Lot dimensions: Length 168.19 feet
Width 74.01 feet

If your lot is significantly different than those in your neighborhood, then note its: area _____, length _____, and width _____. (Typical)

2. Setback of homes to front property line: (Pgs. 8-11 Design Guidelines)

Existing front setback if home is a remodel? 25'-0"
What % of the front facing walls of the neighborhood homes are at the front setback 100 %
Existing front setback for house on left 25'-0" ft./on right 25'-0" 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 75%
Garage facing front recessed from front of house face 25%
Garage in back yard 0
Garage facing the side 0
Number of 1-car garages 0; 2-car garages 10; 3-car garages 0

Address: 980 Stanley Ave.
Date: 4-9-14

4. Single or Two-Story Homes:

What % of the homes in your neighborhood* are:

One-story 100% on street

Two-story some on adjacent streets.

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 some?

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 X stone X brick X combination of one or more materials

(if so, describe) Stucco/stone or brick, some wood siding.

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? X Ranch Shingle Tudor X Mediterranean/Spanish

X Contemporary Colonial Bungalow Other

Address: 980 Stanley Ave.
Date: 4-9-14

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)

* The property is flat with an approximate 1% slope towards the front.

Is your slope higher _____ lower _____ same X 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.)?

The street is very wide with many dominant, mature street trees in the front yards. Street trees seem to be located in the R.O.W.

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

The front is almost fully screened by a mature Magnolia and olive trees. The rear is screened by mature oaks.

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)?

The front of the house is dominated fully by a mature Magnolia tree. The front R.O.W. was developed planters with borders.

10. Width of Street:

What is the width of the roadway paving on your street in feet? 32'-40'

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? The north side of R.O.W. is unimproved with gravel and asphalt. The south side was some development in the R.O.W., including planting, borders and street trees.

Address: 980 Stanley Ave.
Date: 4-9-14

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.:

The neighborhood is a wide, quiet deadend street with a variety of mature street trees with the house under the 20' height limit. Most houses are screened with mature trees.

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

The two story addition (luff) is very modest and low - 282 square feet with ceiling heights ranging from 7'-6" - 5'-0". The roof and mass of the roof is below the roof of the existing house and 20' height requirement for single-story houses. The new's existing gabled forms step together into a more cohesive architecture. No second-story windows are planned.

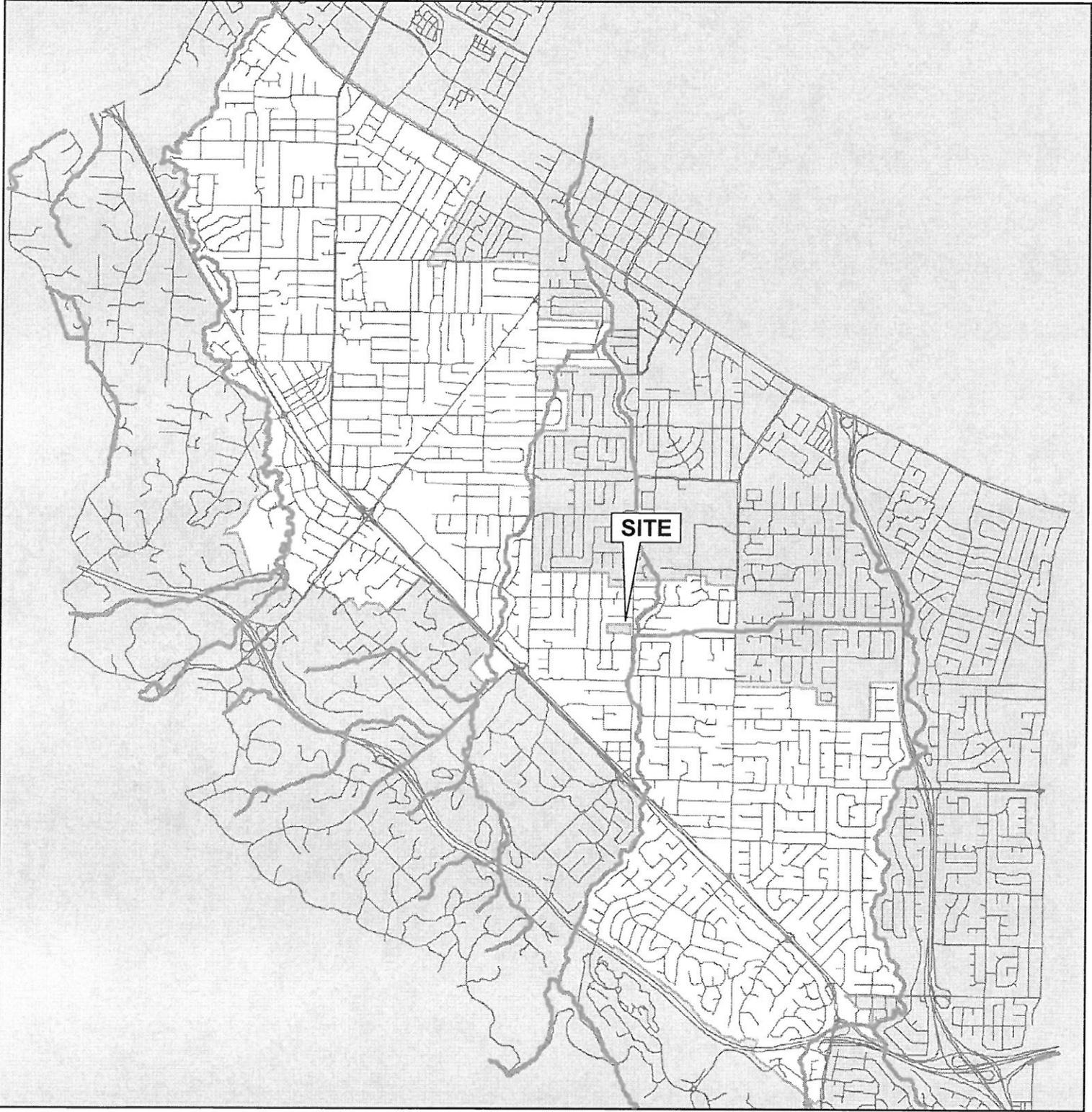
Address: 980 Stanley Avenue
 Date: 4-9-14

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)
990 Stanley Ave	25'	68'	Front	1	≤ 20'	roof - wood shake stucco + brick	Simple
972 Stanley Ave	25'	57'	Front	1	≤ 20'	roof - asphalt shingle stucco	Simple
964 Stanley Ave	25'	72'	Front	1	≤ 20'	roof - asphalt shingle wood w/overhanging brick trim	Simple
956 Stanley Ave	25'	43'	Front	1	≤ 20'	roof - asphalt shingle stucco	Simple
955 Stanley Ave	25'	45'	Front	1	≤ 20'	roof - asphalt shingle stucco + stone	Complex
963 Stanley Ave	25'	70'	Front	1	≤ 20'	roof - asphalt shingle stucco + stone	Simple
971 Stanley Ave	25'	93'	Front	1	≤ 20'	roof - asphalt shingle stucco + brick	Simple
979 Stanley Ave	25'	75'	Front	1	≤ 20'	roof - asphalt shingle stucco + brick	Simple
989 Stanley Ave	25'	57'	Front	1	≤ 20'	roof - concrete tile stucco + stone	Complex

AREA MAP



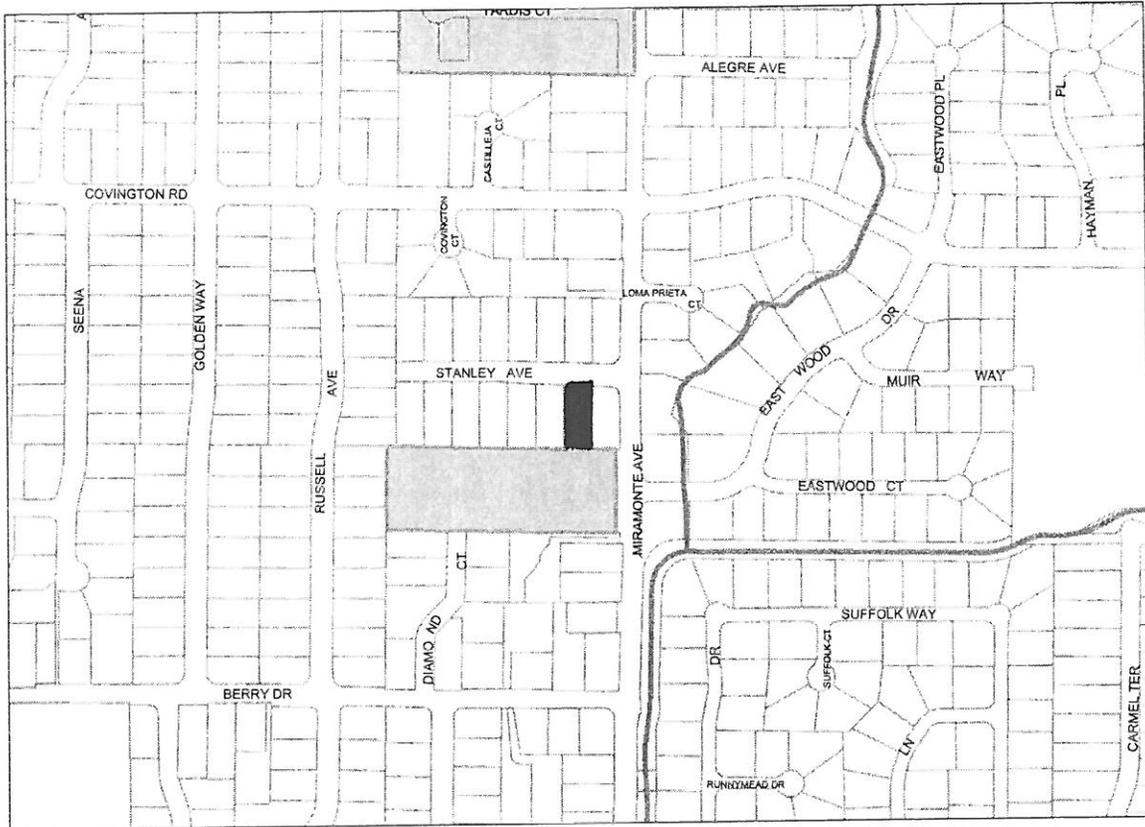
CITY OF LOS ALTOS

APPLICATION: 14-SC-14
APPLICANT: Duxbury Architects/A. M. Hrafnkelsson and S. Kjartansdottir
SITE ADDRESS: 980 Stanley Avenue

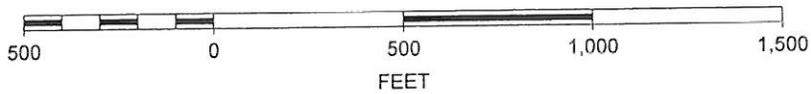


Not to Scale

VICINITY MAP



SCALE 1 : 6,000



CITY OF LOS ALTOS

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