



DATE: June 4, 2014

AGENDA ITEM # 3

TO: Design Review Commission
FROM: Sean K. Gallegos, Assistant Planner
SUBJECT: 14-SC-15 – 1144 Seena Avenue

RECOMMENDATION:

Approve design review application 14-SC-15 subject to the findings and conditions.

PROJECT DESCRIPTION

This is a design review application for a two-story addition to an existing one-story, single-family house. The proposed project will demolish 782 square feet of the existing first story and the addition of 1,132 square feet on the second story. The following table summarizes the project:

GENERAL PLAN DESIGNATION: Single-family, Residential
ZONING: R1-10
PARCEL SIZE: 11,178 square feet
MATERIALS: Composite roof, horizontal hardie siding, hardie shingle siding, wood clad windows and wood garage door

	Existing	Proposed	Allowed/Required
LOT COVERAGE:	2,698 square feet	2,180 square feet	3,353 square feet
FLOOR AREA:			
First floor	2,698 square feet	1,916 square feet	
Second floor		1,132 square feet	
Total	2,698 square feet	3,048 square feet	3,867 square feet
SETBACKS:			
Front	31 feet	31 feet	25 feet
Rear	38 feet	61 feet	25 feet
Right side	10 feet	10 feet/29 feet	10 feet/17.5 feet
Left side	14 feet	10 feet/23 feet	10 feet/17.5 feet
HEIGHT:	15 feet	24 feet	27 feet

BACKGROUND

The subject property is located in a Consistent Character Neighborhood as defined in the City's Residential Design Guidelines. The neighborhood is comprised primarily of smaller Ranch style houses that use simple design forms and rustic materials. The residences are similar in massing and building footprint with a uniform pattern of 25-foot front yard setbacks and 10-foot side yard setbacks. While there is not a distinctive street tree pattern on either street, there are many large mature trees along both sides of street.

DISCUSSION

Design Review

According to the Design Guidelines, in Consistent Character Neighborhoods, good neighbor design has design elements, materials and scale found within the neighborhood and sizes that are not significantly larger than other homes in the neighborhood. This requires a project to fit in and lessen abrupt changes.

The design related well to homes in the area, with its uses of hips, Dutch gables and gable roof forms, a recessed porch, and articulated massing. The detailing and materials of the structure reflects a high level of quality and appropriate relationship to the rustic qualities of the area. The addition maintains the character of the house and the underlying pattern of development throughout the neighborhood. The project does a good job of integrating forms and elements from the neighborhood while still establishing its own design integrity. The proposed building materials, include hardie cement siding, wood clad windows, wood trim, wood panel garage door, and 40-year composition shingle roof material are high quality and compatible with the character of the neighborhood.

The project is in-keeping with the scale of structures found in the neighborhood, and will be the second, two-story residences in the immediate neighborhood. The proposed first floor and second floor wall plate heights of eight-feet is consistent with the eight-foot to nine-foot plate heights of existing residences in the neighborhood. The design uses a recessed front porch, low eave lines and horizontal siding to balance the massing of the structure by creating horizontal lines that break up the front elevation. The second floor massing is located above the left and center of the first story and visually softened by the roof massing, low eave line and shingle siding. Overall, the two-story design is well proportioned and articulated to reduce the effect of bulk and mass, and is appropriate for the context of the area.

Privacy and Landscaping

On the right (north) side elevation of the second story, there is one bathroom window with a sill height of five feet. Due to its placement and sill heights, the proposed second story left side elevation window should not create unreasonable privacy impacts.

On the left (south) side elevation of the second story, there are three windows; two located in bathroom No. 1, with five-foot sill heights, and one located in a bedroom No. 1 with a three-foot sill height. The bedroom may create privacy impacts to adjacent properties. A faster growing

evergreen screening will be planted along the left property lines mitigate privacy impacts (Condition No. 3). Therefore, as designed and with the recommended conditions, staff finds that the project maintains a reasonable degree of privacy

The rear second story elevation includes three second story windows: one window in bedroom No. 1 with a three-foot sill height, one in bedroom No. 2 with a three-foot sill height, and one window in bedroom No. 3 with a three-foot sill height. The rear elevation faces a grove of five redwood trees along the rear property lines and the front yard of a flag lot (773 Berry Avenue), which minimizes privacy impacts to the west neighboring properties. In addition, the landscape plans retains two birch trees and proposes a new birch tree along the south property lines to mitigate additional privacy impacts (Condition No. 3). Therefore, as designed and with the recommended conditions, staff finds that the project maintains a reasonable degree of privacy for the adjacent properties.

The applicant is maintaining all existing trees 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 proposed landscape plan will meet the City's Landscaping and Street Tree Guidelines.

CORRESPONDENCE

Staff received an email from a resident left (south) the subject site that expressed privacy concerns. Staff notes that privacy concerns are discussed under the Privacy and Landscaping Section.

ENVIRONMENTAL REVIEW

This project is categorically exempt from environmental review under Section 1530 of the Environmental Quality Act because it involves an addition to an existing single-family structure.

Cc: Jon Stoumen, Designer
Scott and Mary Leaver, Applicant and Owner

Attachments:

- A. Application
- B. Neighborhood Compatibility Worksheet
- C. Area Map and Vicinity Map
- D. Neighborhood Correspondence, 1160 Seena Avenue

FINDINGS

14-SC-15—1144 Seena Avenue

With regard to design review for the second story addition to a one-story structure, the Design Review Commission finds the following in accordance with Section 14.76.050 of the Municipal Code:

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

CONDITIONS

14-SC-15—1144 Seena Avenue

1. The approval is based on the plans received on May 20, 2014 and the written application materials provided by the applicant, except as may be modified by these conditions.
2. An encroachment permit must be issued from the Engineering Division prior to doing any work within the public street right-of-way.
3. All proposed privacy screening trees along the left property line, as shown on the landscape plan are protected under this application and cannot be removed without a tree removal permit from the Community Development Director.
4. **Prior to the issuance of a demolition permit**, install tree protection fencing around the dripline, or as required by the project arborist, of 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.**
5. **Prior to building permit submittal, 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 California Green Building Standards pursuant to 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. 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.).

6. Prior to final inspection:

- a. All front yard landscaping 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.



ATTACHMENT A

CITY OF LOS ALTOS GENERAL APPLICATION

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

Permit # 1106079

<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: 1144 Seena Av

Project Proposal/Use: Single-family residence

Current Use of Property: Single-family residence

Assessor Parcel Number(s) 189-18-045-00 Site Area: 11,178

New Sq. Ft.: 2562 (hab.) Remodeled Sq. Ft.: 1433 Existing Sq. Ft. to Remain: 1338

Total Existing Sq. Ft.: 2180 (hab.) Total Proposed Sq. Ft. (including basement): 2562 (hab.)
↳ 2698 plus garage plus 486 (garage) → 3048

Applicant's Name: Scott and Mary Leaver

Home Telephone #: 650 386 6788 Business Telephone #: 714-815-5485

Mailing Address: 1144 Seena Av

City/State/Zip Code: Los Altos CA 94024

Property Owner's Name: same as Applicant

Home Telephone #: _____ Business Telephone #: _____

Mailing Address: _____

City/State/Zip Code: _____

Architect/Designer's Name: Jon Steuermann Telephone #: 650-996-0101

*** 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)



takes
~ 7 wks

<p>RECEIVED</p> <p>APR 11 2014</p> <p>CITY OF LOS ALTOS PLANNING</p>	
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ATTACHMENT B

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 1144 Seena Av, Los Altos 94024

Scope of Project: Addition or Remodel or New Home

Age of existing home if this project is to be an addition or remodel? 53 yrs

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

Address: 1144 Seena Av
Date: 1/24/14

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: ~~10,000~~ 11,522 square feet (excluded 773 Berry - flag lot)
Lot dimensions: Length ~~120~~ 125 feet
Width 90 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? 40
What % of the front facing walls of the neighborhood homes are at the front setback 20 % (typically garage is front)
Existing front setback for house on left 40 ft./on right 41 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 9

Garage facing front recessed from front of house face 0

Garage in back yard 0

Garage facing the side 2

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

Address: 1144 Sena AV
Date: 1/25/14

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

What % of the homes in your neighborhood* are:

One-story 91%
Two-story 9%

5. **Roof heights and shapes:**

Is the overall height of house ridgelines generally the same in your neighborhood*? yes
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 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) either stucco with board + batten or stucco with clapboard

What roofing materials (wood shake/shingle, asphalt shingle, flat tile, rounded tile, cement tile, slate) are consistently (about 80%) used?
N/A
If no consistency then explain: ~50%^{wood} shake + 50% asphalt shingle

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: 1144 Seena Av
Date: 1/25/14

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)
Slight upward slope from street
to front of house

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.)?

typically grass with trees of
various sizes, hedge, flowerbeds.

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

Readily visible from street and 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)?

Rear landscaping has 5 redwood trees.
Public right of way is paved.

10. Width of Street:

What is the width of the roadway paving on your street in feet? 32 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? N/A

Address: 1144 Seena Av
Date: 1/25/14

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.:

Similar front yard setbacks and
landscaping. Large lot size. Ranch
style architecture. Similar roof materials,
similar siding materials.

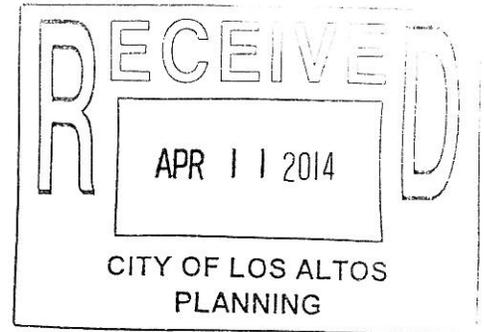
General Study

- 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

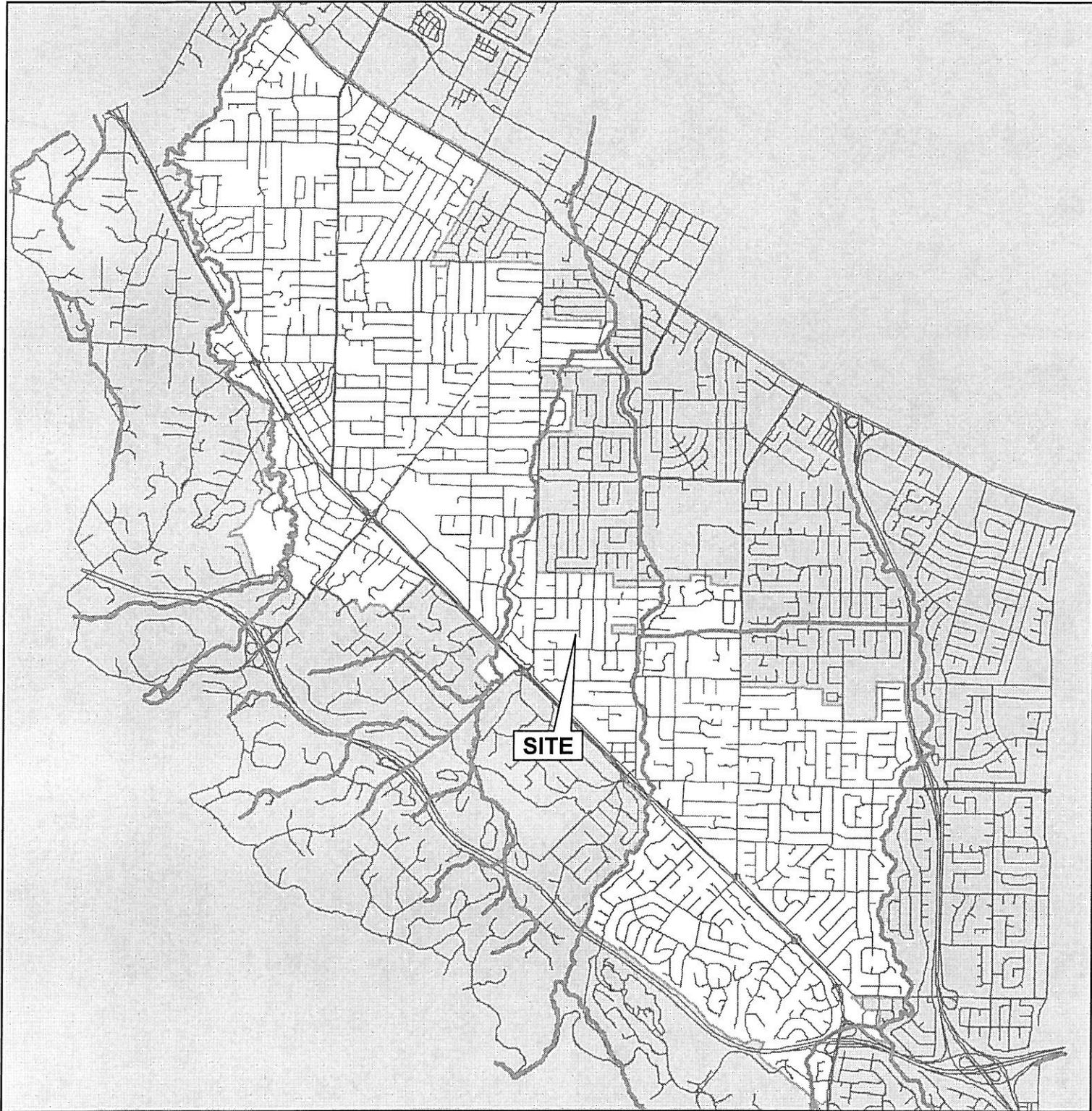
Summary Table

Neighborhood Compatability

Address	Front setback	Rear Setback	Garage location	1 or 2 stories	Ht, Roof Ridgeline	Ext. Siding Materials	Architecture (simple or complex)
790 Edge	36'	45'	Front, 2-car	1	17'	Clapboard (horizontal), stucco	simple
1100 Seena	37'	25'	Front, 2-car	1	17'	Board and Batten, stucco	simple
1115 Seena	41'	40'	Front, 2-car	1	17'	Clapboard (horizontal), stucco	simple
1166 Seena	41'	25'	Side, 2-car	1	17'	Board and Batten, stucco	simple
1131 Seena	36'	40'	Front, 2-car	1	17'	Board and Batten, brick, stucco	simple
1175 Seena	42'	32'	Front, 2-car	1	17'	Clapboard (vertical), stucco	simple
1161 Seena	42'	27'	Front, 2-car	1	17'	Board and Batten, stucco	simple
1145 Seena	38'	25'	Front, 3-car	1	17'	Board and Batten, stucco	simple
1160 Seena	40'	27'	Front, 2-car	1	17'	Clapboard (horizontal), stucco	simple
773 Berry	36'	30'	Side, 2-car	1	12'	Clapboard (horizontal)	simple
1101 Seena	36'	30'	Front, 2-car	2	25'	Stucco	simple



AREA MAP



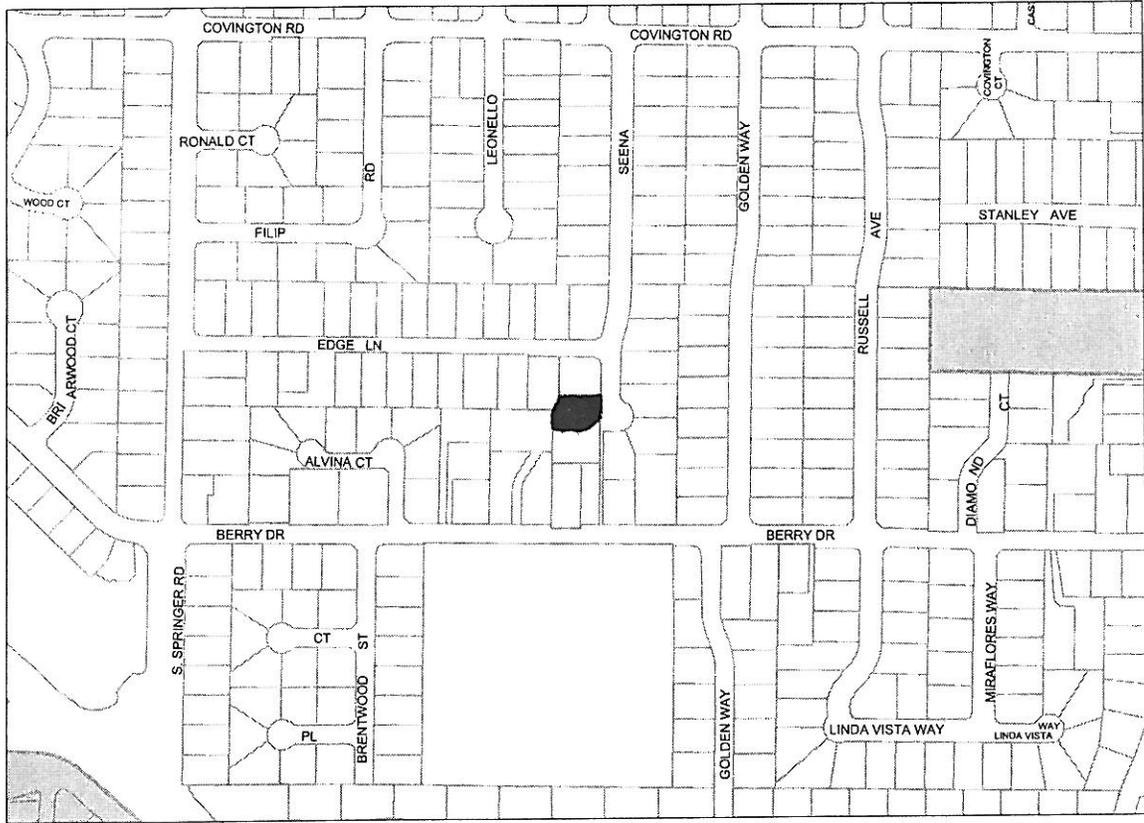
CITY OF LOS ALTOS

APPLICATION: 14-SC-15
APPLICANT: S. and M. Leaver
SITE ADDRESS: 1144 Seena Avenue

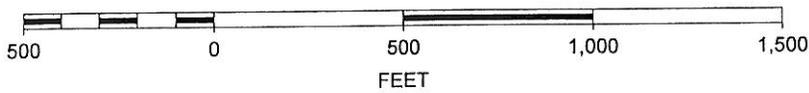


Not to Scale

VICINITY MAP



SCALE 1 : 6,000



CITY OF LOS ALTOS

APPLICATION: 14-SC-15
APPLICANT: S. and M. Leaver
SITE ADDRESS: 1144 Seena Avenue

Jayne and Jeff Nilles
1160 Seena Ave.
Los Altos , CA 94024



May 28th, 2014

Dear Los Altos Design Review Commission:

We received a notice about the Design Review Commission meeting that will be held on Wednesday, June 4th at 7:00pm. We would like to voice our concerns in this letter, since we will not be able to attend the meeting on Wednesday, because we leave for vacation that morning.

After reviewing the plans today for the 2nd story addition at 1144 Seena Avenue, we realize that there could potentially be several windows on the 2nd floor of the new construction that could be overlooking our backyard pool, dining/lounge patio and master bedroom. The waist height, 7'6" x 3.5" south facing master bedroom window will be overlooking our entire backyard, pool and dining/lounge areas. It also faces directly towards our master bedroom sliding glass doors (the only window in our bedroom). We find this to be a infringement of our right to privacy. The plans also indicate a large section of the back of the house to be removed, which brings their backyard to be inline with our backyard. Therefore, several of the 2nd story west facing bedroom windows may also have direct views of my backyard. We welcome anyone from the committee to visit our yard to view the impact this 2nd story addition will have on our privacy. (See attached photos)

Note: The 2nd story south side of the house plan indicates 5 windows, where as the north side of the house only 1 window. Is it necessary is it to have 2-3 windows in the master bathroom or 4 windows in the master bedroom?

P.s. Can we assume the bathroom window/windows will be frosted?

Please note: This is the 3rd 2-story home on Seena Avenue. Other 2-story homes in the area have none or very few small high windows on their sides facing their neighbors.

Here are some recommendations:

- Remove the large south facing master bedroom window/set of 3 windows
- Put skylights in master bedroom instead of south facing windows
- Reduce the master bedroom window to one small window starting at 5 ft from floor
- Move master bedroom to front of house and put bathroom at back of house so master bedroom overlooks our side yard, not backyard
- Raise window heights to start at 5 feet on 2nd story west and south facing windows
- Add skylights to south and west facing rooms
- Plant evergreen shrubs on south side of house that will be tall enough to block our view of windows, since the existing birch trees on property line offer little privacy and zero privacy in the winter months.

Please consider our right to privacy. Thank you!
Please feel free to contact us at
650-996-0777 Jayne Nilles or 408-470-9819 Jeff Nilles

Sincerely,

Jayne and Jeff Nilles
1160 Seena Ave.
Los Altos, CA 94024
jnilles@comcast.net