



DATE: August 20, 2014

AGENDA ITEM # 3

**TO:** Design Review Commission  
**FROM:** Lily Lim, Assistant Planner  
**SUBJECT:** 14-SC-23, 1215 Altamead Drive

**RECOMMENDATION:**

Approve design review application 14-SC-23 subject to the findings and conditions

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**PROJECT DESCRIPTION**

This project will construct a new two-story house with an accessory building and demolish the existing house and accessory structure. The new two-story house includes 2,060 square feet on the first floor, 1,119 square feet on the second floor, and an accessory structure with 326 square feet. The following table summarizes the project's technical details:

<b>GENERAL PLAN DESIGNATION:</b>	Single-Family, Residential
<b>ZONING:</b>	R1-10
<b>PARCEL SIZE:</b>	10,068 square feet
<b>MATERIALS:</b>	Clay tile roof, smooth stucco siding, stone trim, iron grid details and balcony, stone corbels, and wood siding

	<b>Existing</b>	<b>Proposed</b>	<b>Allowed/Required</b>
<b>COVERAGE:</b>	1,326 square feet	2,830 square feet	3,020 square feet
<b>FLOOR AREA:</b>			
First floor	1,326 square feet	2,394 square feet	
Second floor		1,119 square feet	
Total		3,513 square feet	3,523 square feet
<b>SETBACKS:</b>			
Front	25 feet	26 feet	25 feet
Rear	60 feet	54 feet	25 feet
Right side (1 <sup>st</sup> /2 <sup>nd</sup> )	10 feet	7 feet/20 feet	7 feet/14 and a half
Left side (1 <sup>st</sup> /2 <sup>nd</sup> )	10 feet	14 feet/20 feet	7 feet/14 and a half
<b>HEIGHT:</b>	17 feet	25 feet	27 feet

## **BACKGROUND**

### **Neighborhood Context**

The subject property is located in a Transitional Character Neighborhood, as defined in the City's Residential Design Guidelines. The houses in this neighborhood are a combination of one-story and two-story homes with various sizes, design, and materials. Adjacent houses are more consistent but the greater context is transitional. The landscape along Altamead Drive is varied with no distinct street tree pattern.

## **DISCUSSION**

### **Design Review**

In Transitional Character Neighborhoods, good neighbor design reduces the abrupt changes that result from juxtaposing radically different designs or sizes of structures. Proposed projects should not set the extreme and should be designed to soften the transition.

The proposed two-story home is designed to minimize its change to the neighborhood. The second-story facade is minimized at the front with a narrow two-story element that reflects the scale of the two-story structure across the street. Hip roofs and an overall lowered structure height minimize the bulk of the addition. As proposed, the overall height is two feet below the maximum height limit of 27 feet. The front porch softens the front elevation. The first floor entry way keeps the same wall plate continuing to the second story. From the second floor, the recessed wall elements minimize the perception of bulk. The second story is relatively central to the first story and uses a slightly lower wall plate. While two-story homes exist along this street, the immediately adjacent homes are one-story. Both the left and right side setback to the second story more than exceeds the minimum setback requirement. By doing so, the two-story structure will have less of an impact to the two adjacent one-story homes. Although there are no abutting homes to the rear, the continuous design throughout the entire building create cohesive design integrity. The 326-square-foot accessory structure uses the same design elements as the main structure and displaces mass to the rear yard.

The project uses high quality materials, such as clay tile for the roof, decorative iron elements, wood siding, stone corbels and stone trim, which can be well integrated into the transitioning neighborhood.

As shown on the elevations page of the drawings, it may appear that the chimney and roof gutters project into the daylight plane. However, the Zoning Ordinance allows chimneys to encroach into to the daylight plane. Roof gutters are not regulated by the Zoning Ordinance; therefore, they are allowed to encroach into the daylight plane.

## **Privacy**

The Design Guidelines suggest placing windows, decks and doors in such a way to minimize the privacy impacts to neighboring properties. The master bedroom has two east facing windows and “bedroom 2” has one west facing windows. The three side facing bedroom windows all have a sill height of three feet and a setback of 20 feet to the property line. Other side facing windows have a passive use and a greater sill height. Due to the existing large Oak tree, the windows in the master bedroom do not create any unreasonable privacy issues. To further mitigate privacy concerns, the applicant has added a tree south of the existing Oak tree. Additional clumping bamboo is proposed on the west side, which extends from the front of the house, along the entire side, and ending beyond the structure. The clumping bamboo will be approximately 15 feet in height. With the three-foot sill height, the added clumping bamboo will adequately screen the windows from the property on the west.

An eight-foot deep by thirteen-foot wide second story patio is proposed to the rear, which can be accessed from the master bedroom or the hallway. Although the depth of the patio is eight feet, six feet of the depth has a shared wall with “bedroom 3.” Due to the recessed patio, there are no privacy concerns to the property on the west. There is a 29-foot setback from the patio to the east property line. The location of the large Oak tree mitigates privacy concerns to the property on the west. As mentioned above, there are no abutting properties to the rear of the property.

Additional privacy mitigations include a low first-story finish floor of one and a half feet. Overall, the applicant has provided mitigation measures to maintain a reasonable degree of privacy.

## **LANDSCAPING**

The project will preserve one large mature Oak tree in the side yard behind the structure. New hardscaping and landscaping will be installed in the front yard, including two street trees, clumping bamboo along the west property line, and one tree on the east property line. Staff is recommending that the proposed street trees be located near or on the property line rather than in the public right-of-way as shown on the plans. The location and type of street trees (Category III) will be conditioned as part of this project. With the preservation of the existing tree and new front yard landscaping, staff finds that the project meets the City’s landscaping and street tree guidelines.

## **ENVIRONMENTAL REVIEW**

This project is categorically exempt from environmental review under Section 15301 of the Environmental Quality Act because it involves the construction of a single-family dwelling in a residential zone.

CC: Georgiy Novitskiy, Geo Design, Applicant  
Pei Huang, Property Owners

## Attachments

- A. Application
- B. Maps

## FINDINGS

14-SC-23 – 1215 Altamead Drive

With regard to the new two-story single-family home, 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 provisions of this chapter;
- b. The height, elevations, and placement on the site of the propose 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-23 – 1215 Altamead Drive

1. The approval is based on the plans received on August 6, 2014 and the written application materials provide by the applicant, except as be modified by these conditions.
2. 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.
3. Obtain an encroachment permit issued from the Engineering Division prior to doing any work within the public street right-of-way.
4. The applicant/owner agrees to indemnify, defend, protect, and hold City harmless from all costs and expenses, including attorney's fees, incurred by the City or held to be the liability of City in connection with City's defense of its actions in any proceeding brought in any State or Federal Court, challenging any of the City's action with respect to the applicant's project.
5. The two street trees and screening under the oak tree are protected under this application and cannot be removed without a tree removal permit from the Community Development Director.
6. The proposed trees shall be relocated near or on the property line. Proposed trees must a Category III street trees, minimum 15-gallon in size.
7. **Prior to issuance of a demolition permit**, install a tree protection fencing around the dripline of the Oak tree. Tree protection fencing shall be chain link and a minimum of five feet in height with posts driven into the ground.
8. **Prior to building permit submittal, the plans shall include:**
  - a. The conditions of approval shall be incorporated into the title page of the plans;
  - b. Verification that all new additions and altered square footage will comply with the California Green Building Standards pursuant to Section 12.26 of the Municipal Code and provide a signature from a Qualified Green Building Professional;
  - c. The measures to comply with the New Development and Construction 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);
  - 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 driplines of all protected trees; and
- f. The location of any air conditioning units on the site plan and the manufacturer's sound rating for each unit.

9. **Prior to final inspection:**

- a. All front yard landscaping and privacy screening trees shall be maintained and/or installed as required by the Planning Division; and
- b. Submit verification that the addition was built in compliance with the City's Green Building Ordinance (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 # 1106196

<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: 1215 ALTAMEAD DR LOS ALTOS

Project Proposal/Use: two story new house / single family

Current Use of Property: single story single family house

Assessor Parcel Number(s) 193-31-041 Site Area: 10,068

New Sq. Ft.:      Remodeled Sq. Ft.:      Existing Sq. Ft. to Remain:     

Total Existing Sq. Ft.: 3,513 Total Proposed Sq. Ft. (including basement): 3,513

Applicant's Name: Georgiy Novitskiy

Home Telephone #: 408 603 0233 Business Telephone #:     

Mailing Address: 750 MILLEN ST, Apt 209 SAN JOSE CA 95110

City/State/Zip Code:     

Property Owner's Name: PEI HUANG

Home Telephone #: 650 428 0518 Business Telephone #: 650 467 7220

Mailing Address: 1215 Altamead Dr. Los Altos. CA 94024

City/State/Zip Code: Los Altos. CA 94024

Architect/Designer's Name: Georgiy Novitskiy Telephone #: 4086030233

\*\*\* 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 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 1215 Altamead Dr. 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? 1960's

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

Address: 1215 Altamud  
Date: 08'04'2014



### 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: 10,068 square feet  
Lot dimensions: Length 136.06 feet  
Width 74' 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 90 %  
Existing front setback for house on left 25'-8" ft./on right 26' 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 X  
Garage facing front recessed from front of house face \_\_\_\_\_  
Garage in back yard \_\_\_\_\_  
Garage facing the side \_\_\_\_\_  
Number of 1-car garages \_\_\_\_\_; 2-car garages X; 3-car garages \_\_\_\_\_

Address: \_\_\_\_\_ 1215 ALTAMERA \_\_\_\_\_  
Date: \_\_\_\_\_

4. Single or Two-Story Homes:

What % of the homes in your neighborhood\* are:  
One-story 60%  
Two-story 40%

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 \_\_\_\_\_, or other style \_\_\_\_\_ roofs\*?  
Do the roof forms appear simple X or complex \_\_\_\_\_?  
Do the houses share generally the same eave height X?

6. Exterior Materials: (Pg. 22 Design Guidelines)

What siding materials are frequently used in your neighborhood\*?  
\_\_\_\_ wood shingle X stucco \_\_\_\_ board & batten \_\_\_\_ clapboard  
\_\_\_\_ tile X 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?  
MOST OF ROOFS ARE COMP SHINGLES WITH SOME CLAY ROOFS. ABOUT 20%  
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 X Other

Address: 1215 ALTAMBA  
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)  
Front and Back, 5%

Is your slope higher \_\_\_\_\_ lower X 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.)?  
NO CURBS WITH LIGHT LANDSCAPING AT THE FRONT (SOME PROPERTIES HAVE LARGE FRONT TREES SOME DO NOT). HOMES AROUND THIS PROJECT SITE HAVE SIMPLE FRONT LANDSCAPING

How visible are your house and other houses from the street or back neighbor's property?  
THERE IS NO BACK NEIGHBOR. SCHOOL FIELD AND A CREEK

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)?  
NOYES. SIMPLE PLST

10. Width of Street:

What is the width of the roadway paving on your street in feet? 30  
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  
ID CURB OR GUTTER.

Address: \_\_\_\_\_ 1215 ALTAMERAD \_\_\_\_\_  
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 roofs to gable with ACCENT, stucco finish homes.  
2 car front garage doors.

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: 1215 ALTAMEDA

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

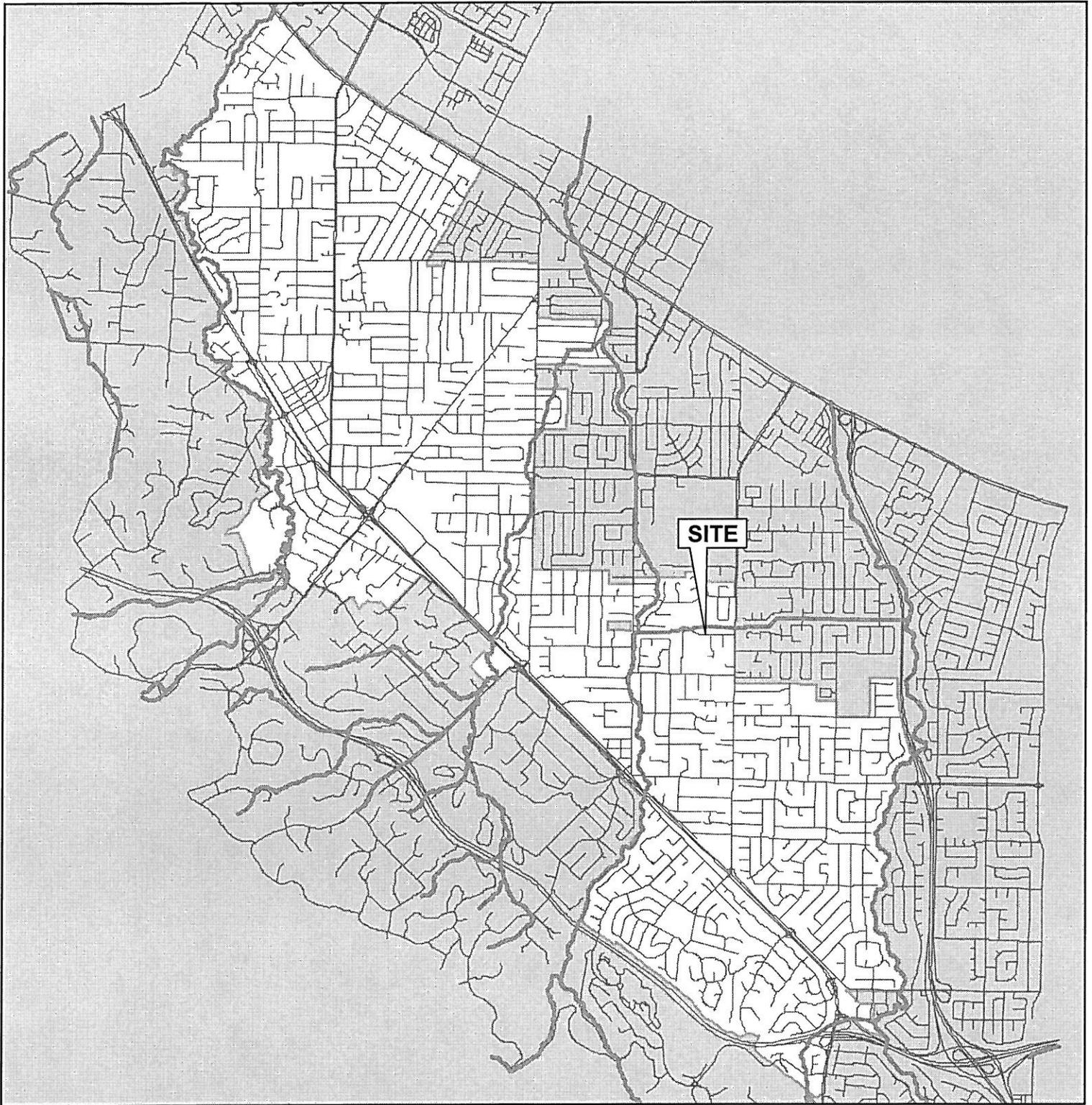
### Summary Table

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)
1205 Altamed Dr.	25'-8"	50'-0"	FRONT 2	SINGLE	16'-0"	Stucco Clay tile	Simple
1195 Altamed Dr.	26'-0"	40'-0"	FRONT 2	TWO STOREY	26'-0"	Stucco SANS Shingle	Simple/complex 50%
1225 Altamed Dr.	26'-0"	50'-0"	FRONT 2	SINGLE	18'-0"	Stucco comp Shingle	Simple
1235 Altamed Dr.	25'-6"	55'-0"	FRONT 2	SINGLE	16'-5"	Stucco comp Shingle	Simple
1210 Altamed Dr.	28'-0"	8'-0"	FRONT 2	TWO STORY	25'-0"	Stucco/and comp Shingle	Simple to complex
1230 Altamed Dr.	20'-0"	2'-5"	FRONT 2	ONE AND HALF	17'-5"	Stucco comp Shingle	Simple
1250 Altamed Dr.	20'-5"	8'-5"	FRONT 2	ONE STORY	16'-5"	Stucco comp Shingle	Simple
1270 Altamed Dr.	25'-5"	6'-0"	SIDE 2	TWO STORY	35'-0"	Stucco Clay tile	Complex

# AREA MAP

# ATTACHMENT B



## CITY OF LOS ALTOS

**APPLICATION:** 14-SC-23  
**APPLICANT:** G. Novitskiy/P. Huang  
**SITE ADDRESS:** 1215 Altamead Drive

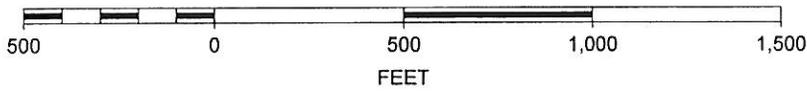


Not to Scale

# VICINITY MAP



SCALE 1 : 6,000



CITY OF LOS ALTOS

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