



DATE: October 15, 2014
AGENDA ITEM # 5

TO: Design Review Commission
FROM: Sean K. Gallegos, Assistant Planner
SUBJECT: 14-SC-27 – 917 Stanley Avenue

RECOMMENDATION:

Approve design review application 14-SC-27 subject to the findings and conditions

PROJECT DESCRIPTION

This is a design review application for an addition to an existing one-story, single-family house. The proposed project will include an addition of 29 square feet on the first story and 653 square feet on the second story. The following table summarizes the project:

GENERAL PLAN DESIGNATION: Single-family, Residential
ZONING: R1-10
PARCEL SIZE: 12,441 square feet
MATERIALS: Clay tile roof, stucco, aluminum wood clad windows, stone veneer and wood garage door

	Existing	Proposed	Allowed/Required
LOT COVERAGE:	3,730 square feet	3,730 square feet	3,732 square feet
FLOOR AREA:			
First floor	3,180 square feet	3,209 square feet	
Second floor		653 square feet	
Total	3,180 square feet	3,862 square feet	3,994 square feet
SETBACKS:			
Front	25 feet	25 feet	25 feet
Rear	60 feet	60 feet	25 feet
Right side	9 feet	9 feet/17 feet	7 feet, 4 inch/14 feet, ten inch
Left side	10 feet	10 feet/24 feet	7 feet, 4 inch/14 feet, ten inch
HEIGHT:	18 feet	23 feet	27 feet

BACKGROUND

The subject property is located at the end of Stanley Avenue in a Consistent Character Neighborhood as defined in the City's Residential Design Guidelines. The homes in the neighborhood are a mixture of newer and older one-story Ranch style, single-family homes, with low wall plate heights and simple roof forms (low-pitched gable and hipped roofs), rustic materials, with stucco and wood siding. The structures are similar in massing and building footprint with 25- to 35-foot front yard setbacks. While there is not a distinctive street tree pattern on either street, there are many large trees along both streets.

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 relates well to homes in the area with its two-car garage, articulated massing and low profile second story. The project does a good job of integrating forms and elements from the neighborhood while still establishing its own design integrity. The eaves of the low-pitched hipped roof are truncated to meet the daylight plane; however, the design continues the truncated eaves along the new first floor elements to create an integrated design.

The detailing and materials of the structure reflects a high level of quality and appropriate relationship to the rustic qualities of the area. The proposed building materials, include clay tile roof, stucco, aluminum wood clad windows, stone veneer and wood garage door are high quality and compatible with the character of the neighborhood.

The second story addition is in-keeping with the scale of structures found in the neighborhood, and will be the second, two-story structure 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 second floor massing is located above the center and right side of the first story and visually softened by the roof massing and low eave line.

The design introduces a tall turret and dining gable element on the first floor of the front (south) elevation. The Residential Design Guidelines (Section 5.4) encourages a design to reduce bulk by minimizing two-story and taller elements. The turret and dining room element is taller in scale than the surrounding structures and the approximately 15-foot tall turret is a new element in the immediate area. Staff raises the design of the turret and the dining room gable as a potential issue for the Commission's consideration. As these elements may not be acceptable, staff recommends that the Commission consider a condition to

- Lower the turret and dining room gable per the direction of the Community Development Director (Condition No. 6).

Privacy

On the left (east) side elevation of the second story, there is one window in bathroom No. 4 with a four-foot sill height. Due to its placement and sill heights and the pine trees, the proposed second story left side elevation window should not create unreasonable privacy impacts.

On the right (west) side elevation of the second story, there is one window in bedroom No. 3 with a four-foot sill height and one window with a three-foot, six-inch, sill height to meet the egress requirements. These windows may create a privacy impact due to direct views into an adjacent structure and yards. Since, an egress window is a requirement for a bedroom; staff recommends the Commission consider the following condition to:

- Relocate the egress window for bedroom No. 3 to the rear (north) elevation (Condition No. 7).

This will require minor changes to the roof to accommodate a lower sill height. With the egress window relocated to the rear elevation, staff recommends the Commission consider the following condition to diminish privacy impacts to adjacent structures and yards:

- Along the right (west) elevation, the sill heights of the two windows shall be raised to four feet, six inch, (Condition 8).

On the rear (north) second story elevation, there are five windows: bedroom No. 3 has one window with a four-foot sill height and one window with five-foot, six-inch, sill height, and bedroom No. 4 has one window with a four-foot sill height and one window with a three-foot, six-inch sill height, and bathroom No. 4 has a six-foot sill height. Due to their placement and sill heights, the proposed second story elevation windows do not create unreasonable privacy impacts. In addition, the landscape plans retains eight pine trees along the east and north property lines to mitigate additional privacy impacts). Therefore, as designed and with the recommended conditions, staff finds that the project maintains a reasonable degree of privacy for the adjacent properties.

Landscaping

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.

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: Elizabeth Wiersema, Designer and Applicant
Vachik and Christine Sarkissian, Owner

Design Review Commission
14-SC-27, 917 Stanley Avenue
October 15, 2014

Attachments:

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

FINDINGS

14-SC-27—917 Stanley Avenue

With regard to design review for the second story addition, 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-27—917 Stanley Avenue

1. The approval is based on the plans received on September 29, 2014 and the written application materials provided by the applicant, except as may be modified by these conditions.
2. The following trees (nos. 1-10) shall be protected under this application and cannot be removed without a tree removal permit from the Community Development Director.
3. The applicant shall 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. The applicant/owner agrees to indemnify, defend, protect, and hold the City harmless from all costs and expenses, including attorney's fees, incurred by the City or held to be the liability of the City in connection with the City's defense of its actions in any proceedings brought in any State or Federal Court, challenging any of the City's action with respect to the applicant's project.
6. The applicant shall revise the plans to lower the turret and dining room gable element for review and approval of the Community Development Director.
7. The applicant shall revise the plans to relocate the egress window of bedroom No. 3 to the rear (north) elevation.
8. The applicant shall revise the plans to raise the window sill heights of bedroom No. 3 to four feet, six inch, along the right (west) elevation.
9. **Prior to the issuance of a demolition permit**, install tree protection fencing around the dripline, or as required by the project arborist, of the following trees (nos. 8-11) 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.
10. **Prior to zoning clearance, the project plans shall contain/show:**
 - a. The conditions of approval shall be incorporated into the title page of the plans.
 - b. Verification that the house will comply with the California Green Building Standards pursuant to Section 12.26 of the Municipal Code and provide a signature from the project's Qualified Green Building Professional.
 - c. Fire sprinklers to be installed pursuant to Section 12.10 of the Municipal Code.

- d. 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.
- e. The location of any air conditioning units on the site plan and the manufacturer's sound rating for each unit.
- f. 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.).

11. Prior to final inspection:

- a. All front yard landscaping, street trees 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 City's Green Building Ordinance (Section 12.26 of the Municipal Code).



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 917 Stanley Ave, 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? 1950 (64yrs)

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

Address: 917 Stanley Ave
Date: 7/28/14

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: 12,632 square feet

Lot dimensions: Length 168 feet
Width 74 feet

If your lot is significantly different than those in your neighborhood, then note its: area _____, length _____, and width _____. **N/A**

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

Existing front setback if home is a remodel? 25 ft

What % of the front facing walls of the neighborhood homes are at the front setback 90 %

Existing front setback for house on left 25' ft./on right 35' ft.

Do the front setbacks of adjacent houses line up? all but one

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 7

Garage facing front recessed from front of house face 1

Garage in back yard 1

Garage facing the side 1

Number of 1-car garages —; 2-car garages 10; 3-car garages —

Address: 917 Stanley Ave
Date: 7/28/14

4. Single or Two-Story Homes:

What % of the homes in your neighborhood* are:

One-story 80%

Two-story 20%

5. Roof heights and shapes:

Is the overall height of house ridgelines generally the same in your neighborhood*? not really, no about 50% each

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, ?

w/ higher elements
as well

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) usually a combo of 2 of the above

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: not quite 80% - also wood shake, slate

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: 917 Stanley Ave
Date: 7/28/14

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)

N/A

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.)?

big trees, parking strips instead of sidewalks or curbs

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

visible from street. Lots of tree coverage in back so not very visible, also privacy fencing between lots

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)?

there are nice trees in the front, and the public right of way is made into a parking strip with pavers interlocking

10. Width of Street:

What is the width of the roadway paving on your street in feet? 20ft

Is there a parking area on the street or in the shoulder area? shoulder

Is the shoulder area (unimproved public right-of-way) paved, unpaved, gravel, landscaped, and/or defined with a curb/gutter? paved mostly, pavers at ours

Address: 917 Stanley Ave
Date: 7/28/14

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 setbacks, similar garage layouts, nice front porches, low-sloped roofs

General Study

A. Have major visible streetscape changes occurred in your neighborhood?

YES NO

Some homes have been remodeled

B. Do you think that most (~ 80%) of the homes were originally built at the same time?

YES NO, *or if they were they have been remodeled or replaced mostly*

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

while the style is more tuscan, the roof slopes, porch setup, garage placement, etc. is consistant.

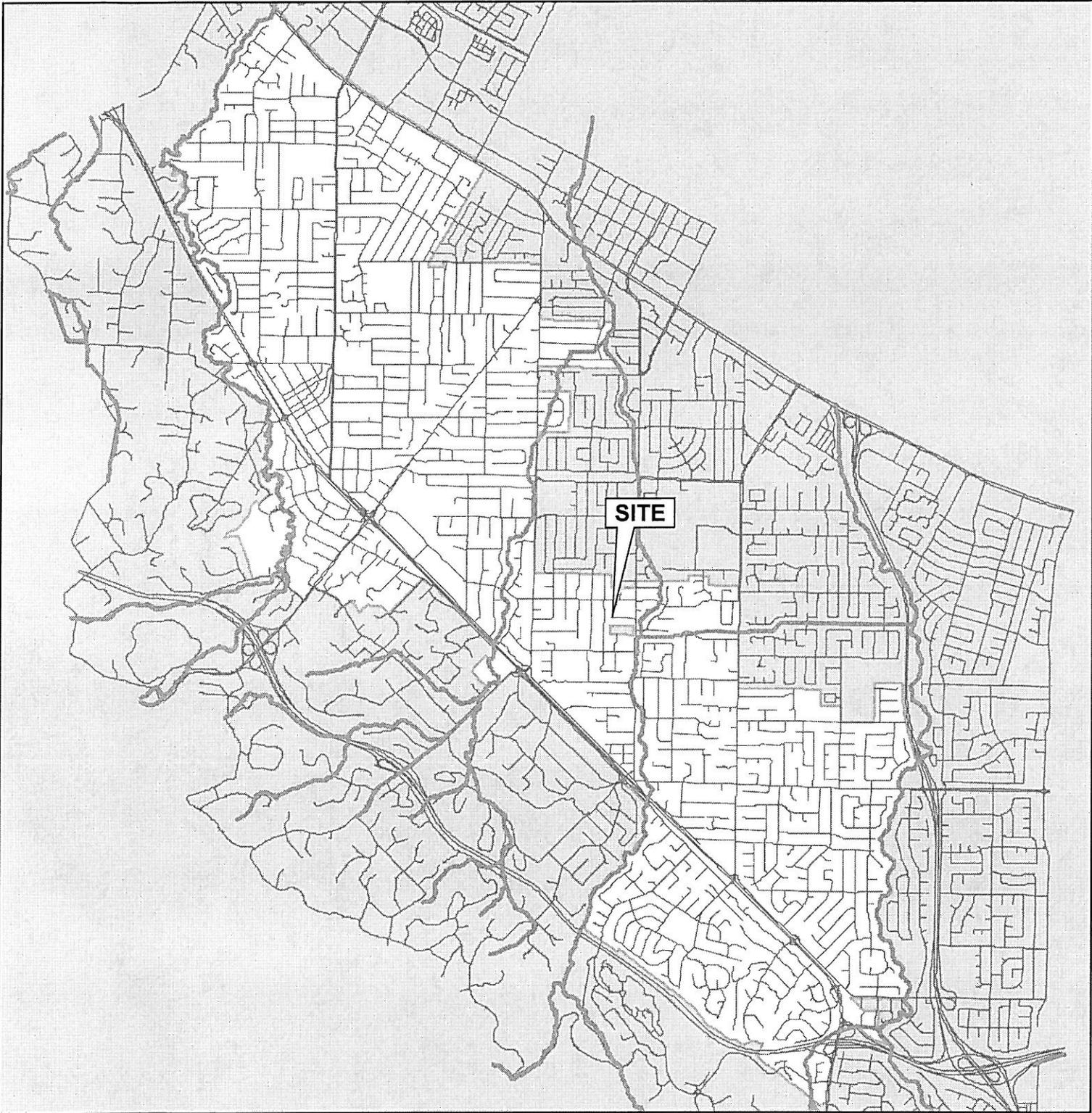
Address: 917 Stanley Ave
 Date: 7/28/14

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)
931 Stanley Ave	35'	10'	backyard	one	14'	clapboard	simple
945 Stanley Ave	25'	72'	front	one	16'	clapboard	simple
946 Stanley Ave	25'	55'	front	one	14'	stucco/brick	simple
930 Stanley Ave	25'	60'	front	one	18'	stucco/brick	complex
918 Stanley Ave	25'	60'	front recessed	one	14'	stucco/brick	simple
1087 Russell Ave	25'	60'	front	two	23'	clapboard	simple
1075 Russell Ave	25'	60'	side	one	14'	stucco/btb	simple
1061 Russell Ave	25'	65'	front	two	25'	stucco/stone	complex
936 Covington Ct	45'	90 60'	front	one	16'	btb/brick	complex
938 Covington Ct	50'	30'	front	one	14'	stucco/clapboard	simple

AREA MAP



CITY OF LOS ALTOS

APPLICATION: 14-SC-27
APPLICANT: Studio 3 Design IV. and C. Sarkissian
SITE ADDRESS: 917 Stanley Avenue

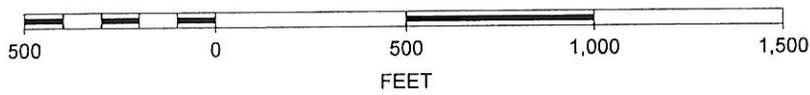


Not to Scale

VICINITY MAP



SCALE 1 : 6,000



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