



DATE: November 5, 2014

AGENDA ITEM # 2

TO: Design Review Commission
FROM: Zachary Dahl, Senior Planner
SUBJECT: 14-SC-17 – 178 Santa Rita Court

RECOMMENDATION:

Continue design review application 14-SC-17 subject to the findings and recommend direction

BACKGROUND

On October 15, 2014, the Design Review Commission held a public meeting to consider the proposed project. Two neighbors spoke in opposition to the project, raising concerns about house size, bulk and mass of the second story and potential privacy impacts due to the second story windows. The Commission expressed general support for the project, but raised concerns about the bulk and mass of the project design in relation to the surrounding neighborhood. Following the discussion, the Commission voted unanimously to continue the application and directed the applicant to address the following issues:

- Minimize the bulk of the front facing garage; and
- Minimize the bulk and mass of the second story.

The original agenda report and draft meeting minutes are attached for reference. For reference and comparison, the plans that were originally reviewed by the Commission are also included with this report (Attachment D).

DISCUSSION

In response to the Commission's action, the applicant made the following design revisions to the proposed house:

- The two-story element on the left side was removed;
- The house was shifted three feet to the left in order to increase the side yard setback with the neighbor on the right side;
- The sill heights on the two second story bathroom windows on the right side have been raised to four feet, two inches;
- The gable roof over the garage was changed to a hip; and
- The two second-story gable roof forms facing the rear yard were changed to hips.

A letter from the applicant that provides additional information about the project revisions is included in Attachment C.

While there were many design alterations discussed at the prior Commission meeting, the motion to continue the project included general direction to address two aspects of the project design. The first was to minimize the bulk of the garage on the right side. With the incorporation of a hipped roof over the garage, roof volume has been removed and the bulk of this element has been reduced. The second story was modified to remove the two-story element on the left side and replace both of the rear facing gables with hipped roof forms. While these changes reduce some of the bulk and mass from the second story, it does not significantly reduce the bulk and mass of the second story as view from the street. Therefore, the design revisions do not appear to meet the intent of the Commission's direction to minimize the mass and bulk of the second story.

In order to meet the intent of the Commission's original direction, staff recommends that the application be continued with further direction to:

- Minimize the bulk and mass of the second story as viewed from Santa Rita Court.

ALTERNATIVES

As an alternative, if the Commission votes to approve this project, standard conditions pertaining to tree protection, grading and drainage, green building, fire sprinklers and undergrounding utilities should be incorporated. To see a complete list of the findings and conditions that would be included with a project approval, see pages 5 and 6 in the original agenda report (Attachment B).

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 house.

Cc: Willy Hui and Sandy Chang, Owners
Daryl Harris, Architect

Attachments

- A. Design Review Commission Draft Meeting Minutes, October 15, 2014
- B. Design Review Commission Agenda Report, October 15, 2014
- C. Correspondence
- D. Original Project Elevations

FINDINGS

14-SC-17 – 178 Santa Rita Court

With regard to the new two-story house, the Design Review Commission finds the following in accordance with Section 14.76.050 of the Municipal Code:

- a. The orientation of the project in relation to the immediate neighborhood will not minimize the perception of excessive bulk and mass;
- b. 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 not been incorporated in order to insure the compatibility of the development with its design concept and the character of adjacent buildings; and

RECOMMENDED DIRECTION

14-SC-17 – 178 Santa Rita Court

1. Minimize the bulk and mass of the second story as viewed from Santa Rita Court.

MINUTES OF A REGULAR MEETING OF THE DESIGN REVIEW COMMISSION
OF THE CITY OF LOS ALTOS, HELD ON WEDNESDAY, OCTOBER 15, 2014,
BEGINNING AT 7:00 P.M. AT LOS ALTOS CITY HALL, ONE NORTH SAN
ANTONIO ROAD, LOS ALTOS, CALIFORNIA

ESTABLISH QUORUM

PRESENT: Chair BLOCKHUS, Vice-Chair KIRIK, Commissioners MEADOWS and
MOISON
ABSENT: Commissioner WHEELER
STAFF: Planning Services Manager KORNFIELD and Assistant Planner LIM

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

None.

ITEMS FOR CONSIDERATION/ACTION

CONSENT CALENDAR

1. **Design Review Commission Minutes**
Approve minutes of the regular meeting of October 1, 2014.

MOTION by Commissioner MEADOWS, seconded by Commissioner MOISON, to approve the minutes of the October 1, 2014 regular meeting as-amended to correct the vote for agenda item No. 3 to reflect a 4/0/1 passing vote, with Commissioner MEADOWS abstained.
THE MOTION CARRIED UNANIMOUSLY.

PUBLIC HEARING

2. **14-V-10 and 14-SC-25 – R. Mowat Associates – 452 University Avenue**
Variance and Design Review applications for alterations and improvements to a designated Historic Landmark property. The project includes demolition of an existing detached garage, construction of a new detached garage over 12 feet in height, alterations to the rear elevation of the main house, including a new second-story balcony, and a variance to allow a patio in the side yard setback that exceeds six-inches above grade. *Project Planner: Dahl*

MOTION by Commissioner MEADOWS, seconded by Commissioner MOISON, to continue application 14-V-10 and 14-SC-25 per the applicant's request.
THE MOTION CARRIED UNANIMOUSLY.

DISCUSSION

3. **14-SC-17 – W. Hui and S. Chang – 178 Santa Rita Court**
Design review for a new, two-story house. The project includes 2,055 square feet on the first story and 1,138 square feet on the second story. *Project Planner: Dahl*

Planning Services Manager KORNFIELD presented the staff report recommending approval of design review application 14-SC-17 subject to the findings and conditions.

Property owner Willy Hui spoke to his outreach with the neighborhood. Neighbor Lisa Liu stated that she preferred a one-story house, or raising the windows to six-foot sills on the second story. Neighbor Wendy Yu stated that she met with the applicant prior to the application, and expressed concern about the bulky second story, tall stair window, and two-story wall on the left side. There was no other public comment.

Commission discussion included noting the contrast of the lower key development on the street compared to the surrounding larger scale multiple-family development nearby, the designs attempted to mitigate bulk, the opportunity to increase the western side yard setback and to further minimize the bulk of the second story and garage.

MOTION by Commissioner MOISON, seconded by Chair BLOCKHUS, to approve design review application 14-SC-17 per the staff report findings and conditions.
THE MOTION FAILED BY A 2/2 VOTE, WITH VICE-CHAIR KIRIK AND COMMISSIONER MEADOWS OPPOSED.

MOTION by Vice-Chair KIRIK to continue application 14-SC-17 with the following direction:

- Move the first story to the left.
- Reduce the shear walls.
- Reduce the bulk of the garage.

THE MOTION WAS WITHDRAWN BY VICE-CHAIR KIRIK.

MOTION by Commissioner MEADOWS, seconded by Vice-Chair KIRIK, to continue application 14-SC-17 with the following direction:

- Minimize the mass and bulk of the second story; and
- Minimize the bulk of the front facing garage.

THE MOTION CARRIED UNANIMOUSLY.

4. **14-SC-26 – Timeline Design – 1180 Saint Anthony Court**

Design review for a new, two-story house. The project includes 2, 534 square feet on the first floor and 1,512 square feet on the second floor. *Project Planner: Gallegos*

Assistant Planner GALLEGOS presented the staff report recommending approval of design review application 14-SC-26 subject to the findings and conditions.

Project designer Steve Dias stated that he reoriented the house toward the south, met with the neighbors, noted that the existing second story deck is similar to the proposed, that the upper deck is for private use and that the lower deck is for entertaining. Neighbor Richard Lange spoke in support of the project. There was no other public comment.

The commissioners discussed the project and expressed their general support for the design. Commissioner MOISON commended the neighborhood outreach and Chair BLOCKHUS noted that the rear fence was rotten and tree No. 19 potentially impacts the pool. Vice-Chair KIRIK commended the applicant for their careful design.

MOTION by Commissioner MOISON, seconded by Commissioner MEADOWS, to approve design review application 14-SC-26 per the staff report findings and conditions.
THE MOTION CARRIED UNANIMOUSLY.

ATTACHMENT B



DATE: October 15, 2014
AGENDA ITEM # 3

TO: Design Review Commission
FROM: Zachary Dahl, Senior Planner
SUBJECT: 14-SC-17 – 178 Santa Rita Court

RECOMMENDATION:

Approve design review application 14-SC-17 subject to the findings and conditions

PROJECT DESCRIPTION

This project will construct a new two-story house with a basement and demolish the existing house and accessory structures. The new two-story house includes 2,055 square feet on the first floor, 1,138 square feet on the second floor and 1,117 square feet in the basement. The following table summarizes the project’s technical details:

GENERAL PLAN DESIGNATION: Single-Family, Residential
ZONING: R1-10
PARCEL SIZE: 9,128 square feet
MATERIALS: Composition shingle roofing, horizontal wood siding, wood trim and details, aluminum clad wood windows, wood doors and stone veneer

	Existing	Proposed	Allowed/Required
COVERAGE:	2,148 square feet	2,391 square feet	2,738 square feet
FLOOR AREA:			
First floor	2,148 square feet	2,055 square feet	
Second floor	N-A	1,138 square feet	
Total	2,148 square feet	3,193 square feet	3,195 square feet
SETBACKS:			
Front	20.5 feet	25 feet	25 feet
Rear	45 feet	25 feet	25 feet
Right side (1 st /2 nd)	10 feet/N-A	11.5 feet/17.5 feet	10 feet/17.5 feet
Left side (1 st /2 nd)	21 feet/N-A	17.5 feet/17.5 feet	10 feet/17.5 feet
HEIGHT:	16 feet	24 feet	27 feet

BACKGROUND

Neighborhood Context

The subject property is located in a Consistent Character Neighborhood, as defined in the City's Residential Design Guidelines. Santa Rita Court is a cul-de-sac street and the subject property is located at the end of the cul-de-sac, with the left side yard adjacent to the Mercedes Court Condominiums, a multiple-family development. The houses in this neighborhood are all one-story structures that have been designed using simple forms and rustic materials. The landscape along Santa Rita Court is varied with no distinct street tree pattern.

Previous Consideration

This project was previously scheduled for review by the Design Review Commission on July 2, 2014 and on July 16, 2014. However, the project was removed from the July 2nd agenda in order to correct a noticing error and the owner requested that it be removed from the July 16th agenda prior to the meeting, so the Commission has not yet reviewed this project at a public meeting.

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. Proposed projects should fit in and lessen abrupt changes.

The proposed two-story house uses a Craftsman inspired architectural design. The front elevation uses multiple gable roof forms and a recessed covered porch to create a balanced design that is in-keeping with the architectural style of the neighborhood and compatible with the lower scale of the adjacent houses. The right side, which is adjacent to a one-story house, uses a lower scale and simpler forms to minimize the transition and relate to the one-story form. The left side has a taller scale and includes a two-story element. However, this side is adjacent to an access road and a one and a half story condominium building, and is screened by multiple mature Redwood trees, so this additional bulk and mass does raise any design review or neighborhood compatibility issues. Due to its location, this property functions as a transition between the Santa Rita Court neighborhood and the multiple-family Mercedes Court Condominiums.

The project is using high quality materials, such as architectural compositions shingles, horizontal wood siding, aluminum clad wood windows and stone veneer, which are compatible with the rustic materials in the neighborhood and integral to the architectural design of the house. The stepped setback of the second story elements and articulation of the front elevation, along with the preservation of the large mature Oak trees in the front yard, minimizes the perception of bulk and mass when viewed from the street. Overall, the project design has architectural integrity and the design, materials and form relate well with the surrounding neighborhood.

Privacy

The Residential Design Guidelines recommend that the finished floor be no more than 22 inches above grade. The lot is relatively flat and the house has been designed with a finish floor that ranges from 12 to 16 inches above grade. With this relatively low finish floor height, the proposed first floor side and rear elevations do not create any privacy issues.

The proposed design includes four second-story windows on the right (west) side elevation. Two of these windows are located in the master bathroom and the other two are located in the master bedroom. The two master bedroom windows have a sill height of four feet, eight inches above the finish floor. Based on their relatively small size, passive use (bathroom) and taller sill heights (bedroom), these windows do not create any significant or unreasonable privacy issues. The left (east) side elevation includes five second-story windows (four small windows and one larger bedroom window) and faces toward an access road and multiple-family condominiums. Due to the mature Redwood trees and large setback (over 50 feet), there are not any privacy issues associated with the second story windows on this side of the house.

There are also two second story windows on the rear elevation. The master bedroom has a larger window with a rear yard setback of 38 feet and bedroom #3 has a smaller window with a setback of 42 feet. The master bedroom window is required to be a minimum size in order to meet Building Code requirements for emergency exiting (ingress/egress) and the Design Review Guidelines encourage the placement of larger second story windows to be oriented toward the rear yard. The applicant has included four new evergreen screening trees along the right side and rear property lines to address potential privacy impacts related to the right side and rear properties. However, additional screening appears necessary in order to maintain a reasonable degree of privacy; thus, it is recommended that the project include additional evergreen screening trees along the right side and rear property lines (Condition No. 2). With this condition, staff finds that the project will not create any unreasonable privacy impacts.

The rear elevation design was revised in response to concerns raised by the neighbor to the rear (see comments below). The master bedroom window has been reduced in size from what was originally proposed and the ingress/egress window in bedroom #3 was relocated to the left side elevation and a smaller window with a higher sill is now shown on the rear elevation. These changes are reflected in the project plans (delta 2).

Landscaping

The project will preserve the three large mature trees (two Oaks and a Fir) in the front yard and remove five Palm trees in the side and rear yards. New hardscaping and landscaping will be installed in the front yard around the mature trees. With the preservation of the existing trees and new front yard landscaping, staff finds that the project meets the City's landscaping and street tree guidelines.

CORRESPONDENCE

Three letters and a petition were submitted from neighboring properties raising concerns about the proposed project (Attachment C). The neighbor to the right at 186 Santa Rita Court raises concerns about bulk/mass of the design, potential privacy impacts, loss of sun light, noise from the AC units

and neighborhood compatibility. The neighbor to the rear at 175 Larson's Landing raises concerns about privacy impacts related to the two rear facing windows on the second story. The neighbor across the street at 197 Santa Rita Court raises concerns about the compatibility of a new two-story house in the neighborhood. The petition, which is opposed to a new two-story house in the neighborhood, is signed by 11 nearby property owners.

With regard to the concern about noise from the AC units, the applicant has revised the site plan and moved the units to the left side yard. The other issues are further discussed above. With the implementation of the recommended conditions of approval, staff finds that the project has reasonably addressed these concerns. With regard to a new two-story house, there is not a one-story overlay in this neighborhood and the R1-10 District allows for two-story houses.

ENVIRONMENTAL REVIEW

This project is categorically exempt from environmental review under Section 15303 of the California Environmental Quality Act because it involves the construction of a single-family dwelling in a residential zone.

Cc: Willy Hui and Sandy Chang, Owners
Daryl Harris, Architect

Attachments

- A. Application
- B. Maps
- C. Correspondence

FINDINGS

14-SC-17 – 178 Santa Rita Court

With regard to the new two-story house, 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 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 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-17 – 178 Santa Rita Court

1. The approval is based on the plans received on June 23, 2014 and the written application materials provided by the applicant, except as may be modified by these conditions.
2. Update the site/landscape plan to show additional evergreen screening trees along the rear property line and rear portion of the right side property line in order to provide a continuous row of evergreen screening.
3. Existing trees 1, 2 and 3, and all new evergreen screening trees shall be protected under this application and cannot be removed without a tree removal permit from the Community Development Director.
4. Obtain an encroach permit issued from the Engineering Division prior to doing any work within the public street right-of-way.
5. 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.
6. 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.
7. **Prior to the issuance of a demolition permit**, install tree protection fencing around the dripline of the following trees (nos. 1-4, 8 and 9) 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.
8. **Prior to building permit submittal, the 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 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;
 - 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 units on the site plan and the manufacturer's sound rating for each unit; and
- g. The measures to comply 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.).

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 house was built in compliance with the City's Green Building Ordinance (Section 12.26 of the Municipal Code).



CITY OF LOS ALTOS GENERAL APPLICATION

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

Permit # 1106123

<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: 178 SANTA RITA CT.

Project Proposal/Use: SINGLE FAMILY RESIDENCE

Current Use of Property: SINGLE FAMILY RESIDENCE

Assessor Parcel Number(s) 167-11-010 Site Area: 9,128 S.F.

New Sq. Ft.: 3,193 Remodeled Sq. Ft.: NA Existing Sq. Ft. to Remain: NA

Total Existing Sq. Ft.: NA Total Proposed Sq. Ft. (including basement): 4,310

Applicant's Name: WILLY HUI & SANDY CHANG

Home Telephone #: _____ Business Telephone #: _____

Mailing Address: 178 SANTA RITA CT.

City/State/Zip Code: LOS ALTOS, CA 94022

Property Owner's Name: WILLY HUI & SANDY CHANG

Home Telephone #: _____ Business Telephone #: _____

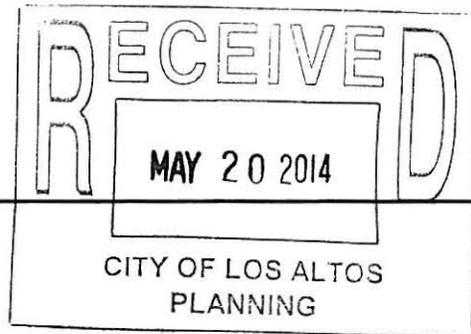
Mailing Address: 178 SANTA RITA CT.

City/State/Zip Code: LOS ALTOS, CA 94022

Architect/Designer's Name: DARYL V. HARRIS Telephone #: (530) 268-3055

***** 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)



ATTACHMENT B

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 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 178 Santa Rita Ct., Los Altos, CA 94022

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: 178 Santa Rita
Date: 5/15/14

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: 9,000 to 11,000 square feet
Lot dimensions: Length 129 feet
Width 80 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? N/A
What % of the front facing walls of the neighborhood homes are at the front setback 100 %
Existing front setback for house on left N/A ft./on right 20 ft.
Do the front setbacks of adjacent houses line up? _____

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 4
Garage facing front recessed from front of house face _____
Garage in back yard 1
Garage facing the side 3
Number of 1-car garages _____; 2-car garages 8; 3-car garages _____

Address: 178 Santa Rita Ct.
Date: 5/15/14

4. Single or Two-Story Homes:

What % of the homes in your neighborhood* are:

One-story 7

Two-story 3

5. Roof heights and shapes:

Is the overall height of house ridgelines generally the same in your neighborhood*? No

Are there mostly hip 4, gable style 6, or other style roofs*?

Do the roof forms appear simple 5 or complex 5?

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 5 stucco board & batten 5 clapboard

 tile stone 5 brick 6 combination of one or more materials

(if so, describe) Brick veneer wainscot

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

4 concrete & 6 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? Ranch Shingle Tudor Mediterranean/Spanish

 Contemporary Colonial Bungalow Other

Address: 178 Santa Rita Ct.
Date: 5/15/14

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)

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.)?

Some houses have big trees in front. Simple front landscaping with lawns.

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

Subject house in on the corner of street and alley that is behind apartment buildings

9 houses very visible from street, 1 hidden by hedge.

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)?

2 large oak trees will remain.

Asphalt street, rolled concrete gutter then landscaping. No sidewalks.

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? No

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

Address: 178 Santa Rita Ct.
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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 setbacks are the only thing consistent.

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: 178 Santa Rita Ct.

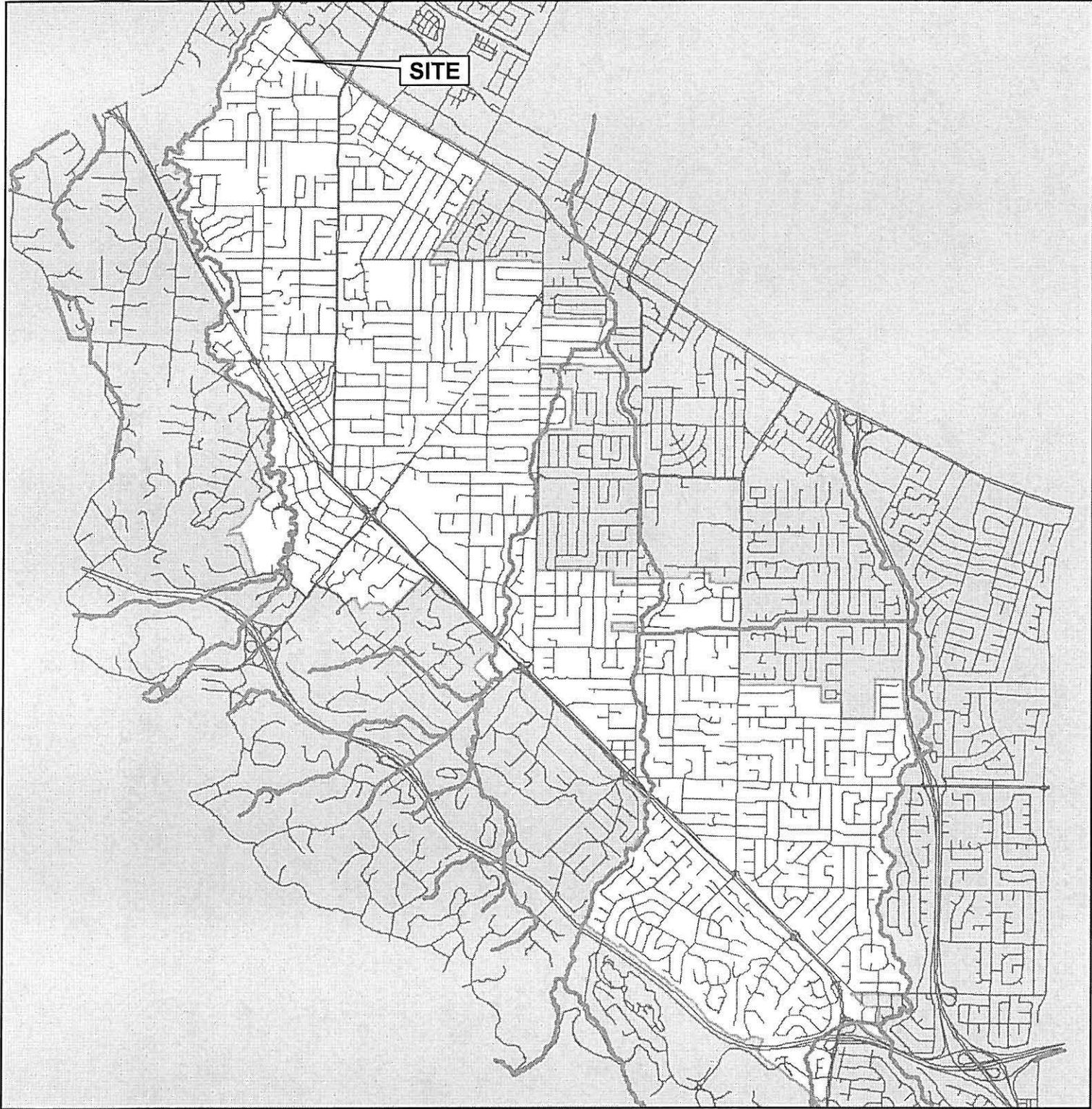
Date: 5/15/14

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)
186 Santa Rita Ct.	20	45	No garage	One story	14	Concrete roof tile Wood/brick siding	Simple
173 Santa Rita Ct.	20	30	Rear 2 car	One story	16	Asphalt shingles Stucco/wood siding	Simple
181 Santa Rita Ct.	20	30	No garage	One story	14	Asphalt shingles Stucco/brick siding	Complex
197 Santa Rita Ct.	20	40	Front 2 car	One story	14	Concrete roof tiles Stucco/brick siding	Simple
196 Santa Rita Ct.	20	30	Front 2 car	One story	14	Asphalt shingles Wood siding	Simple
211 Santa Rita Ct.	20	20	Front 2 car	One story	14	Asphalt shingles Wood siding	Simple
185 Larsens' Landing	20	20	Front 2 car	Two story	26	Asphalt shingles Wood siding	Complex
175 Larsens' Landing	20	30	Side 2 car	One story	16	Asphalt shingles Wood/brick siding	Complex
180 Larsens' Landing	20	20	Side 2 car	Two story	27	Concrete roof tile Stucco/brick siding	Complex
190 Larsens' Landing	20	20	Side 2 car	Two story	27	Concrete roof tile Stucco siding	Complex

AREA MAP



CITY OF LOS ALTOS

APPLICATION: 14-SC-17
APPLICANT: W. Hui and S. Chang
SITE ADDRESS: 178 Santa Rita Court

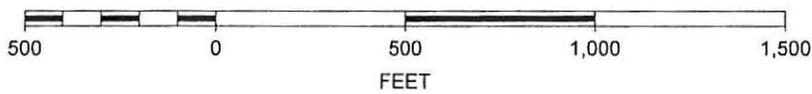


Not to Scale

VICINITY MAP



SCALE 1 : 6,000



CITY OF LOS ALTOS

APPLICATION: 14-SC-17
APPLICANT: W. Hui and S. Chang
SITE ADDRESS: 178 Santa Rita Court

Ref: 178 Santa Rita Ct, Los Altos, CA 94022



To Los Altos City Planning commission:

This is a petition against the 2-story monster design of 178 Santa Rita Ct, Los Altos, CA 94022.

Santa Rita Ct, Los Altos is a neighborhood with 100% single-story, ranch style low roof houses. The new 2-story monster design proposal of 178 Santa Rita Ct is not compatible with this neighborhood.

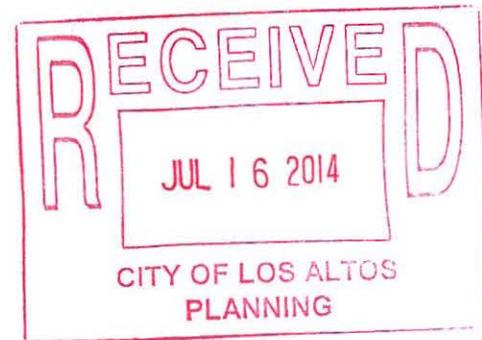
We wish the commission would not approve this 2-story monster design that will completely destroy the character of this neighborhood.

Sincerely,

Wu Wang 186 Santa Rita Ct. 6/20/14
Lynn Wang 186 Santa Rita Ct 6/20/14
Wendy Yu 197 Santa Rita Ct 7/2/14
Kenneth Ma 197 Santa Rita Ct 7/2/14
Danica Full 196 Santa Rita Ct 7/2/14
Yelena Stegantsva 204 Santa Rita Ct. 7/8/14
Sergey Finkelstein 204 Santa Rita Ct 7/9/14
Li 1143 Los Altos Ave. CA 7/9/2014
James Wang 1143 Los Altos Ave. CA 7/9/2014
Giuseppe Cassaro 211 Santa Rita Ct Los Altos 7/13/14
Paula 1155 LOS ALTOS AVE. 7/14/14

Zach Dahl

From: Wendy Yu <wendyyu@gmail.com>
Sent: Wednesday, July 16, 2014 2:52 AM
To: Zach Dahl; David Kornfield
Subject: Planning review - 178 Santa Rita Ct
Attachments: SantaRitaCt Neighborhood Compatibility.docx



Dear Zach and Dave,

I am Wendy Yu, property owner of 197 Santa Rita Ct, Los Altos CA 94022.

Thank you for patiently explaining to me the architecture diagrams and the planning process last week – it was extremely helpful and I really appreciate it.

Today I am writing to express my concerns regarding the new design application for the property at 178 Santa Rita Ct, Los Altos CA 94022. First of all, we are very happy to welcome Willy and Sandy to Santa Rita Ct – a quiet cul-de-sac street composed of 10 single family homes. We find Willy and Sandy friendly and thoughtful, and they never hesitate to offer help to their neighbors.

I also think very highly of the new residential design Willy and Sandy have submitted – I am very appreciative of their plans to preserve the existing tree on their front yard, moving the house back from the existing house line, and being very thoughtful with various privacy concerns. While I welcome new development and beautiful designs, I have concerns particularly on the new two-story design's compatibility with our simple, serene neighborhood characteristics.

For the purpose of comparison, I am including a neighborhood compatibility document (attached), which is composed of photographs and data retrieved from public records illustrating the consistent neighborhood characteristics. Since Willy & Sandy's property is visually perceived as part of Santa Rita Ct, and contributes to the visual characters of the street, we are including all properties on Santa Rita Ct for the purpose of this comparison, plus any additional properties as defined by the City of Los Altos Planning Division (see City of Los Altos Planning Division Neighborhood Compatibility Worksheet page 2), below:

“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).”

As you can see in the attached neighborhood comparison document, Santa Rita Ct is a small street composing of ten simple-design single-story homes that are very consistent in look-and-feel as well as size. The document also shows that in the last decade, 40% of the properties on the street have undergone major makeover (including a one single-story rebuilt project that had just been submitted to City of Los Altos recently), and until now, all homeowners have always been very conscious of neighborhood compatibility and as a result we have a very consistent neighborhood.

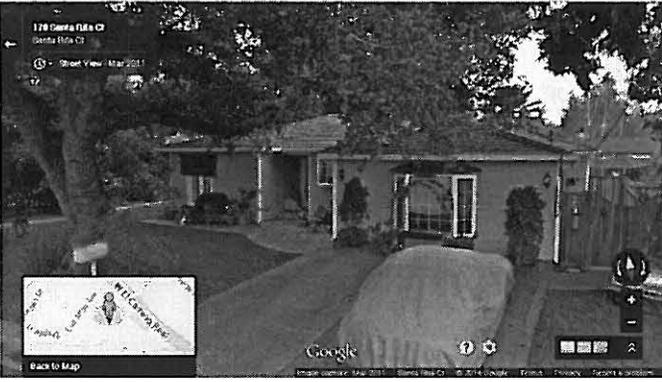
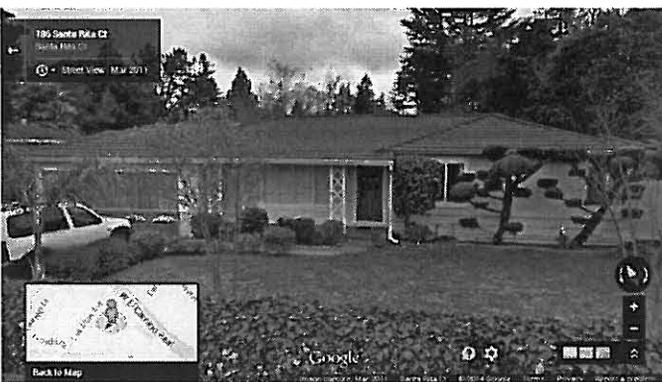
I hope the planning commissioners would consider recommending a simple, single-story design at 178 Santa Rita Ct, so to maintain the existing characteristics of our neighborhood.

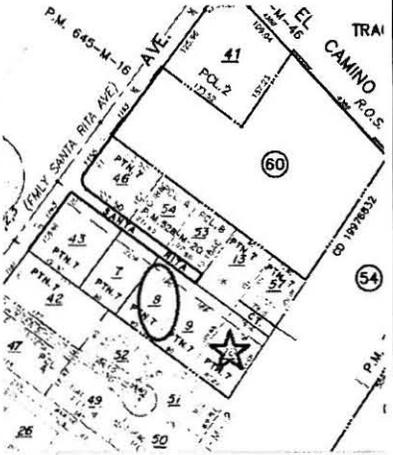
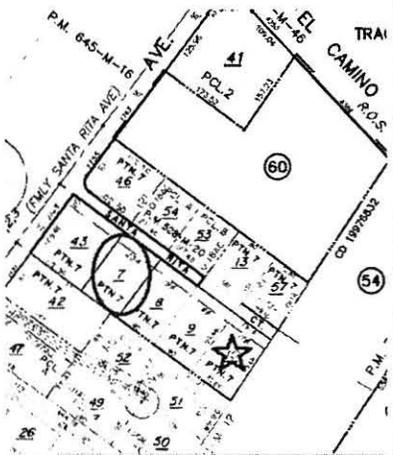
Thank you very much for your help.

Sincerely,

Wendy Yu

Santa Rita Ct - Neighborhood Compatibility Worksheet

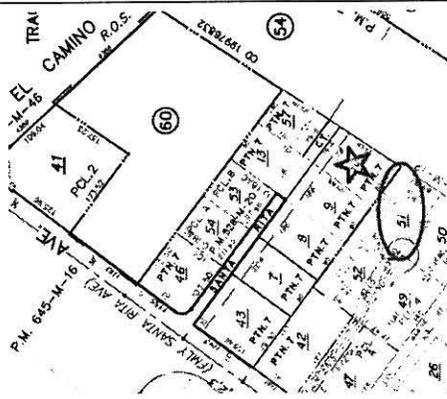
Address	Parcel	Year Built / Rebuilt or Extended	Square Footage	# Story	Picture
<p>178 Santa Rita Ct</p>	<p>167-11-010</p> 	<p>1949 (65 yrs)</p> <p>Rebuilt: 2014 (current design review)</p>	<p>1,850 sf</p>	<p>One story</p>	
<p>186 Santa Rita Ct</p>	<p>167-11-009</p> 	<p>1948 (64 yrs)</p>	<p>1,924 sf</p>	<p>One story</p>	

Address	Parcel	Year Built / Rebuilt or Extended	Square Footage	Year Rebuilt / Extended	Picture
196 Santa Rita Ct	167-11-008 	1948 (64 yrs)	1,035 sf	One story	
204 Santa Rita Ct	167-11-007 	1952 (62 yrs) Rebuilt / Extended: 2006 (8 yrs)	2,463 sf	One story	

Address	Parcel	Year Built / Rebuilt or Extended	Square Footage	Year Rebuilt / Extended	Picture
1143 Los Altos Ave		1952 (62 yrs) Rebuilt / extended: 2007 (7 yrs)	2,106 sf	One story	
173 Santa Rita Ct		1995 (19 yrs)	2,234 sf	One story	

Address	Parcel	Year Built / Rebuilt or Extended	Square Footage	Year Rebuilt / Extended	Picture
181 Santa Rita Ct	 <p>Parcel map for 181 Santa Rita Ct. The map shows a grid of lots with lot 41 circled. A star is located on lot 7. Labels include 'P.M. 645-M-16 AVE', 'EL CAMINO TRAIL', 'PCL 2', and 'R.O.S.'. Lot numbers 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60 are visible.</p>	1953 (61 yrs) Rebuilt / extended: 2003 (11 yrs)	2,400 sf	One story	 <p>Google Street View of 181 Santa Rita Ct. The image shows a single-story house with a dark roof and a light-colored exterior. A small tree is in the front yard. The Google Maps interface is visible at the bottom.</p>
197 Santa Rita Ct	 <p>Parcel map for 197 Santa Rita Ct. The map shows a grid of lots with lot 41 circled. A star is located on lot 7. Labels include 'P.M. 645-M-16 AVE', 'EL CAMINO TRAIL', 'PCL 2', and 'R.O.S.'. Lot numbers 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60 are visible.</p>	1984 (30 yrs)	1,976 sf	One story	 <p>Google Street View of 197 Santa Rita Ct. The image shows a single-story house with a dark roof and a light-colored exterior. A white car is parked in the driveway. The Google Maps interface is visible at the bottom.</p>

Address	Parcel	Year Built	Square Footage	Year Rebuilt / Extended	Picture
211 Santa Rita Ct		1984 (30 yrs)	1,737 sf	One story	
1155 Los Altos Ave		1947 (63 yrs) Rebuilt: 2014 (single story development submitted to city of Los Altos)	1,757 sf	One story	

Address	Parcel	Year Built	Square Footage	Year Rebuilt / Extended	Picture
175 Larsen's Landing	<p>167-11-051</p> 	1984 (30 yrs)	2,300 sf	One story	

Zach Dahl

From: Ravi Dronamraju <ravi@dronamraju.com>
Sent: Thursday, June 26, 2014 12:27 AM
To: Zach Dahl
Subject: 178 Santa Rita Ct

Hi Zachary,

I am Ravi Dronamraju, owner of 175 Larsen's Landing - property right behind 178 Santa Rita Ct. Thank you very much for patiently explaining the process and options to me in detail today. You were amazingly helpful with your knowledge, communication style and approach.

I met Mr. Hui and Mrs. Chang when they moved into the neighborhood last fall. They have been very nice neighbors - quiet, yet friendly and approachable. In fact, they reached out to me before the notice from the city regarding their proposed changes.

While i fully support their desires to build a great home for their family and have no problems with them adding a two story home, I do want to bring up some concerns i have. We both share about 90 feet of fence in the back. There is 1 foot trellis on top of this fence as well. At this time, there are only small fruit trees on my side of the fence. While this is adequate to keep both our privacy, the proposed additions will drastically change that.

However, in the proposed plan, they are adding a second story with two large windows directly looking into my property. The way the line of sight works, anyone sitting at either of those windows will have complete view, not only into our backyard, but also, kitchen, living room, family room, office room and all the bedrooms. There won't be a single room where we would have privacy. there is a current proposal to add 3 trees, which I do not think would be sufficient. It would be great if changes can be made to the floor plan of 2nd story so that our privacy is protected in our home.

Specifically, it would be great if the location of master bedroom can be changed and window in the second bedroom be pointed towards condo complex.

thanks again for your thoughtful and insightful help this afternoon.

regards

-ravi

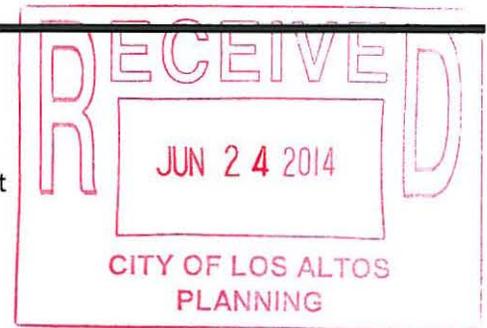
--

Ravi Dronamraju
Tel: (408)-505-3341



Zach Dahl

From: Wu Wang <wuwang@yahoo.com>
Sent: Monday, June 23, 2014 10:52 PM
To: Zach Dahl
Subject: design review feedback of 178 Santa Rita Court



Dear Design Review Commission,

We have lived at 186 Santa Rita Ct, right side of this new house, for 18 years. Over the years, there have been a few remodeling and new developments that were consistent with the ranch style low roof line feel and that were considerate of the impact to neighbors. However, the design of this big house will have significant impact to our living condition.

Here are the key concerns:

1. More bulk impact to neighbors, instead of less impact to neighbors:

The bulk of the new house design is set close to the right side with minimum 10' required setback close to our home, instead of on the left, which is designed to have 17.5" ~ 20" setback. The left side faces mature trees and a long driveway, which has the least impact to any neighbors.

-> Can the design change to have 10' setback on the left side and more setback on the right side?

2. Lost of privacy:

This is caused by the right side second story windows for the master bedroom and master bathroom: two 2' x 2' windows with window-sill only 4.5' from the floor; a 2.5' x 2.5' window and a 5'w x 2.5'h that are both only 3.5' from the floor. All these can easily look into our bedroom, living room, and kitchen besides our yard. The psychological impact is so great that we will never know when other people can easily look at us from next door.

-> Can the design change to have these windows with window-sill 6' from the floor or consider having skylights?

3. Lost of 5 hours of morning sunlight:

The bulky right side of the second story blocks our southeast morning sunlight. Currently the southeast sunlight shines into our windows from sunrise to noon. We will lose 5 hours of morning sunlight in the winter with this bulky design.

-> Can the second story move the bulk from the right to the left side, which has mature trees and a long driveway, or to the middle of the house, which is quite empty according to this design?

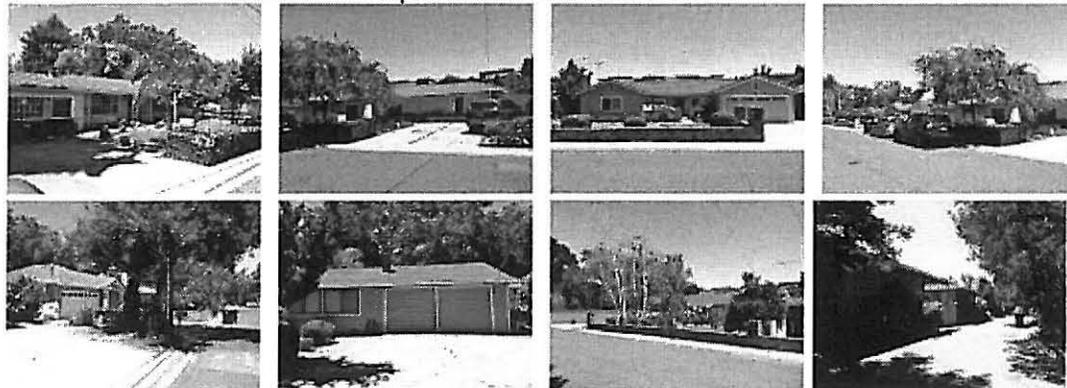
4. Noise from A/C units:

The A/C units are designed to be on the right side, which is right next to us.

-> Can the A/C units be placed on the left side, which has no impact to any neighbors because it's next to the long driveway of the next door condos?

5. Bulky 2-story not compatible with the neighborhood:

Santa Rita Court has all single story low roof line ranch style houses. Even the condos at the end of the street belonging to Mercedes Ave have only single story units facing the driveway that connects with Santa Rita Court. See pictures below:



Sincerely,

Wu Wang
Lynn Wang
186 Santa Rita Court, Los Altos

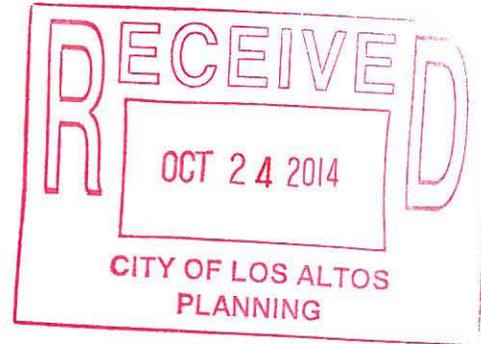


October 23, 2014

City of Los Altos Community Development Department
Design Review Commission
One North San Antonio Rd.
Los Altos, CA 94022

RE: Hui-Chang Residence, 178 Santa Rita Court

Dear Commissioners & Planning Staff:

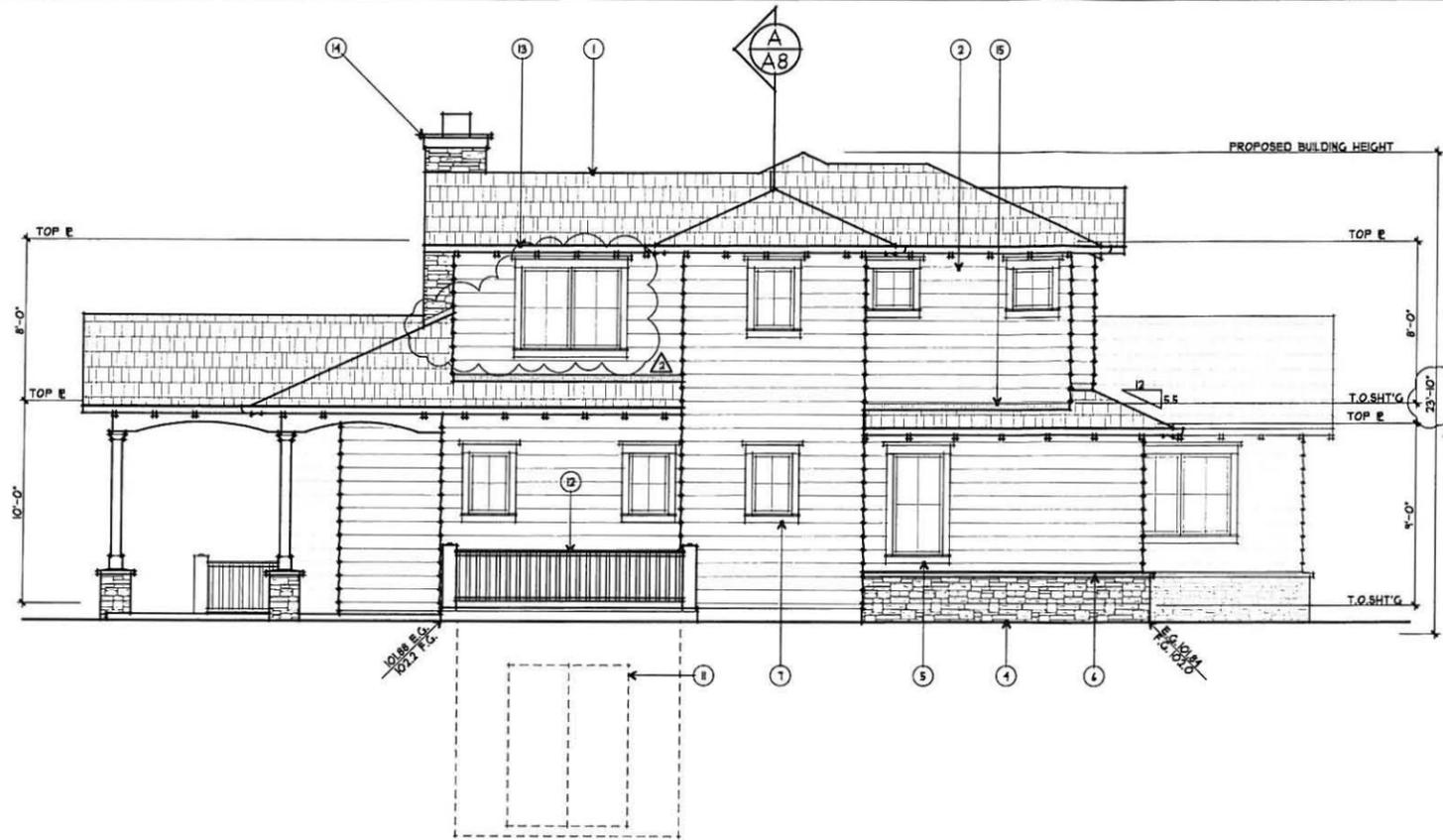


Based on comments, voiced at the 11/15/14 DRC meeting, the following changes were made to the plans in order to address the commissioner's and neighbors' concerns of the building's proposed mass & bulk and privacy issues from a couple second floor windows:

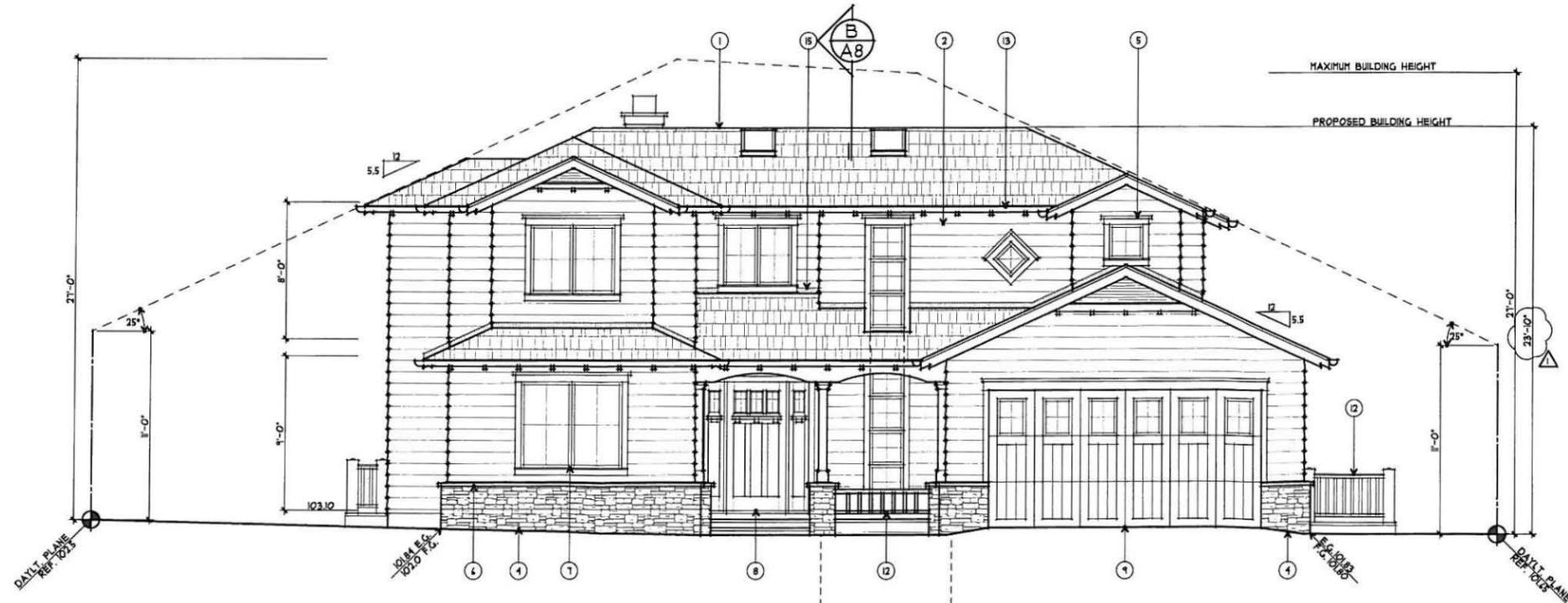
1. The two-story element located on the left (East) elevation was removed, by changing the floor plan layout of the upper floor, thus eliminating any unbroken two-story walls and reducing the building mass.
2. The item #1 change, noted above, gave us room under the daylight plane to allow us to move the house 3 feet to the left (East), closer to the alley and the apartments, and 3 feet further away from the side yard neighbor on the right to help mitigate their privacy issues.
3. With more room under the daylight plane, the roof over the Master Bath was revised so that the sill height of the side windows at the tub and toilet room could be raised to provide increased privacy from these windows
4. The gable roof over the garage was changed to a hip in order to lessen the massing of the front garage elevation. We also changed the rear facing Covered Terrace, Master Bedroom and Bedroom #3 gable roofs to hip roofs to help lessen any perceived mass or bulk from the side and rear yard neighbors.
5. Although not directly related to the architecture of this house, it should be strongly noted that the two large mature Oak trees in the front yard are an important factor in the design and placement of this house on the site and that they will provide mature screening of the front elevation for any new home built on this property.

Respectfully submitted,

Daryl V. Harris, AIA
Lic. #C25631



1 LEFT (EAST) ELEVATION
1/4" = 1'-0"



2 FRONT (NORTH) ELEVATION
1/4" = 1'-0"

EXTERIOR		
LOCATION	KEYNOTE	
ROOF	1	ARCHITECTURAL COMPOSITION SHINGLES
WALLS	2	HORIZONTAL WOOD SIDING
	3	WOOD SHINGLES
	4	STONE VENEER
TRIM	5	WOOD TRIM
	6	PRECAST CONCRETE SLOPED TOP
WINDOWS	7	ALUMINUM CLAD WOOD WINDOWS
DOORS	8	WOOD ENTRY DOOR W/ GLASS & SIDELITES
	9	CARRIAGE-STYLE, OVERHEAD SECTIONAL GARAGE DOOR W/ LITES
	10	WOOD FRENCH DOOR(S)
	11	WOOD SLIDING DOOR(S)
RAILINGS	12	WOOD
GUTTERS & DOWNSPOUTS	13	G.I. HALF-ROUND GUTTER W/ ROUND DOWNSPOUTS
CHIMNEY	14	STONE VENEER W/ WOOD TRIM
FLASHING	15	G.I. FLASHING - PAINT
SKYLIGHTS	16	CURB MOUNTED OR SELF-FLASHING

ASSOCIATES ARCHITECTS
22867 SUNSET RIDGE DR.
ALBUQUERQUE, CA 95602
530-268-3055

RONALD H. HARRIS
DARYL V. HARRIS AIA
PHOTOGRAPHY: JIMMY BOYD
HARRISARCHITECTS.COM
HARRISARCHITECTS@GMAIL.COM



A PROPOSED RESIDENCE FOR:
Stitzi - Stitzi
 LOS ALTOS, CALIFORNIA
 178 SANTA RITA COURT

drawings
EXTERIOR
ELEVATIONS

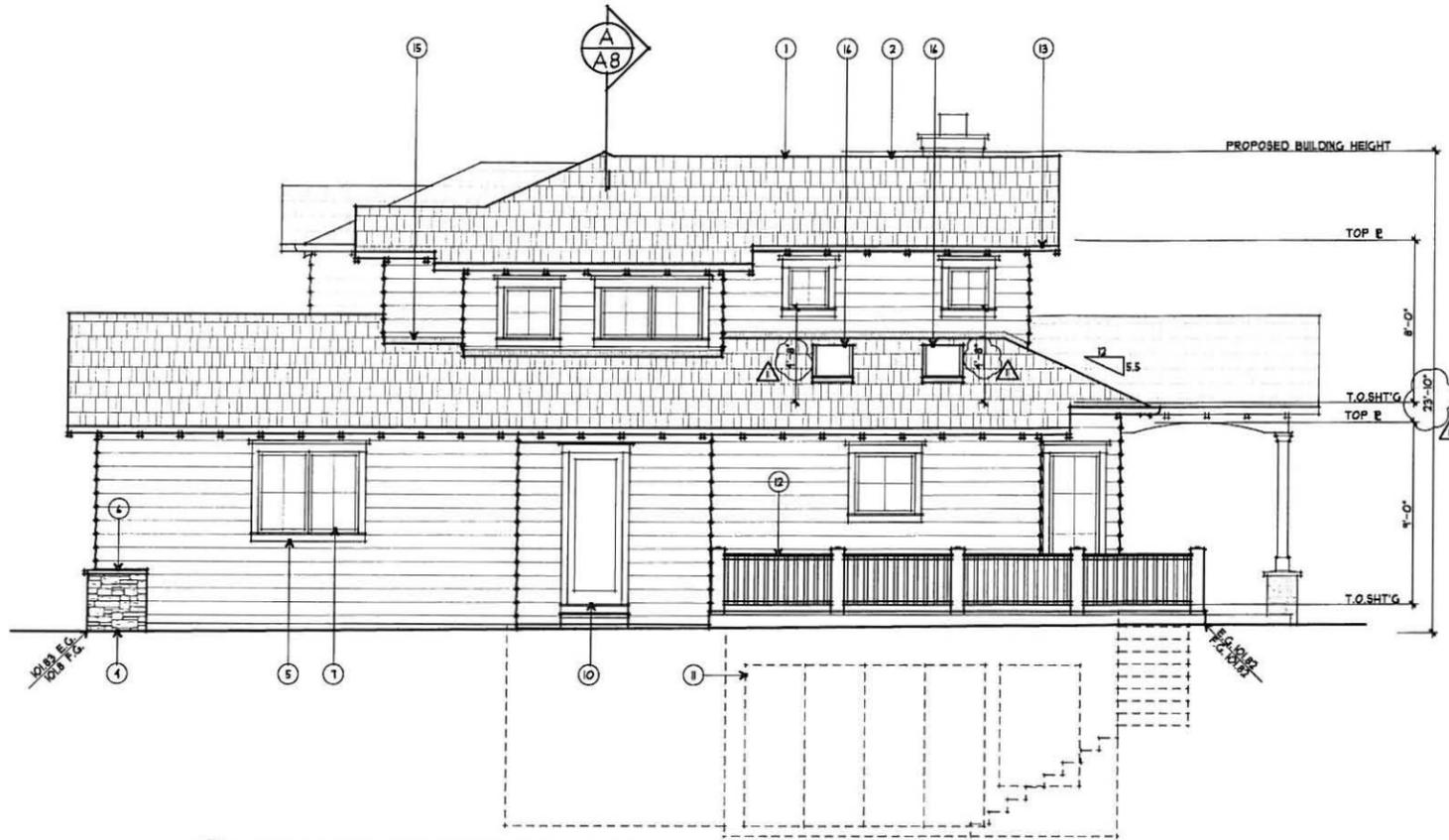
revisions
▲ 4/20/14 PLANNING
▲ 4/21/14 PLANNING

project number
2212

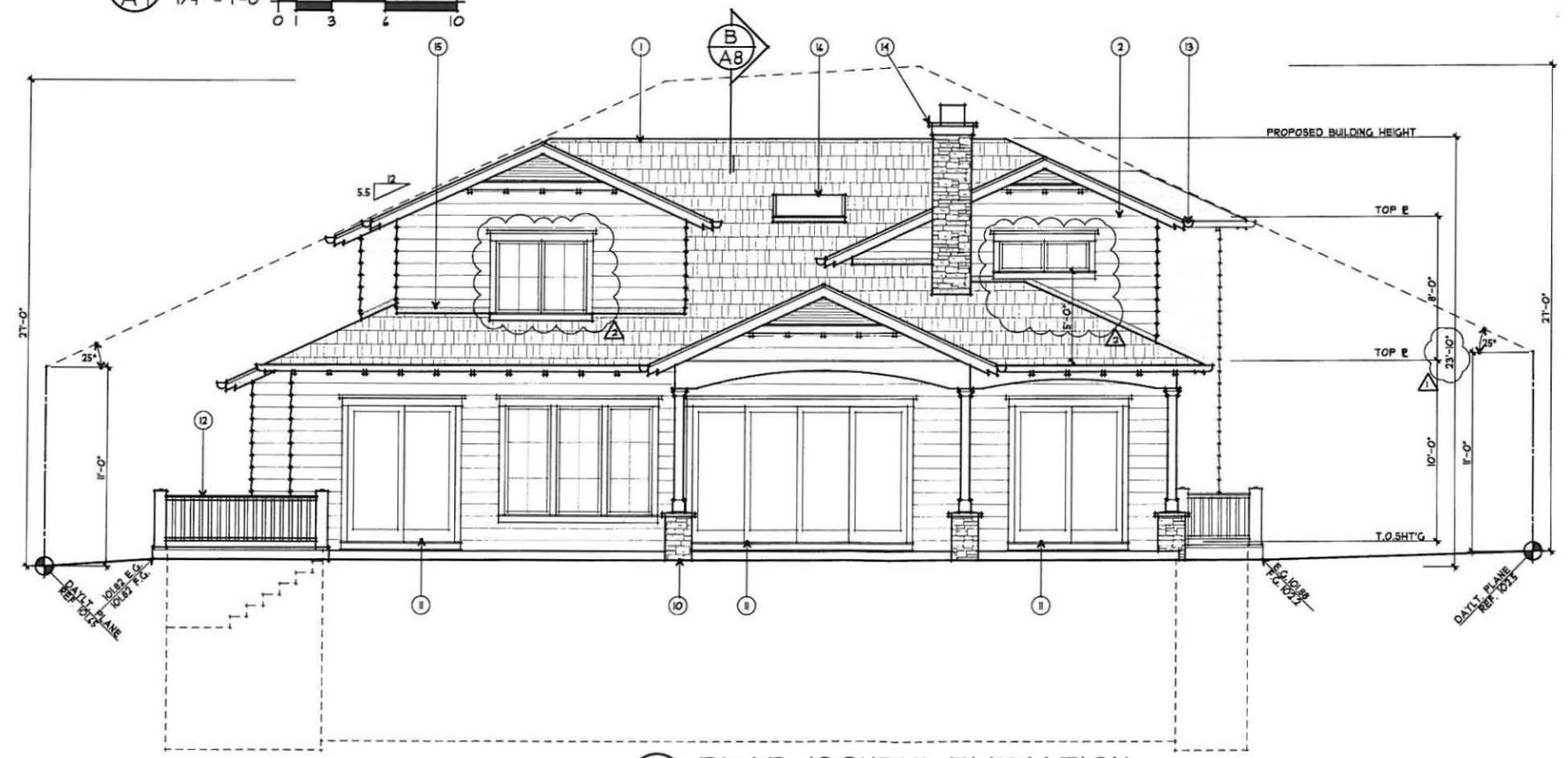
date
MAY 2014

sheet number

A6



1 RIGHT (WEST) ELEVATION
 1/4" = 1'-0"
 0 1 3 4 10



2 REAR (SOUTH) ELEVATION
 1/4" = 1'-0"
 0 1 3 4 10

EXTERIOR FINISH SCHEDULE		
LOCATION	KEYNOTE	MATERIAL/COLOR
ROOF	1	ARCHITECTURAL COMPOSITION SHINGLES
WALLS	2	HORIZONTAL WOOD SIDING
	3	WOOD SHINGLES
	4	STONE VENEER
TRIM	5	WOOD TRIM
	6	PRECAST CONCRETE SLOPED TOP
WINDOWS	7	ALUMINUM CLAD WOOD WINDOWS
DOORS	8	WOOD ENTRY DOOR W/ GLASS & SIDELITES
	9	CARRIAGE-STYLE OVERHEAD SECTIONAL GARAGE DOOR W/ LITES
	10	WOOD FRENCH DOOR(S)
	11	WOOD SLIDING DOOR(S)
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GUTTERS & DOWNSPOUTS	13	G.I. HALF-ROUND GUTTER W/ ROUND DOWNSPOUTS
CHIMNEY	14	STONE VENEER W/ WOOD TRIM
FLASHING	15	G.I. FLASHING - PAINT
SKYLIGHTS	16	CURB MOUNTED OR SELF-FLASHING

PH
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 rharr@phglobal.net



A PROPOSED RESIDENCE FOR:
Justin - Whitney
 178 SANTA RITA COURT
 LOS ALTOS, CALIFORNIA

drawings
 EXTERIOR
 ELEVATIONS

revisions
 1/20/14 PLANNING
 2/24/14 PLANNING

project number
 2212

date
 MAY 2014

sheet number

