



DATE: November 5, 2013

AGENDA ITEM # 5

TO: Design Review Commission
FROM: Sean K. Gallegos, Assistant Planner
SUBJECT: 13-SC-35 – 643 Milverton Road

RECOMMENDATION:

Approve design review application 13-SC-35 subject to the listed findings and conditions

PROJECT DESCRIPTION

This is a design review application for a new two-story, single-family structure. The proposed project will demolish an existing two-story structure and construct a new structure with 2,391 square feet on the first story and 1,319 square feet on the second story and a one-story accessory structure with 370 square feet. The following table summarizes the project:

GENERAL PLAN DESIGNATION: Single-family, Residential
ZONING: R1-10
PARCEL SIZE: 13,300 square feet
MATERIALS: Stucco, Eldorado stone veneer, wood windows with wood garage door, and standing seamed metal roof.

	Existing	Proposed	Allowed/Required
LOT COVERAGE:	3,115 square feet	3,558 square feet	3,990 square feet
FLOOR AREA:			
First floor	3,053 square feet	2,761 square feet	
Second floor		1,319 square feet	
Total	3,007 square feet	4,080 square feet	4,080 square feet
SETBACKS:			
Front (Farndon)	30 feet	25 feet	25 feet
Rear	25 feet	34 feet	25 feet
Right side	10 feet/30 feet	13 feet/27 feet	10 feet/17.5 feet
	10 feet / 34 feet		
Left side		14 feet/17 feet	10 feet/17.5 feet
HEIGHT:	24 feet	26 feet	27 feet

BACKGROUND

The subject property is located in a Consistent 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 simple architecture and rustic materials. The landscape along Milverton Road is varied with no distinct street tree pattern.

DISCUSSION

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 project uses more contemporary architectural style and materials than those found in the surrounding neighborhood but is designed in a way to be compatible with the area, with such elements as a horizontally oriented, hip style roof, two-car garage, and recessed porch. The use of the hip roof form is a new element that ties together the contemporary style of the structure and has appropriate design integrity. The roof plan maintains consistent eave line facing the street and its uniform horizontal emphasis fits in with the context of the surrounding structures.

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 metal standing seam roof, stone trim, stucco, stone veneer, and wood clad windows. The proposal introduces a new material with a standing-seam, metal roof, which is a compatible, low profile and rustic material with the neighborhood character. Overall, the design incorporates a contemporary style with simple elements and compatible materials that produce an integrated appearance with the context of the area.

The project's scale is larger than neighboring properties and will be one of two, two-story residences in the immediate neighborhood. The proposed first floor plate height is nine-feet, six-inches and the second floor plate height is eight-feet, which is an increase from the eight-foot to nine-foot plate heights of existing residences in the neighborhood. In order to create a scale that is more compatible with the neighborhood and reduce the bulk and mass as viewed from the street, the applicant worked with staff to reduce the first story eave height from ten feet, six inches to nine feet, six inches. The second story is centered over the first story and the articulated second story massing is recessed from the first story to minimize the perception of bulk. The stone wainscoting, stone trim, and standing seam metal roof contributes to the more horizontal appearance of the structure. The minimal use of two-story elements is mitigated with horizontal stone and wood trim elements. Overall, the two-story design does not create an abrupt change and is well proportioned and articulated to reduce the effect of bulk and mass.

Privacy and Landscaping

The Residential Design Guidelines recommend that the finished floor be no more than 16 to 22 inches above grade. The lot is relatively flat and the structure is designed with a foundation that results in a finished floor height of 22 inches above existing grade and five inches below the finished

floor height of the existing structure. With this finish floor height and six-foot tall fences between adjoining properties, the proposed first floor side and rear elevations do not create significant privacy issues. The project also includes a raised uncovered patio with fireplace in the rear yard. To diminish privacy impact, staff recommends a maximum height of six inches above existing grade for an uncovered deck and patio that extends six feet into the required rear yard (Condition No. 3).

On the right (east) side elevation of the second story, there is one window located in the master bathroom with a five-foot sill height. Due to their placement and sill heights, the proposed second story right side elevation windows do not create unreasonable privacy impacts. To ensure that there are no additional privacy impacts, fast growing evergreen screening will be planted along the right side and rear property lines.

On the left (west) side elevation of the second story, there is a window located in bathroom No. 2 with a five-foot sill height. Due to its placement and sill height, the proposed second story right side elevation window does not create unreasonable privacy impacts. To ensure that there are no additional privacy impacts, a fast growing evergreen screening will be planted along the left side and rear property lines.

The rear (north) second story, there are five windows and one sliding door: one window in the master bathroom with three-foot sill heights, one sliding door and two windows in the master bedroom with three-foot sill heights, one window in bedroom No. 2 with a three-foot sill height, and one window in bathroom No. 2 with a three-foot sill height. The project also includes a 14 feet wide and 8 feet deep balcony off the master bedroom facing the rear yard, with some exposure to the side property lines. The balcony is recessed approximately 16 feet within the roof form, maintains a 50-foot setback from the rear property line, and its views are limited by the first floor roof. The applicant has also worked with staff to incorporate fast growing evergreen screening along the side and rear property lines. Therefore, as designed and with the proposed evergreen screening, staff finds that the project maintains a reasonable degree of privacy.

There are twelve trees on the property, including two trees in the public right-of-way, proposed for removal from the site. Staff recommends retention of the 18-inch southern magnolia tree in the front yard (Condition No. 4) to maintain one mature street tree along the frontage. Tree protection guidelines will be followed to maintain the remaining tree during construction.

The project shows a new circular driveway. The applicant has narrowed the width of the circular driveway and incorporated enhanced landscaping to screen and soften the view of the driveway. According to the Section 5.6 of the Residential Design Guidelines, circular driveways are discouraged unless the property enters onto a busy street. Since Milverton Road is not a collector street or high volume street, staff recommends a condition to revise the plans to omit the circular driveway (Condition No.5).

Correspondence

Staff received an email from a resident at 666 Milverton Road who raised concerns that 1) the standing seam metal roof draws attention to bulk and mass, 2) the circular driveway would be a safety hazard due to pedestrian and vehicles traveling on Milverton Road, 3) the grading and drainage plan does not address the existing drainage characteristics of Milverton Road, 4) the roof

drains are not connected to the stormwater system, and 5) the plans do not show the streetscape between the property line and street.

Concerns raised regarding the standing seamed metal roof and the circular driveway are discussed in the preceding sections of the staff report.

In regards to the grading and drainage plan, staff notes that Condition No. 9h requires compliance with the Urban Runoff Pollution Prevention Program for the purposes of preventing storm water pollution (i.e. downspouts directed to landscaped areas, minimize directly connected impervious areas, etc.). Staff notes that the draft Stormwater Master Plan does identify Milverton Ave as a priority area. However, all projects in the draft master plan are currently unfunded.

Staff notes that downspouts are to be directed to landscaped areas to comply with the Urban Runoff Pollution Prevention (Condition No. 9h). The grading and drainage plan shows the project will include an on-site drainage system with a private dissipation field in the back yard.

Any streetscape improvements between the property and the street require an encroachment permit from the Engineering Division prior to doing any work within the public street right-of-way (Condition No. 6). The encroachment permit will require consistency with Shoulder Paving policy.

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 land use.

Cc: Eugene Sakai, Architect
Phillip Lew and Kelly Liang, Owners

Attachments:

- A. Application
- B. Neighborhood Compatibility Worksheet
- C. Area Map and Vicinity Map
- D. Material Board
- E. Neighbor Letter from 666 Milverton Road

FINDINGS

13-SC-35—643 Milverton Road

1. With regard to design review for the two-story structure, 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 provision of this chapter;
 - b. The height, elevations, and placement on the site of the proposed structure, when considered with reference to the nature and location of residential structures on adjacent lots, will avoid unreasonable interference with views and privacy and will consider the topographic and geologic constraints imposed by particular building site conditions;
 - c. The natural landscape will be preserved insofar as practicable by minimizing tree and soil removal; grade changes shall be minimized and will be in keeping with the general appearance of neighboring developed areas;
 - d. The orientation of the proposed structure in relation to the immediate neighborhood will minimize the perception of excessive bulk;
 - 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

13-SC-35—643 Milverton Avenue

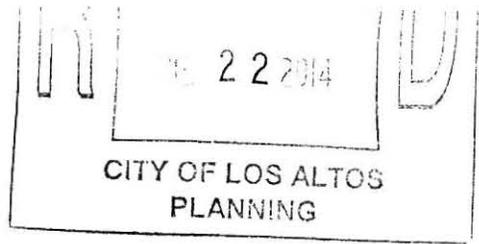
1. The approval is based on the plans received on October 29, 2014 and the written application materials provided by the applicant, except as may be modified by these conditions.
2. The applicant shall provide a landscape plan showing a fast growing evergreen landscape screenings or trees along the east, west and north property lines. The plants shall be a minimum of 15-gallon in size.
3. The applicant shall revise the plans to show that uncovered decks and patio that extends six feet into the required rear yard are no more than six inches above existing grade.
4. The 18-inch Magnolia tree in the front yard shall be retained for this application and cannot be removed without a tree removal permit from the Community Development Director.
5. The circular driveway shall be omitted.
6. The applicant shall obtain an encroachment permit issued from the Engineering Division prior to doing any work within the public street right-of-way.
7. 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.
8. **Prior to the issuance of a demolition permit**, install tree protection fencing around the dripline, or as required by the project arborist, of the 18-inch tree in the front yard, 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.
9. **Prior to building permit submittal, the project plans shall contain/show:**
 - a. The conditions of approval shall be incorporated into the title page of the plans.
 - b. On the grading plan and/or the site plan, show all tree protection fencing and add the following note: "All tree protection fencing shall be chain link and a minimum of five feet in height with posts driven into the ground." The tree protection fencing shall be installed prior to issuance of the demolition permit and shall not be removed until all building construction has been completed.
 - c. Verification that the house will comply with the California Green Building Standards pursuant to Section 12.26 of the Municipal Code from a Qualified Green building Professional.

- d. Fire sprinklers to be installed pursuant to Section 12.10 of the Municipal Code.
- e. The location of underground utilities pursuant to Section 12.68 of the Municipal Code. Underground utility trenches should avoid the drip-lines of all protected trees.
- f. The location of any air conditioning units on the site plan and the manufacturer's sound rating for each unit.
- g. The location of any water backflow preventers and screening to mitigate such facilities.
- h. 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.).

10. Prior to final inspection:

- a. All privacy screening, front yard landscaping, and street trees 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 A



CITY OF LOS ALTOS GENERAL APPLICATION

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

Permit # 1106323

<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"/>	RI-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: 643 Milverton Road Los Altos, CA 94022

Project Proposal/Use: Single Family Home

Current Use of Property: Single Family Home

Assessor Parcel Number(s) 175-19-006

Site Area: _____

New Sq. Ft.: 4079 (FAR) Remodeled Sq. Ft.: Ø Existing Sq. Ft. to Remain: Ø

Total Existing Sq. Ft.: 3052 Total Proposed Sq. Ft. (including basement): 5639 (incl. basement)

Applicant's Name: Phillip Lew and Kelly Liang

Home Telephone #: (650) 740-1687

Business Telephone #: _____

Mailing Address: 245 Pine Lane

City/State/Zip Code: Los Altos, CA 94022

Property Owner's Name: Phillip Lew and Kelly Liang

Home Telephone #: (650) 740-1687

Business Telephone #: _____

Mailing Address: 245 Pine Lane

City/State/Zip Code: Los Altos, CA 94022

Architect/Designer's Name: Eugene Sakai

Telephone #: (408) 998-0983

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

(continued on back)

14-SC-35



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 643 MILVERTON ROAD, LOS ALTOS, CA

Scope of Project: Addition or Remodel **or New Home**

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

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

Address: 643 MILVERTON ROAD

Date: 8/25/2014

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: +/- 13,300 square feet

Lot dimensions: Length +/- 140 feet

Width +/- 95 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? No

What % of the front facing walls of the neighborhood homes are at the front setback 0 %

Existing front setback for house on left 27'-4" ft./on right 35'-8" 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 8

Garage facing front recessed from front of house face 1

Garage in back yard 0

Garage facing the side 1

Number of 1-car garages 0; 2-car garages 9; 3-car garages 1

Address: 643 MILVERTON ROAD
Date: 8/25/2014

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

What % of the homes in your neighborhood* are:

One-story 90%

Two-story 10%

5. **Roof heights and shapes:**

Is the overall height of house ridgelines generally the same in your neighborhood*? Yes

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

Do the roof forms appear simple or complex ?

Do the houses share generally the same eave height Yes?

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

What siding materials are frequently used in your neighborhood*?

wood shingle stucco board & batten clapboard
 tile stone brick combination of one or more materials
(if so, describe) BRICK AND STUCCO

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

ASPHALT SHINGLE

If no consistency then explain: _____

7. **Architectural Style:** (Appendix C, Design Guidelines)

Does your neighborhood* have a consistent identifiable architectural style?

YES NO

Type? Ranch Shingle Tudor Mediterranean/Spanish
 Contemporary Colonial Bungalow Other

Address: 643 MILVERTON ROAD

Date: 8/25/2014

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)

DOWNWARDS

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.)?

FRONT LAWNS, HEDGES AND TREES

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

VISIBLE UNLESS COVERED BY TREES

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)?

HEDGE INFRONT OF PROPERTY. ASPHALT PUBLIC RIGHT OF WAY.

10. **Width of Street:**

What is the width of the roadway paving on your street in feet? +/- 20'

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? PAVED

Address: 643 MILVERTON ROAD
Date: 8/25/2014

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.:

Asphalt roof material, hip and gable roofs, Use of painted

stucco and brick. Deep front yard setback, horizontal feel

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: 643 MILVERTON ROAD
 Date: 8/25/2014

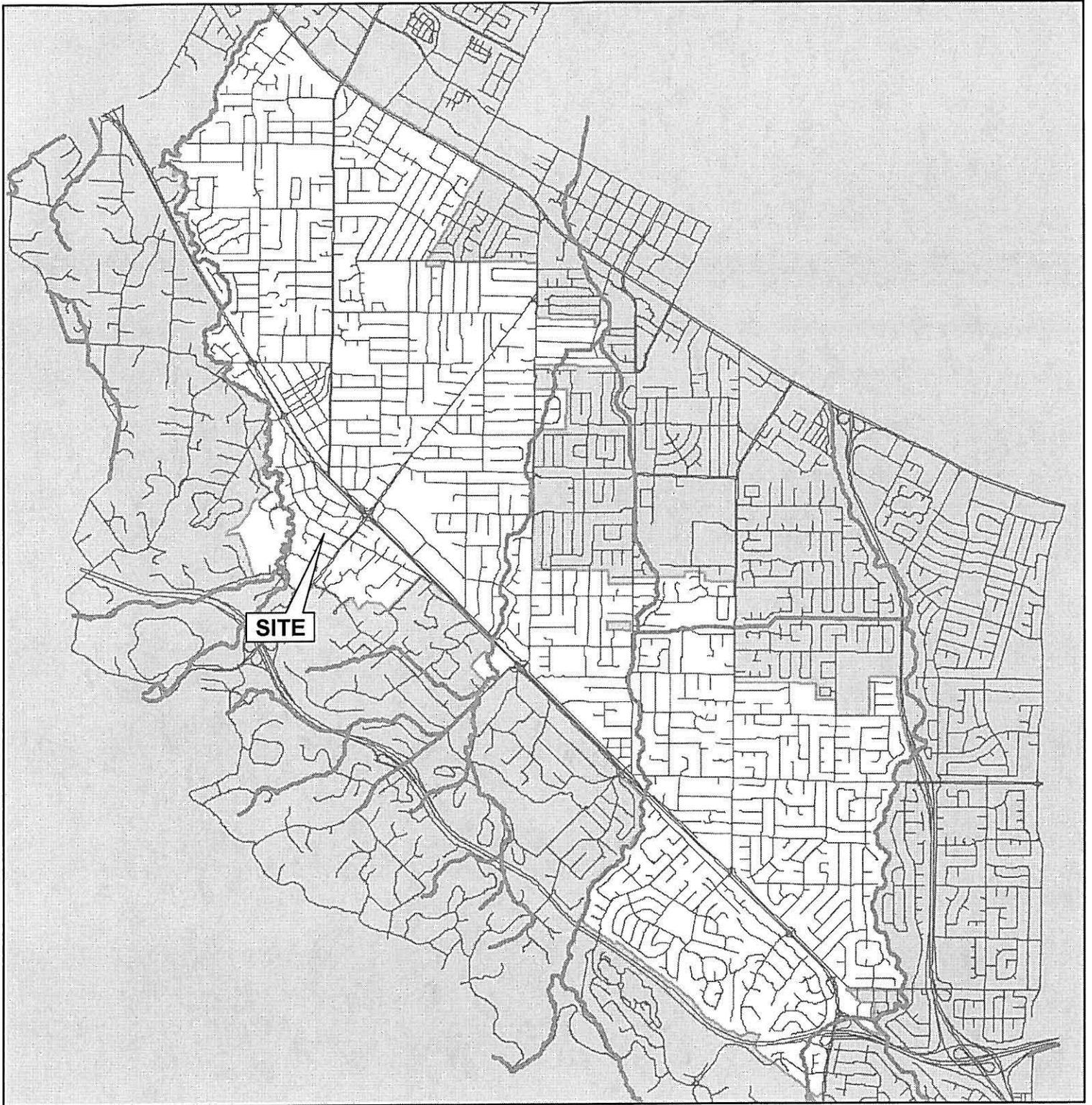
Summary Table

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)
661 MILVERTON RD.	+/- 25'	+/- 30'	FRONT	1	+/- 18'	LAP SIDING	SIMPLE
660 MILVERTON RD.	+/- 25'	+/- 25'	FRONT	1	+/- 19'	LAP SIDNG, BRICK	SIMPLE
651 MILVERTON RD.	35'-8"	+/- 50'	FRONT	1	+/- 18'	STUCCO, BRICK	SIMPLE
650 MILVERTON RD.	+/- 25'	+/- 30'	FRONT	1	+/- 19'	STUCCO, BRICK	SIMPLE
752 UNIVERSITY AVE.	+/- 25'	+/- 30'	FRONT	1	+/- 18'	STUCCO	SIMPLE
640 MILVERTON RD.	+/- 25'	+/- 35'	FRONT	1	+/- 17'	STUCCO, STONE	SIMPLE
633 MILVERTON RD.	27'-4"	+/- 30'	FRONT	1	+/- 18'	BOARD & BATTEN	SIMPLE
630 MILVERTON RD.	+/- 25'	+/- 35'	FRONT	2	+/- 26'	STUCCO	SIMPLE
625 MILVERTON RD.	+/- 25'	+/- 35'	SIDE	1	+/- 19'	STUCCO, BRICK	SIMPLE
622 MILVERTON RD.	+/- 25'	+/- 35'	FRONT	1	+/- 19'	B&B, LAP SIDING	SIMPLE

AREA MAI

ATTACHMENT C



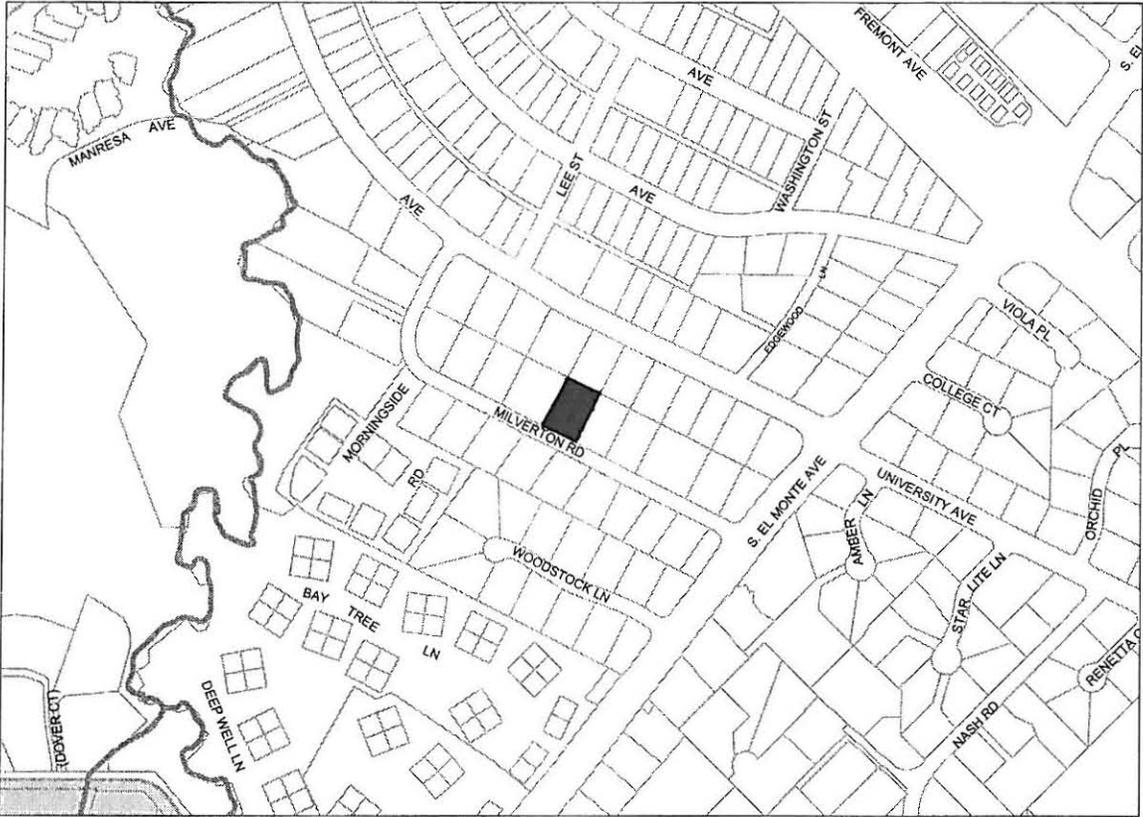
CITY OF LOS ALTOS

APPLICATION: 14-SC-35
APPLICANT: P. Lew and K. Liang
SITE ADDRESS: 643 Milverton Road

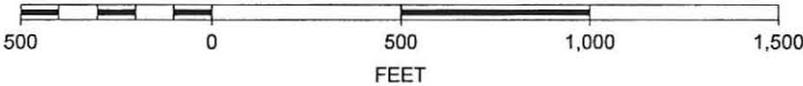


Not to Scale

VICINITY MAP



SCALE 1 : 6,000



CITY OF LOS ALTOS

APPLICATION: 14-SC-35
APPLICANT: P. Lew and K. Liang
SITE ADDRESS: 643 Milverton Road

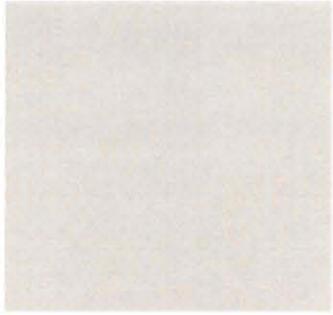
ATTACHMENT D



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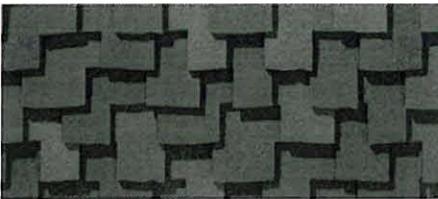
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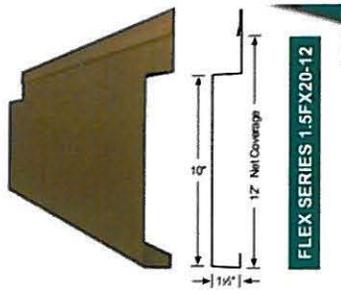
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LIANG - LEW RESIDENCE
MATERIAL BOARD
643 MILVERTON ROAD, LOS ALTOS, CA
KELLY LIANG AND PHIL LEW

ATTACHMENT E

Los Altos Design Review Commission Chair Blockhus and distinguished Commission Members

Subject: Commission 11/5/2014 Meeting Agenda Item 5, New Home 643 Milverton Road

I support basic design of this new home and feel home owner has done a good job of using several architectural features to hide bulk and mass of a two story home on a narrow 95 feet wide lot. Use of articulation, garage lower plate height, hip roof, painted wood, small side windows, and exceeding code setbacks really help. I do have some concerns that need to be addressed in order to have home fit the character of Milverton road. Concerns like choice of roof material, front lighting, pedestrian safety, rain storm flooding, street trees, and traffic calming streetscape. I recommend you continue this agenda item and allow home owner extra time to hopefully make minor changes that insure new home is compatible with character of Milverton Road.

Drawings specify Metal Seam roofing material. This material has a bold "look at me" feel that will draw attention to bulk and mass of home. It is out of character with any other home on Milverton and also the house front materials like native stone, painted wood, smooth plaster. I recommend roof material changed to a softer look material that does not draw attention. Also metal seam roofing joints at hip crowns tend to leak.

Front of house has three lights plus front door light. These three extra lights will broadcast light to neighbors at night and should be deleted from design. If they are intended for security, I recommend applying for city supplied directional street light on front of home power pole.

Milverton road has more than 60 pedestrians per day and the number one safety problem is cars entering and exiting driveways. Forward moving cars exiting driveways are always traveling faster than cars that back out and are the highest safety hazard. If a car is traveling slowly, pedestrians can get out of the way before an accident happens. Applicant at 604 Milverton was recently denied a second driveway cut by Los Altos Council. The highly desirable character of homes on Milverton is tree lined street with plenty of landscaping. Placing a circular driveway on this 95 feet wide lot has increased hardscape / front yard area ratio to 40%; almost all other homes have a 20% ratio. Two homes on Milverton with circular driveways have wide lots of 137 feet and 123 feet. Circular driveway on small 95 feet wide lot with three parked cars will give home look of a parking lot. I recommend removing circular driveway and increasing landscaping.

This home is at the lowest road elevation east of Milverton curve and rain storm run-off water collects on east property line. Rain storm watershed area is 11,114 square feet or a little more than one acre of paved surface. During rain storms of more than 1 inch, water also spills over from south side of street. Prior owner managed rain storm run-off water collection by keeping his next to driveway sanitary sewer clean-out open and had an east property line trench to backyard. Recently a dam was placed at driveway entrance and that just moved rain storm run-off water to neighbor at 651 Milverton. Grading plan [drawing C.1] does not address this problem and driveway [drawing A1.0] does not have a grating for drain that connects to house roof rain storm

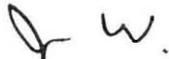
water run-off retention system. Federal Clean Water Act has set the Los Altos Storm Water Master Plan priorities and placed Milverton in the top priority category. Directly south across the street from this home is a French Drain that will be replaced with grating drain that connects to Los Altos storm drain system. Placing an adjacent grating drain on north side of street between new home driveway and property line is the best solution. Until this happens a grating drain needs to be placed in driveway that is sized for a large quantity of rain storm water run-off. Los Altos director of Public Works should be asked how to add grating drain on north side of street and what home owner fees would be accessed. Permeable pavers in driveway would also help in water collection.

Landscape drawing does not specify the two street trees near front property line. These trees must be chosen from City of Los Altos Street Tree Planting List Category 2 [trees are next to power line]. At least one tree should be evergreen.

Landscape and A1.0 drawings are incomplete because they do not show streetscape plans between property line and pavement edge. Council in 2010 approved Shoulder Paving Policy drawing SU-20 that describes what new home owners must do in zone between pavement edge and property line. This policy helps homeowner address drainage issues and assists other neighbors working on residential traffic calming. We all need to do our part! Milverton Road has a major PM commute, high speed cut-through traffic problem. A prior Los Altos traffic engineer authorized Milverton residents to grow landscape "bulb outs" to give street a narrow look that will help slow down drivers. This is the first recommended option in Los Altos Neighborhood Traffic Management Plan. I recommend using Shoulder Paving Policy options to help Milverton neighbors with traffic calming.

Thank you for your consideration.

Jim Wing



666 Milverton Road

Los Altos, CA

