



DATE: November 19, 2014

AGENDA ITEM #3

TO: Design Review Commission
FROM: Lily Lim, Assistant Planner
SUBJECT: 14-SC-36 – 540 San Felicia Way

RECOMMENDATION:

Approve design review application 14-SC-36 subject to the findings and conditions

PROJECT DESCRIPTION

This project will construct a new second story and rebuild a portion of the existing first story. The additions include 283 square feet on the first story and 699 square feet on the second story and will substantially appear as a new home. The following table summarizes the project's technical details:

GENERAL PLAN DESIGNATION: Single-Family, Residential
ZONING: R1-10
PARCEL SIZE: 10,000 square feet
MATERIALS: Standing seam metal roof, Eldorado stone veneer, aluminum garage door, wood door, aluminum windows, wood soffits, metal chimney, and a wood trellis

	Existing	Proposed	Allowed/Required
COVERAGE:	2,501 square feet	2,783 square feet	3,000 square feet
FLOOR AREA:			
First floor	2,473 square feet	2,756 square feet	
Second floor	n/a	699 square feet	
Total	2,473 square feet	3,455 square feet	3,500 square feet
SETBACKS:			
Front	25 feet	25 feet	25 feet
Rear	38 feet	37.5 feet	25 feet
Right side (1 st /2 nd)	10 feet	10 feet/17.6 feet	10 feet/17.5 feet
Left side (1 st /2 nd)	10 feet	10 feet/61 feet	10 feet/17.5 feet
HEIGHT:	15 feet	21 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. San Felicia Way is a cul-de-sac street with low profile, one-story homes. The subject property is located closer to Arbuelo Way, where two-story homes exist. The houses in this neighborhood tend to have similar characteristics with low eave lines, shorter wall plates and streetscape character. The homes have similar front yard setbacks and front facing garages with simple architecture and rustic materials. San Felicia Way has landscaped shoulders with no distinct street tree pattern.

DISCUSSION

Design Review

In Consistent Character Neighborhoods, good neighbor design has design elements, materials, and scale found within the neighborhood. Proposed projects should "fit in" and lessen abrupt changes. Sizes of homes should not be significantly larger than other homes found in the neighborhood.

The proposed two-story addition is designed to fit in with the existing one-story homes the in surrounding area. The design uses hip roof forms and keeps the low eave lines that relate to the immediate neighborhood and along the cul-de-sac. Transom windows reflect the lower eave line towards the center of the home, while breaking up the taller plate height and create a transition to the second story eave line. The second story is relative small in size and massed towards the east property line. The eave lines gradually build up from the garage, creating a less abrupt transition to the second story. Lower second story wall plate heights of eight feet help minimize the overall height of the structure to 21 feet, six feet below the height limit.

The project uses high quality materials such as a standing seam metal roof, Eldorado stone veneer, an aluminum garage door, aluminum windows, a metal chimney cap, wood soffits, a wood door and a wood trellis. The building materials are rustic and carried throughout all elevations of the house, creating a cohesive design. Overall, the materials are compatible with the surrounding neighborhood and integral to the architectural design of the house.

Privacy and Landscape

The Design Guidelines suggest placing windows, decks and doors in such a way to minimize the privacy impacts to neighboring properties. The proposed second story has three side facing (east) windows with sill heights of three and a half feet. The windows are in a walkway that leads from the master bedroom to the bathroom suite. The bay window will have built-in storage on the bottom and the window at three and a half feet in height. Mitigations for these windows include several Cherry bushes along the east property line. Cherry bushes are evergreen hedges that range from eight feet to 30 feet.

A rear facing window is proposed for the second story master bedroom. This window is approximately 37 and a half feet from the rear property line; however, the property line abuts the side yard of the property to the west. There are existing fruit trees along the rear property line, but more appropriate screening should be added to mitigate privacy. Staff has added a condition (Condition No. 4) for additional privacy screening along the rear property line to address privacy concerns from the rear master bedroom window.

This project will preserve an existing Redwood in the rear yard along the east property line. All existing landscaping in the rear will remain and new landscaping is proposed in the front yard. Per the City's Design Guidelines, staff has added a condition (Condition No. 5) to require two street trees in the front yard to soften the impact of the two-story addition.

ENVIRONMENTAL REVIEW

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

CC: Robert Medan, Architect/Designer
Barry Saik, Property Owners

Attachments

- A. Application
- B. Neighborhood Compatibility Worksheet
- C. Maps

FINDINGS

14-SC-36 – 540 San Felicia Way

With regard to 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 provisions of this chapter;
- b. The height, elevations, and placement on the site of the propose structure, when considered with reference to the nature and location of residential structures on adjacent lots, will avoid unreasonable interference with views and privacy and will consider the topographic and geologic constraints imposed by particular building site conditions;
- c. The natural landscape will be preserved insofar as practicable by minimizing tree and soil removal; grade changes shall be minimized and will be in keeping with the general appearance of neighboring developed areas;
- d. The orientation of the proposed structure in relation to the immediate neighborhood will minimize the perception of excessive bulk and mass;
- e. General architectural considerations, including the character, size, scale, and quality of the design, the architectural relationship with the site and other buildings, building materials, and similar elements have been incorporated in order to insure the compatibility of the development with its design concept and the character of adjacent buildings; and
- f. The proposed structure has been designed to follow the natural contours of the site with minimal grading, minimum impervious cover, and maximum erosion protection.

CONDITIONS

14-SC-36 – 540 San Felicia Way

1. The approval is based on the plans received on November 13, 2014 and the written application materials provide by the applicant, except as be modified by these conditions.
2. An encroachment permit shall be obtained from the Engineering Division prior to doing any work within the public street right-of-way.
3. 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.
4. The applicant shall provide additional privacy screening along the rear property line, south of the Redwood and near the existing fruit trees, to mitigate privacy concerns from the rear master bedroom window.
5. The applicant shall provide one category I or II street tree to be located in the front yard.
6. All required privacy screening shall be protected under this application and shall not be removed without a tree removal permit from the Community Development Director.
7. **Prior to building permit submittal, the plans shall include:**
 - a. The conditions of approval shall be incorporated into the title page of the plans;
 - b. Fire sprinklers to be installed pursuant to Section 12.10 of the Municipal Code;
 - c. 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;
 - d. 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;
 - e. The measures to comply with the New Development and Construction and Construction Best Management Practices and Urban Runoff Pollution Prevention program, as adopted by the City for the purposes of preventing storm water pollution (i.e. downspouts directed to landscaped areas, minimize directly connected impervious areas, etc); and
 - f. The location of any air conditioning units on the site plan and the manufacturer's sound rating for each unit.

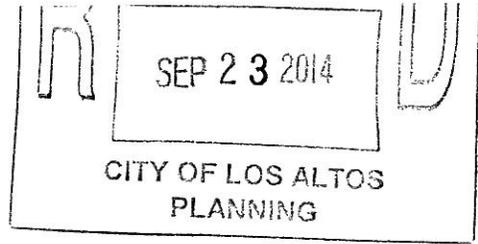
8. **Prior to final inspection:**

- a. All front yard landscaping and privacy screening trees shall be maintained and/or installed as required by the Planning Division; and
- b. Submit verification that the addition was built in compliance with the City's Green Building Ordinance (Section 12.26 of the Municipal Code).

ATTACHMENT A



CITY OF LOS ALTOS GENERAL APPLICATION



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

Permit # 1106325

<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: 540 SAN FELICIA WAY

Project Proposal/Use: SINGLE FAMILY RESIDENCE

Current Use of Property: SINGLE FAMILY RESIDENCE

Assessor Parcel Number(s) 170-16-005 Site Area: 10,000

New Sq. Ft.: 902 Remodeled Sq. Ft.: 600 Existing Sq. Ft. to Remain: 1897

Total Existing Sq. Ft.: 2473 Total Proposed Sq. Ft. (including basement): 3455

Applicant's Name: ROBERT MERAN ARCHITECT

Home Telephone #: _____ Business Telephone #: 650 577-8977

Mailing Address: 1936 LOJ ALTOS DR.

City/State/Zip Code: SAN MATEO, CA 94402

Property Owner's Name: BARRY SAIK

Home Telephone #: (858) 699-8218 Business Telephone #: _____

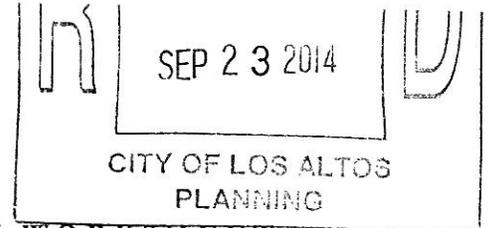
Mailing Address: 540 SAN FELICIA

City/State/Zip Code: LOJ ALTOS, CA

Architect/Designer's Name: ROBERT MERAN Telephone #: 650 577-8977

*** 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)



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.

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 540 SAN FELICIA

Scope of Project: Addition or Remodel , New Home

Age of existing home if this project is to be an addition or remodel? 1962

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

Address: 540 SAN FELICIA
Date: 9/11/14

What constitutes your neighborhood?

There is no clear answer to this question. For the purpose of this worksheet consider first your street and the two contiguous homes on either side of your property and the five to six homes across the street (nine to ten homes). At the minimum, these are the houses that you should photograph. For some, the homes behind you may also be a consideration and if there is any question in your mind about your neighborhood boundaries, consider a radius of approximately 200 to 300 feet around your property and consider that your neighborhood.

Streetscape

1. Typical neighborhood lot size*:

Lot area: 10,000 square feet
Lot dimensions: Length 100 feet
Width 100 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? 25'
What % of the front facing walls of the neighborhood homes are at the front setback 100 %
Existing front setback for house on left 25 ft./on right 25 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 1
Garage facing front recessed from front of house face 2
Garage in back yard 0
Garage facing the side 0
Number of 1-car garages ; 2-car garages 3; 3-car garages

Address: 540 SAN FELICIA
Date: 4/11/14

4. Single or Two-Story Homes:

What % of the homes in your neighborhood* are:

One-story 100

Two-story _____

5. Roof heights and shapes:

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

Are there mostly hip 7, gable style 1, or other style _____ roofs*?

Do the roof forms appear simple 0 or complex _____?

Do the houses share generally the same eave height ✓?

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) _____

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

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: 540 SAN FELICIA
Date: 9/11/14

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?

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.)?

LAWN WITH LOW PLANTINGS AT SIDEWALK, FOUNDATION PLANTING.

How visible are your house and other houses from the street?

MOSTLY VISIBLE

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)?

THE SUBJECT PROPERTY INCLUDES 3 OLDER TREES OF UNKNOWN SPECIES. RIGHT OF WAY IS UNIMPROVED EDGE OF PAVEMENT IS DIRT & GRAVEL

10. Width of Street:

What is the width of the roadway paving on your street in feet? ±36'

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

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

Address: 540 JAW FELICIA

Date: 9/11/17

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.:

LOWER PROFILE ROOF PITCHES, LIPPED ROOFS,
MIX OF WOOD AND STUCCO WALL FINISHES,
SIMILAR STREET SETBACKS

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

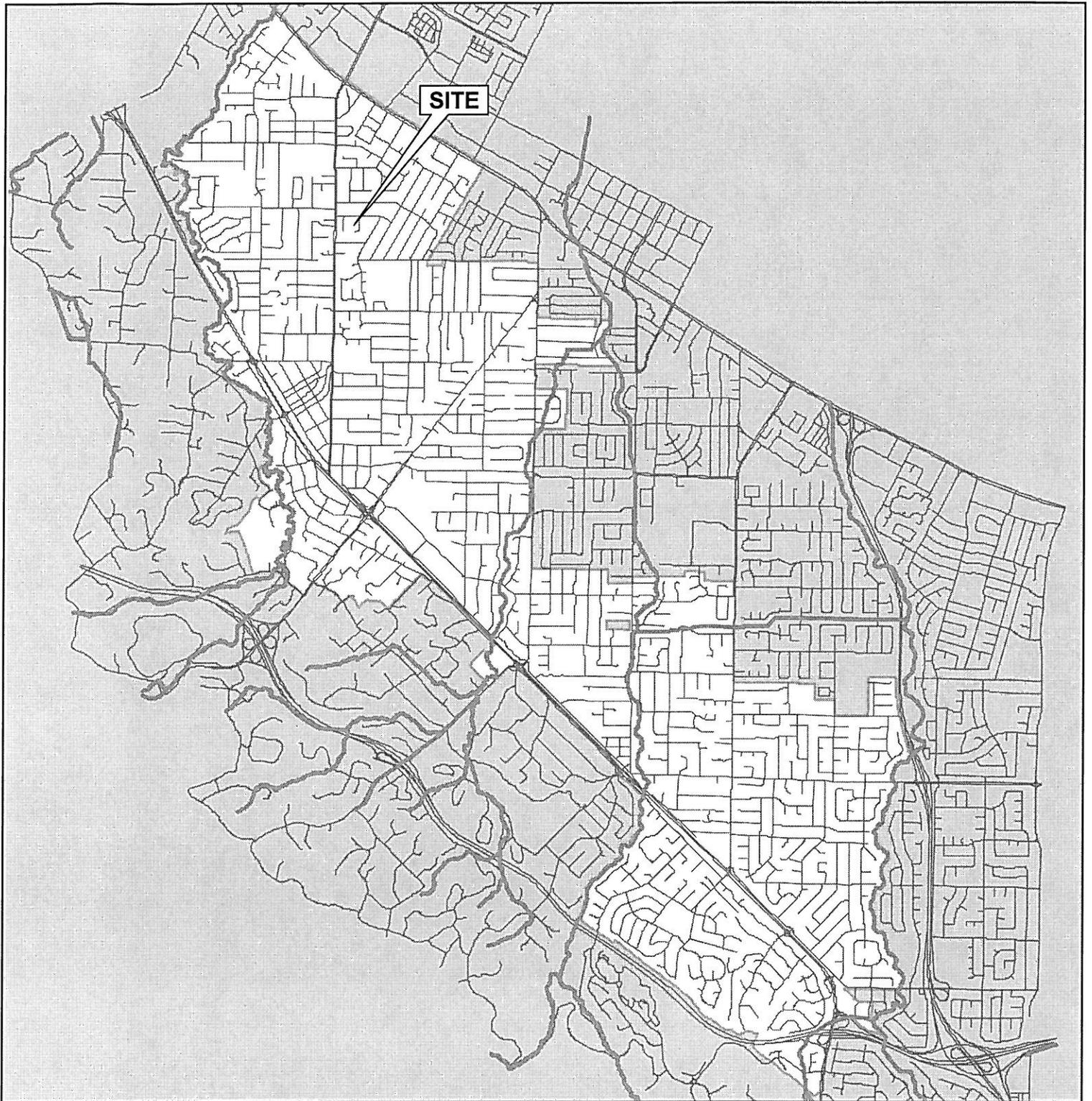
Address: 540 SAN FELICIA
 Date: 9/11/17

Summary Table

Please use this table to summarize the characteristics of the houses in your immediate neighborhood (two homes on either side and the five to six homes directly across the street).

Address	Front setback	Garage location	One or two stories	Height	Materials	Architecture (simple or complex)
560 SAN FELICIA	25'	FRONT	1	15'	WOOD SIDING	SIMPLE
540 SAN FELICIA	25'	FRONT	1	15'	WOOD BODY BATTEN	SIMPLE
520 SAN FELICIA	25'	FRONT	1	16'	WOOD SIDING	SIMPLE
509 SAN FELICIA	30'	FRONT	1	18'	WOOD SIDING	SIMPLE
515 SAN FELICIA	25'	FRONT	1	16'	WOOD SIDING	SIMPLE
521 SAN FELICIA	25'	FRONT	1	17'	STUCCO	COMPLEX
531 SAN FELICIA	25'	FRONT	1	15'	STUCCO	SIMPLE
541 SAN FELICIA	25'	FRONT	1	15'	BRICK	SIMPLE

AREA MAP



CITY OF LOS ALTOS

APPLICATION: 14-SC-36
APPLICANT: R. Medan Architect /B. Saik
SITE ADDRESS: 540 San Felicia Way

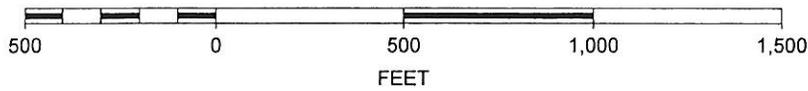


Not to Scale

VICINITY MAP



SCALE 1 : 6,000



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APPLICANT: R. Medan Architect /B. Saik
SITE ADDRESS: 540 San Felicia Way