



DATE: February 18, 2015
AGENDA ITEM # 4

TO: Design Review Commission
FROM: Sean K. Gallegos, Assistant Planner
SUBJECT: 14-SC-44 – 872 Clinton Road

RECOMMENDATION:

Approve design review application 14-SC-44 subject to the findings and conditions

PROJECT DESCRIPTION

This is a design review application for a two-story, single-family house. The project will demolish an existing one-story house and construct a house with 2,140 square feet at the first story and 1,167 square feet at the second story. The following table summarizes the project:

GENERAL PLAN DESIGNATION: Single-family, Residential
ZONING: R1-10
PARCEL SIZE: 9,450 square feet
MATERIALS: Barrel tile roof, cement plaster, precast stone trim, columns, and a wood carriage garage door

	Existing	Proposed	Allowed/Required
LOT COVERAGE:	2,328 square feet	2,738 square feet	2,835 square feet
FLOOR AREA:			
First floor	2,144 square feet	2,140 square feet	
Second floor	n/a	1,167 square feet	
Total	2,144 square feet	3,307 square feet	3,308 square feet
SETBACKS:			
Front	30 feet	25 feet	25 feet
Rear	50 feet	40 feet	25 feet
Right Side	8 feet	10 feet/20 feet	10 feet/17.5 feet
Left side	15 feet	10 feet/18 feet	10 feet/17.5 feet
HEIGHT:	15 feet	26 feet	27 feet

BACKGROUND

Neighborhood Context

The subject property is located in a Transitional Character Neighborhood, as defined in the City's Residential Design Guidelines. Clinton Road is a cul-de-sac that dead-ends to McKenzie Park. The homes are a combination of newer two-story homes and original one-story homes with various sizes, designs, and materials. Homes at the start of the cul-de-sac are more consistent; but the end of the cul-de-sac is transitional. Clinton Road has landscaped shoulders and a rolled curb with no distinct street tree pattern.

DISCUSSION

Design Review

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

The project uses more formal forms than those found in the surrounding neighborhood, but is designed in a way to be compatible with the area. The design incorporates elements, such as a single-story gable, defined recessed front entry, and two-car garage, which are found in the neighborhood. The proposal introduces new materials, such as precast stone trim and columns, rustic wood garage door, and low-profile and monochromatic barrel tile roof, which are high quality and compatible with the neighborhood character. Overall, the project does a good job of integrating forms and elements from the neighborhood while still establishing its own design integrity.

The proposed two-story structure is designed to minimize its change to the neighborhood. The pitch and uniform eave of the first-story creates horizontal lines and a roof plane that break up the solid plane of the front elevation. The second story is setback and has recessed wall elements. By doing so, the two-story structure will have less of an impact to the one-story house on the right side (860 Clinton Road). The left side elevation has an 11-foot tall eave height; however, it abuts a home at 886 Clinton Road with a higher eave height. These elements combined with nine-foot tall wall plate on the first floor of the house and eight-foot tall plates of the second floor minimize the structure's scale and bulk. Overall, the design reflects the scale of the structures in the surrounding neighborhood with lower wall plates and it does not create an abrupt change in the neighborhood.

Privacy and Landscaping

On the right (west) side of the second story, there are three sets of windows: one located in bathroom No. 1 with a four-foot, six-inch, sill height and two windows located in the master bathroom with a three-foot, six-inch, and four-foot, six-inch, sill heights. As designed with the windowsill height, smaller size and passive use of the rooms, the second story windows on the right side maintain a reasonable degree of privacy.

On the left (east) side elevation of the second story, the windows have a five to six-foot tall sills or are clerestory, which avoid views. Therefore, as designed with the windowsill heights, the left side second story maintains a reasonable degree of privacy.

The rear (south) second story elevation includes a bay window for bedroom No. 2 and sliding door entering onto a balcony off the master bedroom. The balcony is 24 feet wide and six to 11 feet deep. As outlined in the Residential Design Guidelines, limiting the depth of a balcony to under four feet will create a more passive use area that is less likely to create a privacy impact, unless the privacy impact is otherwise mitigated. To diminish privacy impacts from the balcony and master bedroom, the applicant is retaining the existing evergreen screening along the rear property line and adding fast growing evergreen screening along the left and right property lines to mitigate privacy impacts. Staff is concerned the proposed landscape plan may not diminish all views from the balcony and master bedroom window. Staff recommends that the Design Review Commission consider additional evergreen trees screening along the left and right side of the balcony (Condition No. 3). Therefore, as designed and with the recommended conditions, staff finds that the project maintains a reasonable degree of privacy

The two existing trees are being retained on the property. Tree protection guidelines will be followed to maintain the existing trees during construction.

CORRESPONDENCE

Staff received letters from adjacent residents at 886 Clinton Road (left side of subject site) and 860 Clinton Road (right side of subject site) who expressed support for the project and did not have privacy or design concerns regarding its design.

ENVIRONMENTAL REVIEW

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

Cc: Mike Ma, Designer
Steven Zhang and Dora Guo, Owner

Attachments:

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

FINDINGS

14-SC-44—872 Clinton Road

With regard to design review for a two-story, single-family structure, the Design Review Commission finds the following in accordance with Section 14.76.050 of the Municipal Code that:

- 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 not 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

14-SC-44—872 Clinton Road

1. The approval is based on the plans received on January 28, 2015 and the written application materials provided by the applicant, except as may be modified by these conditions.
2. The applicant shall obtain an encroachment permit issued from the Engineering Division prior to doing any work within the public street right-of-way.
3. Fast growing evergreen screenings trees shall be provided along the left (east), right (west) and rear (south) property lines. The trees shall be a minimum of 15-gallon, or 24-inch box in size.
4. The following trees (Nos. 1 and 2) shall be protected under this application and cannot be removed without a tree removal permit from the Community Development Director.
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 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.
7. **Prior to the issuance of a demolition permit**, install tree protection fencing around the dripline, or as required by the project arborist, 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. The tree protection fencing shall not be removed until the building permit is ready for final inspection.
8. **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 and provide a signature from the project's Qualified Green Building Professional.
 - 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. The location of any air conditioning units on the site plan and the manufacturer's sound rating for each unit..
- e. The location of any water backflow preventers and screening to mitigate such facilities.
- f. Compliance with the New Development and Construction Best Management Practices and Urban Runoff Pollution Prevention program, as adopted by the City for the purposes of preventing storm water pollution (i.e. downspouts directed to landscaped areas, minimize directly connected impervious areas, etc.).

9. **Prior to final inspection:**

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



ATTACHMENT A

CITY OF LOS ALTOS GENERAL APPLICATION

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

Permit # 1106445

<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: 872 Clinton Road

Project Proposal/Use: Single Family Residence

Current Use of Property: Single Family Residence

Assessor Parcel Number(s) 189-13-026 Site Area: 9,450 s.f.

New Sq. Ft.: 3,307 Remodeled Sq. Ft.: _____ Existing Sq. Ft. to Remain: _____

Total Existing Sq. Ft.: _____ Total Proposed Sq. Ft. (including basement): 3,307

Applicant's Name: Mike Ma/ March Design

Home Telephone #: _____ Business Telephone #: (650) 302-1987

Mailing Address: 20660 Stevens Creek Blvd, #169

City/State/Zip Code: Cupertino, CA 95014

Property Owner's Name: Xiaodan Guo

Home Telephone #: 650-889-6335 Business Telephone #: _____

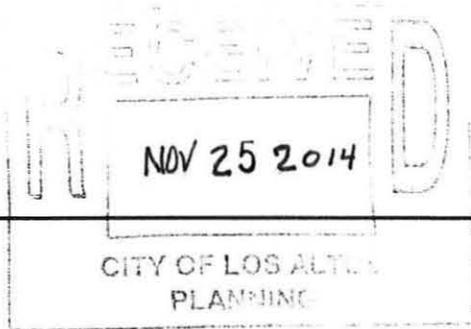
Mailing Address: 125 Commemora Way, APT 89

City/State/Zip Code: 94087

Architect/Designer's Name: Mike Ma Telephone #: (650) 302-1987

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

(continued on back)



City of Los Altos

Planning Division

(650) 947-2750

Planning@losaltosca.gov

NEIGHBORHOOD COMPATIBILITY WORKSHEET

In order for your design review application for single-family residential remodel/addition or new construction to be successful, it is important that you consider your property, the neighborhood's special characteristics that surround that property and the compatibility of your proposal with that neighborhood. The purpose is to help you understand your neighborhood before you begin the design process with your architect/designer/builder or begin any formal process with the City of Los Altos. Please note that this worksheet must be submitted with your 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 872 Clinton Road
Scope of Project: Addition or Remodel [] or New Home [X]
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: 872 Clinton Rd.
Date: 11/21/14

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: 9450 square feet
Lot dimensions: Length 118 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? _____
What % of the front facing walls of the neighborhood homes are at the front setback _____ %
Existing front setback for house on left ± 25' ft./on right ± 29' 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 1
Garage facing the side _____
Number of 1-car garages _____; 2-car garages 10; 3-car garages _____

Address: 872 Clinton rd
Date: 11/21/14

4. Single or Two-Story Homes:

What % of the homes in your neighborhood* are:

One-story 6

Two-story 4

5. Roof heights and shapes:

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

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 No?

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, cement tile, slate) are consistently (about 80%) used?

If no consistency then explain: Inconsistency with wood shake, asphalt shingle & tile

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: 872 Clinton Rd

Date: 11/21/14

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)

virtually flat in the area. No visually slope.

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.)?

No street curb; front lawns, medium to large street trees, etc.

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

Mostly visible on street, except for couple houses screened by large 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)?

No significant landscaping features on the property

10. **Width of Street:**

What is the width of the roadway paving on your street in feet? 25'

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: 872 Clinton Rd.
Date: 11/21/14

11. What characteristics make this neighborhood* cohesive?

Such as roof material and type (hip, gable, flat), siding (board and batten, cement plaster, horizontal wood, brick), deep front yard setbacks, horizontal feel, landscape approach etc.:

Cement plaster finish and hip roof.

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

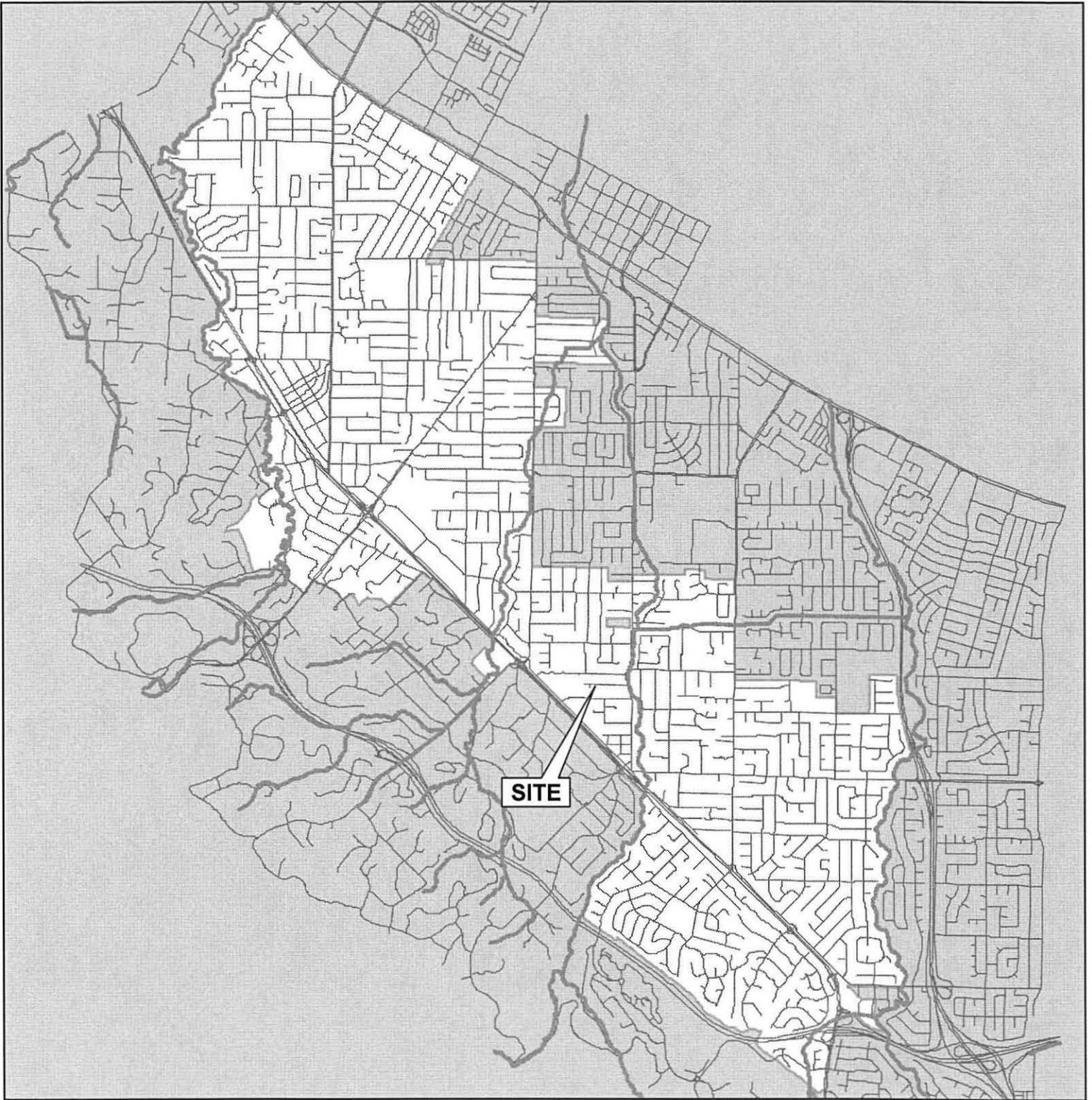
Address: 872 Clinton Rd.
 Date: 11/21/14

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)
846 Clinton	±29'	±35'	Front	1	±17'	stucco wood shake	simple
860 Clinton	±29'	±30'	Rear detached	1	±19'	siding asphalt shingle	simple
886 Clinton	±25'	±25'	Front recessed	2	±26'	siding asphalt shingle	complex
898 Clinton	±25'	±40'	Front	2	±27'	stucco tile roof	complex
847 Clinton	±25'	±15'	Front	1	±14'	stucco wood shake	simple
859 Clinton	±25'	±45'	Front	1	±15'	stucco wood shake	simple
871 Clinton	±25'	±45'	Front	1	±24'	stucco asphalt shingle	simple
885 Clinton	±25'	±45'	Front	2	±26'	stucco asphalt shingle	complex
897 Clinton	±25'	±40'	Front	2	±27'	stucco tile roof	complex
909 Clinton	±25'	±25'	Front	1	±21'	stucco asphalt shingle	simple

AREA MAP



CITY OF LOS ALTOS

APPLICATION: 14-SC-44
APPLICANT: March Design / X. Guo
SITE ADDRESS: 872 Clinton Road

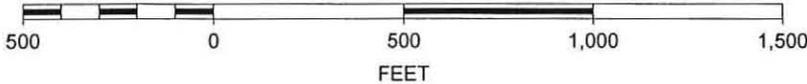


Not to Scale

VICINITY MAP



SCALE 1 : 6,000



CITY OF LOS ALTOS

APPLICATION: 14-SC-44
APPLICANT: March Design / X. Guo
SITE ADDRESS: 872 Clinton Road

ATTACHMENT D

Dear Design Review Commissioners:

I have reviewed the drawings of your proposed house, which has a balcony at the rear of the 2nd floor. I have no issues with the proposed balcony, since it does not have much impact to our privacy. I am in supportive of the proposed house. Thank you.

Sincerely,

Signature : *Kathleen McCallum*
Printed full name : *KATHLEEN McCallum*
property owner at 860 Clinton Road

Dear Design Review Commissioners:

I have reviewed the drawings of your proposed house, which has a balcony at the rear of the 2nd floor. I have no issues with the proposed balcony, since it does not have much impact to our privacy. I am in supportive of the proposed house. Thank you.

Sincerely,

Signature : 
Printed full name : Derek Pirack
property owner at 886 Clinton Road