



DATE: March 18, 2015

AGENDA ITEM # 4

TO: Design Review Commission
FROM: Sierra Davis, Assistant Planner
SUBJECT: 15-SC-05 – 1325 Oakhurst Avenue

RECOMMENDATION:

Approve design review application 15-SC-05 subject to the listed findings and conditions

PROJECT DESCRIPTION

This is a design review application for a two-story, single-family house. The project includes 2,848 square feet on the first story and 1,615 square feet on the second story.

The following table summarizes the project:

GENERAL PLAN DESIGNATION:	Single-family, Residential
ZONING:	R1-10
PARCEL SIZE:	17,158 square feet
MATERIALS:	Wood board and batten siding, stucco, standing seam metal roof, wood trim and doors, wood columns, and wood garage door

	Existing	Proposed	Allowed/Required
LOT COVERAGE:	1,955 square feet	3,168 square feet	5,147 square feet
FLOOR AREA:			
First floor	1,955 square feet	2,848 square feet	
Second floor		1,615 square feet	
Total		4,463 square feet	4,466 square feet
SETBACKS:			
Front	48 feet	32 feet	25 feet
Rear	93 feet	74 feet	25 feet
Right side (1 st /2 nd)	19 feet	16 feet/21 feet	10 feet/17.5 feet
Left side (1 st /2 nd)	14 feet	18 feet/23 feet	10 feet/17.5 feet
HEIGHT:	14 feet	25.5 feet	27 feet

BACKGROUND

The property is in a Transitional Character Neighborhood as defined in the City's Residential Design Guidelines. The homes in the neighborhood are a mix of new construction and original structures and have varying design, roof forms and scales and have materials that include stucco, wood siding, stone, and various roof materials. The street tree pattern is not well defined; however, the landscaping includes large trees and new landscaping on redeveloped properties.

The applicant has provided information for the existing house that was demolished for safety reasons in May 2014 by the prior owner. The floor area, setbacks and height information for the previous house are included in the project summary table.

DISCUSSION

According to the Residential Design Guidelines, Transitional Character Neighborhoods are those in the process of changing their character and identity and include neighborhoods of many upgraded homes in a neighborhood of older smaller designs. New construction should incorporate good neighbor design which reduces abrupt changes that result from juxtaposing radically different designs and sizes of structures.

The houses in the neighborhood are a mix of one-story and two-story houses with varying design and scale. The original houses in the neighborhood are Ranch style with low plate heights and are of a smaller scale. The new construction in the neighborhood incorporates is larger scaled and include two-story height elements at the front and sides of the structures.

The project incorporates architectural elements found in the neighborhood context such as hipped roofs, front facing gables, and rustic materials. The proposed design is also sensitive to the scale and setbacks of the houses within the neighborhood. The design provides a uniform eave line across the front at the first story which relates to the design of the original houses in the neighborhood. The design incorporates good neighbor design by maintaining a low finished floor matching the original house and an overall height of 25.5 feet which is less than the allowable 27 feet. The project includes taller two story high elements at the rear; however, this is not visible at the street and these elements are setback from the side and rear property line minimizing the impact to adjacent properties. The design does not set the extreme and relates well to both old and new construction.

The project incorporates rustic materials that include: wood board and batten siding, stucco, standing seam metal roof, wood trim and doors, wood columns, and wood garage door. The high quality materials relate well to houses within the neighborhood context.

Landscaping and Privacy

The trees at the front southwest corner of the property will be maintained except for one spruce tree to be removed pursuant to the evaluation contained in the arborist report. The tree is not marked for removal on the plan, but is intended to be approved for removal with the application. The large oak tree on the north property line will be maintained and the applicant has routed the joint utility trench to be outside the drip line of the tree. The plans mistakenly show a large cedar tree in the rear yard; however, this tree was removed by the previous owner.

The house design is sensitive to the privacy of neighboring properties by incorporating higher four-foot, six-inch sill heights on the side facing windows. The existing trees on the side property lines will also help to mitigate views to neighboring properties.

The rear facing windows have varying sill heights with five windows with four-feet, six-inch sill heights in the hall way and master bedroom, one with an eight-foot, four-inch sill height in the stair well, and two larger windows in bedroom No. 3 and the master bedroom. The master bedroom window has limited views toward the north property line because the gable roof over the living roof extends above the sill of the window. The grouped evergreen, photina shrubs on the north and south property lines provide landscape screening to mitigate views into adjacent side properties from the rear facing windows. The trees in the rear yard are deciduous species; therefore, the photina hedge should be a continuous landscape hedge to provide evergreen screening. The rear property line will have a row of fruit trees, which should be evergreen and will help to mitigate views from the rear facing windows.

ENVIRONMENTAL REVIEW

This project is categorically exempt from environmental review under Section 1303 of the Environmental Quality Act because it involves the construction of a single-family land use.

Cc: Dennis Wilkinson, Applicant
DMMDW3, LLC, Owner
Pearl Renaker, Tektive Design, Designer

Attachments:

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

FINDINGS

15-SC-05 – 1325 Oakhurst Avenue

1. 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 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

15-SC-05 – 1325 Oakhurst Avenue

1. The approval is based on the plans received on March 10, 2015 and the written application materials provided by the applicant, except as may be modified by these conditions.
2. Provide a continuous evergreen landscape hedge for privacy mitigation on the north and south property lines from the rear of the house to the east (rear) property line.
3. The fruit trees adjacent to the rear property line shall be an evergreen variety for privacy mitigation.
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 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. The project has more than 2,500 square feet of new landscape area and is subject to the City's Water Efficient Landscape Regulations (LAMC Chapter 12.36).
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 following trees (nos. 1,3,5,6) 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 zoning clearance, 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. Provide a landscape plan prepared by a licensed landscape professional showing how the plans comply with the City's Water Efficient Landscape Regulations (LAMC Chapter 12.36).

- d. 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.
- e. Fire sprinklers to be installed pursuant to Section 12.10 of the Municipal Code.
- f. 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.
- g. The location of any air conditioning units on the site plan and the manufacturer's sound rating for each unit.
- 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 front yard, interior side, and rear yard landscaping, street trees and privacy screening shall be maintained and/or installed as required by the Planning Division.
- b. Submit verification that the house was built in compliance with the City's Green Building Ordinance (Section 12.26 of the Municipal Code).
- c. Provide a landscape installation assessment by a certified landscape professional certifying that the landscaping and irrigation system were installed per the approved landscape plan and are compliant with LAMC Chapter 12.36.



ATTACHMENT A

CITY OF LOS ALTOS GENERAL APPLICATION

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

Permit # 1106815

<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: 1325 Oakhurst Avenue, Los Altos CA 94022

Project Proposal/Use: Construct new two-story 4,463 sf single-family residence

Current Use of Property: One-story single-family residence

Assessor Parcel Number(s) 193.39.036 Site Area: 17,158

New Sq. Ft.: 4,463 Remodeled Sq. Ft.: 0 Existing Sq. Ft. to Remain: 0

Total Existing Sq. Ft.: 1,955 Total Proposed Sq. Ft. (including basement): 4,463

Applicant's Name: Dennis Wilkinson

Home Telephone #: 650.941.4184 Business Telephone #: _____

Mailing Address: 26304 Esperanza Drive

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

Property Owner's Name: DMMDW3, LLC

Home Telephone #: 650.941.4184 Business Telephone #: _____

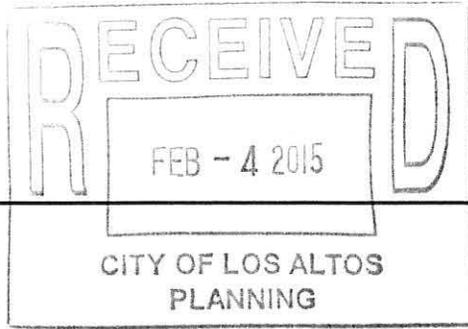
Mailing Address: 26304 Esperanza Drive

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

Architect/Designer's Name: Pearl Renaker *pearl@tektivedesign.com* Telephone #: 415.250.6052

*** 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 1325 Oakhurst Avenue, Los Altos, CA 94024

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: 1325 Oakhurst Avenue

Date: 2/3/15

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: 13,000 - 17,000 square feet

Lot dimensions: Length 170 - 175 feet

Width 70 - 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? N/A

What % of the front facing walls of the neighborhood homes are at the front setback 10 %

Existing front setback for house on left ±65' ft./on right ±30' ft.

Do the front setbacks of adjacent houses line up? No

3. Garage Location Pattern: (Pg. 19 Design Guidelines)

Indicate the relationship of garage locations in your neighborhood* only on your street (count for each type)

Garage facing front projecting from front of house face 7

Garage facing front recessed from front of house face 1

Garage in back yard

Garage facing the side 1

Number of 1-car garages ; 2-car garages 8; 3-car garages 1

Address: 1325 Oakhurst Avenue
Date: 2/3/15

4. Single or Two-Story Homes:

What % of the homes in your neighborhood* are:

One-story 58%

Two-story 42%

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 8, or other style roofs*?

Do the roof forms appear simple Yes or complex Yes?

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 X stucco board & batten X clapboard
 tile stone X brick X combination of one or more materials
(if so, describe) stucco + brick, siding + brick

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: asphalt shingle, wood shake, concrete tile, spanish tile

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

Does your neighborhood* have a consistent identifiable architectural style?

YES NO

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

Address: 1325 Oakhurst Avenue
Date: 2/3/15

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)
Away from the street, also from right to left

Is your slope higher _____ lower _____ same X 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? No

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.)?

There are no curbs and sidewalks. There is a mix of landscaping features without uniformity - some tall hedges, some trees, some small front lawns, some shrubs.

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

Most of the houses are fairly visible from the street, although some have large hedges in front.
There does not appear to generally be much visibility from the back neighbor's property,

Are there any major existing landscaping features on your property and how is the unimproved public right-of-way developed in front of your property (gravel, dirt, asphalt, landscape)?

There are five large trees near the front of the property (see arborist report & site plan).
The unimproved public right-of-way is asphalt and a weedy sort of landscape.

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? The shoulder area is partially asphalt and partially landscaped. There is no curb or gutter.

Address: 1325 Oakhurst Avenue
Date: 2/3/15

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 neighborhood does not generally have a very cohesive feel. The older houses tend to be single-story ranch houses, but the newer houses are two-story in a variety of styles.

A combination of hip & gabled roof forms is common, as is the use of stucco or siding on walls.

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: 1325 Oakhurst Avenue
 Date: 2/3/15

Summary Table

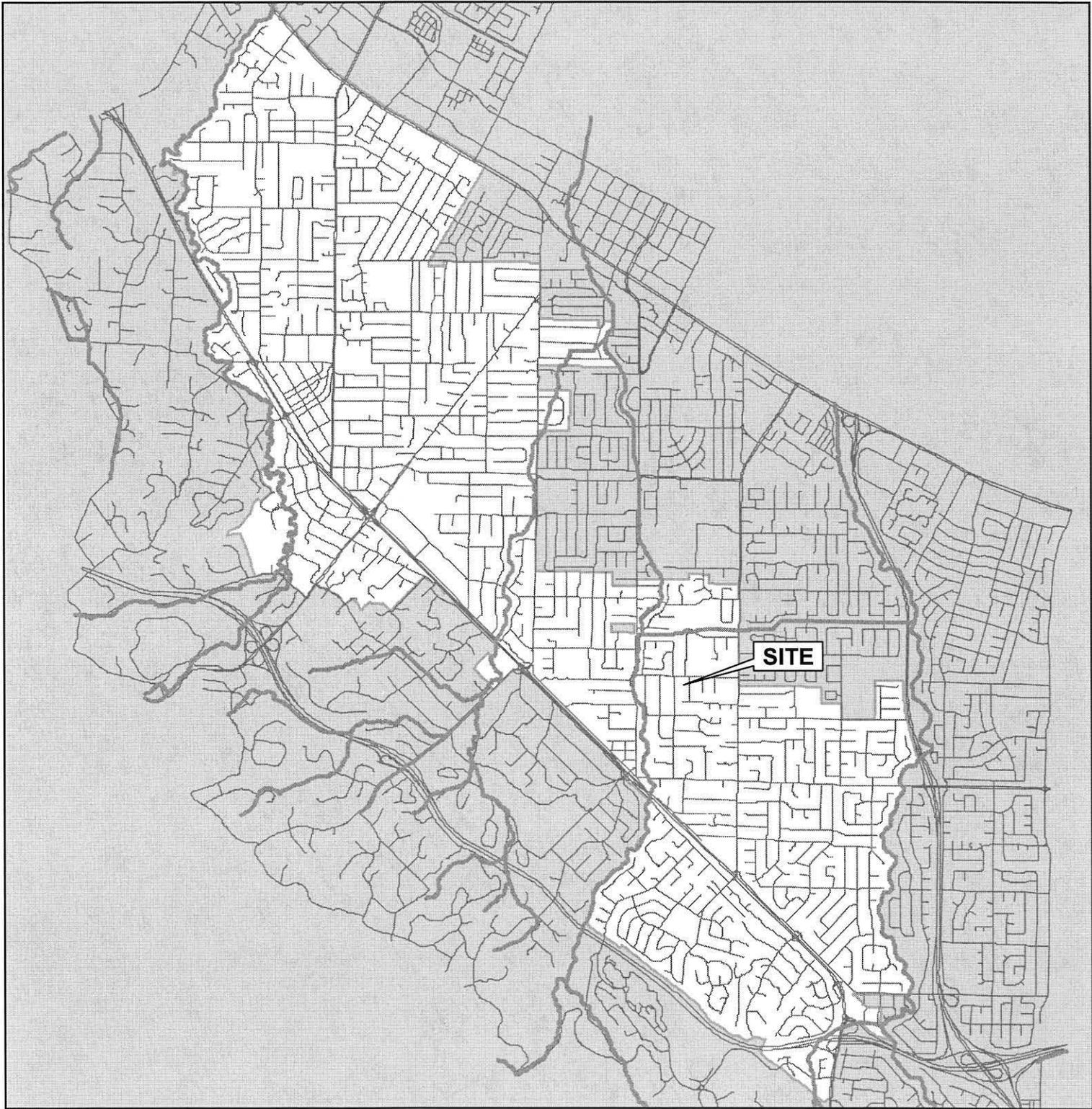
Please use this table to summarize the characteristics of the houses in your immediate neighborhood (two homes on either side, directly behind and the five to six homes directly across the street).

Note: All dimensions are estimates. Rear setback estimates are taken from aerial photography of the neighborhood.

Address	Front setback	Rear setback	Garage location	One or two stories	Height	Materials	Architecture (simple or complex)
1305 Oakhurst	± 30'	± 40'	front, 2-car	one story	± 15'	asphalt shingle roof, stucco siding	simple
1315 Oakhurst	± 65'	± 40'	front, 2-car	one story	± 17'	asphalt shingle roof, wood siding	simple
1335 Oakhurst	± 30'	± 85'	front, 3-car	two story	± 24'	concrete shake roof, stucco siding	complex
1345 Oakhurst	± 30'	± 85'	front, 2-car	two story	± 24'	wood shake roof, wood siding	complex
1300 Oakhurst	± 30'	± 70'	side, 2-car	one story	± 15'	wood shake roof, wood & brick siding	simple
1310 Oakhurst	± 25'	± 70'	front, 2-car	two story	± 22'	asphalt shingle roof, stucco siding	complex
1320 Oakhurst	± 32'	± 70'	front, 2-car	one story	± 18'	concrete shake roof, stucco siding	simple
1330 Oakhurst	± 28'	± 80'	front, 2-car	two story	± 26'	asphalt shingle roof, stucco & brick siding	complex
1340 Oakhurst	± 25'	± 60'	rear?	one story	± 13'	asphalt shingle roof, wood siding	simple
1344 Oakhurst	± 35'	± 100'	front, 2-car	one story	± 17'	shake roof, wood siding, stucco, brick	simple
1330 Concord	± 35'	± 70'	front, 2-car	two story	± 23'	asphalt shingle roof, wood & brick siding	simple
1340 Concord	± 35'	± 50'	front, 2-car	one story	± 15'	spanish tile roof, stucco siding	simple

AREA MAP

ATTACHMENT C



CITY OF LOS ALTOS

APPLICATION: 15-SC-05
APPLICANT: D. Wilkinson/ DMMDW3, LLC
SITE ADDRESS: 1325 Oakhurst Avenue

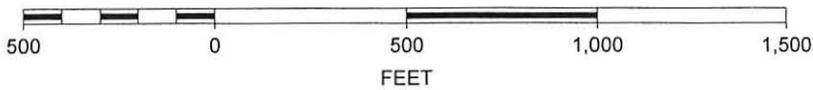


Not to Scale

VICINITY MAP



SCALE 1 : 6,000



CITY OF LOS ALTOS

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