



DATE: July 1, 2015
AGENDA ITEM # 4

TO: Design Review Commission
FROM: Sean K. Gallegos, Assistant Planner
SUBJECT: 15-SC-18 – 444 Arboleda Drive

RECOMMENDATION:

Approve design review application 15-SC-18 subject to the listed findings and conditions

PROJECT DESCRIPTION

This is a design review application for an addition to an existing one-story, single-family house. The proposed project will include an addition of 78 square feet on the first story and 742 square feet on the second story. The following table summarizes the project:

GENERAL PLAN DESIGNATION: Single-family, Residential
ZONING: R1-10
PARCEL SIZE: 10,477 square feet
MATERIALS: Asphalt shingle roof, stucco, stone veneer, wood trim, and metal balcony railing

	Existing	Proposed	Allowed/Required
LOT COVERAGE:	2,858 square feet	2,916 square feet	3,143 square feet
FLOOR AREA:			
First floor	2,813 square feet	2,891 square feet	
Second floor		742 square feet	
Total	2,813 square feet	3,633 square feet	3,667 square feet
SETBACKS:			
Front	25 feet	25 feet	25 feet
Rear	31 feet	57 feet	25 feet
Right side (1 st /2 nd)	11 feet	30 feet	7.5 feet/15 feet
Left side (1 st /2 nd)	10 feet	22 feet	7.5 feet/15 feet
HEIGHT:			
	14 feet	23 feet	27 feet

BACKGROUND

The subject property is located in a Consistent Character Neighborhood as defined in the City's Residential Design Guidelines. Arboleda Drive consists of single- and two-story, ranch-styled houses that are similar in size, footprint, design characteristics, building materials, and scale. The landscaping is varied with no distinct street tree pattern.

DISCUSSION

The property is in a Consistent Character Neighborhood as defined in the City's Residential Design Guidelines. Homes within a Consistent Character Neighborhood should incorporate good neighbor design, which has its own design integrity, but also incorporate some design elements and materials found within the neighborhood. The Residential Design Guidelines also address remodels and second story additions to existing houses with the goal that the additions look as if they were part of the original design concept.

The design is similar to homes in the area. Its use of gable and hip roof forms, projecting porch, low-pitched roof and articulated massing reflects the character of structures in the area. The first-story addition includes a stairwell and expanded entryway. The use of gable and hip roof forms, projecting porch, low-pitched roof and articulated massing reflects the character of structures in the area. The addition incorporates a more contemporary architecture on its front elevation with a distinctive projecting stairwell element. The low shed entry roof and second story overhang reflect the lower eavelines in the surrounding neighborhood. The design's asphalt roof shingles, stucco finish, stone veneer, wood trim are integral to the existing design concept, and they reflect a high quality and appropriate relationship to the rustic qualities of the area.

The second floor massing is located toward the front of the first story and is visually softened along the sides and rear by the roof massing and low eave line. The second story is prominent feature of the house, but it is relatively small with a width of 37 feet and depth of 30 feet. The first floor wall plate of eight feet and the second floor wall plate height of nine feet are consistent with the low plate heights of residences in the neighborhood. Along the front elevation, the limited use of the two-story stairwell element is acceptable because it is small in scale and articulates the second story. The distinctive stairwell element uses stone veneer and stucco to break up the vertical mass of the element and an existing mature elm tree screens the element from the street. Overall, the two-story design is well proportioned and articulated to reduce the effect of bulk and mass, and is appropriate for the context of the area

Privacy and Landscaping

The left (west) second story elevation includes nine windows, with two windows in the master bedroom with three-foot sill heights, a grouping of three windows in the master bedroom with five-foot sill heights, a grouping of two windows with three-foot sill heights in the open area, and two windows with five-foot sill heights in the stairwell. The three-foot high sill height windows in the master bedroom and open area may result in privacy impacts due to low sill heights. As indicated in the site plan, the existing hedges and trees will be maintained along the left side property lines. The applicant worked with staff to incorporate additional evergreen screening trees along the side

property lines to diminish privacy impacts. Therefore, as designed, staff finds that the project maintains a reasonable degree of privacy.

The right (east) side second story elevation includes one window in the master bedroom bathroom with a five-foot sill height. Due to the high window sill heights, the proposed second story left side window does not create unreasonable privacy issues.

The rear (south) second story elevation includes a grouping of four doors in the master bedroom leading to a balcony. The balcony has a depth of four feet, with a width of sixteen feet, primarily faces the side and rear yards. As outlined in the Residential Design Guidelines, the applicant limited the depth of a balcony to four feet to create a more passive use area that is less likely to create a privacy impact. The balcony views to the sides are partially obstructed by the first story roof form and maintain a setback of 30 to 41 feet from the side property lines and 52 feet from the rear property line. To diminish privacy impacts from the balcony, the applicant is retaining the existing evergreen screening along the left (west) side and rear (south) 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 side and rear property lines (Condition No. 3). Therefore, as designed and with the recommended conditions, staff finds that the project maintains a reasonable degree of privacy

The applicant is maintaining all trees on the property. Tree protection guidelines will be followed to maintain the trees during construction. The proposed landscape plan will meet the City's Landscaping and Street Tree Guidelines.

MISCELLANEOUS

The floor area calculations plan (Sheet AC-1) has a typographical error that indicates the existing house area per record area is 2,858 square feet. The existing house floor area is 2,813 square feet, as shown on the floor area calculations table on sheet AC-1.

ENVIRONMENTAL REVIEW

This project is categorically exempt from environmental review under Section 15301 of the Environmental Quality Act because it involves additions to an existing structure.

PUBLIC CONTACT

A public meeting notice was posted on the property and mailed to 11 nearby property owners on Arboleda Drive and Pajars Court.

Cc: Chad Nguyen, Applicant and Designer
Navneet Aron, Owner

Attachments:

- A. Application
- B. Neighborhood Compatibility Worksheet
- C. Area Map and Vicinity Map
- D. Public Noticing and Notification Map

FINDINGS

15-SC-18—444 Arboleda Drive

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

CONDITIONS

15-SC-18—444 Arboleda Drive

1. The approval is based on the plans received on June 24, 2015 and the written application materials provided by the applicant, except as may be modified by these conditions. The scope of work is limited to that shown on the plans and may not exceed rebuilding 50 percent of the existing structure.
2. Fast growing evergreen screenings trees shall be provided along the left (west) and rear (south) property lines. The trees shall be a minimum of 15-gallon, or 24-inch box in size.
3. 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.
4. 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.
5. **Prior to the issuance of a Demolition Permit or Building Permit**, tree protection fencing shall be installed around the dripline, or as required by the project arborist, of the following trees (Nos. 1-3 and 6-11) 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 and shall not be removed until all building construction has been completed unless approved by the Planning Division.
6. **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."
 - 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 Designer/Architect and property owner.
 - d. The location of any air conditioning units on the site plan and the manufacturer's sound rating for each unit.
 - e. 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.).
7. **Prior to final inspection:**

- a. All front yard, exterior side and street trees shall be maintained and/or installed as shown on the approved plans or 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 # 1106657

<input type="checkbox"/>	One-Story Design Review	<input type="checkbox"/>	Commercial/Multi-Family	<input type="checkbox"/>	Environmental Review
<input checked="" type="checkbox"/>	Two-Story Design Review	<input type="checkbox"/>	Sign Permit	<input type="checkbox"/>	Rezoning
<input type="checkbox"/>	Variance	<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"/>	Sidewalk Display Permit	<input type="checkbox"/>	Appeal
<input type="checkbox"/>	Historical Review	<input type="checkbox"/>	Preliminary Project Review	<input type="checkbox"/>	Other:

Project Address/Location: 444 ARBOLEDA DR.

Project Proposal/Use: RESIDENTIAL Current Use of Property: RESIDENTIAL

Assessor Parcel Number(s): 189-50-006 Site Area: 10,477 SF.

New Sq. Ft.: 800 SF Altered/Rebuilt Sq. Ft.: _____ Existing Sq. Ft. to Remain: 2,858 SF

Total Existing Sq. Ft.: 2,858 Total Proposed Sq. Ft. (including basement): 3,658 SF

Applicant's Name: CHAD NGUYEN

Telephone No.: 408-375-0041 Email Address: arch08ds@sbcglobal.net

Mailing Address: 4180 WATKINS WAY

City/State/Zip Code: SAN JOSE, CA 95135

Property Owner's Name: NAVNEET ARON

Telephone No.: 650-283-5164 Email Address: _____

Mailing Address: 444 ARBOLEDA DR.

City/State/Zip Code: LOS ALTOS, CA

Architect/Designer's Name: SAME AS APPLICANT

Telephone No.: _____ Email Address: _____

Mailing Address: _____

City/State/Zip Code: _____

*** 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. ***



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 444 ARBOLEDA DRIVE
Scope of Project: Addition or Remodel or New Home
Age of existing home if this project is to be an addition or remodel? 1951
Is the existing house listed on the City's Historic Resources Inventory? No

Address: 444 ARBOLEDA DR.
Date: 4/24/15

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: ~~88.41' x 118.5'~~ 10,476 SF square feet
Lot dimensions: Length 118.5' feet
Width 88.41' 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'-0"
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 8
Garage facing front recessed from front of house face 0
Garage in back yard 0
Garage facing the side
Number of 1-car garages ; 2-car garages ✓; 3-car garages

Address: 444 ARBOUEDA DR
Date: 4/28/15

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

What % of the homes in your neighborhood* are:

One-story 75%

Two-story 25%

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) _____

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

WOOD SHAKE/SHINGLE

If no consistency then explain: THERE ARE SOME MIXING OF FLAT TILE & METAL ROOF

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: 444 ARBOVEDA DR.
Date: 4/24/15

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)

SLOPE TOWARD THE STREET

Is your slope higher _____ lower _____ same in relationship to the neighboring properties? Is there a noticeable difference in grade between your property/house and the one across the street or directly behind?

9. Landscaping:

Are there any frequently used or typical landscaping features on your street (i.e. big trees, front lawns, sidewalks, curbs, landscape to street edge, etc.)?

BIG TREES, OPENING LAWN IN FRONT OF HOUSES

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

VISIBLE DUE SECOND STORY ADDITION.

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

10. Width of Street:

What is the width of the roadway paving on your street in feet? 40FT +

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: 444 ARBOLEDA DR.
Date: 4/24/15

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.:

HIP & GABLE SHINGLE ROOFING

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

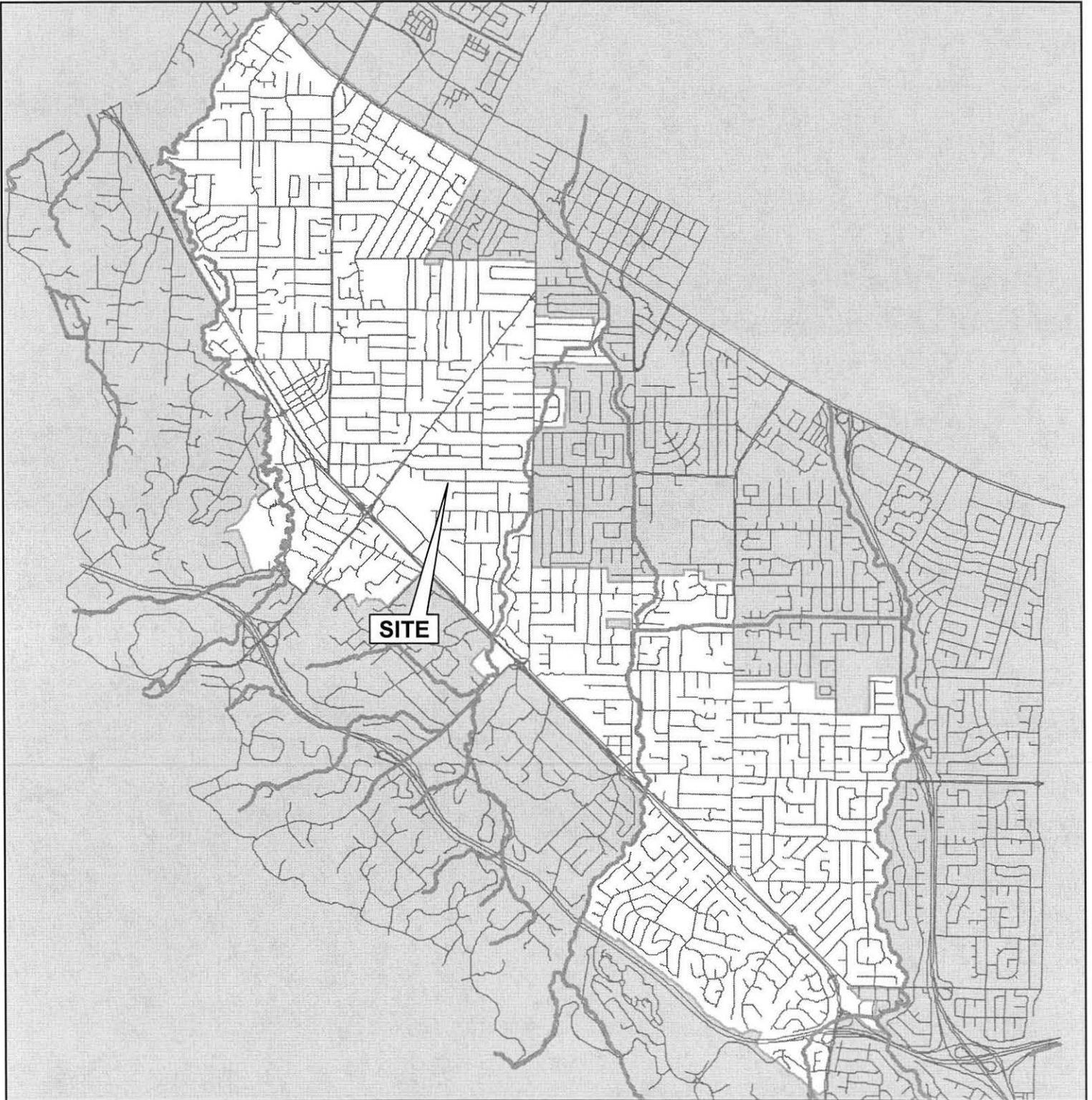
Address: 44A ARBOVEDA DR
 Date: 4/24/15

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).

Address	Front setback	Rear setback	Garage location	One or two stories	Height	Materials	Architecture (simple or complex)
(L) 456 ARBOVEDA DR.	25FT	0	No GARAGE	1	15FT	STUCCO/BRICK WOOD SHAKE	SIMPLE
(L) 476 " "	25FT	20FT	FRONT	1	17FT	STUCCO/ WOOD SHAKE	SIMPLE
(R) 432 " "	25FT	20FT	FRONT	1	15FT	WOOD SIDING WOOD SHAKE	SIMPLE
(R) 420 " "	25FT	25FT+	FRONT	2	22FT	STUCCO/BRICK SHINGLE	MODERATE
(O) 449 " "	25FT	25FT	FRONT	1	17FT	STUCCO SHINGLE	SIMPLE
(OR) 461 " "	25FT	25FT	FRONT	1	17FT	SIDING/ SHINGLE	SIMPLE
(OR) 473 " "	25FT	25FT	REAR	1	16FT	STUCCO/BRICK SHINGLE	MODERATE
(OL) 435 " "	28FT	50FT	FRONT	1	16FT	STUCCO SHINGLE	SIMPLE
(OL) 425 " "	28FT	25FT	REAR	1	15FT	STUCCO SHINGLE	SIMPLE
(R) 455 LOS PAJROS CT.	30FT	25FT	FRONT	1	17FT	STUCCO SHINGLE	SIMPLE

AREA MAP



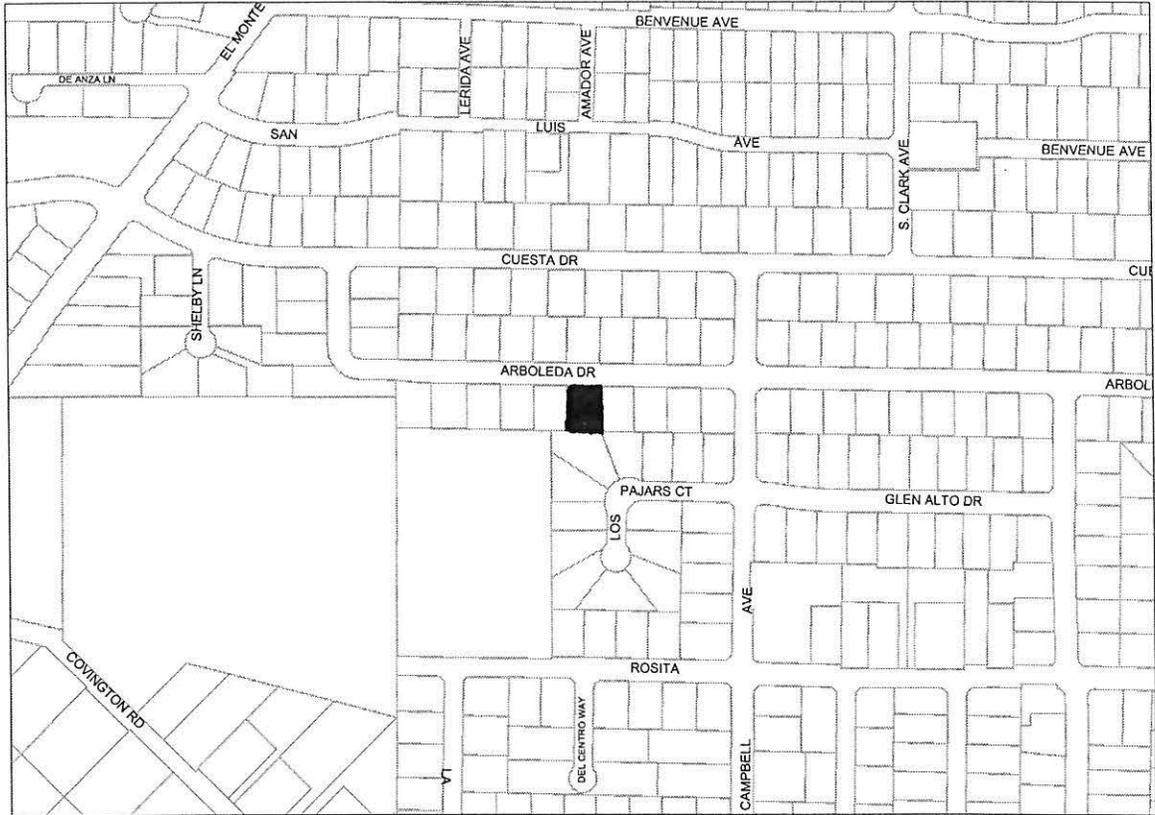
CITY OF LOS ALTOS

APPLICATION: 15-SC-18
APPLICANT: C. Nguyen/N. Aron
SITE ADDRESS: 444 Arboleda Drive

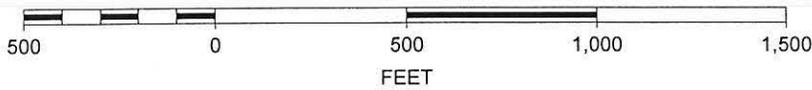


Not to Scale

VICINITY MAP



SCALE 1 : 6,000



CITY OF LOS ALTOS

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