



DATE: September 2, 2015

AGENDA ITEM # 5

TO: Design Review Commission
FROM: Zachary Dahl, Senior Planner
SUBJECT: 15-SC-29 – 218 Mt. Hamilton Avenue

RECOMMENDATION:

Approve design review application 15-SC-29 subject to the findings and conditions

PROJECT DESCRIPTION

This project is an addition and remodel to an existing two-story house. The project includes the demolition of a 359-square-foot detached accessory structure and an addition of 535 square feet on the first story and 23 square feet on the second story. The following table summarizes the project's technical details:

GENERAL PLAN DESIGNATION: Single-Family, Residential
ZONING: R1-10
PARCEL SIZE: 20,927 square feet
MATERIALS: Composition shingle roof, cement plaster and horizontal wood siding, anodized aluminum windows, wood trim and limestone veneer

	Existing	Proposed	Allowed/Required
COVERAGE:	3,351 square feet	3,527 square feet	6,278 square feet
FLOOR AREA:			
First floor	2,992 square feet	3,527 square feet	
Second floor	1,259 square feet	1,282 square feet	
Accessory Structure	359 square feet	-	
Total	4,610 square feet	4,809	4,843 square feet
SETBACKS:			
Front (Oak Ave.)	25 feet	25 feet	25 feet
Rear	37 feet	37 feet	25 feet
Right side (1 st /2 nd)	73 feet/73 feet	58 feet/73 feet	10 feet/17 feet, 6 inches
Exterior side (Mt Hamilton Ave.)	25 feet	24 feet, 8 inches	20 feet
HEIGHT:	28 feet	28 feet	27 feet

BACKGROUND

Neighborhood Context

The subject property is located in a Diverse Character Neighborhood, as defined in the City's Residential Design Guidelines. The property is located on Mt. Hamilton Avenue at the intersection with Oak Street and Bridgton Court. Due to the house's orientation, it is considered to be part of the Mt. Hamilton Avenue neighborhood. The houses in this neighborhood are a mixture of one- and two-story structures with a variety of architectural styles, materials and sizes. The landscape along Mt. Hamilton Avenue is varied with no distinct street tree pattern.

DISCUSSION

Zoning Compliance

The existing house was constructed in 1992 and the approved plans identified the height of the second story roof as being 27 feet. However, per the current plans, it appears that the existing height to the roof ridge from grade is actually 28 feet. Since this house was permitted and approved by the City, this second story roofline height is considered legally non-conforming. However, if the second story roof structure is rebuilt or more than 50 percent of the entire structure is rebuilt, the height would need to be brought into conformance with the R1-10 height requirement (Condition No. 1).

Design Review

According to the Design Guidelines, in Diverse Character Neighborhoods, good neighbor design has its own design integrity while incorporating some design elements and materials found in the neighborhood.

The proposed addition and remodel uses a modern architectural design style. On the front elevation, the overall building form is being maintained, but the front entry is being rebuilt to incorporate flat roof elements and a stone veneer accent wall. Along with the new windows, siding materials and architectural details, the new exterior design has architectural integrity. Since the project will be maintaining the existing forms of the house, the bulk and mass of the house, as viewed from the street, will not be changing.

The project is using high quality materials, such as cement plaster siding, anodized aluminum windows, cedar siding and Limestone veneer, which are integral to the architectural design of the house. Overall, the project design has individual design integrity and the materials and forms relate well with the surrounding neighborhood.

Privacy and Landscaping

Since the project is on a corner lot, the functional exterior side elevation, which is considered a front yard per the Zoning Code, faces Oak Street and does not have any privacy issues. The functional interior side elevation, which is considered a rear yard per Zoning Code, includes one existing window and one new window on the second story. However, due to the large second story setback

of 60 feet and existing mature trees and vegetation along this property line, there are not any unreasonable privacy impacts associated with the windows on this elevation.

The proposed second story of the functional rear elevation (interior side per the Zoning Code) includes a revised window layout and a new roof deck off of the master bedroom. While the design and size of the new second story windows are different from the existing windows, the overall size of the window area is roughly equal to what current exists. There is also an existing balcony on this elevation which is proposed to be removed. The new roof deck, which is 14 feet deep by 12 feet wide, is larger in size. However, due to its placement on the Oak Avenue side of the house, the 74-foot setback and mature trees and landscaping, the project will be maintaining a reasonable level of privacy.

There are four large mature Oak trees in the rear yard, three smaller trees located in the Mt. Hamilton Avenue frontage and tall mature landscaping along both interior property lines. The project is proposing to maintain all existing trees and mature vegetation and install new landscape and hardscape in the functional front yard space facing Mt. Hamilton Avenue. With the preservation of the existing trees and landscaping, and new front yard landscaping and hardscape, the project meets the City's landscaping and street tree guidelines.

ENVIRONMENTAL CONTACT

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

PUBLIC CONTACT

A public meeting notice was posted on the property and mailed to 14 nearby property owners on Mt Hamilton Avenue and Oak Street.

Cc: Jim Miller, Oculus Architecture, Applicant and Architect
Amy Lin and Albert Chin, Owners

Attachments:

- A. Application
- B. Neighborhood Compatibility Worksheet
- C. Area, Vicinity and Public Notification Maps

FINDINGS

15-SC-29 – 218 Mt. Hamilton Avenue

With regard to the project, the Design Review Commission finds the following in accordance with Section 14.76.050 of the Municipal Code:

- a. The proposed additions comply with all provision of this chapter;
- b. The height, elevations, and placement on the site of the proposed additions, 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 additions 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 additions have been designed to follow the natural contours of the site with minimal grading, minimum impervious cover, and maximum erosion protection.

CONDITIONS

15-SC-29 – 218 Mt. Hamilton Avenue

1. The approval is based on the plans received on August 19, 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. Obtain an encroach permit issued 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. **Prior to the issuance of a demolition permit**, install tree protection fencing around the dripline of the all trees adjacent to the house, 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.
5. **Prior to building permit submittal, the 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 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;
 - d. The location of any air conditioning units on the site plan and the manufacturer's sound rating for each unit; and
 - e. The measures to comply 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.).
6. **Prior to final inspection:**
 - a. All front and exterior side yard landscaping and trees shall be maintained and/or installed as required by the Planning Division; and
 - 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 # 1106735

<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: 218 Mt Hamilton Avenue, Los Altos

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

Assessor Parcel Number(s): 167-36-006 Site Area: 20,927 sq. ft.

New Sq. Ft.: 579 Altered/Rebuilt Sq. Ft.: 3,000 Existing Sq. Ft. to Remain: 4,286

Total Existing Sq. Ft.: 5,839 INCLUDING BASEMENT Total Proposed Sq. Ft. (including basement): 5,972

Applicant's Name: Jim Miller, Oculus Architecture and Design

Telephone No.: (510) 594-1814 Email Address: Jim_oculus@earthlink.net

Mailing Address: 1501 Powell Street, Suite L

City/State/Zip Code: Emeryville, CA, 94608

Property Owner's Name: Amy Lin & Albert Chin

Telephone No.: _____ Email Address: _____

Mailing Address: 334 Waverly Street

City/State/Zip Code: Palo Alto, CA, 94305-3532

Architect/Designer's Name: Jim Miller, Oculus Architecture and Design

Telephone No.: (510) 594-1814 Email Address: _____

Mailing Address: 1501 Powell Street, Suite L

City/State/Zip Code: Emeryville, CA, 94608

*** 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 218 Mt. Hamilton Avenue, Los Altos

Scope of Project: Addition or Remodel or New Home

Age of existing home if this project is to be an addition or remodel? 23

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

Address: 218 Mt Hamilton Avenue
Date: 6/30/2015

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: Varies ~ 9,500 - 27,000 square feet

Lot dimensions: Length varies feet

Width varies 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? Yes

What % of the front facing walls of the neighborhood homes are at the front setback 85 %

Existing front setback for house on left 30 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 7

Garage facing front recessed from front of house face 3

Garage in back yard 0

Garage facing the side 2

Number of 1-car garages 0; 2-car garages 10; 3-car garages 2

Address: 218 Mt. Hamilton Ave

Date: 6/30/2015

4. Single or Two-Story Homes:

What % of the homes in your neighborhood* are:

One-story 80

Two-story 20

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 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) Eclectic assembly of all of the above

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

Mix of wood shake/shingle, asphalt shingle and rounded 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: 218 Mt. Hamilton Ave
Date: 6/30/2015

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 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

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

Moderately 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)?

A number of mature oak trees on property.

Gravel right of way in front of house. No sidewalk.

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? Gravel, no gutter

Address: 218 Mt. Hamilton Ave

Date: 6/30/2015

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 contains an eclectic mix of styles, building masses and architectural forms

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: 218 Mt. Hamilton Ave
 Date: 6/30/2015

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).

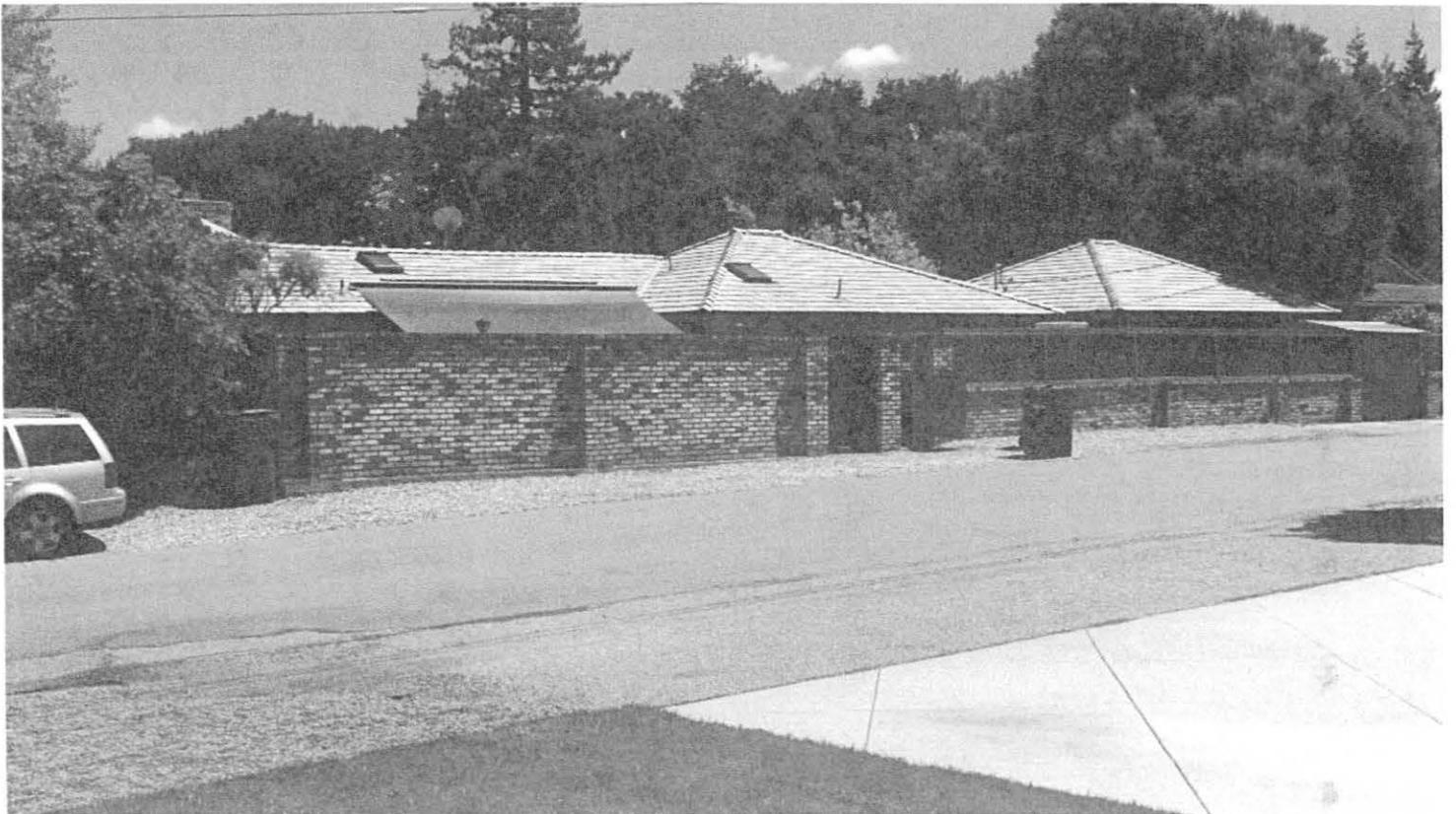
Address	Front setback	Rear setback	Garage location	One or two stories	Height	Materials	Architecture (simple or complex)
234 Mt Hamilton (right)	25'	40'	front	one	15'	wood/ brick	complex
190 Mt Hamilton (left)	25'	30'	front	one	14'	stucco	simple
111 Bridgeton (across)	25'	25'	side	two	25'	stucco	complex
107 Bridgeton (across)	35'	25'	front	one	14'	brick	complex
225 Mt Hamilton (across)	75'	25'	side	two	25'	stucco	complex
235 Mt Hamilton (across)	25'	40'	front	one	16'	wood/ brick	simple
245 Mt Hamilton (across)	25'	25'	front	one	15'	wood/ brick	simple
68 Oak Street (behind)	30'	50'?	behind	one	16'	unknown	unknown

Neighborhood Photos for a Residential Design Review application at 218 Mt. Hamilton Avenue, Los Altos

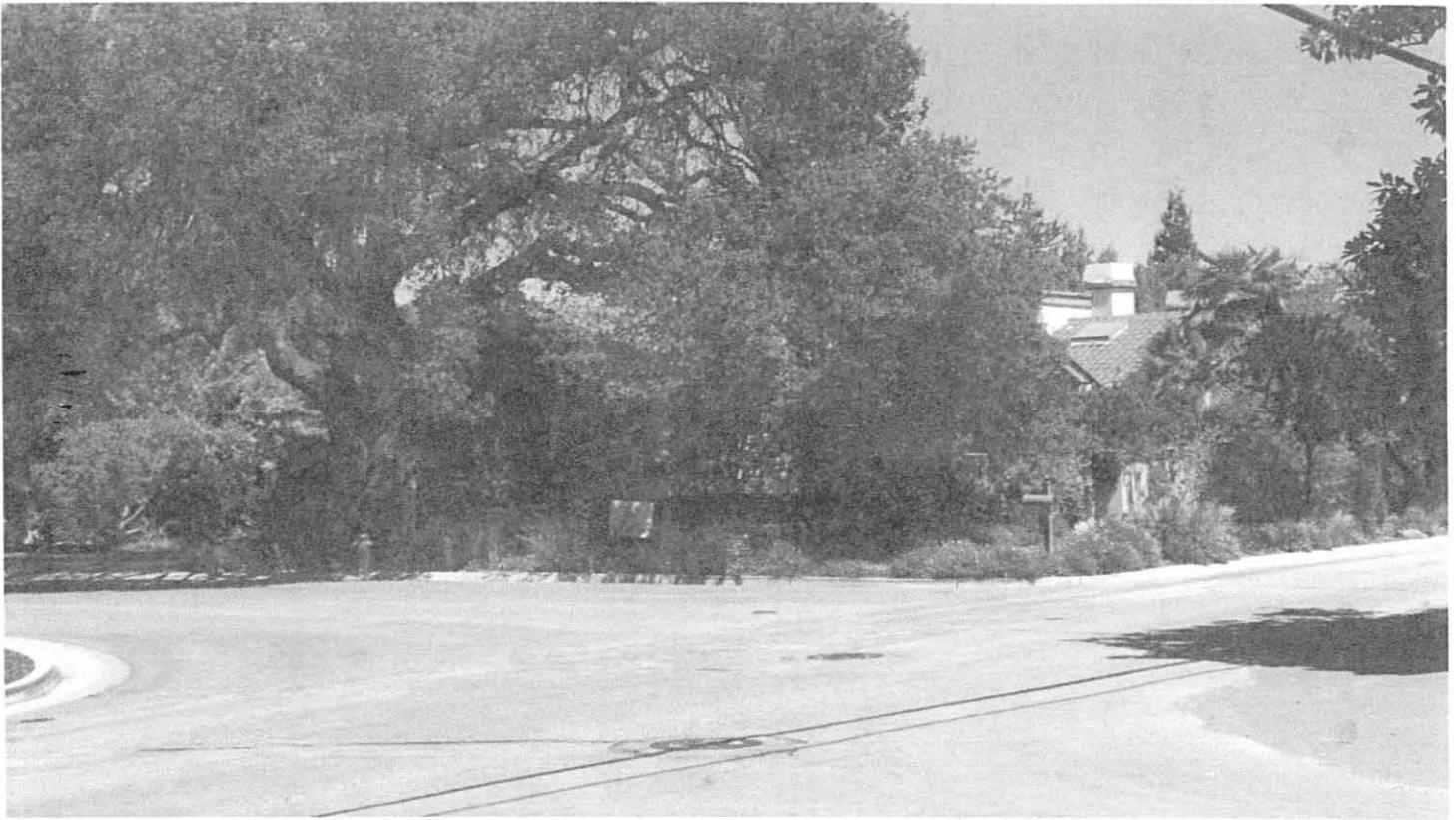
2 July 2015



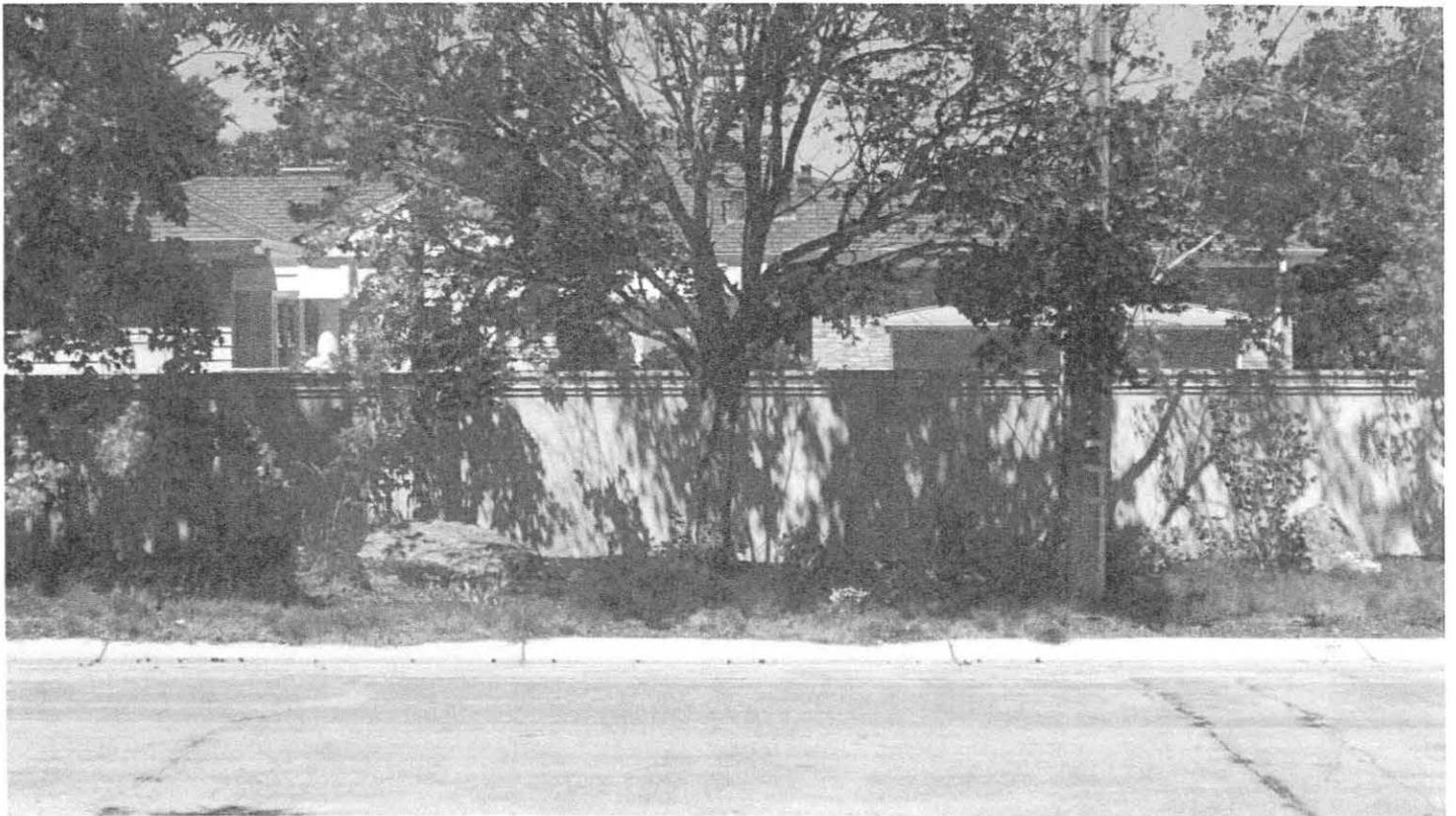
225 Mt Hamilton Ave & 108 Bridgeton Court



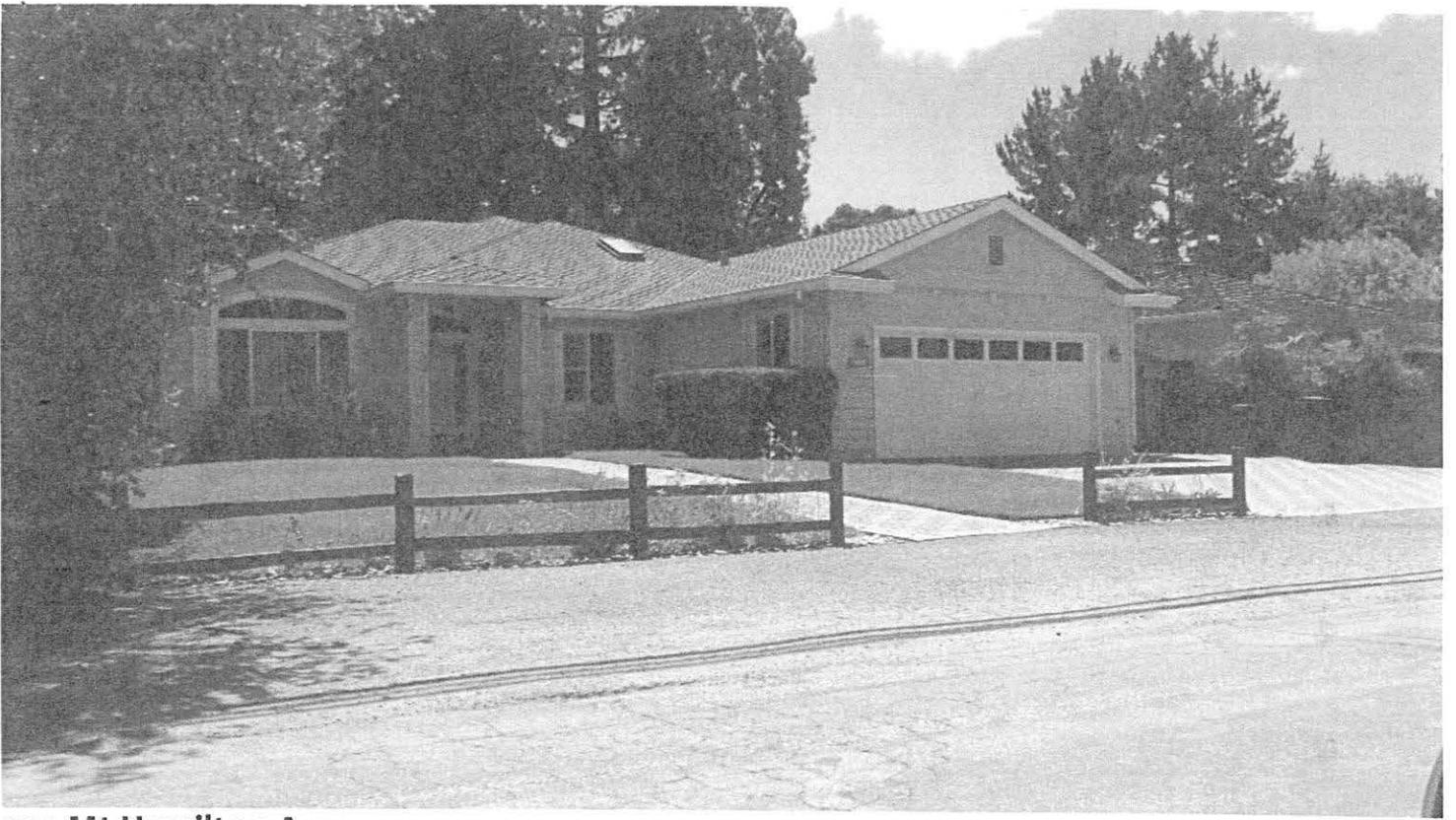
190 Mt Hamilton Avenue



111 Bridgeton Court

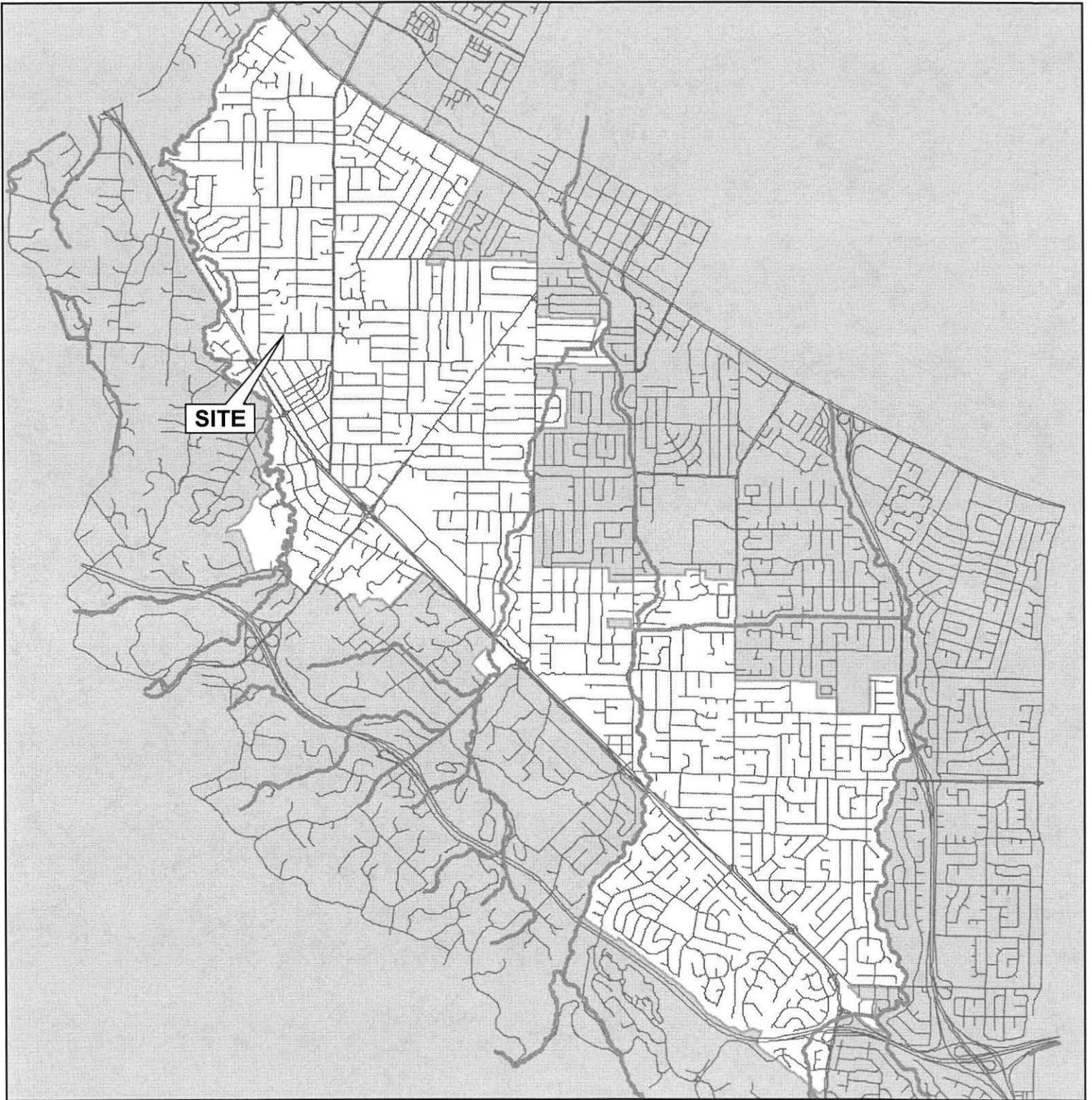


108 Bridgeton Court



234 Mt Hamilton Avenue

AREA MAP



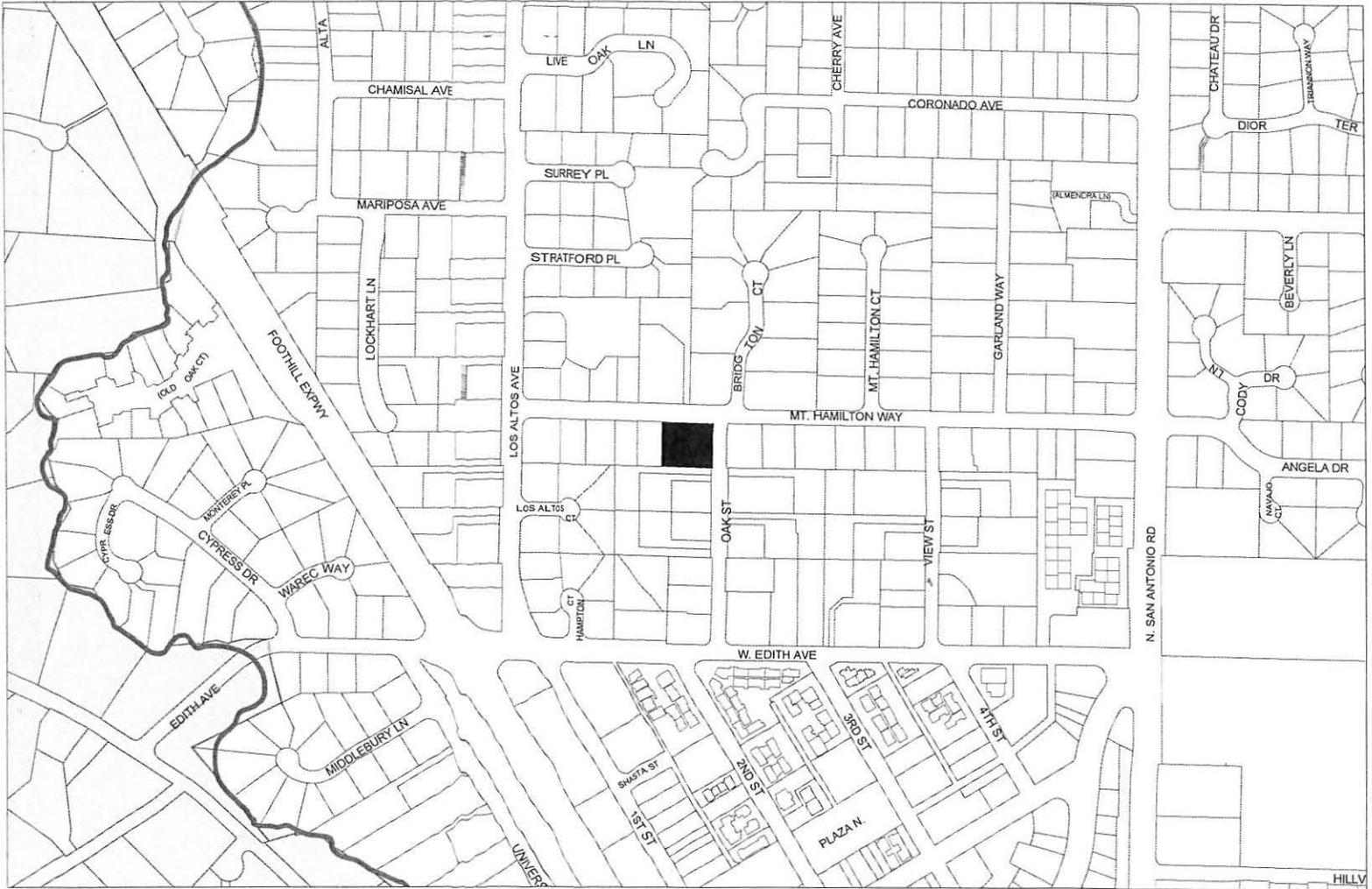
CITY OF LOS ALTOS

APPLICATION: 15-SC-29
APPLICANT: Oculus Architecture and Design /A. Lin and A. Chin
SITE ADDRESS: 218 Mt. Hamilton Avenue

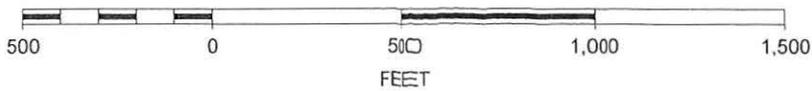


Not to Scale

VICINITY MAP



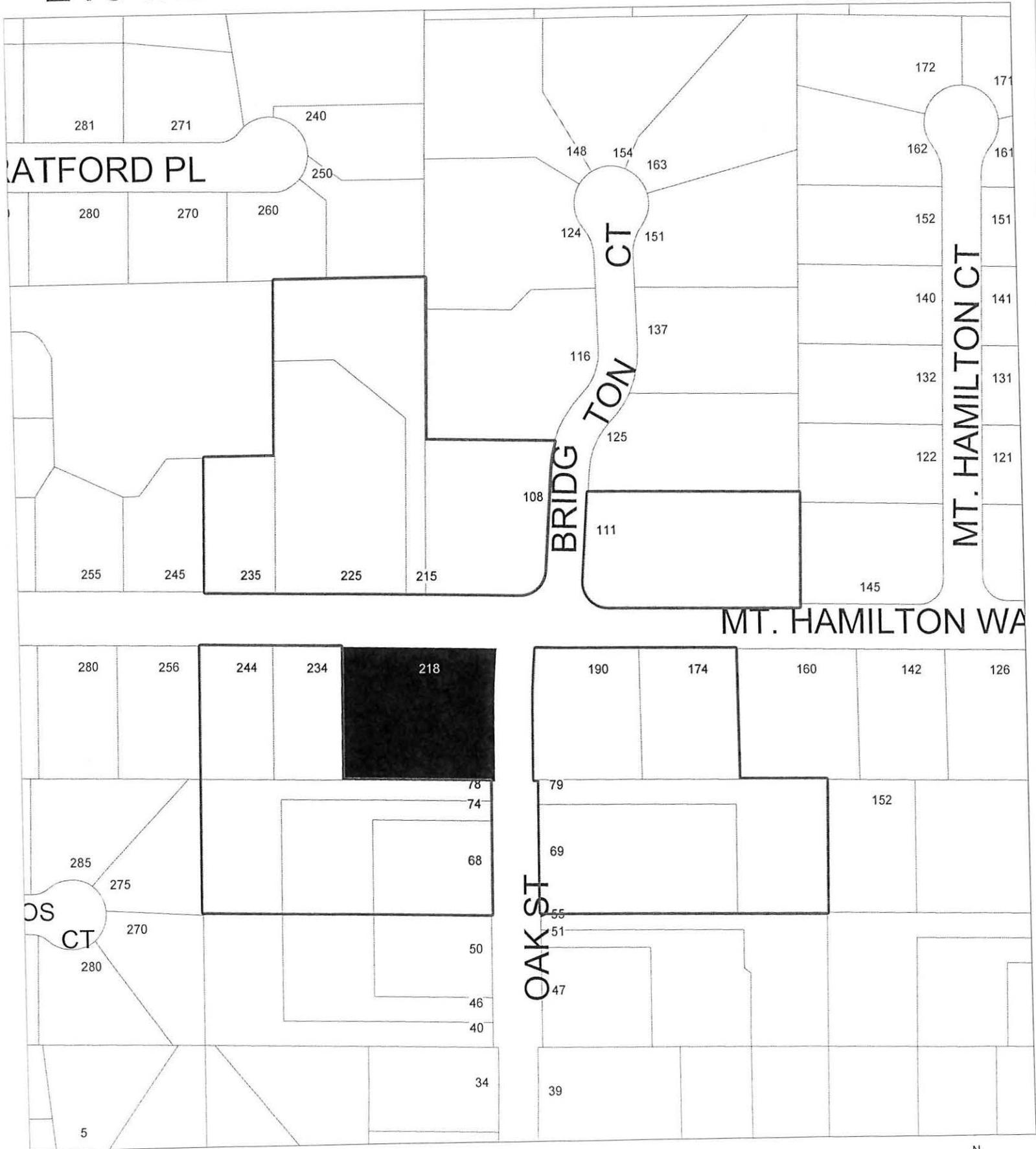
SCALE 1 : 6,000



CITY OF LOS ALTOS

APPLICATION: 15-SC-29
APPLICANT: Oculus Architecture and Design /A. Lin and A. Chin
SITE ADDRESS: 218 Mt. Hamilton Avenue

218 Mt. Hamilton Avenue Notification Map



SCALE 1 : 1,500

