



DATE: September 30, 2015

AGENDA ITEM # 5

TO: Design Review Commission
FROM: Sean K. Gallegos, Assistant Planner
SUBJECT: 15-SC-33 – 44 View Street

RECOMMENDATION:

Approve design review application 15-SC-33 subject to the findings and conditions

PROJECT DESCRIPTION

This is a design review application for a new two-story, single-family house. The new house will have 2,318 square feet on the first story and 1,654 square feet on the second story. The following table summarizes the project:

GENERAL PLAN DESIGNATION: Single-family, Residential
ZONING: R1-10
PARCEL SIZE: 12,283 square feet
MATERIALS: S-Tile roof, stucco, aluminum wood clad windows, cast stone window trim, wood trim and details, wrought iron railings, and wood carriage garage doors

	Existing	Proposed	Allowed/Required
LOT COVERAGE:	1,852 square feet	2,609 square feet	3,685 square feet
FLOOR AREA:			
First floor	1,294 square feet	2,318 square feet	
Second floor		1,654 square feet	
Total	1,294 square feet	3,972 square feet	3,978 square feet
SETBACKS:			
Front	35 feet	26 feet	25 feet
Rear	57 feet	63 feet	25 feet
Right side (1 st /2 nd)	26 feet	11.5 feet/20 feet	10 feet/17.5 feet
Left side (1 st /2 nd)	33 feet	17 feet/20 feet	10 feet/17.5 feet
HEIGHT:	15 feet	25 feet	27 feet

BACKGROUND

The house is located in a Transitional Character Neighborhood pursuant to the Residential Design Guidelines. The houses in the View Street neighborhood context are a mix of older Ranch style structures and newer structures with more contemporary designs. The Ranch style houses have simple massing and low scale design, while the newer houses are larger scaled and appear closer to the street. The landscape along View Street is varied with no distinct street tree pattern.

DISCUSSION

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 proposed project uses a more contemporary architectural style and materials than those found in the surrounding neighborhood, but is designed to relate to the houses in the immediate vicinity. The project incorporates design elements that are found in the neighborhood such as low-pitched hipped roofs and a large front porch. The detailing and material of the structure reflects a high level of quality and appropriate relationship to the rustic qualities of the area. The proposed building materials, which include stucco, cast stone window trim and columns, wood trim and details, and aluminum wood clad windows, are integral to the design. Overall, the design incorporates a contemporary style with simple elements and compatible materials that produce a thoughtful and integrated appearance that is compatible with the character of the area.

The project is designed to be consistent with the scale of surrounding houses. The uniform eaves and the front porch emphasize the horizontal profile of the first story. The project reduces the perception of bulk by proposing lower wall plate heights on the first and second story, and a low-pitch hip roof with gable elements. The second story is centered over the first story to reduce the perception of bulk and mass. Overall, the two-story design does not create an abrupt change and is appropriately proportioned and articulated to reduce the appearance of bulk and mass.

Privacy and Landscaping

The left (south) side second story elevation includes four windows: one window in bedroom No. 2 with a sill height of four feet, six inches, one window in the stairwell with a sill height of four feet, and two windows in bedroom No. 4, with sill heights of three feet. The bedroom No. 4 windows may create a privacy impact due to direct views into the adjacent residence and yards. The applicant has worked with staff to incorporate fast growing evergreen screening trees along the left property line to mitigate privacy concerns along the left property line.

The right (north) side second story elevation includes three windows: two windows in bedroom No. 3 and one window the master bathroom. Due to their placement and sill heights of four feet, six-inches, the proposed second story right side elevation windows do not create unreasonable privacy impacts.

The rear (west) second story elevation includes eight windows with sill heights of three feet and a balcony. The balcony is 13 feet wide and 8 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 low sill height windows and balcony along the rear elevation, the applicant is retaining the existing Oak tree along the rear property line and adding a Cork Oak tree along the rear property line to diminish privacy impacts. Staff is concerned the proposed landscape plan may not adequately screen all views from the windows and balcony. Therefore, staff recommends that additional evergreen screening trees are planted along the right property line (Condition No. 3). With the recommended condition, staff finds that the project maintains a reasonable degree of privacy

There are six trees on the property with four trees to be retained by the applicant. The project proposes removal of one five-inch oak tree and one eight-inch oak tree in the interior side yard due to their location in relation to the proposed structure. Tree protection guidelines will be followed to maintain the four remaining trees during construction. A condition has been placed on the project to provide tree protective fencing for the retained trees on the site (Condition No. 10).

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 house in a residential zone

PUBLIC CONTACT

A public meeting notice was posted on the property and mailed to 11 nearby property owners on View Street and Edith Avenue.

Cc: Terry Martin, Applicant and Architect
Mark Yasdani, Owner

Attachments:

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

FINDINGS

15-SC-33—44 View Street

With regard to design review for a new 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-33—44 View Street

1. The approval is based on the plans received on September 9, 2015 and the written application materials provided by the applicant, except as may be modified by these conditions.
2. Fast growing evergreen screenings trees shall be provided along the right (north) property line. The trees shall be a minimum of 15-gallon, or 24-inch box in size.
3. The applicant/owner agrees to indemnify, defend, protect, and hold City harmless from all costs and expenses, including attorney's fees, incurred by the City or held to be the liability of City in connection with City's defense of its actions in any proceeding brought in any State or Federal Court, challenging any of the City's action with respect to the applicant's project.
4. The following trees (Nos. 2, 5 and 6), proposed street trees and privacy screening trees shall be protected under this application and cannot be removed without a tree removal permit from the Community Development Director.
5. An encroachment permit shall be obtained from the Engineering Division prior to doing any work within the public right-of-way including the street shoulder.
6. 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.
7. Fire sprinklers may shall be required pursuant to Section 12.10 of the Municipal Code.
8. Any new utility service drops shall be located underground from the nearest convenient existing pole pursuant to Chapter 12.68 of the Municipal Code.
9. 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.
10. **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. 2, 5 and 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 and shall not be removed until all building construction has been completed unless approved by the Planning Division.
11. **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. 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 Designer/Architect and property owner.
- e. The location of underground utilities pursuant to Section 12.68 of the Municipal Code. Underground utility trenches shall avoid the drip-lines of all protected trees unless approved by the project arborist and the Planning Division.
- f. The location of any air conditioning units on the site plan and the manufacturer's sound rating for each unit.
- g. 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.).

12. Prior to final inspection:

- a. All front yard landscaping and screening 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).
- 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 pursuant to Chapter 12.36 of the Municipal Code.

ATTACHMENT A



CITY OF LOS ALTOS GENERAL APPLICATION

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

Permit # 1106769

<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: 44 View Street, Los Altos, CA 94022

Project Proposal/Use: New Single Family Residence

Current Use of Property: Single Family Residence

Assessor Parcel Number(s) 167-36-029 Site Area: 12,283 sq ft

New Sq. Ft.: 3955 sq ft Remodeled Sq. Ft.: 0 Existing Sq. Ft. to Remain: 0

Total Existing Sq. Ft.: 1294 sq ft Total Proposed Sq. Ft. (including basement): 3955 sq ft

Applicant's Name: Terry Martin

Home Telephone #: N/A Business Telephone #: (408) 395-8016

Mailing Address: 61 E. Main St.

City/State/Zip Code: Los Gatos, CA 95030

Property Owner's Name: Mark Yazdani

Home Telephone #: (650) 793-8450 Business Telephone #: N/A

Mailing Address: 16661 Madrone Ave

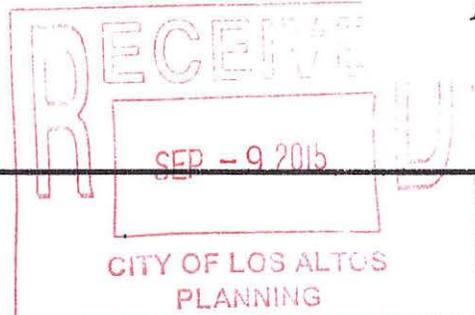
City/State/Zip Code: Los Gatos, CA 95030

Architect/Designer's Name: Terry Martin Telephone #: (408) 395-8016

*** 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)

15-SC-33



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 44 View St, Los Altos, CA 94022

Scope of Project: Addition or Remodel or New Home

Age of existing home if this project is to be an addition or remodel? N/A

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

Address: 44 View St
Date: 7/24/2015

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: 6,775-15,500 square feet
Lot dimensions: Length 115-135' feet
Width 50'-100' feet

If your lot is significantly different than those in your neighborhood, then note its: area 12,283 sq ft, length 136.48', and width 90'.

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 63 %
Existing front setback for house on left 30 ft./on right 26 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 5
Garage facing front recessed from front of house face 0
Garage in back yard 1
Garage facing the side 2
Number of 1-car garages 2; 2-car garages 5; 3-car garages 1

Address: 44 View St
Date: 7/25/2015

4. Single or Two-Story Homes:

What % of the homes in your neighborhood* are:

One-story 62%

Two-story 38%

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) stucco w/ stone or brick accents

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

asphalt shingle

If no consistency then explain: N/A

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: 44 View St
Date: 7/24/2015

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)
towards rear of property

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.)?
Small to medium front lawns, screening shrubbery,
no curb w/ landscape close to street

How visible are your house and other houses from the street or back neighbor's property?
Not very visible due to fences, walls, + screening plants

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)?
Medium-sized cypress trees @ property edge (<4" trunk diameter), gravel in right-of-way w/ no curb or elevation change

10. Width of Street:

What is the width of the roadway paving on your street in feet? 22'
Is there a parking area on the street or in the shoulder area? No (@ property)
Is the shoulder area (unimproved public right-of-way) paved, unpaved, gravel, landscaped, and/or defined with a curb/gutter? Unpaved/gravel

Address: 44 View St
Date: 7/24/2015

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.:

Every house has a very green front yard w/ lawn, trees, plantings, or a combination. There are a large number of small to medium trees.

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: 44 View St.
 Date: 7/24/2015

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).

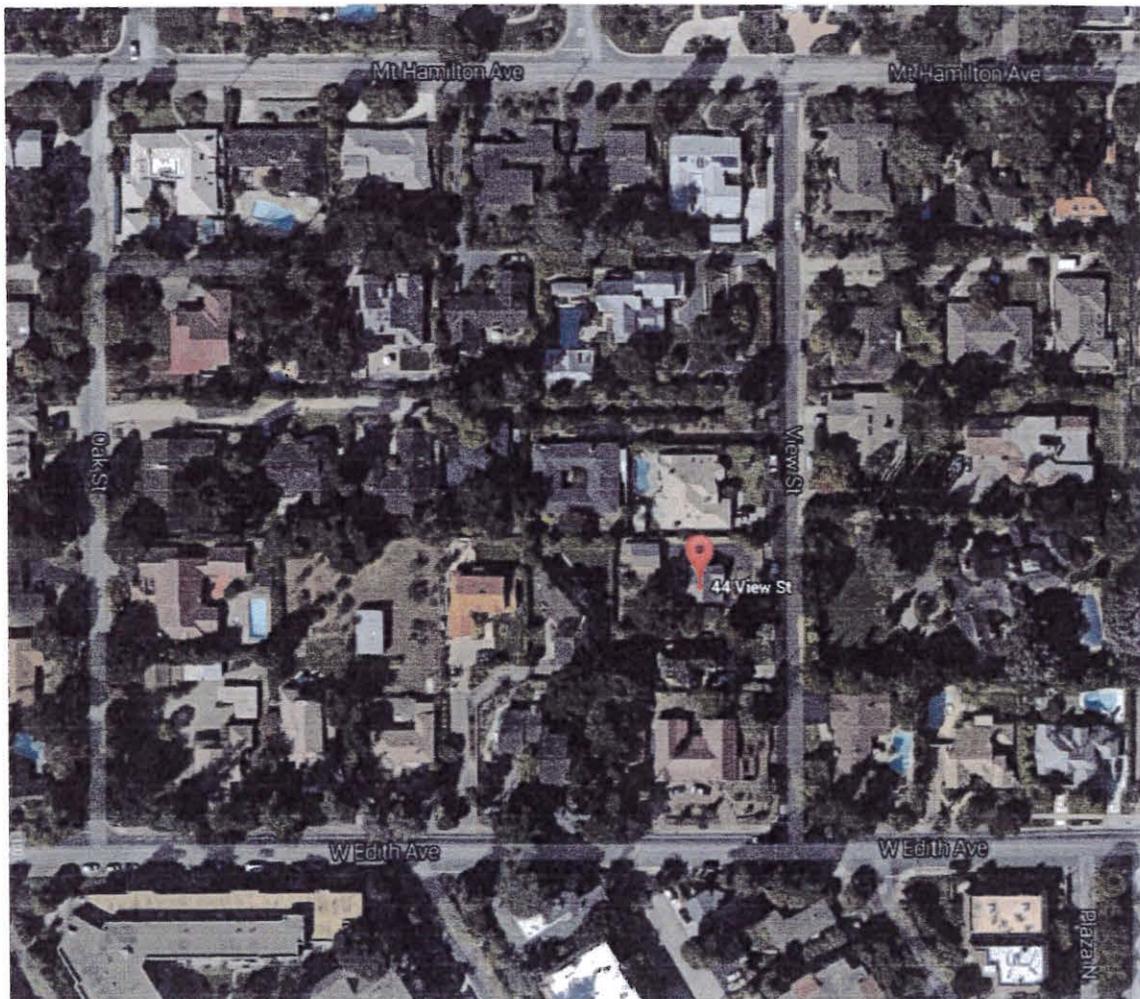
Address	Front setback	Rear setback	Garage location	One or two stories	Height	Materials	Architecture (simple or complex)
115 W. Edith Dr.	25'	30'	back	1	18'	stucco + tile	complex
34 View St.	30'	35'	side	2	25'	wood, brick, wood shingles	simple
139 W. Edith Dr.	(flag)	25'	front	2	25'	stucco + comp. shingles	complex
54 View St.	25'	25'	front	1	18'	stucco, stone, + comp. shingles	complex
69 View St.	15'	35'	front	1	18'	wood siding + comp. shingles	complex
47 View St.	125'	40'	front	2	25'	stucco + comp. shingles	complex
11 View St.	15'	35'	front	1	15'	wood siding + comp. shingles	complex
60 View St.	(flag)	20'	side	1	15'	stucco, brick, + comp. shingles	complex



View St. Residence

Neighborhood Compatibility Worksheet

44 View Street, Los Altos, CA 94022



115 W Edith Ave
Los Altos, CA 94022



34 View Street
Los Altos, CA 94022



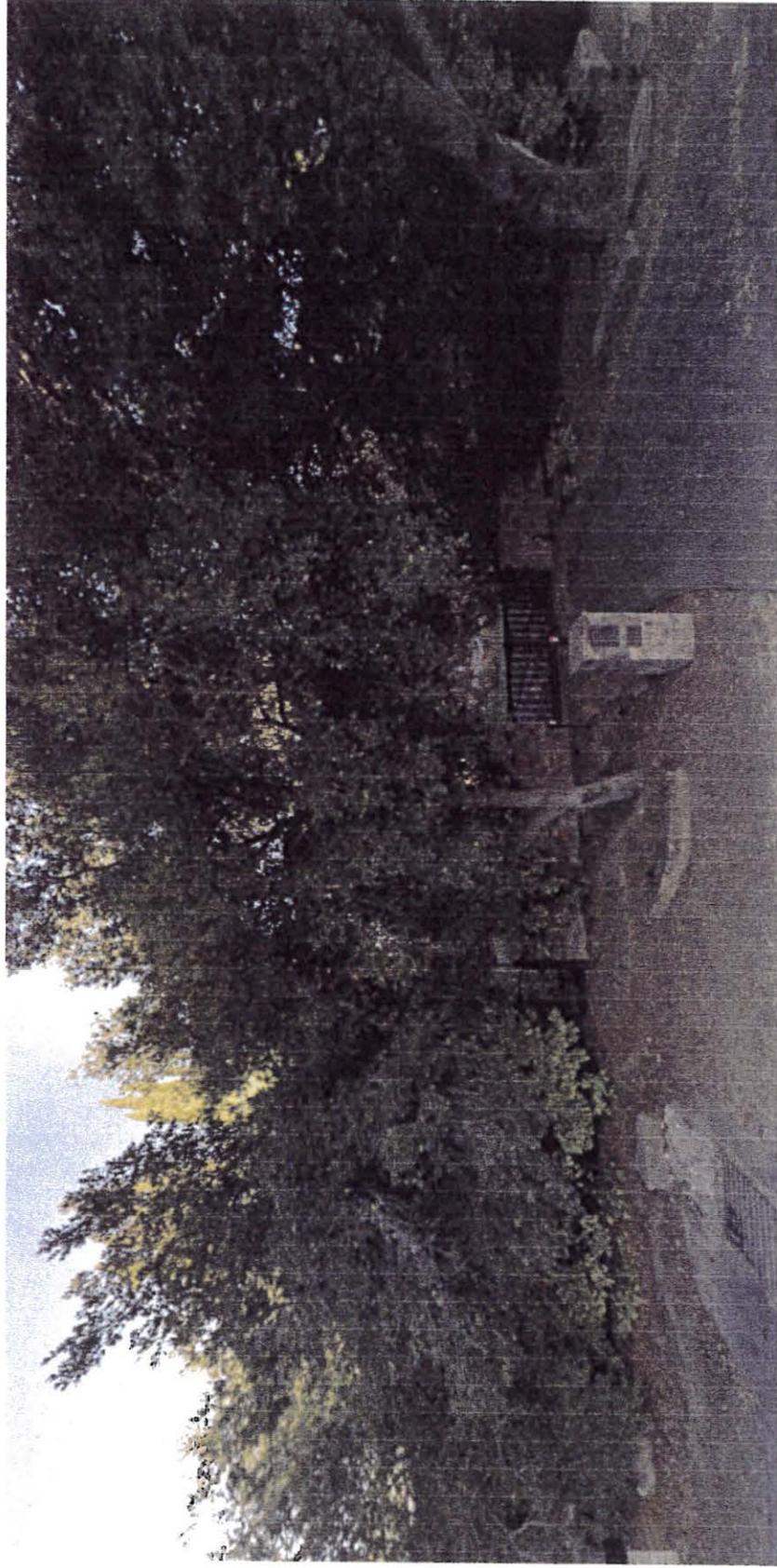
54 View Street
Los Altos, CA 94022



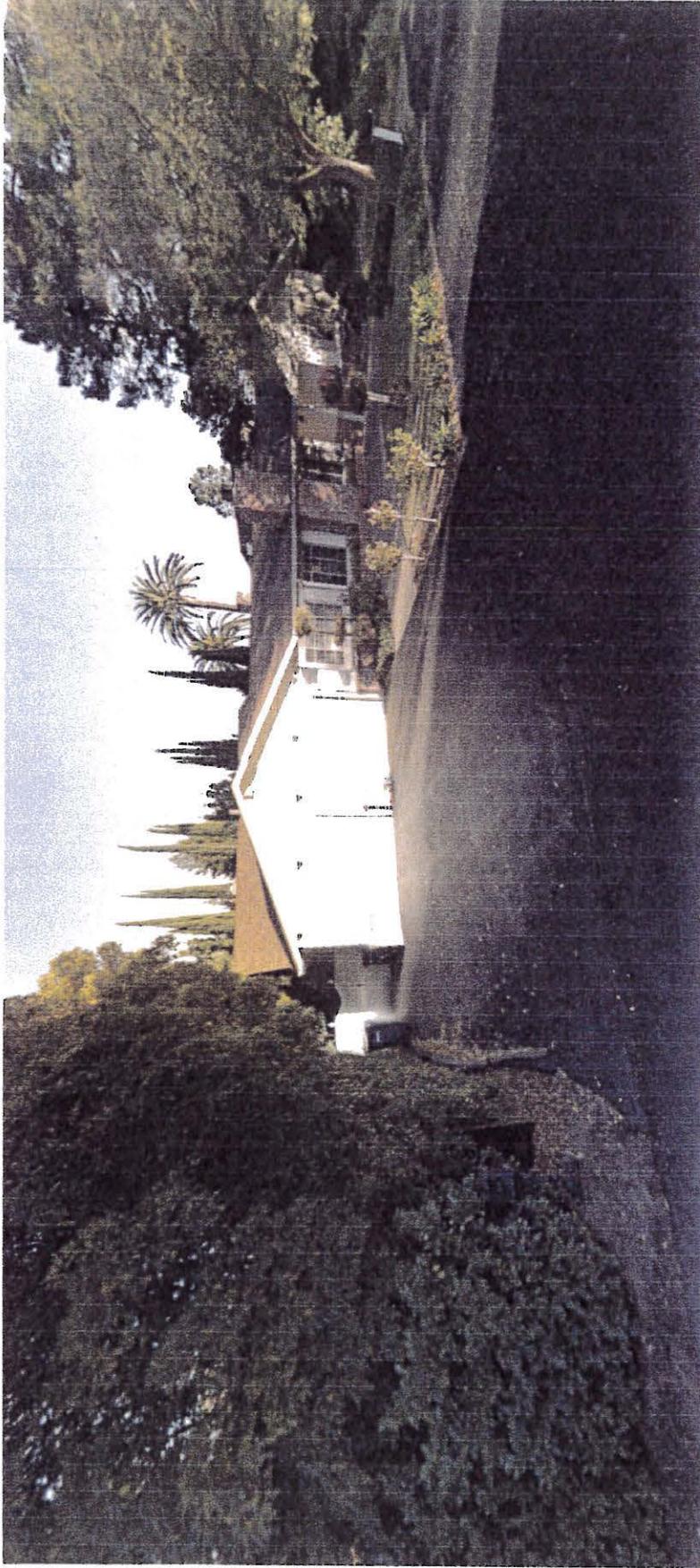
69 View Street
Los Altos, CA 94022



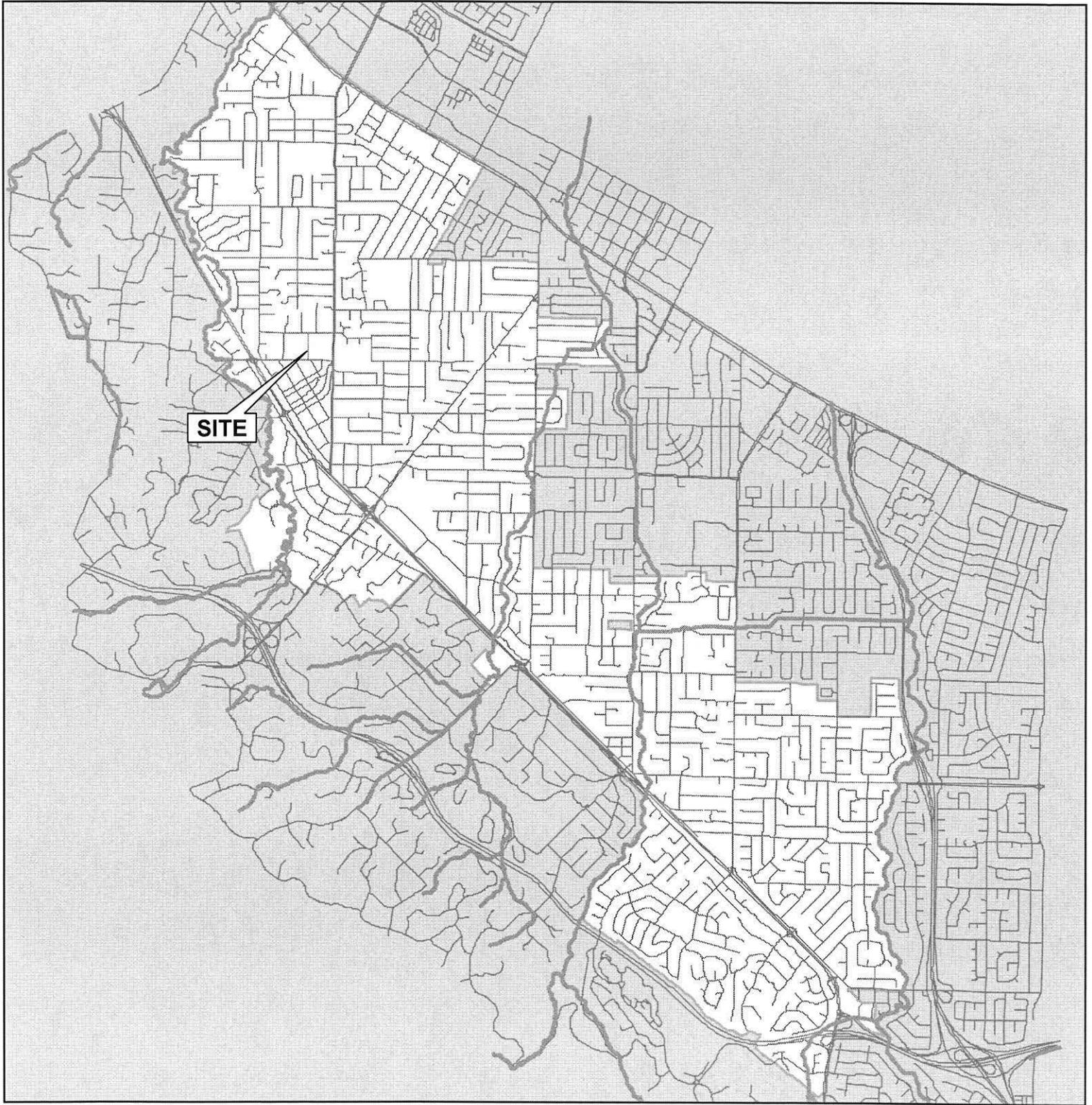
47 View Street
Los Altos, CA 94022



11 View Street
Los Altos, CA 94022

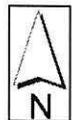


AREA MAP



CITY OF LOS ALTOS

APPLICATION: 15-SC-33
APPLICANT: T. Martin Associates, A.I.A /M. Yazdani
SITE ADDRESS: 44 View Street

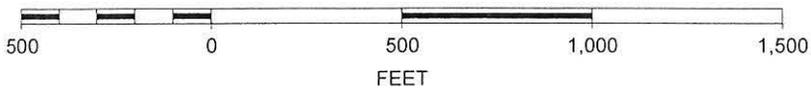


Not to Scale

VICINITY MAP



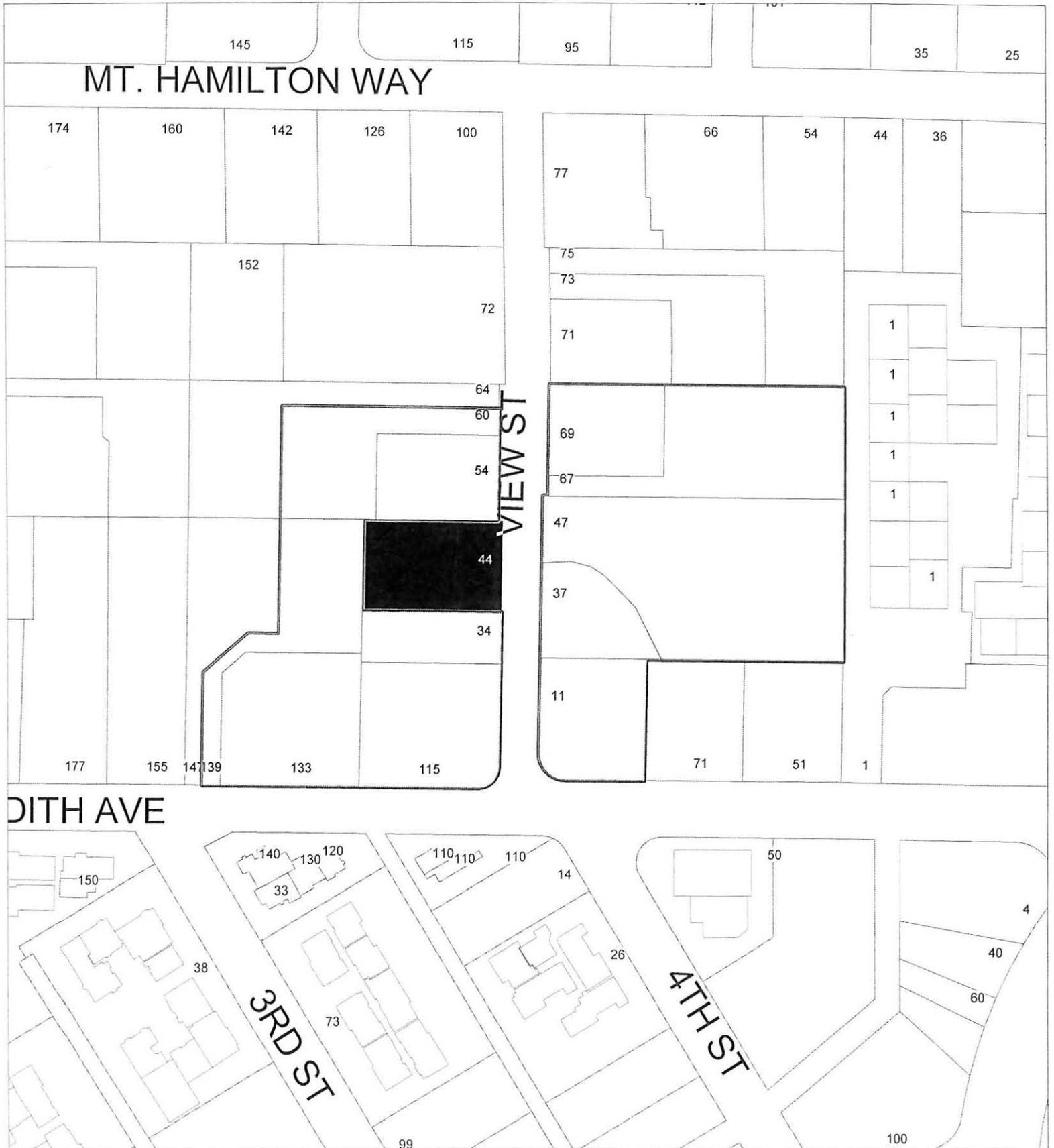
SCALE 1 : 6,000



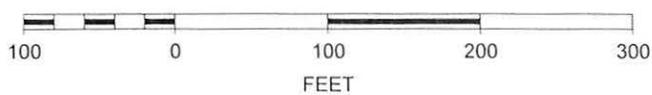
CITY OF LOS ALTOS

APPLICATION: 15-SC-33
APPLICANT: T. Martin Associates, A.I.A /M. Yazdani
SITE ADDRESS: 44 View Street

44 View Street Notification Map



SCALE 1 : 1,500



N

