



DATE: November 4, 2015

AGENDA ITEM # 5

**TO:** Design Review Commission  
**FROM:** Sean K. Gallegos, Assistant Planner  
**SUBJECT:** 15-SC-31 – 455 Mundell Way

**RECOMMENDATION:**

Approve design review application 15-SC-31 subject to the findings and conditions

---

**PROJECT DESCRIPTION**

This is a design review application for a new two-story, single-family structure. The proposed project will include 1,304 square feet on the first story and 746 square feet on the second story. The following table summarizes the project technical details:

**GENERAL PLAN DESIGNATION:** Single-family, Residential  
**ZONING:** R1-20  
**PARCEL SIZE:** 5,858 square feet  
**MATERIALS:** Composition shingles, horizontal composition siding, board and batten siding, wood clad aluminum windows, wood trim and wood railings

	<b>Existing</b>	<b>Proposed</b>	<b>Allowed/Required</b>
<b>LOT COVERAGE:</b>	1,182 square feet	1,601 square feet	1,757 square feet
<b>FLOOR AREA:</b>			
First floor	1,182 square feet	1,304 square feet	
Second floor		746 square feet	
Total	1,182 square feet	2,050 square feet	2,050 square feet
<b>SETBACKS:</b>			
Front	30 feet	25 feet	25 feet
Rear	8.7 feet	20 feet	20 feet
Exterior side (Mundell Court)	33 feet	15 feet	15 feet
Left side	18 feet	8 feet/16 feet	7.5 feet/15 feet
<b>HEIGHT:</b>	15 feet	25 feet	27 feet

## **BACKGROUND**

The subject property is located in two different neighborhood characters as defined in the City's Residential Design Guidelines. The houses in the Mundell Court neighborhood (six properties on a private street) are Consistent Character Neighborhood in terms of setbacks, height and scale.

The southern portion of Mundell Way is considered a Diverse Character Neighborhood. These houses are a mix of one- and two-stories with varying heights, scales and different architectural styles and materials. The varying scales are a result of different lot shapes and sizes as the lots are not uniform. This also occurs due to the neighborhood being built in different eras, which creates differences in the design, building materials and street pattern from each portion of the neighborhood. In general, homes on the street are characterized by the use of wood siding or stucco and relatively simple architecture, although some of the newer homes have introduced designs that are more complex. The street is wide with large unpaved shoulders and an inconsistent street tree pattern. The subject property straddles both areas, but its immediate context is Diverse Character Neighborhood.

On a lot less than 100 feet in depth, the rear yard shall be 25 percent of the depth of the site or 20 feet. The average lot depth is 78 feet for a required rear yard of 20 feet, instead of the standard rear yard setback of 25 feet.

## **DISCUSSION**

### **Design**

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

The project uses a traditional style with its form and materials. The design has a high level of integrity due to the coordination of design elements, detailing and symmetry. The design elements include the gable roofs, recessed entry, horizontal porch and low, nine-foot tall, eave line. The building materials are horizontal composition siding, board and batten siding and aluminum wood clad windows, which are rustic in appearance, high quality materials and appropriate for the architectural design and character of the area. Overall, the project does a good job of integrating forms and elements from the neighborhood while still establishing its own design integrity.

The project is designed to be compatible with the scale and bulk of surrounding homes. The front elevation massing is broken up with four gable roof forms, horizontal eaves lines, recessed porches and covered porches, and low eave lines. The second floor is centered over the first story and visually softened by being recessed within the roofline of the structure. The design includes a one and one-half-story tall stairwell element that is an architectural element found in the neighborhood, and the combination of the low stone wainscoting and eave height reduces the overall bulk of the element. While the building appears complex in massing and roof form, it works within the diverse neighborhood because the scale of the architectural elements and roof forms are similar to the range of houses within the context.

## **Privacy and Landscaping**

On the left (west) side elevation of the second story, there is one window for bathroom No. 2 with a three-foot sill height. The bathroom windows could have limited views into the neighboring structure and yard due to its placement. The applicant has incorporated fast growing evergreen screening along the left property line to mitigate any potential privacy impacts.

On the rear (north) elevation, there are four windows, including: one window in the master bedroom closet with a four-foot sill height, one window the master bathroom with a four-foot sill height, one window in the master bathroom with a three-foot sill height and one window in bedroom No. 2 with a five-foot sill height. The master bathroom window with a three-foot sill height may create a privacy impact due to direct views into the adjacent residences and yards. The shallow lot also permits a reduced rear yard setback of 20 feet, which would allow windows closer to adjacent properties. However, the applicant has incorporated fast growing evergreen screening along the left and rear property line to mitigate potential privacy impacts. With the proposed screening trees, staff finds that the project maintains a reasonable degree of privacy

There are seven trees on the property. The project proposes removal of three trees (nos. 1, 2 and 4), a bay laurel, dwarf strawberry and orange tree, in the front and side yard for economic enjoyment of their property. The applicant has worked with staff to incorporate two new crape myrtle trees along the front property line and pittosporum screening trees along the left side and rear property lines, and a condition has been placed on the project to provide tree protective fencing for the retained trees on the site.

## **ENVIRONMENTAL REVIEW**

This project is categorically exempt from environmental review under Section 15303 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 14 nearby property owners on Mundell Way and Mundell Court

Cc: Daryl Harris, Applicant and Architect  
Saber Bagherineshad and Nassim Farrokzhad, Property Owners

### **Attachments:**

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

## FINDINGS

15-SC-31—455 Mundell Way

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-31—455 Mundell Way

1. The approval is based on the plans received on October 14, 2015 and the written application materials provided by the applicant, except as may be modified by these conditions.
2. The following trees (nos. 1, 5, 6 and 7) shall be protected under this application and cannot be removed without a tree removal permit from the Community Development Director.
3. Obtain an encroach permit issued from the Engineering Division prior to doing any work within the public street right-of-way.
4. 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.
5. **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, 5, 6 and 7 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.
6. The applicant/owner agrees to indemnify, defend, protect, and hold the City harmless from all costs and expenses, including attorney's fees, incurred by the City or held to be the liability of the City in connection with the City's defense of its actions in any proceedings brought in any State or Federal Court, challenging any of the City's action with respect to the applicant's project.
7. **Prior to building permit submittal, the project plans shall contain/show:**
  - a. The conditions of approval shall be incorporated into the title page of the plans.
  - b. On the grading plan and/or the site plan, show all tree protection fencing and add the following note: "All tree protection fencing shall be chain link and a minimum of five feet in height with posts driven into the ground." The tree protection fencing shall be installed prior to issuance of the demolition permit and shall not be removed until all building construction has been completed.
  - c. Verification that the house will comply with the California Green Building Standards pursuant to Section 12.26 of the Municipal Code from a Qualified Green building Professional.
  - d. Fire sprinklers to be installed pursuant to Section 12.10 of the Municipal Code.
  - e. 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.

- 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.).

**8. Prior to final inspection:**

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



# ATTACHMENT A

## CITY OF LOS ALTOS GENERAL APPLICATION

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

Permit # 1106746

<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: 456 MUNDELL WAY

Project Proposal/Use: NEW TWO-STORY RESIDENCE WITH GARAGE

Current Use of Property: ONE STORY RESIDENCE

Assessor Parcel Number(s) 167-14-023

Site Area: 5,858 SF Total Existing Square Feet: 1,182 SF

Total Proposed Square Feet (including basement): 2,050 SF

Applicant's Name: DARYL V. HARRIS, AIA RH ASSOCIATES, ARCHITECTS

Home Telephone #: (916) 769-7042 Business Telephone #: (530) 268-3055

Mailing Address: 22867 SUNSET RIDGE DRIVE

City/State/Zip Code: AUBURN, CA 95602

Property Owner's Name: SABER BAGHERINEZHAD & NASSIM FARROKZHAD

Home Telephone #: (408) 513-7598 Business Telephone #: \_\_\_\_\_

Mailing Address: 455 MUNDELL WAY

City/State/Zip Code: LOS ALTOS, CA 94022

Architect/Designer's Name: DARYL V. HARRIS, AIA Telephone #: (530) 268-3055

\*\*\* 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. \*\*\*



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.

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 455 Mundell Way

Scope of Project: Addition or Remodel	_____	New Home	_____	X
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 Inventory?	_____			No

Address: 455 Mundell Way

Date: 7/8/15

## What constitutes your neighborhood?

There is no clear answer to this question. For the purpose of this worksheet consider first your street and the two contiguous homes on either side of your property and the five to six homes across the street (nine to ten homes). At the minimum, these are the houses that you should photograph. For some, the homes behind you may also be a consideration and 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 square feet

Lot dimensions: Length: \_\_\_\_\_ feet

Width: \_\_\_\_\_ feet

If your lot is significantly different than those in your neighborhood, then note its: area 5,858 s.f. length 78' and width 85'

#### 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? 100 %

Existing front setback for house on left 25' ft. /on right 25'

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 2

Garage facing front recessed from front of house face 3

Garage in back yard 2

Garage facing the side 1

Number of 1-car garages 1 ; 2-car garages 6 ; 3 car garages 1

Address: 455 Mundell Way

Date: 7/8/15

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

What % of the homes in your neighborhood\* are:

One Story	<u>40%</u>
Two Story	<u>60%</u>

**5. Roof heights and shapes:**

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

Are there mostly hip 5 gable style 5, or other style \_\_\_\_\_ roofs\*?

Do the roof forms appear simple 8 or complex? 2

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\*?

X wood shingle X 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) are consistently (about 80%) used? Asphalt shingle

If no consistency then explain: \_\_\_\_\_

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

Does your neighborhood\* have a consistent identifiable architectural style?

\_\_\_\_\_ YES X NO

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

Address: 455 Mundell Way

Date: 7/8/15

**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)  
Slopes toward Mundell Court

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?

**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?  
Very

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)?  
7" Bay tree, low picket fence, & lawn. Paved right-of-way

**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? Paved

**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.:

Transitional neighborhood with mostly wood siding and asphalt roofing, all lining up on the front setback.

---

---

---

**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: 455 Mundell Way

Date: 7/8/15

### Summary Table

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

Address	Front setback	Garage location	One or two stories	Height	Materials	Architecture (simple or complex)
465 Mundell Way	25'	Side	Two	27'	Stucco, Barrel Tile Roof	Complex
475 Mundell Way	25'	Front	Two	26'	Horiz. Wood Siding, Asphalt Shingles	Complex
476 Mundell Way	25'	Front	Two	25'	Horiz. Wood Siding, Asphalt Shingles	Simple
466 Mundell Way	25'	Rear	One	18'	Horiz. Wood Siding, Asphalt Shingles	Simple
456 Mundell Way	25'	Rear	One	18'	Horiz. Wood Siding, Brick Trim, Wood Shake Roof	Simple
444 Mundell Way	25'	Rear	One	17'	Horiz. Wood Siding, Asphalt Shingles	Simple
431 Mundell Way	25'	Front	One	16'	Stucco, Asphalt Shingles	Simple
441 Mundell Way	25'	None	One	16'	Stucco, Asphalt Shingles	Simple
1031 Mundell Court	25'	Front	Two	26'	Horiz. Wood Siding, Asphalt Shingles	Simple
1028 Mundell Court	25'	None	One	18'	Horiz. Wood Siding, Asphalt Shingles	Simple



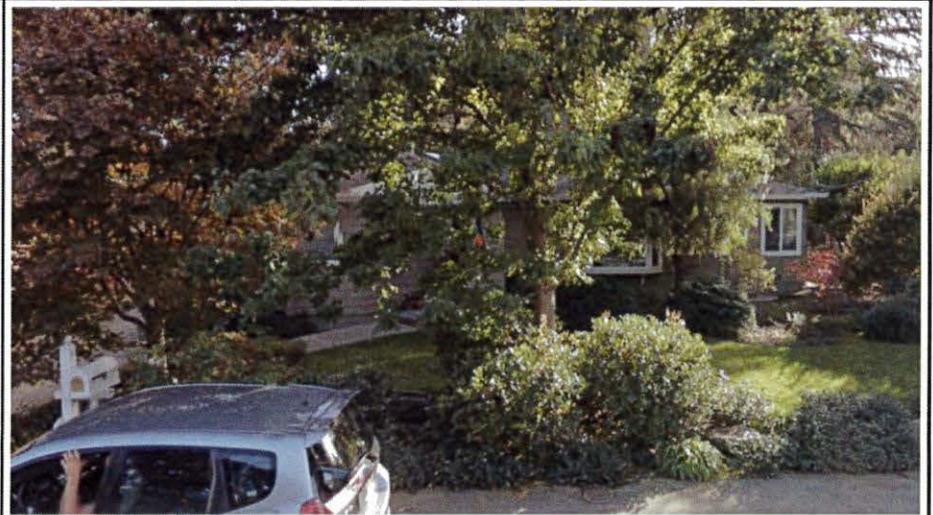
465 Mundell Way



475 Mundell Way



476 Mundell Way



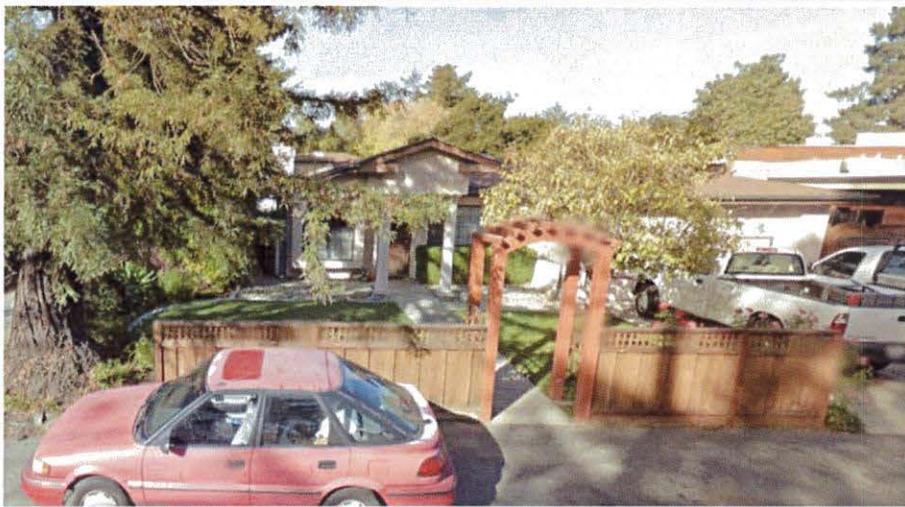
466 Mundell Way



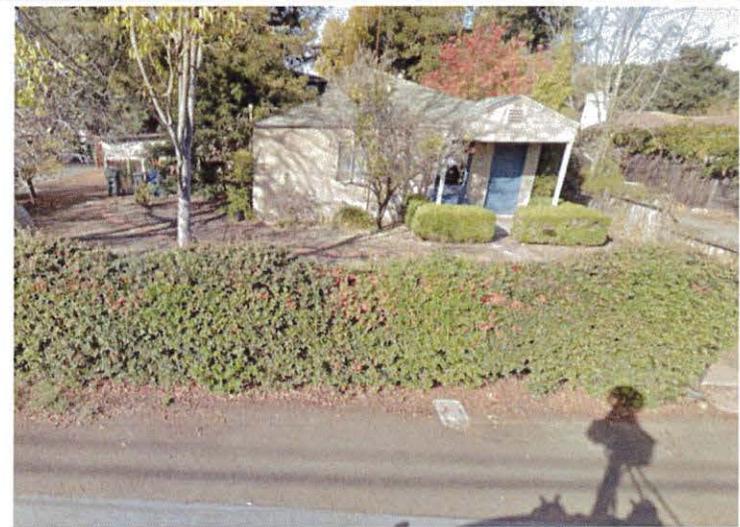
456 Mundell Way



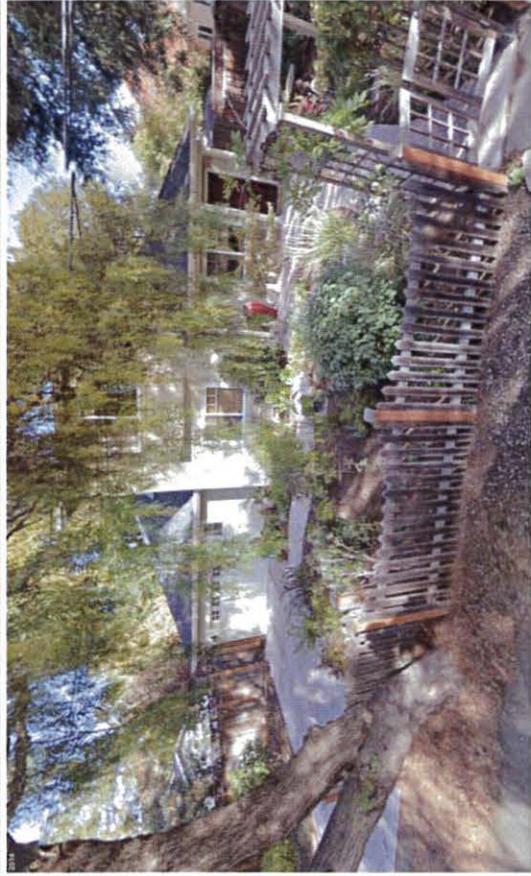
444 Mundell Way



431 Mundell Way



441 Mundell Way

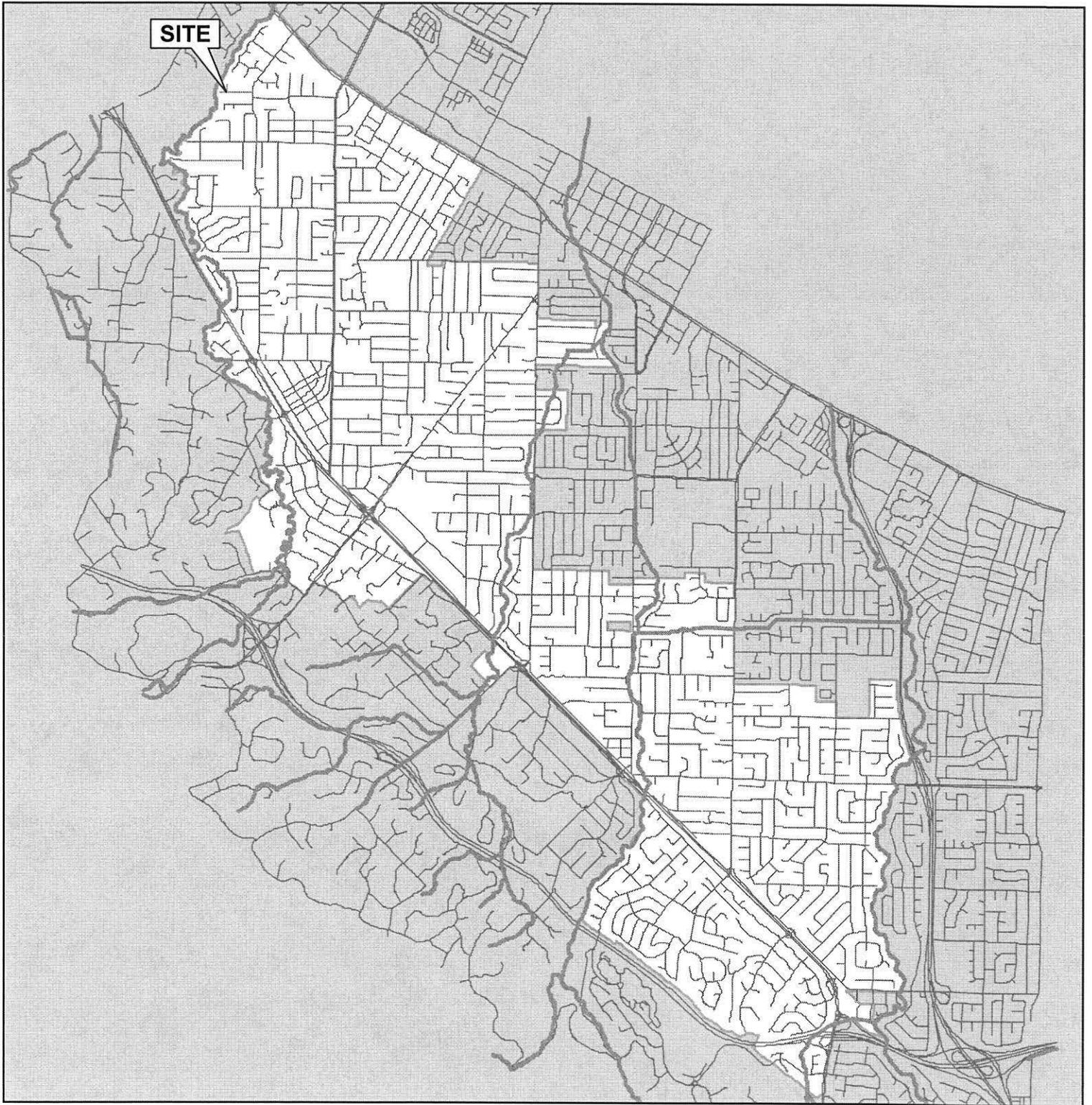


1031 Mundell Court



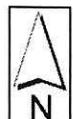
1028 Mundell Court

# AREA MAP



## CITY OF LOS ALTOS

**APPLICATION:** 15-SC-31  
**APPLICANT:** RH Associates, Architects /S. Bagherinezhad and N. Farrokzhad  
**SITE ADDRESS:** 455 Mundell Way

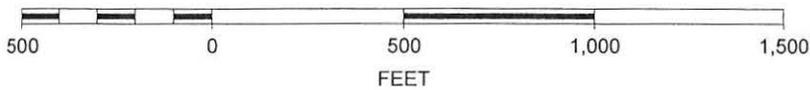


Not to Scale

# VICINITY MAP



SCALE 1 : 6,000



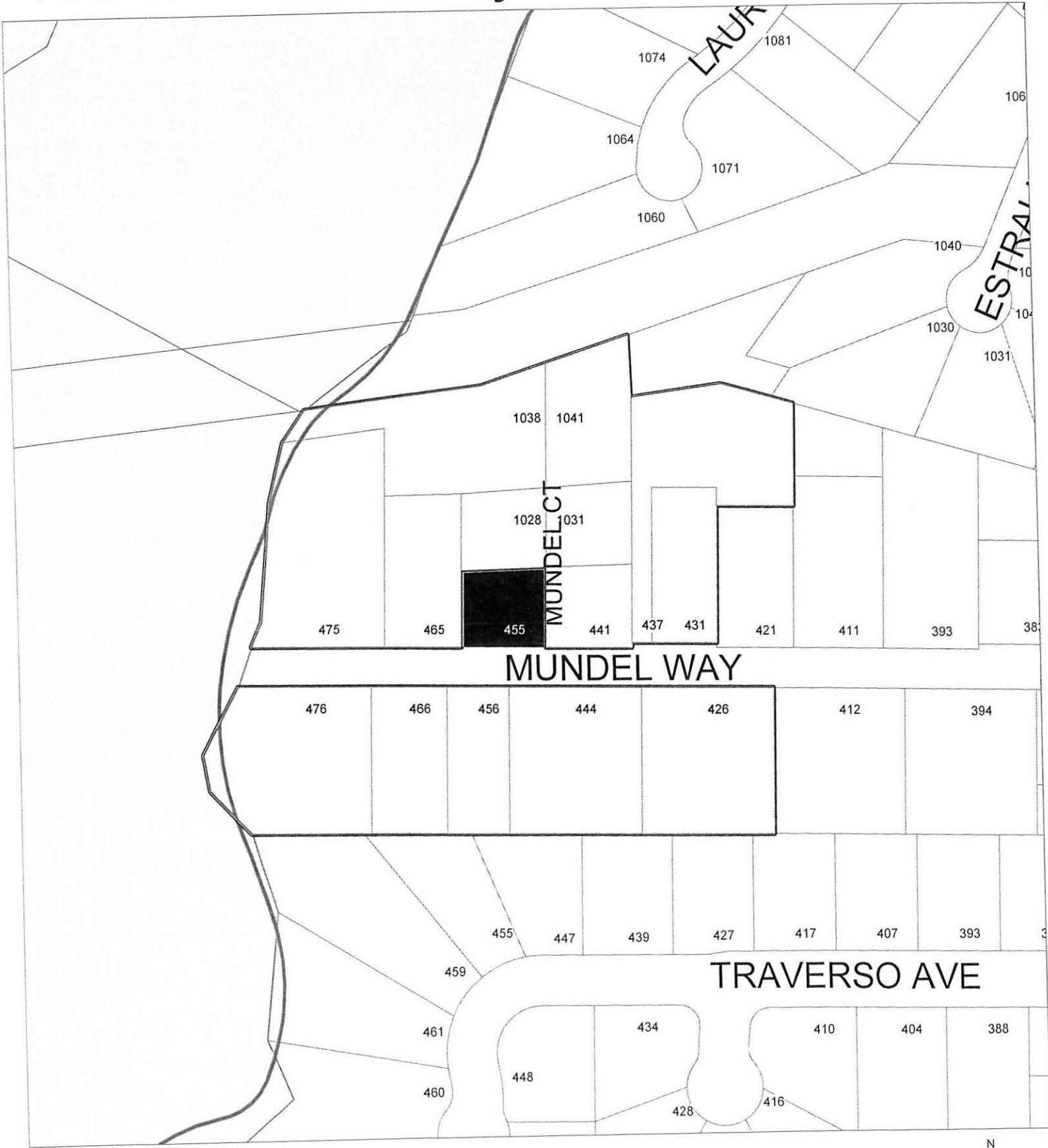
N



CITY OF LOS ALTOS

**APPLICATION:** 15-SC-31  
**APPLICANT:** RH Associates, Architects /S. Bagherinezhad and N. Farrokzhad  
**SITE ADDRESS:** 455 Mundell Way

# 455 Mundell Way Notification Map



SCALE 1 : 1,500

