



DATE: December 2, 2015

AGENDA ITEM # 3

TO: Design Review Commission
FROM: Sean Gallegos, Assistant Planner
SUBJECT: 15-SC-40 – 772 University Avenue

RECOMMENDATION:

Approve design review application 15-SC-40 subject to the findings and conditions

PROJECT DESCRIPTION

This is a design review application for a new two-story house. The project includes 2,205 square feet on the first story and 1,469 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:	10,500 square feet
MATERIALS:	Asphalt shingle roof, hardie shingle lap siding, wood trellis, wood carriage garage door and wood trim details.

	Existing	Proposed	Allowed/Required
COVERAGE:	N/A	2,737 square feet	3,150 square feet
FLOOR AREA:			
First floor	N/A	2,205 square feet	
Second floor	N/A	1,469 square feet	
Total	N/A	3,674 square feet	3,675 square feet
SETBACKS:			
Front	N/A	25 feet	25 feet
Rear	N/A	25 feet	25 feet
Right side (1 st /2 nd)	N/A	7 feet/17.5 feet	7 feet/14.5 feet
Left side (1 st /2 nd)	N/A	7 feet/17.5 feet	7 feet/14.5 feet
HEIGHT:	N/A	22.5 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 houses in this neighborhood tend to have varied setbacks, architectural styles and massing. However, there are some similar characteristics such as low eave lines and the use of rustic materials in the neighborhood. The houses on the south side of University Avenue have front facing garages, while the houses on the north side have detached garages in the rear that are accessed from an alley. The landscaping along University Avenue varies; however, portions of the street have a distinct landscape pattern, such as the subject property with a planted and paved shoulder.

This parcel is the result of a recent subdivision, which resulted in two lots. The subject property (Parcel B) is a 10,500-square-foot vacant parcel and Parcel A is a lot with an existing house that will be demolished.

DISCUSSION

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 project uses a traditional architectural 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 hipped and gable roofs, a large front porch and a low, nine-foot tall, eave line. The project uses high quality materials such as horizontal composition shingle siding, aluminum wood clad windows and wood trim, which are rustic in appearance 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 City's Design Guidelines suggest various ways to minimize bulk, which include using more than one material on an elevation, incorporating architectural elements to soften the elevation, minimizing the use of two-story high design elements, and keeping second floor exterior wall heights low. The project is designed to be consistent with the scale and bulk of the surrounding houses. The front elevation massing is broken up with two gable roof forms, projecting porch, and low eave lines emphasize that the horizontal profile of the first story. The second floor is centered over the first story and visually softened by being recessed within the roofline of the structure. 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.

The medium-pitched roof is consistent throughout the design. Staff typically requires resolved roof forms that avoid flat roofs. However, the truncated flat roof above the second

floor is appropriate in the context of the neighborhood as it limits the height of the building in comparison to other houses and diminishes the overall scale of the structure. As encouraged by the Single-Family Design guidelines, the design does not create an abrupt change and is well proportioned and articulated to reduce the effect of bulk and mass. The scale of the architectural elements and roof forms are similar to the range of houses within the context.

Privacy and Landscaping

The Residential Design Guidelines recommend that the finished floor be no more than 16 to 22 inches above grade. The lot slopes from the rear toward the front property line and the house is designed with a foundation that results in a finished floor height of 12 inches above existing grade and one inch lower than the finished floor height of the existing structure. To ensure privacy screening along the first story, a six-foot tall solid fence shall be required along the side and rear property lines (Condition No. 9b). With the low finish floor height and six-foot tall fences between adjoining properties, the proposed first floor side and rear elevations do not create significant privacy issues.

On the left (east) side elevation of the second story, there are three windows: one window is located in the rear bedroom with a three-foot sill height, one is located in a bathroom with a four-foot, six-inch, sill height and one window is located in the front bedroom with a four-foot, six-inch, sill height. The rear bedroom window, while it is smaller, may create a privacy impact to the adjacent property due to its low sill height. Fast growing evergreen screening trees should be planted along the left property line to diminish privacy impacts (Condition No. 9c). Therefore, as designed and with the recommended condition, the project should maintain a reasonable degree of privacy.

On the right (west) side elevation of the second story, there are four windows: one smaller window is located in the front bedroom with a three-foot, six-inch, sill height, one is located in the master bathroom with a four-foot, six-inch, sill height and two windows are located in the master bedroom with three-foot sill heights. The master bedroom windows may create a privacy impact to the adjacent property due to their low sill heights. Fast growing evergreen screening should be planted along the right property line to mitigate privacy impacts (Condition No. 9c). Therefore, as designed and with the recommended conditions, the project should maintain a reasonable degree of privacy.

The rear second story elevation includes two bedroom windows with a four-foot, six-inch, sill height and a three-foot sill height. As designed, the structure should maintain a reasonable degree of privacy due to the 56-foot setback from the rear property line.

One existing walnut tree is being retained on the property. Tree protection guidelines will be followed to maintain the existing tree during construction. Additional landscaping is proposed throughout the property, with privacy screening along the side property lines and two crepe myrtle street trees in the front yard. With the new trees, front yard landscaping and side yard screening trees, the project meets the City's landscape regulations and street tree guidelines. Due to the size of the lot and amount of new landscaping, the project is

subject to the City's Water Efficient Landscape Ordinance. Tree protection guidelines will be followed to maintain the existing tree during construction.

ENVIRONMENTAL REVIEW

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

Public contact

A public meeting notice was posted on the property and mailed to 12 nearby property owners on University Avenue, Edgewood Lane and Milverton Road.

CC: Ali's Construction, Applicant
Kyle Chan, Architect
772 University Avenue Los Altos LLC, Property Owner

Attachments

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

FINDINGS

15-SC-40 – 772 University Avenue

With regard to the new two-story structure, the Design Review Commission finds the following in accordance with Section 14.76.050 of the Municipal Code:

- a. The proposed structure complies with all provisions of this chapter;
- b. The height, elevations, and placement on the site of the propose 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 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 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-40 – 772 University Avenue

1. The approval is based on the plans received on November 18, 2015 and the written application materials provide by the applicant, except as be modified by these conditions.
2. Tree No. 4, the new 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.
3. 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.
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. The landscape plan is subject to the City's Water Efficient Landscape Regulations pursuant to Chapter 12.36 of the Municipal Code.
6. Fire sprinklers shall be required pursuant to Section 12.10 of the Municipal Code.
7. Any new utility service drops shall be located underground from the nearest convenient existing pole pursuant to Chapter 12.68 of the Municipal Code.
8. 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.
9. **Prior to building permit submittal, the plans shall include:**
 - a. The conditions of approval shall be incorporated into the title page of the plans.
 - b. A revised site plan that shows a six-foot tall solid fence along the side and rear property lines.
 - c. A revised landscape plan that shows fast growing evergreen screenings trees planted along both side property lines. The trees shall be a minimum of 15-gallon, or 24-inch box in size.
 - d. 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."

- e. 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).
- f. 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.
- g. 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.
- h. The location of any air conditioning units on the site plan and the manufacturer's specifications showing the sound rating for each unit.
- i. Compliance with the New Development and Construction Best Management Practices and Urban Runoff Pollution Prevention program, as adopted by the City for the purposes of preventing storm water pollution (i.e. downspouts directed to landscaped areas, minimize directly connected impervious areas, etc.).

10. **Prior to final inspection:**

- a. All front yard landscaping, privacy screening trees shall be installed as required by the Planning Division.
- b. Submit verification that the addition 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 # 1106807

<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: 772 UNIVERSITY AVENUE

Project Proposal/Use: NEW TWO-STORY SINGLE FAMILY RESIDENCE

Current Use of Property: SINGLE FAMILY RESIDENCE

Assessor Parcel Number(s) 175-18-040 Site Area: 10,500 SQFT

New Sq. Ft.: 3,674 Remodeled Sq. Ft.: _____ Existing Sq. Ft. to Remain: _____

Total Existing Sq. Ft.: 0 Total Proposed Sq. Ft. (including basement): 3,674

Applicant's Name: ALI'S CONSTRUCTION

Home Telephone #: (408) 441-0967 Business Telephone #: (408) 441-0967

Mailing Address: 1011 SOUTH DE ANZA BLVD

City/State/Zip Code: SAN JOSE, CA 95129

Property Owner's Name: 772 UNIVERSITY AVENUE LOS ALTOS LLC (GLORIA YOUNG, MANAGER)

Home Telephone #: (650) 380-9918 Business Telephone #: (650) 380-9918

Mailing Address: 1382 Forest Avenue

City/State/Zip Code: Palo Alto, CA 94301

Architect/Designer's Name: KYLE CHAN ARCHITECT Telephone #: (510) 396-9731

*** If your project includes complete or partial demolition of an existing residence or commercial building, a demolition permit must be issued and finalized prior to obtaining your building permit. Please contact the Building Division for a demolition package. ***

(continued on back)

ATTACHMENT B



City of Los Altos

Planning Division

(650) 947-2750

Planning@losaltosca.gov

NEIGHBORHOOD COMPATIBILITY WORKSHEET

In order for your design review application for single-family residential remodel/addition or new construction to be successful, it is important that you consider your property, the neighborhood's special characteristics that surround that property and the compatibility of your proposal with that neighborhood. **The purpose is to help you understand your neighborhood before you begin the design process with your architect/designer/builder or begin any formal process with the City of Los Altos.** *Please note that this worksheet must be submitted with your 1st application.*

The Residential Design Guidelines encourage neighborhood compatibility without necessarily forsaking individual taste. Various factors contribute to a design that is considered compatible with a surrounding neighborhood. The factors that City officials will be considering in your design could include, but are not limited to: design theme, scale, bulk, size, roof line, lot coverage, slope of lot, setbacks, daylight plane, one or two-story, exterior materials, landscaping et cetera.

It will be helpful to have a site plan to use in conjunction with this worksheet. Your site plan should accurately depict your property boundaries. The best source for this is the legal description in your deed.

Photographs of your property and its relationship to your neighborhood (see below) will be a necessary part of your first submittal. Taking photographs before you start your project will allow you to see and appreciate that your property could be within an area that has a strong neighborhood pattern. The photographs should be taken from across the street with a standard 35mm camera and organized by address, one row for each side of the street. Photographs should also be taken of the properties on either side and behind your property from on your property.

This worksheet/check list is meant to help *you* as well as to help the City planners and Planning Commission understand your proposal. Reasonable guesses to your answers are acceptable. The City is not looking for precise measurements on this worksheet.

Project Address 772 UNIVERSITY AVENUE
Scope of Project: Addition or Remodel or New Home
Age of existing home if this project is to be an addition or remodel? _____
Is the existing house listed on the City's Historic Resources Inventory? No

Address: 772 UNIVERSITY AVENUE
Date: 8/21/2015

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: 10,000 square feet
Lot dimensions: Length 150 feet
Width 90 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? _____
What % of the front facing walls of the neighborhood homes are at the front setback 70 %
Existing front setback for house on left 41 ft./on right 35 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 3
Garage facing front recessed from front of house face 1
Garage in back yard 2
Garage facing the side 3
Number of 1-car garages 1; 2-car garages 1; 3-car garages 7

Address: 772 UNIVERSITY AVENUE
Date: 8/21/2015

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

What % of the homes in your neighborhood* are:

One-story 85

Two-story 15

5. **Roof heights and shapes:**

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

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?

ASPHALT SHINGLE

If no consistency then explain: _____

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: 772 UNIVERSITY AVENUE
Date: 8/21/2015

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)

FRONT

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 IN FRONT IN GENERAL.

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

VERY 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)?

DIRT

10. **Width of Street:**

What is the width of the roadway paving on your street in feet? NONE

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? UNPAVED

Address: 772 UNIVERSITY AVENUE
Date: 8/21/2015

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.:

BOARD AND BATTEN SIDING

GABLE ROOF

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: 772 UNIVERSITY AVENUE
 Date: 8/21/2015

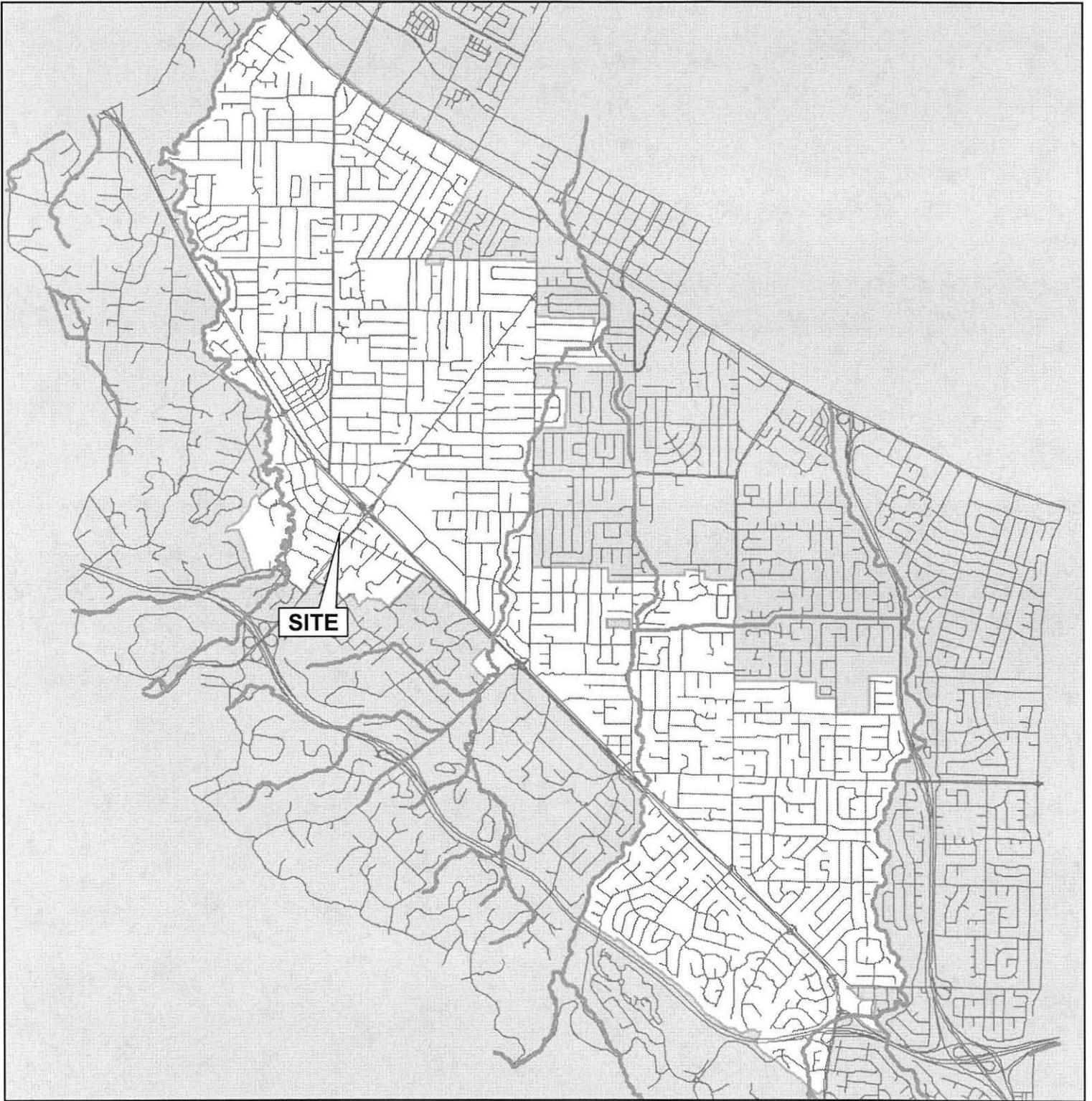
Summary Table

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)
661 MILVERION	34'		FRONT	ONE	15'	SIDING	SIMPLE
671 MILVERION	54'		FRONT	ONE	15'	SIDING	SIMPLE
691 MILVERION	28'		FRONT	ONE	17'	SIDING	SIMPLE
782 UNIVERSITY	35'		BACK	ONE	15'	STUCCO	SIMPLE
776 UNIVERSITY	41'		FRONT	ONE	15'	SIDING	SIMPLE
762 UNIVERSITY	35'		FRONT	ONE	15'	BRICK	SIMPLE
756 UNIVERSITY	35'		FRONT	TWO	19'	STUCCO	SIMPLE
749 UNIVERSITY	25'		NO GARAGE	ONE	15'	SIDING	SIMPLE
751 UNIVERSITY	25'		FRONT	ONE	12'	SIDING	SIMPLE
757 UNIVERSITY	25'		BACK	TWO	20'	SIDING	SIMPLE
761 UNIVERSITY	30'		SIDE	ONE	18'	STUCCO	SIMPLE
771 UNIVERSITY	30'		SIDE	ONE	20'	STUCCO	SIMPLE
777 UNIVERSITY	25'		SIDE	ONE	15'	SIDING	SIMPLE

* See "What constitutes your neighborhood", (page 2).

AREA MAP



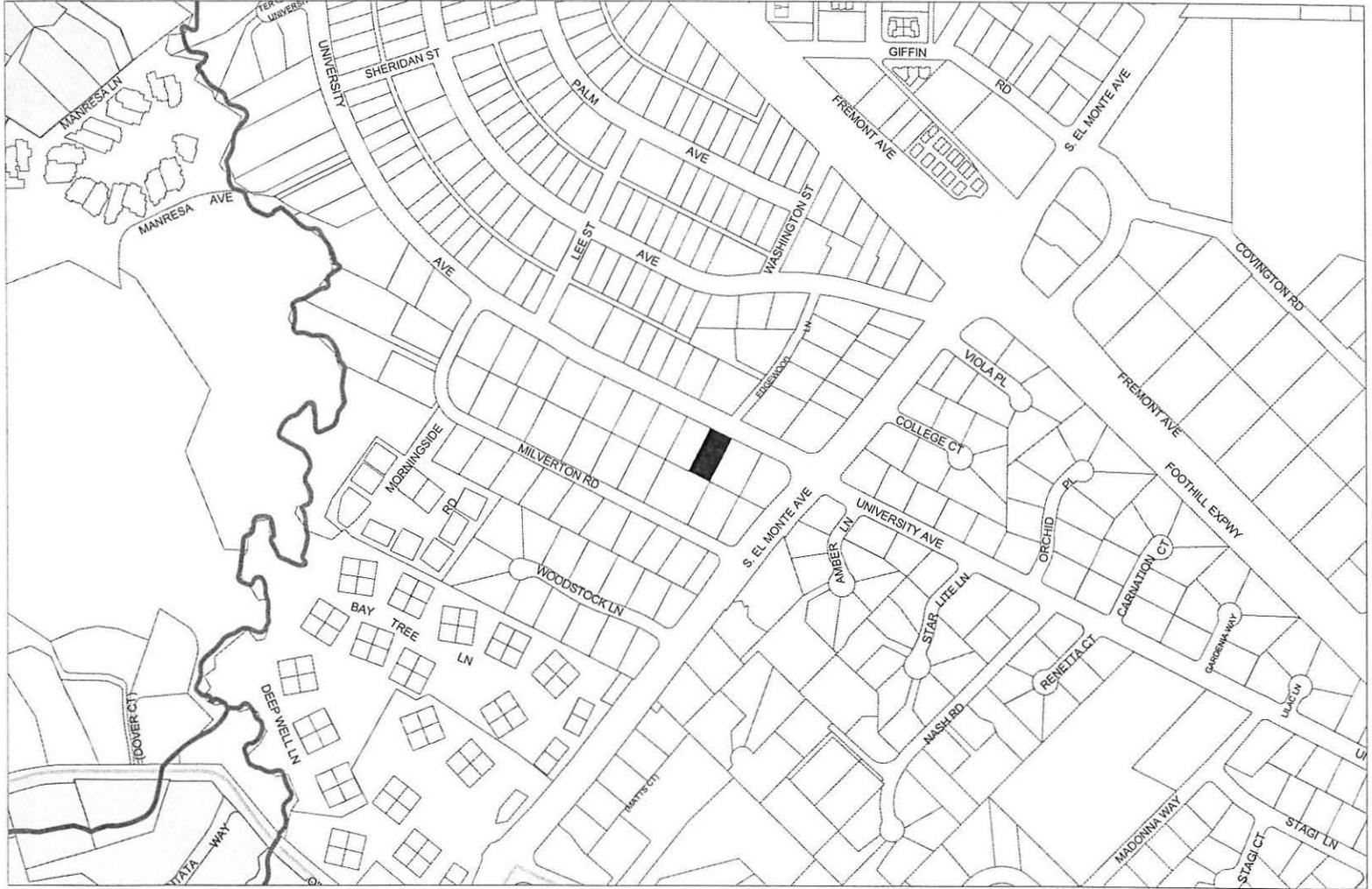
CITY OF LOS ALTOS

APPLICATION: 15-SC-40
APPLICANT: Ali's Construction/772 University Avenue Los Altos LLC
SITE ADDRESS: 772 University Avenue

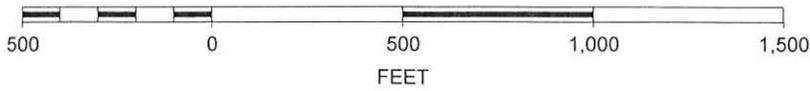


Not to Scale

VICINITY MAP



SCALE 1 : 6,000



CITY OF LOS ALTOS

APPLICATION: 15-SC-40
APPLICANT: Ali's Construction/ 772 University Avenue Los Altos LLC
SITE ADDRESS: 772 University Avenue

772 University Avenue Notification Map



SCALE 1 : 1,500

