



DATE: January 20, 2016

AGENDA ITEM # 2

TO: Design Review Commission
FROM: Sierra Davis, Assistant Planner
SUBJECT: 15-SC-15 – 1330 Miravalle Avenue

RECOMMENDATION:

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

PROJECT DESCRIPTION

This is a design review application for a new two-story house. The project includes 1,985 square feet on the first story, 857 square feet on the second story and an 806 square foot detached garage. The following table summarizes the project's technical details:

GENERAL PLAN DESIGNATION: Single-Family, Residential
ZONING: R1-10
PARCEL SIZE: 13,462 square feet
MATERIALS: Composition roof, Hardi Board horizontal siding, wood windows and wood trim details

	Existing	Proposed	Allowed/Required
COVERAGE:	1,568 square feet	3,215 square feet	4,038 square feet
FLOOR AREA:			
First floor	959 square feet	1,985 square feet	
Second floor	N/A	857 square feet	
Detached Garage	609 square feet	806 square feet	
Total	1,568 square feet	3,648 square feet	4,096 square feet
SETBACKS:			
Front	41 feet	28 feet	25 feet
Rear	66 feet	47 feet	25 feet
Right side (1 st /2 nd)	18 feet	8 feet/14.5 feet	7 feet/14.5 feet
Left side (1 st /2 nd)	22 feet	11.5 feet/20 feet	7 feet/14.5 feet
HEIGHT:	13 feet	25.25 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. Miravalle Avenue is cul-du-sac since it is divided into two separate portions of the street; one half is accessed from Grant Road and the other is accessed from Chelsea Drive. The properties on this block of Miravalle are predominantly narrow lots; however, they are all approximately twice as deep as required by zoning regulations. The structures in the neighborhood vary in scale, massing, materials and style. The garages vary between attached and detached and are located at the front and rear of the surrounding properties. The street has a rolled curb and gutter and does not have a defined street tree pattern.

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 house is placed asymmetrically on the lot with the front of the house facing the left front corner. The design of the house is a Craftsman inspired eclectic design with a dominant front gable, partial wrap around porch, and architectural details at the porch columns and spindles. The design is eclectic because it is a simplified, more modern design without the finer details of a Craftsman house. The proposed house is located near the front of the lot, closer to the street than the adjacent structures. However, since the neighborhood has a variety of front yard setbacks, the placement of this house is acceptable.

The house is designed with varying plate heights, with nine-foot plate heights and 10 foot plate heights on the first-story and eight-foot plate heights at the second story. The nine-foot plate heights at the first story are located on the right side of the house with an eight-foot setback. The taller 10-foot plate height at the first story is located at the rear and adjacent to the driveway, both of which have greater than required setbacks. The second story is centered at the rear of the house behind the main entry gable. The location of the second story helps to reduce the massing of the house as view from the street.

The detached garage toward the rear of the property has a height of 14 feet, eight inches and is located in the main building envelope. There is a provision in the Municipal Code that allows for accessory structures located entirely in the main building envelope to be up to 18 feet in height if the Design Review Commission finds that the additional height is necessary to establish architectural compatibility with the main structure. The accessory structure is designed with a cross-gable roof that uses the same pitch as the main structure, which also uses large gable roofs in the design. Therefore, the taller accessory structure is appropriate to ensure architectural compatibility between both structures.

The project proposes high quality materials, such as a composition roof, Hardi Board siding, wood windows and wood trim which are integral to the architectural design of the house. Overall, the project design has architectural integrity and the design and materials are compatible with the surrounding neighborhood.

Privacy

The left (east) side of the house includes two, second-story windows: one in each bedroom, with sill heights of three and a half feet. The windows are adjacent to the subject property's driveway, with views toward the adjacent property's driveway and second story mansard roof. Based on the placement of the two second story windows and limited views toward the adjacent property the project would not result in any unreasonable privacy impacts.

The right (west) side of the house includes two, second-story windows: one window in a bathroom and one in the study. The bathroom window is located next to the shower and has a sill height of four and a half feet. The location of the window and passive use of the area would not result in an unreasonable privacy impact. The window in the study is located in the balcony, which has a solid railing of at least 42 inches. The balcony railing would limit views toward the neighboring property and help to preserve privacy.

The rear of the house includes three windows and a balcony. The two larger windows at the rear are box windows, with one located in the bedroom and one in the study. There is a smaller window also located in the study. The windows at the rear of the structure do not present an unreasonable privacy concern because of the existing vegetation in the rear yard and the over-height accessory structure that blocks views the adjacent property to the east. Balcony views to west property are blocked by the existing Oleander tree. However, additional screening should be added adjacent to the balcony along the side property line to preserve privacy on the adjacent property. A condition has been added to the project that required evergreen screening trees be planted adjacent to the balcony.

Landscaping

The landscaping plan includes new front yard landscaping and maintenance of the rear yard landscaping with the exception of the Walnut tree at the center of the backyard which is proposed to be removed. The front yard includes artificial turf and new shrubs. The landscape plan includes the removal of two trees in the front yard which should be replaced with two new street trees from the City's street tree planting list. A condition has been added to require the project to plant two, new Category I or II street trees.

With the two new street trees, front yard landscaping and hardscape, the project meets the City's landscaping regulations and street tree guidelines. The new landscaping area exceeds the 500 square foot threshold for new or replaced landscaping; therefore, the project is required to comply with the City's Water Efficient Landscape Regulations.

MISCELLANEOUS

The code requires a minimum 12-foot wide driveway to access onsite parking. A condition has been added to increase the width of the driveway from 11.5 feet to 12 feet to comply with code.

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 single-family dwelling in a residential zone.

PUBLIC CONTACT

A public meeting notice was posted on the property and mailed to 11 nearby property owners on Miravalle Avenue and Grant Road.

Cc: Tanya Misfeldt, Applicant and Property Owner
Charles Brown, Architect

Attachments:

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

FINDINGS

15-SC-15 – 1330 Miravalle Avenue

1. With regard to the new two-story house, the Design Review Commission finds the following in accordance with Section 14.76.050 of the Municipal Code:
 - a. The proposed new house complies with all provision of this chapter;
 - b. The height, elevations, and placement on the site of the new house, 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 new house 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 new house has been designed to follow the natural contours of the site with minimal grading, minimum impervious cover, and maximum erosion protection.

2. With regard to the new detached garage with a height of 14 feet, eight inches, the Design Review Commission finds the following in accordance with Section 14.06.120(B)(6) of the Municipal Code:
 - a. The accessory structure is located entirely within the main structure's building envelope; and
 - b. The additional height is necessary in order to establish architectural compatibility with the main structure.

CONDITIONS

15-SC-15 – 1330 Miravalle Avenue

GENERAL

1. **Approved Plans**

The approval is based on the plans and materials received on January 11, 2016, except as may be modified by these conditions.

2. **New Street Trees**

Plant two, new Category I or II street trees from the City's street tree planting list in the required front yard. The trees shall be a minimum 15-gallon or 24-inch box in size.

3. **Privacy Screening**

Evergreen landscape screening trees, minimum 15-gallon or 24-inch box in size, shall be planted adjacent to the balcony on the west property line. The evergreen screening will provide privacy screening for views from the balcony.

4. **Driveway Width**

Revise plans to show a minimum 12-foot wide clearance for the new driveway.

5. **Encroachment Permit**

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. **New Fireplaces**

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. **Landscaping**

The landscape plan is subject to the City's Water Efficient Landscape Regulations pursuant to Chapter 12.36 of the Municipal Code.

8. **Fire Sprinklers**

Fire sprinklers shall be required pursuant to Section 12.10 of the Municipal Code.

9. **Underground Utilities**

Any new utility service drops shall be located underground from the nearest convenient existing pole pursuant to Chapter 12.68 of the Municipal Code.

10. **Indemnity and Hold Harmless**

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.

PRIOR TO ISSUANCE OF BUILDING OR DEMOLITION PERMIT

11. Tree Protection

Tree protection fencing shall be installed around the dripline, or as required by the project arborist, of the following trees (Nos. 2-14) 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.

PRIOR TO BUILDING PERMIT SUBMITTAL

12. Conditions of Approval

Incorporate the conditions of approval into the title page of the plans.

13. Tree Protection Note

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."

14. Water Efficient Landscape Plan

Provide 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).

15. Green Building Standards

Provide 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.

16. Underground Utility Location

Show 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.

17. Air Conditioner Sound Rating

Show the location of any air conditioning units on the site plan and the manufacturer's specifications showing the sound rating for each unit.

18. Storm Water Management

Show how the project is in 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.).

PRIOR TO FINAL INSPECTION

19. **Landscaping Installation**

All landscaping, street trees and privacy screening trees shall be maintained and/or installed as shown on the approved plans and as required by the Planning Division.

20. **Green Building Verification**

Submit verification that the house was built in compliance with the City's Green Building Ordinance (Section 12.26 of the Municipal Code).

21. **Water Efficient Landscaping Verification**

Provide a landscape Certificate of Completion that verifies 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 # 1106034

<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: 1330 Miravalle Avenue

Project Proposal/Use: new 2 story residence and detached garage / shop

Current Use of Property: single story residence and detached garage / shop

Assessor Parcel Number(s) 197-19-082 Site Area: 13,462

New Sq. Ft.: ^{2,811 res.} 792 gar/shop Remodeled Sq. Ft.: -0- Existing Sq. Ft. to Remain: -0-

Total Existing Sq. Ft.: 1,489 Total Proposed Sq. Ft. (including ~~basement~~ porch (488)): 1,091

Applicant's Name: Tanya Mischfeldt

Home Telephone #: 408-410-8842 Business Telephone #: _____

Mailing Address: 1330 Miravalle Avenue

City/State/Zip Code: Los Altos, Ca 94024

Property Owner's Name: Tanya Mischfeldt

Home Telephone #: 408-410-8842 Business Telephone #: _____

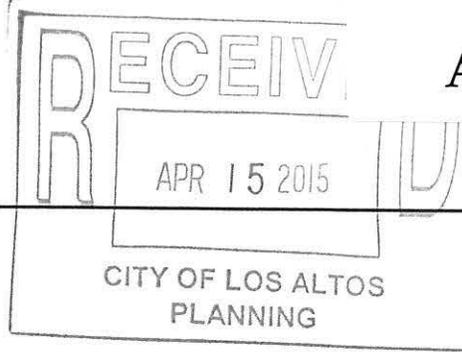
Mailing Address: 1330 Miravalle Ave.

City/State/Zip Code: Los Altos, CA 94024

Architect/Designer's Name: Charles Brown Telephone # (925) 387-0771

*** 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 1330 Miravalle 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: 1330 Miravalle Ave
Date: 26 March 15

What constitutes your neighborhood?

There is no clear answer to this question. For the purpose of this worksheet, consider first your street, the two contiguous homes on either side of, and directly behind, your property and the five to six homes directly across the street (eight to nine homes). At the minimum, these are the houses that you should photograph. If there is any question in your mind about your neighborhood boundaries, consider a radius of approximately 200 to 300 feet around your property and consider that your neighborhood.

Streetscape

1. Typical neighborhood lot size*:

Lot area: 13,162 square feet
Lot dimensions: Length 192.32 feet
Width 70 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? N/A
What % of the front facing walls of the neighborhood homes are at the front setback _____ % (see attached setback analysis)
Existing front setback for house on left 42 ft./on right 38 ft.

Do the front setbacks of adjacent houses line up? NO
8 homes w/ shorter setbacks & 6 others within 5' of proposed setback

3. Garage Location Pattern: (Pg. 19 Design Guidelines)

Indicate the relationship of garage locations in your neighborhood* only on your street (count for each type)

- Garage facing front projecting from front of house face 8
- Garage facing front recessed from front of house face 1
- Garage in back yard 9
- .. Garage facing the side 2
- Number of 1-car garages 1; 2-car garages 19; 3-car garages 2
- 1 carport
- detached 12
- attached 11

Address: 1330 Miravalle Ave.
Date: 26 March 15

4. Single or Two-Story Homes:

What % of the homes in your neighborhood* are:

One-story 19
Two-story 9

5. Roof heights and shapes:

Is the overall height of house ridgelines generally the same in your neighborhood*? _____

Are there mostly hip , gable style , or other style roofs*? combo 1 mansard

Do the roof forms appear simple or complex ? MIX

Do the houses share generally the same eave height _____? varies

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?

If no consistency then explain: asphalt shingles (7); tile-spanish (5); flat (3); wood (3)

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: 1330 Miravalle Ave.
Date: 26 March 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)

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.)?

eclectic

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

most are visible from street; 50% w/ nature landscape screening at rear

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)?

old black walnut (to be saved);

juniper bushes to face of curb (to be removed)

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? some

Is the shoulder area (unimproved public right-of-way) paved, unpaved, gravel, landscaped, and/or defined with a curb/gutter? rolled curb;

intend to provide parking strip per property across street

Address: 1330 Miravalle Ave.
Date: 26 March 15

11. What characteristics make this neighborhood* cohesive?

Such as roof material and type (hip, gable, flat), siding (board and batten, cement plaster, horizontal wood, brick), deep front yard setbacks, horizontal feel, landscape approach etc.:

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: 1330 Miravalle Ave.
 Date: 26 March '15

Summary Table

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

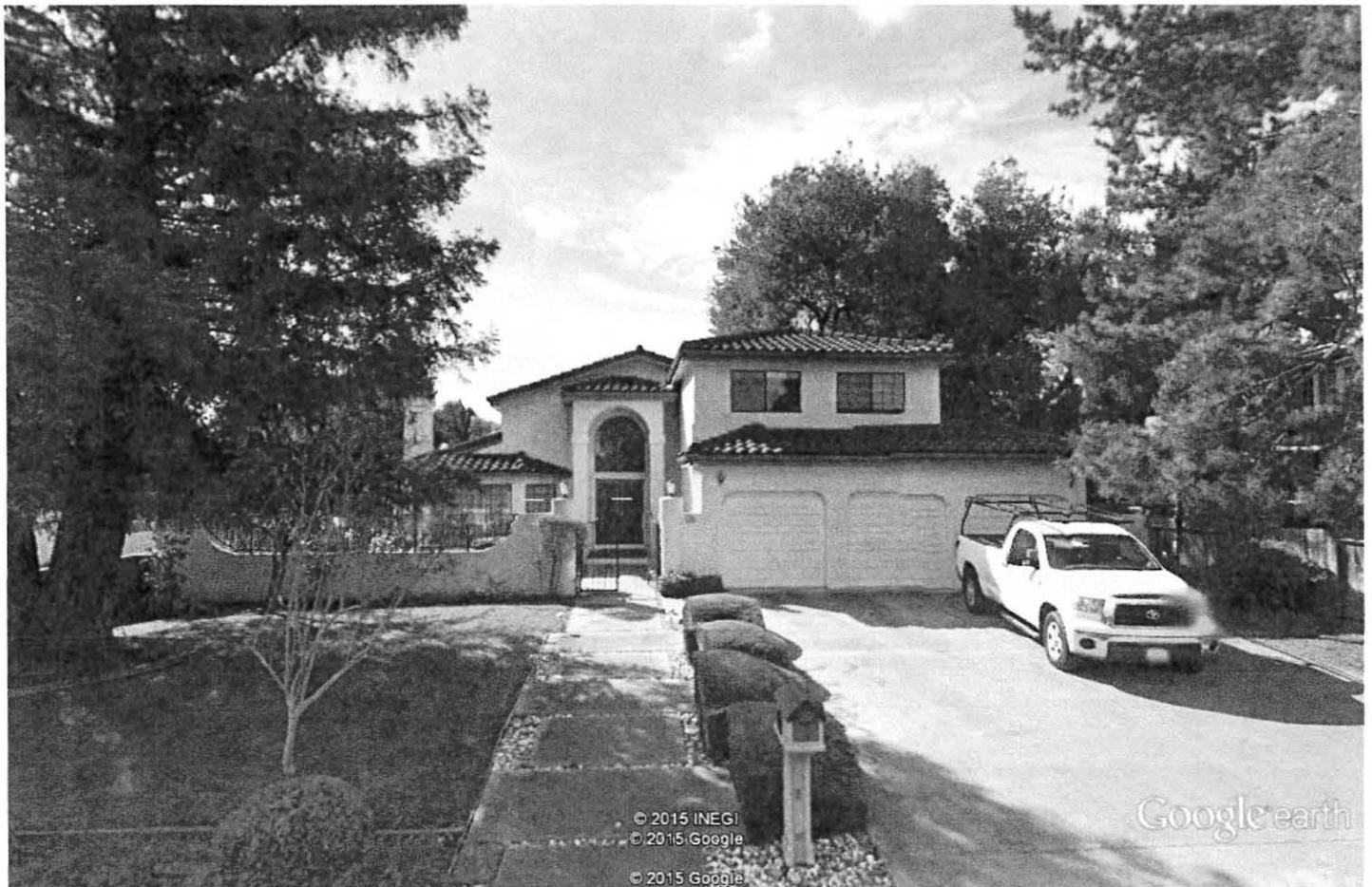
	Address	Front setback	Rear setback	Garage location	One or two stories	Height	Materials	Architecture (simple or complex)
ACROSS STREET	1305	19±	24±	FRONT ATTACHED	2	23'±	T-III VERTICAL ASPHALT SHINGLES	SIMPLE
	1315	19±	30±	SETBACK ATTACHED	2		VERTICAL WD. SIDING FLAT TILE	SIMPLE
	1325	48±	46± GARAGE	REAR DETACHED	1		STUCCO SPANISH TILE	SIMPLE
	1335	40±	64± GARAGE	REAR DETACHED	1		STUCCO & BD/BAIT ASPHALT SHINGLES	SIMPLE
	1345	32±	75±		1		STUCCO FLAT TILE	COMPLEX
SAME SIDE OF STREET	CORNER @ GRANT ROAD	23±	N/A		2		SHAKE SHINGLE	COMPLEX
	1320	33±	63±		2		STUCCO SPANISH TILE	COMPLEX
	1340	38±	76± GARAGE		2		STUCCO ASPHALT SHINGLE	MANSHARD
	1350	23±	UNKNOWN		1		BOARD & BATTEN METAL	COMPLEX
@ REAR	1393 GRANT ROAD							
	1395 " "							



Google earth



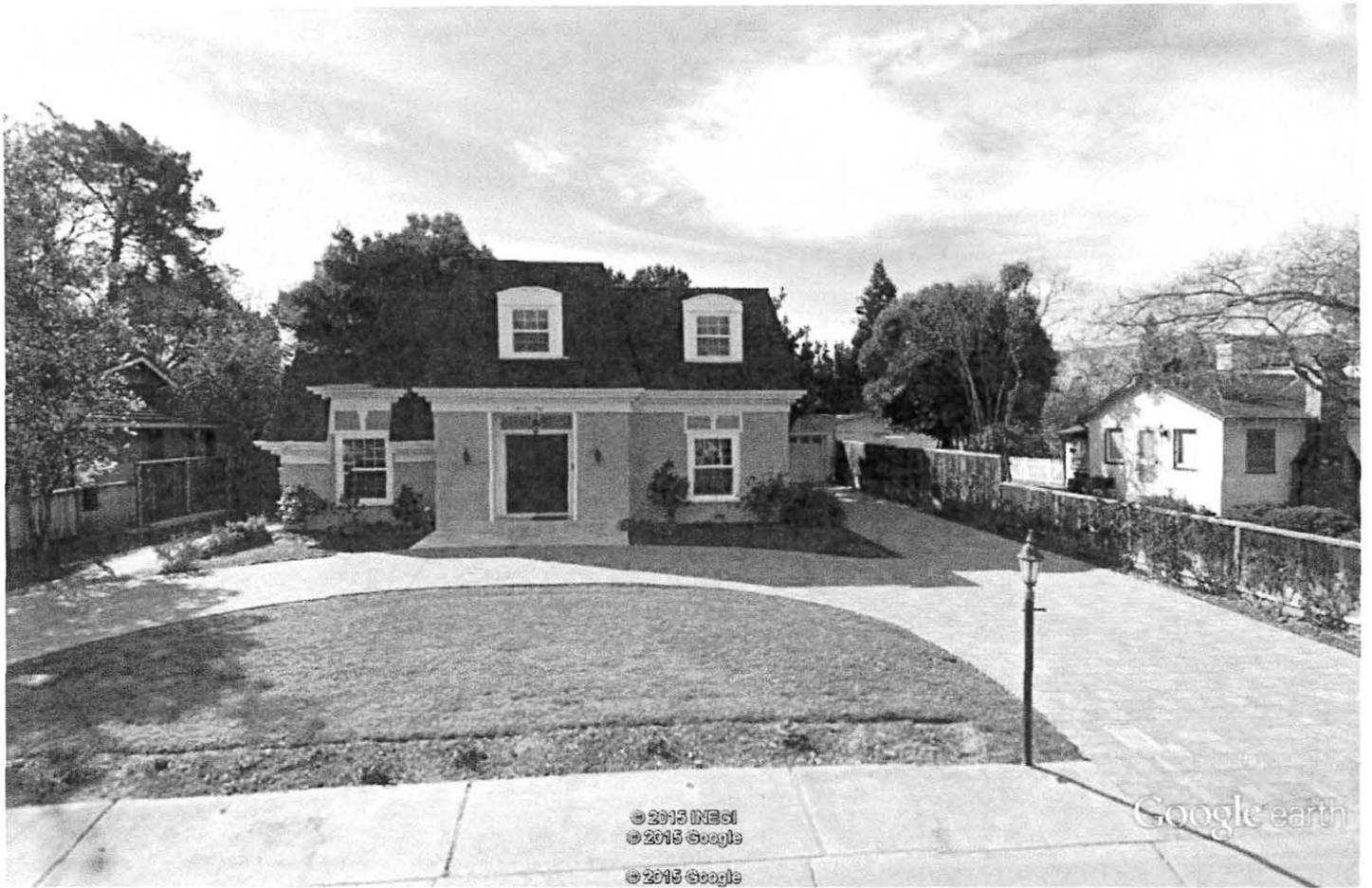
1365 GRANT RD, (FROM MIRAVALLE)



Google earth



1320



Google earth



1340



Google earth



1305



Google earth

feet 10
meters 3

1315





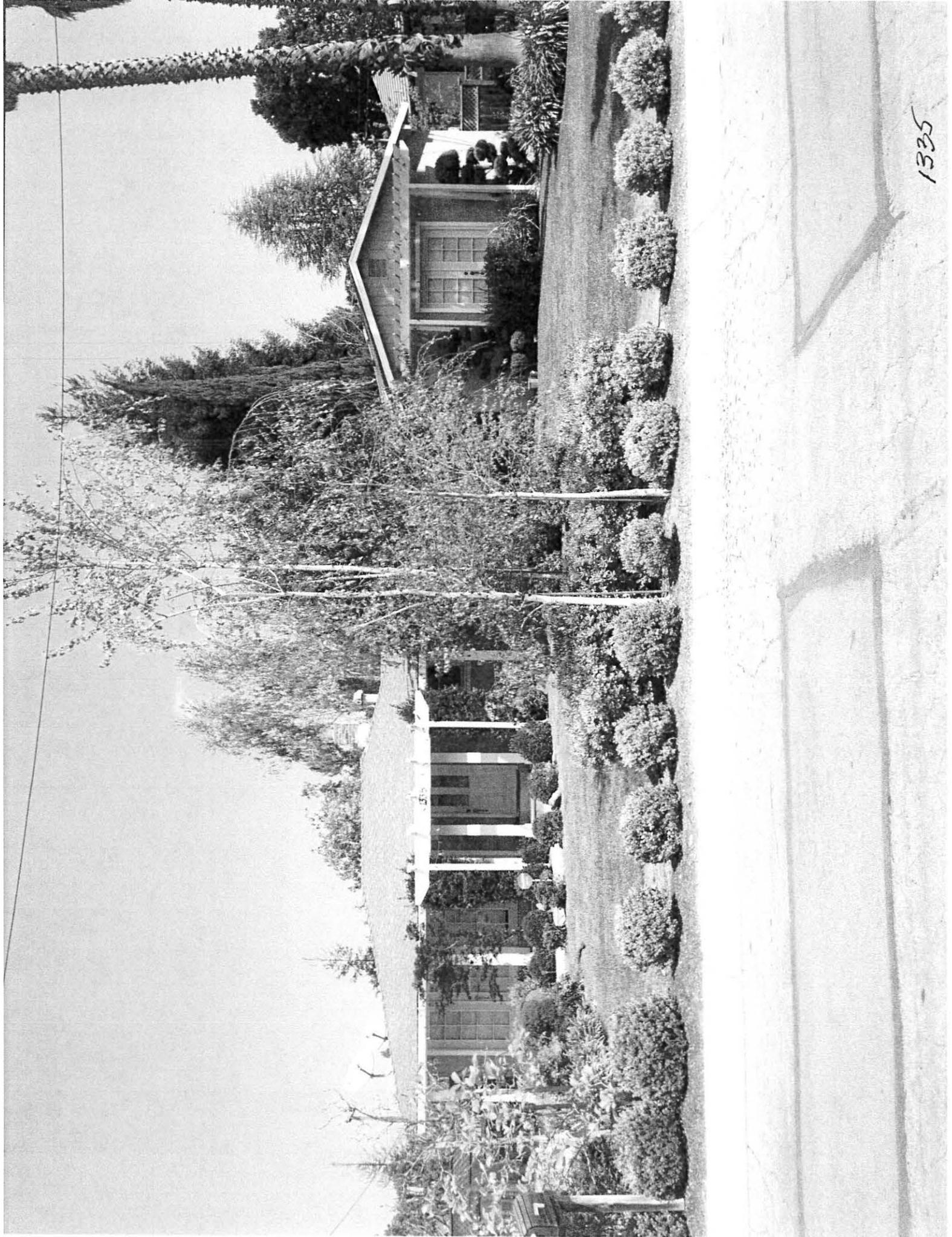
Google earth



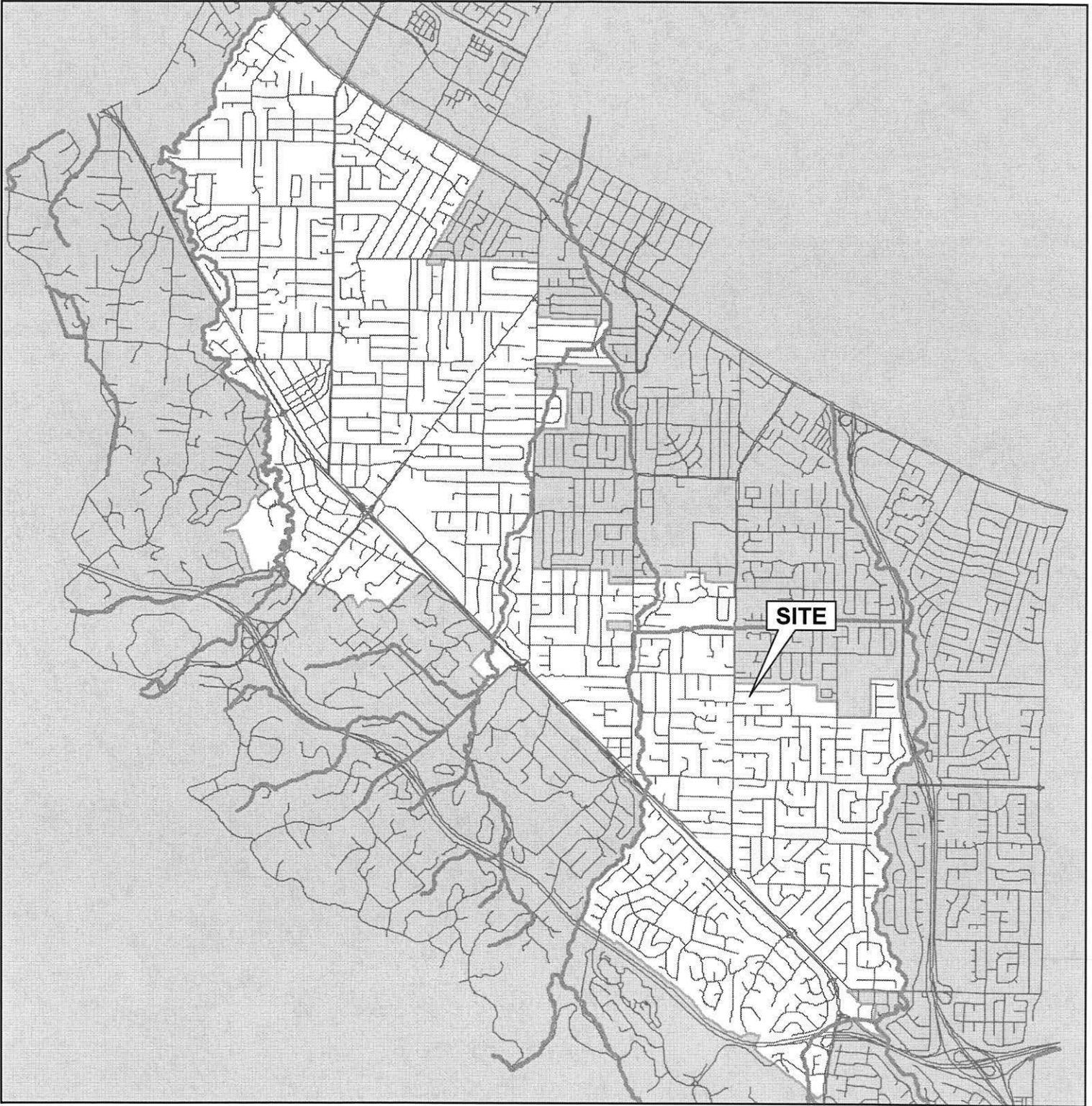
1325



1335



AREA MAP



CITY OF LOS ALTOS

APPLICATION: 15-SC-15
APPLICANT: T. Misfeldt
SITE ADDRESS: 1330 Miravalle Avenue

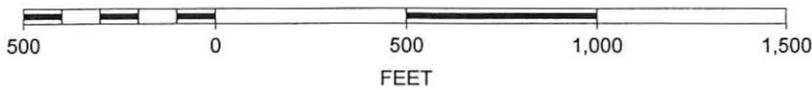


Not to Scale

VICINITY MAP



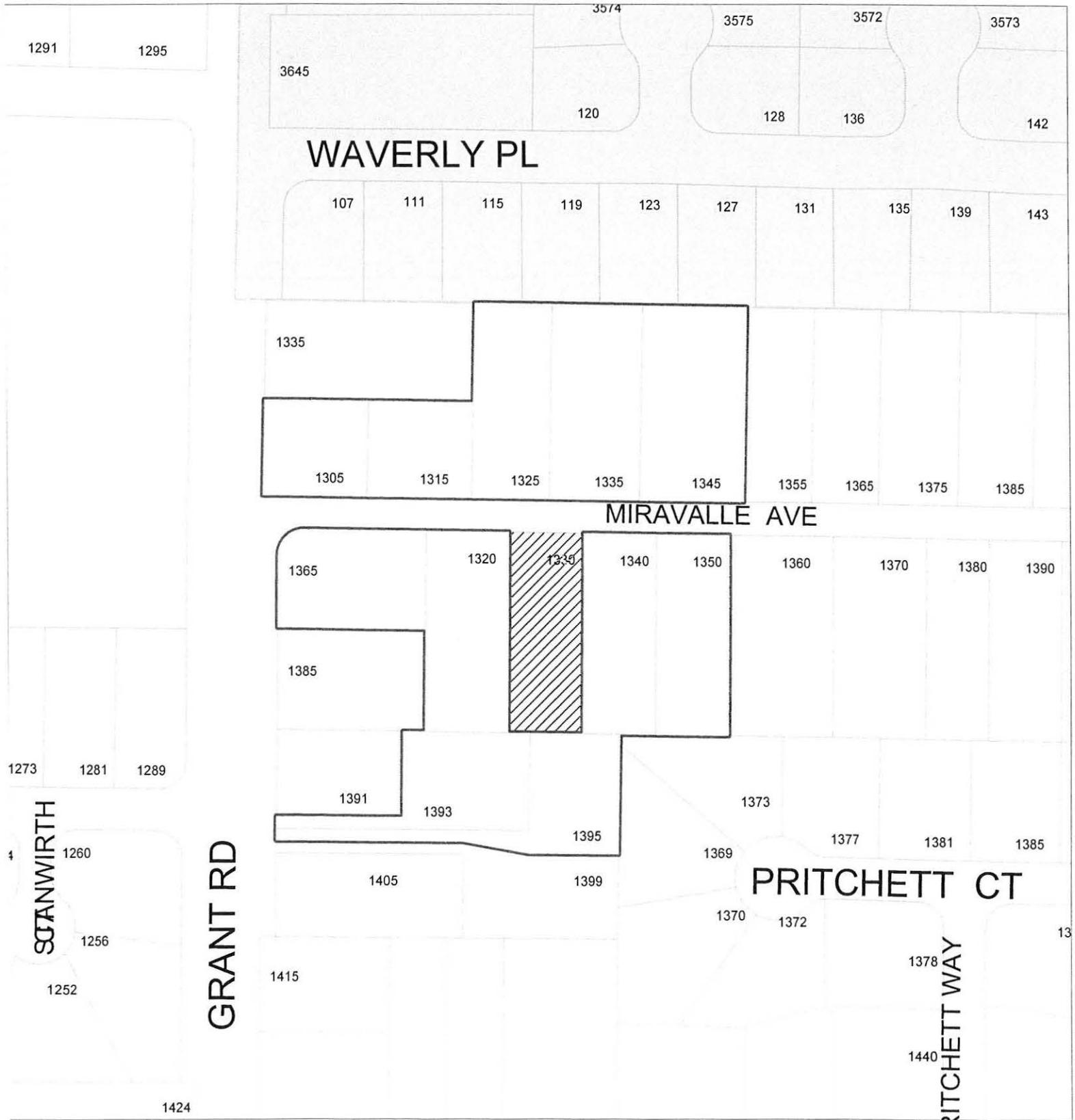
SCALE 1 : 6,000



CITY OF LOS ALTOS

APPLICATION: 15-SC-15
APPLICANT: T. Misfeldt
SITE ADDRESS: 1330 Miravalle Avenue

1330 Miravalle Avenue Notification Map



SCALE 1 : 1,500

