



DATE: June 1, 2016
AGENDA ITEM # 3

TO: Design Review Commission
FROM: Sean K. Gallegos, Assistant Planner
SUBJECT: 16-SC-12 – 906 Leonello Avenue

RECOMMENDATION:

Approve design review application 16-SC-12 subject to the listed findings and conditions

PROJECT DESCRIPTION

This is a design review application for a new two-story house. The project includes 2,799 square feet on the first story and 1,000 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: 10,860 square feet
MATERIALS: Standing seam metal roof, cement plaster and stained cedar wood siding walls, wood windows, limestone veneer and galvanized metal guardrails

	Existing	Proposed	Allowed/Required
LOT COVERAGE:	2,696 square feet	3,256 square feet	3,258 square feet
FLOOR AREA:			
First floor	2,501 square feet	2,799 square feet	
Second floor	1,025 square feet	1,000 square feet	
Total	3,526 square feet	3,799 square feet	3,801 square feet
SETBACKS:			
Front	30.75 feet	25 feet	25 feet
Rear	29.5 feet	26 feet	25 feet
Right side (1 st /2 nd)	9.5 feet/15 feet	7.8 feet/22 feet	7.8 feet/15.3 feet
Left side(1 st /2 nd)	9 feet/13 feet	8.5 feet/24.5 feet	7.8 feet/15.3 feet
HEIGHT:	22 feet	25 feet	27 feet

BACKGROUND

Neighborhood Context

The subject property is located in a Consistent Character Neighborhood as defined in the City's Residential Design Guidelines. The subject site is located on north the side of a dead-end street on Leonello Avenue, with the nearest cross-street at Covington Road. The houses in this neighborhood are a combination of one-story and two-story homes with simple forms and rustic materials. The landscape along Leonello Avenue is varied with a variety of large mature trees, but no distinct street tree pattern

Zoning Compliance

The subject property is considered a narrow corner lot, which is defined as a lot that is less than 80-feet in width. For narrow lots, the interior side yard setback is reduced from 10 feet to 10 percent of the width of the lot, with an additional 7.5 feet added for the second story setback. Since the lot is 78 feet in width, the required interior side yard setback is 7 feet, 10 inches, with a second story side yard setback of 15 feet, four inches.

DISCUSSION

Design Review

According to the Design Guidelines, in Consistent Character Neighborhoods, good neighbor design has design elements, materials and scale found within the neighborhood and sizes that are not significantly larger than other homes in the neighborhood. This requires a project to fit-in and lessen abrupt changes.

The design of the house is a more contemporary style that incorporates design elements that are found in the neighborhood such as a low-pitched hipped and gable roofs and a covered entry. The architectural details and materials of the structure reflect a high level of quality and appropriate relationship to the rustic qualities of the area. The proposed building materials, which include standing seam metal roof, cement plaster and cedar wood siding, wood windows, limestone veneer and galvanized metal guardrails, are integral to the design. Overall, the design incorporates a contemporary style with simple elements and quality materials that produces a thoughtful and integrated appearance that is compatible with the character of the area.

The structure has a mix of scales with one- and two-story massing, horizontal eave lines with hips facing the street and a mix of materials that help to reduce the bulk of the contemporary design. The massing of the house is substantially in the same location of the existing house with the two-story portion centered over the first story, and a one-story wing extended along the right property line. The single-story massing is at a height of 15 feet with two-story massing centered along the front of the structure with a height of 25 feet. The resulting l-shaped house opens onto an outdoor living area covered with porches. The landscaping plan provides for three, evergreen trees adjacent to the left property line to reduce bulk viewed from the adjacent property at 918 Leonello Avenue. Overall, the project is designed to minimize the perception of bulk and mass, and relates well to the adjacent properties.

Privacy

On the left (south) side elevation of the second story, there are four windows: one egress window in bedroom No. 2 with a three-foot, six-inch sill height, one stairwell window with an eight-foot, six-inch sill height, one window in bedroom No. 3 with a three-foot sill height, and one window in bedroom No. 4 with a three-foot sill height. The bedroom No. 2 window is approximately 46 feet from the side property line and the bedroom No. 4 window is approximately 32 feet from the side property line, which minimizes unreasonable privacy impacts. Due to the placement and sill height of the stairwell window, it does not create an unreasonable privacy impact. The bedroom No. 3 window has a setback of 24.5 feet and does have some views of the neighboring property; however, this does not result in an unreasonable privacy impact.

On the right (north) side elevation of the second story, there are three windows: one small window in bathroom No. 2 with a five-foot sill height, one small window in bathroom No. 3 with a four-foot, six-inch sill height, and one medium-sized window in bedroom No. 2 with a three-foot, six-inch sill height. Due to the placement and sill heights of the bathroom windows, they do not create an unreasonable privacy impacts. However, the medium-sized bedroom window may have views toward the neighboring property. Since the bedroom window can meet egress requirements from the south facing window, staff recommends the following:

- Raise the sill heights of the right side facing windows in bedroom No. 2 to five feet from the second story finished floor to match the bathroom windows.

The reduced side yard setbacks of the narrow lot can allow windows to be closer to adjacent properties; however, the large rear yard setback of 57 feet and the existing and proposed evergreen trees along the side and rear property lines helps to reduce potential privacy impacts.

On the rear (west) second story elevation, bedroom No. 2 has an egress window with a three-foot, six-inch sill height, the stairwell has a window with an eight-foot, six-inch sill height. However, the large rear yard setback of 57 feet, along with the existing and proposed evergreen trees along the side and rear property lines reduce unreasonable privacy impacts.

Landscaping

There are fourteen trees on the property. The project proposes removal of a modesto ash tree (No. 3) and a Pineapple Guava tree (No. 14) in the rear yard due to being located within the pool footprint. The landscape plan maintains a magnolia tree (No. 1) in the rear yard, and a crape myrtle tree (No. 10) and birch tree (No. 8) in the front yard. The project proposes new front yard landscaping, a new street trees, evergreen screening trees along the left property line. Overall, the project meets the intent of the City's landscape regulations and street tree guidelines. Since the project includes a new house and new landscaping area that exceeds 500 square feet, it is subject to the City's Water Efficient Landscape Ordinance.

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 Leonello Avenue, Spencer Way and Lincoln Drive

Cc: Derek Wee, Applicant/Architect
Tom and Suzanne Werner, Owners

Attachments:

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

FINDINGS

16-SC-12 – 906 Leonello Avenue

With regard to the design review for 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 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 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

16-SC-12 – 906 Leonello Avenue

GENERAL

1. Approved Plans

The approval is based on the plans and materials received on April 26, 2016, except as may be modified by these conditions.

2. Window Sill Height

Raise the sill height of the right (north) side second story window of bedroom No. 2 to five feet from the finished floor.

3. Protected Trees

The following trees (Nos. 1, 8 and 10), the 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.

4. 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.

5. 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.

6. Landscaping

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

7. Fire Sprinklers

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

8. 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.

9. 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

10. Tree Protection

Tree protection fencing shall be installed around the dripline, or as required by the project arborist, of the following trees (Nos. 1, 8 and 10) 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

11. Conditions of Approval

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

12. 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."

13. Water Efficient Landscape Plan

Provide a landscape documentation package prepared by a licensed landscape professional showing how the project complies with the City's Water Efficient Landscape Regulations.

14. 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.

15. 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.

16. 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.

17. 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

18. 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.

19. 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).

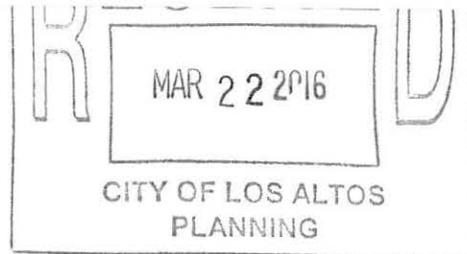
20. Water Efficient Landscaping Verification

Provide a landscape Certificate of Completion verifying that the landscaping and irrigation were installed per the approved landscape documentation package.

ATTACHMENT A



CITY OF LOS ALTOS GENERAL APPLICATION



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

Permit # 1107142

<input type="checkbox"/>	One-Story Design Review	<input type="checkbox"/>	Commercial/Multi-Family	<input type="checkbox"/>	Environmental Review
<input checked="" type="checkbox"/>	Two-Story Design Review	<input type="checkbox"/>	Sign Permit	<input type="checkbox"/>	Rezoning
<input type="checkbox"/>	Variance	<input type="checkbox"/>	Use Permit	<input type="checkbox"/>	R1-S Overlay
<input type="checkbox"/>	Lot Line Adjustment	<input type="checkbox"/>	Tenant Improvement	<input type="checkbox"/>	General Plan/Code Amendment
<input type="checkbox"/>	Tentative Map/Division of Land	<input type="checkbox"/>	Sidewalk Display Permit	<input type="checkbox"/>	Appeal
<input type="checkbox"/>	Historical Review	<input type="checkbox"/>	Preliminary Project Review	<input type="checkbox"/>	Other:

Project Address/Location: 906 LEONELLO AVENUE

Project Proposal/Use: SINGLE-FAMILY RESIDENCE Current Use of Property: SINGLE-FAMILY RESIDENCE

Assessor Parcel Number(s): 189-20-015 Site Area: 10,860

New Sq. Ft.: 3799 Altered/Rebuilt Sq. Ft.: 0 Existing Sq. Ft. to Remain: 0

Total Existing Sq. Ft.: 3799 Total Proposed Sq. Ft. (including basement): _____

Is the site fully accessible for City Staff inspection? YES

Applicant's Name: DEREK WEE

Telephone No.: 650-340-1329 Email Address: dw@derekwee.com

Mailing Address: 533 AIRPORT BLVD., SUITE 400,

City/State/Zip Code: BURLINGAME, CA 94010

Property Owner's Name: TOM & SUZANNE WERNER

Telephone No.: 650-704-9122 Email Address: _____

Mailing Address: 906 LEONELLO AVENUE

City/State/Zip Code: LOS ALTOS, CA 94024

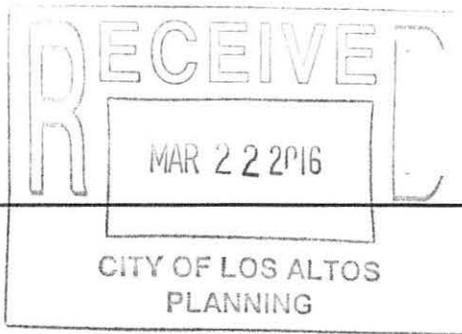
Architect/Designer's Name: (SEE APPLICANT)

Telephone No.: _____ Email Address: _____

Mailing Address: _____

City/State/Zip Code: _____

* 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. *



ATTACHMENT B

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

Address: 906 Utah Ave
Date: 3/21/16

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: 11,000 square feet
Lot dimensions: Length 137 feet
Width 90 feet (AVERAGE)

If your lot is significantly different than those in your neighborhood, then note its: area 10,860, length 137, and width 78.

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 90 %
Existing front setback for house on left 30 ft./on right NA ft.
Do the front setbacks of adjacent houses line up? Mostly, 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 3
Garage facing front recessed from front of house face 1
Garage in back yard 1
Garage facing the side 1
Number of 1-car garages 1; 2-car garages 0; 3-car garages 1

Address: 906 WOHLEW
Date: 3/21/16

4. Single or Two-Story Homes:

What % of the homes in your neighborhood* are:

One-story 75
Two-story 25

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*? MIXED

Do the roof forms appear simple or complex ?

Do the houses share generally the same eave height No ?

6. Exterior Materials: (Pg. 22 Design Guidelines)

What siding materials are frequently used in your neighborhood*?

wood shingle stucco board & batten clapboard
 tile stone brick combination of one or more materials
(if so, describe) _____

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: 906 Woodlawn
Date: 7/21/16

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? No

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.)?
GRAVEL PARKING STRIP

How visible are your house and other houses from the street or back neighbor's property?
PARTIALLY VISIBLE, BLOCKED BY TREES & HEDGES / SCREENING.

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)?
GRAVEL

10. Width of Street:

What is the width of the roadway paving on your street in feet? 25
Is there a parking area on the street or in the shoulder area? YES
Is the shoulder area (unimproved public right-of-way) paved, unpaved, gravel, landscaped, and/or defined with a curb/gutter? GRAVEL

Address: 906, Leonfuo
Date: 3/21/16

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.:

PITCH ROOFS W/ SOME COMPLEXITY; FRONT UP TO
25' FRONT SETBACK; SOME VARIETY OF MATERIALS

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 SEVERAL HAVE BEEN REMODELED
- 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

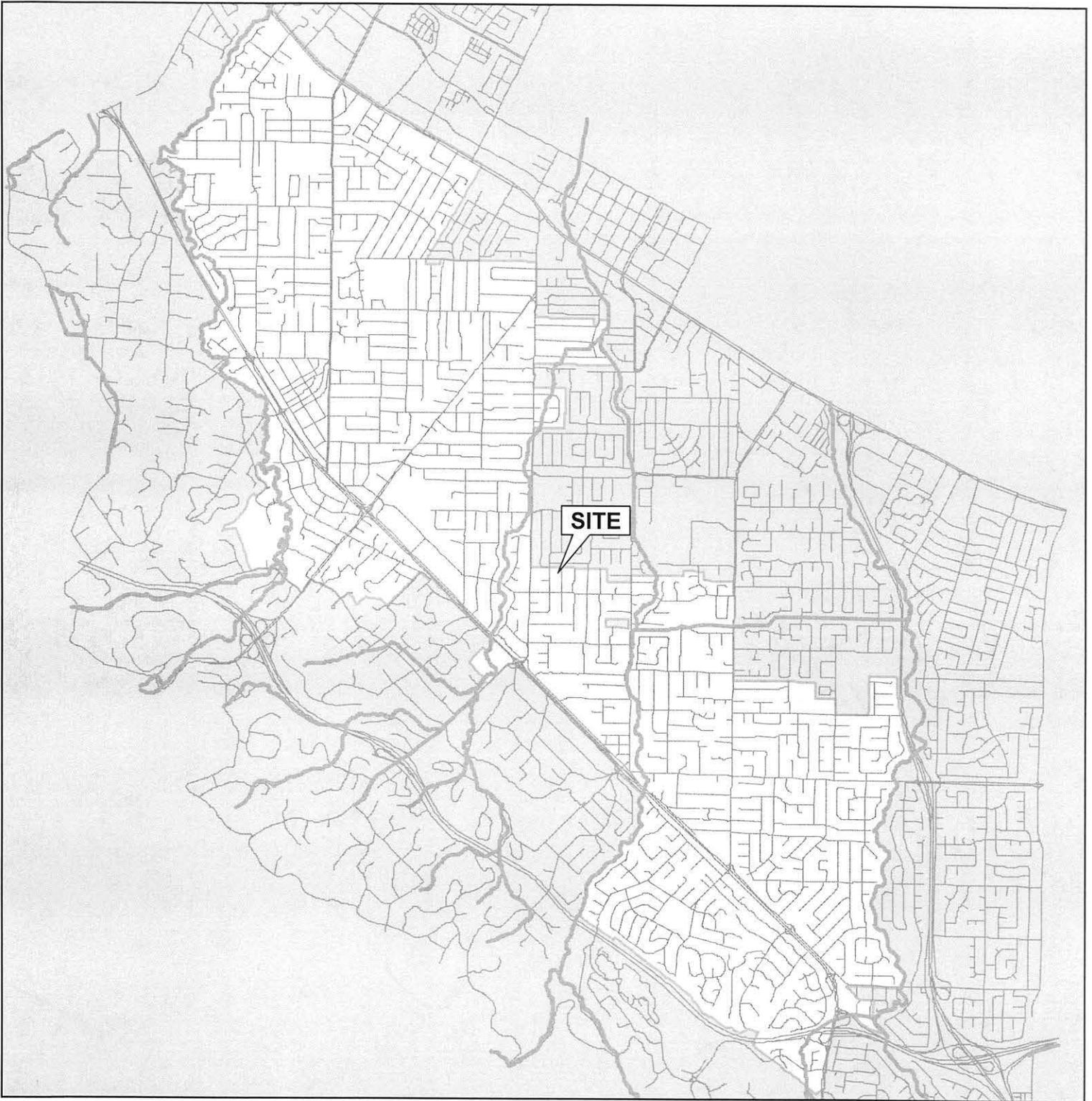
Address: 906 UNCLAW
 Date: 2/2/16

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	905	25	30	FRONT (PROJECTING)	1	15	SIDING	SIMPLE
	921	25	30	FRONT	1	15	SIDING	SIMPLE
	935	25	30	FRONT	2	25	STUCCO	COMPLEX
	951	25	30	FRONT	1	15	SIDING	SIMPLE
	965	25	30	FRONT (SIDE APPROACH)	2	25	SIDING	COMPLEX
LEFT	918	30	10 (REAR GARAGE)	REAR	1	15	SIDING	SIMPLE
	930	25	30		1	15	SIDING	SIMPLE
	905 SPENCER	25	25	FRONT (SIDE APPROACH)	1	15	SIDING	COMPLEX
BEHIND	921 SPENCER	25	25	FRONT	2	25	STUCCO	COMPLEX
	1141 UNCLAW	25	25	FRONT	1	15	STUCCO BRICK	SIMPLE

AREA MAP



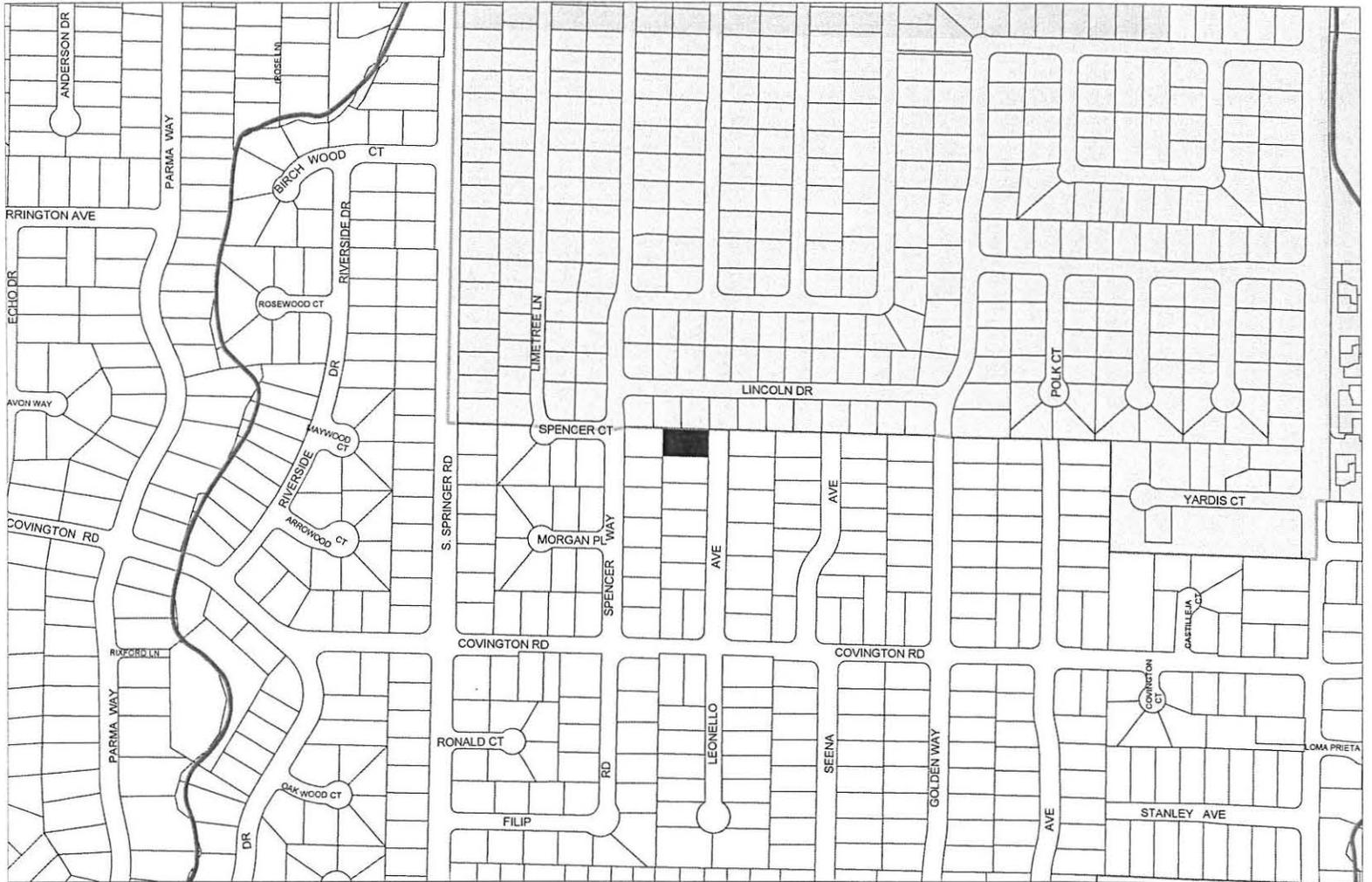
CITY OF LOS ALTOS

APPLICATION: 16-SC-12
APPLICANT: D. Wee/ T. and S. Werner
SITE ADDRESS: 906 Leonello Avenue

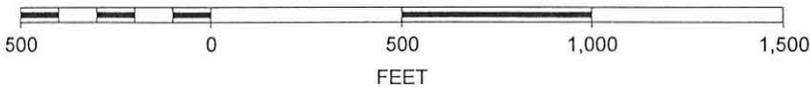


Not to Scale

VICINITY MAP



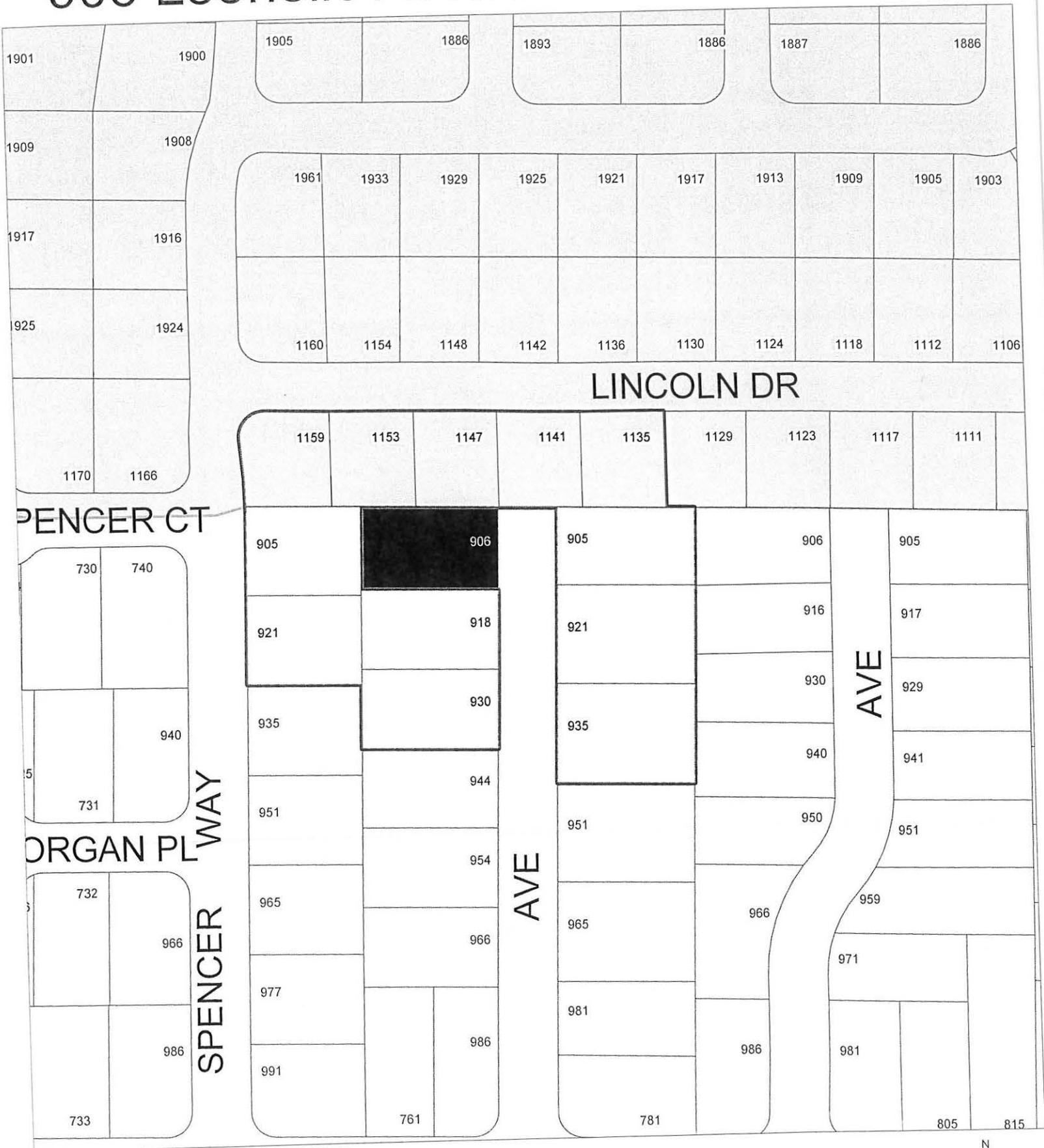
SCALE 1 : 6,000



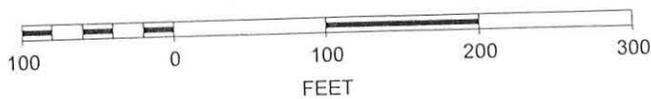
CITY OF LOS ALTOS

APPLICATION: 16-SC-12
APPLICANT: D. Wee/ T. and S. Werner
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906 Leonello Avenue Notification Map



SCALE 1 : 1,500



N

