



DATE: October 19, 2016
AGENDA ITEM # 2

TO: Design Review Commission
FROM: Zachary Dahl, Current Planning Services Manager
SUBJECT: 16-SC-34 – 871 Lockhaven Drive

RECOMMENDATION:

Approve design review application 16-SC-34 subject to the listed findings and conditions

PROJECT DESCRIPTION

This is a design review application for an addition and remodel to an existing two-story house. The project includes an addition of 21 square feet on the first story and 45 square feet on the second story with new exterior finishes and materials. The following table summarizes the project's technical details:

GENERAL PLAN DESIGNATION: Single-Family, Residential
ZONING: R1-10
PARCEL SIZE: 12,098 square feet
MATERIALS: Asphalt shingle and standing seam metal roof, smooth finish stucco and cedar wood siding, aluminum clad windows, aluminum garage door with frosted glass, and metal clad trim details

	Existing	Proposed	Allowed/Required
COVERAGE:	2,106 square feet	2,207 square feet	3,629 square feet
FLOOR AREA:			
First floor	2,003 square feet	2,024 square feet	
Second floor	1,222 square feet	1,267 square feet	
Total	3,225 square feet	3,291 square feet	3,960 square feet
SETBACKS:			
Front	20.5 feet	25 feet	25 feet
Rear	48.8 feet	48.8 feet	25 feet
Right side	9.9 feet/17.5 feet	9.9 feet/17.5 feet	10 feet/17.5 feet
Left side (1 st /2 nd)	10 feet/24.7 feet	10 feet/24.7 feet	10 feet/17.5 feet
HEIGHT:	27 feet	27 feet	27 feet

BACKGROUND

Neighborhood Context

The subject property is located on the eastern side of Lockhaven Drive at the intersection with Highlands Circle. The Lockhaven Drive neighborhood is considered a Diverse Character Neighborhood as defined in the City's Residential Design Guidelines. The houses in this neighborhood are a mix of one- and two-story houses that incorporate a variety of forms and materials, and the landscape along Lockhaven Drive is varied with no distinct street tree pattern.

Zoning Compliance

The existing house has non-conforming setbacks of 20 feet, six inches where 25 feet is required in the front and 9 feet, 11 inches where 10 feet is required on the right side. The project will be removing the front porch that is located within the front yard setback, but will be maintaining the slight encroachment within the right side yard. Since the project will be maintaining more than 50 percent of the existing house, the side yard setback encroachment is allowed to be maintained.

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 is an extensive remodel and small addition to the existing house, with the architectural design of the building being updated to a more contemporary style. The larger gable roof form is being broken up by removing the middle portion, which results in two large, inward facing shed roof forms with a lower sloping accent roof form in the middle. The front facing balcony and two-story post elements are being removed and replaced with a flat projecting porch overhang and an angled first-story addition on the left that follows the curve of the street. Due to the unique design of the existing house and the angled sloping street frontage, the project design is maintaining an appropriate relationship to the street.

The project is incorporating high quality materials, such as smooth stucco siding, cedar wood siding, aluminum clad windows and metal clad trim details, which are integral to the new architectural design of the house. While the project design style is more modern than the surrounding structures on Lockhaven Drive, it does incorporate materials found in the neighborhood. Overall, the project will be reducing the bulk and mass of the existing house, has individual design integrity, relates well to the surrounding houses and is an appropriate design within this diverse character neighborhood setting.

Privacy

The second story on the left (north) side elevation of the house is located within the existing roof form and does not include any side facing windows. The second story on the right (south) side elevation is also located within the existing roof form, but does include a new dormer element with

three new windows. However, these windows are clerestory with a sill height of six feet above the finished floor and will not create any unreasonable privacy impacts. The second story window openings on the rear elevation are also being maintained, so there will not be any change in the existing condition with regard to privacy.

Trees and Landscaping

The project includes some new hardscape and raised planters around the perimeter of the house, but all existing trees and most of the existing front landscaping will be maintained. Since the site includes many mature trees and the front yard landscaping is in reasonable condition, the project meets the City's landscaping regulations and street tree guidelines. The project is not subject to the City's Water Efficient Landscape Ordinance since it is an addition to an existing house and includes less than 2,500 square feet of new landscape area.

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 Lockhaven Drive, Highlands Circle and Oxford Drive.

Cc: Davide Giannella, Applicant and Architect
Robin Chan and Lynn Gui, Owners

Attachments:

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

FINDINGS

16-SC-34 – 871 Lockhaven Drive

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

- a. The proposed addition complies with all provision of this chapter;
- b. The height, elevations, and placement on the site of the addition, 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 addition 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 addition has been designed to follow the natural contours of the site with minimal grading, minimum impervious cover, and maximum erosion protection.

CONDITIONS

16-SC-34 – 871 Lockhaven Drive

GENERAL

1. **Approved Plans**

This approval is based on the plans received on September 20, 2016 and the written application materials provided by the applicant, except as may be modified by these conditions.

2. **Encroachment Permit**

Obtain an encroach permit issued from the Engineering Division prior to doing any work within the public street right-of-way.

3. **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.

4. **Fire Sprinklers**

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

5. **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.

PRIOR TO ISSUANCE OF BUILDING OR DEMOLITION PERMIT

6. **Tree Protection**

Tree protection fencing shall be installed around the dripline of all existing trees to remain that are in proximity to the area of construction, 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

7. **Conditions of Approval**

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

8. **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.

9. **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.

10. **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

11. Landscaping Installation

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

12. 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).



CITY OF LOS ALTOS GENERAL APPLICATION

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

Permit # _____

<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: 871 LOCKHAVEN DR.

Project Proposal/Use: SINGLE FAMILY RESIDENT. Current Use of Property: SINGLE FAMILY RESIDENT.

Assessor Parcel Number(s): 342-11-134 Site Area: 12,098

New Sq. Ft.: 66 Altered/Rebuilt Sq. Ft.: 924 Existing Sq. Ft. to Remain: 3,225-924=2,301

Total Existing Sq. Ft.: 3,225 Total Proposed Sq. Ft. (including basement): 3,291

Applicant's Name: DAVIDE GIANNELLA ACADIA ARCHITECTURE

Telephone No.: 408 219 0601 Email Address: DG@ACADIA-ARCHITECTURE.COM

Mailing Address: 644 N. SANTA CRUZ AVE. SUITE 6

City/State/Zip Code: LOS GATOS CA 95030

Property Owner's Name: ROBIN J. CHAN LYNN GUI

Telephone No.: 650 703 0322 Email Address: GUILYNN@YAHOO.COM

Mailing Address: 871 LOCKHAVEN DR.

City/State/Zip Code: LOS ALTOS

Architect/Designer's Name: SAME AS 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. ***

(continued on back)



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 871 LOCKHAVEN DR.
 Scope of Project: Addition or Remodel REMODEL or New Home
 Age of existing home if this project is to be an addition or remodel? 55
 Is the existing house listed on the City's Historic Resources Inventory? NO

Neighborhood Compatibility Worksheet

Page 1

* See "What constitutes your neighborhood" on page 2.

Address: 871 Lockhaven Dr
Date: 8/10/2016

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 ± 120 feet
Width ± 82 feet

If your lot is significantly different than those in your neighborhood, then note its: area 12,098, length 125, and width 52.

2. Setback of homes to front property line: (Pgs. 8-11 Design Guidelines)

Existing front setback if home is a remodel? 24'
What % of the front facing walls of the neighborhood homes are at the front setback 90 %
Existing front setback for house on left 25' ft./on right 25' ft.
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 7
Garage facing front recessed from front of house face 1
Garage in back yard
Garage facing the side
Number of 1-car garages ; 2-car garages 8; 3-car garages

Address: 871 LOCKHAVEN DR.
Date: 8/10/2016

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

What % of the homes in your neighborhood* are:

One-story 64

Two-story 36

5. **Roof heights and shapes:**

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

Are there mostly hip 50% gable style 50%, or other style ___ roofs*?

Do the roof forms appear simple YES 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) Mostly stucco with some wood siding

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

WOOD SHINGLES

If no consistency then explain: _____

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

Does your neighborhood* have a consistent identifiable architectural style?

YES NO MOSTLY RANCH STYLE BUT SOME COLONIAL, MEDITERRANEAN

Type? ___ Ranch ___ Shingle ___ Tudor ___ Mediterranean/Spanish

___ Contemporary ___ Colonial ___ Bungalow ___ Other

Address: 871 LOCKHAVEN DR.
Date: 8/10/2016

8. Lot Slope: (Pg. 25 Design Guidelines)

Does your property have a noticeable slope? NO EXCEPT AT THE FRONT CORNER

What is the direction of your slope? (relative to the street)
SLOPES DOWN TOWARD THE STREET AT THE INTERSECTION

Is your slope higher V 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.)?
MOSTLY LAWNS, SMALL TREES, LANDSCAPE TO STREET EDGE

How visible are your house and other houses from the street or back neighbor's property?
VERY VISIBLE FROM STREET, NOT VISIBLE FROM BACK NEIGHBOR'S PROPERTY.

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)?
NO MAJOR LANDSCAPING FEATURES.
ASPHALT ROLLED CURB/GUTTER

10. Width of Street:

What is the width of the roadway paving on your street in feet? 30'
Is there a parking area on the street or in the shoulder area? NO
Is the shoulder area (unimproved public right-of-way) paved, unpaved, gravel, landscaped, and/or defined with a curb/gutter? PAVED GUTTER

Address: 871 Lockhaven Dr.
Date: 8/10/2016

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.:

HORIZONTAL FEEL, SHINGLES HIP AND GABLE ROOFS,
OVERALL RANCH STYLE HOUSES (EXCEPT PROJECT HOUSE)

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

* OUR PROJECT HOUSE STARTS WITH
A VERY PECULIAR, UNIQUE TRIANGULAR COTTAGE SHAPE.
OUR REMODEL AIMS AT BREAKING THAT STRONG RIGID
SHAPE, ARTICULATE IT, WHILE KEEPING THE MATERIALS OF

Neighborhood Compatibility Worksheet

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

THE ADJACENT HOMES ^{Page 5} SUCH AS WOOD SIDING, SHINGLES
AND STUCCO. PLUS WE ARE REDUCING ITS MASS.

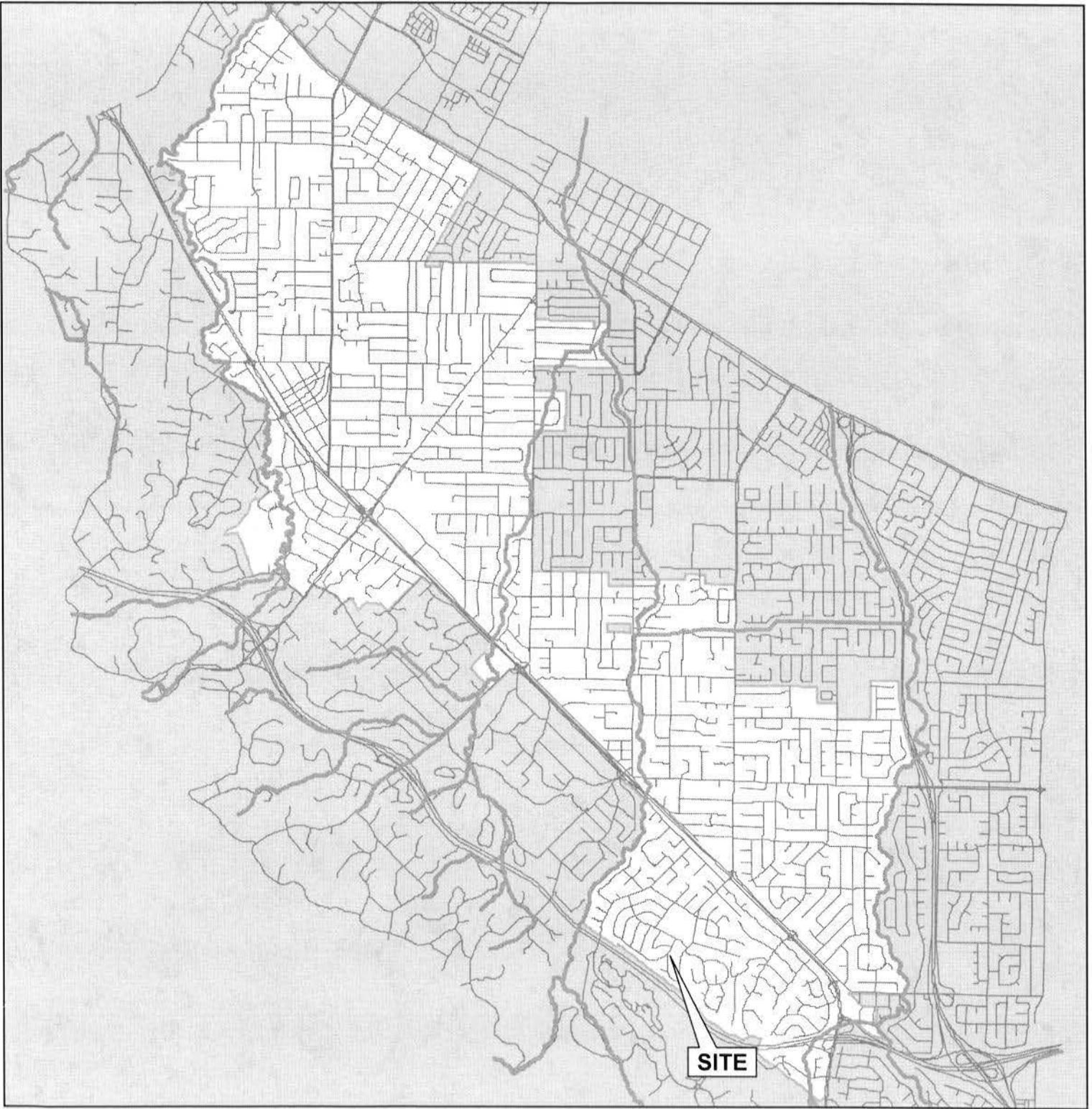
Address: 871 LOCKHAVEN DR.
 Date: 8/10/2016

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)
876 HIGHLANDS CR	25'	20'	FRONT	1	14'?	WOOD SIDING	SIMPLE
874 LOCKHAVEN DR	25'	20'	FRONT	1	14'?	STUCCO	SIMPLE
876 LOCKHAVEN DR	25'?	20'?	FRONT	2	17'?	STUCCO/WOOD	AD COMPLEX
866 HIGHLANDS CR	25'?	20'?	FRONT	1	16'?	WOOD SIDING	SIMPLE
873 LOCKHAVEN DR	25'?	30'?	FRONT	1	18'?	STUCCO	SIMPLE
875 LOCKHAVEN DR	25'?	40'?	FRONT	1	17'?	STUCCO/WOOD SIDING	SIMPLE
879 LOCKHAVEN DR	25'?	30'?	FRONT	2	23'?	STUCCO	COMPLEX
869 HIGHLANDS CR.	25'?	50'?	FRONT	2	20'?	STUCCO/WOOD SIDING	COMPLEX
2130 STONEHAVEN DR.	25'?	30'?	FRONT	1	14'?	WOOD SIDING	SIMPLE

AREA MAP



CITY OF LOS ALTOS

APPLICATION: 16-SC-34
APPLICANT: Acadia Architecture/ R. Chan and L. Gui
SITE ADDRESS: 871 Lockhaven Drive



Not to Scale

VICINITY MAP



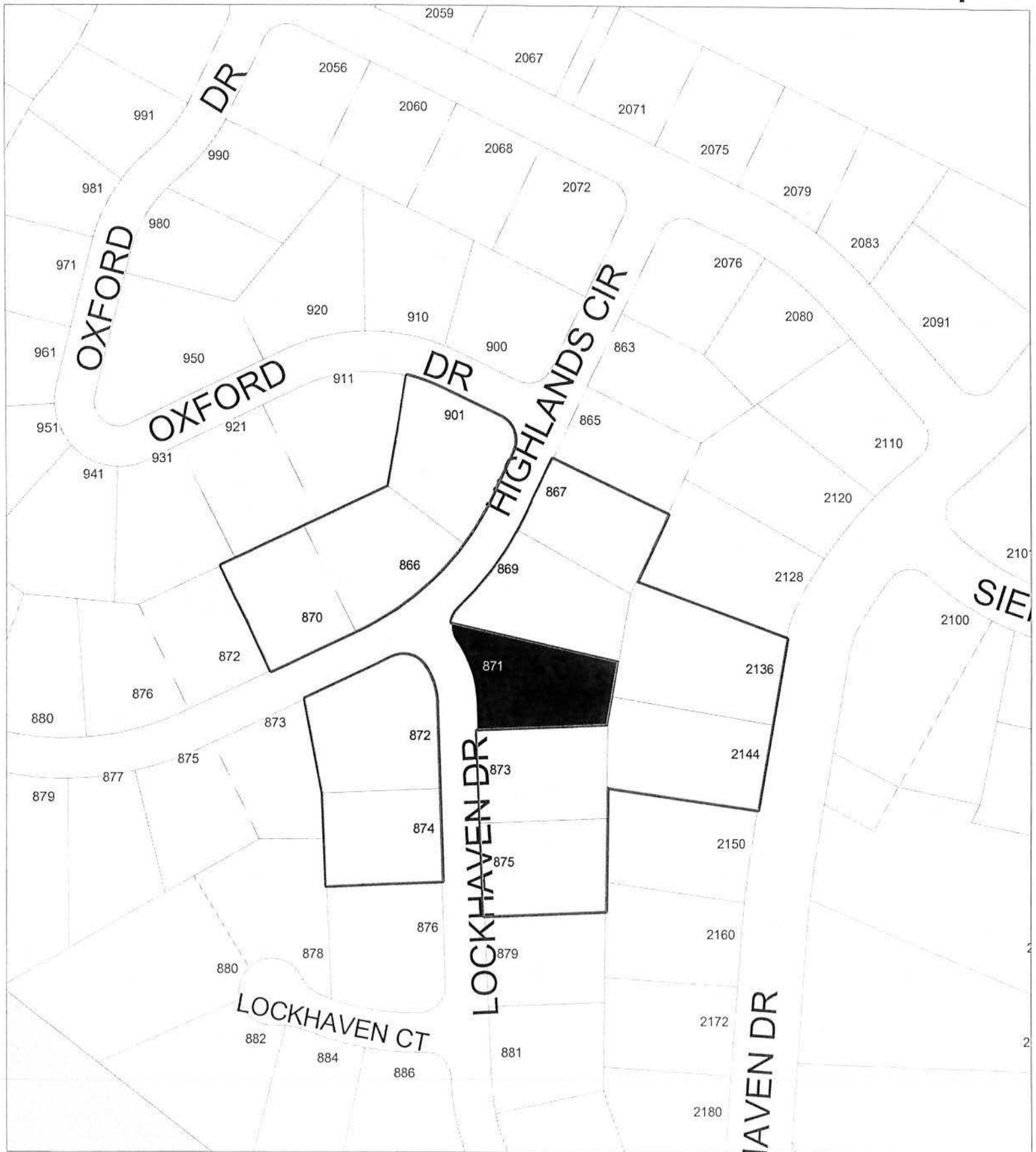
SCALE 1 : 6,000



CITY OF LOS ALTOS

APPLICATION: 16-SC-34
APPLICANT: Acadia Architecture/ R. Chan and L. Gui
SITE ADDRESS: 871 Lockhaven Drive

871 Lockhaven Drive Notification Map



SCALE 1 : 1,500

