



**CITY OF LOS ALTOS
CITY COUNCIL MEETING
June 23, 2015**

DISCUSSION CALENDAR

Agenda Item # 8

SUBJECT: Deny the appeal of Design Review Application 15-SC-10 for 1075 Golden Way and uphold the findings and conditions

BACKGROUND

This is an appeal of a conditional approval of a Design Review application for a new two-story, single-family house. The Design Review Commission (DRC) approved the project with conditions to reduce the project's height, massing and scale. The applicants are appealing the decision with a concern that the conditions were not appropriately deliberated (see Attachment 2). The staff report and minutes for the DRC's May 6, 2015 meeting are attached for reference as Attachments 3 and 4, respectively.

On May 6, 2015, the DRC voted 3-1 (Commissioner Meadows opposed and Commissioner Wheeler absent) to approve the application per the staff report findings and conditions, with the following additional conditions to:

- Incorporate an architectural feature on the garage, such as a trellis.
- Lower the second story wall plate height to eight feet and first story wall plate to nine feet.
- Allow the removal of trees 1, 2, 3, and 6 per the landscape plan.

At the May 6, 2015 DRC meeting, the applicant presented a modified front elevation that reduced the roof pitch of the front-facing gables, which lowered the height of the element by one foot. The front elevation alternative is included as Attachment 7. The DRC noted that the alternative design did not address their mass and bulk concerns, and their action was based on the original design.

On May 7, 2015, the applicants submitted a request to staff that the DRC reconsider their action. In accordance with the City Council's Norms and Procedures, on May 20, 2015 the DRC reconsidered their previous decision. Following the applicants' presentation, the DRC noted that they had appropriately discussed the project and the potential conditions of approval, and that there was no new information to support the request for reconsideration. The DRC voted 2-1-2 to deny the reconsideration (Commissioner Blockus opposed and Commissioners Meadows and Wheeler abstained). The DRC report and minutes for the meeting of May 20, 2015 are included as Attachments 5 and 6.

EXISTING POLICY

Single-Family Residential Design Guidelines

PREVIOUS COUNCIL CONSIDERATION

None

DISCUSSION

The applicants have appealed the conditional approval of the project stating concerns that there was no discussion regarding the heights of the walls before the Commission took action. However, the DRC did in fact discuss the conditions prior to taking action, and noted that the project conditions reasonably addressed the bulk and mass issues and satisfied the City's Design Review findings. It is recommended that the City Council deny the appeal of Design Review application 15-SC-10 and uphold the DRC's conditional approval subject to the listed findings and conditions.

ALTERNATIVES

This appeal application is *de novo*, which means that the City Council may consider all aspects of the project and could take the following actions:

- 1) Deny the appeal and uphold the DRC's decision and/or modify the conditions approval; or
- 2) Approve the appeal and remove the conditions of approval in question.

PUBLIC CONTACT

A public meeting notice was posted on the property and mailed to 12 of the neighboring properties for the Design Review Commission meeting that was held on May 6, 2015.

A public meeting notice was posted on the property and mailed to 12 of the neighboring properties for the City Council meeting to be held on June 23, 2015.

Posting of the meeting agenda serves as notice to the general public.

FISCAL/RESOURCE IMPACT

None

ENVIRONMENTAL REVIEW

Categorically Exempt pursuant to CEQA Section 15303

RECOMMENDATION

Deny the appeal of Design Review Application 15-SC-10 for 1075 Golden Way and uphold the findings and conditions

ATTACHMENTS:

1. Project Plans, dated April 15, 2015
2. Appeal letter, dated May 21, 2015
3. Design Review Commission Agenda Report, May 6, 2015
4. Design Review Commission Agenda Minutes, May 6, 2015
5. Design Review Commission Agenda Report, May 20, 2015
6. Design Review Commission Agenda Minutes, May 20, 2015
7. Front Elevation, dated May 6, 2015

Deny the appeal of Design Review Application 15-SC-10 for 1075 Golden Way and uphold the findings and conditions

FINDINGS

15-SC-10 – 1075 Golden Way

With regard to the new two-story house, as conditioned, the City Council 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.

Deny the appeal of Design Review Application 15-SC-10 for 1075 Golden Way and uphold the findings and conditions

CONDITIONS

15-SC-10 – 1075 Golden Way

1. The approval is based on the plans received on April 15, 2015 and the written application materials provided by the applicant, except as may be modified by these conditions.
2. The front exterior elevation shall be revised to incorporate an architectural feature on the garage, such as a trellis.
3. The project plans shall be revised to lower the second story wall plate height to eight feet and the first story wall plate height to nine feet.
4. 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. Fire sprinklers shall be required pursuant to Section 12.10 of the Municipal Code.
6. Any new utility service drops shall be located underground from the nearest convenient existing pole pursuant to Chapter 12.68 of the Municipal Code.
7. 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.
8. **Prior to Building Permit submittal, the plans shall contain/show:**
 - a. The conditions of approval shall be incorporated into the title page of the plans.
 - b. 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.
 - c. 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.
 - d. The location of any air conditioning units on the site plan and the manufacturer's specifications showing the sound rating for each unit.
 - e. 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.).

Deny the appeal of Design Review Application 15-SC-10 for 1075 Golden Way and uphold the findings and conditions

9. **Prior to final inspection:**

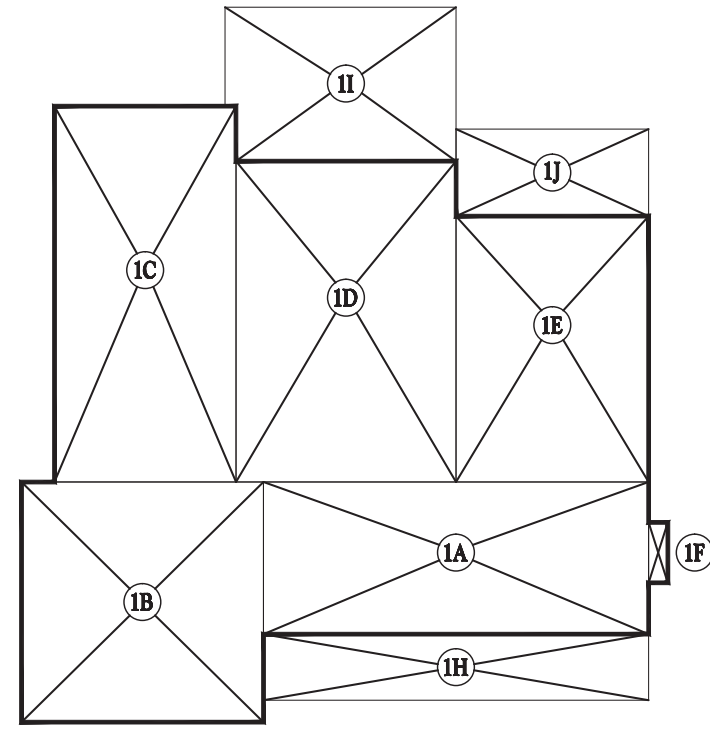
- a. All front yard landscaping, street trees and privacy screening shall be maintained and/or installed as shown on the approved plans or as required by the Planning Division.
- b. Submit verification that the house was built in compliance with the City's Green Building Ordinance (Section 12.26 of the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

Deny the appeal of Design Review Application 15-SC-10 for 1075 Golden Way and uphold the findings and conditions



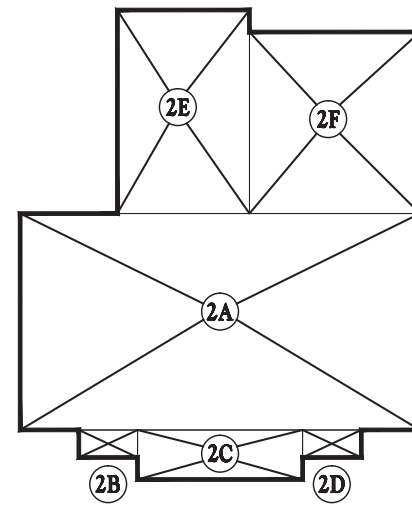
349 FIRST STREET, SUITE A
 LOS ALTOS, CALIFORNIA 94022
 PHONE: (650) 559-4438
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 E-MAIL: info@stotlerdesigngroup.com

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Entry Level Floor Plan

scale: 1/8"=1'-0"



2nd Level Floor Plan

scale: 1/8"=1'-0"

Floor Area and Coverage Calculations

Section	Dimensions	Area (sf.ft.)
1A	35'-0" x 13'-8"	476.8
1B	22'-0" x 22'-0"	473.1
1C	16'-6" x 34'-0"	555.2
1D	20'-0" x 29'-0"	574.6
1E	17'-6" x 24'-0"	416.6
1F	1'-9" x 5'-4"	9.5
1st Level Sub-Total		2,506
2A	36'-4" x 19'-6"	703.8
2B	5'-4" x 2'-4"	13.1
2C	15'-0" x 4'-4"	66.5
2D	5'-4" x 2'-4"	13.1
2E	12'-0" x 18'-4"	218.7
2F	15'-6" x 16'-4"	251.9
2nd Level Sub-Total		1,267
Total Floor Area		3,773
Allowed FAR		3,781
1H	35'-0" x 6'-0"	210
1J	21'-0" x 14'-0"	289
1J	17'-6" x 7'-11"	138
Total Covered Porches		637
Total Lot Coverage		3,143
Allowed Coverage		3,240

Floor Area Diagram

REVISIONS

DRAWING TITLE	Floor Area Diagram
JOB TITLE	Tsai Residence
JOB ADDRESS	1075 Golden Way Los Altos, California 94024

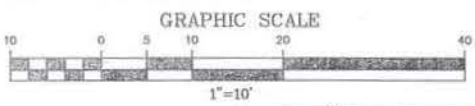
DATE	April 16, 2015
SCALE	As Noted
PROJECT MANAGER	S. STOTLER
DRAWN	MAW
JOB NO.	1405
SHEET	

T1.1

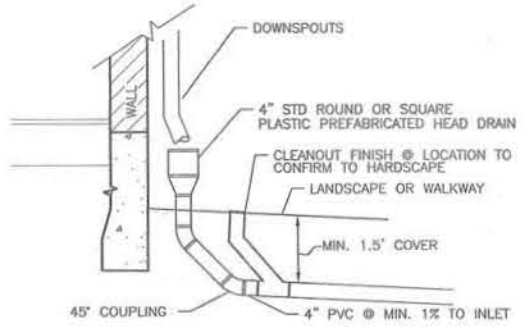
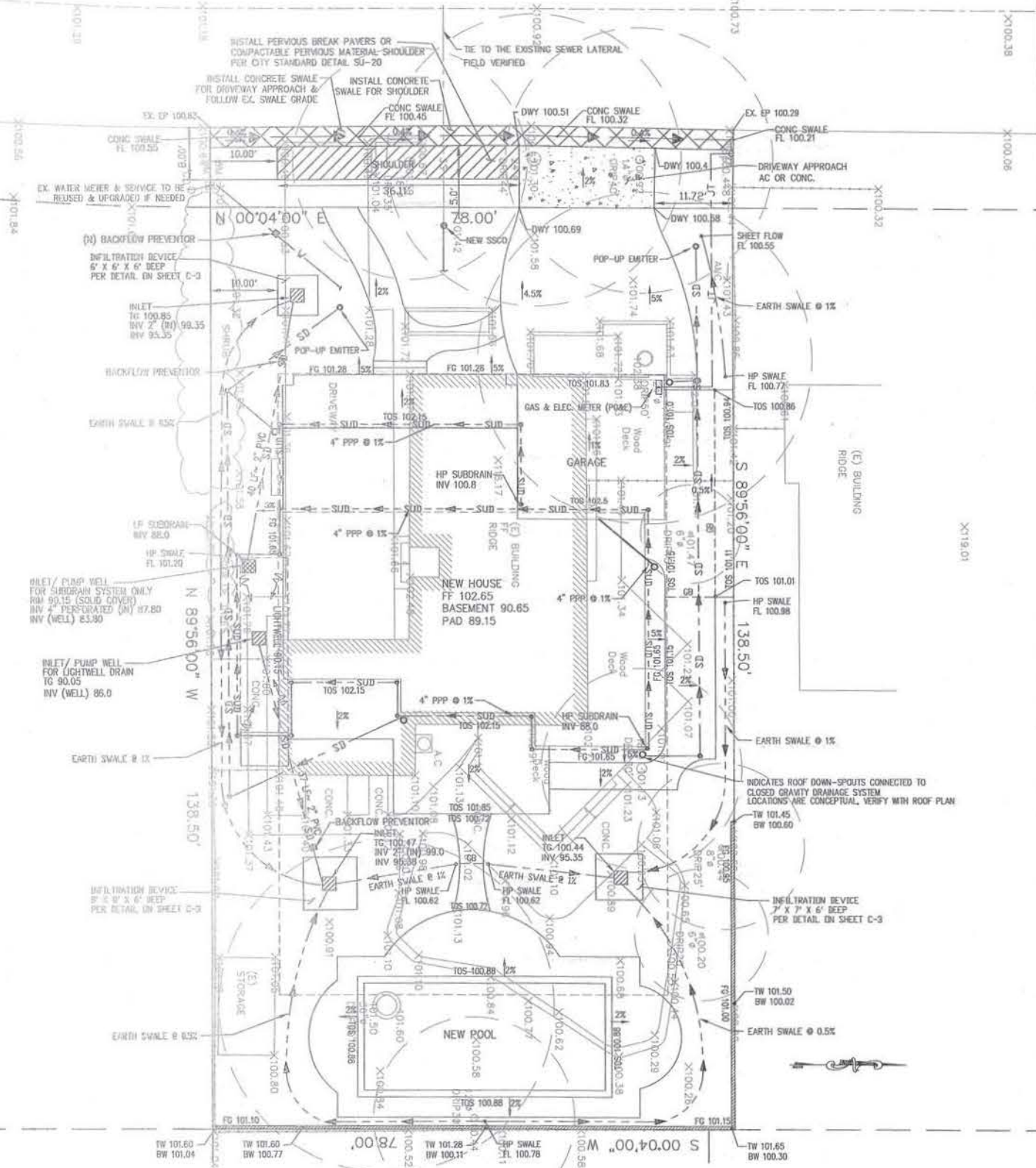
Revisions:



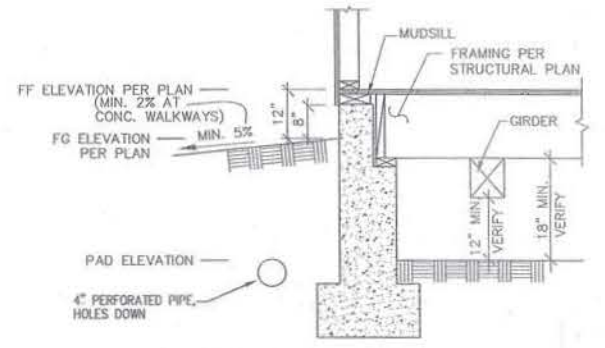
Date: 02/17/2015
Scale: 1"=10'
Prepared by: S.P.
Checked by: S.R.
Job #: 214147
Sheet:



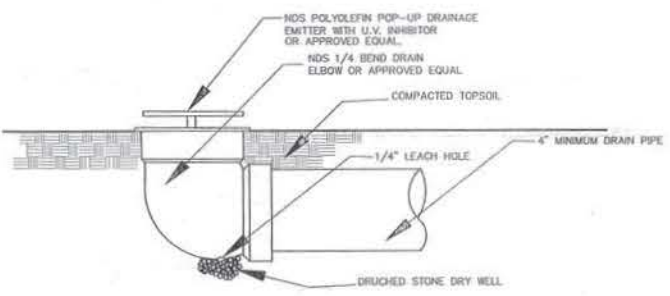
GOLDEN WAY (60')



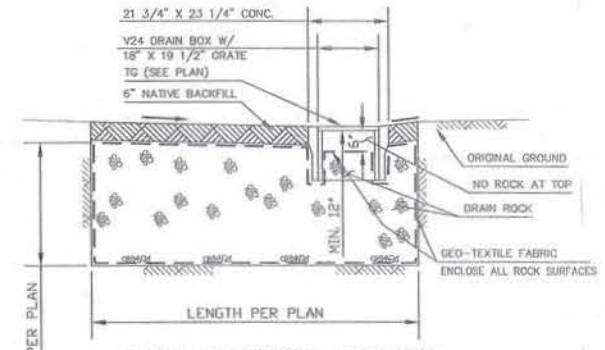
ROOF DOWN-SPOUT CONNECTION
N.T.S.



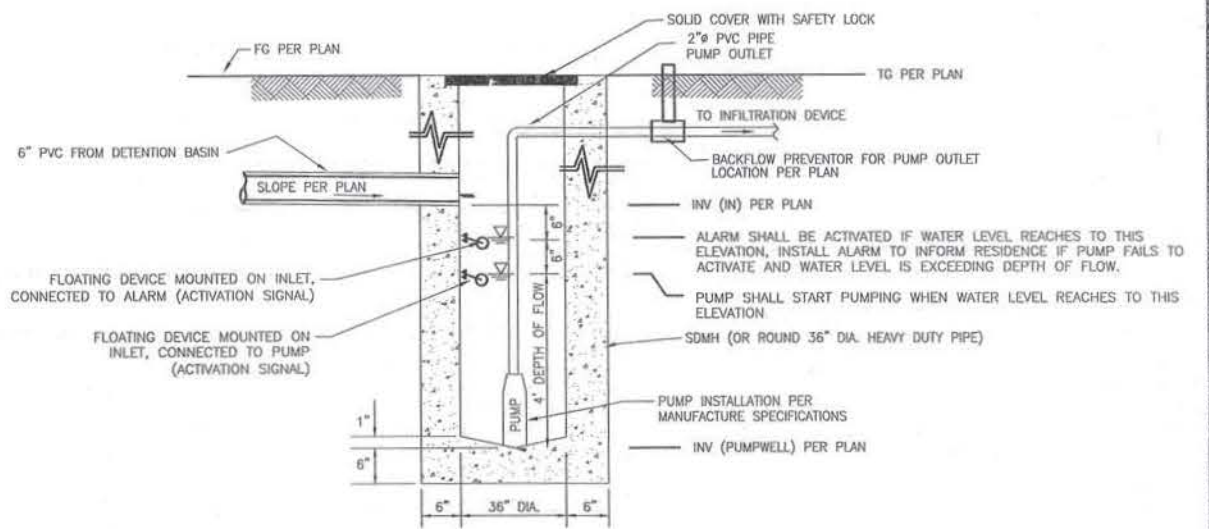
RAISED FOUNDATION CONCEPTUAL DETAIL
N.T.S.



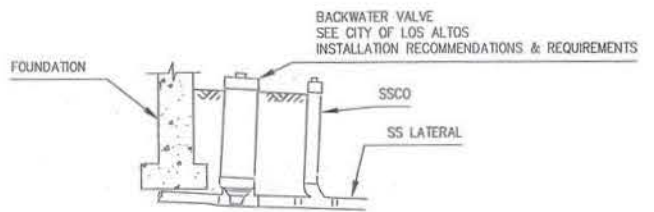
POP-UP DRAINAGE EMITTER
N.T.S.



INFILTRATION DEVICE
ELEVATION VIEW- N.T.S.



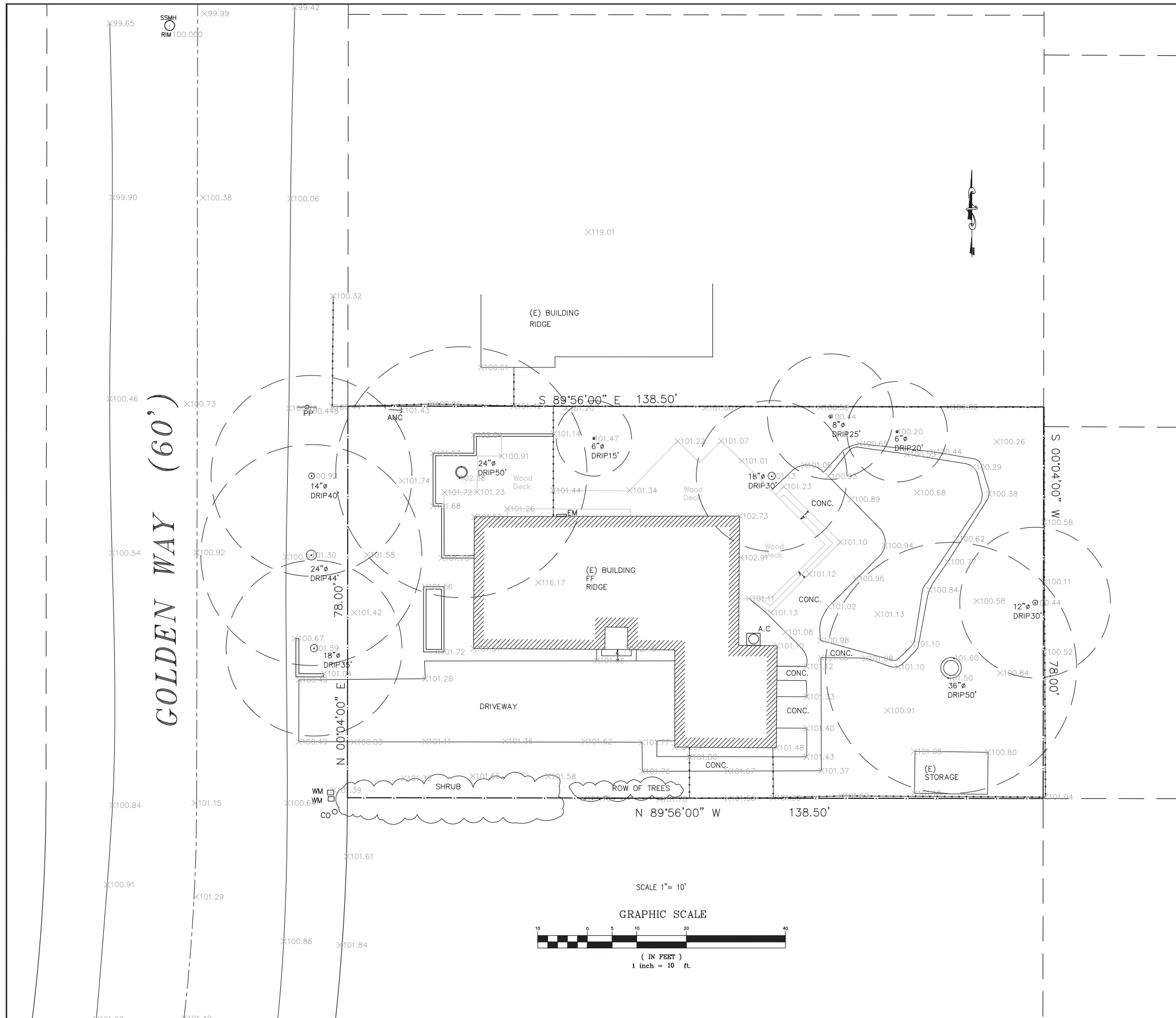
PUMPWELL DETAIL FOR OVERFLOW
N.T.S.



SANITARY SEWER BACKFLOW PREVENTOR DETAIL
N.T.S.

PUMP NOTES:

1. HARD WIRE THE PUMPS TO PREVENT ANY UNPLUGGING.
2. PUMPS TO BE CONNECTED TO BACKUP GENERATORS TO PREVENT FLOODING IN CASE OF BLACKOUT.
3. PROVIDE BACK FLOW PREVENTOR VALVE FOR PUMP OUTLET.
4. PROVIDE RESERVE PUMP FOR EACH PUMP WELL.
5. PROVIDE FLOATING DEVICE, CONNECTED TO SOUND/ LIGHT ALARM, TO NOTIFY RESIDENTS OF POSSIBLE RISE OF WATER IN PUMPWELL.



LEGEND:		ABBREVIATIONS:	
	PROPERTY LINE	AC	ASPHALT
	EXISTING LOTS	AD	AREA DRAIN
	CENTERLINE	ANC	ANCHOR
	EASEMENT LINE	C&G	CURB AND GUTTER
	SANITARY SEWER LINE	CB	CATCH BASIN
	STORM DRAIN LINE	DW	DRIVEWAY
	OVERHEAD POWER LINE	EB	ELECTRIC BOX
	WOOD FENCE	EM	ELECTRIC METER
	WATER VALVE	EP	EDGE OF PAVEMENT
	POWER POLE	FH	FIRE HYDRANT
	FIRE HYDRANT	GM	GAS METER
		GV	GAS VALVE
		P.U.E.	PUBLIC UTILITY EASEMENT
		PP	POWER POLE
		S.D.E.	STORM DRAINAGE EASEMENT
		SDMH	STORM DRAINAGE MANHOLE
		SSMH	SANITARY SEWER MANHOLE
		CO	CLEAN OUT
		VG	VALLEY GUTTER
		WM	WATER METER

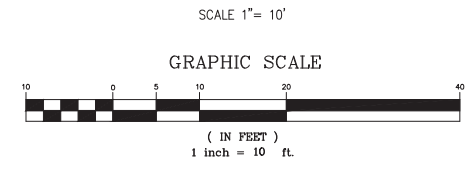
DISCLAIMER:
SMP ENGINEERS OR ITS OFFICERS OR AGENTS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ELECTRONIC COPIES OF THIS PLAN.

NOTE:
THIS MAP REPRESENTS TOPOGRAPHY OF THE SURFACE FEATURES ONLY. UNLESS SPECIFIED ON THIS MAP, LOCATIONS OF THE UNDERGROUND UTILITIES ARE NEITHER INTENDED NOR IMPLIED. FOR THE LOCATIONS OF UNDERGROUND UTILITIES CALL "USA" (1-800-642-2444). SURFACE FEATURES ARE LOCATED BY MEANS OF A STATION AND OFFSET FROM THE CONTROL LINE.


BASIS OF BEARINGS:
THE BEARING N. 89°44'00" W. OF THE CENTERLINE OF COVINGTON RD. (FORMERLY EMERSON AVE.), AS SHOWN ON CERTAIN TRACT NO. 942, RECORDED IN BOOK 36 OF MAPS AT PAGE 4, WAS TAKEN AS BASIS OF BEARINGS FOR THIS SURVEY.

REFERENCED ASSUMED BENCHMARK:
TOP OF SANITARY SEWER MANHOLE LOCATED AT GOLDEN WAY, DISTANT THREON 84± NORTHERLY OF NORTHWESTERLY PROPERTY CORNER EL: 100.00'

- NOTES:**
- ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMALS THEREOF.
 - THE GROSS AREA OF LAND OF RECORD IS 10802.33 SQ. FT. ±.
 - THE SURVEY WAS BASED ON A PRELIMINARY REPORT #4332-3476599 BY FIRST AMERICAN TITLE CO. DATED 03/09/2010.
 - ALL EXISTING BUILDINGS ARE WOOD.
 - FOR PRECISE SPECIES OF TREES A CERTIFIED ARBORIST SHALL BE CONSULTED.
 - THIS DRAWING REPRESENTS A TOPOGRAPHIC SURVEY PREPARED IN CONFORMANCE WITH THE REQUIREMENTS OF THE LAND SURVEYORS ACT. THE PROPERTY LINES SHOWN HEREON ARE COMPILED FROM RECORD DATA AND REPRESENT THE BEST GRAPHICAL FIT BETWEEN RECORD INFORMATION AND THE TOPOGRAPHICAL FEATURES SURVEYED AND SHOULD NOT BE RELIED UPON OR USED FOR ANY OTHER PURPOSES. PURSUANT TO THE CLIENT'S DIRECTION A BOUNDARY SURVEY WAS NOT PERFORMED AT THIS TIME WHICH MAY HAVE DETERMINED THE ACTUAL PROPERTY LINES.



1075 GOLDEN WAY
LOS ALTOS, CA
APN: 189-10-035



SMP ENGINEERS
CIVIL ENGINEERS—LAND SURVEYORS
1534 Carob Lane Los Altos, CA 94024
Tel. (650) 941-8055 Fax (650) 941-8755

Scale:
1" = 10'
Prepared by:
M.J.
Checked by:
S.R.
Date:
11/13/2014
Project No:
214147

BOUNDARY AND TOPOGRAPHIC SURVEY MAP

Sheet No: T-1

REVISIONS	DESIGN BY	DESIGN DATE	CITY APPR.	APPR. DATE

CITY OF LOS ALTOS

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REVISIONS

Site Plan

Tsai Residence

1075 Golden Way

Los Altos, California 94024

DRAWING TITLE

JOB TITLE

JOB ADDRESS

DATE

April 16, 2015

SCALE

1/8" = 1'-0"

PROJECT MANAGER

S. STOTLER

DRAWN

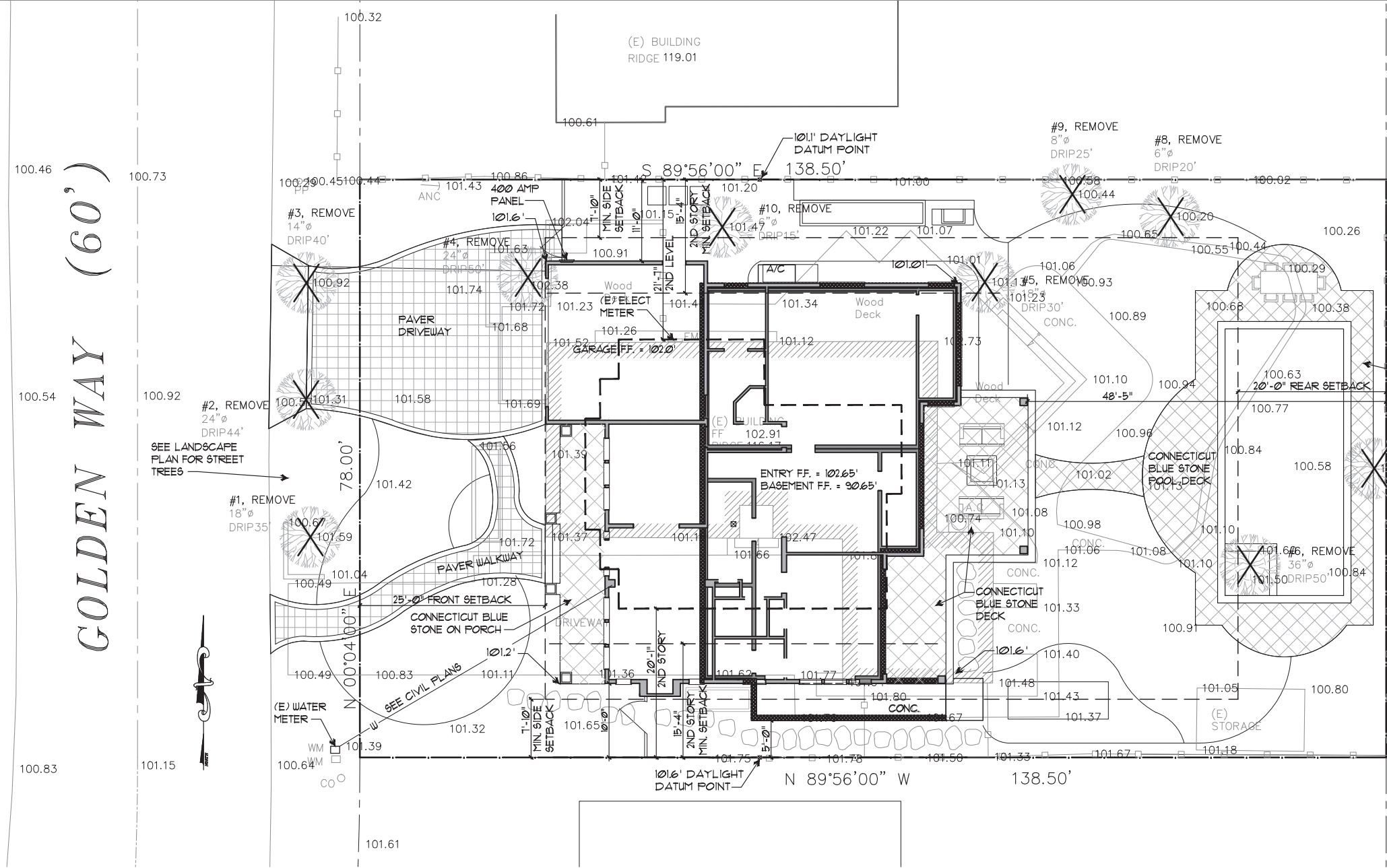
MAW

JOB NO.

1405

SHEET

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Site Plan

scale: 1/8"=1'-0"

SEE LANDSCAPE DRAWING FOR NEW TREES AND LOCATIONS

A/C Unit Noise Requirement

Required setbacks per Planning Division calculations for locating air conditioning units in order to meet the Noise Control Ordinance limit of 50 dBA at the property line.

Sound Rating (Decibels)	Distance to Property Line
64	6 feet
66	8 feet
68	11 feet
70	14 feet
72	18 feet
74	22 feet

Notes:

- Air conditioning equipment must maintain a minimum setback of five feet from a property line.
- If the air conditioning unit is later determined by the City to exceed the limits of the noise ordinance, it must be relocated, replaced, or otherwise modified to achieve compliance with the noise ordinance.

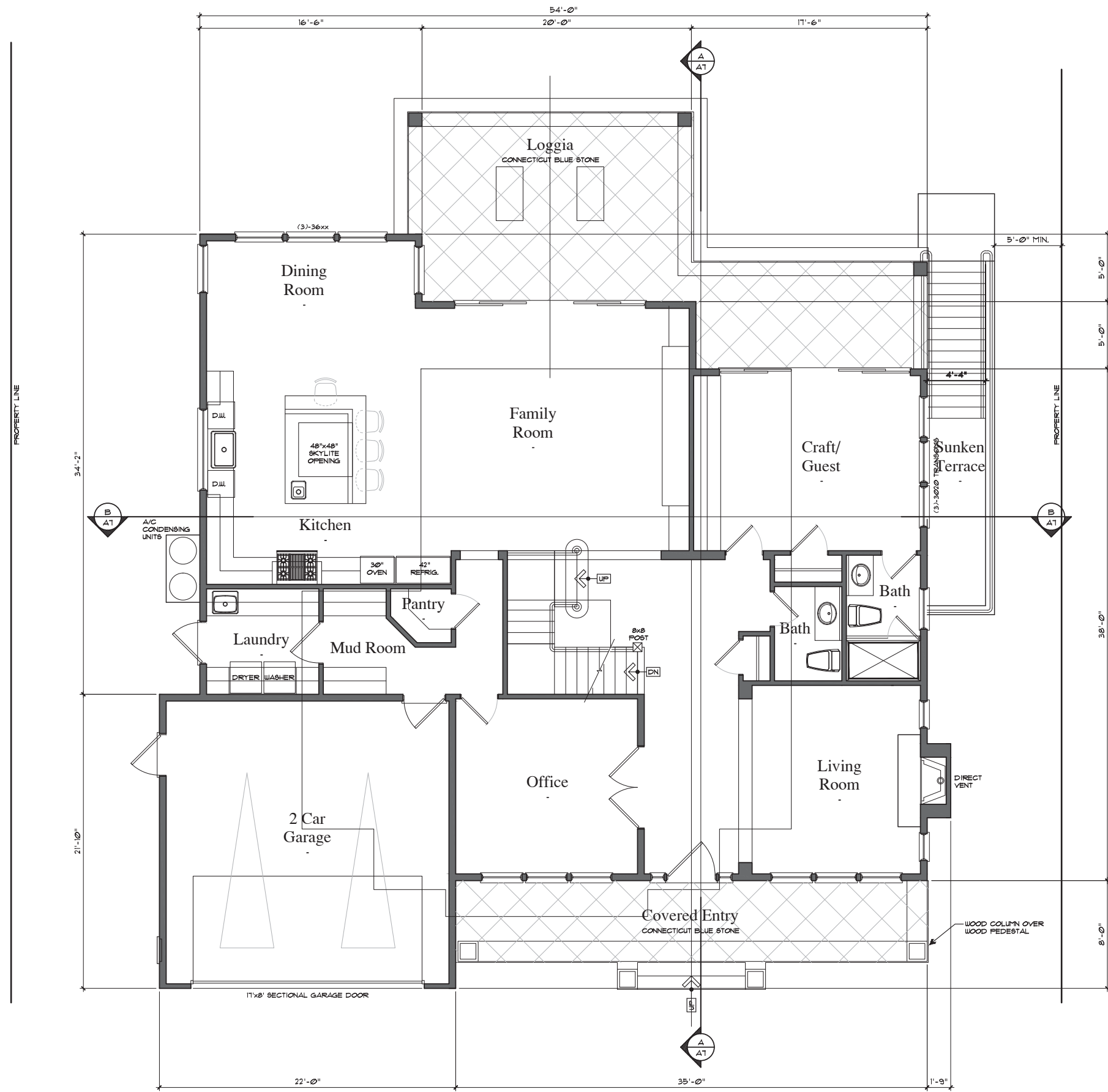
City Assumptions Used in Calculations:

- The distance is measured from the outside edge of the air conditioner.
- The air conditioner is located within 10 feet of only one reflective surface, such as the wall of a house.
- There is a six-foot tall solid fence or wall along the nearest property line.
- The listener is standing one foot away from the solid fence or wall on the opposite side.

Trees To Be Removed

TREE #	SPECIES	SIZE (DBH)
1	CAMPHOR	21.3"
2	CAMPHOR	28.2"
3	CAMPHOR	16.1"
4	DEODAR CEDAR	28.4"
5	DOUGLAS FIR	21.1"
6	DEODAR CEDAR	42.2"
7	OLIVE TREE	12"
8	CRAPPE MYRTLE	6"
9	CHERRY TREE	8"
10	JAPANESE MAPLE	6"

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Entry Level Floor Plan

scale: 1/4" = 1'-0"



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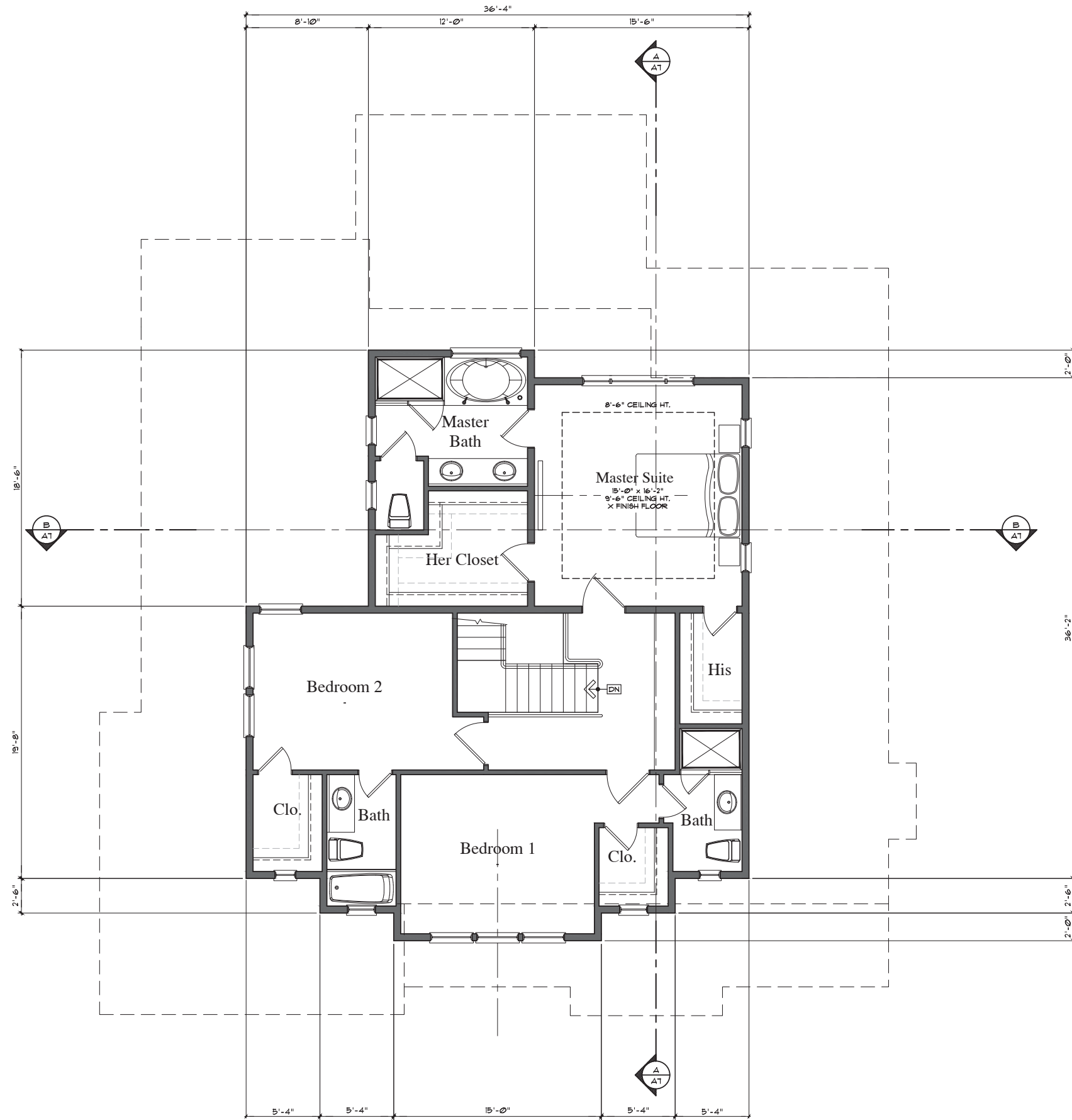
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NO.	REVISIONS

DRAWING TITLE	Entry Level Floor Plan
JOB TITLE	Tsoi Residence
JOB ADDRESS	1075 Golden Way Los Altos, California 94024

DATE	April 16, 2015
SCALE	1/4" = 1'-0"
PROJECT MANAGER	S. STOTLER
DRAWN	MAW
JOB NO.	1405
SHEET	A2

A2



Upper Level Floor Plan

1286 s.f.

scale: 1/4"=1'-0"



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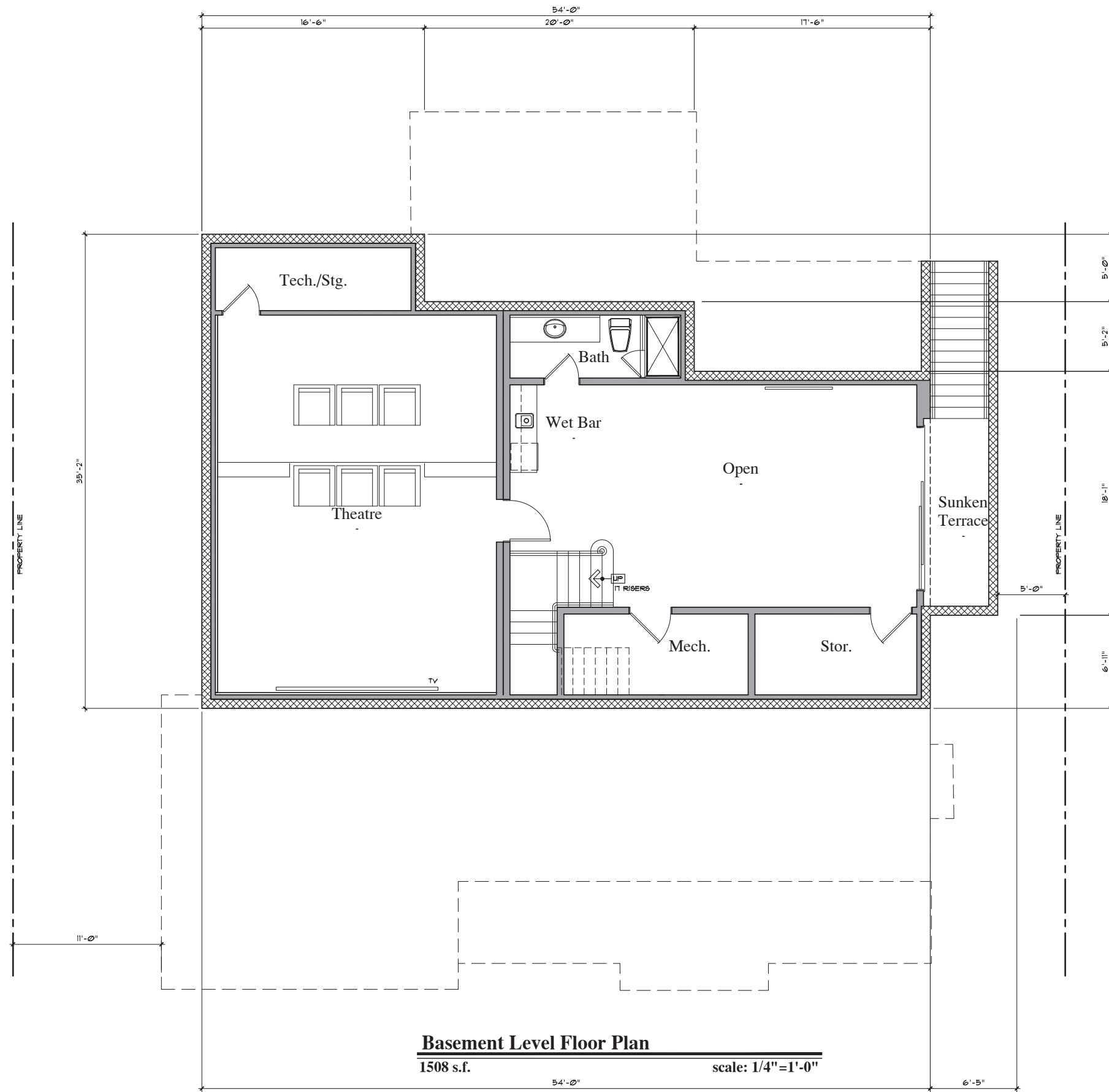
REVISIONS

DRAWING TITLE	Upper Level Floor Plan
JOB TITLE	Tsoi Residence
JOB ADDRESS	1075 Golden Way Los Altos, California 94024

DATE	April 16, 2015
SCALE	1/4" = 1'-0"
PROJECT MANAGER	S. STOTLER
DRAWN	MAW
JOB NO.	1405
SHEET	

A3

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Basement Level Floor Plan

1508 s.f.

scale: 1/4" = 1'-0"



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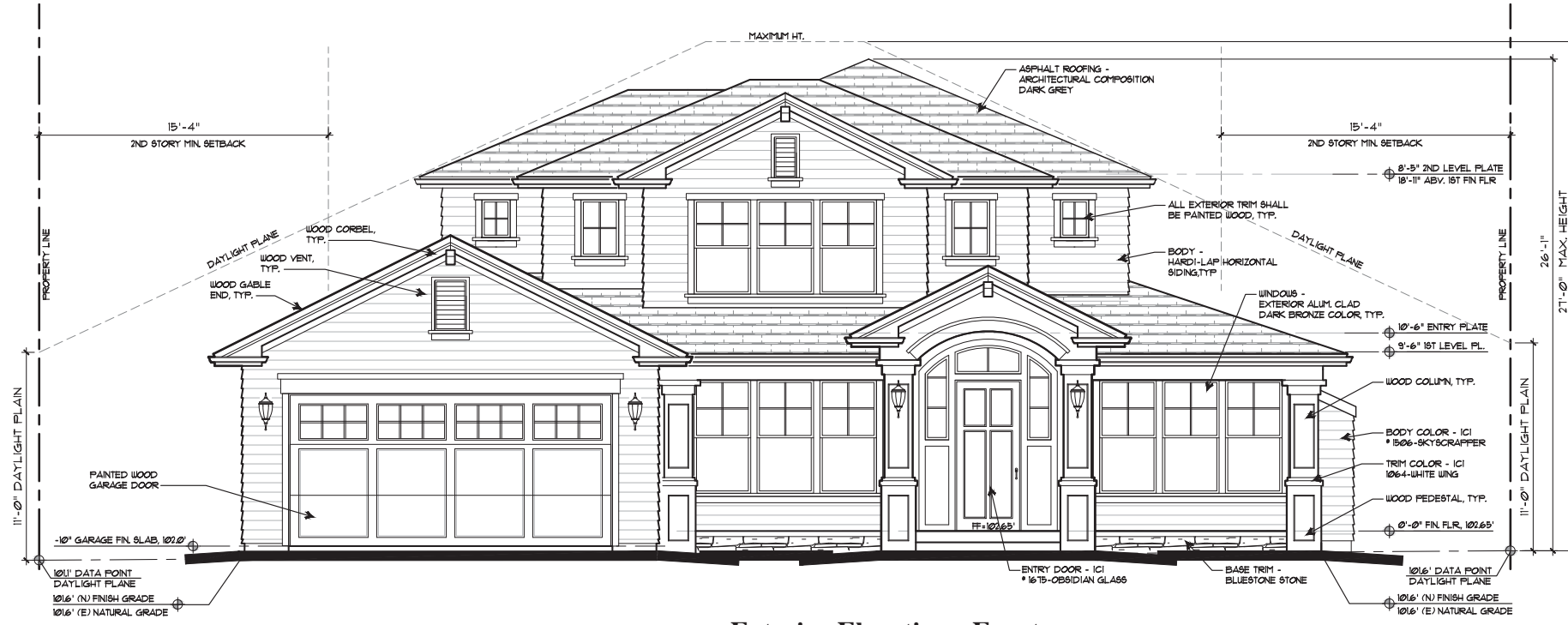
NO.	DATE	REVISIONS

DRAWING TITLE	Basement Level Floor Plan
JOB TITLE	Tsoi Residence
JOB ADDRESS	1075 Golden Way Los Altos, California 94024

DATE	April 16, 2015
SCALE	1/4" = 1'-0"
PROJECT MANAGER	S. STOTLER
DRAWN	MAW
JOB NO.	1405
SHEET	

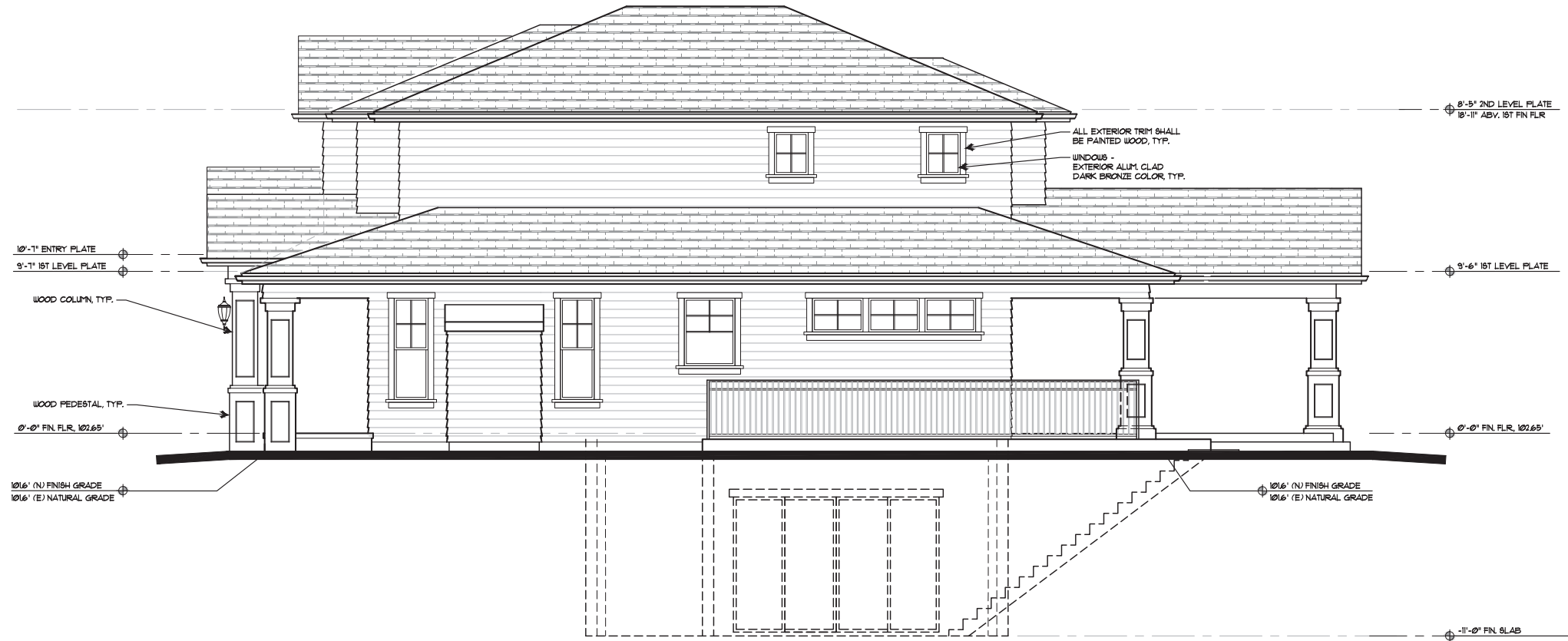
A4

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Exterior Elevation - Front

scale: 1/4" = 1'-0"



Exterior Elevation - Right Side

scale: 1/4" = 1'-0"

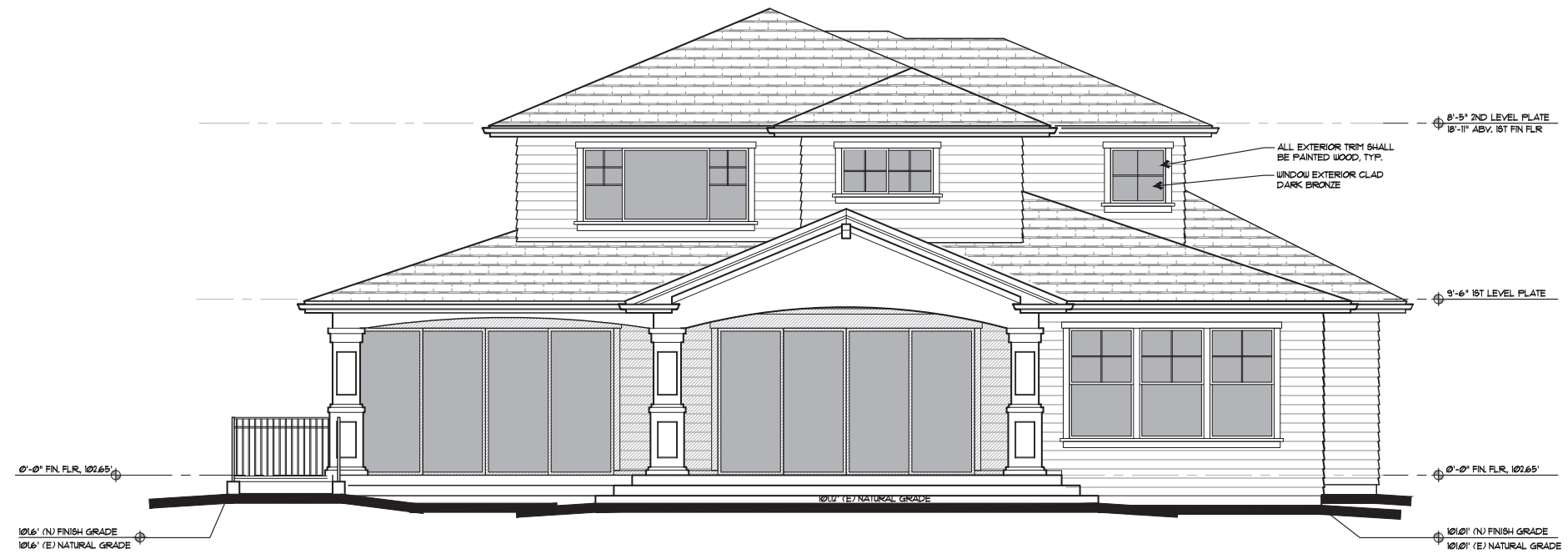
REVISIONS

Exterior Elevations	
Tsoi Residence	
1075 Golden Way Los Altos, California 94024	
DRAWING TITLE	
JOB TITLE	
JOB ADDRESS	

DATE	April 16, 2015
SCALE	1/4" = 1'-0"
PROJECT MANAGER	S. STOTLER
DRAWN	MAW
JOB NO.	1405
SHEET	

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THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED. ANY REUSE, REPRODUCTION, OR PUBLICATION BY ANY OTHER PARTY WITHOUT THE WRITTEN PERMISSION OF STOTLER DESIGN GROUP IS PROHIBITED. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATORY APPROVALS. THE USER SHALL TAKE PRECEDENCE OVER ANY CONFLICTING REQUIREMENTS. ANY DISCREPANCY SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER PRIOR TO THE COMMENCEMENT OF ANY WORK.



Exterior Elevation - Rear

scale: 1/4" = 1'-0"



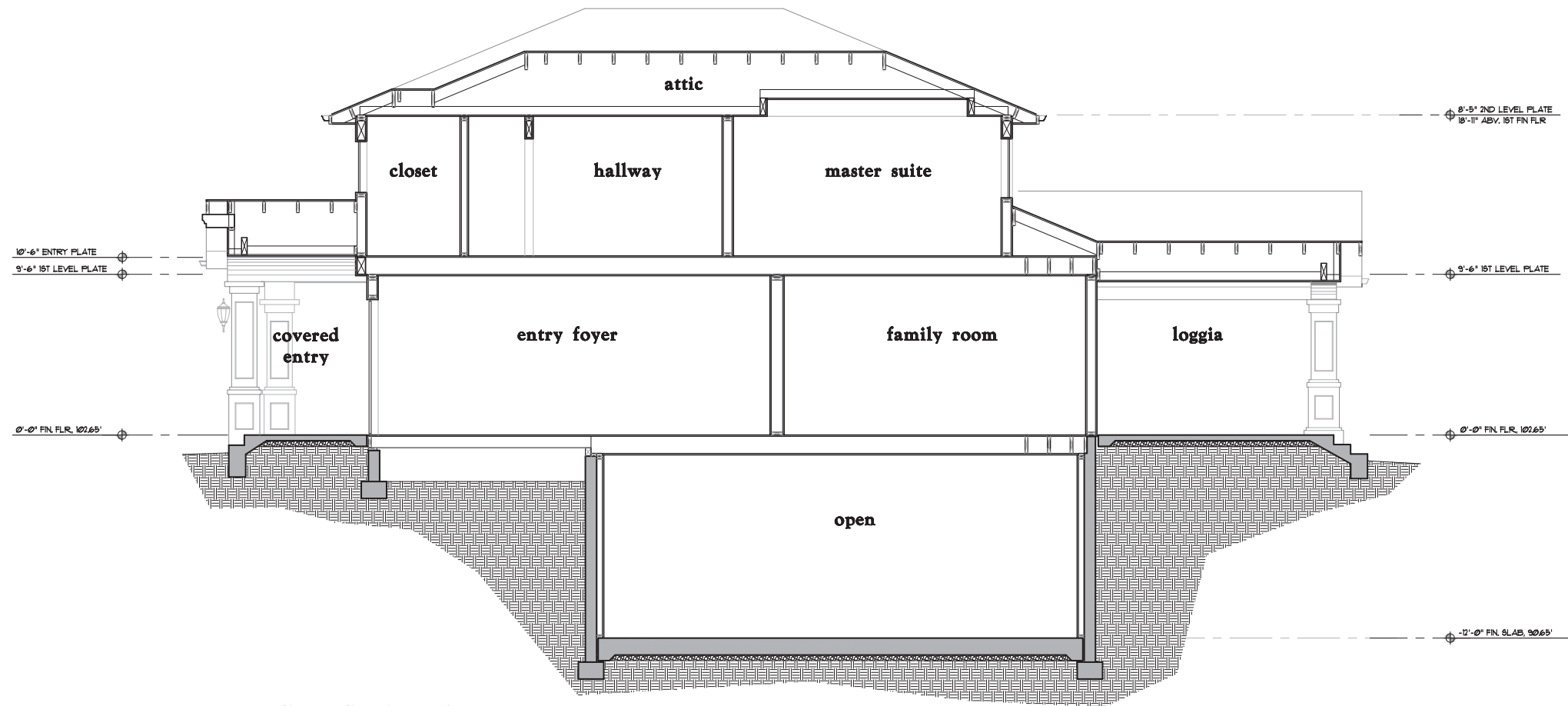
Exterior Elevation - Left Side

scale: 1/4" = 1'-0"

REVISIONS

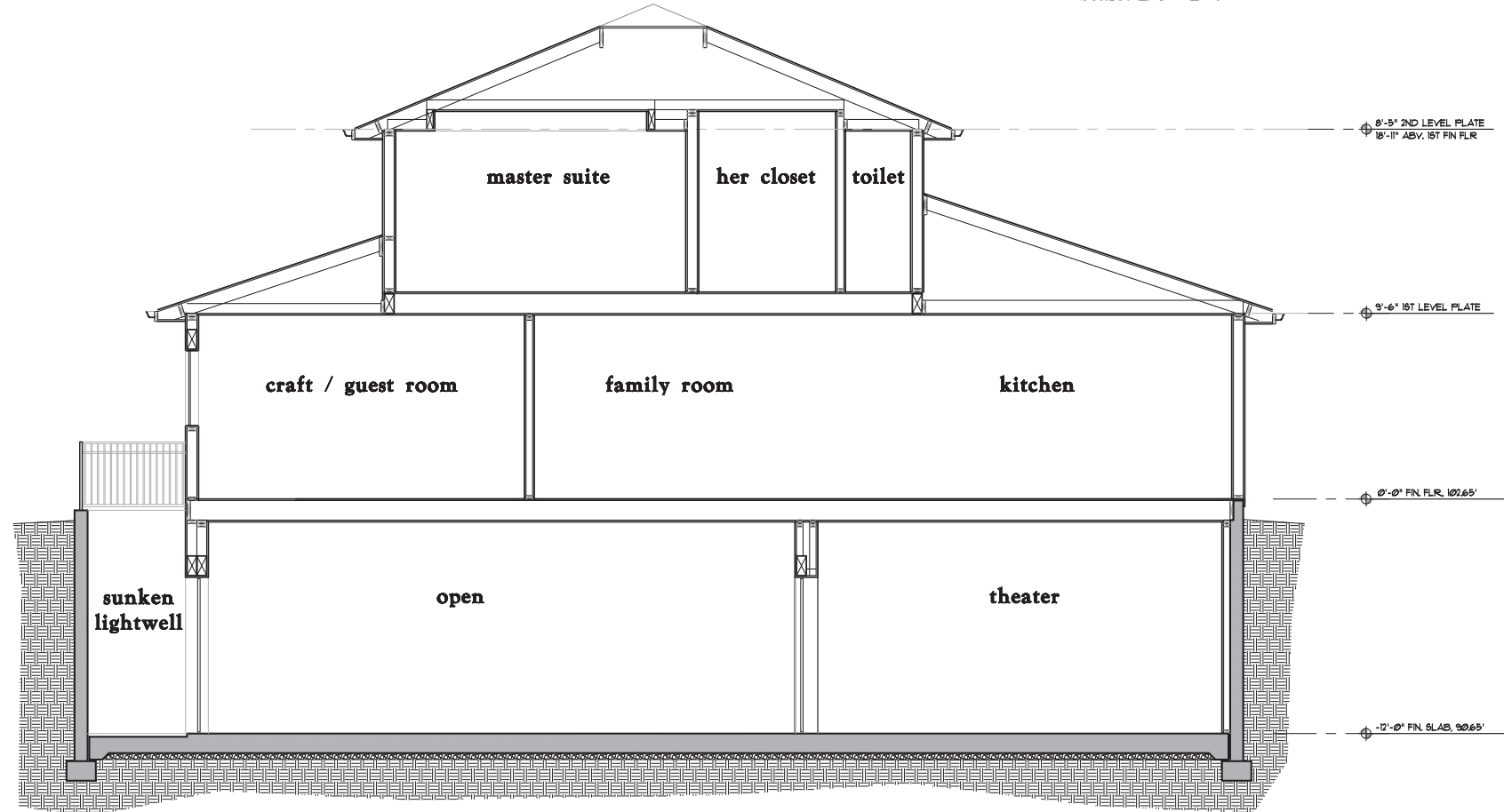
Exterior Elevations	
Tsai Residence	
1075 Golden Way Los Altos, California 94024	
DRAWING TITLE	
JOB TITLE	
JOB ADDRESS	

DATE	April 16, 2015
SCALE	1/4" = 1'-0"
PROJECT MANAGER	S. STOTLER
DRAWN	MAW
JOB NO.	1405
SHEET	



Cross Section - A

scale: 1/4"=1'-0"



Cross Section - B

scale: 1/4"=1'-0"



349 FIRST STREET, SUITE A
 LOS ALTOS, CALIFORNIA 94022
 PHONE: (650) 559-0438
 FAX: (650) 559-0458
 E-MAIL: info@stotlerdesigngroup.com

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NO.	DATE	DESCRIPTION

DRAWING TITLE	Cross Sections
JOB TITLE	Tsai Residence
JOB ADDRESS	1075 Golden Way Los Altos, California 94024

DATE	April 16, 2015
SCALE	1/4" = 1'-0"
PROJECT MANAGER	S. STOTLER
DRAWN	MAW
JOB NO.	1405
SHEET	

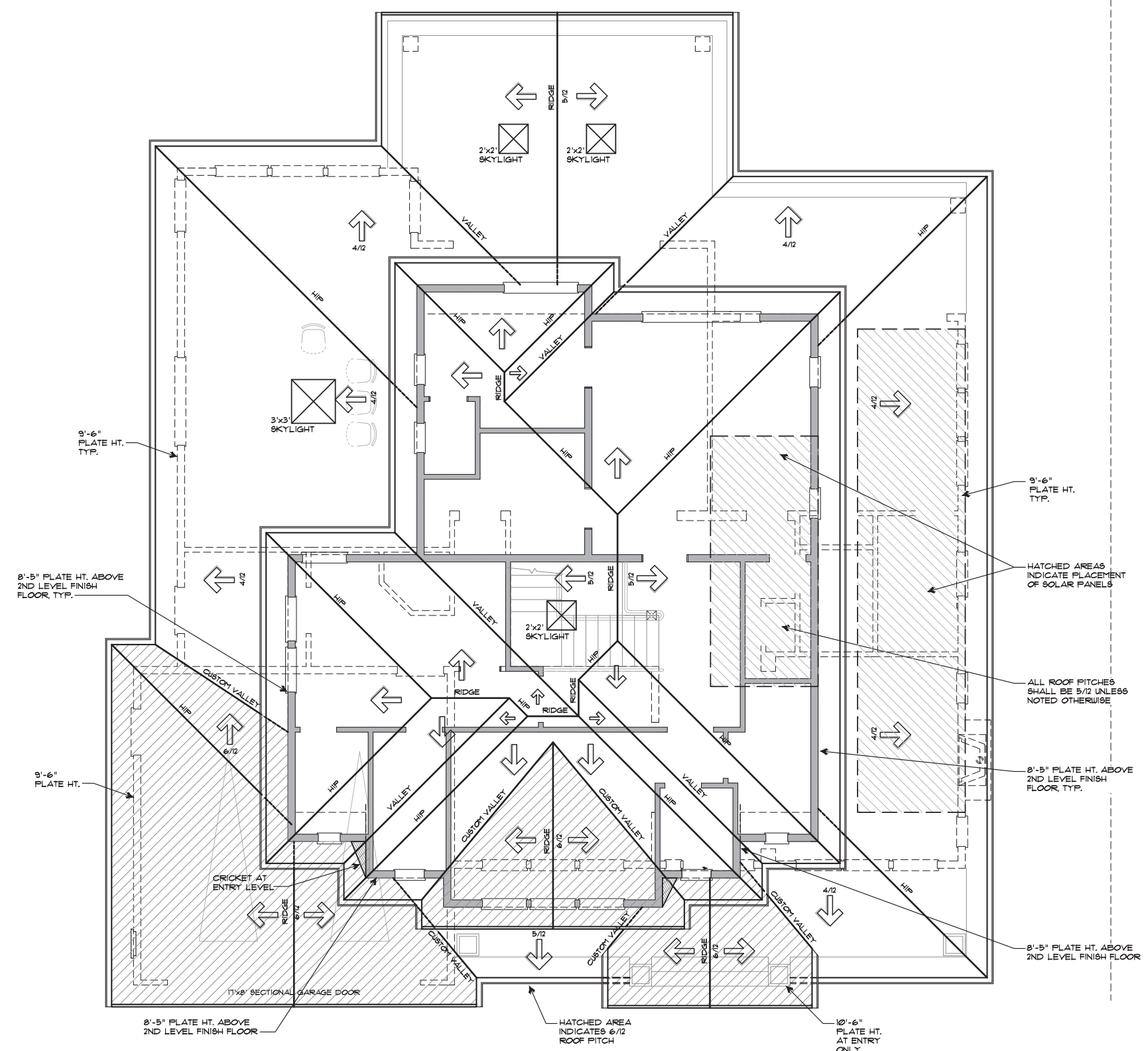
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NO.	DATE	REVISIONS

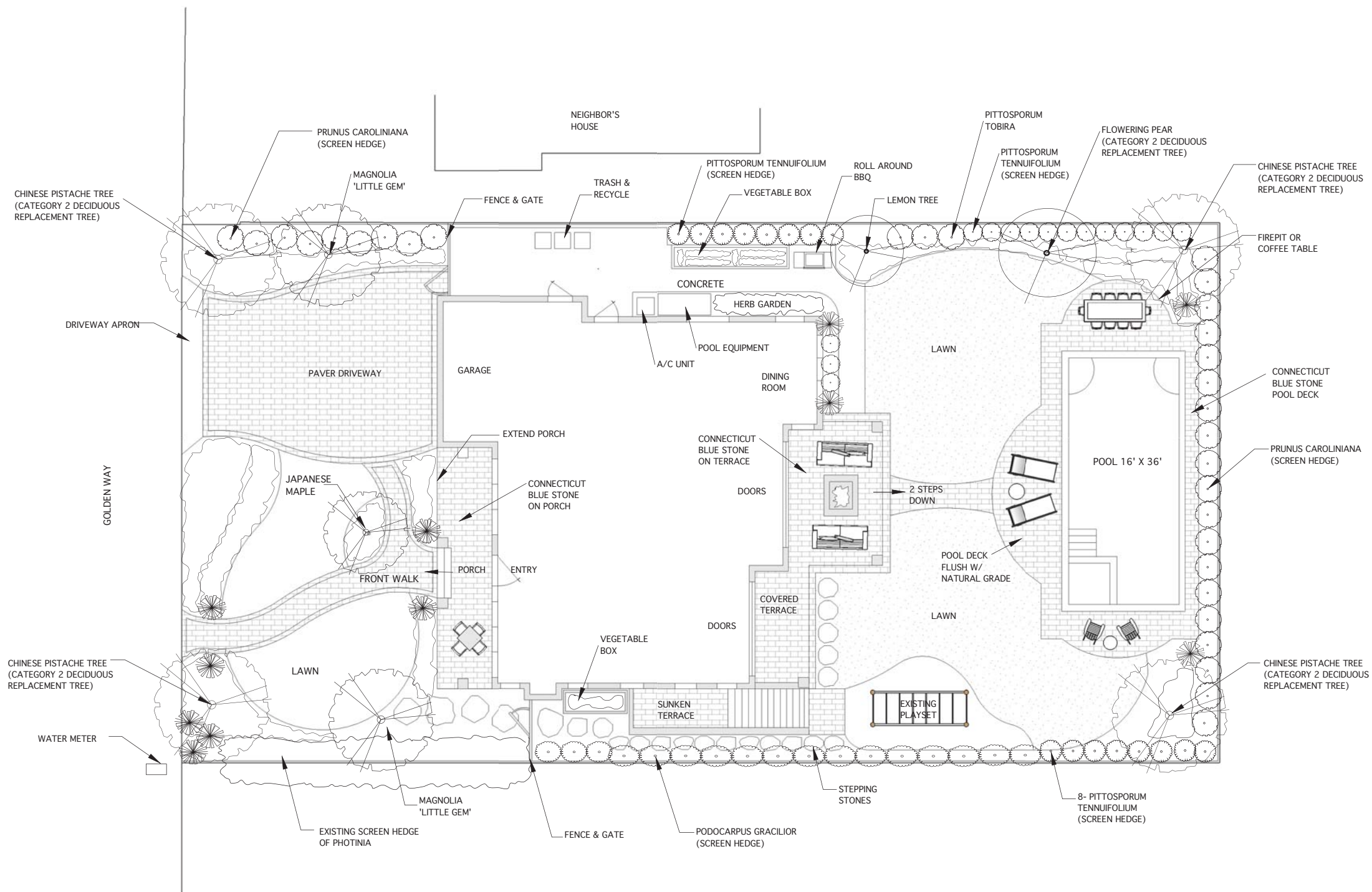
DRAWING TITLE	Roof Plan
JOB TITLE	Tsoi Residence
JOB ADDRESS	1075 Golden Way Los Altos, California 94024

DATE	April 16, 2015
SCALE	1/4" = 1'-0"
PROJECT MANAGER	S. STOTLER
DRAWN	MAW
JOB NO.	1405
SHEET	



Roof Plan

scale: 1/4"=1'-0"



Landscape Plan

The Tsoi Residence
 1075 Golden Way, Los Altos, Ca

Feb 2015
 Scale: 1/8" = 1'-0"

1075 Golden Way
Los Altos, CA 94024
tel: (650) 960-3953
email: mariaandrich@gmail.com

CITY CLERK'S OFFICE
2015 MAY 21 PM 4 46
CITY OF LOS ALTOS
CALIFORNIA

May 21, 2015

City of Los Altos
Attn: Jon Maginot, Los Altos City Clerk
Los Altos City Hall
1 North San Antonio Road
Los Altos, CA 94022

Dear Mr. Maginot,

On May 6, 2015, the Design Review Commission rendered a decision on our application for a new two-story single family structure on 1075 Golden Way (15-SC-10).

On May 20, 2015, our request for reconsideration regarding ceiling plate heights was denied by the DRC.

Therefore, we request a hearing before the the Los Altos City Council to appeal the DRC's decision with regard to our application.

The Staff has informed us that there is a \$550 fee to have an appeal heard. Please find this amount enclosed.

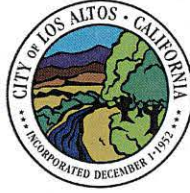
We request the earliest possible hearing date.

Thank you,



Rich Tsoi

cc: David Kornfield, Planning Services Manager



DATE: May 6, 2015

AGENDA ITEM # 2

TO: Design Review Commission
FROM: Sean K. Gallegos, Assistant Planner
SUBJECT: 15-SC-10 – 1075 Golden Way

RECOMMENDATION:

Continue design review application 15-SC-10 subject to the findings and recommended direction

PROJECT DESCRIPTION

This is a design review application for a two-story, single-family house. The project will demolish an existing one-story house and construct a house with 2,506 square feet at the first story and 1,267 square feet at the second story. The following table summarizes the project:

GENERAL PLAN DESIGNATION: Single-family, Residential
ZONING: R1-10
PARCEL SIZE: 10,802 square feet
MATERIALS: Composition shingle roof, horizontal siding, wood trim, columns, and a wood garage door

	Existing	Proposed	Allowed/Required
LOT COVERAGE:	1,803 square feet	3,143 square feet	3,240 square feet
FLOOR AREA:			
First floor	1,784 square feet	2,506 square feet	
Second floor	n/a	1,267 square feet	
Total	1,784 square feet	3,773 square feet	3,781 square feet
SETBACKS:			
Front	25 feet	25 feet	25 feet
Rear	61 feet	49 feet	25 feet
Right Side	30 feet	10 feet/20 feet	7.8 feet/15.3 feet
Left side	22 feet	10 feet/22 feet	7.8 feet/15.3 feet
HEIGHT:	18 feet	26 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 homes in the immediate neighborhood along the Golden Way are primarily small single-story Ranch style houses, with low eave heights and simple roof forms (low-pitched gable and hipped roofs), rustic materials, with stucco dominant. Golden Way has landscaped and paved shoulders with no distinct street tree pattern on either side of the street.

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 appropriate projects to fit in and lessen abrupt changes.

The proposed two-story structure uses a more formal architecture, but it has some traditional elements such as a two-car garage, a covered entry and porch, and hip and gable roofs, which are found in the neighborhood. However, the projecting entry is a new design element. The proposal also introduces new materials, such as stone base trim, columns, and rustic wood garage door that are high-quality and compatible with the neighborhood character. The project does a good job of integrating forms and elements from the neighborhood while still establishing its own design integrity.

The project's scale, however, is larger than neighboring properties. The proposed nine-foot, six-inch, tall first floor plate height, and the eight-foot, six inch tall second floor plate height is a substantial increase compared to the low eaves and walls of the nearby houses on the left and right side of property.

Given the simplicity of the surrounding structures, the proposed structure appears more complex in massing than the adjacent houses. This occurs due to the heavily articulated roof form and second story walls along the front elevation of the second story. Although there is a relationship between the tree gable roofs, the proposed first and second story massing does not appear as integral to the overall design concept. The design also has differing roof pitches for the structure, including: a 6:12 pitch on the garage, entry and second story roof; a 4:12 roof pitch on the main first story roof; and a 5:12 roof pitch on the rear gable porch and second story. Although, the horizontal siding is a good material to minimize the bulk of the structure; the scale of the proposed structure combined with its complex massing and differing roof pitches draws attention to the differences of size instead of seeking to fit in and minimize change.

The project is required to meet all findings as outlined by the Design Guidelines, specifically, designing a structure that will be compatible within the immediate context and reduces the

perception of excessive bulk and mass. To meet the findings, staff recommends that the Design Review Commission provide the following direction:

- Reduce the height of first and second story walls to lower the scale; and
- Simplify the massing of the structure including wall, roof forms, and roof pitches to be more compatible with the character of the immediate neighborhood;

Privacy and Landscaping

On the right (south) side of the second story, there are two windows in the master bathroom with a five-foot, six-inch, sill height. As designed with the high windowsill height and smaller size, the second story windows on the right side maintain a reasonable degree of privacy for the adjacent property.

On the left (north) side elevation of the second story, there are four windows: two windows located in the master bathroom with a six-foot sill height and two located in bedroom No. 2 with a three-foot sill height. The applicant has worked with staff to incorporate fast growing evergreen screening trees along the left property line. Therefore, as designed with the windowsill heights combined with new evergreen screening trees, the left side second story maintains a reasonable degree of privacy screening for bedroom No. 2 for the adjacent property.

The rear (east) second story elevation includes three windows: one window located in the master bedroom with a four-foot sill height, one window in the master bathroom with a five-foot, six-inch, sill height and one window in bedroom No. 2 with a five-foot sill height. Along the rear elevation, the windows could create privacy impacts to the adjacent properties. To limit additional privacy impacts, the applicant has worked with staff to incorporate fast growing evergreen screening trees along the left, right and rear property lines. Therefore, as designed with the proposed evergreen screening trees, staff finds that the project maintains a reasonable degree of privacy for the adjacent properties.

The project proposes to remove all 11 existing trees on the property. The trees being removed are three camphor trees, two deodar cedar trees, douglas fir tree, olive tree, crape myrtle tree, cherry tree and Japanese maple tree. Staff recommends retention of the three camphor trees (No. 1, 2 and 3) in the front yard to maintain mature street trees along the frontage, and the cedar tree (No. 6) in the rear yard due to its prominence and privacy benefit to adjacent properties. Trees No. 4, 5 and 10 seem appropriate to remove based on proximity the structure, and trees No. 7, 8, 9 seem appropriate to remove based on their lack of significance. Tree protection guidelines will be followed to maintain the remaining trees during construction. The proposed landscape plan will meet the City's Landscaping and Street Tree Guidelines.

PUBLIC CONTACT

This project was noticed to the 12 neighboring property owners in addition to an on-site posting.

Staff received a letter signed by twelve adjacent residents who expressed support for the project (Attachment E).

ENVIRONMENTAL REVIEW

This project is categorically exempt from environmental review under Section 15303 of the Environmental Quality Act because it involves construction of a single-family home.

Cc: Scott Stotler, Applicant
Richard Tsoi, Owner

Attachments:

- A. Application
- B. Neighborhood Compatibility Worksheet
- C. Area Map and Vicinity Map
- D. Public Noticing and Notification Map
- E. Neighborhood Letter, April 21, 2015

FINDINGS

15-SC-10—1075 Golden Way

With regard to design review for a two-story, single-family structure, the Design Review Commission finds the following in accordance with Section 14.76.050 of the Municipal Code that:

- a. The orientation of the proposed structure in relation to the immediate neighborhood does not minimize the perception of excessive bulk;
- b. 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 not been incorporated in order to insure the compatibility of the development with its design concept and the character of adjacent buildings; and
- c. The natural landscape will not 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.

RECOMMENDED DIRECTION

15-SC-10—1075 Golden Way

1. With regard to minimizing bulk and providing an appropriate relationship to the adjacent structure:
 - a. Reduce the height of the first and second story walls of the structure to lower the scale; and
 - b. Simplify the massing of the structure including wall, roof forms, and roof pitches to be more compatible with the character of the immediate neighborhood;
2. With regarding to maintaining landscaping that will be in keeping with the general appearance of the neighboring developed area:
 - a. Retain the three camphor trees) located in the front yard (No. 1, No. 2 and No. 3); and
 - b. Retain the cedar tree located in the rear yard (No. 6).

ATTACHMENT A



CITY OF LOS ALTOS GENERAL APPLICATION

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

Permit # 1106572

<input type="checkbox"/>	One-Story Design Review	<input type="checkbox"/>	Sign Review	<input type="checkbox"/>	Multiple-Family Review
<input 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: 1075 GOLDEN WAY LOS ALTOS, CA

Project Proposal/Use: Demol (e) house & construct new 2 story home w/ ATTACHED GARAGE

Current Use of Property: SINGLE FAMILY RESIDENCE

Assessor Parcel Number(s) 189-10-035 Site Area: 10,802 SF.

New Sq. Ft.: 4808 SF. Remodeled Sq. Ft.: 0 Existing Sq. Ft. to Remain: 0

Total Existing Sq. Ft.: ± 1903 Total Proposed Sq. Ft. (including basement): ± 4808 SF

Applicant's Name: ~~Richard Tsai~~ SCOTT STOTLER

Home Telephone #: CELL Business Telephone #: SAME

Mailing Address: 349 1st St. Suite A
~~1075 Golden Way~~ LOS ALTOS, CA

City/State/Zip Code: 94022

Property Owner's Name: RICHARD TSOI

Home Telephone #: _____ Business Telephone #: _____

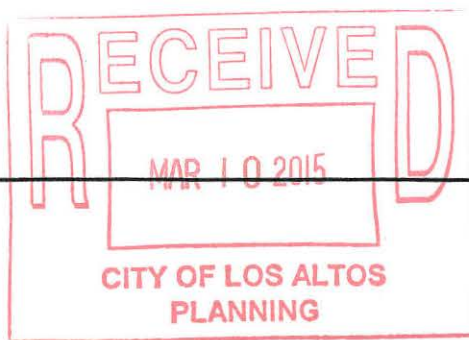
Mailing Address: 1075 GOLDEN WAY LOS ALTOS, CA 94024

City/State/Zip Code: _____

Architect/Designer's Name: Scott Stotler Telephone #: _____
Stotler design Group.

*** 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)



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 1075 GOLDEN WAY LOS ALTOS, CA
Scope of Project: Addition or Remodel _____ or New Home X
Age of existing home if this project is to be an addition or remodel? N/A
Is the existing house listed on the City's Historic Resources Inventory? NO

Address: 1075 GOLDEN WAY
Date: _____

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: 10803 square feet
Lot dimensions: Length 138.5 feet
Width 78 feet

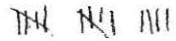



If your lot is significantly different than those in your neighborhood, then note its: area _____, length _____, and width _____.

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

Existing front setback if home is a remodel? 25
What % of the front facing walls of the neighborhood homes are at the front setback 80 %
Existing front setback for house on left 25 ft./on right 27 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 14 
Garage facing front recessed from front of house face 2 
Garage in back yard 1 
Garage facing the side 2 
Number of 1-car garages 4; 2-car garages 19; 3-car garages 4

Address: 1075 GOLDEN WAY
Date: _____

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

What % of the homes in your neighborhood* are:

One-story 68% III III III

Two-story 32% III I

5. **Roof heights and shapes:**

Is the overall height of house ridgelines generally the same in your neighborhood*? 650

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 ?

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: _____

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: 1075 GOLDEN WAY
Date: _____

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.)?
No

How visible are your house and other houses from the street or back neighbor's property?
fairly visible from street - some large trees shrubs

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)?
3 camphor trees in front of our house

10. Width of Street:

What is the width of the roadway paving on your street in feet? 40
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? _____

Address: 1075 GOLDEN WAY
Date: _____

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.:

mostly ranch style with shake or comp. hips and gables
stucco or wood siding

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: 1075 Golden Way
 Date: _____

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)
1061 Golden Way	25	50'	A, FF	1	20°	HORIZ WOOD SIDING	S
1085	27°	41°	A, FF	1	16°	STUCCO	S
1074	25	26°	A, FF	1	17	STUCCO	S
1060	25°	45°	A, FF	2	26°	Stucco	S
1084	30°	47°	A, FF	1	17°	BRICK	S
1109	30°	45°	A, FF	2	28°	Stucco	S
1110	27°	35°	A, FF	2	27°	HORIZ. WOOD SIDING	S
1094	25°	28°	A, FF	1	16°	Stucco	S
1095	26°	37°	REAR	2	26°	HORIZ. WOOD SIDING	S
1075 RUSSELL	25°	41°	A, FF	2	27°	Stucco	S

A = ATTACHED

D = DETACHED

FF = FORWARD FACING Page 6

RF = REAR "

1075 Golden Way



RECEIVED
MAR 10 2015
CITY OF LOS ALTOS
PLANNING

1061 Golden Way



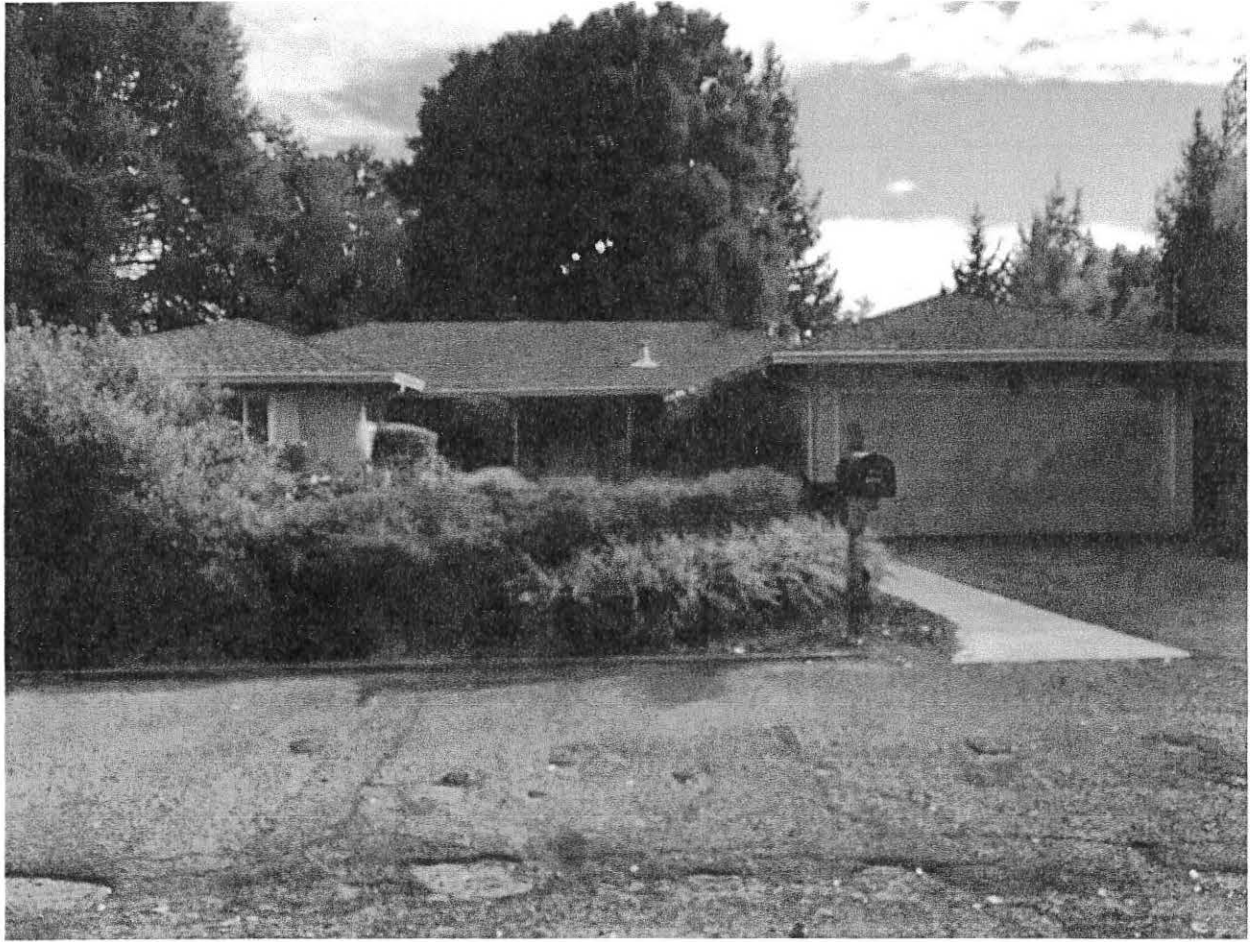
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MAR 10 2015
CITY OF LOS ALTOS
PLANNING

1060 Golden Way



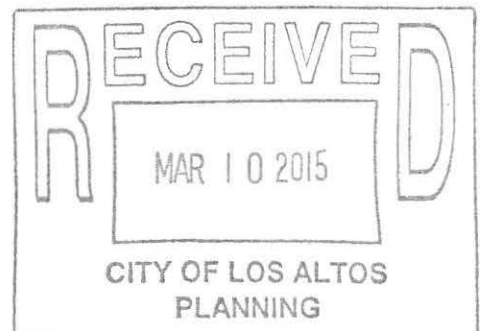
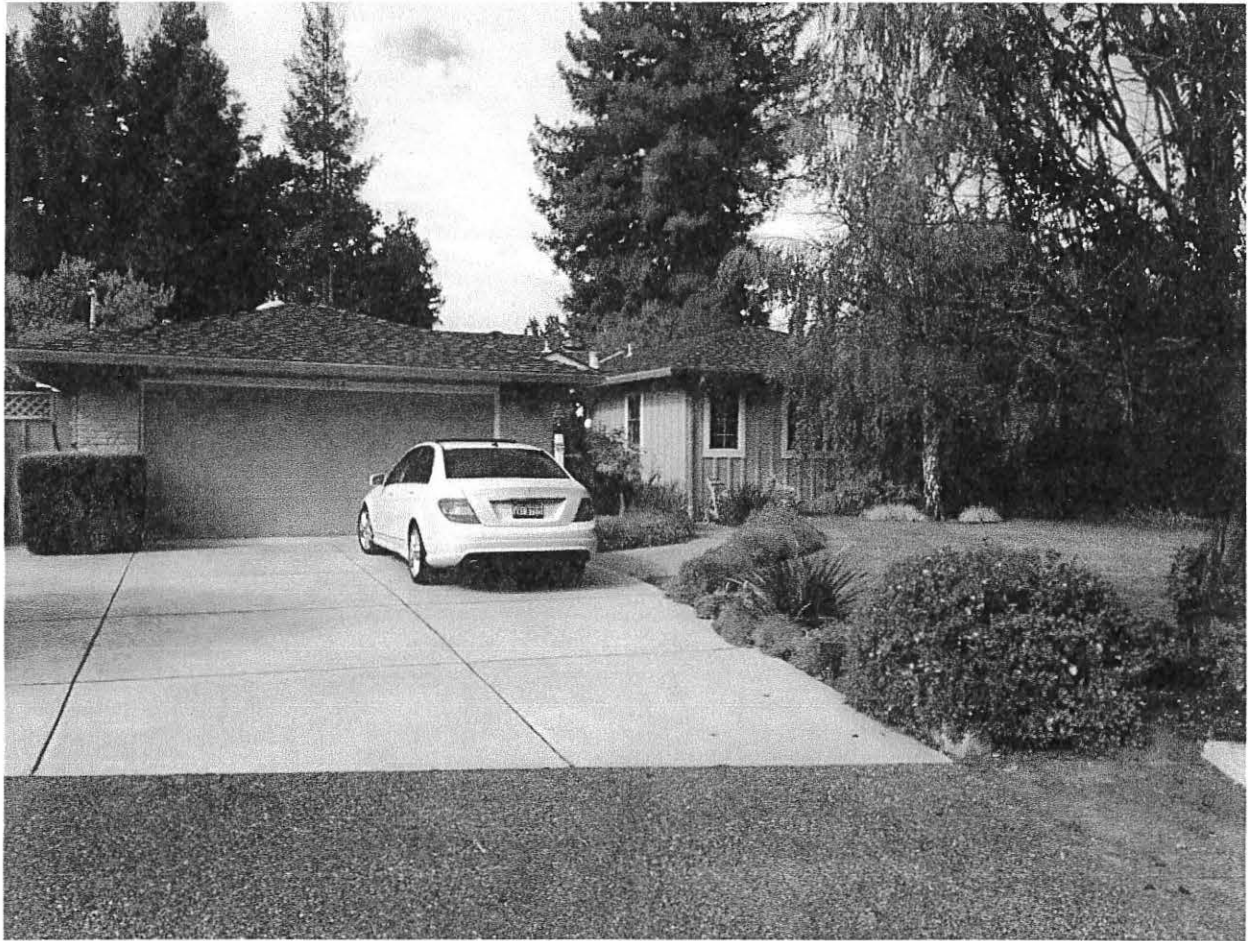
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CITY OF LOS ALTOS
PLANNING

1085 Golden Way



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MAR 10 2015
CITY OF LOS ALTOS
PLANNING

1094 Golden Way

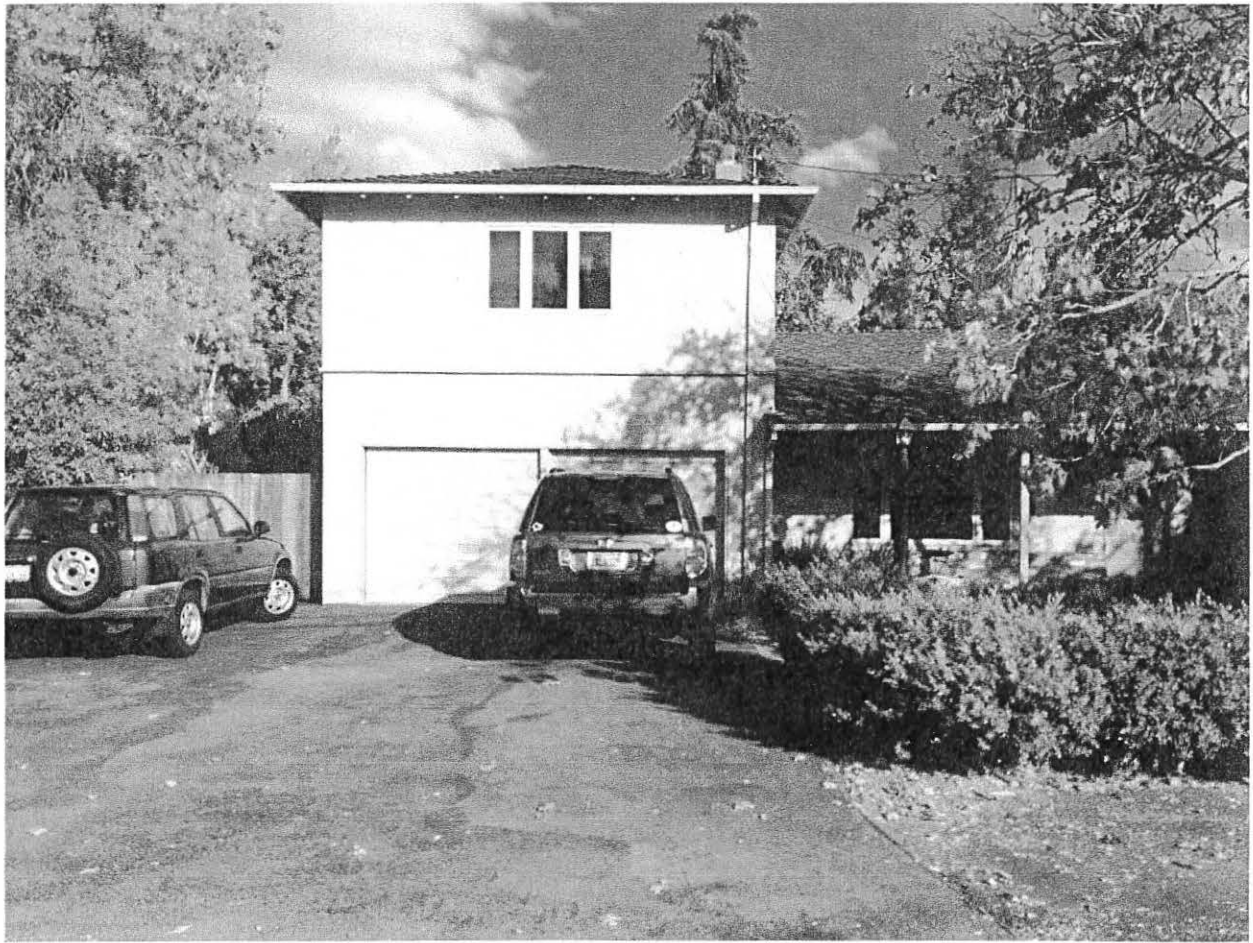


1095 Golden Way



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CITY OF LOS ALTOS
PLANNING

1109 Golden Way



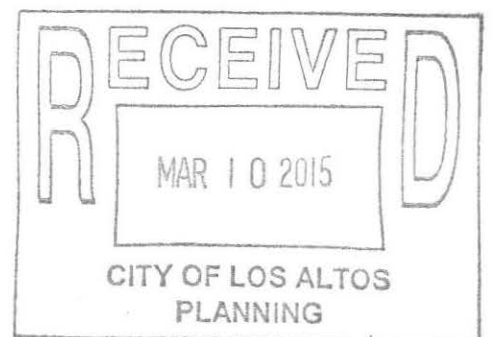
RECEIVED
MAR 10 2015
CITY OF LOS ALTOS
PLANNING

1110 Golden Way



RECEIVED
MAR 10 2015
CITY OF LOS ALTOS
PLANNING

1084 Golden Way

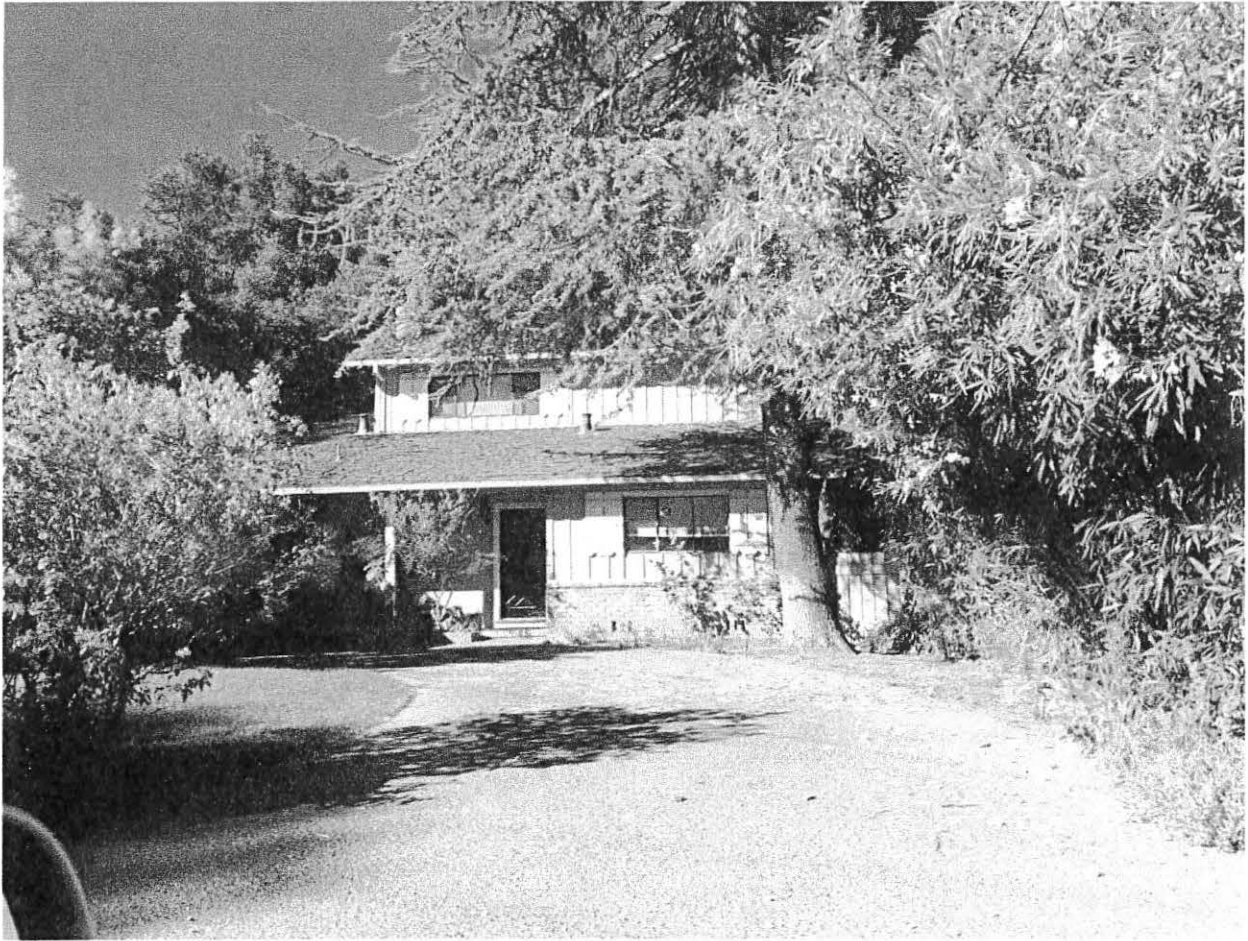


1074 Russell Avenue



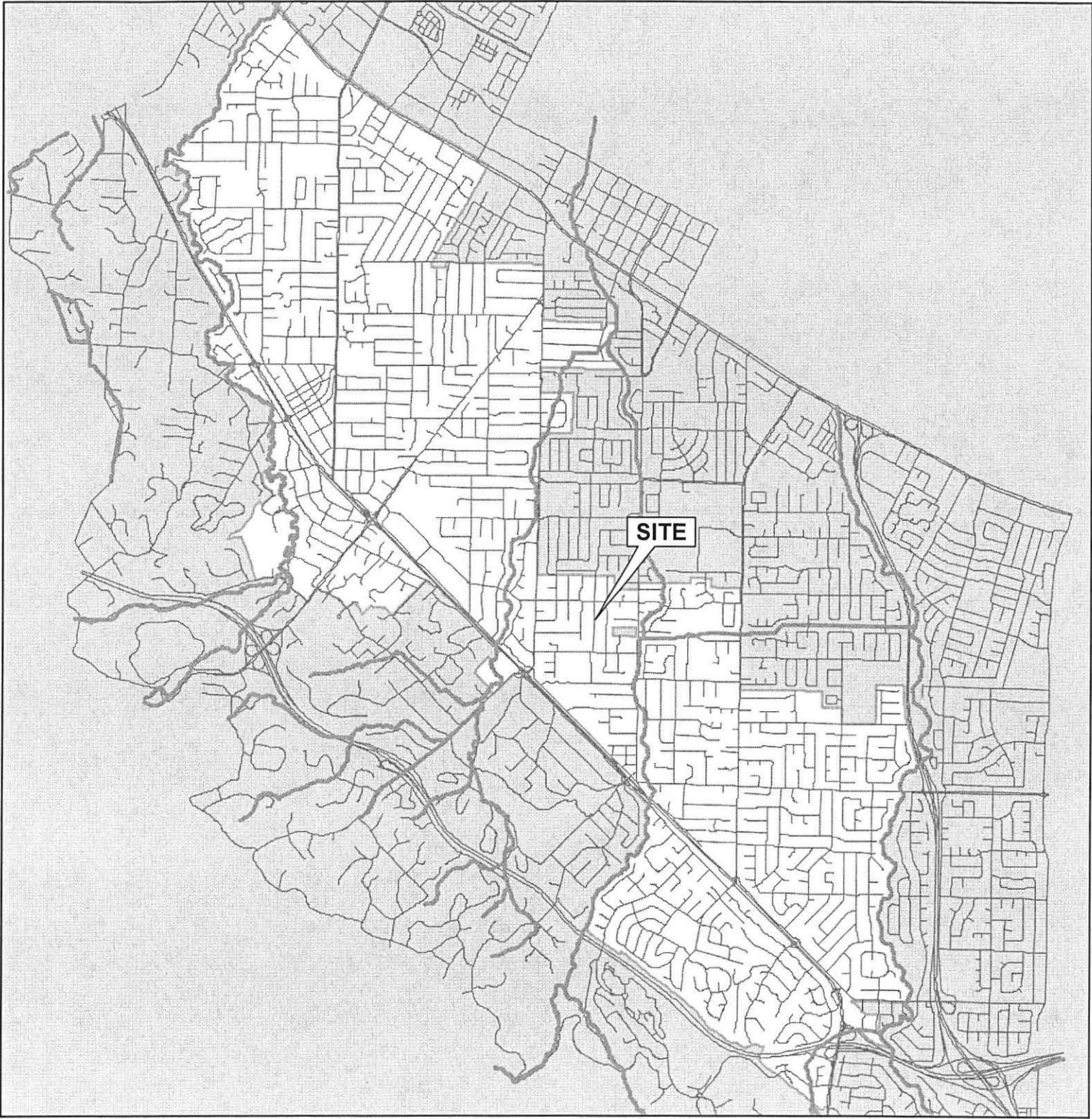
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1074 Golden Way



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CITY OF LOS ALTOS
PLANNING

AREA MAP



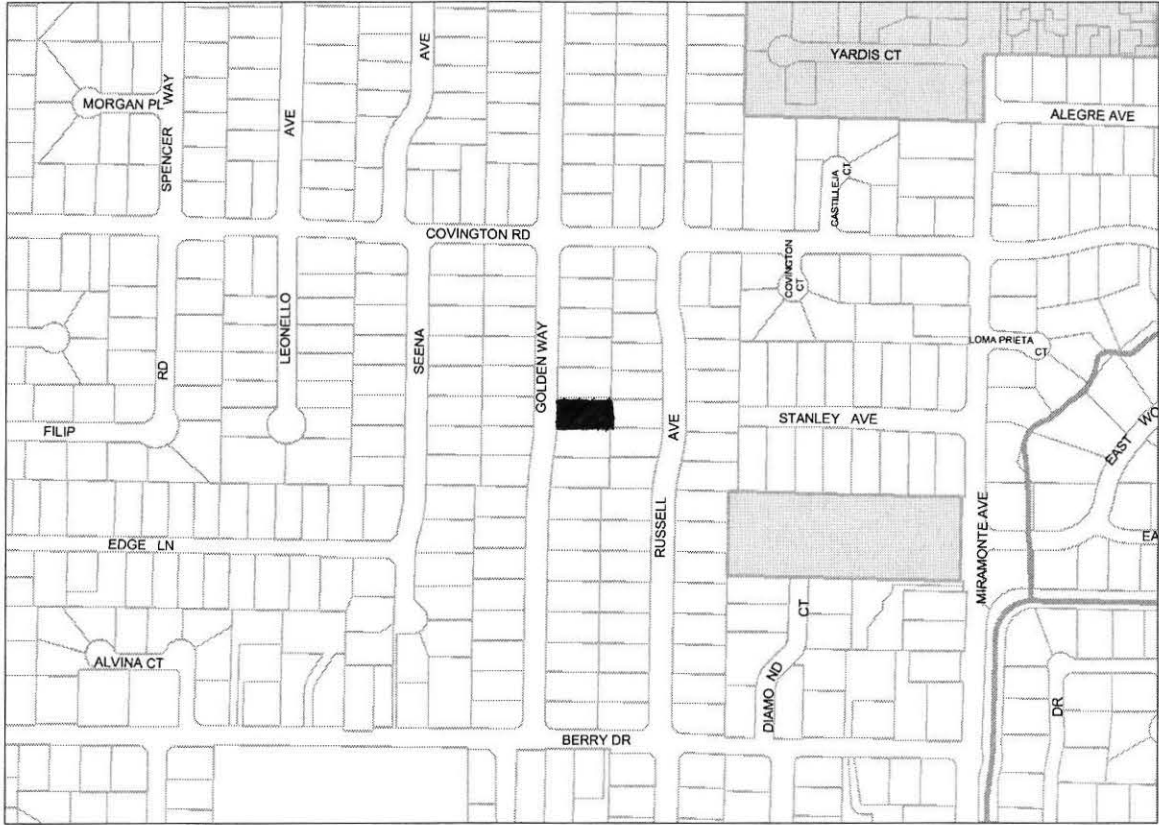
CITY OF LOS ALTOS

APPLICATION: 15-SC-10
APPLICANT: S. Stotler/ R. Tsoi
SITE ADDRESS: 1075 Golden Way

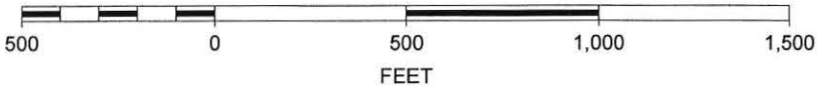


Not to Scale

VICINITY MAP



SCALE 1 : 6,000



CITY OF LOS ALTOS

APPLICATION: 15-SC-10
APPLICANT: S. Stotler/ R. Tsoi
SITE ADDRESS: 1075 Golden Way

1075 Golden Way Notifcation Map

ATTACHMENT D

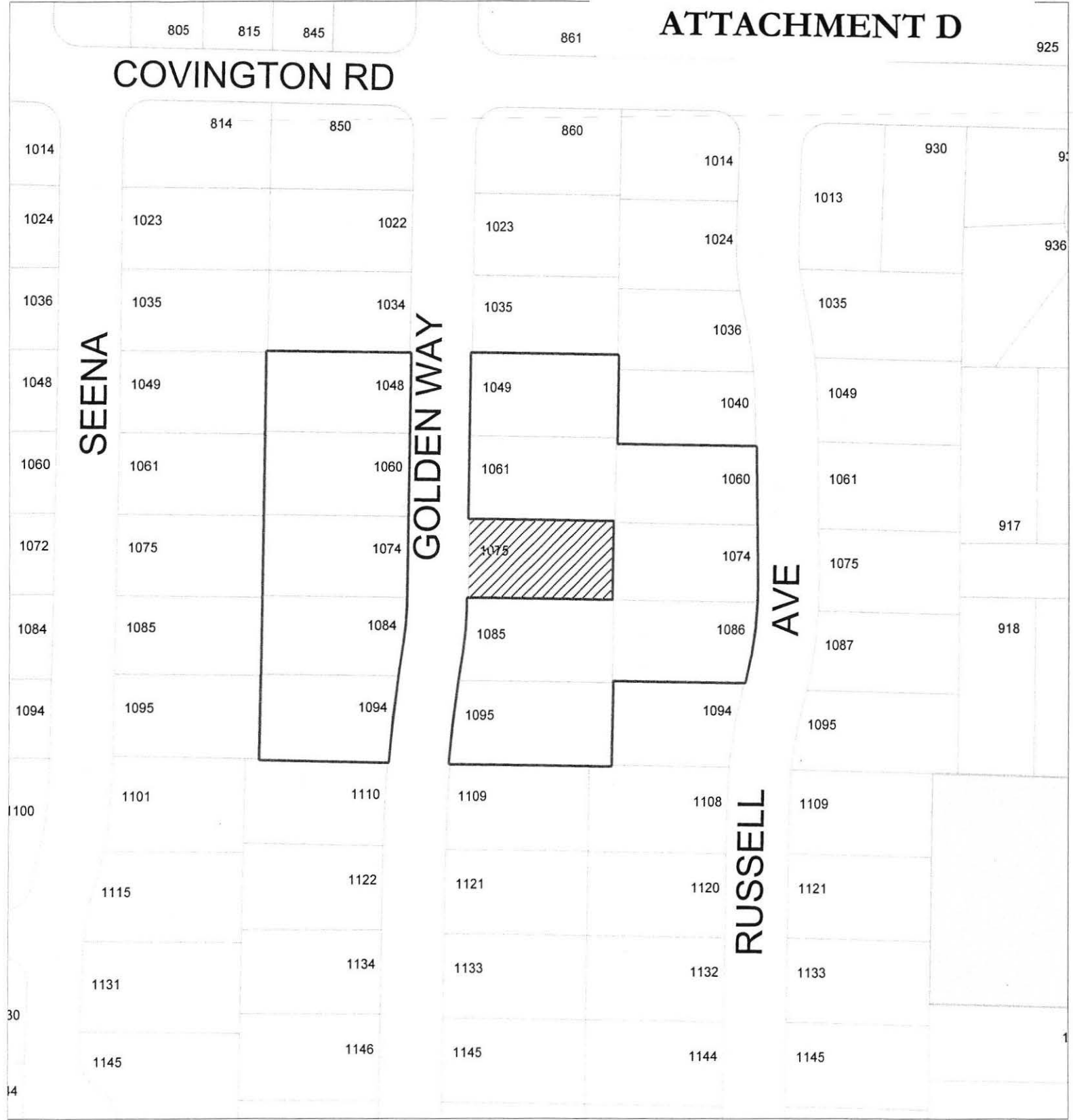
COVINGTON RD

SEENA

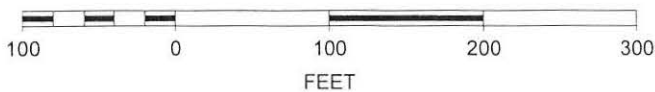
GOLDEN WAY

AVE

RUSSELL



SCALE 1 : 1,500



Re: 1075 Golden Way, proposed Residence

RECEIVED
APR 21 2015
CITY OF LOS ALTOS
PLANNING
ATTACHMENT E

Dear Los Altos Planning Commission,

We, the undersigned, have discussed with the Tsoi family, their proposed new house at 1075 Golden Way, Los Altos, CA 94024. We have seen the front elevation of the proposed house and feel that the first floor vertical emphasis and massing along the front integrates well with the neighborhood and provides an acceptable transition between adjacent properties. We feel this proposed structure is compatible with our neighborhood.

signature: Christine A. Doyle
printed : Christine A. Doyle
address : 1110 Golden Way Los Altos
date : 4/7/15

signature: Anna Dolgov
printed : ANNA DOLGOV
address : 1085 Golden Way, Los Altos
date : 4/11/2015

signature: Julie Rockhold
printed : Julie Rockhold
address : 1169 Golden Way
date : 4/7/2015

signature: Marianne Rudolph
printed : Marianne Rudolph
address : 1074 Golden Way
date : 4/11/15

signature: Tina Chang
printed : TINA CHANG
address : 1074 Russell Ave
date : 4/11/15

signature: Peter Palmerson
printed : PETER PALMERSON
address : 1095 GOLDEN WAY
date : 4/11/15

signature: Jacob Taylor
printed : Jacob Taylor
address : 1061 Golden Way
date : 4/11/15

signature: Fred D. Bailey
printed : FRED D. BAILEY
address : 1049 Golden Way
date : 4-12-15

signature: Karen Yau
printed : Karen Yau
address : 1086 Russell Ave
date : 4/12/15

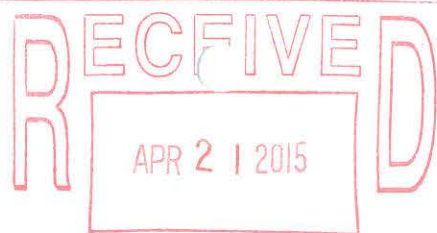
signature: Ben Lipschultz
printed : Ben Lipschultz
address : 1121 Golden Way Los Altos
date : 4/12/15

signature: Toll Adams
printed : Toll Adams
address : 1035 Golden Way
date : 4/12/15

signature: Linda Ripley Smith
printed : Linda Ripley Smith
address : 1022 Golden Way
date : 4-12-15

Re: 1075 Golden Way . roposed Residence

April 2015



Dear Los Altos Planning Commission,

We, the undersigned, have discussed with the Tsoi family, their proposed new house at 1075 Golden Way, Los Altos, CA 94024. We have seen the front elevation of the proposed house and feel that the first floor vertical emphasis and massing along the front integrates well with the neighborhood and provides an acceptable transition between adjacent properties. We feel this proposed structure is compatible with our neighborhood.z

signature: G. Shaahan
printed : G. Shaahan
address : 1074 Golden Way
date : April 13, 2015

signature: _____
printed : _____
address : _____
date : _____

signature: Devon Fisse
printed : Devon Fisse
address : 1048 Golden Way
date : 4/12/15

signature: _____
printed : _____
address : _____
date : _____

signature: William E. Crook
printed : William E. Crook
address : 1133 Golden Way
date : 4/13/15

signature: _____
printed : _____
address : _____
date : _____

signature: Sue Swartz
printed : Sue Swartz
address : 1133 Golden Way
date : 4/13/15

signature: _____
printed : _____
address : _____
date : _____

signature: Grace Mitchell
printed : Grace Mitchell
address : 1109 Golden Way
date : 4/21/15

signature: _____
printed : _____
address : _____
date : _____

signature: Frances Faurot
printed : Frances Faurot
address : 1157 Golden Way
date : 4/21/15

signature: _____
printed : _____
address : _____
date : _____

APPROVED

**MINUTES OF A REGULAR MEETING OF THE DESIGN REVIEW COMMISSION
OF THE CITY OF LOS ALTOS, HELD ON WEDNESDAY, MAY 6, 2015 BEGINNING
AT 7:00 P.M. AT LOS ALTOS CITY HALL, ONE NORTH SAN ANTONIO ROAD, LOS
ALTOS, CALIFORNIA**

ESTABLISH QUORUM

PRESENT: Chair KIRIK, Vice-Chair MOISON, Commissioners BLOCKHUS and
MEADOWS

ABSENT: Commissioner WHEELER

STAFF: Planning Services Manager KORNFIELD and Assistant Planners GALLEGOS
and DAVIS

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

None.

ITEMS FOR CONSIDERATION/ACTION

CONSENT CALENDAR

1. **Design Review Commission Minutes**
Approve minutes of the regular meeting of April 15, 2015.

MOTION by Vice-Chair MOISON, seconded by Commissioner MEADOWS, to approve the minutes of the April 15, 2015 regular meeting as written. THE MOTION CARRIED BY A 3/0/1 VOTE, WITH COMMISSIONER BLOCKHUS ABSTAINED.

DISCUSSION

2. **15-SC-10 – S. Stotler – 1075 Golden Way**
Design review for a new, two-story house. The project includes 2,506 square feet on the first story and 1,267 square feet on the second story. *Project Planner: Gallegos*

Assistant Planner GALLEGOS presented the staff report recommending continuance of design review application 15-SC-10 subject to the findings and recommended direction.

Project architect Scott Stotler stated that the design complies with the setbacks, that the daylight plane was difficult to meet, and presented a revised front building elevation that lowered the roof pitches of the front gables to 5:12. Property owners Richard and Maria Tsoi noted that the arborist report noted that the Cedar tree was hazardous and that limbs had fallen in the past. Arborist Kevin Kely stated that the Camphor trees stick out into the right-of-way and are poorly maintained and in decline and the Cedar has poor form with a high chance of limb failure. He said that he updated the arborist report in April of this year and the other trees were missing from the report because they were too small to list.

APPROVED

Neighbors and Los Altos residents Julie Rockhold, Tabitha Hanson, Peter Doyle, Nicole Emens, Calvin Chai, Debbie Longo, Annick Mohages, Nicole Snedigar, Charissa Gering, and Scott Leaver spoke in support of the project design and tree removals. There was no other public comment.

Two Commissioners gave their general support for the project and tree removals. Two Commissioners expressed concern about the project fitting into the neighborhood character and discussed ways to minimize its bulk. Chair KIRIK acknowledged for the record a letter received after the report publication recommending to keep the tree.

MOTION Commissioner MEADOWS, seconded by Vice-Chair MOISON, to approve design review application 15-SC-10 per the revised plan.

THE MOTION FAILED BY A 2/2 VOTE, WITH BLOCKHUS AND KIRIK OPPOSED.

MOTION by Commissioner BLOCKHUS, seconded by Chair KIRIK to approve design review application 15-SC-10 per the staff report findings and conditions, with the following additional conditions:

- Reduce the sill plate heights to reduce mass and bulk of the front elevation; and
- Reduce garage bulk by modifying the gable roof to a hip roof.

Commissioner BLOCKHUS amended the motion, seconded by Chair KIRIK, to:

- Allow removal of trees 1, 2, 3, and 6 per the landscape plan; and
- Lower the second story plate height to eight feet and first story plate to nine feet.

Chair KIRIK asked the applicant if they were in agreement with the changes. Project designer Scott Stotler responded that the revision provided on the dais lowered the garage ridge 10 to 11 inches and he wanted to keep the gable versus modifying it to a hip roof; and also agreed that they could lower the wall plate of the garage element.

It was then moved by Commissioner BLOCKHUS, seconded by Vice-Chair MOISON, to add an architectural element to reduce the garage bulk. Commissioner BLOCKHUS withdrew his motions to restate them.

MOTION by Commissioner BLOCKHUS, seconded by Vice-Chair MOISON, to approve design review application 15-SC-10 per the staff report findings and conditions, with the following additional conditions:

- Remove trees 1, 2, 3, and 6 per the landscape plan;
- Incorporate an architectural feature on the garage, such as a trellis; and
- Lower the second story plate height to eight feet and first story plate to nine feet.

THE MOTION PASSED BY A 3/1 VOTE, WITH MEADOWS OPPOSED.

3. 15-SC-11 – D.P. Finnigan – 1042 Eastwood Drive

Design review for a new, two-story house. The project includes 3,233 square feet at the first-story and 819 square feet at the second-story. *Project Planner: Davis*

Assistant Planner DAVIS presented the staff report recommending approval of design review application 15-SC-11 subject to the listed findings and conditions.

APPROVED

Project designer Patrick Finnigan provided some historic context in design, stated that all the windows were recessed, used a true cap and pan barrel tile roof, and integrated color stucco, and clarified that the design did not use gable vents.

The Commissioners discussed the project and gave their general support. The Commission discussion included the site planning, the character of the tower element, the relationship of the design to a nearby structure, the buffering landscape plan, the ability to mass the project toward the other side of the lot and the integrity of the design.

MOTION by Commissioner BLOCKHUS, seconded by Vice-Chair MOISON to approve design review application 15-SC-11 per the staff recommendation.
THE MOTION CARRIED UNANIMOUSLY (4/0).

COMMISSIONERS' REPORTS AND COMMENTS

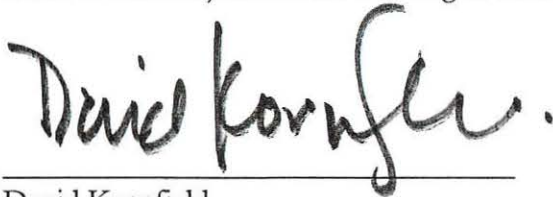
Commissioner BLOCKHUS noted the effectiveness of the new, larger property postings.

POTENTIAL FUTURE AGENDA ITEMS

None.

ADJOURNMENT

Chair KIRIK adjourned the meeting at 8:51 PM.



David Kornfield
Planning Services Manager



DATE: May 20, 2015

AGENDA ITEM # 2

TO: Design Review Commission
FROM: David Kornfield, Planning Services Manager
SUBJECT: 15-SC-10 – 1075 Golden Way

RECOMMENDATION:

Consider reconsideration of a conditional approval of application 15-SC-10

BACKGROUND

On May 6, 2015 the Design Review Commission considered and approved the subject project 3-1, with Commissioner Meadows opposed, with conditions to:

- Allow removal of tree Nos. 1, 2, 3 and 6;
- Incorporate an architectural feature on the garage such as a trellis to minimize its bulk; and
- Lower the second story wall plate to eight feet and the first story plate height to nine feet.

On May 7th, the applicant approached staff with concerns about the Commission's action and requested reconsideration. In accordance with the City Council Norms and Procedures (Section 11.8) a member of the public may request a reconsideration of an action within three days of the action. A request for reconsideration at a subsequent meeting such as this must be supported by two Commissioners to be added to the agenda for official action. If the request is granted, then the item will be added to the next agenda and will be structured such that if the Commission votes to reconsider the item, then the reconsideration will occur immediately following the approval of the request for reconsideration.

DISCUSSION

Although, to date, the applicant has not provided a written basis, staff understands their concerns as twofold:

1. They were only partially in accord with the Commission's conditions of approval; and
2. They felt that they had to use a majority of their presentation time to clarify the proposed tree removals, an assumed consequence of staff inadvertently omitting the arborist report from the staff report.

PUBLIC NOTIFICATION

None

ENVIRONMENTAL REVIEW

Exempt

Cc: Scott Stotler, Designer and Applicant
Richard and Maria Tsoi, Property Owners

Attachments:

A. Section 11.8 of the City Council Norms and Procedures, dated February 10, 2015

ATTACHMENT A

respectful of the speakers and shall not enter into a debate with any member of the public.

- F. Upon conclusion of the Public Comment section for any item, the Mayor may provide Council members and/or staff with an opportunity to respond to statements made by the public.
- G. All Council members shall listen to all public discussion as part of the Council's community responsibility. Individual Council members should remain open-minded to informational comments made by the public.
- H. The Mayor has the right to ask a member of the public to step down if over the allotted time or comments are irrelevant.

11.7 Motions. It will be the practice of the City Council for the Mayor to provide Council members an opportunity to ask questions of staff, comment on, and discuss any agenda item in order to help form a consensus before a motion is offered. After such discussion, the Mayor or any Council member may make a motion. Before the motion can be considered or discussed, it must be seconded. Once a motion has been properly made and seconded, the Mayor shall open the matter to full discussion offering the first opportunity to speak to the moving party, and thereafter, to any Council member recognized by the Mayor. Customarily, the Mayor will take the floor after all other Council members have been given the opportunity to speak.

If a motion clearly contains divisible parts, any Council member may request the Mayor or moving party divide the motion into separate motions to provide Council members an opportunity for more specific consideration.

Tie Votes: Tie votes shall be lost motions. When all Council members are present, a tie vote on whether to grant an appeal from official action shall be considered a denial of such appeal, unless the Council takes other action to further consider the matter.

If a tie vote results at a time when less than all members of the Council, who may legally participate in the matter, are present, the matter shall be automatically continued to the agenda of the next regular meeting of the Council, unless otherwise ordered by the Council.

11.8 Reconsideration.

A. Request for Reconsideration.

1. Request by a member of the public.

Any member of the public may request that a member of the City Council that voted in the majority request reconsideration. In order for that member of Council to take action, such request must be received no later than 5:00 p.m. on the third day following the decision. The requestor should specify in writing the reason for the request to reconsider.

2. Request by a member of the City Council.

Only a member of the City Council who voted on the prevailing side may request reconsideration. The request may be made at the same meeting or 24 hours in advance of the posting of the agenda for the next regular meeting. Meeting agenda

postings are governed by the Open Government Policy or Brown Act, whichever requires the most notice.

3. The City Council member making the request should state orally or in writing the reason for the request, without dwelling on the specific details or setting forth various arguments.

B. Motion to Reconsider Any Council Action.

1. Reconsideration at the same meeting.

A motion to reconsider an action taken by the City Council may be made at the same meeting at which the action was taken (including an adjourned or continued meeting).

A motion to reconsider an action taken by the City Council may be made only by a Council member who voted on the prevailing side, but may be seconded by any Council member and is debatable.

The motion must be approved by a majority of the entire City Council.

2. Reconsideration at a subsequent meeting.

Requests for reconsideration not made at the same meeting must be made by a member of the prevailing party 24 hours prior to the posting of the next regular meeting agenda. If the request is supported by any two (2) other Council members, then it shall be added to the agenda. A request added to an agenda shall be structured in a manner that the reconsideration may take place immediately following approval of the request for reconsideration.

At the time such motion for reconsideration is heard, testimony shall be limited to the facts giving rise to the motion.

C. Effect of Approval of Motion.

Upon approval of a motion to reconsider, and at such time as the matter is heard, the City Council shall only consider any new evidence or facts not presented previously with regard to the item or a claim of error in applying the facts.

If the motion to reconsider is made and approved at the same meeting at which the initial action was taken and all interested persons (including applicants, owners, supporters and opponents) are still present, the matter may be reconsidered at that meeting or at the next regular meeting or intervening special meeting (subject to the discretion of the maker of the motion) and no further public notice is required.

If the motion to reconsider is made and approved at the same meeting at which the initial action was taken but all interested persons are not still present, or if the motion is made and approved at the next regular meeting or intervening special meeting, the item shall be scheduled for consideration at the earliest feasible City Council meeting and shall be re-noticed in accordance with the Government Code, the City Municipal Code and

the *Council Norms and Procedures*. The Clerk shall provide notice to all interested parties as soon as possible when a matter becomes the subject of a motion to reconsider.

11.9 Discussion.

- A. The discussion and deliberations at meetings of the City Council are to secure the mature judgment of Council members on proposals submitted for decision. This purpose is best served by the exchange of thought through discussion and debate.

To the extent possible, Council members should disclose any ex parte communication prior to discussion on an item.

Discussion and deliberation are regulated by these rules in order to assure every member a reasonable and equal opportunity to be heard.

- B. Obtaining the Floor for Discussion.

After the Council has commented on an issue, and a motion has been stated to the Council and seconded, any member of the Council has a right to discuss it after obtaining the floor. The member obtains the floor by seeking recognition from the Mayor. A member who has been recognized should limit his/her time to 3 minutes.

- C. Speaking More Than Once.

To encourage the full participation of all members of the Council, no member or members shall be permitted to monopolize the discussion of the question. If a Council member has already spoken, other Council members wishing to speak shall then be recognized. No Council member shall be allowed to speak a second time until after all other Council members have had an opportunity to speak.

- D. Relevancy of Discussion.

All discussion must be relevant to the issue before the City Council. A Council member is given the floor only for the purpose of discussing the pending question; discussion which departs is out of order. Council members shall avoid repetition and strive to move the discussion along.

A motion, its nature, or consequences, may be attacked vigorously. It is never permissible to attack the motives, character, or personality of a member either directly or by innuendo or implication. It is the duty of the Mayor to instantly rule out of order any Council member who engages in personal attacks. It is the motion, not its proposer, that is subject to debate.

Arguments, for or against a measure, should be stated as concisely as possible.

It is the responsibility of each Council member to maintain an open mind on all issues during discussion and deliberation.

It is not necessary for all City Council members to speak or give their viewpoints if another Council member has already addressed their concerns.

APPROVED

**MINUTES OF A REGULAR MEETING OF THE DESIGN REVIEW COMMISSION
OF THE CITY OF LOS ALTOS, HELD ON WEDNESDAY, MAY 20, 2015 BEGINNING
AT 7:00 P.M. AT LOS ALTOS CITY HALL, ONE NORTH SAN ANTONIO ROAD, LOS
ALTOS, CALIFORNIA**

ESTABLISH QUORUM

PRESENT: Chair KIRIK, Vice-Chair MOISON, Commissioners BLOCKHUS and
MEADOWS and WHEELER

STAFF: Planning Services Manager KORNFIELD, Assistant Planner DAVIS and City
Attorney HOUSTON

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

None.

ITEMS FOR CONSIDERATION/ACTION

CONSENT CALENDAR

1. **Design Review Commission Minutes**
Approve minutes of the regular meeting of May 6, 2015.

MOTION by Vice-Chair MOISON, seconded by Commissioner MEADOWS, to approve the minutes of the May 6, 2015 regular meeting as written. THE MOTION CARRIED BY A 4/0/1 VOTE, WITH COMMISSIONER WHEELER ABSTAINED.

DISCUSSION

2. **15-SC-10 – S. Stotler – 1075 Golden Way**
Request to reconsider the recent action regarding the conditional approval of a new, two-story house. *Project Planner: Gallegos*

Planning Services Manager KORNFIELD presented the staff report to consider a reconsideration of a conditional approval of application 15-SC-10.

Property owner Richard Choi summarized his letter asking for reconsideration.

The Commissioners discussed the reconsideration and noted that the Commission had appropriately discussed the project and the potential conditions of approval; and, that according to the applicant's testimony, there was no new information presented supporting a request for reconsideration. The Commission also discussed the complexity of the motions leading to their ultimate action.

MOTION by Vice-Chair MOISON, seconded by Chair KIRIK, to not reconsider the conditional approval of application 15-SC-10.
THE MOTION PASSED BY A 2/1/2 VOTE, WITH BLOCKHUS OPPOSED and WHEELER AND MEADOWS ABSTAINED.

APPROVED

3. **14-SC-41 – Design Discoveries – 1265 Estate Drive**

Design review modification for a new, second story balcony at the rear of the house. *Project Planner: Davis*

Assistant Planner DAVIS presented the staff report recommending approval of a modification to design review application 14-SC-41 to add a second story balcony subject to the listed findings.

The project applicant respectfully declined to present. There was no public comment.

The Commissioners discussed the project and gave their general support. The Commission discussed the potential privacy impacts; however, with the passive use of the balcony and the large oak tree providing reasonable privacy, the Commissioners gave their support.

MOTION by Commissioner MEADOWS, seconded by Vice-Chair MOISON to approve a modification to design review application 14-SC-41 per the staff report findings.
THE MOTION CARRIED UNANIMOUSLY (5/0).

4. **15-SC-14 – A. Williamson Architect – 1183 Lisa Lane**

Design review for a two-story addition. The project includes additions of 542 square feet at the first-story and 623 square feet at the second-story. *Project Planner: Davis*

Assistant Planner DAVIS presented the staff report recommending approval of design review application 15-SC-14 subject to the listed findings and conditions and noted the post-report correspondence and line of sight diagram she received.

Owner and project applicant Carol Hayworth stated that the addition was placed to preserve prior remodeling efforts. Project designer Eric Asato noted the constraints of locating the addition at the first story given the two rear yard setback areas and that the design minimized the massing and privacy impacts.

Neighbor Richard Feldman supported the design but preferred that it be kept to a single-story. Neighbor Henry Pastorelli said he was concerned about privacy (windows 201 and 202), that there was no owner outreach prior to the City's notification. There was no other public comment.

The Commissioners discussed the project and gave their general support. The Commission discussion included noting the modest design approach and that it was in keeping with the existing design however imbalanced, that the privacy concern was reasonably mitigated by orientation and distance, that a concern over the rear facing windows was mitigated by trees; and that a cupola or other rooftop architectural element could be added block the sight lines.

MOTION by Commissioner BLOCKHUS, seconded by Commissioner MEADOWS to approve design review application 15-SC-14 per the staff report findings and conditions.
THE MOTION CARRIED UNANIMOUSLY (5/0).

5. **Findings and Conditions**

Presentation regarding project findings and conditions. *Project Manager: Attorney Houston*

City Attorney HOUSTON provided a PowerPoint presentation on how to develop legal and effective findings and conditions.

APPROVED

COMMISSIONERS' REPORTS AND COMMENTS

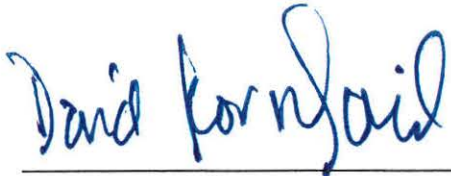
Chair KIRIK noted that 1977 Churton Avenue was appealed and the City Council upheld the Design Review Commission's approval. He said that the lesson-learned was to clarify landscape conditions.

POTENTIAL FUTURE AGENDA ITEMS

The Commissioners unanimously supported adding line-of-sight diagrams and surveys on a future agenda.

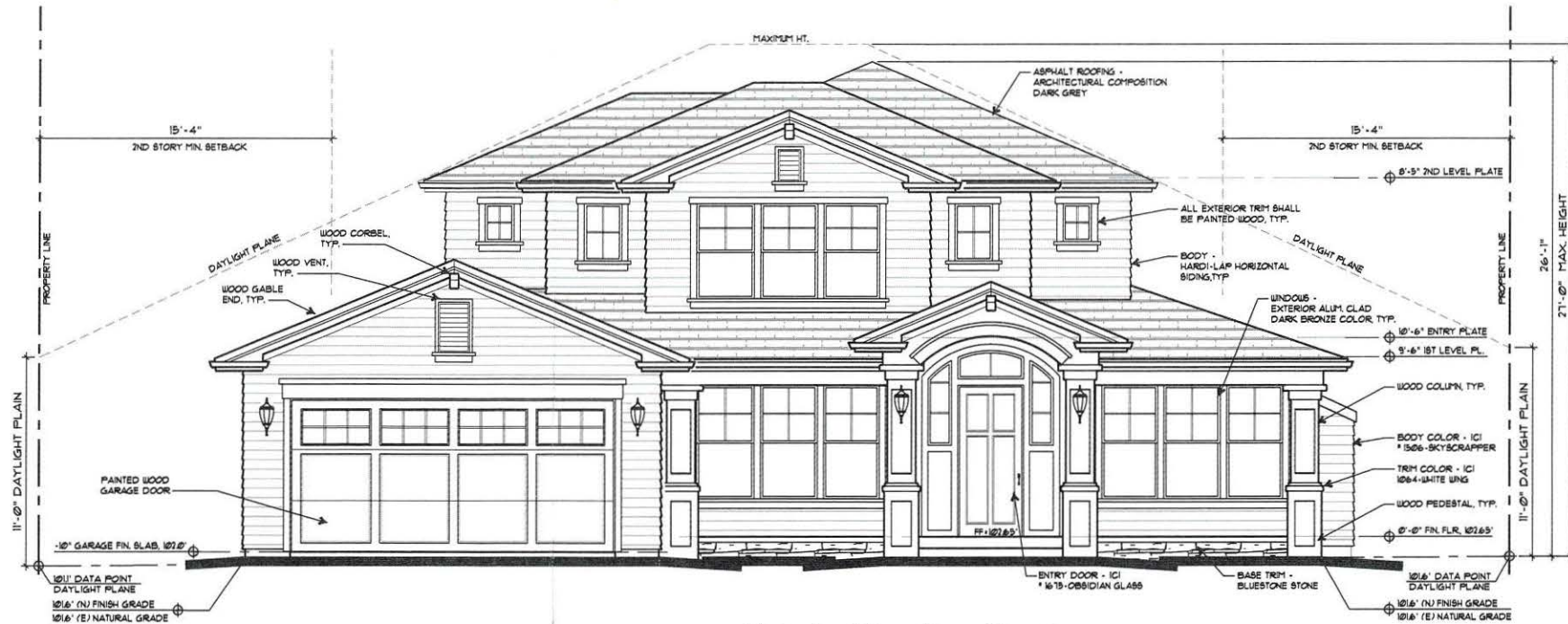
ADJOURNMENT

Chair KIRIK adjourned the meeting at 9:10 PM.



David Kornfield
Planning Services Manager

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MAY - 6 2015
CITY OF LOS ALTOS
PLANNING



Exterior Elevation - Front

scale: 1/4"=1'-0"



Exterior Elevation - Right Side

scale: 1/4"=1'-0"



349 FIRST STREET, SUITE A
LOS ALTOS, CALIFORNIA 94022
PHONE: (650) 559-0438
FAX: (650) 559-0458
EMAIL: info@stotlerdesigngroup.com

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED. ANY REPRODUCTION OR PUBLICATION OF ANY SUCH PLANS, SPECIFICATIONS OR SCHEDULES BY ANY PERSON WITHOUT THE WRITTEN PERMISSION OF THE DESIGNER IS STRICTLY PROHIBITED. VISUAL CONTACT WITH THESE PLANS AND SPECIFICATIONS SHALL BE REFERRED TO THE ATTORNEY AT LAW OF THE DESIGNER PRIOR TO THE COMMENCEMENT OF ANY WORK.

REVISIONS

Exterior Elevations
Tsoi Residence
1075 Golden Way
Los Altos, California 94024
DRAWING TITLE
JOB TITLE
JOB ADDRESS

DATE	May 01, 2015
SCALE	1/4" = 1'-0"
PROJECT MANAGER	B. STOTLER
DRAWN	MAW
JOB NO.	1405
SHEET	

A5

C:\projects\Projects\2014\1405-150\Drawings\1405-45.dwg, 6/10/2015 1:38:49 PM