

**APPL20-0002**

**126 Mount Hamilton Avenue**

**City Council**

Tuesday, August 25, 2020

7:00 pm





# Timeline

October 2, 2019	First DRC meeting – the DRC directed the applicant to modify the project
April 15, 2020	Second DRC meeting – modifications were made; project approved 3-2
May 20, 2020	Third DRC meeting – redo meeting; project approved 3-2
June 1, 2020	Eugene M. Hyman (142 Mount Hamilton Ave.) filed an appeal of the DRC's action
August 25, 2020	City Council meeting to consider Design Review Application SC19-0010

# Direction from Design Review Commission - October 2, 2019 -

1) Compatibility with the neighborhood;

2) Communicate the proposed design with the neighbors;

3) Include the streetscape rendering with the proposed house; and

4) Consider reducing the mass and bulk of the project and potentially reduce the second story.

## 1) Compatibility with the neighborhood:

Consistent eave heights

Modified the roofing material to match neighboring properties (standing seam metal roof → metal panel simulated shake roof)

Proposed similar neutral color palette and exterior materials to match neighborhood



**100 Mount Hamilton Ave**

**126 Mount Hamilton Ave**

**142 Mount Hamilton Ave**

## 2) Communicated the proposed design with the neighbors:

*Near Neighbors,*

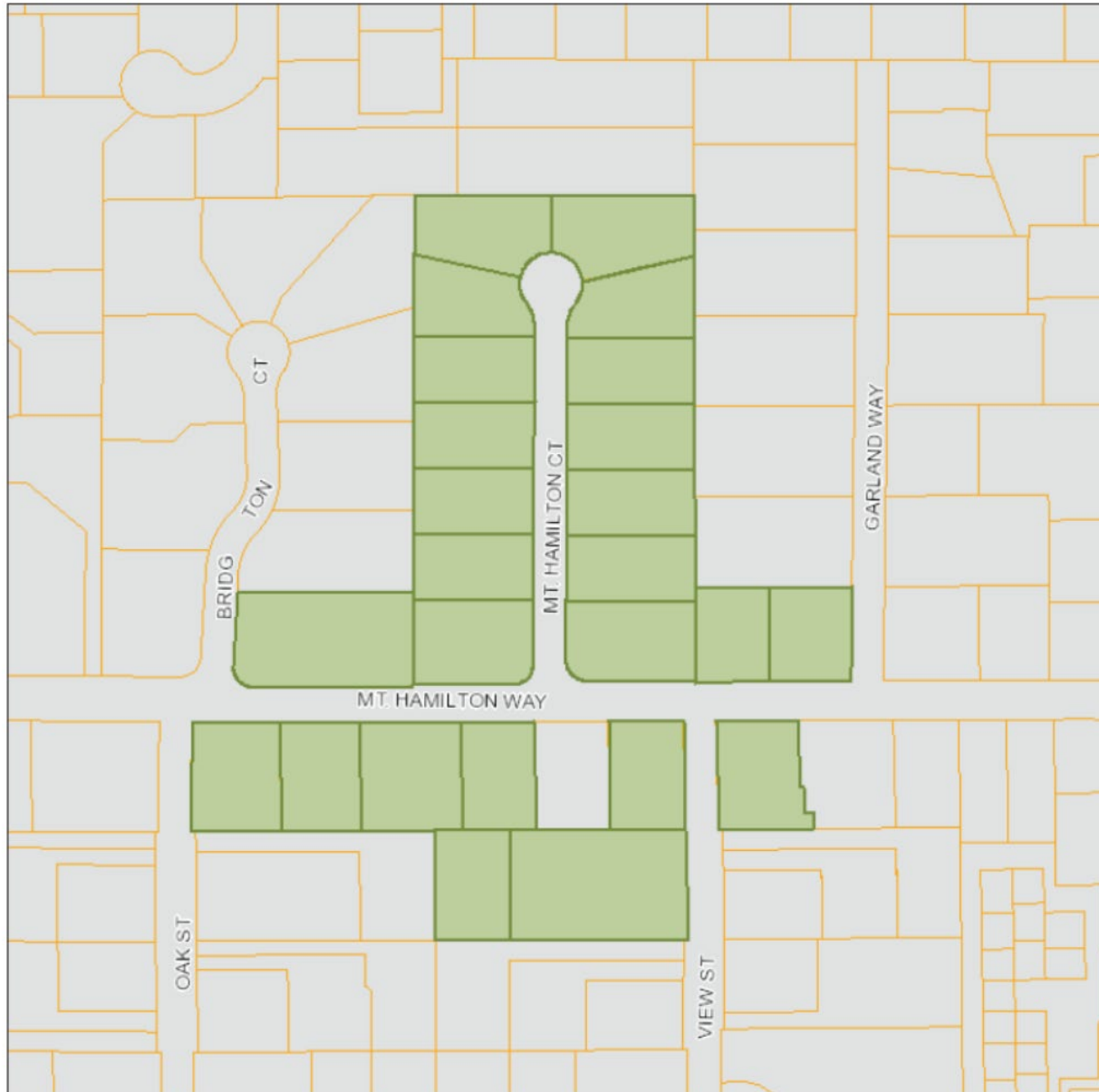
*Thanks for providing your valuable feedback during the hearing at city hall. We had noted the feedback and spent a long time discussing with our architect on how we can modify the design of the house in order to minimize the impact to our neighbors .*

*The following were changes made and we have also printed our new plans for your viewing:*

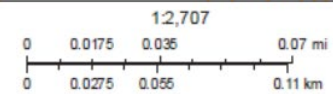
- We removed the double height portion of the entry which allowed us to push this 2nd story wall back 4'-2". This greatly reduced the visual mass of the second story.*
- We pushed bedroom 2 back 3'-0" in order to further reduce the visual mass of the second story.*
- We changed bedroom 3 to be rear facing in order to reduce the amount of front facing glazing and to eliminate the front facing bay window at bedroom 3.*
- We added an elevator to service all levels.*
- We made some minor floor plan changes around the new elevator to accommodate the shaft.*
- We reduced the amount of front and side facing glazing to minimize any privacy concerns.*



# NOTIFICATION MAP



Print Date: May 14, 2020



### 3) Included the streetscape rendering with the proposed house:

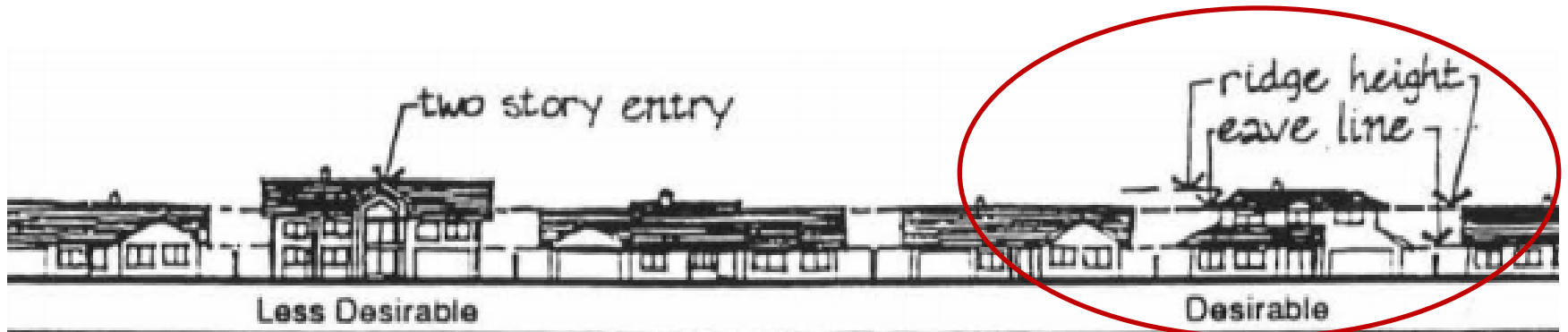
The streetscape elevation demonstrates that the first story eave height of the proposed residence is consistent with the eave height of the neighboring properties.



100 Mount Hamilton Ave

126 Mount Hamilton Ave

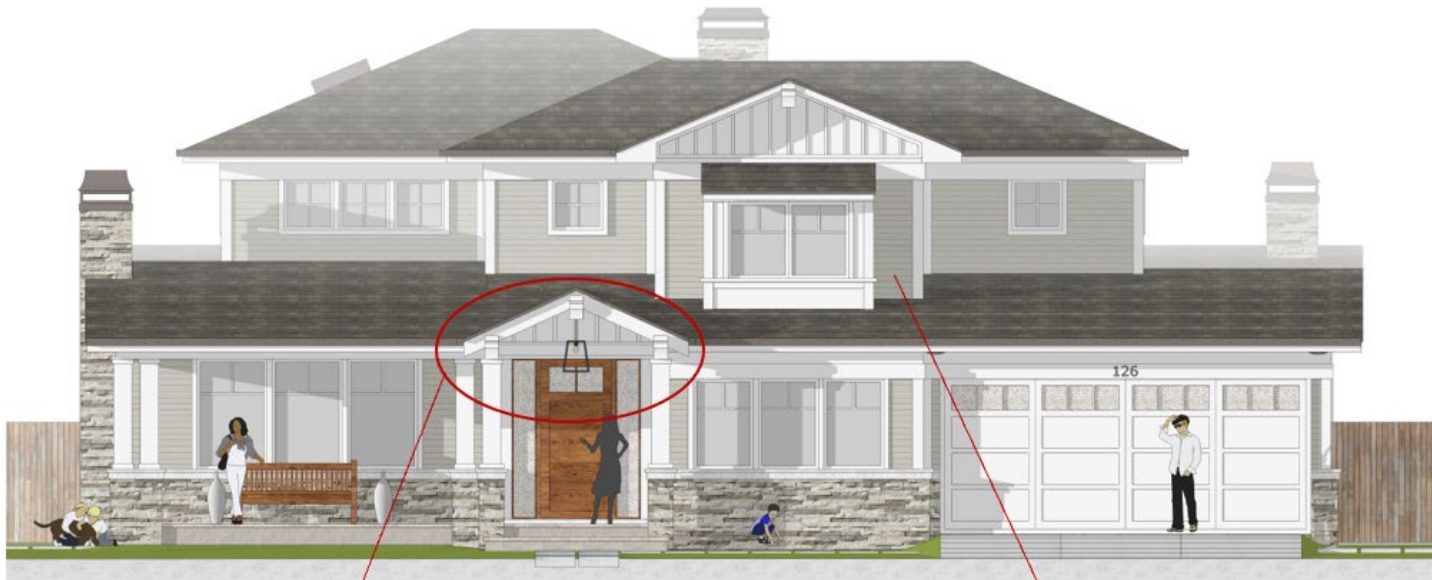
142 Mount Hamilton Ave



Consistent Character Neighborhood: Remodels & Additions



#### 4) Reduced the visual bulk and mass of the second story:



Front Elevation / May 2020

To reduce the visual mass of the second story, the front entry element was lowered, and the second story wall was pushed back 4 feet – 2 inches

To further reduce the bulk and mass of the second story, Bedroom #2 was pushed back by 3 feet



October 2019

May 2020



## Additional Revisions:

5) Reduced the amount of front and side facing glazing to minimize privacy concerns:

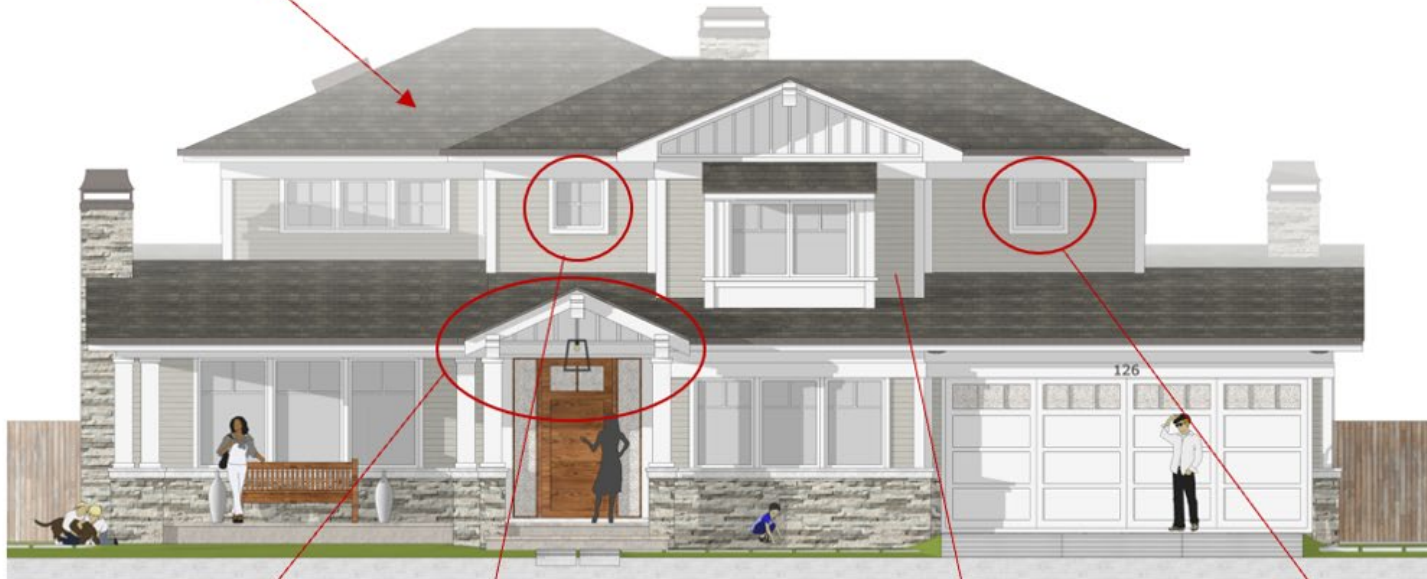
- Changed the bay window in Bedroom number 3 to be rear facing
- Reduced the windows on the right side (west elevation) from five windows to four windows with sill heights of 4.2 feet and 6.6 feet

6) Relocated the pool equipment to the rear yard to be away from the neighboring property at 100 Mount Hamilton Avenue

7) Added an elevator to service all levels to accommodate multi-generational living

# Summary of Revisions

Updated roofing material to metal panel simulated shake roof to match neighboring properties



Front Elevation / May 2020

To reduce the visual mass of the second story, the front entry element was lowered, and the second story wall was pushed back 4 feet – 2 inches

The front-facing windows were reduced

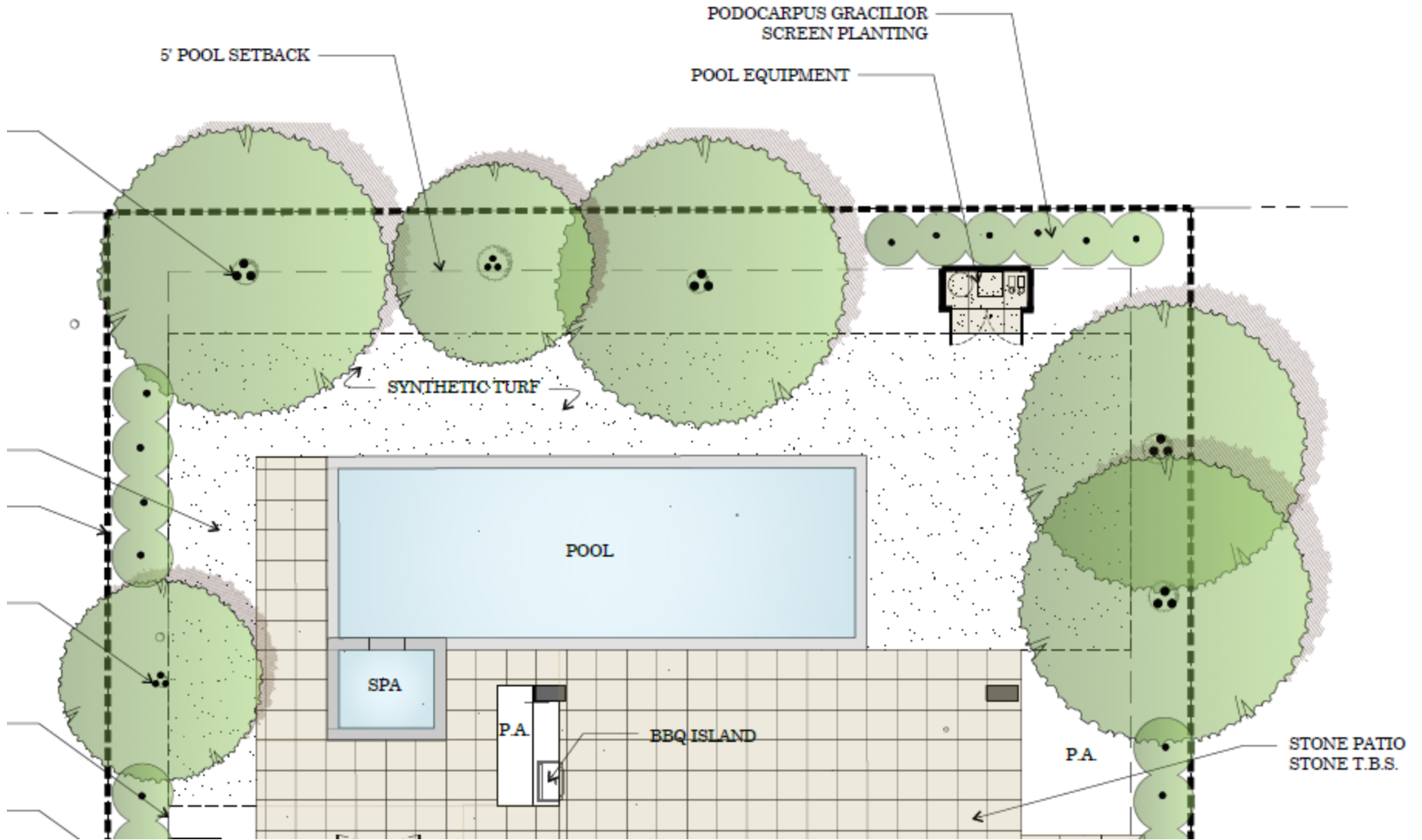
To further reduce the bulk and mass of the second story, Bedroom #2 was pushed back by 3 feet

The front glazing was reduced by removing the bay window at Bedroom #3

# Project's Technical Details

	<b>Existing</b>	<b>Proposed</b>	<b>Allowed/Required</b>
<b>COVERAGE:</b>	2,304.2 square feet	3,559.1 square feet	3,592.2 square feet
<b>FLOOR AREA:</b>			
First floor	2,238.5 square feet	2,740.4 square feet	
Second floor	-	1,205.9 square feet	
Total	2,238.5 square feet	3,946.3 square feet	3,947.4 square feet
<b>SETBACKS:</b>			
Front	29.9 feet	27.8 feet	25 feet
Rear	55.9 feet	52.4 feet	25 feet
Right side (1 <sup>st</sup> /2 <sup>nd</sup> )	9.8 feet/-	14.42 feet/23.8 feet	10 feet/17.5 feet
Left side (1 <sup>st</sup> /2 <sup>nd</sup> )	9.9 feet/-	13.42 feet/20.5 feet	10 feet/17.5 feet
<b>HEIGHT:</b>	15.6 feet	25.8 feet	27 feet

# Privacy Impacts Minimized



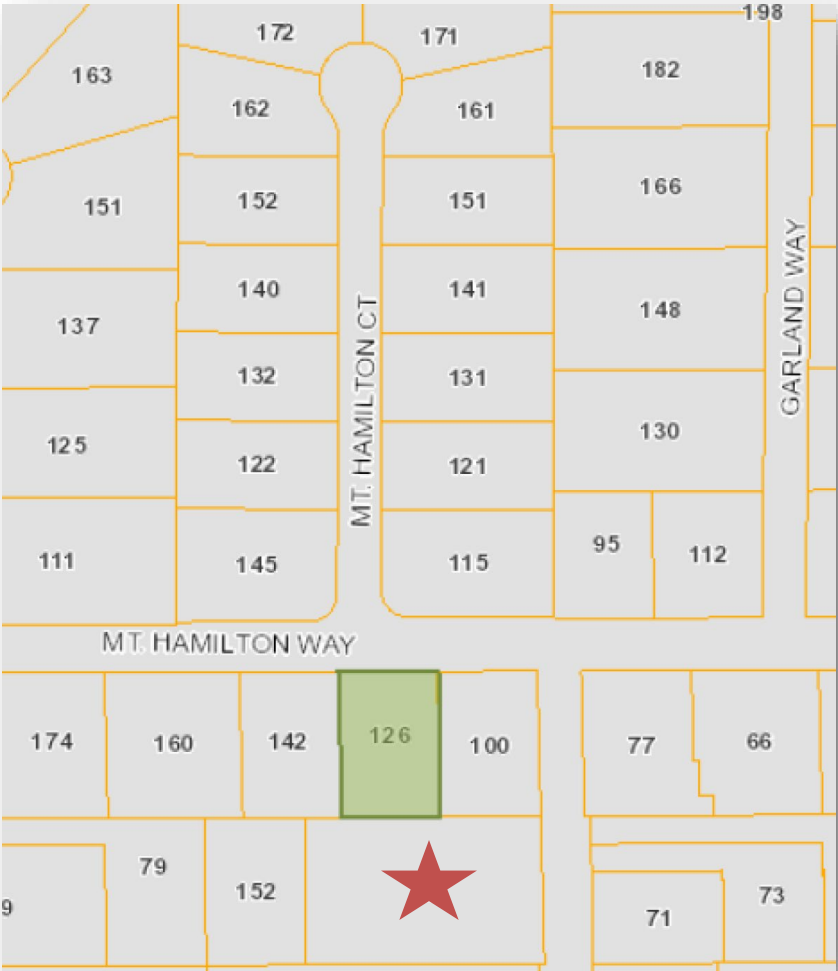
## Appeal – Eugene Hyman (142 Mount Hamilton Ave.)

**Appellant's Statement #1** – The neighborhood is considered to be the full block of seven homes with the addresses of 100 through 190 Mount Hamilton Avenue.

**Appellant Statement #2** – All homes in the neighborhood are one-story ranch-style homes.

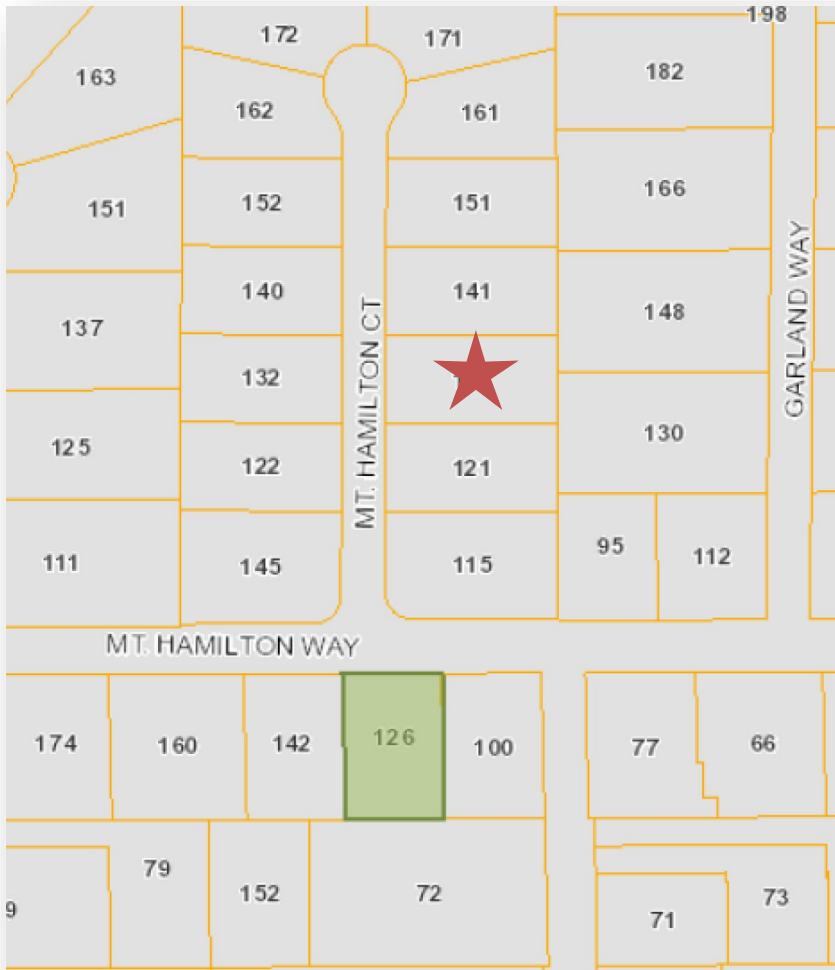
**Appellant Statement #3** – Many of the homes have been re-modeled over the years and have kept to one-story

# 72 View Street

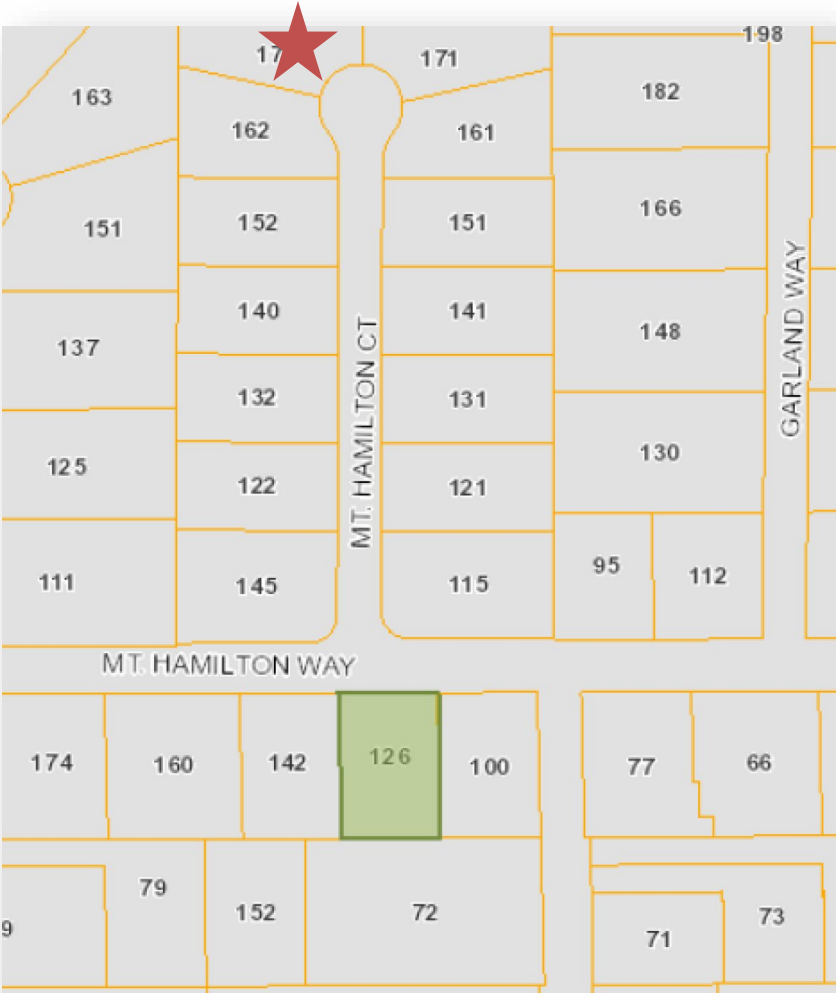




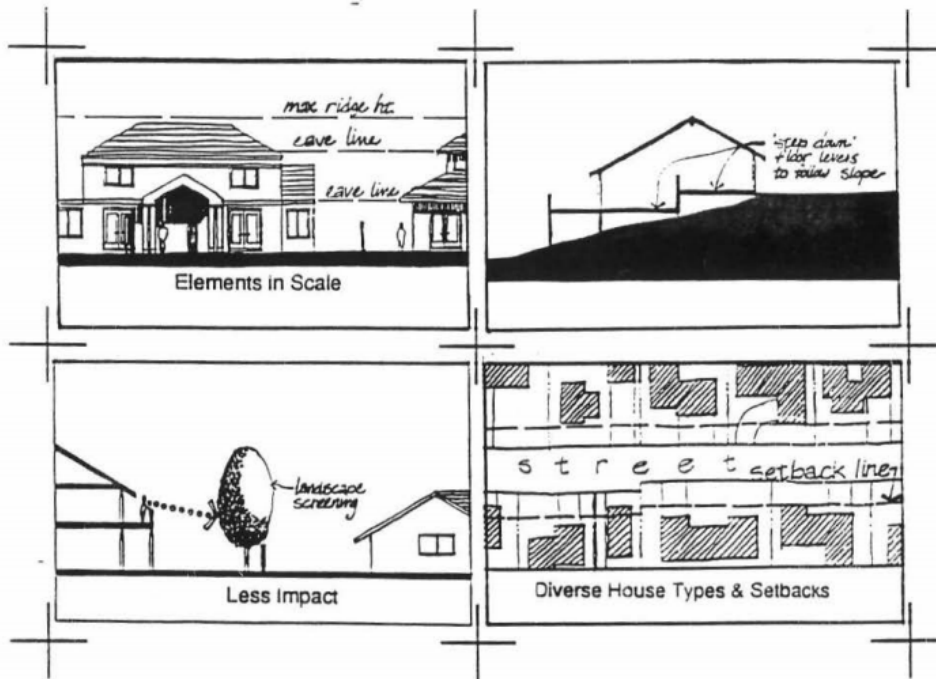
# 131 Hamilton Court



# 172 Hamilton Court



# City of Los Altos



Page 8 of the Residential Design Guidelines states:

*“these guidelines are not intended to prescribe a specific style, nor to limit development to one story in height.”*

## Single-Family Residential DESIGN GUIDELINES

New Homes  
&  
Remodels

There are many ways to reduce the perception of bulk. Some of these include:

- **Use of more than one material on an elevation is appropriate to break up the vertical mass of the house.** Sometimes an accent material such as a low horizontal band of brick or stone with stucco or wood siding above can be appropriate. However, too many elements can add to the appearance of bulk; good design must achieve balance.



- **Soften the elevation with the use of architectural elements** (porches, bays, overhangs, trellises) and detail (moldings, trim, brackets, etc.). Be careful not to overdo, though.



- **Use color changes to help visually break up the elevation.** For example, painting the triangle area in a gable end one color and using a shade (or color) lighter or darker below.



- **Provide some variation in large expanses of wall and roof planes.** For example, cantilever the second floor over the first floor.



- **Use horizontal elements to soften vertical ones in an elevation.** A change of direction in siding or adding moldings in stucco can achieve this.



- **In some cases, a simplification of shapes and materials will reduce bulk.** For example, too many different materials and changes in types of windows add to the complexity of the facade.



- **Minimize use of tall or two-story-high design elements.** This would include two-story entry ways, turrets, etc.



- **Use visually heavy materials sparingly, particularly on two-story designs.** Use stone or brick as an accent material or as a wainscot on an elevation.

- **Choose landscape materials to help soften the appearance of bulk.** This should not be a substitute for good design, however.



- **Keep second floor exterior wall heights as low as possible.**

- **Use roof forms that reduce bulk** (low to medium pitch, minimum number of hips and valleys).

- **Avoid massive, tall chimneys.** Locate them either on an internal wall or centered on a gable end when possible.

- **Design the house from the “outside-in”.** Houses designed from the “inside-out” rather than the reverse tend to look lumpy and lack a clear overall design. This often adds to the perception of excessive bulk.



- **Lower the height of a two-story house below 27 feet maximum to mitigate other design issues.**



# SINGLE STORY OVERLAY



City of Los Altos

Planning Division

(650) 947-2750

[Planning@losaltosca.gov](mailto:Planning@losaltosca.gov)

## SINGLE-STORY OVERLAY (R1-S) DISTRICT Process and Guidelines

A Single-Story Overlay District (R1-S) is a zoning designation that can be adopted to preserve and maintain single-family neighborhoods that are predominantly single-story in character. If you are interested in pursuing a Single-Story Overlay District for your neighborhood, the following steps outline the process for moving forward:

**STEP 1:** Applicants must define the proposed neighborhood boundaries of the Single-Story Overlay on a map using these guidelines as a reference. Planning staff will provide a map and advise on how to best comply with the criteria for establishing neighborhood boundaries.

**STEP 2:** Applicants must circulate the petition provided by the City to the properties within the proposed Single-Story Overlay District. At least 50% of the properties within the proposed Single-Story Overlay must sign the petition in order for the City to accept a Single-Story Overlay application for processing.

**STEP 3:** Applicants must submit the required application materials and fee to the Planning Division for processing. The materials required for submittal include the following:

1. A completed General Application form;
2. An application fee of \$4,870 as set by the City Council;
3. A City petition with original signatures reflecting the support of at least 50% of the properties within the proposed Single-Story Overlay District;
4. A map showing the boundaries of the proposed Single-Story Overlay; and
5. Mailing and noticing materials as follows:
  - a. A complete name and address list of the property owners within the proposed Overlay and those within a 500-foot radius of the proposed Overlay. Planning staff will provide the applicants with the address list for properties within the 500-foot radius. One (1) set of stamped, business size envelopes to be mailed to those properties within the proposed Single-Story Overlay, and to all properties within 500 feet of the proposed Overlay.

# Thank You

