



DATE: August 19, 2015

AGENDA ITEM # 3

TO: Design Review Commission
FROM: Sierra Davis, Assistant Planner
SUBJECT: 15-SC-04 – 934 Mercedes Avenue

RECOMMENDATION:

Approve design review application 15-SC-04 subject to the listed findings and conditions

PROJECT DESCRIPTION

This is a design review application for first- and second-story addition to an existing two story house. The structure is over the floor area limit and the proposed project will remove existing floor area to meet the current floor area requirements.

The following table summarizes the project:

GENERAL PLAN DESIGNATION: Single-family, Residential
ZONING: R1-10
PARCEL SIZE: 16,343 square feet
MATERIALS: Slate tile roof, exterior plaster (light sand finish) tile, aluminum clad windows, cable rail on decks and metal trellises

	Existing	Proposed	Allowed/Required
LOT COVERAGE:	2,947 square feet	3,176 square feet	4,903 square feet
FLOOR AREA:			
First floor	3,160 square feet	2,982 square feet	
Second floor	1,618 square feet	1,397 square feet	
Total	4,778 square feet	4,379 square feet	4,384 square feet
SETBACKS:			
Front	59 feet	56 feet	25 feet
Rear	56 feet	56 feet	25 feet
Right side (1 st /2 nd)	9 feet, 6 inches/24 feet	9 feet, 6 inches/24 feet	10 feet/17.5 feet
Left side (1 st /2 nd)	9 feet, 6 inches/16 feet	9 feet, 6 inches/16 feet	10 feet/17.5 feet
HEIGHT:	23 feet	23 feet	27 feet

BACKGROUND

The house is located in a Diverse Character Neighborhood pursuant to the Residential Design Guidelines. The structures in the neighborhood are a mix of one- and two-stories with varying setbacks, scales and different architectural styles. The varying setbacks are a result of different lot shapes and sizes as the lots are not uniform. The street is wide with wide unpaved portions of public right-of-way and an inconsistent street tree pattern.

The structure is non-conforming in terms of floor area ratio as it exceeds the current limits by 394 square feet. The structure was previously approved under a different zoning code which allowed for a 37% floor area. The project proposes to demolish portions of the house for a net decrease in floor area.

The existing house is non-conforming in setbacks as well. The structure does not meet the side yard setbacks on the right and left sides with setbacks of nine-feet, six-inches, where 10 feet is required. Since the project will not eliminate or replace more than 50 percent of the floor area, the non-conforming setbacks can be maintained.

DISCUSSION

Design

Structures within a Diverse Character Neighborhood should have their own design integrity; however, the design should incorporate some design elements and materials found within the neighborhood.

The proposed project includes the reconfiguration of the front entry and an addition at the rear at the second story. The new front door will face the front of the property with a new gabled entry porch. The new entry is compatible with the roof design because it matches the existing pitch of the roof and the existing combination of hip and gable roof forms.

The second-story addition at the rear of the structure is centered between the existing balcony and the gable roof end. The balcony with the hip roof will be maintained and the portion of roof over the proposed addition and gable end will be modified to include a hip roof and extended eave. The new roof plan is a variation on the existing roof; therefore, it is compatible with the existing design.

The additions will incorporate the existing materials found on the house and include a slate tile roof, exterior plaster (light sand finish) tile, aluminum clad windows, cable railing on deck and metal trellises.

Landscaping and Privacy

The proposed project will maintain the existing landscaping at the front and rear of the structure. The landscaping is mature and provides for privacy landscaping at the rear. The addition at the rear includes a new window to replace an existing window. The window is

larger; however, the privacy impacts will remain substantially the same and will be mitigated with the existing landscaping. The rear yard landscaping is mature and of a size that would require a tree removal permit to remove. If the rear yard trees are removed subject to a tree removal permit, privacy impacts and the necessity of replacement trees will be evaluated at that time. Therefore, there is no need to protect the screening with a condition.

PUBLIC CONTACT

This project was noticed to 10 nearby property owners in addition to an on-site posting for the Design Review Commission hearing.

ENVIRONMENTAL REVIEW

This project is categorically exempt from environmental review under Section 15301 of the Environmental Quality Act because the project is an addition to an existing house.

Cc: Michael Palen, Applicant
Vincent Yu, Property Owner

Attachments:

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

FINDINGS

15-SC-04 – 934 Mercedes Avenue

1. With regard to design review for a first- and second-story addition to a two-story structure, the Design Review Commission finds the following in accordance with Section 14.76.050 of the Municipal Code that:
 - a. The proposed structure complies with all provision 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;
 - e. General architectural considerations, including the character, size, scale, and quality of the design, the architectural relationship with the site and other buildings, building materials, and similar elements have been incorporated in order to insure the compatibility of the development with its design concept and the character of adjacent buildings; and
 - f. The proposed structure has been designed to follow the natural contours of the site with minimal grading, minimum impervious cover, and maximum erosion protection.

CONDITIONS

15-SC-04 – 934 Mercedes Avenue

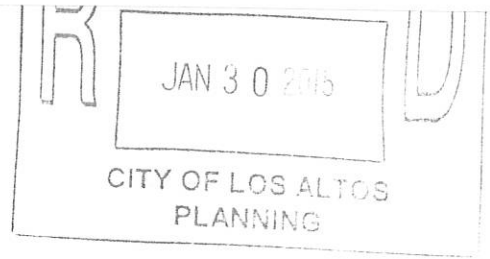
1. The approval is based on the plans received on August 7, 2015 and the written application materials provided by the applicant, except as may be modified by these conditions. The scope of work is limited to that shown on the plans and may not exceed rebuilding 50 percent of the existing structure.
2. 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.
3. Fire sprinklers may be required pursuant to Section 12.10 of the Municipal Code.
4. 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.
5. **Prior to the issuance of a Demolition Permit or Building Permit**, tree protection fencing shall be installed around the dripline of the Oak trees in the front yard on the left side 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.
6. **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. On the grading plan and/or the site plan, show all tree protection fencing and add the following note: "All tree protection fencing shall be chain link and a minimum of five feet in height with posts driven into the ground."
 - c. 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.
 - 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.).

7. **Prior to final inspection:**

- a. All front yard, interior side, and rear yard landscaping, shall be maintained 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).



ATTACHMENT A



CITY OF LOS ALTOS GENERAL APPLICATION

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

Permit # 1106509

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

Project Address/Location: 934 MERCEDES AVE

Project Proposal/Use: RESIDENTIAL

Current Use of Property: RESIDENTIAL

Assessor Parcel Number(s) 167-15-016 Site Area: 16343 SF

New Sq. Ft.: 113 Remodeled Sq. Ft.: 4241 Existing Sq. Ft. to Remain: 4241

Total Existing Sq. Ft.: 4241 Total Proposed Sq. Ft. (including basement): 4354

Applicant's Name: MICHAEL PALEN

Home Telephone #: 650 722 9884 Business Telephone #: _____

Mailing Address: 212 HIGH ST

City/State/Zip Code: PALO ALTO CA 94301

Property Owner's Name: VINCENT YU

Home Telephone #: 408-480-6183 Business Telephone #: _____

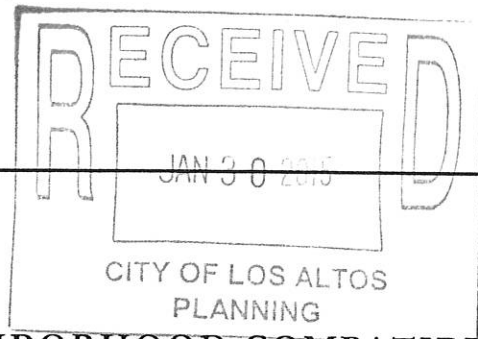
Mailing Address: 934 MERCEDES AVE

City/State/Zip Code: LOS ALTOS CA 94022

Architect/Designer's Name: JENNIFER HALE Telephone #: 650 722 9883

*** If your project includes complete or partial demolition of an existing residence or commercial building, a demolition permit must be issued and finalized prior to obtaining your building permit. Please contact the Building Division for a demolition package. ***

(continued on back)



ATTACHMENT B

City of Los Altos

Planning Division

(650) 947-2750

Planning@losaltosca.gov

NEIGHBORHOOD COMPATIBILITY WORKSHEET

In order for your design review application for single-family residential remodel/addition or new construction to be successful, it is important that you consider your property, the neighborhood's special characteristics that surround that property and the compatibility of your proposal with that neighborhood. **The purpose is to help you understand your neighborhood before you begin the design process with your architect/designer/builder or begin any formal process with the City of Los Altos.** *Please note that this worksheet must be submitted with your 1st application.*

The Residential Design Guidelines encourage neighborhood compatibility without necessarily forsaking individual taste. Various factors contribute to a design that is considered compatible with a surrounding neighborhood. The factors that City officials will be considering in your design could include, but are not limited to: design theme, scale, bulk, size, roof line, lot coverage, slope of lot, setbacks, daylight plane, one or two-story, exterior materials, landscaping et cetera.

It will be helpful to have a site plan to use in conjunction with this worksheet. Your site plan should accurately depict your property boundaries. The best source for this is the legal description in your deed.

Photographs of your property and its relationship to your neighborhood (see below) will be a necessary part of your first submittal. Taking photographs before you start your project will allow you to see and appreciate that your property could be within an area that has a strong neighborhood pattern. The photographs should be taken from across the street with a standard 35mm camera and organized by address, one row for each side of the street. Photographs should also be taken of the properties on either side and behind your property from on your property.

This worksheet/check list is meant to help *you* as well as to help the City planners and Planning Commission understand your proposal. Reasonable guesses to your answers are acceptable. The City is not looking for precise measurements on this worksheet.

Project Address 934 MERCEDES AVE
Scope of Project: Addition or Remodel or New Home _____
Age of existing home if this project is to be an addition or remodel? 63 yrs
Is the existing house listed on the City's Historic Resources Inventory? No

Address: 934 MERCEDES AVE
Date: 1-28-15

What constitutes your neighborhood?

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

Streetscape

1. Typical neighborhood lot size*:

Lot area: VARIES ^{0.25 ACRE - 0.4 ACRE \pm} square feet
Lot dimensions: Length _____ feet
Width _____ feet

If your lot is significantly different than those in your neighborhood, then note its: area 16343, length VARIES, and width VARIES.

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

Existing front setback if home is a remodel? 61'
What % of the front facing walls of the neighborhood homes are at the front setback 0 %
Existing front setback for house on left ~~25~~ 40 ft./on right 25 \pm 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 ____
Garage facing front recessed from front of house face X
Garage in back yard ____
Garage facing the side ____
Number of 1-car garages ____; 2-car garages ____; 3-car garages ____

Address: 93A MERCEDES AVE

Date: 1-28-15

4. Single or Two-Story Homes:

What % of the homes in your neighborhood* are:

One-story 70

Two-story 30

5. Roof heights and shapes:

Is the overall height of house ridgelines generally the same in your neighborhood*? NO

Are there mostly hip X, gable style , or other style roofs*?

Do the roof forms appear simple or complex X?

Do the houses share generally the same eave height NO?

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

What siding materials are frequently used in your neighborhood*?

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

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

ASPHALT/WOOD

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: 934 MERCEDES AV
Date: 1-28-15

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

Does your property have a noticeable slope? NO

What is the direction of your slope? (relative to the street)

Is your slope higher _____ lower _____ same X 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?

VISIBLE

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

10. Width of Street:

What is the width of the roadway paving on your street in feet? 26'

Is there a parking area on the street or in the shoulder area? YES

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

Address: 934 MERCEDES AVE
Date: 1-28-15

11. What characteristics make this neighborhood* cohesive?

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

HOUSES HAVE AN 'UPDATED RANCH FEEL'

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

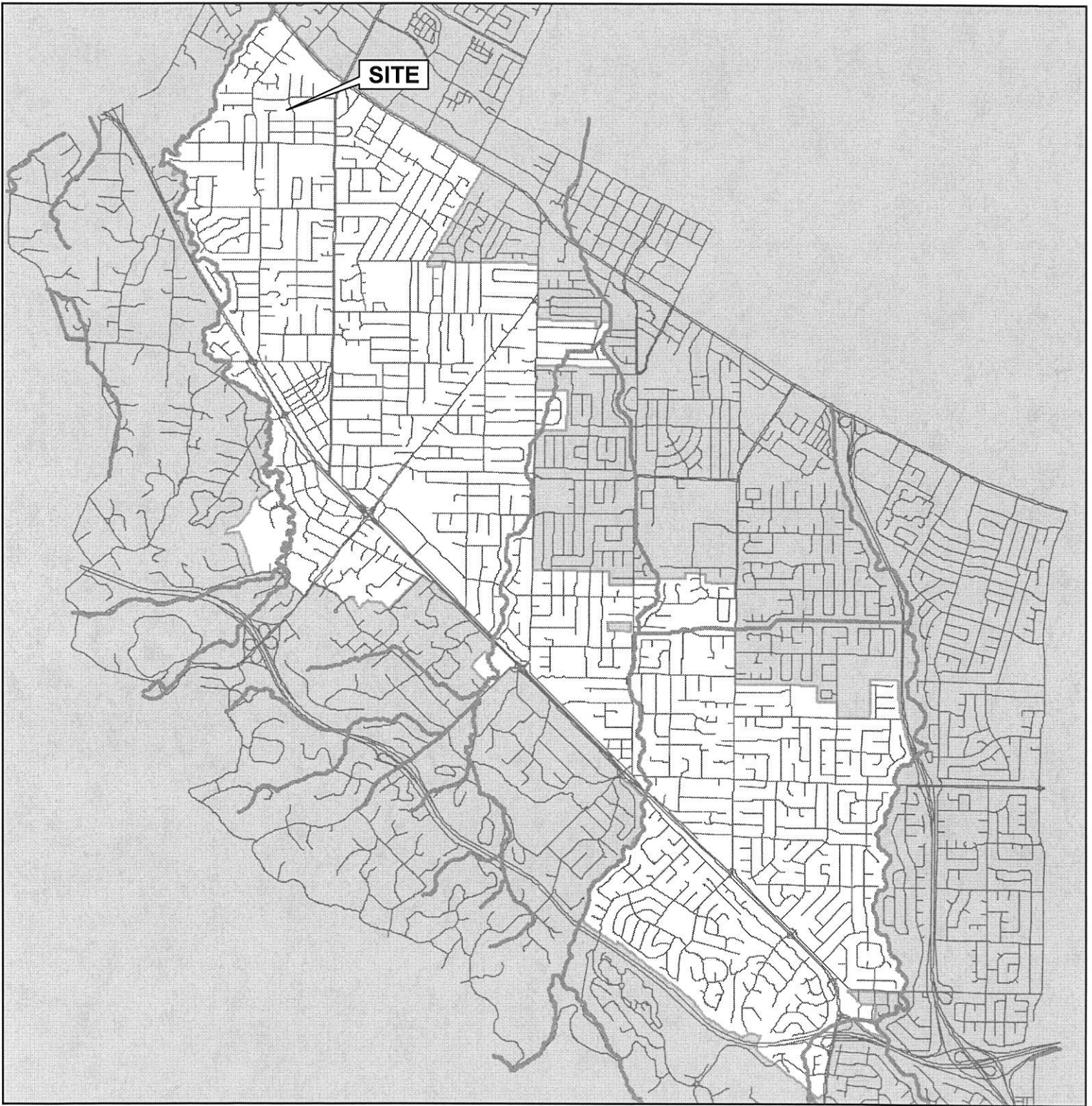
Address: 934 MERCEDES AVE
 Date: 1-28-15

Summary Table

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

Address	Front setback	Rear setback	Garage location	One or two stories	Height	Materials	Architecture (simple or complex)
914	25		FRONT	ONE	16	WOOD	SIMPLE
926	40		FRONT	ONE	16	WOOD/STUCCO	SIMPLE
934	35 30		FRONT	ONE TWO	15	STUCCO	SIMPLE
946	25		FRONT	ONE	18	STUCCO	SIMPLE
958	25		FRONT	ONE	16	WOOD	SIMPLE
953	25		FRONT	ONE TWO	25	WOOD/STUCCO	SIMPLE
937	35		FRONT	ONE	15	STUCCO	SIMPLE
907	35		FRONT	ONE	18	WOOD	SIMPLE

AREA MAP



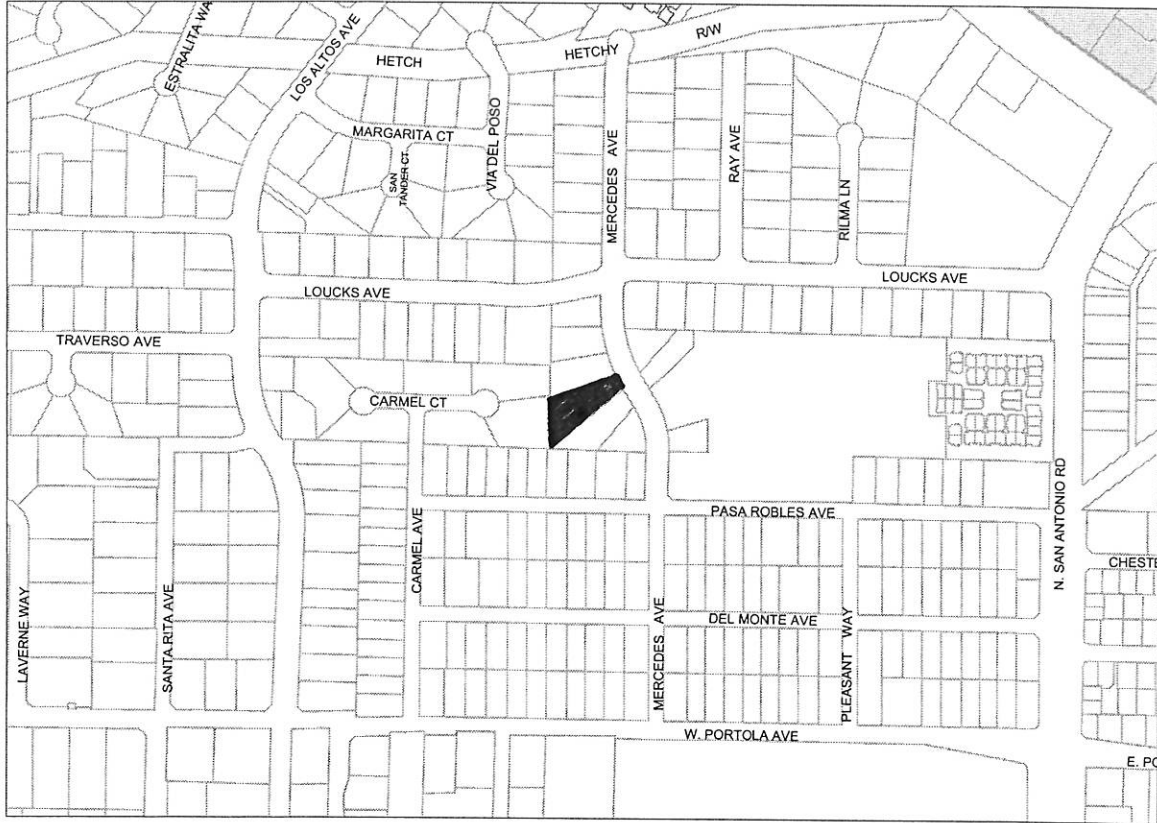
CITY OF LOS ALTOS

APPLICATION: 15-SC-04
APPLICANT: Interiors for Modern Living/V. Yu
SITE ADDRESS: 934 Mercedes Avenue

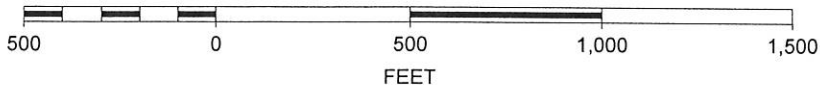


Not to Scale

VICINITY MAP



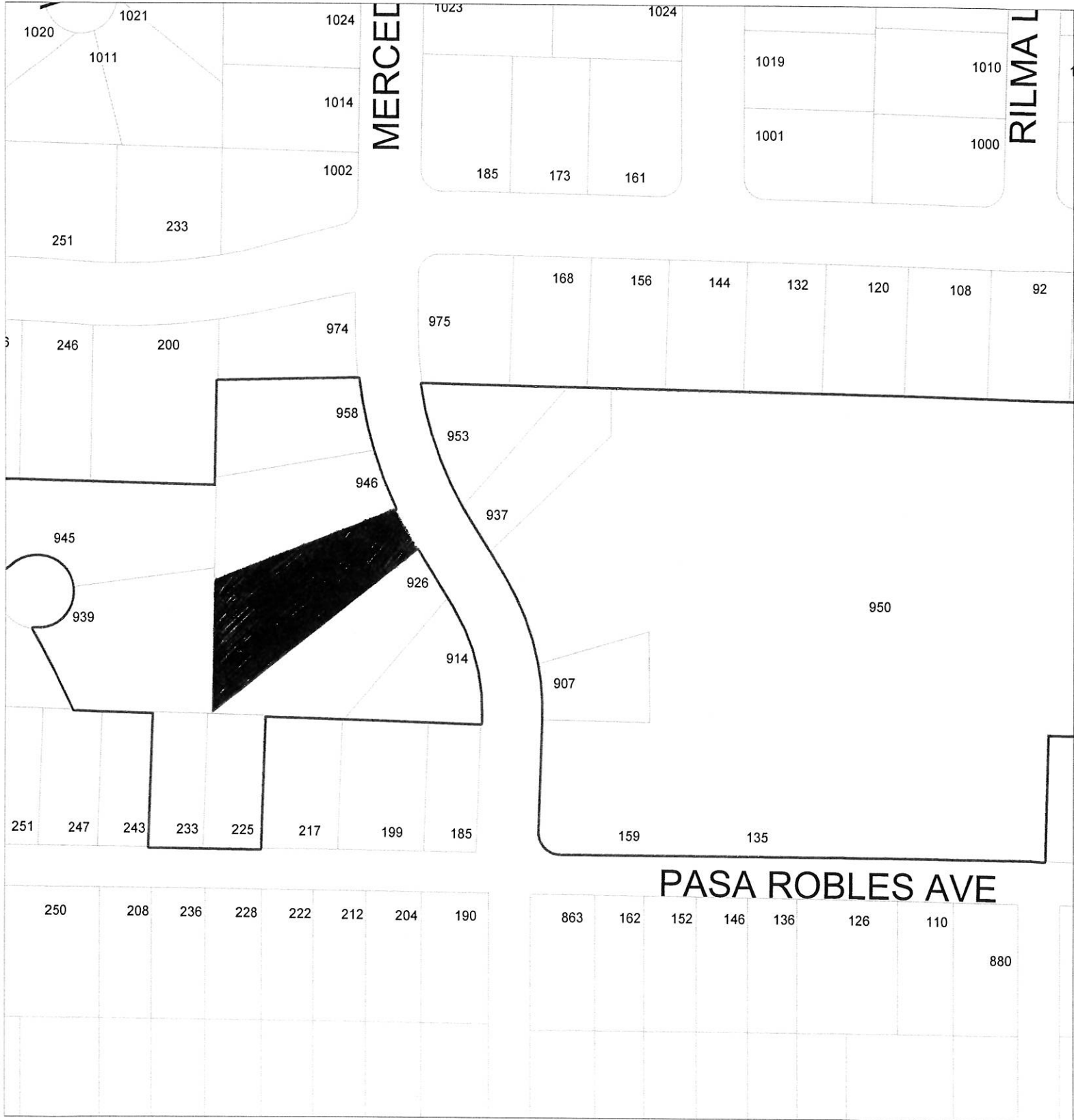
SCALE 1 : 6,000



CITY OF LOS ALTOS

APPLICATION: 15-SC-04
APPLICANT: Interiors for Modern Living/V. Yu
SITE ADDRESS: 934 Mercedes Avenue

934 Mercedes Avenue Notification Map



SCALE 1 : 1,500

