

ATTACHMENT A

City of Los Altos

UID #: - CLA00465



File #: - 00-SC-21



Document Type: - Staff Report





STAFF REPORT

DATE: March 31, 2000
TO: Architectural and Site Control Committee
FROM: Jim Mackenzie, Acting Planning Director
SUBJECT: RESIDENTIAL DESIGN REVIEW AT 240 ALTA VISTA AVENUE

RECOMMENDATION

That the Architectural and Site Control Committee (A&S) approve residential design review application 00-SC-21 for a reconstructed two-story home at 240 Alta Vista Avenue based on the findings and condition in Exhibit "A".

PROJECT DESCRIPTION

This application proposes to reconstruct and modify an existing two-story home that was damaged by a fire. The site is in the R1-10 zone and presently has a lot area of about 2.8 acres. A lot line adjustment application is currently under review by the City that would reduce the Ornstein's portion of the property to about one-acre in size.

The proposed home would have a total of 3,909 square feet, which is slightly less than the existing 3,923 square feet. The allowable floor area for a one-acre site is 6,000 square feet. Although the size of the second floor is actual decreasing slightly, the addition of the second floor decks, new windows, new doors and exterior stairways require A&S review.

The project site is near the intersection of Alta Vista Avenue and Chamisal Avenue. The existing home is a two-story Shingle style with a basement. The property slopes from the street toward Adobe Creek at the rear, so the basement area is not readily visible from the street.

The new home will be in the same general location as the existing home, but will include relocated second floor living space, new second-story decks, exterior stairways and a new detached garage. The property is heavily wooded, and the existing home has generous setbacks from the adjacent residences. Photos of the existing home are available in the project file.

The building materials will be either hardy plank or stucco siding with a composition shingle roof. Steel stairs with a simulated wood railing system are shown for the exterior stairways. A letter from the applicant's consultant (Leon Pirofalo) describing the proposed project is attached.

DISCUSSION

Neighborhood Consistency - Staff finds that the subject property is located in a diverse character neighborhood, with a variety of architectural styles, a mix of older and newer homes, differing lot sizes, and both one and two-story designs. The location of the home will not be changed, which will also maintain consistency with the existing neighborhood.

Design Concept - Staff feels that the new home has been designed in a manner that effectively incorporates architectural elements that are found in other homes in the immediate neighborhood. These elements include: hardy plank or stucco exterior finish, articulated masses and composition shingle roof. Overall, staff feels that the design is balanced and internally consistent.

Privacy - The proposed reconstruction on the second story adds two new decks, new windows and doors and new exterior stairways, all of which have the potential to create privacy impacts for the right side neighbor (260 Alta Vista). However, staff feels that the existing landscape screening and large property line setbacks will minimize the potential privacy impacts on the adjacent residents in a manner consistent with the Residential Design Guidelines.

The applicants have provided the attached letters from both the right and left side neighbors expressing their support for the proposed design.

ALTERNATIVES

The A&S may act on this application in the following ways:

1. Approve the project as submitted or with minor revisions as conditions of approval.
2. Make specific recommendations for substantial design changes and continue the project.
3. Make negative design findings and deny the project.



Jim Mackenzie
Acting Planning Director

Attachments:

- Project Explanation Letter Dated March 13, 2000
- Correspondence from Neighbors
- Application Form, Area Map & Vicinity Map

EXHIBIT "A"

DESIGN FINDINGS

The Architectural and Site Control Committee must adopt the following design findings required by section 10-2.2725.1 (d) of the Municipal Code to approve a design review application:

- (1) That full zoning compliance will be verified prior to issuance of a building permit.
- (2) That the height, elevations, and placement on the site of the proposed main or accessory structure or addition, when considered with reference to the nature and location of the residential structures on adjacent lots, will avoid unreasonable interference with views and privacy; and will consider the topographical and geologic constraints imposed by the particular building site conditions.
- (3) That the natural landscape will be preserved where practical, by minimizing tree and soil removal; grade changes will be minimized and will be in keeping with the general appearance of the neighboring developed areas.
- (4) That the orientation of the proposed main or accessory structure or addition in relation to the immediate neighborhood will minimize the perception of excessive bulk.
- (5) That general architectural considerations, including the character, size, scale, and quality of 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.
- (6) That the proposed structures have been designed to follow the natural contours of the site with minimal grading, minimum impervious cover and maximum erosion protection.

RECOMMENDED CONDITION OF APPROVAL

The following condition shall be included on the building permit plans prior to issuance of the building permit:

1. Existing landscape screening shall be shown on the site plan, and a note shall be included stating that the screening landscaping shall not be removed or replaced without prior Planning Department approval.

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LCP ASSOCIATES

260 STATE STREET, SUITE 105
LOS ALTOS, CALIFORNIA 94022
(650) 941-4975

March 13, 2000

Architectural and Site Control Committee
c/o Mr. Jim Mackenzie, AICP
Senior Planner
City of Los Altos
One North San Antonio Road
Los Altos, CA 94022

Re: 240 Alta Vista Avenue

Dear Mr. Mackenzie and A & S Control Committee:

Attached are eight sets of the architectural plans for the reconstruction of the fire damaged Ornstein's home at 240 Alta Vista Avenue. The proposed two story house is a near replication of their existing 100+ year old home and is situated on the same footprint. The new construction is consistent with the neighborhood character and meets with the City's Residential Design Guidelines. The existing abundant landscaping and design minimizes any negative impacts upon the neighbors. The two adjoining and most affected neighbors, the Sevey's and the Volpi/Cupal's, have reviewed the Ornstein's plan and fully support them. Their letters of support are attached.

The Ornsteins have lived in a small one room cottage since last spring due to the fire that has made their home uninhabitable. They are most eager to obtain approval of their plans, and proceed with the building permit so they may begin reconstruction of their home. They would appreciate anything you can do to expedite their plans so they may get their lives back to normal as soon as possible.

Leon C. Pirofalo, AICP
LCP Associates
Planning Consultants

cc: Robert & Sally Ornstein
Francisco Sermer
Kevin C. Serr, Sea Crown Construction
Terry Szewczyk, PE

From: Toni Cupal <toni@cupal.com>
Subject: Approval of new house plans
To: ornstein@aol.com

Sat 10:20 AM

To whom it may concern,

We are in full support of the Ornstein's plans for a new house. Please feel free to contact us with any questions.

Best Regards,

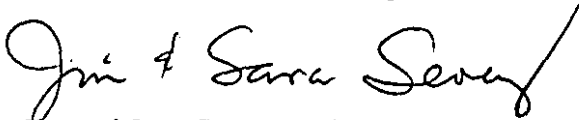
Toni Cupal and Michelangelo Volpi
210 Alta Vista Ave
Los Altos, CA 94022
(650)917-3939
toni@cupal.com
mvolpi@cisco.com

kind regards, Toni Cupal and Michelangelo Volpi

February 22, 2000

To the Los Altos Planning Commission:

We are the neighbors of Bob and Sally Ornstein who have shown us the plans dated 02/04/00 for the rebuilding of their house. We think that their house will be a very attractive addition to the neighborhood and we encourage your approval of their plans.

A handwritten signature in cursive script that reads "Jim & Sara Sevey". The signature is written in black ink and is positioned above the printed name and address.

Jim and Sara Sevey
260 Alta Vista Avenue
Los Altos, California 94022

Permit # _____

CITY OF LOS ALTOS
RESIDENTIAL DESIGN REVIEW APPLICATION

Date: March 13, 2000

Applicant: Dr. Robert and Sally Ornstein

Mailing Address: 240 Alta Vista Ave., Los Altos, CA 94022

Home Telephone: (650) 948-9286 Business Telephone: _____

Owner of Property: Robert and Sally Ornstein

Address of Property: 240 Alta Vista Ave., Los Altos, CA

Property's Assessor Parcel Number: APN 167-34-022; 167-35-068; 167-35-069

Total Existing Square Feet: 3,923 Total Proposed Square Feet: 3,909

Architect/Designer's Name: Francisco Sermer

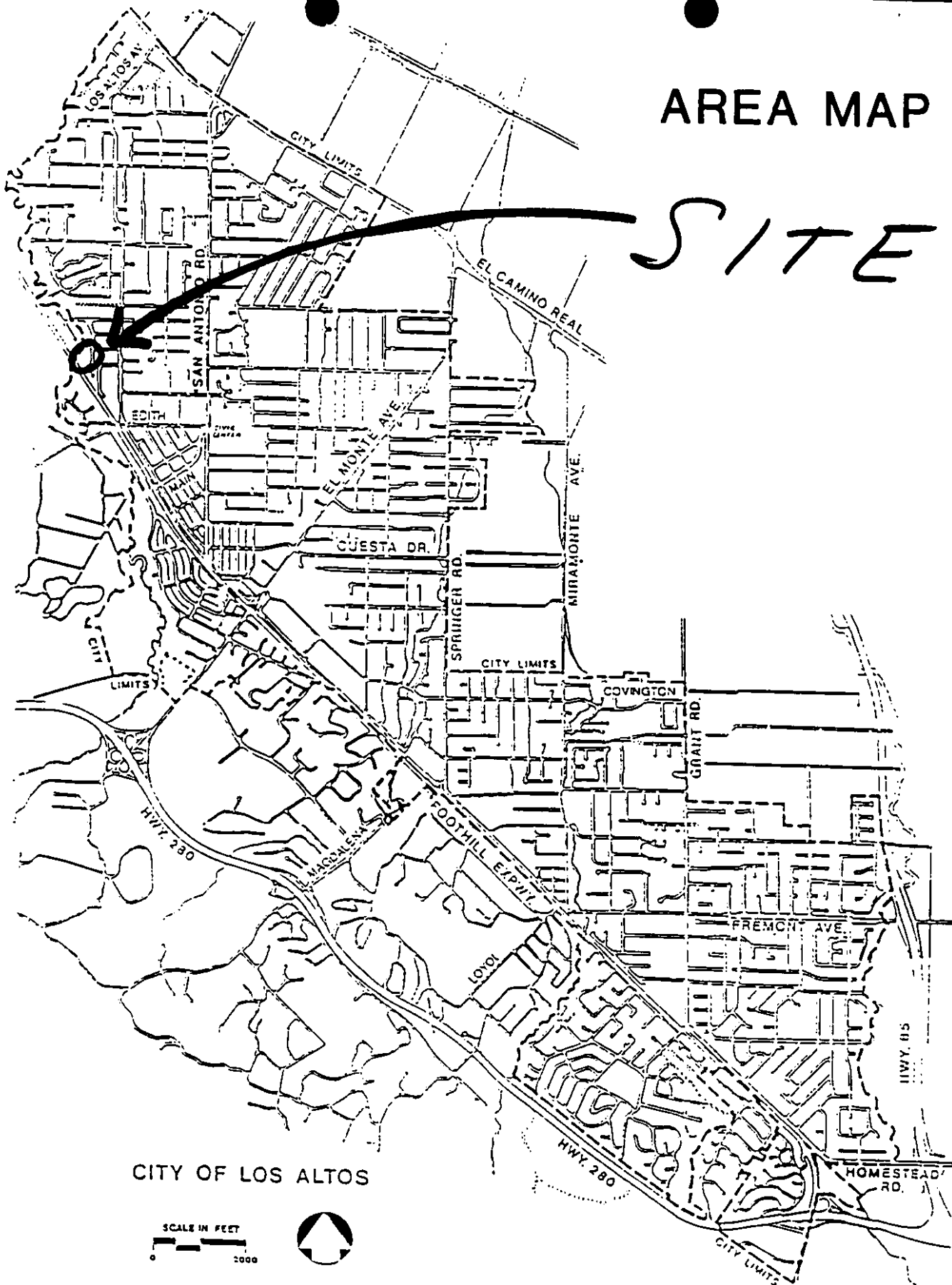
Architect/Designer's Telephone: (408) 737-0533

Type of Request: Reconstruction of fire damaged existing two story single
family home; basically as it was prior to fire last spring.

(over)

AREA MAP

SITE



CITY OF LOS ALTOS



APPLICANT: 00-SC-21
LOCATION: R. and S. Omstein
240 Alta Vista Avenue

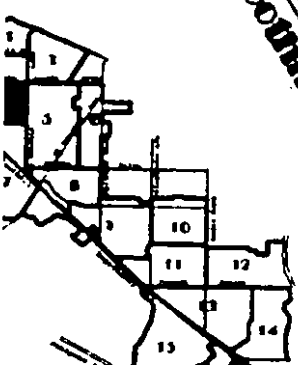
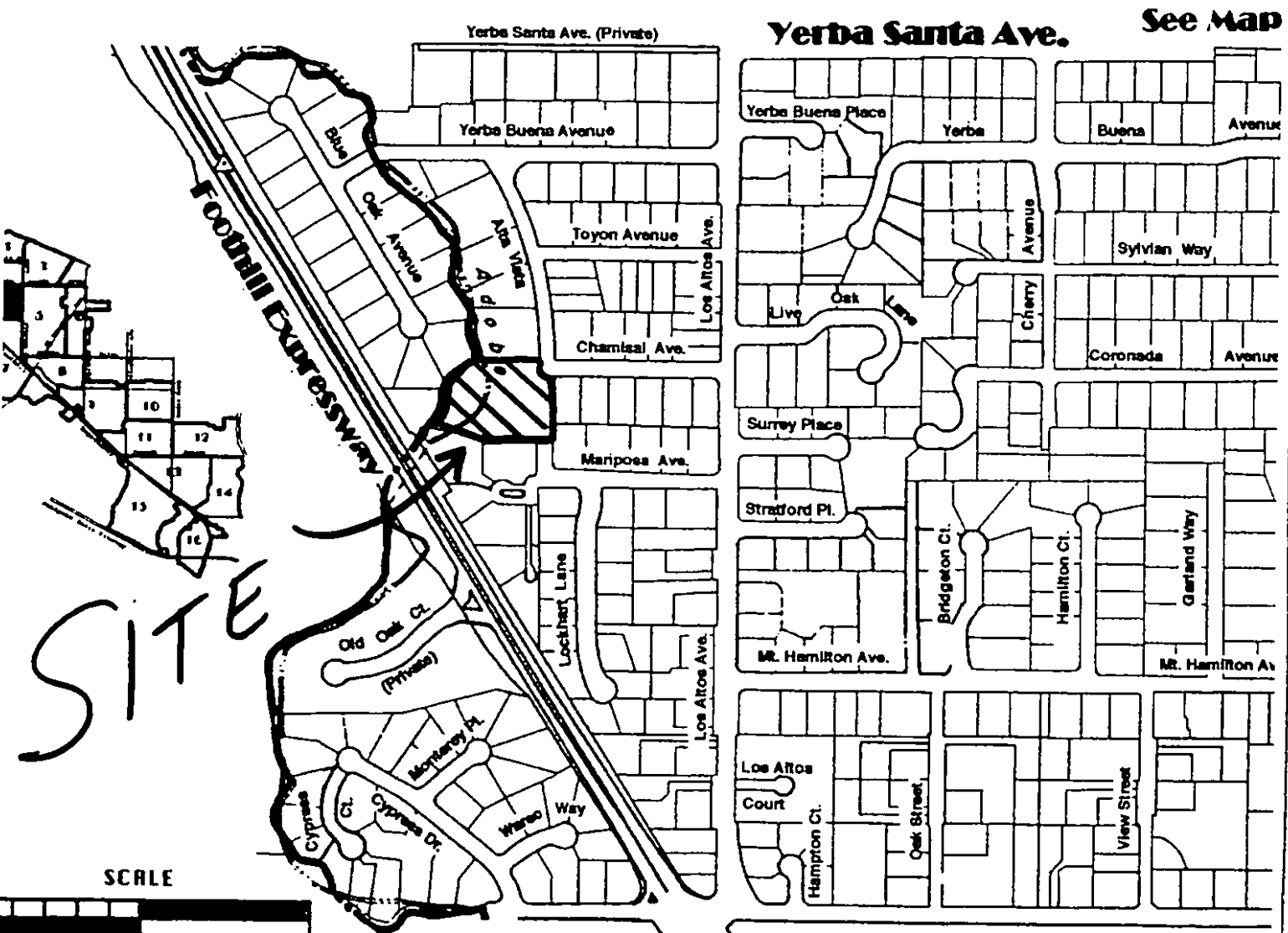
VICINITY MAP

See Map

Yerba Santa Ave.

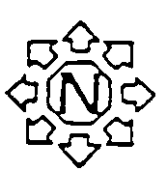
Edith Ave.

See Ma



SITE

SCALE



SCALE IN FEET

APPLICANT: — 00-SC-21
 LOCATION: — R. and S. Ornstein
 — 240 Alta Vista Avenue



CITY OF LOS ALTOS
ONE NORTH SAN ANTONIO RD.
LOS ALTOS, CA 94022

PERMIT RECORD

BUILDING DEPARTMENT (650) 948-0226
PLANNING DEPARTMENT (650) 948-2790
ENGINEERING DEPARTMENT (650) 948-1491
FIRE DEPARTMENT (408) 378-4010

PERMIT NUMBER 61833	ZONING R1-1	ASSESSOR PARCEL NUMBER 167-35-069	SUBDIVISION NAME
APPLICANT ROBERT & SALLY ORNSTEIN			JOB ADDRESS 240 ALTA VISTA AV
OCC. GRP. R-3	TYPE CONST. TYPE V NON-RATED ** Not Found **	SQUARE FT. LVG 3,817 NLV 588 TOT 4,405	VALUATION \$305,360 \$17,640 \$323,000
TYPE OF WORK SINGLE FAMILY DWELLING			APPROVALS ISSUED
OCCUPANCY CERTIFICATE MUST BE ISSUED BEFORE BUILDING OR STRUCTURE IS USED			BUILDING A BALLARD, KIRK 02/14/01
THIS PERMIT BECOMES NULL AND VOID IF WORK IS NOT COMMENCED WITHIN 180 DAYS OF ISSUANCE, OR IF WORK IS SUSPENDED AT ANY TIME FOR MORE THAN 180 DAYS IN VIOLATION OF ANY CITY OR STATE LAWS RELATING THERETO.			PLANNING A FRANTZ, SHANTA G. 12/16/00
BUILDING INSPECTOR			ENGINEERING A BALLARD, KIRK 02/14/01
BY: HACKENZIE, JAMES D DATE: 10/20/99			FIRE A FRANTZ, SHANTA G. 05/03/00
OWNER	NAME ORNSTEIN ROBERT; SALLY		SANTA CLARA WATER DE A HACKENZIE, JAMES D 02/14/01
ADDRESS	240 ALTA VISTA AVE		SINGLE FAM MAJOR APP A FRANTZ, SHANTA G. 05/03/00
PHONE			
ARCHITECT	NAME YS CIVIL ENGINEERING		
ADDRESS	90 N. FIRST STREET, STE. 101		
PHONE	(408)993-1800		
LICENSE # AND CLASS 540815 B		BUSINESS LICENSE # 68183	PLAN CHECK FEE SUMMARY
NAME SEA CROWN INC			MICROFILM 21.00
ADDRESS 1328 W EL CAMINO REAL STE 2			BUILDING PERMIT PC FEES 1,301.30
PHONE (650)941-0478			SINGLE FAMILY PC FEE MAJR 225.00
SIGNATURE <i>Ken Sun</i> DATE: 2/20/01			TITLE 24 ENERGY PC FEE 500.50
			STRUCTURAL PC FEE 125.00
			LOT LINE ADJUSTMENT MINOR 620.00
			SINGLE FAMILY DESIGN MAJR 710.00
			TOTAL PLAN CHECK FEE 3,502.80
			DESCRIPTION OF WORK
			NEW 2-STORY HOME WITH ATTACHED 2-CAR GARAGE AND HABITABLE BASEMENT.

The issuance or granting of a permit or approval of plans and specifications shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of the Los Altos Municipal Code (LAMC) or of any other ordinance of this jurisdiction including, but not limited to, easements, setbacks, property lines, right-of-ways, utility areas, or construction codes. No permit presuming to give authority to violate or cancel the provisions of the LAMC shall be valid. The issuance of a permit based upon submitted information and other data shall not prevent the City of Los Altos from thereafter requiring the correction of errors in said information and other data, or from preventing construction to stop work immediately.

PERMIT ISSUANCE AND FEES

APPLICANTS SIGNATURE: *Ken Sun*
PERMIT ISSUED BY: **BALLARD, KIRK** DATE: **02/14/01**

BL1-BUILDING PERMIT	1	3,184.50
KL1-ELECTRICAL	1	496.00
ME1-MECHANICAL	1	266.00
PL1-PLUMBING	1	436.00

BUILDING PERMIT	3,184.50
ELECTRICAL	496.00
MECHANICAL	266.00
PLUMBING	436.00
CONSTRUCTION TAX - RESI	1,806.05
MICROFILM FEE	14.00
S.N.I.P - RESIDENTIAL	323.30
TOTAL PERMIT FEES	6,234.85

LICENSED CONTRACTOR'S DECLARATION

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect

License Class _____ License No. on file

Date 2/20/01 Contractor SEA CROWN CONST.

OWNER-BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, California Business and Professions Code: Any City which requires a permit to construct, alter, improve, demolish or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractor's License Law (Ch. 9 (Commencing with Sec. 7000) of Div. 3 of the B. & P.C.) or that he or she is exempt therefrom and the basis for the alleged exception. Any violations of Sec. 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500.00).)

I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, B. & P.C.): The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself or through his or her own employees, provided that such improvements are not intended or offered for sale. If however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he or she did not build or improve for the purpose of sale).

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, B. & P.C.): The Contractor's License Law does not apply to an owner of contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law).

I am exempt under Sec. _____ B. & P.C. for this reason: _____

Date _____ Owner _____

WORKERS' COMPENSATION DECLARATION

I hereby affirm under penalty of perjury one of the following declarations:

I have and will maintain certificate of consent to self-insure for workers' compensation, as provided for by Section 3700 of the labor code, for the performance of the work for which this permit is issued.

I have and will maintain workers' compensation insurance as required by Section 3700 of the labor code, for the performance of work for which this permit is issued. My workers compensation insurance carrier and policy number are.

CARRIER: _____ POLICY # on file

(This section need not be completed if the permit is for three hundred dollars (\$300) or less).

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

Date 2/20/01 APPLICANT: Ken Sun

WARNING: Failure to secure workers' compensation coverage is unlawful, and shall subject an employer to criminal penalties and civil fines up to one hundred thousand dollars (\$100,000), in addition to the cost of compensation, damages as provided for in Section 3706 of the Labor Code, interest, and attorney's fees.

CONSTRUCTION LENDING AGENCY

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Section 3097, Civil Code).

10/1/81	BALLARD, KIRK	A	BUILDING	202.262	718.1	TYPE 2 NON EXTER	1.402	
00/1/81	BRANT, SHANE	A	PLUMBING	217.712	882	WJA ** Non Found **	1.402	
10/1/81	BALLARD, KIRK	A	ENGINEERING	202.262	718.1	TOT	1.402	
00/1/81	BRANT, SHANE	A	ENCROACHMENT PERMITS					
10/1/81	BRANT, SHANE	A	SANTA CLARA STATE			SINGLE FAMILY DWELLING		
00/1/81	Conditions of permits:							

1. Drainage flow line patterns shall be maintained at all locations of work.
2. The property owner of the subject location shall have the permanent responsibility for maintaining the improvements allowed under this permit. The City of Los Altos inspects work under this permit for general compliance with permit conditions only in order to protect the public and public property. The contractor is responsible for the quality of materials and work.
3. The applicants, their heirs, executors, administrators, successors, and assigns agree to indemnify and hold harmless the City of Los Altos, its officers, and employees against any and all claims, liabilities, and losses arising out of the construction and existence of the subject improvements.
4. Concrete driveways and pathways are not allowed in the public right-of-way unless connecting to existing concrete curb and gutter. (In special circumstances, a Special Encroachment Permit may be obtained for a variance).
5. Where there is no existing curb and gutter, acceptable material for driveway approaches or parking strips are compacted Class II aggregate or asphalt concrete. The City suggests a driveway/shoulder pavement section of a minimum of 2" of asphalt on 4" of 95% compacted Class II aggregate. Pea gravel or river rock is not acceptable.
6. New paved off street parking areas shall be a minimum of 8 feet in width from existing edge of roadway pavement.
7. All sanitary sewer work in the public right-of-way shall conform with the Standard Specifications of the City of Los Altos. Tapping into the sewer main will only be allowed by drilling (Tap-Tite or approved equal).

General Requirements:

1. No work may be installed in the public right-of-way other than as described in this permit.
2. At least 48 hours prior to excavation work, the contractor shall contact Underground Service Alert at 800-642-2444.
3. An appointment shall be confirmed with the Engineering Department (415-948-1491) at least 1 working day prior to beginning any work in the public right-of-way.
4. The applicant shall notify Los Altos Police Communications (415-948-8223) at least 24 hours prior to any work in the travel lane section of the street.
5. Prior to performing sanitary sewer work in the Town of Los Altos Hills or the County of Santa Clara, a permit from the proper agency shall be obtained.
6. A copy of this permit shall be kept on the job site throughout the duration of construction or WORK MAY BE HALTED by any City representative.

Any and all improvements in the public right-of-way are subject to removal and/or damage due to improvements to, or maintenance of, public utilities.

02.481.3
06.281
60.282
06.274
20.288.1
00.14.00
37.30
0.334.32

MECHANICAL PERMIT FEE
ELECTRICAL PERMIT FEE
TOTAL PERMIT FEE