



DATE: October 19, 2022

AGENDA ITEM # 4

TO: Design Review Commission
FROM: Jia Liu, Associate Planner
SUBJECT: SC22-0012 – 1370 Ensenada Way

RECOMMENDATION:

Approve design review application SC22-0012 subject to the listed findings

PROJECT DESCRIPTION

This is a design review application for residential additions to an existing one-story single-family residence. The project includes a 126 square-foot addition at the first story and an 806 square-foot addition at the second story. An attached 588 square foot accessory dwelling unit is also included in the project, but it is not part of the design review application. The project should be considered categorically exempt from further environmental review under Section 15301 of the California Environmental Quality Act (CEQA) because it involves a minor modification of an existing single family residence in a residential zoning district. The following table summarizes the project’s technical details:

GENERAL PLAN DESIGNATION: Single-Family, Residential
ZONING: R1-10
PARCEL SIZE: 10,000 square feet
MATERIALS: Asphalt composition shingle roof, three-coat cement plaster finish, aluminum clad windows with wood trims

	Existing	Proposed	Allowed/Required
COVERAGE:	3,305 square feet	2,927 square feet	3,000 square feet
FLOOR AREA:			
First floor	3,121 square feet	2,660 square feet	
Second floor	-- square feet	806 square feet	3,500 square feet
Total	3,121 square feet	3,466 square feet	
SETBACKS:			
Front	25 feet	25 feet	25 feet
Rear	31.25 feet	31.25 feet	25 feet
Right side (1 st /2 nd)	10 feet/-- feet	10 feet/17.5 feet	10 feet/17.5 feet
Left side (1 st /2 nd)	10 feet/-- feet	10feet/17.5 feet	10 feet/17.5 feet
HEIGHT:	17.92 feet	21.92 feet	27 feet

BACKGROUND

Neighborhood Context

The subject property is located on the southside of Ensenada Way between Jaurez Avenue and Grant Road. The surrounding neighborhood is considered a Diverse Character Neighborhood as defined in the City's Residential Design Guidelines. Within the immediate neighborhood context, it is a combination of one-story and two-story homes with two-story homes at 1317 and 1325 Ensenada Way and 1685 and 1695 Jaurez Avenue. Properties on Ensenada Way and Jaurez Avenue share similar front setback patterns; but present a varying streetscape due to different architectural styles and distinct plate heights. Residences without exterior improvements still remain a traditional ranch style with low plate heights between eight feet to nine feet as compared to residences that have been upgraded over the years that feature moderate plate heights that appear to be between nine feet to nine feet and six inches. Most garages are attached to the existing homes in the front yard facing the street. Most properties have a simple roof line with composition shingle and tile roofing materials are found in the immediate neighborhood. The exterior materials commonly used include stucco and horizontal or vertical siding with bricks or stone veneer accents. Landscapes in the front consist of mature street trees on most properties with dense screening shrubs further in.

DISCUSSION

Design Review

According to the Residential Design Guidelines, in Diverse Character Neighborhoods, a good neighbor design has its own design integrity while incorporating some design elements, materials, and scale found in the neighborhood.

The existing residence will be modified from an existing one-story, ranch style house with crossed gable roof forms to a two story, modern ranch house with integrated gable and hipped roof forms. The proposed project consists of 126 square-foot additions and conversion of existing 588 square-foot habitable space into an attached ADU at the first story and an 806 square-foot addition at the second story. At the first story, new additions and exterior modifications include the detailed scope as follows:

- 126 square-foot additions in the front of the house to expand the kitchen and entry area;
- Replacement of some existing windows and trims with new compatible windows and wood trims;
- New entry door and garage door; and
- Replacement of the existing metal roof with composition shingle roof to match and integrate into the overall roof design.

In addition to the proposed additions at the first floor, interior remodeling will occur to reconfigure the interior room functions including the conversion of the attached ADU. The plate height at the first story will remain the same as the existing first story plate height of eight feet.

At the second floor, one bedroom, one bathroom, and other habitable rooms will be constructed. This new story will have a predominant seven-foot and three-inch plate height except for the rear-facing gym room that will have a nine-foot plate height. The overall height of the proposed residence is 21.92 feet, consistent with the maximum height of 27 feet in the R1-10 zoning district.

The proposed addition at the second floor will be recessed from the front wall plane of the first story and has symmetrical massing. The addition will maintain an appropriate scale and will not deviate much

from the existing house at both first and second floor. The addition is designed with low wall plate heights ranging from seven feet, three inches to nine feet. Furthermore, a main 2.5:12 hipped roof is designed to integrate the first and second floor roof line that will contribute to the low-profile massing. Additional building articulations are also found with the 4:12 pitched front-facing gable elements integrated into the main hipped roof line. The project is also utilizing high quality materials such as composition shingle roof material, cement plaster with accented horizontal wood exterior siding, aluminum clad windows with wood window trims, which are integrated into the overall architectural design of the residence and found to be compatible with the surrounding neighborhood.

Overall, according to the Residential Design Guidelines, the project appears to be an appropriate design within this Diverse Character Neighborhood setting. The proposed addition establishes its own design integrity while incorporating some design elements, materials, and scale found in the neighborhood and meet the intent of the design review findings.

Privacy

On right (west) side elevation, a three-panel, large sized window is proposed at the second floor with a four-foot and nine-inch windowsill height. On the left (east) side elevation, no second-floor window is proposed. Staff doesn't consider the proposed second story addition to have unreasonable privacy impacts because there are a limited number of second story windows side facing windows and the design of taller window sill heights that limit direct views into neighboring properties when viewed outward from the middle of the room. .

Along the rear (south) second story elevation, three windows are proposed including two medium-sized, two panel windows with three-foot and two-inch sill height and one large sized, three-panel window with two-foot sill height. Given that the setback from the rear property line to the rear elevation is 41 feet with existing screening vegetation, the privacy impacts to the rear neighboring property are not unreasonable.

Landscaping and Trees

There are eleven existing trees greater than four inches in diameter on the project site including one Crape myrtle, Japanese maple, a number of fruit trees, and one Chinese elm. There are also a variety of shrubs including evergreen screening vegetation also exist on the subject site along the property lines. The applicant is proposed to retain all the plants onsite in addition to a four-inch Arbutus located in the public right-of-way. A condition of approval is required to obtain the approval from Public Works Department for any tree's removal in the street. The details of the existing screening vegetation are provided in the Existing Screening Plan on Sheet AS-102 of the plan set.

Environmental Review

This project should be considered categorically exempt from environmental review under Section 15301 of the California Environmental Quality Act because it involves additions and modification to an existing dwelling in a residential zone.

Public Notification and Community Outreach

On May 14, 2022, the homeowners held an open house and shared plans with the adjacent neighbors. The email invitation and neighbor's correspondence are provided in the Attachment D. A public meeting notice was posted on the property and mailed to 13 nearby property owners on Ensenada Way, Jaurez Avenue, and Don Kirk Court. The Notification Map is included in Attachment B and pictures of the public notice sign is included in Attachment C.

Cc: Parthiv and Kajal Patel, Applicant and Property Owner
William McIntosh, Project Architect

Attachments:

- A. Neighborhood Compatibility Worksheet
- B. Notification Map
- C. Pictures of Notice of Development Proposal
- D. Proof of Community Outreach
- E. Materials Board

FINDINGS

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

- a. The proposed addition complies with all provisions of this chapter;
- b. The height, elevations, and placement on the site of the proposed addition, when considered with reference to the nature and location of residential structures on adjacent lots, will avoid unreasonable interference with views and privacy and will consider the topographic and geologic constraints imposed by particular building site conditions;
- c. The natural landscape will be preserved insofar as practicable by minimizing tree and soil removal; grade changes shall be minimized and will be in keeping with the general appearance of neighboring developed areas;
- d. The orientation of the proposed addition in relation to the immediate neighborhood will minimize the perception of excessive bulk;
- e. General architectural considerations, including the character, size, scale, and quality of the design, the architectural relationship with the site and other buildings, building materials, and similar elements have been incorporated in order to insure the compatibility of the development with its design concept and the character of adjacent buildings; and
- f. The proposed addition has been designed to follow the natural contours of the site with minimal grading, minimum impervious cover, and maximum erosion protection.

CONDITIONS

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GENERAL

1. Expiration

The Design Review Approval will expire on October 19, 2024 unless prior to the date of expiration, a building permit is issued, or an extension is granted pursuant to Section 14.76.090 of the Zoning Code.

2. Approved Plans

The approval is based on the plans and materials received on October 7, 2022, except as may be modified by these conditions.

3. Protected Trees

All the existing onsite trees along with the approved existing privacy screening shall be protected under this application and cannot be removed without a tree removal permit from the Community Development Director.

4. Trees in Public Right-of-way

The request for the removal of the Arbutus tree which is located within the public right-of-way are not part of this design review approval. The removal and replacement of the tree shall obtain the approval from the Public Works Department.

5. Encroachment Permit

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. All work within the public street right-of-way shall be in compliance with the City's Shoulder Paving Policy.

6. Address Assignment

A "Request for Address Assignment or Change" form must be submitted to the Building Division to correlate with the addition of a new dwelling unit on the existing property.

7. Landscaping

The project shall be subject to the City's Water Efficient Landscape Ordinance (WELo) pursuant to Chapter 12.36 of the Municipal Code if 2,500 square feet or more of new or replaced landscape area, including irrigated planting areas, turf areas, and water features is proposed. Any project with an aggregate landscape area of 2,500 square feet or less may conform to the prescriptive measures contained in Appendix D of the City's Model Water Efficient Landscape Ordinance.

8. Underground Utility and Fire Sprinkler Requirements

Additions exceeding fifty (50) percent of the existing living area (existing square footage calculations shall not include existing basements) and/or additions of 750 square feet or more shall trigger the undergrounding of utilities and new fire sprinklers. Additional square footage calculations shall include existing removed exterior footings and foundations being replaced and rebuilt. Any new utility service drops are pursuant to Chapter 12.68 of the Municipal Code.

9. Indemnity and Hold Harmless

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. The City may withhold final maps and/or permits, including temporary or final occupancy permits, for failure to pay

all costs and expenses, including attorney's fees, incurred by the City in connection with the City's defense of its actions.

INCLUDED WITH THE BUILDING PERMIT SUBMITTAL

10. Conditions of Approval

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

11. Applicant Acknowledgement of Conditions of Approval

The applicant shall acknowledge receipt of the final conditions of approval and put in a letter format acceptance of said conditions. This letter will be submitted during the first building permit submittal.

12. Tree Protection Note

On the grading plan and/or the site plan, show all tree protection fencing around the driplines of the three Elm trees and one Crape Myrtle tree in the front yard, 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."

13. Reach Codes

Building Permit Applications submitted on or after January 26, 2021 shall comply with specific amendments to the 2019 California Green Building Standards for Electric Vehicle Infrastructure and the 2019 California Energy Code as provided in Ordinances Nos. 2020-470A, 2020-470B, 2020-470C, and 2020-471 which amended Chapter 12.22 Energy Code and Chapter 12.26 California Green Building Standards Code of the Los Altos Municipal Code. The building design plans shall comply with the standards and the applicant shall submit supplemental application materials as required by the Building Division to demonstrate compliance.

14. California Water Service Upgrades

You are responsible for contacting and coordinating with the California Water Service Company any water service improvements including but not limited to relocation of water meters, increasing water meter sizing or the installation of fire hydrants. The City recommends consulting with California Water Service Company as early as possible to avoid construction or inspection delays.

15. Green Building Standards

Provide verification that the house will comply with the California Green Building Standards pursuant to Chapter 12.26 of the Municipal Code and provide a signature from the project's Qualified Green Building Professional Designer/Architect and property owner.

16. Underground Utility Location

Show the location of underground utilities pursuant to Chapter 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.

17. Air Conditioner Sound Rating

Show the location of any air conditioning unit(s) on the site plan including the model number of the unit(s) and nominal size of the unit. Provide the manufacturer's specifications showing the sound rating for each unit. The air conditioning units must be located to comply with the City's Noise Control Ordinance (Chapter 6.16) and in compliance with the Planning Division setback provisions. The units shall be screened from view of the street.

18. Storm Water Management

Show how the project is in compliance with the New Development and Construction Best Management Practices and Urban Runoff Pollution Prevention program, as adopted by the City for the purposes of preventing storm water pollution (i.e. downspouts directed to landscaped areas,

minimize directly connected impervious areas, etc.).

19. Kitchen Design

Pursuant to the definition of an ADU to provide provisions for cooking and Section 14.14.040 (n) of the Municipal Code, the design plans shall include a kitchen that includes habitable space used for preparation of food that contains at least a sink, a refrigerator of no less than ten (10) cubic feet, and either a permanent installed cooktop and an oven, or a range. A food preparation counter and storage cabinets that are of reasonable size in relation to the size of the ADU are also required.

PRIOR TO ISSUANCE OF BUILDING OR DEMOLITION PERMIT

20. Tree Protection

Tree protection fencing shall be installed around the driplines of around the driplines of three Elm trees and one Crape Myrtle tree in the front yard on the subject site 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.

21. School Fee Payment

In accordance with Section 65995 of the California Government Code, and as authorized under Section 17620 of the Education Code, the property owner shall pay the established school fee for each school district the property is located in and provide receipts to the Building Division. The City of Los Altos shall provide the property owner the resulting increase in assessable space on a form approved by the school district. Payments shall be made directly to the school districts.

PRIOR TO FINAL INSPECTION

22. Landscaping Installation

All front yard landscaping, street trees and privacy screening trees shall be maintained and/or installed as shown on the approved plans or as required by the Planning Division.

23. Landscape Privacy Screening

The landscape intended to provide privacy screening shall be inspected by the Planning Division and shall be supplemented by additional screening material as required to adequately mitigate potential privacy impacts to surrounding properties.

24. Green Building Verification

Submit verification that the house was built in compliance with the City's Green Building Ordinance (Chapter 12.26 of the Municipal Code).

25. Deed Restriction

Prior to final inspection from the Planning Division, the owner must record a deed restriction and provide a conforming copy stating that the accessory dwelling unit may not be rented for periods less than thirty (30) days, and that it may not be transferred or sold separate from the primary residential structure. The Planning Division shall provide the deed restriction for recordation purposes after receipt of the legal description of the property from the current grant deed.

26. Kitchen Installation

Installation of the kitchen that conforms to the approved design plans and meets the minimum standards per Section 14.14.040 (n) of the Municipal Code including a sink, a refrigerator of no less than ten (10) cubic feet, either a permanent installed cooktop and an oven, or a range and food preparation counter and storage cabinets.