



**TO:** Nick Zornes, Zoning Administrator  
**FROM:** Jia Liu, Associate Planner  
**SUBJECT:** SC22-0015 – 1210 Altamead Drive

---

## RECOMMENDATION

Approve design review application SC22-0015 for the construction of a new approximately 3,562 square foot two-story house subject to the listed findings and conditions of approval and find the project categorically exempt under the California Environmental Quality Act (CEQA) pursuant to Section 15303 (“New Construction or Conversion of Small Structures”).

## BACKGROUND

### Project Description

- Project Location: 1210 Altamead Drive, on the southwest corner of Altamead Drive and Lammy Place
- Lot Size: 10,205 square feet
- General Plan Designation: Single-Family, Medium Lot (SF4)
- Zoning Designation: R1-10
- Current Site Conditions: Two-story home

The proposed project includes the removal of an existing two-story home and replacement with a new two-story home (see Attachment A – Project Plans). The new residence is designed in a modern country French architectural style, incorporating high-quality materials such as composition shingle roofing, stucco exterior finish, and aluminum clad windows, and wood doors. These materials are integrated into the overall architectural design of the home and are found compatible with the surrounding neighborhood.

Although the subject site has the required front yard facing Lammy Place, the front of the home is oriented towards Altamead Drive, similar to the existing home. The new attached garage and driveway also are designed to take access from Altamead Drive. The overall height of the proposed residence, at 23.75 feet, is consistent with the maximum height of 27 feet allowed in the R1-10 zoning district.

19 non-protected Cypress trees are located within proximity of the subject site. All the existing Cypress trees will be retained and protected during construction. No protected trees are proposed to be removed as part of the redevelopment of the site. The landscape plan also includes the replanting of the site with a

variety of new trees, shrubs, and plants. As the project includes a new house and new landscaping area that exceeds 500 square feet, it is subject to the City's Water Efficient Landscape regulations, and proposed landscaping is designed to meet the intent of these regulations.

## ANALYSIS

### Design Review

The proposed home complies with the R1-10 district development standards found in LAMC Chapter 14.06, as demonstrated by the following table:

	Existing	Proposed	Allowed/Required
<b>COVERAGE:</b>	3,199 square feet	3,562 square feet	3,571 square feet
<b>FLOOR AREA:</b>			
First floor	3, 199 square feet	2,456 square feet	3,571 square feet
Second floor	720 square feet	1,106 square feet	
Total	3, 919 square feet	3,562 square feet	
<b>SETBACKS:</b>			
Front	23.70 feet	43.50 feet	25 feet
Rear	8.74 feet	25.00 feet	25 feet
Right side (1 <sup>st</sup> /2 <sup>nd</sup> )	10 feet/40 feet	18.50 feet/23.58 feet	16.6 feet/20 feet
Left side (1 <sup>st</sup> /2 <sup>nd</sup> )	13.77 feet/15.91 feet	18.25 feet/20.25 feet	10 feet/17.5 feet
<b>HEIGHT:</b>	22.2 feet	23.75 feet	27 feet

The proposed home also complies with the Single-Family Residential Design Guidelines because it exhibits an appropriate design with elements, materials, scale, and landscaping that are consistent with the neighborhood. The design review findings, discussed below, support the intent of the guidelines.

The surrounding neighborhood is considered as a Diverse Character Neighborhood according to the City's Residential Design Guidelines. The immediate neighborhood features a mix of one-story and two-story houses, with some two-story homes located at 1185, 1195, and 1215 Altamead Drive, as well as 1160 and 1161 Lammy Place. The homes in the neighborhood exhibit a consistent front setback pattern, with horizontal eave lines ranging from approximately eight to nine feet and six inches in height at the first story, and eight to nine feet in height at the second story. All the homes have attached garages in the front yard facing the street. There is also a variety of residential sizes and architectural styles, including traditional Ranch, modern Ranch, Mediterranean Spanish, and modern farm, among others. Roof forms in the neighborhood are a combination of simple and complex roof design due to various renovations and upgrades over the years. Different types of roofing materials are used, such as wood shakes, composition shingle, and tiles. Exterior materials commonly used include stucco and wood siding, often with accents of stone veneer or brick. Front landscapes in the neighborhood typically consist of mature street trees on most properties, along with dense screening shrubs further in.

The elevation facing Altamead Drive incorporates design elements such as integrated gable and hipped roof forms, a recessed second-story massing from the first story, horizontal eave lines, a six-foot recessed entry porch, and articulated architecture on both the first and second floors. Similarly, the elevation facing

Lammy Place features compatible gable and hipped roof forms, consistent horizontal eave lines, and articulated architecture with stucco material used consistently throughout. Both elevations are found compatible in design and materials with the surrounding neighborhood due to maintaining a consistent horizontal eave lines, articulated architecture and similar materials as found in the immediate neighborhood context.

With regard to the massing, the conditioned space in both stories will have a consistent plate height of nine feet, while the garage will have a slightly taller plate height of nine feet and six inches due to the lower finish floor. The roof design of the proposed two-story house features a uniformed 3:12 roof pitch for the entire structure, with composition shingle as the roof material.

## **ENVIRONMENTAL REVIEW**

This project is categorically exempt from environmental review under Section 15303 (“New Construction or Conversion of Small Structures”) of the California Environmental Quality Act (CEQA) because it involves the construction of a single-family dwelling in a residential zone.

## **PUBLIC NOTIFICATION AND CORRESPONDENCE**

A public meeting notice was posted on the property, mailed to 12 property owners in the immediate vicinity, and published in the Town Crier. The applicant also posted the public notice sign (24” x 36”) in conformance with the Planning Division posting requirements.

The applicant reached out to 10 neighbors in the immediate area for community outreach and received nine community outreach correspondence letters. One neighbor has expressed concerns with the second-story massing.

Attachment:

- A. Project Plans

Cc: Jon Freel, Applicant  
Akshay Bhargave and Devina Prasad, Property Owners

## FINDINGS

SC22-0015 – 1210 Altamead Drive

With regard to the proposed new two-story residence, the Zoning Administrator finds the following in accordance with Section 14.76.060 of the Municipal Code:

- A. The proposed new two-story residence complies with all provisions of this chapter because the proposed residence is consistent with the development standards of the R1-10 zoning district and policies and implementation techniques described in the Single-Family Residential Design Guidelines.
- B. The height, elevations, and placement on the site of the proposed new house is compatible when considered with reference to the nature and location of residential structures on adjacent lots, and will consider the topographic and geologic constraints imposed by particular building site conditions as the proposed home maintains a similar finished floor elevation and orientation on the lot as the existing home and complies with the allowable floor area, lot coverage, and height maximums as well as the daylight plane requirement pursuant to LAMC Chapter 14.06.
- C. The natural landscape will be preserved insofar as practicable by minimizing tree and soil removal; grade changes shall be minimized because the existing site is relatively level and does not require substantial grading and does not involve the removal of soil. No existing trees will be removed as part of the project, and all the 19 existing cypress trees will remain.
- D. The orientation of the proposed new house in relation to the immediate neighborhood will minimize excessive bulk because the proposed home provides a front setback ranging from 40 to 50 feet where 25 feet is the minimum and a second floor inset several feet from the first floor on the front and sides. In addition, the home's height is proposed at 23.75 feet where 27 feet is the maximum.
- E. General architectural considerations, including the size and scale, 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 on the same project site. The proposed home complies with the allowable floor area, lot coverage, and height maximums as well as the daylight plane requirement pursuant to LAMC Chapter 14.06 and the design of the home incorporates consistent and compatible features including composition shingle roofing, stucco exterior finish, and aluminum clad windows, and wood doors.
- F. The proposed new house has been designed to follow the natural contours of the site with minimal grading, minimum impervious cover, and maximum erosion protection because the proposed grading provides for drainage away from the home and away from adjacent properties and conforms to existing grades along the property lines.

## CONDITIONS OF APPROVAL

SC22-0015 – 1210 Altamead Drive

### **GENERAL**

**1. Expiration**

The Design Review Approval will expire on May 3, 2025 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 February 21, 2023, except as may be modified by these conditions.

**3. 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.

**4. New Fireplaces**

Only gas fireplaces, pellet fueled wood heaters or EPA certified wood-burning appliances may be installed in all new construction pursuant to Chapter 12.64 of the Municipal Code.

**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. 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.

**7. 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**

### **8. Conditions of Approval**

Incorporate the conditions of approval into the title page of the plans and provide a letter which explains how each condition of approval has been satisfied and/or which sheet of the plans the information can be found.

### **9. Water Efficient Landscape Plan**

Provide a landscape documentation package prepared by a licensed landscape professional showing how the project complies with the City's Water Efficient Landscape Regulations and include signed statements from the project's landscape professional and property owner.

### **10. Reach Codes**

Building Permit Applications submitted on or after January 1, 2023 shall comply with specific amendments to the 2022 California Green Building Standards for Electric Vehicle Infrastructure and the 2022 California Energy Code as provided in Ordinances No 2022-487 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.

### **11. 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.

### **12. 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.

### **13. 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.

### **14. Air Conditioners**

The plans shall 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. The Applicant shall 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.

### **15. 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.).

### **16. Off-Haul Excavated Soil**

The grading plan shall show specific grading cut and/or fill quantities. Cross section details showing

the existing and proposed grading through at least two perpendicular portions of the site or more shall be provided to fully characterize the site. A note on the grading plans should state that all excess dirt shall be off-hauled from the site and shall not be used as fill material unless approved by the Building and Planning Divisions.

**PRIOR TO ISSUANCE OF BUILDING OR DEMOLITION PERMIT**

**17. 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**

**18. Landscaping Installation and Verification**

All landscaping materials, including plants or trees intended to provide privacy screening, as provided on the approved landscape plan shall be installed prior to final inspection. The applicant shall also provide a landscape Certificate of Completion, signed by the project's landscape professional and property owner, verifying that the trees, landscaping, and irrigation were installed per the approved landscape documentation package.

**19. 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).