



DATE: May 1, 2013  
AGENDA ITEM # 1

**TO:** Design Review Commission  
**FROM:** Sierra Davis, Assistant Planner  
**SUBJECT:** 13-V-03 – 677 Arrowood Court

**RECOMMENDATION:**

Approve variance application 13-V-03 subject to the listed findings and conditions.

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**PROJECT DESCRIPTION**

This is a variance application for a single-story addition to allow a rear yard setback of 13 feet, 11 inch from the rear property line where a minimum setback of 25 feet is required, and a setback of seven feet, eight inches from the south side property line, where a minimum setback of 10 feet is required. The following table summarizes the project:

**GENERAL PLAN DESIGNATION:** Single-family, Residential  
**ZONING:** R1-10  
**PARCEL SIZE:** 10,270 square feet  
**MATERIALS:** Stucco, wood siding, composition roofing, all details to match existing.

	Existing	Proposed	Allowed/Required
<b>LOT COVERAGE:</b>	2,874 square feet	3,115 square feet	3,595 square feet
<b>FLOOR AREA:</b>	2,519 square feet	2,760 square feet	3,595 square feet
<b>SETBACKS:</b>			
Front	26 feet	26 feet	25 feet
Rear	25 feet	14 feet	25 feet
Right side	11 feet	8 feet	10 feet
Left side	10 feet	10 feet	10 feet
<b>HEIGHT:</b>	16 feet	11 feet	20 feet

**DISCUSSION**

The lot fronts on Arrowood Court and has a narrow frontage of 39 feet where a standard cul-du-sac lot would have a frontage of 60 feet. The property has an irregular shape because of the narrow frontage which flares to 150 feet at the rear of the property. The interior side property lines are also irregular as the south property line is 100 feet in length and the north property line is 162 feet. The

lot conforms to the minimum lot size requirement of 10,000 square feet and minimum dimensions of 80 feet wide and 100 feet deep.

The house conforms to the required setbacks, however a conforming addition would be difficult due to the placement of the house on the lot and the irregular lot shape. The addition rebuilds a study and bathroom and adds a new bedroom. The existing bathroom was constructed at an angle in order to conform to the required setbacks. The angled bathroom will be demolished and a rectangular addition will be made for a new bathroom and bedroom addition. It would be difficult to make a conforming addition given the relationship of the setback and wall lines. The variance would allow for a standard rectangular addition to the house.

The corners of the addition encroach into the rear yard approximately 12 feet and encroach into the side yard approximately two feet. The addition is articulated to provide smaller scale roof forms and minimize the visual impact of the addition.

Staff supports of this variance because it would allow for a standard rectangular addition to a house that is limited by the placement of the existing house and the irregular building envelope.

Procedurally the Design Review Commission acts on the variance application. If approved, then staff will administratively approve the design since it otherwise meets our design findings and Residential Design Guidelines.

## **ENVIRONMENTAL REVIEW**

This project is categorically exempt from environmental review under Section 15305 of the Environmental Quality Act because it involves minor set back variances not resulting in the creation of any new parcel.

Cc: Podesta Construction, Applicant  
Clay and Leslie Young, Owners

### Attachments:

- A. Application
- B. Area Map and Vicinity Map

## FINDINGS

13-V-03—677 Arrowood Court

1. With regard to approving the interior side yard and rear yard setback variance for the structure, the Design Review Commission finds the following in accord with Section 14.82.050 of the municipal Code:
  - a. That the granting of the variance is consistent with the objectives of the zoning plan set forth in Article 1 of Chapter 14.02:
  - b. That the granting of the variance will not be detrimental to the health, safety or welfare of persons living or working in the vicinity or injurious to property or improvements in the vicinity; and
  - c. That special circumstances applicable to the property, exists related to the unusual lot shape and orientation of the existing structure, where the strict application of the provisions of this chapter deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classifications.

## CONDITIONS

13-V-03—677 Arrowood Court

1. The approval is based on the plans received on March 25, 2013 and the written application materials provided by the applicant, except as may be modified by these conditions.
2. Landscape screening shall be maintained along the rear property line to buffer the addition as shown on the approved plans.



# ATTACHMENT A

## CITY OF LOS ALTOS GENERAL APPLICATION

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

Permit # 110S496

<input checked="" type="checkbox"/>	One-Story Design Review	<input type="checkbox"/>	Sign Review	<input type="checkbox"/>	Multiple-Family Review
<input type="checkbox"/>	Two-Story Design Review	<input type="checkbox"/>	Sidewalk Display Permit	<input type="checkbox"/>	Rezoning
<input checked="" type="checkbox"/>	Variance(s)	<input type="checkbox"/>	Use Permit	<input type="checkbox"/>	RI-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: 677 Arrowood Ct.

Project Proposal/Use: SINGLE FAMILY RESIDENTIAL ADDITION

Current Use of Property: SINGLE FAMILY

Assessor Parcel Number(s) 189-43-010 Site Area: 10,270

New Sq. Ft.: 188 Remodeled Sq. Ft.: 1245 Existing Sq. Ft. to Remain: 1490

Total Existing Sq. Ft.: 2735 Total Proposed Sq. Ft. (including basement): 2923

Applicant's Name: PODESTA CONSTRUCTION

Home Telephone #: 415 642 1600 Business Telephone #: \_\_\_\_\_

Mailing Address: 344 CONNECTICUT ST.

City/State/Zip Code: SAN FRANCISCO, CA 94107

Property Owner's Name: CLAY ; LESLIE YOUNG

Home Telephone #: (408) 466 5398 Business Telephone #: \_\_\_\_\_

Mailing Address: 677 ARROWOOD CT.

City/State/Zip Code: LOS ALTOS, CA

Architect/Designer's Name: PODESTA CONSTRUCTION Telephone #: 415 642 1600

\*\*\* 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)



February 15, 2013

Planning Division  
One North San Antonio Road  
Los Altos, CA 94002

Subject: Variance request  
Property Location: 677 Arrowood Ct.

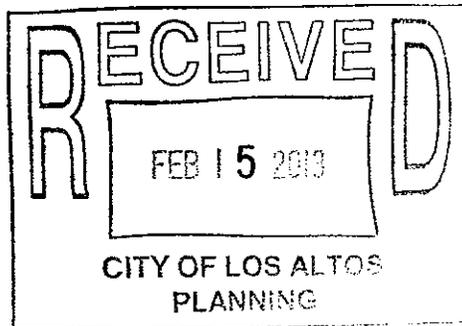
To Whom This May Concern:

This is a request for a variance of 10 feet from the required 25 foot rear yard setback and 1 foot from the 10 side yard setback to permit construction of an addition to an existing single story residence.

The lot is located on a cul-de-sac, and the setback requirement on an odd shaped lot creates difficulties not normally encountered.

The lot coverage would be 32%, 3% less than the 35% maximum allowed. From a building standpoint, this would appear to be a logical addition to the residence. The height of the proposed addition is at 10'-3" which is less than the existing conforming building height of 14'-5".

The granting of this variance would not be detrimental to the area or create any sight obstructions to the adjacent properties.



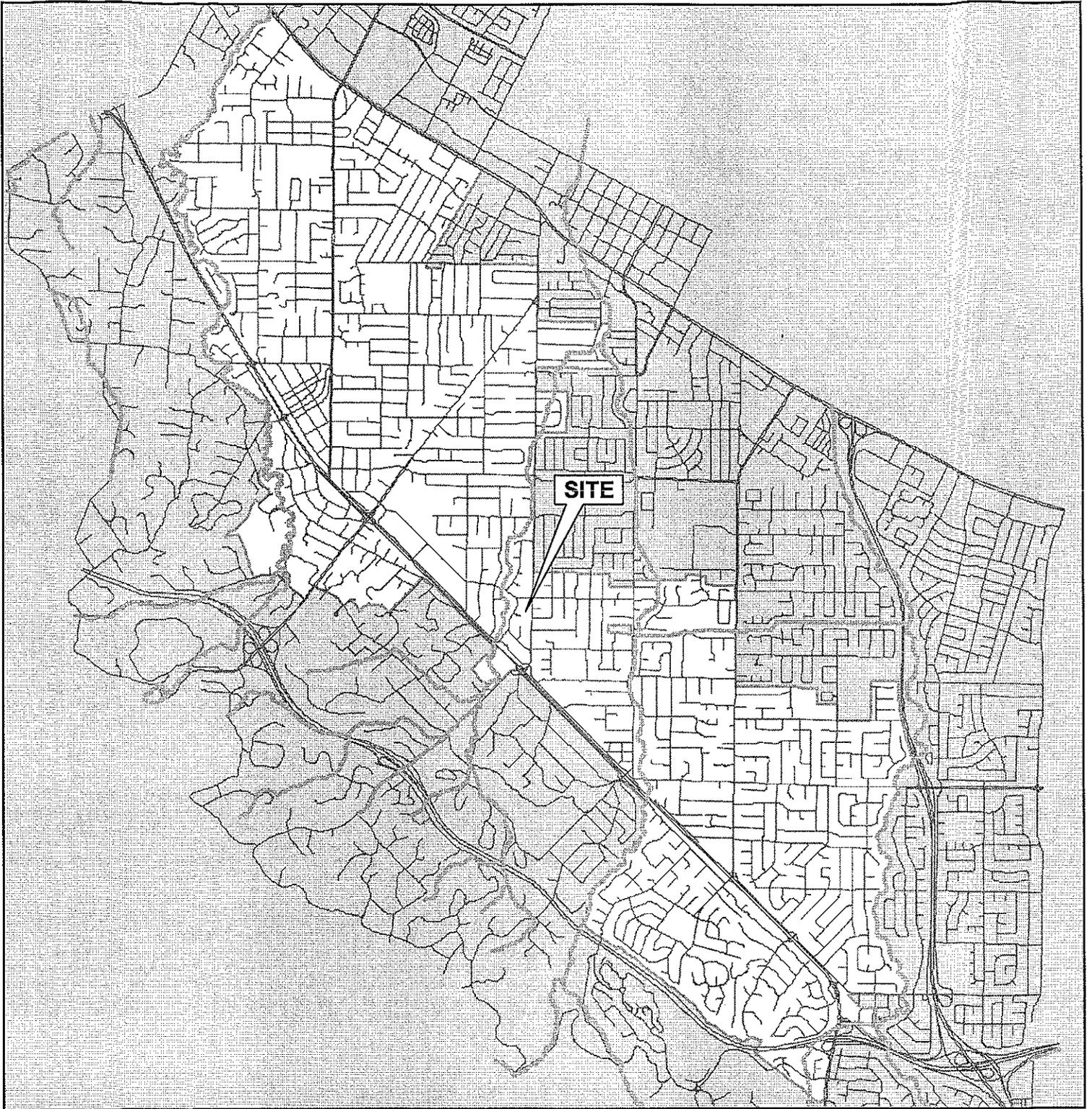
Thank you,  
Matt Podesta

Podesta Construction Inc.



# ATTACHMENT B

## AREA MAP



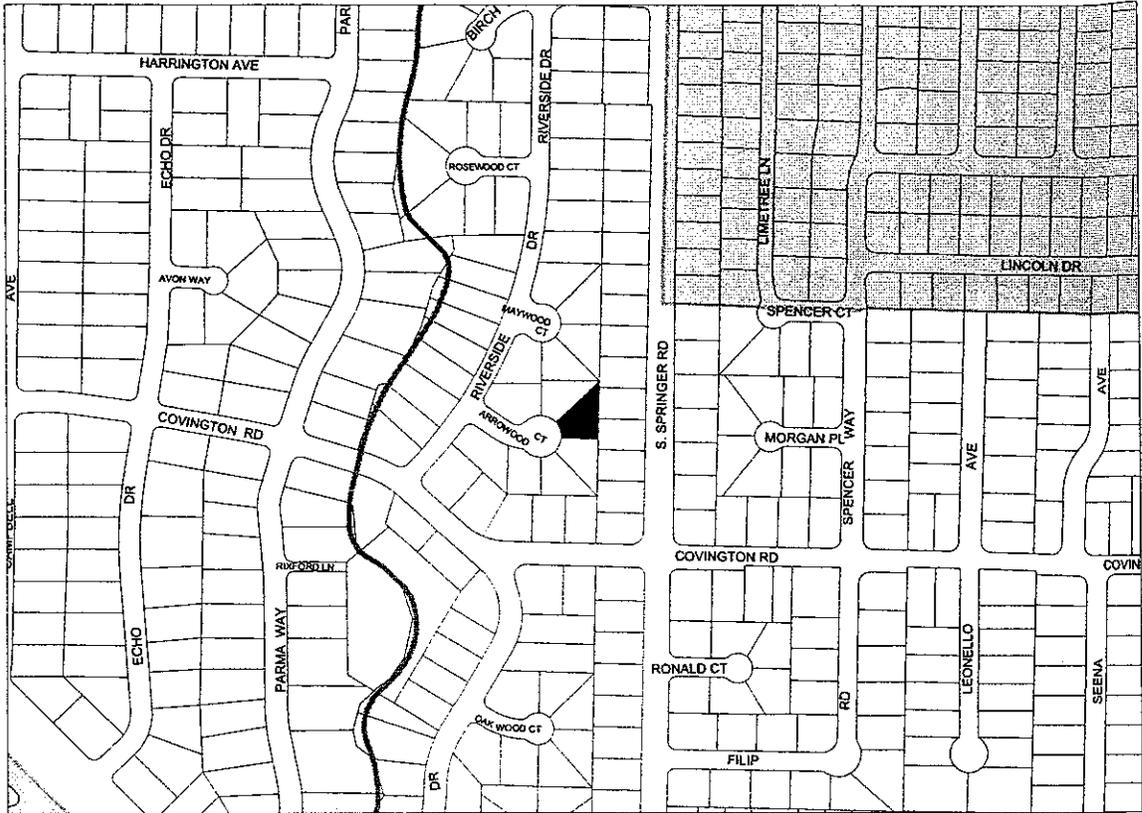
CITY OF LOS ALTOS

**APPLICATION:** 13-V-03  
**APPLICANT:** Podesta Construction/C. and L. Young  
**SITE ADDRESS:** 677 Arrowood Court

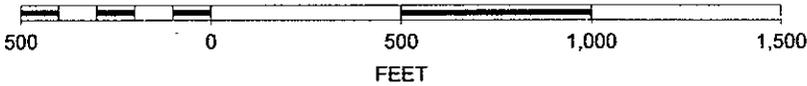


Not to Scale

# VICINITY MAP



SCALE 1 : 6,000



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