



DATE: September 18, 2013

AGENDA ITEM # 4

TO: Design Review Commission
FROM: Zachary Dahl, Senior Planner
SUBJECT: 13-V-09 and 13-SC-12 – 1060 Laureles Drive

RECOMMENDATION:

Approve variance application 13-V-09 and design review application 13-SC-12 subject to the findings and conditions

PROJECT DESCRIPTION

This is a variance and design review application for a two-story addition to an existing one-story house. The project will remodel the existing house, add 924 square feet to the first story and add a new 813-square-foot second story. The application includes a variance to allow a left (south) side yard setback of three feet, six inches where seven feet is required. The following table summarizes the project's technical details:

GENERAL PLAN DESIGNATION: Single-Family Residential
ZONING: R1-10
PARCEL SIZE: 17,516 square feet
MATERIALS: Standing seam metal roof, smooth stucco siding, wood-aluminum clad windows and doors, painted aluminum trim and metal railings

	Existing	Proposed	Allowed/Required
COVERAGE:	2,843 square feet	4,195 square feet	5,254 square feet
FLOOR AREA:			
First floor	2,746 square feet	3,688 square feet	
Second floor	N-A	813 square feet	
Total	2,746 square feet	4,501 square feet	4,501 square feet
SETBACKS:			
Front	30.5 feet	27.5 feet	25 feet
Rear	131 feet	122 feet	25 feet
Right side (1 st /2 nd)	9.3 feet/N-A	7.3 feet/16 feet	7 feet/14.5 feet
Left side (1 st /2 nd)	3.5 feet/N-A	3.5 feet/14.5 feet	7 feet/14.5 feet
HEIGHT:	15 feet	26 feet	27 feet

DISCUSSION

Neighborhood Context

The subject property is located in a Consistent Character Neighborhood, as defined in the City's Residential Design Guidelines. This section of Laureles Drive is a cul-de-sac street that ends at the public path along the Hetch Hetchy aqueduct right-of-way; an 80-foot wide linear open space area with a public path, trees and natural vegetation. The subject property is located at the end of the cul-de-sac and significantly narrower than the other lots in the area. The houses in this neighborhood are a mixture of one- and two-story houses that have been designed using simple forms and rustic materials. The landscape along Laureles Drive is varied with no distinct street tree pattern.

Design Review

According to the Design Guidelines, in Consistent Character Neighborhoods, good neighbor design has design elements, materials and scale found within the neighborhood and sizes that are not significantly larger than other homes in the neighborhood. Proposed projects should fit in and lessen abrupt changes.

The proposed project uses more contemporary forms and materials than those found in the surrounding neighborhood, but is designed in a way to be compatible with the area. The project includes a shallow pitched roof (2.5:12 slope) and lower first floor plate heights (nine feet, four inches) that create a bulk, mass and scale that is consistent with the adjacent houses. The house design, which uses simple shed roof forms, is a derivative of the gable roof form, which is found throughout the neighborhood. The low profile standing seam metal roof is a new material in the area, but it conveys a rustic appearance which is compatible with the character of the neighborhood. The project also uses materials, such as stucco siding and aluminum clad wood windows that are found throughout the neighborhood and compatible with the surrounding neighborhood.

Privacy

The Residential Design Guidelines recommend that the finished floor be no more than 22 inches above grade. The lot is relatively flat and the house has been designed to maintain the existing finish floor height, which ranges from eight to 12 inches above grade. With this low finish floor height, the proposed first floor side elevations do not create any privacy issues.

The proposed design includes five smaller second story windows on the north (right) elevation. The two windows toward the front are in a bathroom and walk-in closet and have sill heights over five feet above the finish floor. Due to the passive uses of the rooms and higher sill heights, these two windows do not create any unreasonable privacy impacts. The three smaller windows in the library/studio have sill heights of almost nine feet above the finish floor and thus do not create any privacy impacts. The south (left) side elevation is adjacent to the Hetch Hetchy right-of-way, and thus there are not any privacy issues with the south side elevation.

The project also includes a large L-shaped balcony off of the second floor that faces the left side and rear yards. Due to the narrow width of the lot, staff is concerned that this large balcony could create an unreasonable privacy impact to the adjacent property on the north (right) side. Therefore, staff

added a condition that requires the portion of the balcony to the rear of the library/studio room to be removed. This would allow the applicant to have a balcony that is eight feet, six inches in width by 19 feet depth, but it would significantly reduce any potential privacy impacts. In addition, staff has added a condition that requires fast-growing evergreen screening to be planted along the right side property line at the rear of the house to ensure that any views from the reduced second story balcony are adequately screened. With the recommended conditions, staff finds that the project will not create any unreasonable privacy impacts.

Landscaping

The project will be preserving a majority of the existing trees and vegetation on the site. There are two Magnolia trees in the front yard and a large mature Oak tree directly adjacent to the front yard in the Hetch Hetchy right-of-way. There is an existing play structure in the front yard which will be removed and replaced with new lawn and lower landscaping. With the preservation of the existing trees and vegetation, along with the new front yard landscaping and evergreen screening along the right (north) side property line, staff finds that the project meets the City's landscaping and street tree guidelines.

Side Yard Setback Variance

As part of the project, the applicant is requesting a variance to allow the house to maintain the three-foot, six-inch side yard setback along the left (south) side property line. The existing one-story house was originally constructed in 1956 and the City's building permit records indicate that it was suppose to be built with a left side yard setback of five feet. However, most likely due to surveying error, the house was built with a left side yard setback of only three feet, six inches. The reduced left side yard setback is adjacent to the Hetch Hetchy right-of-way. The owner has included a letter which provides additional information to support the variance request (Attachment A).

The project will maintain the existing foundation and a majority of the walls and roof along the left side property line, but the garage roof will be rebuilt to ensure architectural compatibility with the second story addition. Since the project will be altering more than 50 percent of the existing house, a variance is required in order to maintain the nonconforming side yard setback.

Variance Findings

Staff finds that the variance is consistent with the objectives of the City's zoning plan and maintains an appropriate relationship among land uses. This is the narrowest lot along this section of Laureles Drive and the front property line is asymmetrical due to the lot being located at the end of a cul-de-sac street. The variance will allow the property to maintain a wider house than would otherwise be permitted, which is more in keeping with the neighborhood character. In addition, the existing house was built with a three-foot, six-inch set back from the left side property line and the property is adjacent to open space (Hetch Hetchy right-of-way) where there will not be any negative effects from maintaining the reduced side yard setback.

Staff finds that the variance is not injurious to persons or properties in the vicinity. Maintaining the reduced left side yard setback will not result in any impacts that would be detrimental to the health,

safety or welfare of persons living or working in the vicinity, or to any single-family residential properties since it is adjacent to an open space area.

There is a special circumstance applicable to the property due to the narrow width of the lot within the neighborhood context and the fact that the house was legally constructed in this location. Strict application of the provisions of the zoning ordinance would deprive this property of privileges enjoyed by other properties in the vicinity and under identical zoning classifications due to the fact that the house would be significantly narrower than those allowed on adjacent properties. Therefore, the granting of a variance to allow the left side of the house to continue to encroach into the side yard setback would not be considered a special privilege.

Public Correspondence

The property owners of 1264 Laureles Drive, the adjacent property to the north (right side) of the project, submitted a comment letter (Attachment C). The letter notes that they are supportive of the proposed second story addition, but are concerned about the proposed L-shaped balcony on the second floor that faces the rear yard and feel that it will create significant privacy impacts.

ENVIRONMENTAL REVIEW

This project is categorically exempt from environmental review under Section 15303 of the Environmental Quality Act because it involves the construction of a single-family house.

Cc: Davide Giannella, Applicant and Architect
Vishal Gauri, Owner

Attachments:

- A. Application
- B. Area Map and Vicinity Map
- C. Public Correspondence

FINDINGS

13-V-09 and 13-SC-12 – 1060 Laureles Drive

1. With regard to the variance for the left side (south) yard setback, the Design Review Commission finds the following in accordance with Section 14.76.060 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 is not 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 a special circumstance applicable to the property exists due to the narrow width of the lot within the neighborhood context and the fact that the house was legally constructed in this location. Strict application of the provisions of this chapter would deprive the property of privileges enjoyed by other properties in the vicinity and under identical zoning classifications due to the fact that the house would be significantly narrower than those allowed on adjacent properties.

2. With regard to the two-story addition, 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 provision 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 and mass;
 - 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

13-V-09 and 13-SC-12 – 1060 Laureles Drive

1. The approval is based on the plans received on August 28, 2013 and the written application materials provided by the applicant, except as may be modified by these conditions.
2. Reduce the size of the second story balcony to not extend beyond the west (rear) wall of the library/studio, which results in a balcony that is approximately eight feet, six inches in width by 19 feet in length.
3. Include fast growing evergreen screening species along the right side property line at the rear of the house. The species shall be a minimum 15-gallon or 24-inch box size.
4. Obtain an encroach permit issued from the Engineering Division prior to doing any work within the public street right-of-way.
5. **Prior to the issuance of a demolition permit**, install tree protection fencing around the dripline of the Magnolia tree (tree no. 1). Tree protection fencing shall be chain link and a minimum of five feet in height with posts driven into the ground.
6. **Prior to zoning clearance 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: **“the tree protection fencing shall be installed prior to issuance of the demolition permit and shall not be removed until all building construction has been completed.”**
 - c. A completed Green Point checklist, signature from a licensed Green Point Rater and verification that the house will comply with the California Green Building Standards pursuant to Section 12.66 of the Municipal Code.
 - d. Fire sprinklers to be installed pursuant to Section 12.10 of the Municipal Code.
 - e. The location of underground utilities pursuant to Section 12.68 of the Municipal Code. Underground utility trenches should avoid the drip-lines of all protected trees.
 - f. The location of any air conditioning equipment on the site plan and the sound rating for such equipment.
 - g. Show the measures to comply 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. Provide a Flood Elevation Certificate.
- b. All landscaping and privacy screening in the front and side yards shall be installed and/or maintained as required by the Planning Division.
- c. Submit verification that the house was built in compliance with the California Green Building Standards pursuant to Section 12.66 of the Municipal Code.



ATTACHMENT A

CITY OF LOS ALTOS GENERAL APPLICATION

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

Permit # 1105634

<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: 1060 LAURELES DR LOS ALTOS

Project Proposal/Use: RESIDENTIAL

Current Use of Property: RESIDENTIAL

Assessor Parcel Number(s) 167 10 049 Site Area: 17,516

New Sq. Ft.: 1,737 Remodeled Sq. Ft.: 420 Existing Sq. Ft. to Remain: +1,700

Total Existing Sq. Ft.: 2,764 Total Proposed Sq. Ft. (including basement): 4,501

Applicant's Name: DAVIDE GIANNELLA

Home Telephone #: _____ Business Telephone #: 408-219-0601

Mailing Address: 644 N. SANTA CRUZ AVE SUITE 6

City/State/Zip Code: LOS ALTOS CA 95030

Property Owner's Name: VISHAL GAURI

Home Telephone #: 408-420-7990 Business Telephone #: _____

Mailing Address: 1060 LAURELES DR.

City/State/Zip Code: LOS ALTOS CA

Architect/Designer's Name: DAVIDE GIANNELLA Telephone #: 408-219-0601

ACADIA-ARCHITECTURE

*** 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)

13-V-09

13-SC-12

To

8/26/2013

The Planning Division
City of Los Altos

Subject: 1060 Laureles Drive remodel

We would like to submit our application for the remodel of our house at 1060 Laureles Drive. The current house does not meet today's setback requirements on the side that borders the Los Altos – Palo Alto bike path side by about 3 feet. We bought the house in 2012 and because of the location of the lot which is adjacent to the Hetch-Hetchy Easement and no immediate neighbor on that side we were not aware of the setback issue until a formal survey was done after we moved in. We are requesting for a variance to keep the setback in its existing location, because we believe that there are special circumstances that govern our property that disadvantage us compared to the neighboring properties. We are providing our reasoning for requesting the variance below -

- 1) Narrow and Long Lot: We have a lot that is narrow in width and is long in depth, this shape of lot is unusual for Los Altos and it is the only such lot on our street. While the lot is fairly large in square footage (over 17,000 sq ft) the shape of the lot limits our ability to develop the design of house, and also to position its location on the lot.
- 2) End of the Cul-de Sac Location: Our lot is at the end of a unique cul-de-sac with only 2 houses on the end as the top of the Cul-de sac is cut off due to the Hetch-hetchy easement. Our lot has a much smaller face to the street compared to the neighboring lots and especially when contrasted to the lot across the street. Further reducing the width of the house would only increase the disparity.
- 3) Bike Path Location: The side of the lot where we are requesting a variance borders the Los Altos - Palo Alto bike path. There are no neighbors on that side of the house. The easement is exceptionally wide along the stretch behind our house with the nearest house across the bike path being more than a 100 ft away. We believe that no one would be disadvantaged if we keep the location of the wall where it currently is.
- 4) Better for our Only Immediate Neighbor: The back of the lot borders Adobe Creek and the side borders the bike path so there are no neighbors on two other sides, and only one house immediately borders our house. We have made every effort to minimize the impact of our remodel on the neighbor. By keeping the existing setback we are able to keep a little additional space between our two houses than dictated by the setback rules. If we are forced to conform on the bike path side, we would need to push the house closer to our only neighbor, which is a worse outcome for both parties.
- 5) Existing Pool Constraint: We have an existing pool in the back yard that limits our ability to develop the house further back into the lot to extend the footprint in that direction.
- 6) Not a Tear Down: When we bought the house a year ago, we really liked the wing of the house that borders the bike path. Our children have grown attached to the large family room at the back as well as the fish pond that the previous owners had built directly behind it. The driveway leading up to the garage is also in excellent condition. Each iteration of our remodel has kept the outline of that section of the house intact. While we are changing a portion of the house to meet the needs of our family, we would really like to retain the part of it that works for us. We believe this is the right thing to do financially, environmentally and sentimentally.

We are not requesting any further extension of the house into the setback, we would just like to keep the existing setback where it is. We not only believe this is better for our own needs, but also for our neighbor. We have also designed the profile of the house with no tall portions of the house that border the bike path, rather, the lowest point of our shed roof is in that direction. The roof itself is at a low angle (2.5:12) which keeps the profile of the new design modest and organic when viewed from the bike path.

We thank you for your consideration on this matter, please let us know if there is any more information that we can provide to help in this decision.

Regards,

Vishal and Raashina



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 1060 Laweles Dr - Los Altos
Scope of Project: Addition or Remodel or New Home _____
Age of existing home if this project is to be an addition or remodel? 1956
Is the existing house listed on the City's Historic Resources Inventory? NO

Address: 1060 Laureles dr
Date: 5-23-2013

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*:** lots in this neighborhood are irregular because of creek
Lot area: 12,600 sq ft ± square feet
Lot dimensions: Length 140' ± feet
Width 90' ± feet
If your lot is significantly different than those in your neighborhood, then note its: area 17,516, length 247' ±, and width 69'. (IRREGULAR LOT)

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

Existing front setback if home is a remodel? 25'
What % of the front facing walls of the neighborhood homes are at the front setback 40 %
Existing front setback for house on left / ft./on right 25' ft.
Do the front setbacks of adjacent houses line up? Yes

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 9/10
Garage facing front recessed from front of house face 0
Garage in back yard 0
Garage facing the side 1/10
Number of 1-car garages 10/10; 2-car garages 0; 3-car garages 0

Address: 1060 Laureles Dr
Date: 5-23-2013

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*? YES (ASIDE FROM 2 2-STORY HOUSES)

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

Do the roof forms appear simple or complex ___? SOME ARE COMPLEX

Do the houses share generally the same eave height ?

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

What siding materials are frequently used in your neighborhood*?

wood shingle stucco ___ board & batten ___ clapboard

___ tile ___ stone ___ brick combination of one or more materials

(if so, describe) horizontal wood siding + brick base in front elevation

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

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: 1060 Lawreles dr.
Date: 5-23-2013

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) N/A

Is your slope higher _____ lower _____ same _____ 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? NO

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.)?

There is no sidewalk, Landscape is to street edge. All houses in the neighborhood have a front lawn with 1-2 trees next to the street

How visible are your house and other houses from the street or back neighbor's property?

OUR IS NOT THAT VISIBLE BECAUSE AT THE END OF CUL-DE-SAC ON A CURVE WITH TREE SCREENING. A BIKE PATH AND PARK CLOSE ONE OF ITS SIDE.

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)?

The PRW in front of this property is covered with gravel and concrete in correspondence of driveway. There is 2 magnolia tree in the front lawn.

10. Width of Street:

What is the width of the roadway paving on your street in feet? 30' ±

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

Is the shoulder area (unimproved public right-of-way) paved, unpaved, gravel, landscaped, and/or defined with a curb/gutter? DEFINED WITH A CURB & GUTTER

Address: 1050 Laureles dr
Date: 5-23-2013

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.:

GABLES, HORIZONTAL FEEL, DEEP FRONT YARD SETBACK

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
BASIC SHAPES AND PROPORTIONS. MATERIALS WILL BE MORE CONTEMPORARY AND SMOOTHER.

Address: 1060 Laweles dr.

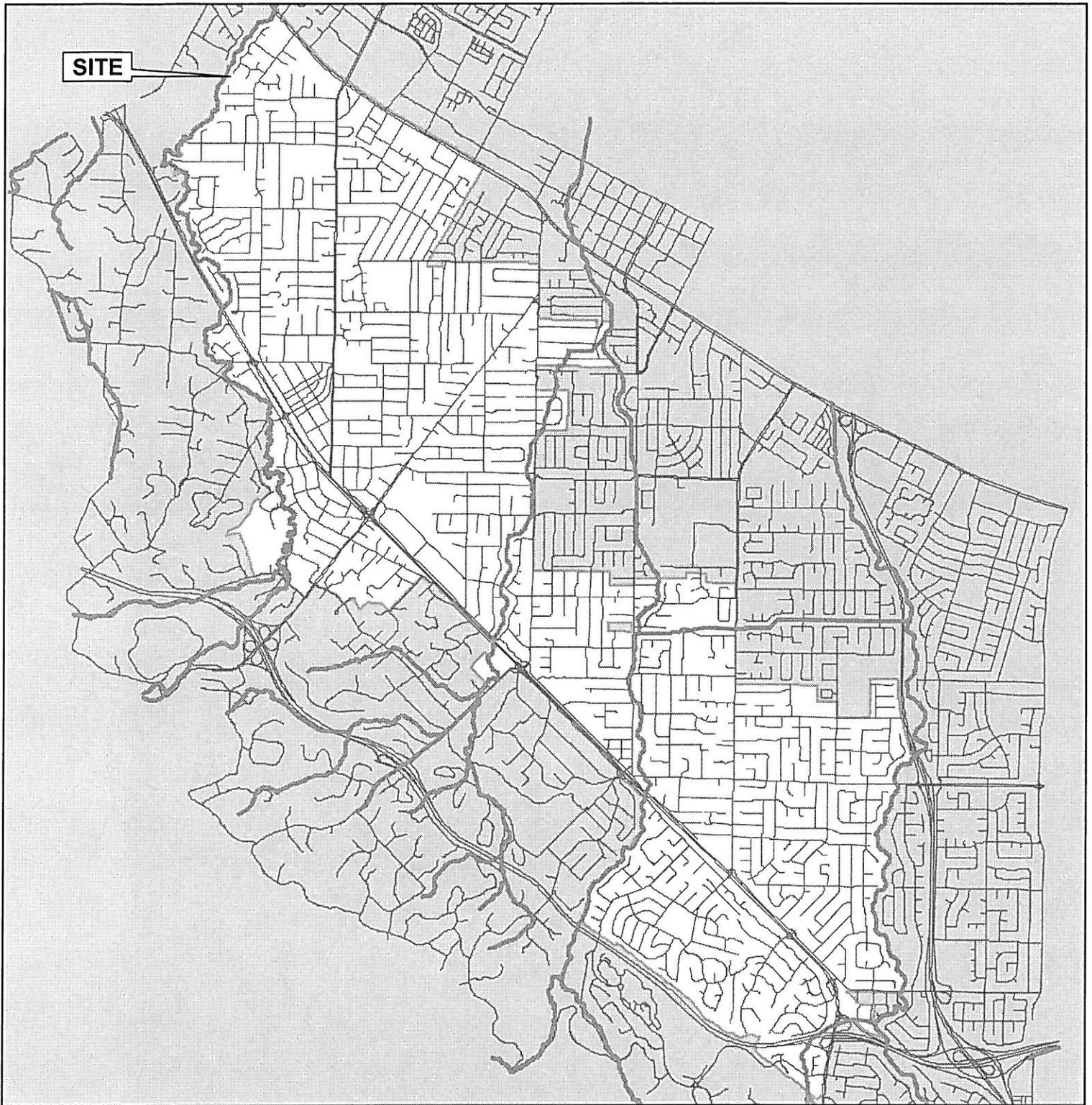
Date: 5-23-2013

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)
1064 Laweles dr	25'		Front	One	12'	Plaster	simple
1074 Laweles Dr	20'		Front	One	12'	Wood siding + brick	simple
1184 Laweles Dr	25'		Front	One	12'	Plaster	simple
1092 Laweles Dr	25'		Front	Two	20'	Plaster	Complex
1104 Laweles Dr	25'		Front	Two	20'	Shingles	Complex
1114 Laweles Dr	25'		Front	One	12'	Wood siding + brick	simple
1071 Laweles Dr	25'		Front	Two	20'	Wood siding	Complex
1081 Laweles dr	25'		Front	One	12'	Wood siding + brick	simple
1089 Laweles dr	20'		Front	One	12'	Wood siding + plaster	simple
1113 Laweles dr	25'		Front	One	12'	Wood siding + brick	simple

AREA MAP



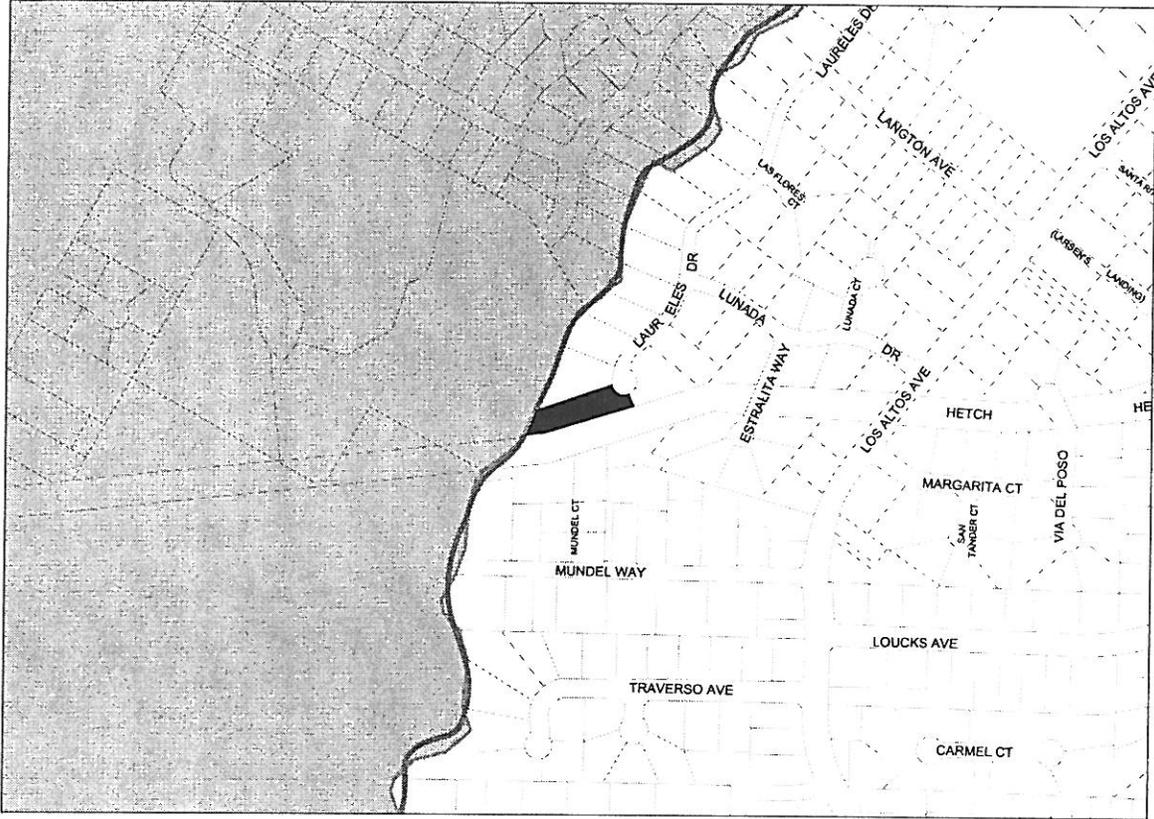
CITY OF LOS ALTOS

APPLICATION: 13-V-09 and 13-SC-12
APPLICANT: D. Giannella/V. Gauri
SITE ADDRESS: 1060 Laureles Drive

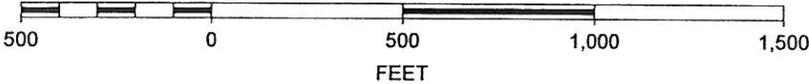


Not to Scale

VICINITY MAP



SCALE 1 : 6,000



CITY OF LOS ALTOS

APPLICATION: 13-V-09 and 13-SC-12
APPLICANT: D. Giannella/V. Gauri
SITE ADDRESS: 1060 Laureles Drive

ATTACHMENT C

Design Review Commission
City of Los Altos

September 5, 2013

Subject: Request to decline the rear-balcony and to modify the side-balcony for 1060 Laureles Drive, Los Altos

Dear Design Review Commission:

My name is "Raj" Rajendran, and I apologize for not being able to personally address the Design Review Commission. Unfortunately, long established travel plans to India conflict with the September 18th meeting date.

My wife and I reside at 1064 Laureles Drive, the Los Altos home where we raised our two children and have lived since 1991. We cherish the natural setting in our backyard bordering Adobe Creek as well as the privacy we have enjoyed at the house for the past twenty-two years.

Recently, we had the opportunity to review the architectural blueprints of our next door neighbor's renovation at 1060 Laureles Drive. We noted in particular that they are planning a major, second-story addition. We do not have a problem with adding a second story to 1060 Laureles since there are other, two story residences on our block.

However, we do have major concerns regarding the proposed locations of two, large balconies wrapping around the rear and side of the 1060 residence. Namely, we find the existence of these large balconies to be disturbing and unacceptable due to a complete lack of privacy afforded to us if such building plans are to be approved as submitted.

In our opinion, the balconies are quite massive. Per the submitted architectural drawings, the specific dimensions of these balconies are as follows:

Rear Balcony: 20' long and almost 7' wide; and
Side Balcony: Almost 19' long and 8 ½' wide.

Balconies of this size and scale are adjoining a large room labeled as 'library/study' and can be reasonably assumed to be designed for large scale social gatherings.

My wife and I treasure the privacy we currently have at home, especially during the time spent with our adult children and our grandchild. We feel these plans ignore any acknowledgement or respectful consideration of our privacy.

Given this background, we respectfully ask of the Design Review Commission:

- 1) Total removal of the second floor balcony on the rear of the property. This rear balcony has a direct view of our property and eliminates any privacy whatsoever.

(Continued on Page 2)



This request is in concert with the recommendation of the Senior Planner for the City of Los Altos, Zach Dahl.

- 2) The side balcony facing the bike path be shortened by three feet and narrowed by three feet in order to eliminate direct sight lines to our property.

Due to the layout of our adjoining properties, cul de sac location, community bike path, and Adobe Creek, my property is the only parcel directly impacted by the second-story renovation project. The submitted plans to the Design Review Commission indicate a total disregard for our privacy. We appeal to the Commission to safeguard the privacy we have enjoyed for the past twenty-two years and wish to enjoy for many years to come.

Respectfully,



A. Rajendran (Raj)

S. Rajendran