



DATE: November 20, 2013

AGENDA ITEM # 2

TO: Design Review Commission
FROM: Sean K. Gallegos, Assistant Planner
SUBJECT: 13-V-12 – 1969 Wimbledon Place

RECOMMENDATION:

Approve variance application 13-V-12 subject to the listed findings

PROJECT DESCRIPTION

This is a variance application for a single-story addition to allow a rear yard setback of 20 feet from the north-west property line, where a setback of 25 feet is required. The following table summarizes the project:

GENERAL PLAN DESIGNATION: Single-family, Residential
ZONING: R1-10
PARCEL SIZE: 10,810 square feet
MATERIALS: cement plaster, stone roof tile, wood trim, and details to match existing

	Existing	Proposed	Allowed/Required
LOT COVERAGE:	2,831 square feet	227 square feet	3,783 square feet
FLOOR AREA:			
First floor	2,762 square feet	2,989 square feet	
Total	2,762 square feet	2,989 square feet	3,783 square feet
SETBACKS:			
Front	23 feet	N/A feet	25 feet
Rear	24 feet	20 feet	25 feet
Right side	10 feet	10 feet	10 feet
Left side	10 feet	N/A feet	10 feet
HEIGHT:	15 feet	14 feet	27 feet

BACKGROUND

The subject property was annexed into the City of Los Altos in July of 1956, and subsequently developed in 1962. On May 22, 1967, a variance to allow an addition with a reduced rear yard setback of 24 feet was approved by the City's Board of Adjustments (67-V-252). Additionally, the

structure has a slight non-conforming front and side setbacks, with a side yard setback of nine feet, eight inches, where 10-foot setback is required, and a front yard setback of 23 feet, where a 25-foot setback as a result of the original building permit

DISCUSSION

The subject property is located on Wimbledon Place, a street off Deodora Drive in south Los Altos. It is designated Single-Family Residential in the General Plan, with a zoning designation of R1-10 (Single-Family). 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 existing house has a living room and dining room on the rear of the house that encroaches into the 25-foot rear yard setback area. As noted above, this encroachment was allowed by a variance that was approved in 1967.

The applicant is proposing a remodel and an addition of 227 square feet that would expand the size of the master bedroom and master bathroom. However, since the lot is an irregular shape, a conforming addition would be difficult due to the placement of the existing structure with regard to the unusual building envelope. Thus, the applicant has requested a variance to allow a portion of the structure to have a rear setback of 20 feet where 25 feet is required (see letter in Attachment A). The proposed addition meets all other R1-10 District requirements.

Staff finds that there are special circumstance related to the shape and surroundings that would justify granting this variance due to the property being an irregular shaped cul-de-sac lot that results in a more restrictive building envelope. The strict application of the R1-10 District setback requirements would deprive the property owner of the ability to develop a regular shaped structure within the permitted building envelope. Within the neighborhood context on Wimbledon Place, the addition would be compatible with the adjacent houses.

The Design Review Commission acts on the variance application only. 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 a minor variance not resulting in the creation of any new parcel.

Cc: Lili Milano, Applicant and Designer
Casey Chesterfield, Owner

Attachments:

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

Design Review Commission
13-V-12, 1969 Wimbledon Place
November 20, 2013

FINDINGS

13-V-12—1969 Wimbledon Place

1. With regard to approving the rear yard setback variance for an addition, 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 restrictive building envelope due to the lot shape and orientation of the existing structures 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.



CITY OF LOS ALTOS GENERAL APPLICATION

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

Permit # 1105812

<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"/>	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: 1969 WIMBLEDON PLACE

Project Proposal/Use: SINGLE FAMILY

Current Use of Property: " "

Assessor Parcel Number(s) 342-25-018 Site Area: 10,810 S.F.

New Sq. Ft.: 234 Remodeled Sq. Ft.: 493 Existing Sq. Ft. to Remain: 2,300

Total Existing Sq. Ft.: 2,300 Total Proposed Sq. Ft. (including basement): 2,534

Applicant's Name: Lili Milano (Milano + Assoc. Architects)

Home Telephone #: 650-271-0538 Business Telephone #: SAME

Mailing Address: 1761 BRADDOCK CT.

City/State/Zip Code: SAN JOSE, CA 95125

Property Owner's Name: CASEY CHESTERFIELD

Home Telephone #: 650-380-3036 Business Telephone #: _____

Mailing Address: 1969 WIMBLEDON PLACE

City/State/Zip Code: LOS ALTOS, CA 94024

Architect/Designer's Name: Lili Milano Telephone #: 650-271-0538

*** 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)

MAA

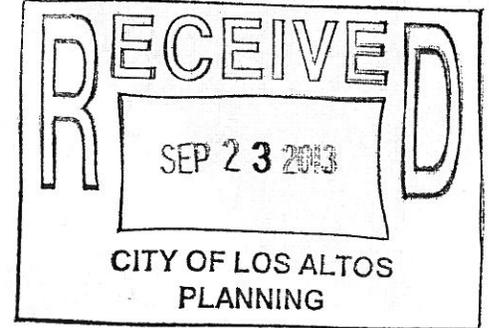
Milano & Associates Architects

1761 Braddock Ct
San Jose, CA 95125
Ph. (650) 271-0538
Email: lili_milano@yahoo.com

September 20, 2013

CITY OF LOS ALTOS
One North San Antonio Rd
Los Altos, CA 94022

RE: VARIANCE REQUEST
1969 Wimbledon Place, Los Altos



The following are the special circumstances or hardship that we believe justify our variance request:

- 1- This lot has a trapezoidal shape with the narrow section at the front and the widest at the rear. Given the shape of the lot and the location of the existing house, we wanted to do our addition on the right side of the house, on the allowable buildable area of the lot, but this cannot be done since there is a large tree there that we need to preserve and cannot be removed. This is where the existing master bedroom is now located and the part of the house that we want to modernize and make a bit larger. The buildable area at the front of the house does not work for our design given the current layout of the house with the master bedroom at the rear right side of the house.
- 2- Our current addition as shown on this application is expanding 3 feet to the right side towards the large tree and 5'-8" towards the back intruding on the rear setback. The 3 feet on the right side would be cantilevered so as to not harm the roots of the tree. The rear addition would still leave about 20 feet of rear setback, a substantial rear setback that combined with the neighbor's rear setback would not affect the privacy of either home owner.
- 3- This property has special circumstances that do not leave many choices as to the location for our addition. We have the large tree on the right side of the lot that needs to be preserved, therefore preventing us from building there and in addition, this neighborhood is not allowed to build a second story. This is why we are requesting permission to build inside the rear setback.

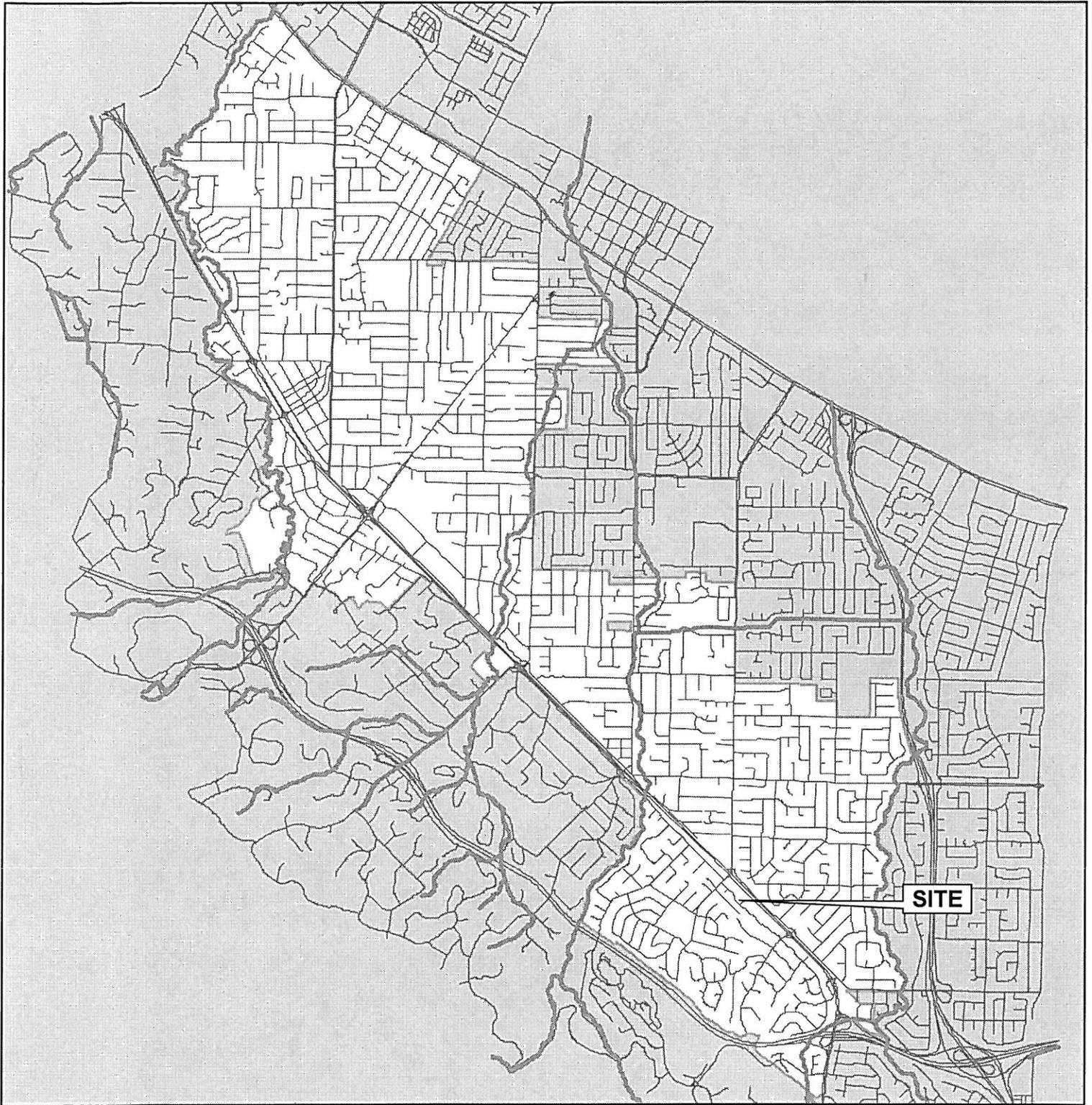
We appreciate your consideration on this matter.

If you have any questions regarding this application, please do not hesitate to call me.

Very truly yours,

Lili Milano, Architect
650-271-0538
lili_milano@yahoo.com

AREA MAP



CITY OF LOS ALTOS

APPLICATION: 13-V-12
APPLICANT: L. Milano/C. Chesterfield
SITE ADDRESS: 1969 Wimbledon Place

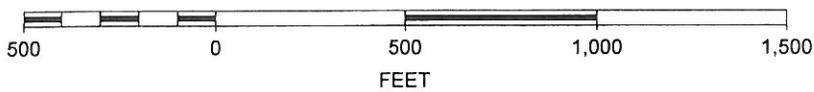


Not to Scale

VICINITY MAP



SCALE 1 : 6,000



CITY OF LOS ALTOS

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APPLICANT: L. Milano/C. Chesterfield
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