



DATE: November 20, 2013

AGENDA ITEM # 3

**TO:** Design Review Commission  
**FROM:** Sierra Davis, Assistant Planner  
**SUBJECT:** 13-V-14 – 245 Covington Road

**RECOMMENDATION:**

Approve variance application 13-V-14 subject to the listed findings and conditions.

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**PROJECT DESCRIPTION**

This is a variance application for a single-story addition to maintain the nonconforming, side yard setback of 15 feet on the north side, where 20 feet is required; and a rebuilding of the nonconforming garage on the south side with a setback of 11 feet, where 20 feet is required. The following table summarizes the project:

**GENERAL PLAN DESIGNATION:** Single-family, Residential  
**ZONING:** R1-20  
**PARCEL SIZE:** 20,035 square feet  
**MATERIALS:** Cedar shingle siding, wood louvers at gable ends, recessed wood paneling, clad wood windows, Redwood water table, field stone veneer, wood columns, composition roof

	<b>Existing</b>	<b>Proposed</b>	<b>Allowed/Required</b>
<b>LOT COVERAGE:</b>	3,119 square feet	4,541 square feet	5,009 square feet
<b>FLOOR AREA:</b>	3,037 square feet	4,339 square feet	4,754 square feet
<b>SETBACKS:</b>			
Front	82 feet	41 feet	30 feet
Rear	39 feet	39 feet	35 feet
Right side	11 feet	11 feet	20 feet
Left side	15 feet	15 feet	20 feet
<b>HEIGHT:</b>	16 feet	16 feet	27 feet

## DISCUSSION

The subject property is the result of a subdivision in 1980 that created a flag lot behind it and resulted in the current 15-foot setback on the north side and a 10-foot side yard setback on the south side.

The variance is to extend the house on the north side for the addition of a bedroom and bathroom with a basement below. Part of the addition will maintain the existing 15-foot setback and extend the building 20-feet toward the front of the property. The garage on the south side was constructed with a corner of the building encroaching 10 feet into the required 20-foot side yard setback. The garage has an entrance that is askew and the variance would allow the driveway and garage walls to be perpendicular to the street.

Staff supports the variances because they allow for standard rectangular additions to a house that is limited by the placement of the existing house as a result of the subdivision. The south side of the property is located adjacent to the 20-foot access way for the flag lot. The separation between the subject house and the adjacent neighbor is substantially more than the required; therefore the setback meets the intent of the greater setback for building separation in this district.

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: Larry Kahle, Metropolis Architecture, Architect and Applicant  
Geoff and Yvonne Spencer, Owners

Attachments:

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

## FINDINGS

13-V-14—245 Covington Road

1. With regard to approving the side yard setback variances for the additions, the Design Review Commission finds the following in accord with Section 14.82.050 of the municipal Code:
  - a. That the granting of the variances is consistent with the objectives of the zoning plan set forth in Article 1 of Chapter 14.02;
  - b. That the granting of the variances 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 nonconforming setbacks 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.





# ATTACHMENT A

## CITY OF LOS ALTOS GENERAL APPLICATION

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

Permit # 1105835

<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: 245 COVINGTON ROAD

Project Proposal/Use: SINGLE FAMILY RESIDENCE.

Current Use of Property: SINGLE FAMILY RESIDENCE.

Assessor Parcel Number(s) 189-57-012 Site Area: 20,035.5 SF.

New Sq. Ft.: ~~1,209.9~~ Remodeled Sq. Ft.: 1,925.8 Existing Sq. Ft. to Remain: 1,111.0

Total Existing Sq. Ft.: 3,036.8 Total Proposed Sq. Ft. (including basement): ~~4,246.7~~ 5,489.6.  
(BASEMENT = 1,119.1 SF).

Applicant's Name: LARRY KAHLE.

Home Telephone #: \_\_\_\_\_ Business Telephone #: (650) 318-0211.

Mailing Address: 445 NORTH WHISMAN ROAD #300,

City/State/Zip Code: MOUNTAIN VIEW, CA 94043.

Property Owner's Name: GEOFF & YVONNE SPENCER

Home Telephone #: (215) 681-4462 Business Telephone #: \_\_\_\_\_

Mailing Address: 245 COVINGTON ROAD

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

Architect/Designer's Name: LARRY KAHLE. Telephone #: (650) 318-0211.

\*\*\* 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)



September 30, 2013

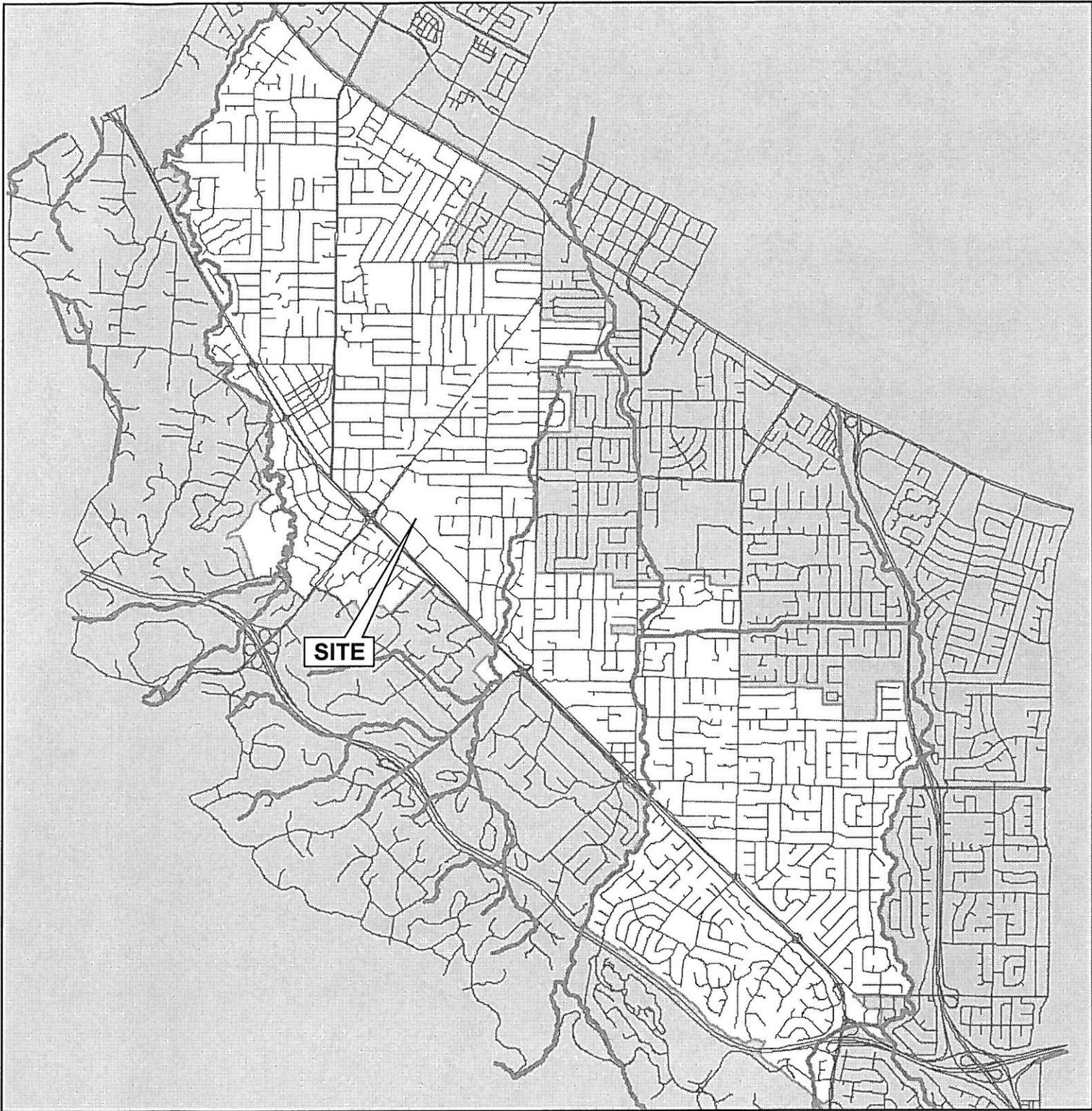
Project: Variance application Findings for 245 Covington Road

We are requesting a variance from the Zoning Ordinance for an encroachment into the required side yard setbacks at 245 Covington Road. We believe that the three findings can be made for a variance from a strict interpretation of the Zoning Ordinance:

1. Approval of this variance is consistent with the Los Altos Municipal Code. The hardship at 245 Covington Road is created by the 111'-0" relative small lot width, while the average neighborhood lot width is 160'-0". Since the zoning ordinance requires 20'-0" side yard setbacks, the result is a buildable area that constrained by the lot width and is negatively impacted. This variance request is based on the unique size of the lot.
2. Granting this variance will not affect the public health, safety nor the welfare of either people or property in the neighborhood.
3. This variance is necessary to allow the property to be developed, similar to other lots in the neighborhood. This variance request is based on the unique size of the lot. Therefore, granting this variance will not allow a special privilege.

# ATTACHMENT B

## AREA MAP



### CITY OF LOS ALTOS

**APPLICATION:** 13-V-14  
**APPLICANT:** L. Kahle/G. and Y. Spencer  
**SITE ADDRESS:** 245 Covington Road

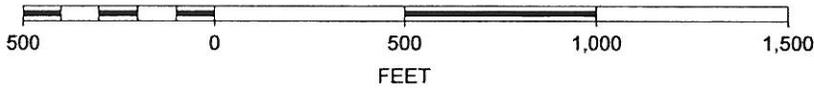


Not to Scale

# VICINITY MAP



SCALE 1 : 6,000



CITY OF LOS ALTOS

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