



DATE: March 5, 2014

AGENDA ITEM # 2

TO: Design Review Commission
FROM: Sean K. Gallegos, Assistant Planner
SUBJECT: 14-V-01 – 1135 Laureles Drive

RECOMMENDATION:

Approve variance application 14-V-01 subject to the listed findings

PROJECT DESCRIPTION

This is a variance application for a single-story addition to allow a rear yard setback of 14 feet, 7 inches, from the north 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: 12,500 square feet
MATERIALS: Stucco, composition shingle roof, wood trim, and details to match existing

	Existing	Proposed	Allowed/Required
LOT COVERAGE:	2,667 square feet	3,291 square feet	3,750 square feet
FLOOR AREA:			
First floor	2,226 square feet	2,676 square feet	
Total	2,226 square feet	2,676 square feet	3,750 square feet
SETBACKS:			
Front (Las Flores)	25 feet	N/A feet	25 feet
Rear	15 feet	15 feet	25 feet
Right side	37 feet	N/A feet	10 feet
Exterior side	11 feet	21 feet	20 feet
HEIGHT:	15 feet	15 feet	27 feet

BACKGROUND

As a result of the City's action approving the existing development, the structure has a non-conforming exterior side yard setback of ten feet, nine inches, where 20-foot setback is required. The subject property was annexed into the City of Los Altos in 1952, and the structure was

constructed prior to 1960. Additionally, the City Board of Adjustments approved a variance to allow an addition with a reduced rear yard setback of 15 feet on January 25, 1978 (77-UP-723).

DISCUSSION

The subject property 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 11,000 square feet and minimum dimensions of 90 feet wide and 100 feet deep for a corner lot. As defined by the Zoning Ordinance, for a corner lot, the narrower of the two street frontages is considered the front yard for the purposes of establishing setbacks. The front of the house is allowed to face either of the two street frontages.

As part of the proposed one-story addition and remodel, the applicant is proposing to extend the house along the existing 14-foot, 7-inch rear yard setback. If this were an actual side property line, as it appears visually, the required setback would be ten feet. The proposal is a remodel and an addition of 624 square feet that would expand the size of the bedroom No. 4, office, bathroom No. 3, garage and the family room. 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 placement of the existing structure and the property being an irregular shaped corner 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.

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. The addition appears compatible with the design of the existing structure and the character of the neighborhood.

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: David Tamira, Applicant and Designer
Aaron Rulison, Owner

Attachments:

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

FINDINGS

14-V-01—1135 Laureles Drive

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.



ATTACHMENT A

CITY OF LOS ALTOS
GENERAL APPLICATION

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

Permit # 1105954

Table with 4 columns: One-Story Design Review, Sign Review, Multiple-Family Review, etc. Includes checkboxes for Variance(s), Use Permit, etc.

Project Address/Location: 1135 LAURELES DR
Project Proposal/Use: RESIDENTIAL
Current Use of Property: RESIDENTIAL
Assessor Parcel Number(s): 167-10-047 074
New Sq. Ft.: 450+174=624
Total Existing Sq. Ft.: 2,667 SF

Applicant's Name: DAVID TAMIRA
Home Telephone #: 408 857 2212
Mailing Address: 5131 AMBERWOOD DR
City/State/Zip Code: FREMONT, CA 94555

Property Owner's Name: AARON RULISON
Home Telephone #:
Mailing Address: 1135 LAURELES DR
City/State/Zip Code: LOS ALTOS, CA 94022

Architect/Designer's Name: DAVID TAMIRA Telephone #: 408 857 2212

*** 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. ***

Aaron Rulison
1135 Laureles Drive
Los Altos, CA 94022
December 23, 2013

Ms. Sierra Davis
Assistant Planner
City of Los Altos
1 North San Antonio Road
Los Altos, CA 94022

Dear Ms. Davis:

It was a pleasure to discuss our remodeling proposal with you today over the counter. The address is 1135 Laureles Drive. As you are aware we would like to build a new attached garage on the Laureles Drive side of the property. Our architect, David Tamira, has drawn plans that extend the garage all the way up to the minimum setback of 20 feet from Laureles Drive. The existing garage will be converted to interior living space.

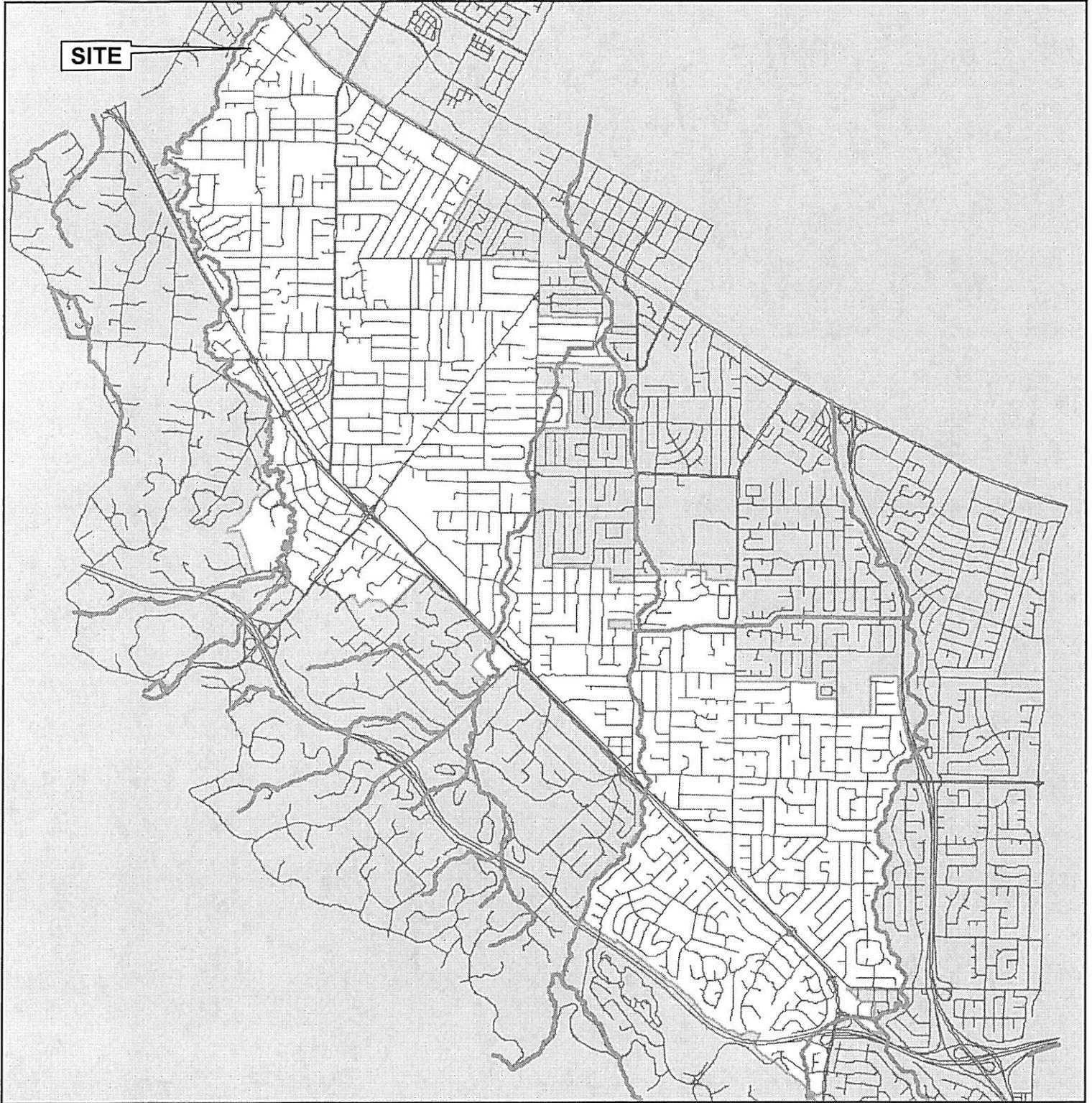
The existing structure was built to within approximately 15 feet of the rear property line under a variance granted in 1978. As you can see from the drawings, the proposed plan would add more structure along the 15 foot setback. This approach gives us a nice two car garage facing Laureles Drive without encroaching into the back yard (opposite Laureles Drive), which we strongly wish to maintain its current continuous layout. We also greatly extend the interior living space. Due to the 15 foot rear setback we assume we need another likewise variance for the proposed new structure.

Sincerely,

A handwritten signature in black ink, appearing to read 'Aaron Rulison', written in a cursive style.

Aaron Rulison, Homeowner

AREA MAP



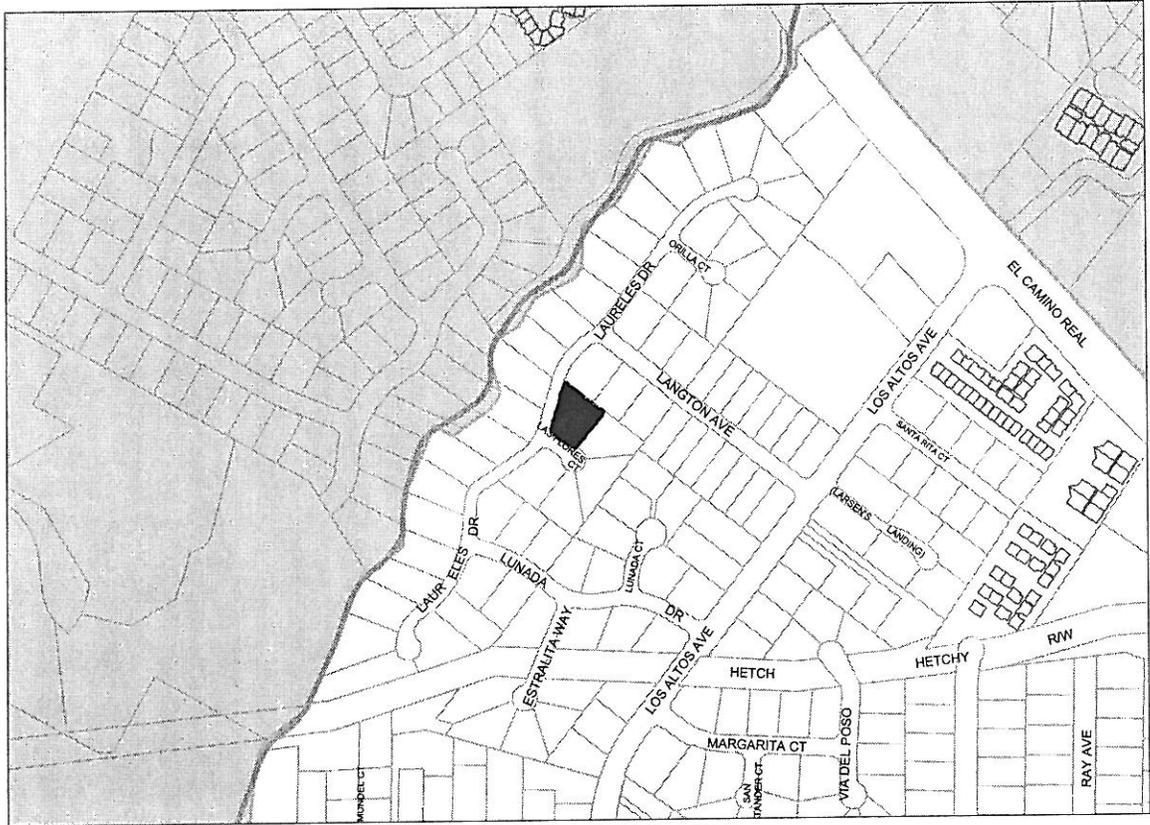
CITY OF LOS ALTOS

APPLICATION: 14-V-01
APPLICANT: D. Tamira/A. Rulison
SITE ADDRESS: 1135 Laureles Drive

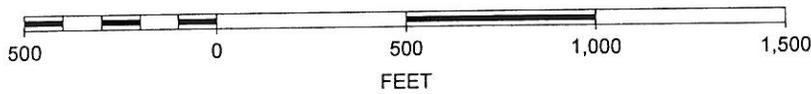


Not to Scale

VICINITY MAP



SCALE 1 : 6,000



CITY OF LOS ALTOS

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