



DATE: August 6, 2014
 AGENDA ITEM # 2

TO: Design Review Commission
FROM: Lily Lim, Assistant Planner
SUBJECT: 14-V-06 & 14-SC-19, 1741 Lantis Lane

RECOMMENDATION:

Approve variance application 14-V-06 and design review application 14-SC-19 subject to the findings and conditions

PROJECT DESCRIPTION

This project is a variance to allow the eave of a roof to project into the daylight plane and design review for first and second story additions to an existing single story home.

GENERAL PLAN DESIGNATION: Single-Family, Residential
ZONING: R1-10
PARCEL SIZE: 13,068 square feet
MATERIALS: Matching existing – composition shingle roof, stucco siding, vinyl windows, and wood shutters

	Existing	Proposed	Allowed/Required
COVERAGE:	2,294 square feet	2,454 square feet	3,661 square feet (30%)
FLOOR AREA:			
First floor	2,294 square feet	2,454 square feet	
Second floor		737 square feet	
Total		3,191 square feet	3,970 square feet
SETBACKS:			
Front	28 feet	28 feet	25 feet
Rear	73 feet	73 feet	25 feet
Right side (1 st /2 nd)	7 feet	7 feet /18 feet	10 feet/17 feet
Left side (1 st /2 nd)	10 feet	10 feet/40 feet	10 feet/17 feet
HEIGHT:	15 feet	22 feet	27 feet

BACKGROUND

Neighborhood Context

The subject property is located in a Consistent Character Neighborhood, as defined in the City's Residential Design Guidelines. Lantis Lane is a cul-de-sac street and the subject property is located towards the end of the cul-de-sac. The houses in this neighborhood are a combination of low-profile, one-story and two-story structures that have predominantly simple architecture and rustic materials. Mature trees line the street and between properties with no established pattern.

DISCUSSION

Design Review

In Consistent Character Neighborhoods, good neighbor design has design elements, material, and scale found within the neighborhood and sizes that are not significantly larger than other homes in the neighborhood.

The proposed second story incorporates design elements from the existing structure, such as hip roofs and window shapes. It uses the same roofing materials, stucco siding, shutters and roof details as the existing home. Varied setbacks to both sides and front of the house minimize the appearance of bulk and scale. The front of the second story has three wall elements, which are all recessed from each other. By doing so, the appearance of bulk is minimized. This design has a similar scale as the second story of 1731 Lantis Lane.

A majority of the homes in the immediate neighborhood are one-story. However, the proposed second story is compatible with the architecture and smaller scale of the adjacent homes. As the Design Guidelines suggest, the proposed eaves are compatible in height with the eave lines in the immediate neighborhood. Existing mature trees provide adequate screening to the abutting properties. Overall, the project design has architectural integrity and minimizes the impact on the neighborhood.

Privacy

The Design Guidelines suggest placing windows, decks and doors in such a way to minimize the privacy impacts to neighboring properties. The master suite has four windows, three in the bedroom and one in the bathroom. The west facing window has a low sill height of two feet, eight inches above the finish floor and a setback of 40 feet from the property line. The two north facing windows have a low sill height of two feet, eight inches above the finish floor and a setback of 78 feet. The bathroom window is smaller, with a sill height of three feet, seven inches above the finish floor and a setback of 18 feet. With the increased setbacks in the master bedroom, their orientation and the passive use of the bathroom, the proposed windows do not create a significant privacy impact. Existing landscaping and tall trees along the property line also mitigate privacy concerns to 1731 Lantis Lane.

The proposed guest room/office has windows facing west, east and south. The west window has a setback of 48 feet and a sill height of two feet, eight inches above the finish floor. The east window is smaller with a sill height of three feet, seven inches above the finish floor and a setback of 39 feet. The last window has a sill height of two feet, eight inches and faces towards the front of the house and right-of-way. As proposed, the west guest room/office window overlooks the driveway and front yard of 1751 Lantis Lane. Although the setback may seem substantially less than the right, it is more than 50 feet away from the one-story structure at 1751 Lantis Lane. In order to maintain a reasonable degree of privacy, staff is recommending a condition to include additional trees along the right side, abutting 1751 Lantis Lane.

The project will preserve all trees on the property. Trees include four Cedars, two Oaks, one Pine, three Palms, one California Buckeye, one Wild Plum, one Orange, and one Tobira.

Variance

A portion of the northeast eave on the second story projects into the required daylight plane. This property is shaped in such a way that the frontage is wide and narrows towards the rear of the property. The frontage is approximately 155 feet wide, while the rear is approximately 31 feet wide. The house is situated towards the front of the property, which is also the widest portion of the parcel. Although the addition meets the setback, the result of the daylight plane is constraining the development potential of the irregular shaped lot. To keep continuity in the design, the applicant chose not to abruptly stop the eave at the daylight plane. The strict application of the daylight plane along with the angled property lines deprives the ability for a reasonable addition within the character of the existing design. A letter from the applicant explaining the variance is attached (Attachment A).

Staff also finds that the variance is consistent with the objectives of the City's Zoning Code as per the design discussion above. Moreover, it will not be detrimental to the healthy, safety, or welfare of persons living or working in the vicinity or injurious to property or improvements in the vicinity.

ENVIRONMENTAL REVIEW

This project is categorically exempt from environmental review under Section 15301 of the Environmental Quality Act because it involves an addition to a single-family dwelling in a residential zone.

CC: Leopold Vandeneynde, Leopold Design, Applicant
Jeff and Lara Waldman, Property Owners

Attachments

- A. Application & Letter
- B. Maps

FINDINGS

14-V-06 & 14-SC-19 – 1741 Lantis Lane

1. With regard to the variance to allow a roof eave to project into the required daylight plane, 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 the special circumstance applicable to the property exists due to the irregular shape of the subject property, where the strict application of the required daylight plane deprives this property of privileges enjoyed by other properties in the vicinity and under identical zoning classifications.

2. With regard to the addition of a second story to the existing single-family home, 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 provisions of this chapter;
 - b. The height, elevations, and placement on the site of the propose 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 orientation of the proposed addition in relation to the immediate neighborhood will minimize the perception of excessive bulk and mass;
 - d. 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
 - e. 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

14-V-06 & 14-SC-19 – 1741 Lantis Lane

1. The approval is based on the plans received on July 11, 2014 and the written application materials provide by the applicant, except as be modified by these conditions.
2. The applicant shall plant an evergreen tree, minimum 15-gallon in size, along the right/east property line to mitigate privacy impacts of the guest room/office.
3. The applicant/owner agrees to indemnify, defend, protect, and hold City harmless from all costs and expenses, including attorney's fees, incurred by the City or held to be the liability of City in connection with City's defense of its actions in any proceeding brought in any State or Federal Court, challenging nay of the City's action with respect to the applicant's project.
4. **Prior to building permit submittal, the plans shall include:**
 - a. The conditions of approval shall be incorporated into the title page of the plans;
 - b. Verification that all new additions and altered square footage will comply with the California Green Building Standards pursuant to Section 12.26 of the Municipal Code and provide a signature from a Qualified Green Building Professional; and
 - c. The measures to comply with the New Development and Construction 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).
5. **Prior to final inspection:**
 - a. All front yard landscaping and privacy screening trees shall be maintained and/or installed as required by the Planning Division; and
 - b. Submit verification that the addition was built in compliance with the City's Green Building Ordinance (Section 12.26 of the Municipal Code).



**CITY OF LOS ALTOS
GENERAL APPLICATION**

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

Permit # _____

<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: 1741 LANTIS LANE

Project Proposal/Use: SINGLE FAMILY RESIDENTIAL

Current Use of Property: SINGLE FAMILY RESIDENTIAL

Assessor Parcel Number(s) 318-22-028 Site Area: 12,202 SF

New Sq. Ft.: 897 SF Remodeled Sq. Ft.: 80 SF Existing Sq. Ft. to Remain: 2,293 SF

Total Existing Sq. Ft.: 2,293 SF Total Proposed Sq. Ft. (including basement): 3,193 SF

Applicant's Name: LEOPOLD VANDENEYNDE

Home Telephone #: 650-224-6852 Business Telephone #: _____

Mailing Address: 777 ENRIGHT AVE, SANTA CLARA, CA 95050

City/State/Zip Code: _____

Property Owner's Name: JEFF WALDMAN ; LARA HODGSON

Home Telephone #: 650-704-3920 Business Telephone #: _____

Mailing Address: 1741 LANTIS LANE,

City/State/Zip Code: LOS ALTOS, CA 94022

Architect/Designer's Name: LEOPOLD VANDENEYNDE Telephone #: 650-224-6852

*** 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)

14-SC-19

14-V-06



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 1741 LANTIS LANE
Scope of Project: Addition or Remodel or New Home
Age of existing home if this project is to be an addition or remodel? 1960
Is the existing house listed on the City's Historic Resources Inventory? NO

Address: 174 LANTANA LANE
Date: MAY 2, 2014

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*:

Lot area: 9,000 ~ 12,000 square feet

Lot dimensions: Length 130 feet

Width 76 feet

If your lot is significantly different than those in your neighborhood, then note its: area 12,202, length 77' AVERAGE, and width 82' AVERAGE.

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

Existing front setback if home is a remodel? 27'-9"

What % of the front facing walls of the neighborhood homes are at the front setback 5 %

Existing front setback for house on left 30' ft./on right 80' ft.

Do the front setbacks of adjacent houses line up? Yes - one side / no on the other.

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 5

Garage facing front recessed from front of house face 0

Garage in back yard 1

Garage facing the side 1

Number of 1-car garages ; 2-car garages 7; 3-car garages

Address: 1741 LANTANA LN.

Date: MAY 2, 2014

4. Single or Two-Story Homes:

What % of the homes in your neighborhood* are:

One-story 54%

Two-story 43%

5. Roof heights and shapes:

Is the overall height of house ridgelines generally the same in your neighborhood*? No

Are there mostly hip 59%, gable style 43%, or other style ___ roofs*?

Do the roof forms appear simple X or complex ___?

Do the houses share generally the same eave height yes?

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

What siding materials are frequently used in your neighborhood*?

___ wood shingle X stucco X board & batten ___ clapboard

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

(if so, describe) horizontal wood siding/stucco

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

100% X asphalt shingle

If no consistency then explain: _____

7. Architectural Style: (Appendix C, Design Guidelines)

Does your neighborhood* have a consistent identifiable architectural style?

YES NO

Type? X Ranch ___ Shingle ___ Tudor ___ Mediterranean/Spanish

↓ Contemporary ___ Colonial ↓ Bungalow ___ Other

Address: 1791 LANTIS LN.

Date: MAY 2, 2014

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)

SLOPES TOWARD STREET

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?

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.)?

FRONT LAWNS, ROLL CURBS, BIG TREES, ROSES.

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

VISIBLE FROM THE STREET, ONLY SIDE NEIGHBORS HAVE SIGHT FROM REAR PROPERTY

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)?

PLANTING LANDSCAPE

10. **Width of Street:**

What is the width of the roadway paving on your street in feet? _____

Is there a parking area on the street or in the shoulder area? ON STREET

Is the shoulder area (unimproved public right-of-way) paved, unpaved, gravel, landscaped, and/or defined with a curb/gutter? ROLL CURB TO LANDSCAPE.

Address: 1741 LANTBLN.
Date: MAY 2, 2014

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.:

Mix of GABLE & HIP ROOFS / WOOD SIDING / STUCCO, FRONT YARDS
LANDSCAPE FRONT YARDS.

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

Address: 1741 LANTR LN.
 Date: MAY 2, 2014

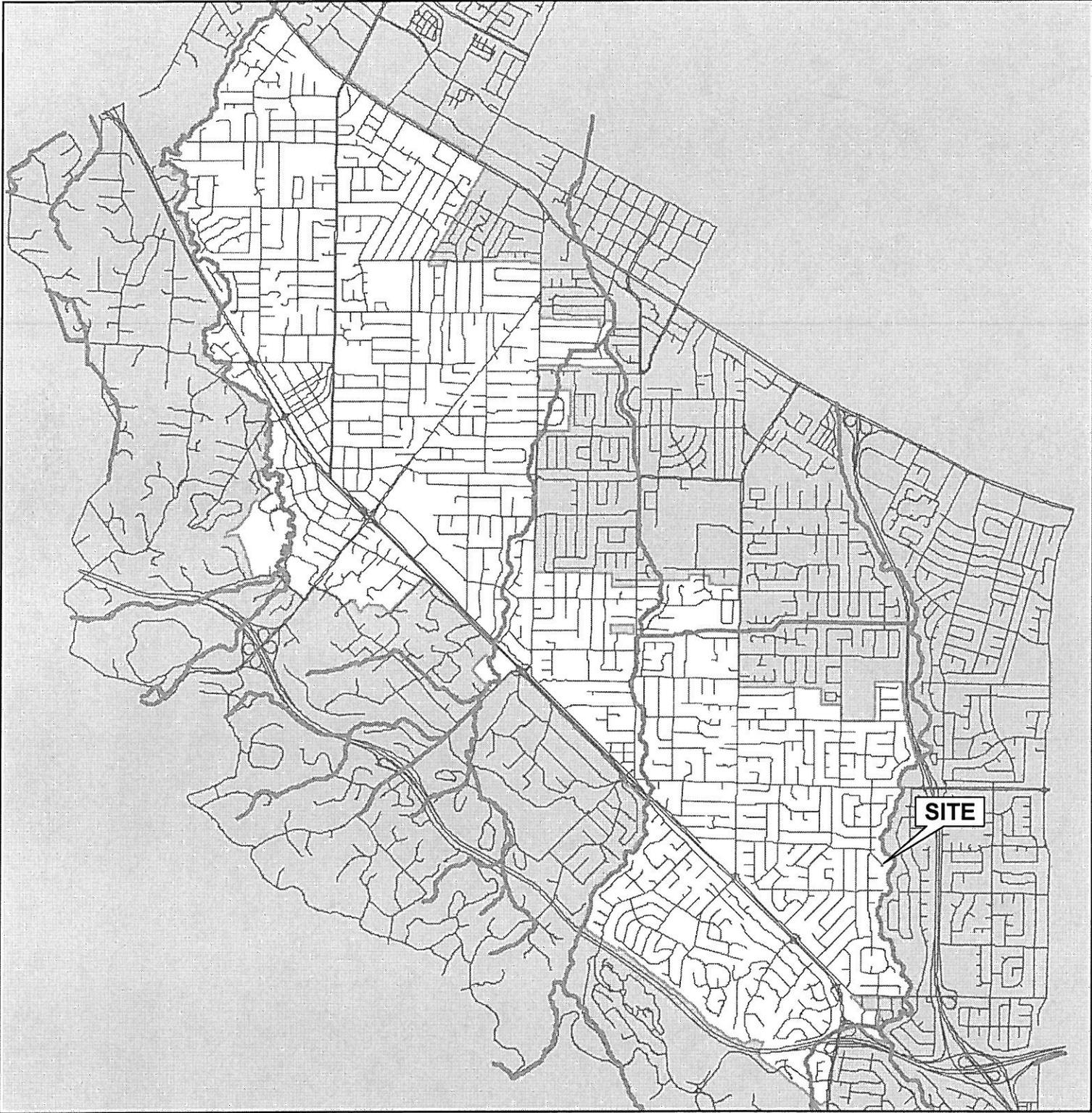
Summary Table

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)
1751 LANTR LN.	20'	? IRREGULAR LOT	FRONT OF HOUSE	ONE STORY	17'-0" ±	HORIZ. W.D. SIDING PAINTED	Simple / Gable Ranch / Hip
1731 LANTR LN.	30'	25'	FRONT OF HOUSE	TWO STORY	24'-0" ±	HORIZ. W.D. SIDING BROWN BRICK	" " GABLE DUCTAL HIP
1730 LANTR LN.	30'	? IRREGULAR LOT	SIDE	ONE STORY	17'-6" ±	HORIZ. W.D. SIDING BRICK MAIN.	Simple Hip
1740 LANTR LN.	18'	? IRREGULAR LOT	FRONT.	TWO STORY	26'-0" ±	" "	Simple / Gable
1750 LANTR LN.	50'	? IRREGULAR LOT	FRONT.	ONE STORY	17'-0" ±	Stucco / BROWN BRICK	TRANSFORMED / Gable complex
1760 LANTR LN.	20'	"	REAR	TWO STORY	24'-0" ±	Stucco	Simple / Hip
1761 LANTR LN.	30'	"	FRONT	ONE STORY	15'-0" ±	BROWN BRICK STUCCO	Simple / Gable Ranch / Gable
1780 MORTON AVE.	25'	"	FRONT	ONE STORY	15'-0" ±	SHINGLE SIDING STONE VENEER	Gable roof CRAFTSMAN

* SEE ATTACHED PARCEL MAP FOR IRREGULAR LOT SIZES.

AREA MAP



CITY OF LOS ALTOS

APPLICATION: 14-V-06 and 14-SC-19
APPLICANT: L. Vandeneinde/J. Waldman and L. Hodgson
SITE ADDRESS: 1741 Lantis Lane

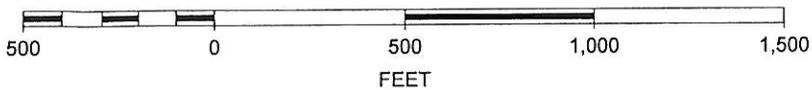


Not to Scale

VICINITY MAP



SCALE 1 : 6,000



CITY OF LOS ALTOS

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