



DATE: April 18, 2015

AGENDA ITEM # 3

TO: Design Review Commission

FROM: David Kornfield, Planning Services Manager

SUBJECT: 14-SC-43 – 582 Glen Alto Drive

RECOMMENDATION:

Approve design review application 14-SC-43 subject to the findings and conditions

PROJECT DESCRIPTION

This is a design review application for a two-story house, which was continued from a prior meeting. The project includes 2,254 square feet on the first story and 1,424 square feet on the second story. The following table summarizes the project’s technical details:

GENERAL PLAN DESIGNATION: Single-Family, Residential
ZONING: R1-10
PARCEL SIZE: 10,512 square feet
MATERIALS: Composition shingle roof, cement plaster siding, wood trim and ledge stone wainscot

	Existing	Proposed	Allowed/Required
COVERAGE:	1,737 square feet	3,153 square feet	3,153 square feet
FLOOR AREA:			
First Story	1,737 square feet	2,254 square feet	
Second Story	N-A	1,424 square feet	
Total	1,737 square feet	3,678 square feet	3,679 square feet
SETBACKS:			
Front	25 feet	28 feet	25 feet
Rear	70 feet	62 feet	25 feet
Right side (1 st /2 nd)	8 feet/N-A	8 feet/17 feet	7 feet/14.5 feet
Left side (1 st /2 nd)	9 feet/N-A	7 feet/18 feet	7 feet/14.5 feet
HEIGHT:	14 feet	25 feet	27 feet

BACKGROUND

This project was continued from the January 14, 2015 meeting. At that meeting the Commission received concerns from four residents with regard to the covered porch at the rear, the second story windows facing the sides and the compatibility of the design with the neighborhood character. The Commission continued their review and provided direction to:

- Reduce the bulk and mass with regard to neighborhood character; and
- Work with the neighbors to address concerns.

The meeting minutes, staff report and building elevations from the prior meeting are attached for reference.

DISCUSSION

The applicant made four substantial changes to the project in response to the Commission's direction:

1. The front yard setback was increased by three feet, to 28 feet, to align with the structure with the west;
2. The rear porch was reconfigured from a 20-foot deep, gable roof projection to an eight-foot deep hip roof;
3. The rear-facing balcony was omitted; and
4. The roof pitch was lowered, which resulted in an overall height reduction of two feet, for an overall height of 25 feet.

Although the floor area and lot coverage of the project remains the same, staff believes that the changes substantially address the Commission's direction. The front yard setback alignment helps the project fit in better to the pattern of the structures. The shallower rear porch and balcony removal helps minimize bulk and privacy impacts to the adjacent properties. And the roof pitch change helps minimize the profile, mass and height of the structure.

Staff received an email from the property owner at 568 Glen Alto Drive, who resides to the right of the project. The letter appreciates the changes to the plans but raises a concern about increasing the front yard setback as that works against their concern about minimizing the projection of the rear of the house. The letter also raises a concern about the location of the air conditioning unit near the rear. While the setback and porch are related to discretionary design issues, the air conditioning is subject to the City's ministerial noise regulations and beyond the purview of the Commission.

As a refinement to the original recommendation, staff included a condition to protect the proposed landscape screening.

ENVIRONMENTAL REVIEW

Environmental review is not required. This project is categorically exempt from environmental review under Section 15301 of the Environmental Quality Act since is a single-family dwelling in a single-family residential zoning district.

Cc: Matt Kansky, 582 Glen Alto LLC, Property Owner
Daryl Fazekas, Architect

Attachments:

- A. Design Review Commission Minutes dated January 14, 2015
- B. Staff Report to the Design Review Commission dated January 14, 2015
- C. Original Site Plan and Building Elevations
- D. Correspondence

FINDINGS

14-SC-43—582 Glen Alto Drive

With regard to design review for a two-story structure, the Design Review Commission finds the following in accordance with Section 14.76.050 and Section 14.06.120 of the Municipal Code:

- a. The proposed structure complies with all provisions of this chapter;
- b. The height, elevations, and placement on the site of the propose structure, 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 structure 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 structure has been designed to follow the natural contours of the site with minimal grading, minimum impervious cover, and maximum erosion protection.

CONDITIONS

14-SC-43—582 Glen Alto Drive

1. The approval is based on the plans received on January 30, 2015 and the written application materials provide by the applicant, except as be modified by these conditions.
2. The applicant shall obtain an encroachment permit from the Engineering Division prior to doing any work within the public street right-of-way. The applicant shall work with the Engineering Division to provide street shoulder landscape in accordance with the City's Shoulder Paving Policy.
3. The privacy screening along the side and rear property lines as shown on the site plan is protected and shall not be removed without a tree removal permit from the Community Development Director.
4. 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 any of the City's action with respect to the applicant's project.
5. **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. Fire sprinklers to be installed pursuant to Section 12.10 of the Municipal Code;
 - c. 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;
 - d. 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;
 - e. 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);
 - f. The location of any air conditioning units on the site plan and the manufacturer's sound rating for each unit; and
 - g. A landscape plan prepared by a licensed landscape professional showing how the plans comply with the City's Water Efficient Landscape Regulations (LAMC Chapter 12.36).
6. **Prior to final inspection:**
 - a. All front yard landscaping and privacy screening shall be maintained and/or installed as required by the Planning Division;

- b. Submit verification that the structure was built in compliance with the City's Green Building Ordinance (Section 12.26 of the Municipal Code); and
- c. Provide a landscape installation assessment by a certified landscape professional certifying that the landscaping and irrigation system were installed per the approved landscape plan and are compliant with LAMC Chapter 12.36.

ATTACHMENT A

5. 14-SC-43 – M. Kansky – 582 Glen Alto Drive

Design review for a two-story house. The project includes 2,254 square feet on the first story and 1,425 square feet on the second story. *Project Planner: Kornfield*

Senior Planner DAHL presented the staff report recommending approval of design review application 14-SC-43 subject to the findings and conditions.

Project applicant Matt Kansky presented the project and noted that the goal was to work with the neighborhood, that he reduced the eave height from 11 feet to nine and a half, can alter the design to address neighbor privacy concerns, and wants neighbors to be happy.

Four neighbors spoke in opposition and gave the following comments: concerned about the covered patio in the rear yard that has large visual impacts; a flat roof or other design should be used for the covered porch; the roof should be removed or replaced with lower massing or moved to a different location on the lot; concerned about the two-story windows on the side elevation; reduce the number of windows and plant more trees; every other house has a 10-foot side yard setback; and the design is not compatible with the neighborhood. There was no other public comment.

The commissioners discussed the project and provided the following comments: concern about the house maxing the building envelope; concern about the balcony and privacy impacts on a narrow lot; design is too bulky and massive and doesn't fit in the neighborhood; should change height and massing to not tower over the adjacent homes; plans need more detail and work; and the project needs to be continued to address neighbor concerns.

MOTION by Commissioner WHEELER, seconded by Commissioner MEADOWS, to continue design review application 14-SC-43, with the following direction:

- Reduce the bulk and mass for better integration with the neighborhood.
- Work to address the neighbors concerns.

THE MOTION CARRIED UNANIMOUSLY (3/0).

COMMISSIONERS' REPORTS AND COMMENTS

None.

POTENTIAL FUTURE AGENDA ITEMS

None.

ADJOURNMENT

Vice-Chair KIRIK adjourned the meeting at 8:32 PM.

Zachary Dahl, AICP
Senior Planner



DATE: January 14, 2015

AGENDA ITEM # 4

ATTACHMENT B

TO: Design Review Commission
FROM: David Kornfield, Planning Services Manager
SUBJECT: 14-SC-43 – 582 Glen Alto Drive

RECOMMENDATION:

Approve design review application 14-SC-43 subject to the findings and conditions

PROJECT DESCRIPTION

This project will demolish the existing house and construct a new two-story house. The new two-story house includes 2,254 square feet on the first story and 1,424 square feet on the second story. The following table summarizes the project's technical details:

GENERAL PLAN DESIGNATION:	Single-Family, Residential
ZONING:	R1-10
PARCEL SIZE:	10,512 square feet
MATERIALS:	Composition shingle roof, cement plaster siding, wood trim and ledge stone wainscot

	Existing	Proposed	Allowed/Required
COVERAGE:	1,737 square feet	3,153 square feet	3,153 square feet
FLOOR AREA:			
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HEIGHT:	14 feet	27 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. The immediate vicinity has low-profile, mostly single-story houses with simple forms and rustic materials. The structures have a mixture of hip and gable style roofs. One modestly massed, two-story house is located across the street. The houses have fairly uniform front yard setbacks, although a few of the nearby structures on the south side of the street are set back farther. The street generally appears open with the structures visible and no distinct street tree pattern.

DISCUSSION

Design Review

In Consistent Character Neighborhoods, the City's Single-Family Residential Design Guidelines suggest that good designs have design elements, materials, and scale found within the neighborhood. Projects should "fit in" and lessen abrupt changes. The sizes of homes should not be significantly larger than other homes found in the neighborhood.

The proposed design fits in well with the neighborhood. It has some design elements such as the prominent two-car garage and simple, low pitched hip roof forms that are in common in the surrounding neighborhood character. The projecting entry is found on a nearby structure as with the recessed porch element. The building materials such as composition roofing, cement plaster siding, wood trim and brackets, and ledge stone wainscoting are rustic and appropriate to the design and the neighborhood context.

The proposed front yard setback is appropriately set at 25 feet from the property line. Although the structure to the east is set back farther, the project's setback helps reinforce the prevailing front yard setback. The proposed seven- and eight-foot side yard setbacks for the first story are slightly less than the prevailing 10-foot side yard setbacks; however, there is some variation in the lot width and width of the structures along the street, which minimizes this difference.

The structure's massing is fairly simple and fits in well. The building is not heavily articulated reflecting the understated appearance of the surrounding structures; only two small gable roof elements punctuate the roof forms that slope away from the street. The nine-foot wall plates combined with the 18-inch eave overhangs results in a visible exterior side wall height of approximately nine feet, six inches. This wall height, which is relatively low for a new house, will maintain a compatible scale with the surrounding neighborhood.

Privacy and Landscape

The project does a good job of minimizing the privacy impacts to the sides. The first floor is set low to the grade, which helps maintain privacy at the lower level. The second story windows facing the sides are small and set relatively high up on the wall with approximately five-foot tall sill heights.

Although the left side of the second story has five windows, three of them are in a clearstory element and the others are in a closet or bathroom.

The second story Master Bedroom/Bath and Bedroom No. 2 face the rear yard. While the rear elevation is 72 feet from the rear property line, it has the potential to affect privacy without landscape mitigation. The six-foot deep balcony is partially recessed behind Bedroom No. 2 and obscured by the gable roof over the outdoor living porch; therefore, views to the west are somewhat limited. To screen views toward the rear, the project will be planting a row of Podocarpus and Tristania trees along the side and rear property lines. With these new screening trees, the project will be maintaining a reasonable level of privacy.

The project removes several minor trees in the rear yard including a persimmon, a fig, a mock orange (philadelphus) and an apple, which seem appropriate. To replace these trees, two new Category II Street Trees will be planted along the front property line. The conceptual landscape plan also shows new paves and landscaping in the front yard. With these new trees and landscaping, the project complies with the City's landscaping and street tree guidelines.

Also, since this project includes developer installed landscaping in excess of 2,500 square feet, the project will be subject to the City's Water Efficient Landscape Regulations.

ENVIRONMENTAL REVIEW

Environmental review is not required. This project is categorically exempt from environmental review under Section 15301 of the Environmental Quality Act since is a single-family dwelling in a single-family residential zoning district.

Cc: Matt Kansky, 582 Glen Alto LLC, Property Owner
Daryl Fazekas, Architect

Attachments:

- A. Application
- B. Neighborhood Compatibility Worksheet
- C. Area and Vicinity Maps

FINDINGS

14-SC-43—582 Glen Alto Drive

With regard to design review for a two-story structure, the Design Review Commission finds the following in accordance with Section 14.76.050 and Section 14.06.120 of the Municipal Code:

- a. The proposed structure complies with all provisions of this chapter;
- b. The height, elevations, and placement on the site of the propose structure, 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 structure 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 structure has been designed to follow the natural contours of the site with minimal grading, minimum impervious cover, and maximum erosion protection.

CONDITIONS

14-SC-43—582 Glen Alto Drive

1. The approval is based on the plans received on January 7, 2015 and the written application materials provide by the applicant, except as be modified by these conditions.
2. The applicant shall obtain an encroachment permit from the Engineering Division prior to doing any work within the public street right-of-way. The applicant shall work with the Engineering Division to provide street shoulder landscape in accordance with the City's Shoulder Paving Policy.
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 any of the City's action with respect to the applicant's project.
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 - f. The location of any air conditioning units on the site plan and the manufacturer's sound rating for each unit; and
 - g. A landscape plan prepared by a licensed landscape professional showing how the plans comply with the City's Water Efficient Landscape Regulations (LAMC Chapter 12.36).
5. **Prior to final inspection:**
 - a. All front yard landscaping and privacy screening shall be maintained and/or installed as required by the Planning Division;
 - b. Submit verification that the addition was built in compliance with the City's Green Building Ordinance (Section 12.26 of the Municipal Code); and
 - c. Provide a landscape installation assessment by a certified landscape professional certifying that the landscaping and irrigation system were installed per the approved landscape plan and are compliant with LAMC Chapter 12.36.



ATTACHMENT A

NOV - 6 2014
CITY OF LOS ALTOS
PLANNING

CITY OF LOS ALTOS
GENERAL APPLICATION

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

Permit # 1106409

Table with 3 columns: One-Story Design Review, Sign Review, Multiple-Family Review. Rows include Two-Story Design Review, Variance(s), Lot Line Adjustment, Tentative Map/Division of Land, Subdivision Map Review, Sidewalk Display Permit, Use Permit, Tenant Improvement, Preliminary Project Review, Commercial Design Review, Rezoning, R1-S Overlay, General Plan/Code Amendment, Appeal, and Other.

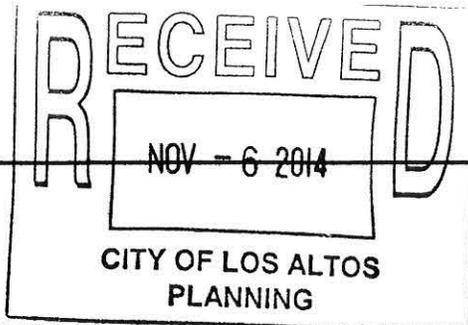
Project Address/Location: 582 Glen Alto
Project Proposal/Use: SFR
Current Use of Property: SFR
Assessor Parcel Number(s): 189-59-006 Site Area: 10152
New Sq. Ft.: 3259 Remodeled Sq. Ft.: 0 Existing Sq. Ft. to Remain: 0
Total Existing Sq. Ft.: 1231 Total Proposed Sq. Ft. (including basement): 3259

Applicant's Name: Matt KANSKY
Home Telephone #: 650 269-3181 Business Telephone #:
Mailing Address: PO Box 3820
City/State/Zip Code: Los Altos CA 94024

Property Owner's Name: 582 Glen Alto, LLC
Home Telephone #: 650-269-3181 Business Telephone #:
Mailing Address: PO Box 3820
City/State/Zip Code: Los Altos CA 94024

Architect/Designer's Name: Daryl FAZEKAS Telephone #: 408-395-9400

*** 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. ***



ATTACHMENT B

Planning Division

(650) 947-2750

Planning@losaltosca.gov

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 582 Glen Alto Drive

Scope of Project: Addition or Remodel or New Home

Age of existing home if this project is to be an addition or remodel? _____

Is the existing house listed on the City's Historic Resources Inventory? _____

Date: _____

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: 10000 square feet
Lot dimensions: Length 125 feet
Width 80 feet

If your lot is significantly different than those in your neighborhood, then note its: area _____, length _____, and width _____.

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

Existing front setback if home is a remodel? _____
What % of the front facing walls of the neighborhood homes are at the front setback 100 %
Existing front setback for house on left 25 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 6
Garage facing front recessed from front of house face _____
Garage in back yard _____
Garage facing the side _____
Number of 1-car garages _____; 2-car garages 6; 3-car garages _____

Date: _____

4. Single or Two-Story Homes:

What % of the homes in your neighborhood* are:

One-story 17

Two-story 83

5. Roof heights and shapes:

Is the overall height of house ridgelines generally the same in your neighborhood*? _____

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

Do the roof forms appear simple or complex ?

Do the houses share generally the same eave height NO ?

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) Board & Batt with brick walkout

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

No

If no consistency then explain: wood shake, comp, & concrete all present

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

Date: _____

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)
Slightly up

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.)?
NO

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

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)?
Unimproved

10. Width of Street:

What is the width of the roadway paving on your street in feet? Approx 40'
Is there a parking area on the street or in the shoulder area? NO
Is the shoulder area (unimproved public right-of-way) paved, unpaved, gravel, landscaped, and/or defined with a curb/gutter? Unpaved

Date: _____

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.:

None

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: 582 GLEN ALTO DR.

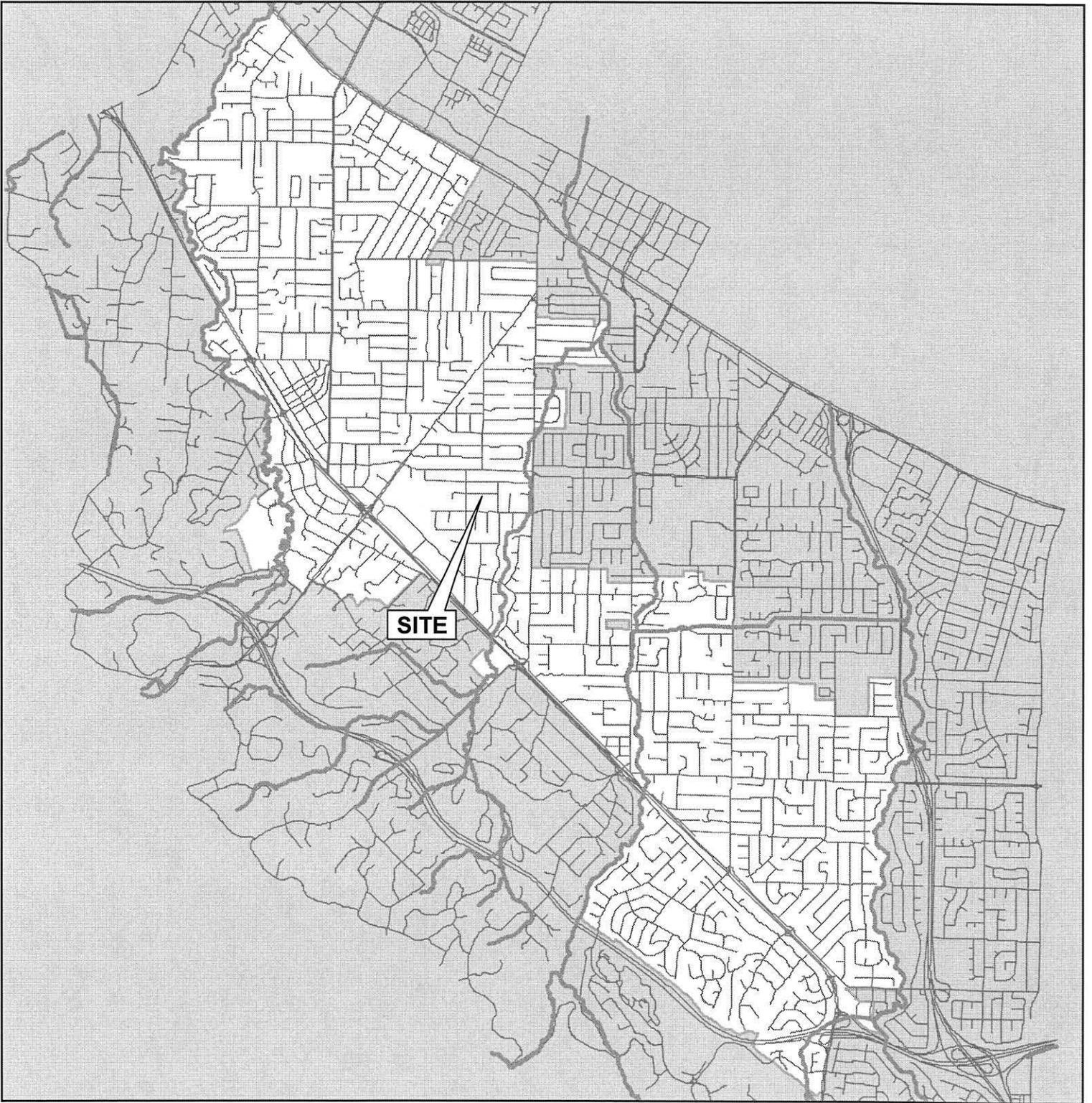
Date: _____

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)
582 Glen Alto	25		right front	one	16	board & batt shingle	Simple
594	25	?	left front	one	17	stucco/cement	Simple
595	25	?	left front	one	16	stucco/siding comp	Simple
583	25	?	left front	2	27	stucco/comp	Simple
571	25	?	left front	one	16ft	board/batt shingle	Simple
568	25	?	left front	one	16ft	stucco/comp	Simple

AREA MAP



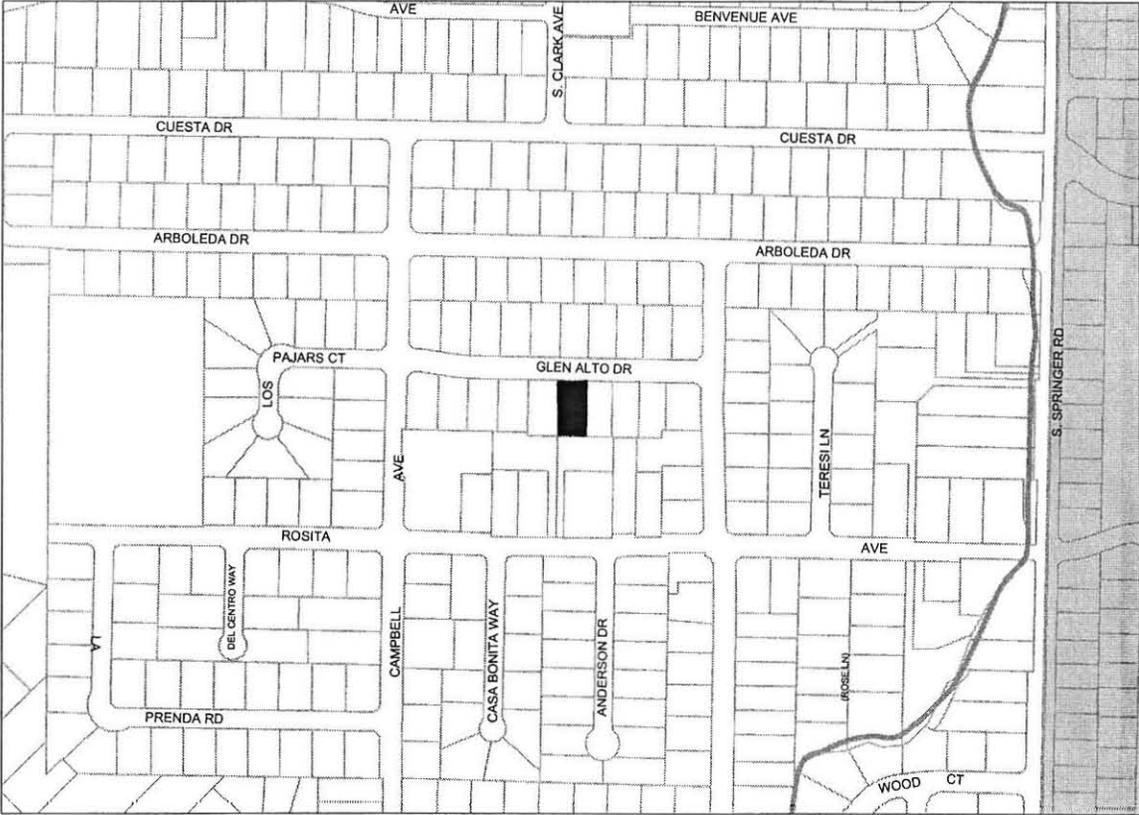
CITY OF LOS ALTOS

APPLICATION: 14-SC-43
APPLICANT: M. Kansky / 582 Glen Alto, LLC
SITE ADDRESS: 582 Glen Alto Drive

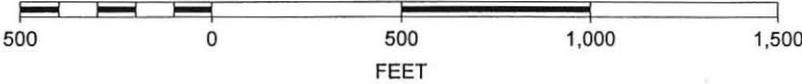


Not to Scale

VICINITY MAP

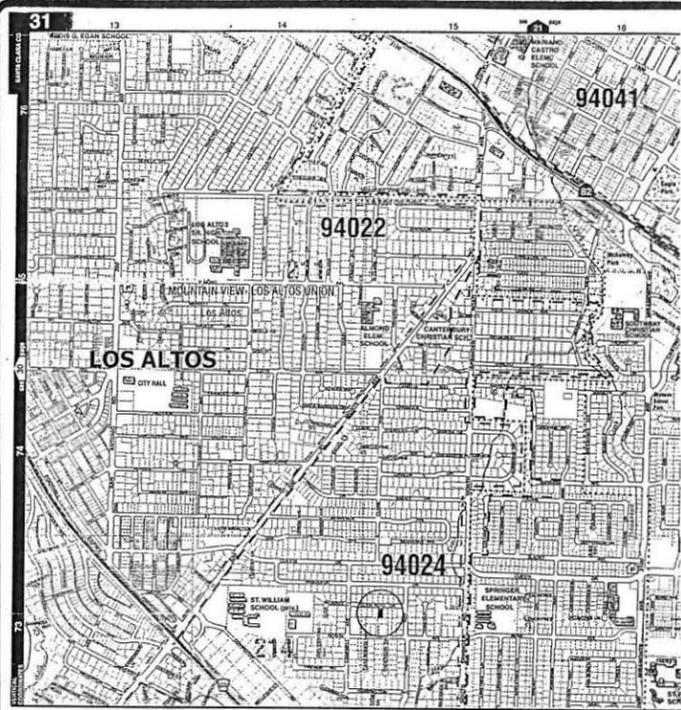


SCALE 1 : 6,000



CITY OF LOS ALTOS

APPLICATION: 14-SC-43
APPLICANT: M. Kansky / 582 Glen Alto, LLC
SITE ADDRESS: 582 Glen Alto Drive



ZONING COMPLIANCE			
	Existing	Proposed	Allowed/Required
LOT COVERAGE: Land area covered by all structures that are over 6 feet in height	1797 square feet (17.3%)	3199 square feet (31.5%)	3159 square feet (31.2%)
FLOOR AREA: Measured to the outside surface of exterior walls	1st Fl: 1391 sq ft 2nd Fl: 147 sq ft Total: 1538 sq ft (17.3%)	1st Fl: 2254 sq ft 2nd Fl: 147 sq ft Total: 2401 sq ft (23.5%)	2479 square feet (24.5%)
SETBACKS:			
Front	25 feet	25 feet	25 feet
Rear	71 feet	52 feet	42 feet
Right side (14'2nd)	7 feet	3.3 feet/11 feet	3.2 feet/11 feet
Left side (14'2nd)	7 feet	3.3 feet/11 feet	3.2 feet/11 feet
HEIGHT:	12 feet	17 feet	17 feet

SQUARE FOOTAGE BREAKDOWN			
	Existing	Change in	Total Proposed
HABITABLE LIVING AREA: Includes habitable basement areas	1231 square feet	2022 square feet	3253 square feet
NON-HABITABLE AREA: Does not include covered porches or open structures	306 square feet	<86> square feet	410 square feet

LOT CALCULATIONS			
NET LOT AREA:	10912 square feet		
FRONT YARD HARDSCAPE AREA: Hardscape area in the front yard setback shall not exceed 50%	675 square feet (32%)		
LANDSCAPING BREAKDOWN:	Total hardscape area (existing and proposed):	4072 sq ft	
	Existing softscape (undisturbed) area:	6821 sq ft	
	New softscape area:	0 sq ft	
	Sum of all three should equal the site's net lot area:	10912 sq ft	

Air Conditioning Equipment Setback Requirements

Air conditioning equipment must be located to comply with the City's Noise Control Ordinance (LAMC Chapter 6.16). A minimum setback of 25 feet from any property line will generally comply. Air conditioners located in side yard areas generally do not comply with the City's noise regulations.



When there are multiple air conditioning units proposed, a greater setback may be required. A setback of less than 25 feet may be approved by the Planning Division upon receipt of a report from an acoustical engineer or by providing detailed information on the noise generated by the air conditioning unit and proposed placement on the property (see table below). In determining the extent of a lesser setback, the Planning Division will take into account not only the acoustical engineer's report but also regular setback requirements. Also, if the unit is visible from the street, appropriate screening is required.

Regardless of where the air conditioning unit is located, the provisions of the Noise Control Ordinance shall apply, and it is the responsibility of the property owner to mitigate any violations. If baffling and/or repairs do not achieve compliance, it may be necessary to either relocate or remove the unit.

Required setbacks per Planning Division calculations for locating air conditioning units in order to meet the Noise Control Ordinance limit of 50 dBA at the property line.

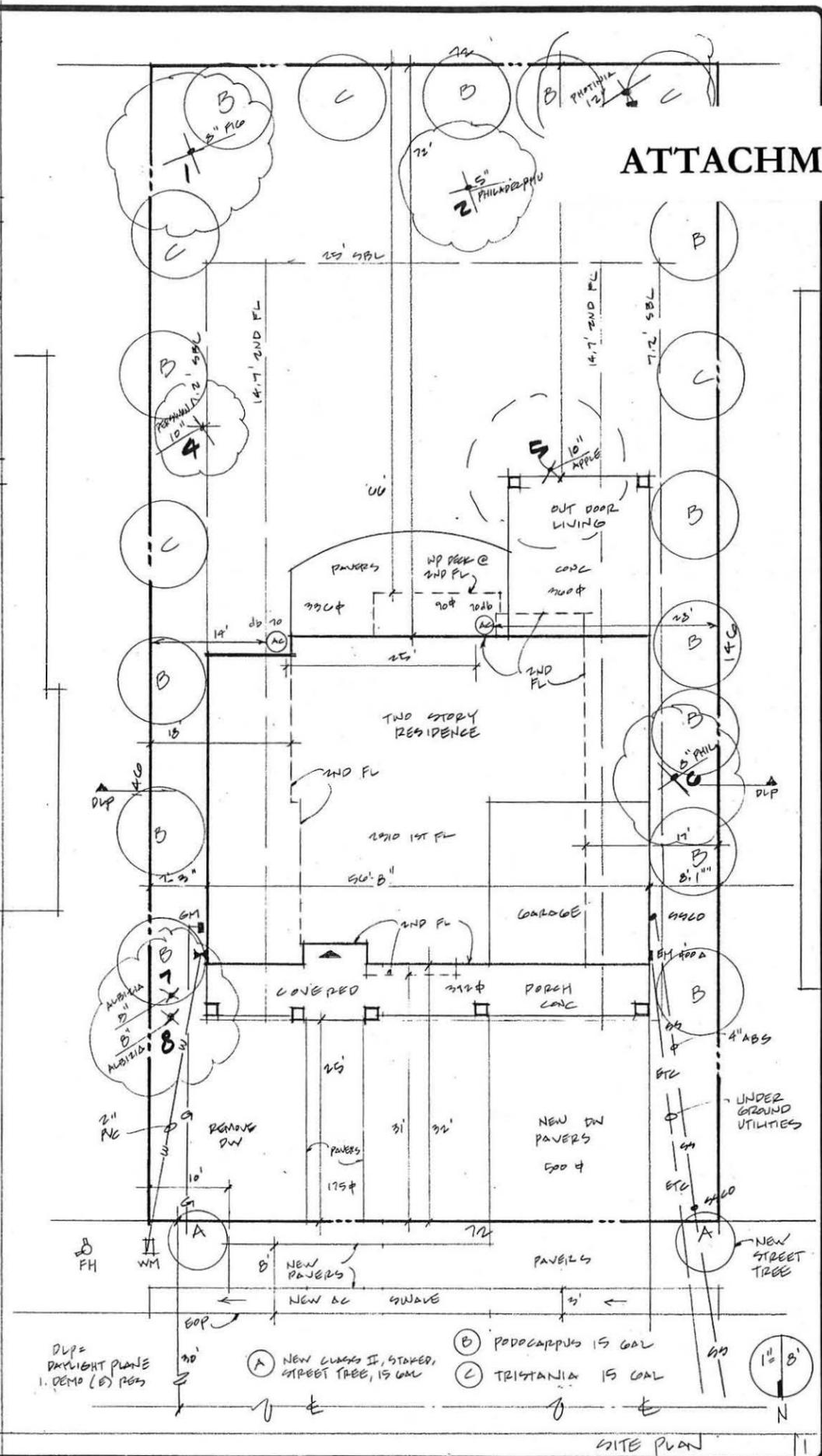
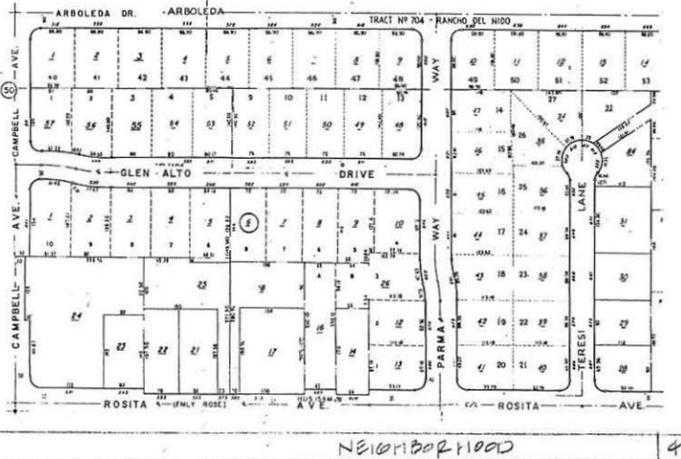
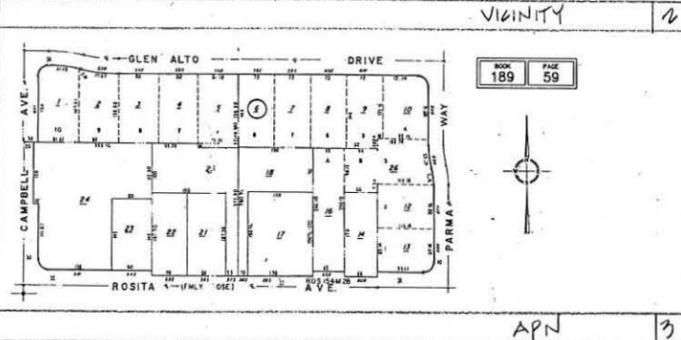
Sound Rating (Decibels)	Distance to Property Line
64	6 feet
66	8 feet
68	11 feet
70	14 feet
72	18 feet
74	22 feet

- 1 8" FIL REMOVE
- 2 5" PHILADEL
- 3 12" PHOTINIA
- 4 10" PERSIMON
- 5 10" APPLE
- 6 8" PHILADEL PHO
- 7 8" AL DIBIA
- 8 8" AL DIBIA

TREES 5

- A1 SITE
- A2 GRADING
- A3 FLOOR PLANS
- A4 ELEVATIONS, LANDSCAPE
- A5 ELEVATIONS, AREAS
- A6 ROOF, SECTIONS

INDEX OF PLANS 6



REVISIONS	BY
12.23.14	
1.5.15	

ATTACHMENT C

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Structural,
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Los Gatos, CA 95032
DarylFazekas@gmail.com
408 395 9400

APN 189-57-006

KANSKY RESIDENCE
FOR GLEN ALTO PR.

SITE PLAN

DRAWN	CHECKED	DATE	SCALE	JOB NO.	SHEET
		11.1.14	1/8"	GLEN ALTO	A1

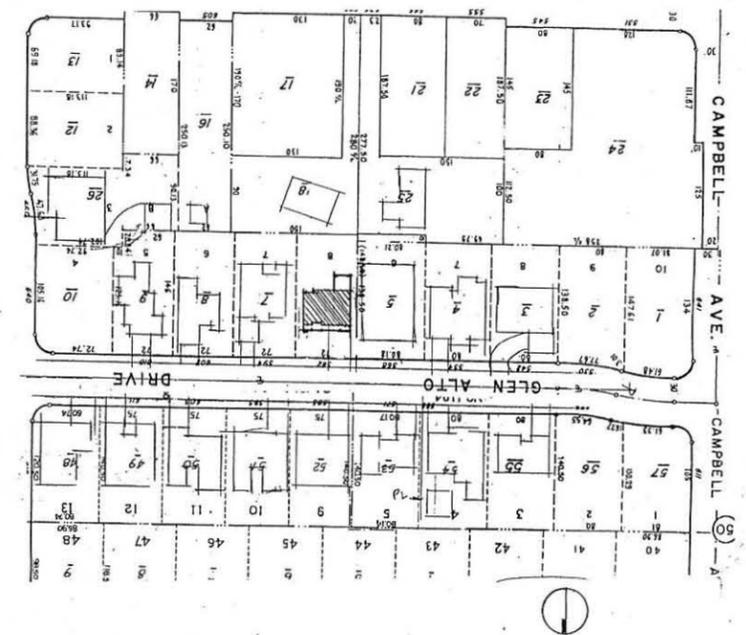
REVISIONS	BY
12.4.14	
1.5.15	

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 408 395 9400

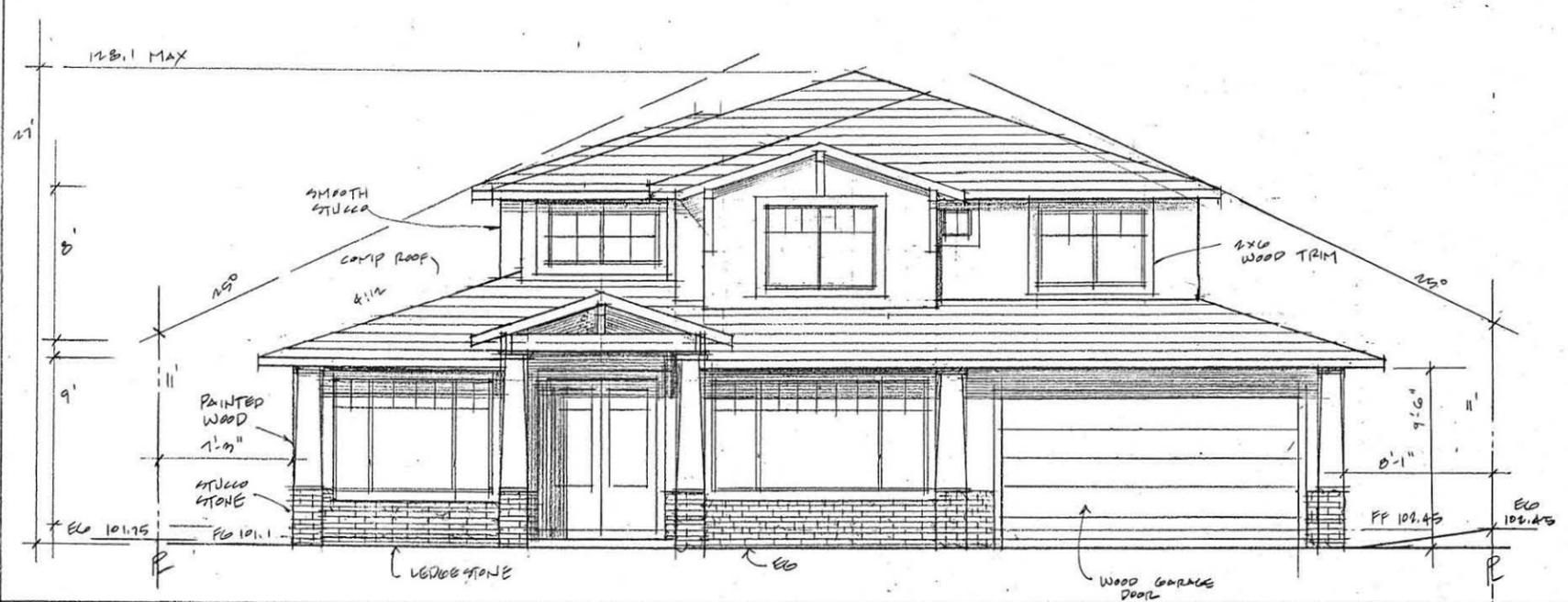
KANSASKY
 GLEN ALTO

ELEVATIONS

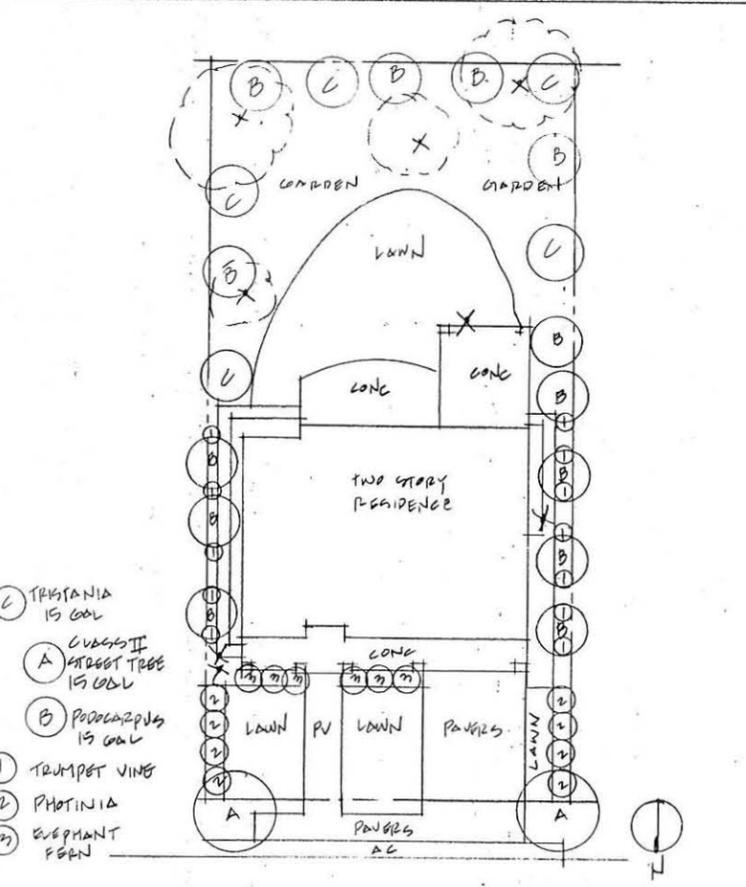
DRAWN
CHECKED
DATE
11.1.14
SCALE
1/4"
JOB NO.
GLEN ALTO
SHEET
A4
OF SHEETS



NEIGHBORHOOD MAP



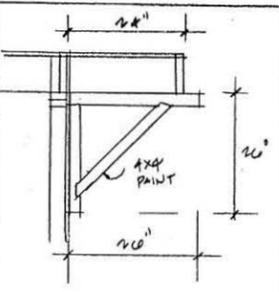
FRONT ELEVATION



LANDSCAPE PLAN



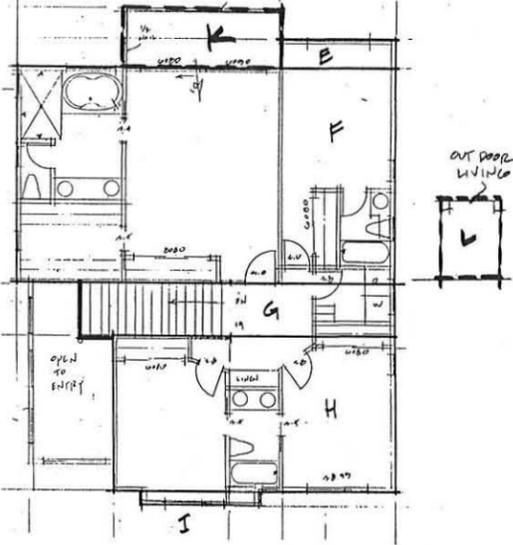
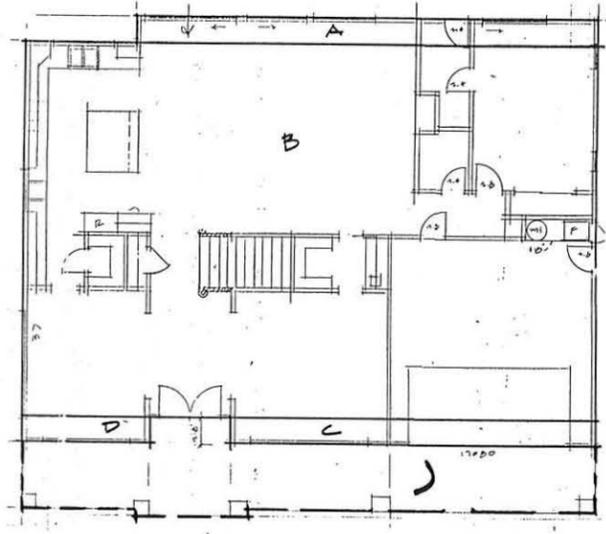
REAR ELEVATION



BRACKET

C:\P\PLU\LINE (800) 243-1100

12.23.14
1.6.15



FLOOR AREA CALL

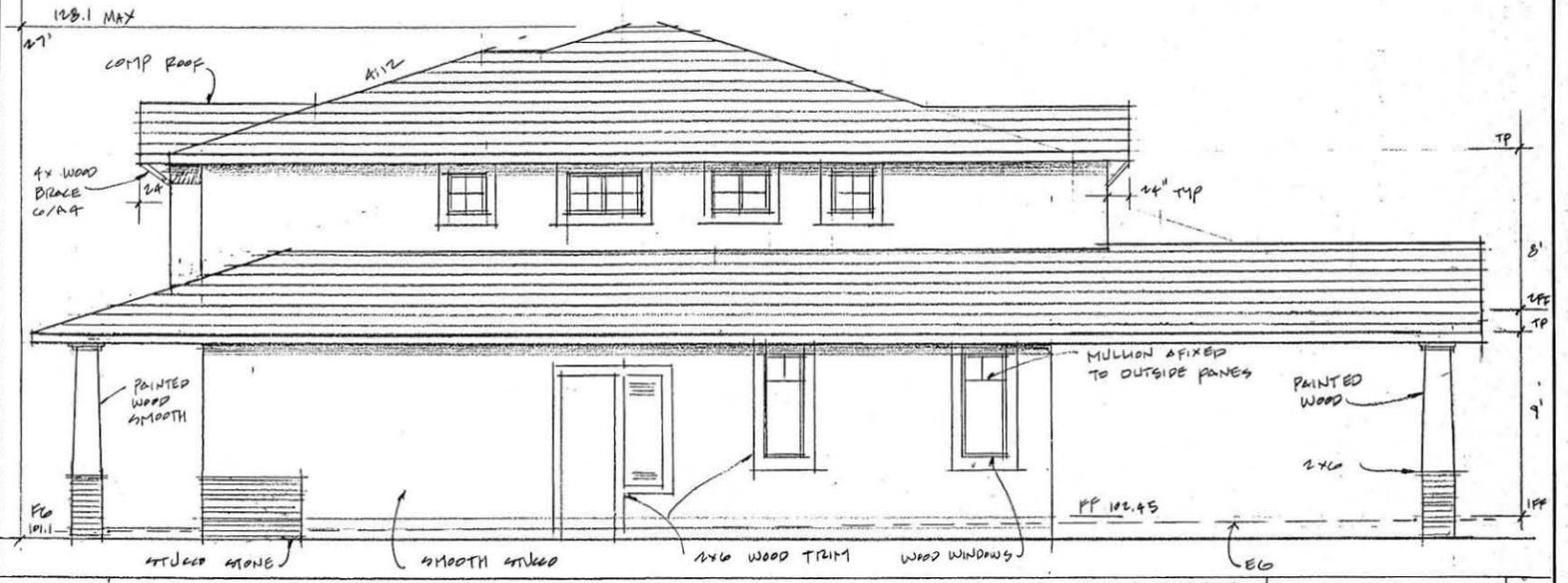
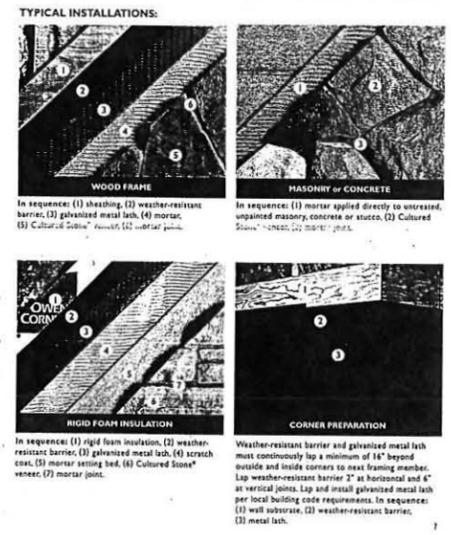
A	45.00 x 11.33	34	UNLAGE	10.00 x 20.00 = 200
B	30.00 x 50.00	200	HABITABLE	2310 - 410 = 1890
C	2.00 x 30	10		1869 AND
D	2.00 x 12.00	34	TOTAL HEARD	2259 sq ft
		2268	COVERAGES ONLY	
E	2.64 x 11.64	31		20.00 x 0.00 + 1.00 x 8.00 + 8.00 x 8.00 = 889
F	19.83 x 9.8	75		4.00 x 9.00 = 36
G	21.5 x 5.33	108		18.00 x 0.00 = 0
H	15.33 x 18.33	43		8.00 x 8.00 = 64
I	1.44 x 11.64	38		
		416		
		3079		

LOT AREA = 72 x 146
X.95 = 3079 MAX

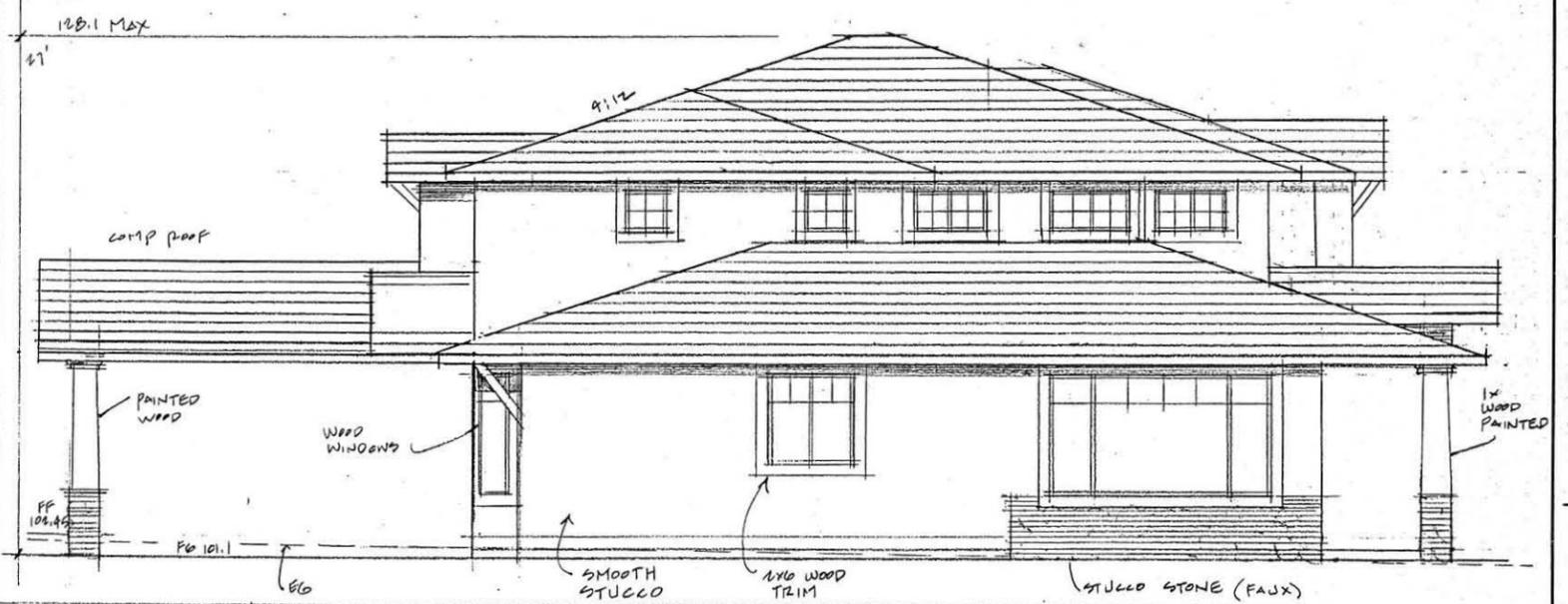
Get a copy from your Cultured Stone® dealer, go to our Web site or call 1-800-255-1727. Cultured Stone® veneer can be used on most structurally sound wall surfaces. Its light weight and quick adhesion allow for fast, easy installation without additional footings or wall ties.

Each piece of Cultured Stone® manufactured stone veneer is applied individually with Type N mortar and attaches permanently to the wall surface.

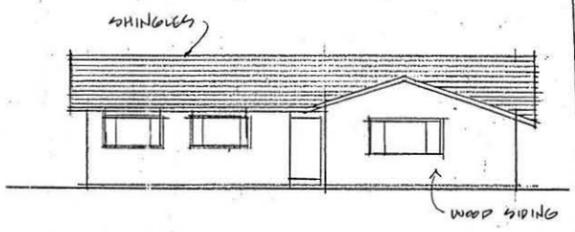
STUCCO STONES ARE LIGHT WEIGHT FAUX STONES MORTARED TO 2ND LAYER OF STUCCO.



RIGHT ELEVATION



LEFT ELEVATION



EXISTING RESIDENCE

'STUCCO STONE' = 'CULTURED STONE'

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408 395 9400

KANSKY 582 GLEN ALTO		
SCALE 1/4"	APPROVED BY	DRAWN BY
DATE 11.1.14		REVISED
		DRAWING NUMBER AS

David Kornfield

From: john germano <zephyrvista@yahoo.com>
Sent: Monday, February 09, 2015 1:20 PM
To: David Kornfield
Subject: project at 582 Glen Alto Drive

msg to David Kornfield, City of Los Altos

Re: project at 582 Glen Alto Drive

We live at 568 Glen Alto.

We appreciate a number of accommodations made by the applicant, Mr. Matt Kansky. Most notably he removed from the plans a rather large roof covering an outdoor patio as well as the rear balcony on the second floor. This provides us with better light, privacy, and views of the sky from our primary living area which is on that side of our lot.

In the process of changes the house moved towards the rear of the lot by three feet. This still has a negative impact on our light and views of the sky and distant tree tops. Moving it forward three feet to where it had been planned would remedy this and would also be better for both our and the new homeowners' privacy.

Another area of concern is the placement of two air conditioners on the side of the lot facing us, where there had not been any on the prior plan. We are very worried about the noise they will generate. Their fans will never run at the same speed and this will create a "sing-song" (e.g., an irritating modulation of sound). We like to open our windows for fresh air, especially during the summer, and would like peace and quiet. We ask that at a minimum the one towards the rear of the house be moved farther away from us.

We hope the movement of the house three feet forward and the change in A/C placement can be accommodated.

John Germano & Rosemary Arca