



DATE: March 15, 2017

AGENDA ITEM # 2

TO: Design Review Commission

FROM: Sierra Davis, Assistant Planner

SUBJECT: 16-V-10 and 16-SC-14 – 1583 Landell Court

RECOMMENDATION:

Deny Variance and Design Review applications 16-V-10 and 16-SC-14 subject to the listed findings

PROJECT DESCRIPTION

This is a variance application to allow for a reduced rear yard setback and design review for a two-story addition to an existing one-story single-family house. The project includes a variance to allow a rear yard setback of 13.25 feet for the first story and 19.25 feet for the second story where 25 feet is required for both stories; and design review for an addition of 197 square feet on the first story and 1,333 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:	13,056 square feet
MATERIALS:	Asphalt shingle roof, stucco siding, horizontal wood siding, tile porches, wood trim and vinyl windows

	Existing	Proposed	Allowed/Required
COVERAGE:	2,155 square feet	2,881 square feet	3,916 square feet
FLOOR AREA:			
First story	2,155 square feet	2,381 square feet	
Second story	N/A	1,333 square feet	
Total	2,155 square feet	3,714 square feet	4,056 square feet
SETBACKS:			
Front	45.2 feet	33.5 feet	25 feet
Right rear (1 st /2 nd)	51.8 feet	51.8 feet/55 feet	25 feet
Left rear(1 st /2 nd)	14.3 feet	13.25 feet/19.2 feet	25 feet
Right side (1 st /2 nd)	11.4 feet	11.4 feet/18.4 feet	10 feet/17.5 feet
Left side (1 st /2 nd)	10.25 feet	10.25 feet/24.1 feet	10 feet/17.5 feet
HEIGHT:	14.6 feet	21.8 feet	27 feet

BACKGROUND

Neighborhood Context

The subject property is located at the end of Landell Court, which is a cul-de-sac street off Newcastle Drive. The street, which is comprised of the six properties on the court, is considered a Consistent Character Neighborhood as defined in the City's Residential Design Guidelines. The neighborhood context consists of one-story Ranch style houses that have been designed using simple forms with a low scale and rustic materials. While there is not a distinctive street tree and landscape pattern along Landell Court, there are multiple mature trees on the cul-du-sac.

Zoning Compliance

The house was built in 1954 to meet all current setback requirements of 25 feet at the front and rear and 10 feet on either side. The original development identified the left rear property line as a side yard, despite the rear yard relationship with the adjacent properties. For irregularly shaped properties, such as this one with five property lines, the city planner shall assign or designate lot lines. The planning staff has determined that the two rear most property lines are rear property lines because there are defined side property lines and two defined rear property lines. The two rear property lines abut four rear yards on adjacent properties on Morton Avenue and Alford Avenue.

DISCUSSION

Variance

The applicant is requesting a variance to encroach into the left rear yard setback as part of a substantial remodel and second-story addition. When a house has existing nonconforming setbacks and 50 percent or more of the floor area of that structure is voluntarily eliminated or replaced, the entire structure is required to be brought into conformance with current setback requirements. The intent of the non-conforming regulations is to allow for the maintenance of non-conforming structures, but provide for their replacement over time. Therefore, a variance is necessary to maintain the existing encroachment and further encroach into the rear yard for a setback of 13 feet, three inches at the first story and 19 feet, three inches at the second story, where 25 feet is required.

In order to approve a variance, the Commission must make three positive findings pursuant to Section 14.76.070 of the Zoning Code:

- a. The granting of the variance will be consistent with the objectives of the City's zoning plan;
- 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. Variances from the provisions of this chapter shall be granted only when, because of special circumstances applicable to the property, including size, shape, topography, location, or surroundings, 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.

The granting of the variance to maintain the existing first-story encroachment into the rear yard would be consistent with the objectives of the zoning plan because the house was constructed with the intent to meet a required side yard setback and has existed in its current location since 1954. However, the granting of the variance for a second-story encroachment into the required rear yard setback would not be consistent with the objectives of the zoning plan because the space functions as a rear yard and is adjacent to other rear yard spaces and should comply with the minimum setback requirements.

The variance would not be detrimental to the health, safety or welfare of surrounding properties, because it is a single-family residence in an R1-10 zone district with an existing encroachment into the rear yard setback that has existed on the property since 1954. However, the second-story encroachment would be closer to other rear yard spaces and could have a detrimental impact on adjacent properties.

There is a special circumstance applicable to the property since it is an asymmetrical shaped lot with a house that was developed to a side yard setback. The encroachment has existed in the current location since 1954 and strict application of the Zoning Code would require that the encroachments be removed. However, there is not a special circumstance applicable to the property for a second-story rear yard encroachment that could otherwise meet the required 25-foot setback. The proposed second story setback is a result of the design and there is ample area on the property for an addition that meets the required setbacks, thus strict application of the Code would not deprive the property of development rights, nor limit the lot coverage or floor area to less than is otherwise allowed by Code.

Staff can support maintaining the existing first story encroachment into the rear yard setback. However, as outlined above staff cannot support of the second-story setback variance because it would grant a special privilege to encroach into the rear yard setback. A letter from the applicant that outlines the reasons why the variance and design findings could be made is included in Attachment A.

Design Review

According to the Design Guidelines, in Consistent Character Neighborhoods, good neighbor design has architectural elements, materials and scale found within the neighborhood and sizes that are not significantly larger than other homes. The goal in designing a house remodel or addition should be a home that looks as if the original house design included the addition.

The proposed project is a contemporary Ranch style addition and facade remodel that relates to the Ranch style houses in the context. Although the general style, height and scale of the house is consistent, there are two taller architectural elements at the front and rear that create a vertical emphasis and are out of scale with the adjacent houses on either side. The existing house has eight-foot tall wall plates and the proposed second-story addition also has eight-foot tall wall plates. To be more compatible with low scale of the design, these two elements should be reduced in height.

The adjacent six houses in the neighborhood context are of a similar height as the existing house, so the massing of the element is also out of scale within the context of the neighborhood. Staff

addressed reducing the scale of the entry element with the applicant, but the height was only reduced by eight inches.

The rear yard element is similar to the front entry with regard to massing and scale. Although this element is not visible from the street, the scale of the element in relation to the existing house and proposed second story is out of scale and appears as an addition that is not well integrated into the design on the house.

The second-story massing is centered over the first story with minimal articulation. As viewed from the street the stacked design of the first- and second-story as well as the width of the second story results in the appearance of a large form and excessive bulk. Staff recommended reducing the width of the second story to reduce the massing of the house.

In order to approve the design, the Commission must make six positive findings pursuant to Section 14.76.060 of the Zoning Code:

- a. The proposed structure complies with all provision of this chapter;
- b. The height, elevations, and placement on the site of the proposed 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;
- 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.

Based on the above outlined design concerns, staff is unable to make findings a, d, and e.

The proposed structure does not meet all provision of this chapter because there is not sufficient justification for the requested variance for a reduced rear yard setback.

The orientation of the proposed additions will not minimize the perception of excessive bulk because of the design and large scale of the entry element and width of the second-story in relation to houses in the neighborhood context.

The scale of the architectural elements at the front and rear of the house are out of scale with the proposed first- and second-story plate heights and the width of the second-story do not insure compatibility of the design concept. These elements should be reduced to better relate to the scale of the proposed design, and scale and character of the adjacent buildings on the court.

Alternatives

If the Commission does not wish to deny the application, alternatives include: 1) make positive variance and design review findings and approve the project; or 2) continue the project with specific direction for modifications that would allow for positive variance and design review findings to be made. If the Commission votes to approve this project, standard conditions pertaining to tree protection, grading and drainage, green building, fire sprinklers, undergrounding utilities and landscaping should be incorporated.

ENVIRONMENTAL REVIEW

This project is categorically exempt from environmental review under Section 15301 of the California Environmental Quality Act because it involves the construction of a single-family house.

PUBLIC CONTACT

A public hearing notice was published in the *Town Crier*, posted on the property and mailed to all property owners within 500 feet of the property for the March 15, 2017 Design Review Commission hearing. The mailed notice included 92 property owners.

Cc: M Designs Architects, Architect and Applicant
Mahesh Kailasam and Deepika Chauhan, Property Owners

Attachments:

- A. Application and Applicant Letter
- B. Area Map and Vicinity Map
- C. Neighborhood Compatibility Worksheet
- D. Materials Board
- E. Applicant Correspondence

FINDINGS

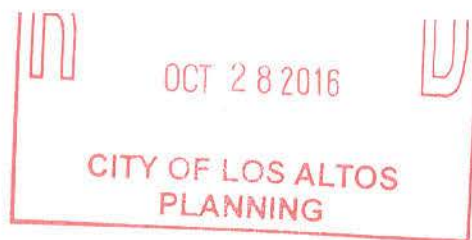
16-V-10 and 16-SC-14 – 1583 Landell Court

1. With regard to the rear yard setback variance, the Design Review Commission finds the following in accord with Section 14.76.060 of the Municipal Code:
 - a. The granting of the variance to maintain the existing first-story encroachment into the rear yard would be consistent with the objectives of the zoning plan because the house was constructed with the intent to meet a required side yard setback and has existed in its current location since 1954. However, the granting of the variance for a second-story encroachment into the required rear yard setback would not be consistent with the objectives of the zoning plan because the space functions as a rear yard and is adjacent to other rear yard spaces and should comply with the minimum setback requirements.
 - b. The variance would not be detrimental to the health, safety or welfare of surrounding properties, because it is a single-family residence in an R1-10 zone district with an existing encroachment into the rear yard setback that has existed on the property since 1954. However, the second-story encroachment would be closer to other rear yard spaces and could have a detrimental impact on adjacent properties.
 - c. There is a special circumstance applicable to the property since it is an asymmetrical shaped lot with a house that was developed to a side yard setback. The encroachment has existed in the current location since 1954 and strict application of the Zoning Code would require that the encroachments be removed. However, there is not a special circumstance applicable to the property for a second-story rear yard encroachment that could otherwise meet the required 25-foot setback. The proposed second story setback is a result of the design and there is ample area on the property for an addition that meets the required setbacks, thus strict application of the Code would not deprive the property of development rights, nor limit the lot coverage or floor area to less than is otherwise allowed by Code.
2. With regard to design review for a first and second story addition, the Design Review Commission finds the following in accordance with Section 14.76.050 of the Municipal Code:
 - a. The proposed structure does NOT comply with all provision of this chapter because staff is not in support of the requested variance for a reduced the second-story setback;
 - b. The orientation of the proposed structure in relation to the immediate neighborhood will NOT minimize the perception of excessive bulk because of the design of the entry element and width of the second-story in relation to houses in the neighborhood context.; and
 - c. 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 NOT been incorporated in order to insure the compatibility of

the development with its design concept and the character of adjacent buildings. The scale of the architectural elements at the front and rear of the house are out of scale with the proposed first- and second-story plate heights and the width of the second-story do not insure compatibility of the design concept. These elements should be reduced to better relate to the scale of the proposed design, and scale and character of the adjacent buildings on the court.



ATTACHMENT A



CITY OF LOS ALTOS GENERAL APPLICATION

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

Permit # 1107162

<input type="checkbox"/>	One-Story Design Review	<input type="checkbox"/>	Commercial/Multi-Family	<input type="checkbox"/>	Environmental Review
<input checked="" type="checkbox"/>	Two-Story Design Review	<input type="checkbox"/>	Sign Permit	<input type="checkbox"/>	Rezoning
<input checked="" type="checkbox"/>	Variance	<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"/>	Sidewalk Display Permit	<input type="checkbox"/>	Appeal
<input type="checkbox"/>	Historical Review	<input type="checkbox"/>	Preliminary Project Review	<input type="checkbox"/>	Other:

Project Address/Location: 1583 Landell Ct, Los Altos, CA 94024

Project Proposal/Use: Single Family Residential Current Use of Property: Single Family Residential

Assessor Parcel Number(s): 318-17-016 Site Area: 13,056 Sq Ft.

New Sq. Ft.: 1,530 Altered/Rebuilt Sq. Ft.: 29 Existing Sq. Ft. to Remain: 2,155

Total Existing Sq. Ft.: 2,193 Total Proposed Sq. Ft. (including basement): 3,714

Applicant's Name: M Design Architects

Telephone No.: (650) 565-9036 Email Address: _____

Mailing Address: 4546 El Camino Real, Ste 223

City/State/Zip Code: Los Altos, CA 94022

Property Owner's Name: Mahesh Kailasam and Deepika Chauhan

Telephone No.: (650) 804-5850 Email Address: mkailasam@yahoo.com

Mailing Address: 1583 Landell Ct.

City/State/Zip Code: Los Altos, CA 94024

Architect/Designer's Name: Malika Junaid

Telephone No.: (650) 565-9036 Email Address: _____

Mailing Address: 4546 El Camino Real, Ste 223

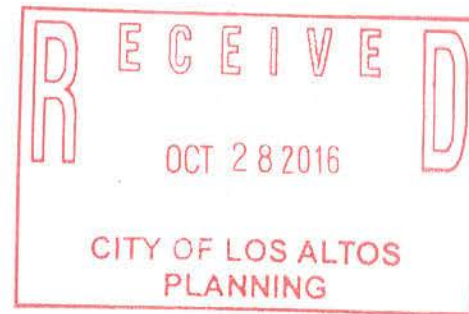
City/State/Zip Code: Los Altos, CA 94022

*** 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)

16-V-10 and 16-SC-14

Mahesh Kailasam & Deepika Chauhan
1583 Landell Ct., Los Altos, CA 94024
Tel: 650-804-5850 or 510-364-7301
October 28, 2016



Los Altos Design Review Commission
1 N San Antonio Rd.
Los Altos, CA 94022

Dear Design Review Commission members:

We are writing to justify the variance request related to the remodeling plans for our house at 1583 Landell Ct., Los Altos, CA 94024.

This variance request was necessitated by a recent change in lot line determinations for our property by city planners, reversing earlier written and verbal communications going back to the time when we purchased our property in May 2011. This change has resulted in one of the side lot lines (on the left side of our property, as viewed from Landell Ct.) to be changed to a rear lot line so that our property now has *two* rear lot lines, which in turn has impacted our remodeling plans because of the altered setbacks requirements.

We are requesting a variance taking into account the unique physical layout of our site, especially the shape. We believe that strict application of the Zoning Code deprives our property of privileges enjoyed by other properties in the vicinity and under identical zoning classifications only because we now find ourselves with two rear lot lines which thus alter the setback requirements to our detriment. Please note that our proposed remodel design goes beyond the setback requirements that would be needed with the original side lot line determination (13' 4" setback vs. the required 10' on the first floor and 19' 5" vs. the required 17' 6" on the second floor).

While we still disagree with the city planners' decision in principle, which in our opinion is inconsistent with the definitions in the Los Altos Municipal code and also unfair given prior written and verbal determinations, we feel that seeking and getting approval for a variance from the Design Review Commission would be the best way forward for both the city and for us. We came to this decision after discussions with the planning team, who understand our points and have indicated their support of our variance request, and encouraged us to seek variance approval.

For the record, here is a summary of previous correspondence with the planning team on this topic:

October 28, 2016

Page 2

1. Email confirmation about lot lines communicated to us via email by the city planner in response to our concerns prior to the purchase of the property in May 2011. The lot line designation at that time was a key factor in our decision to proceed with the purchase of the property. (Copy enclosed)
2. Conversation with city planners in August 2015 reconfirming the lot lines and associated setbacks before starting the design development phase of our project. (Copy of summary discussion enclosed)
3. Second (verbal) conversation with city planner in November 2015 to get feedback on initial plans and to make sure that we were headed in the right direction.

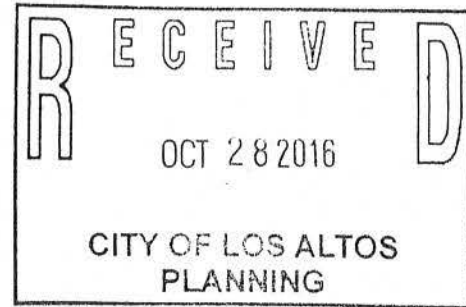
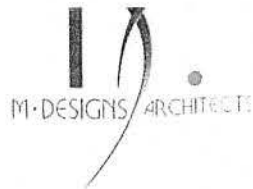
Please also note that throughout the design process, we have done our best to be good neighbors and good residents of Los Altos. For example, we have involved all of our immediate neighbors in the planning process and already have their support (signatures) to proceed with the project as per these plans (copy enclosed).

With all of this background information, we hope you will consider our variance request favorably.

Sincerely,



Mahesh Kailasam & Deepika Chauhan
1583 Landell Ct., Los Altos, CA 94024
Tel: 650-804-5850 or 510-364-7301

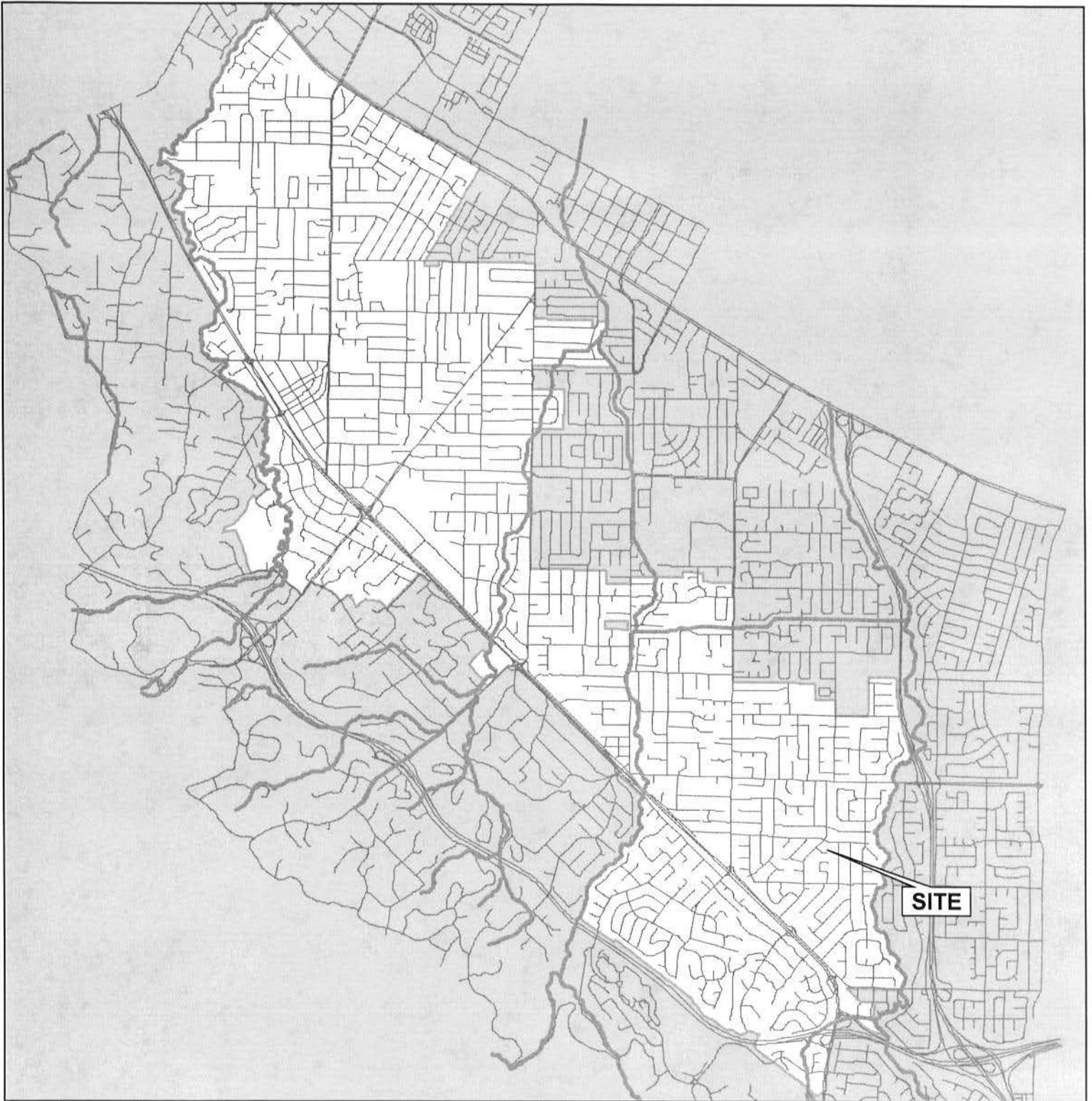


April 25, 2016

We, the neighbors of Deepika Chauhan and Mahesh Kailasam of 1583 Landell Ct, Los Altos, CA 94024, have reviewed the drawings presented to us for the remodel of their house and are in support of the project.

Name	Address	Signature	Date	Comments
Elham Chandler	1551 Landell Ct Los Altos	<i>Elham Chandler</i>	5/30/16	Approve
Debra Kreitzer	1573 Landell Court	<i>Debra Kreitzer</i>	5/30/16	Approve. Planning landscape improvements & privacy windows 2nd floor
Yang Pan	1598 Morton Ave	<i>Yang Pan</i>	05/30/16	Approve
TRACY MARI	1808 Alford AV	<i>Tracy Mari</i>	5/30/16	Approve
LILY LIM-TSUI	1818 Alford Av	<i>Lily Lim-Tsui</i>	5/30/16	Thanks for the plans and sharing them with your neighbors
STEVE GHANAYEM	1586 Morton Ave	<i>Steve Ghanyem</i>	5/31/16	Approve

AREA MAP ATTACHMENT B



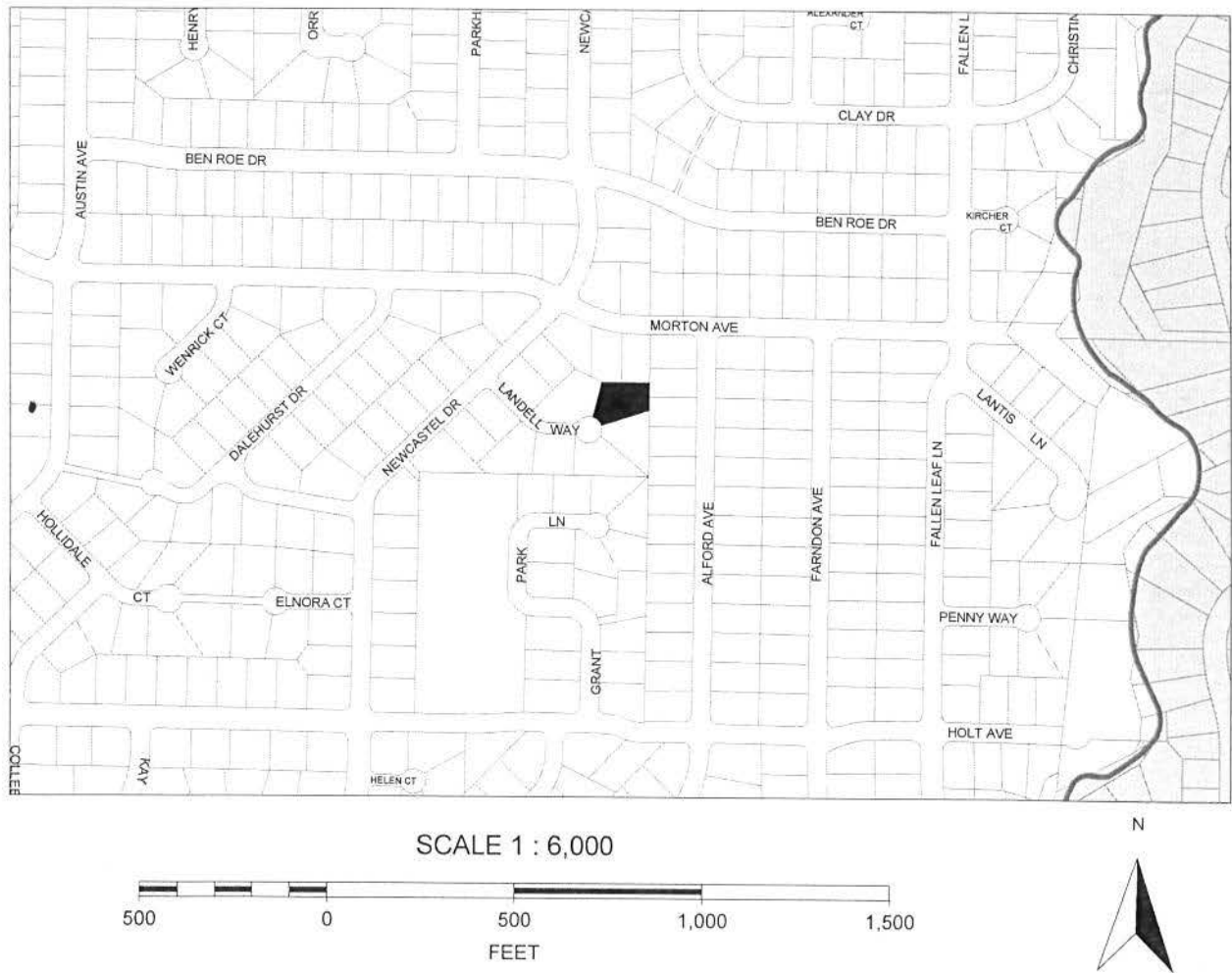
CITY OF LOS ALTOS

APPLICATION: 16-V-10 and 16-SC-14
APPLICANT: M Design Architects/ M. Kailasam and D. Chauhan
SITE ADDRESS: 1583 Landell Court



Not to Scale

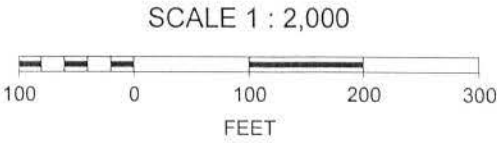
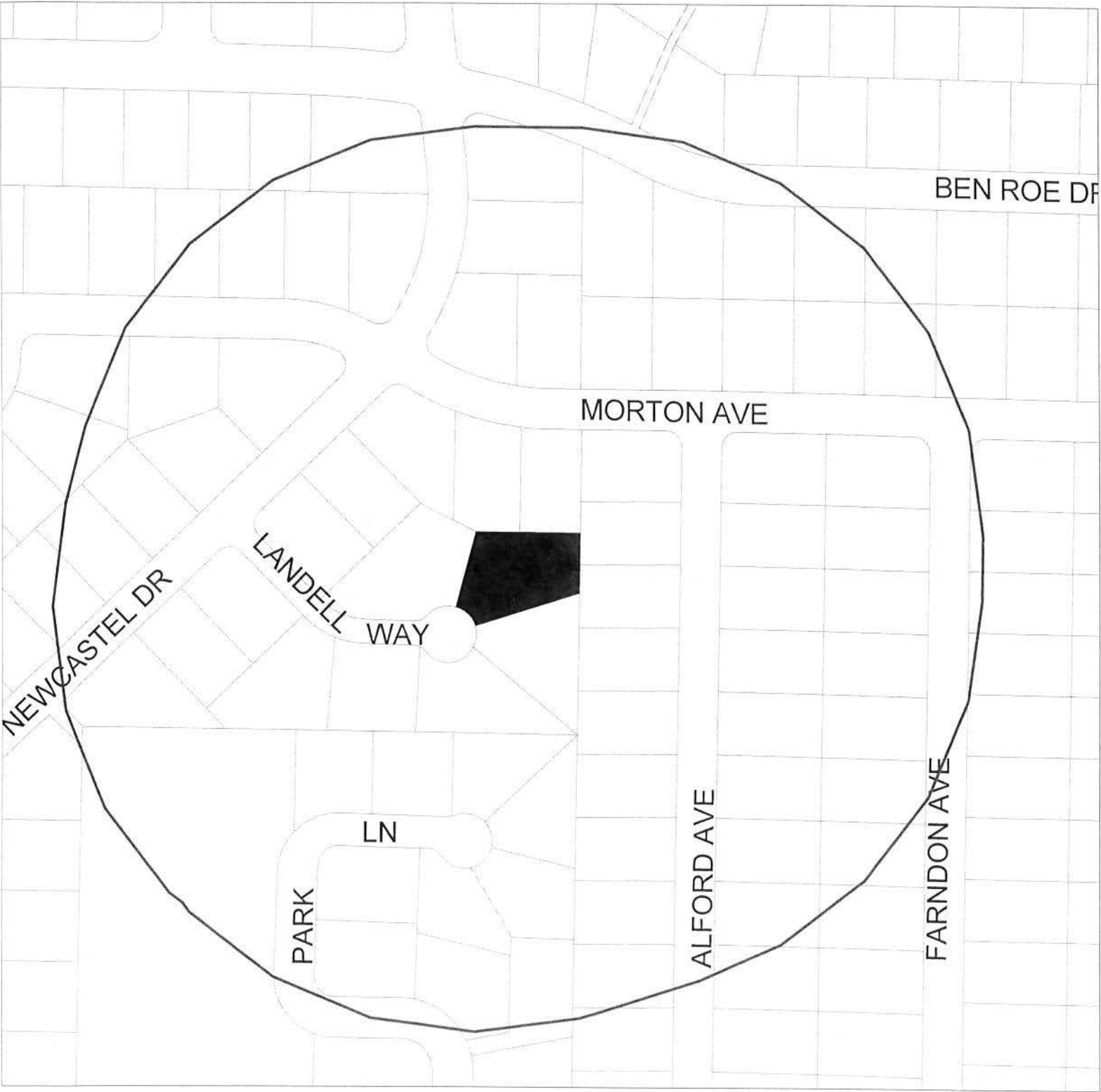
VICINITY MAP



CITY OF LOS ALTOS

APPLICATION: 16-V-10 and 16-SC-14
APPLICANT: M Design Architects/ M. Kailasam and D. Chauhan
SITE ADDRESS: 1583 Landell Court

1583 Landell Court 500-foot Notification Map





ATTACHMENT C

City of Los Altos

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 1583 LANDELL COURT LOS ALTOS, CA 94024

Scope of Project: Addition or Remodel ☒ or New Home ☐

Age of existing home if this project is to be an addition or remodel? 1955

Is the existing house listed on the City's Historic Resources Inventory? NO

Address: 1583 LAND LLL COURT

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: 10,000 TO 13,000 square feet

Lot dimensions: Length _____ feet

Width _____ feet

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

2. MOST LOTS SURROUNDING OUR PROJECT ARE UNIQUE Setback of homes to front property line: (Pgs. 8-11 Design Guidelines)

Existing front setback if home is a remodel? 42' - 9"

What % of the front facing walls of the neighborhood homes are at the front setback 0 %

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

Do the front setbacks of adjacent houses line up? NO BECAUSE ITS ON THE ROADS TURNAROUND

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 X

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 X; 3-car garages _____

Address: 1583 LANWELL COURT

Date: _____

4. Single or Two-Story Homes:

What % of the homes in your neighborhood* are:

One-story 100

Two-story _____

5. Roof heights and shapes:

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

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 YES?

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) _____

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

SHINGLES

If no consistency then explain: _____

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

Address: 1583 LAN. ELL COURT

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)

THE LOT SLOPES UP SLIGHTLY

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.)?

MANY OF THE HOUSES HAVE FRONT LAWNS AND CURBS.
SMALLER TREES ARE USED ON A NUMBER OF THE
HOUSES.

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

VERY VISIBLE FROM STREET BUT NOT SO MUCH
FROM BACK.

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)?

THERE IS EXISTING LANDSCAPE FEATURES IN THE
PUBLIC RIGHT-OF-WAY. THE STREET IS ASPHALT

10. **Width of Street:**

What is the width of the roadway paving on your street in feet? 50

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

& LANDSCAPED

Address: 1583 LANVELL COURT

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.:

HIP ROOFS, WOOD SIDING, LANDSCAPE FEATURES
(SHRUBS & SMALL TREES),

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: 1583 LANDELL COURT

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)
1573 LANDELL CT. LOS ALTOS, CA 94024	30'	20'	LEFT SIDE	ONE	15'	WOOD SIDING	SIMPLE
1561 LANDELL CT. LOS ALTOS, CA 94024	30'	20'	FRONT LEFT	ONE	15'	ALUMINUM SIDING	SIMPLE
1591 LANDELL CT. LOS ALTOS, CA 94024	30'	25'	FRONT LEFT	ONE	15'	VINYL SIDING	SIMPLE
1580 LANDELL CT. LOS ALTOS, CA 94024	30'	20'	FRONT RIGHT	ONE	15'	STUCCO WOOD SIDING	SEMI-COMPLEX
1562 LANDELL CT. LOS ALTOS, CA 94024	30'	50'	FRONT RIGHT	ONE	15'	WOOD SIDING	SIMPLE

ATTACHMENT D



M-DESIGNS ARCHITECTS
4546 EL CAMINO REAL,
STE. 223, LOS ALTOS, CA
www.mdesignsarchitects.com
info@mdesignsarchitects.com
950.565.1036 FAX: 950.625.7604

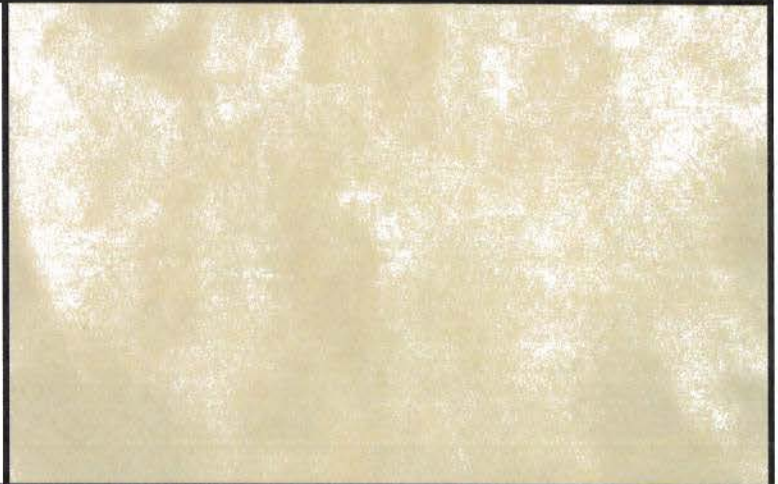
MATERIAL BOARD
1583 LANDELL COURT
LOS ALTOS, CA 94024

MATERIAL: STUCCO

COLOR: TAN

LOCATION: ALL AROUND HOUSE
ACCEPT FOR FRONT
ENTRY GARAGE AND
REAR PATIO

MANUFACTURER: TBD



MATERIAL: WOOD SIDING

COLOR: MEDIUM

LOCATION: FRONT ENTRY, GARAGE
AND REAR PATIO

MANUFACTURER: TBD



MATERIAL: ASPHALT SHINGLES

COLOR: DARK GRAY

LOCATION: ALL NEW ROOFS TO
MATCH EXISTING

MANUFACTURER: TBD



ATTACHMENT E

Sierra Davis

From: Mahesh Kailasam <mkailasam@yahoo.com>
Sent: Tuesday, February 07, 2017 7:01 AM
To: Sierra Davis
Cc: Deepika Chauhan; Avery Cobe; Malika Z. Junaid
Subject: 1583 Landell Ct
Attachments: Neighbors_Signatures.pdf; 1583Landell_Pictures.pdf
Follow Up Flag: Follow up
Flag Status: Flagged



Hi Sierra,

Thanks for taking the time to meet with Malika and me on Friday. We are happy that the project is now ready to move to the next phase (DRC review) even though we realize that there are a couple of issues that the DRC will review carefully or possibly deny. As we agreed, here are the points that the planning staff will mention in the staff report to the DRC:

1. The staff will support our first floor variance request but not the second story variance request.
2. The staff has objections to the front entry element, in particular the height.

The staff also had some concerns about the rear clerestory element, but will support it based on privacy elements (trees along the entire back lot lines) present on the property -- see below for photographs.

As we discussed I have attached the following information with this email:

1. Letter of support signed by our neighbors.
Please note that we have already agreed to address the requests from one of the neighbors. They are deciding which trees they would prefer for us to plant -- they have pets and so want to make an informed choice. These trees would be along the side lot line to the front/left, next to the garage (unaffected by the variance discussion).
2. Photographs taken from the roof and from the ground level (for relative comparisons) to show the privacy we have along the backyard.

Please let me know if you need anything else from us. I look forward to confirmation of the DRC review meeting on March 15.

If you need printed copies of the photographs, please let me know how many sets you would need.

Thank you for your help.

Mahesh

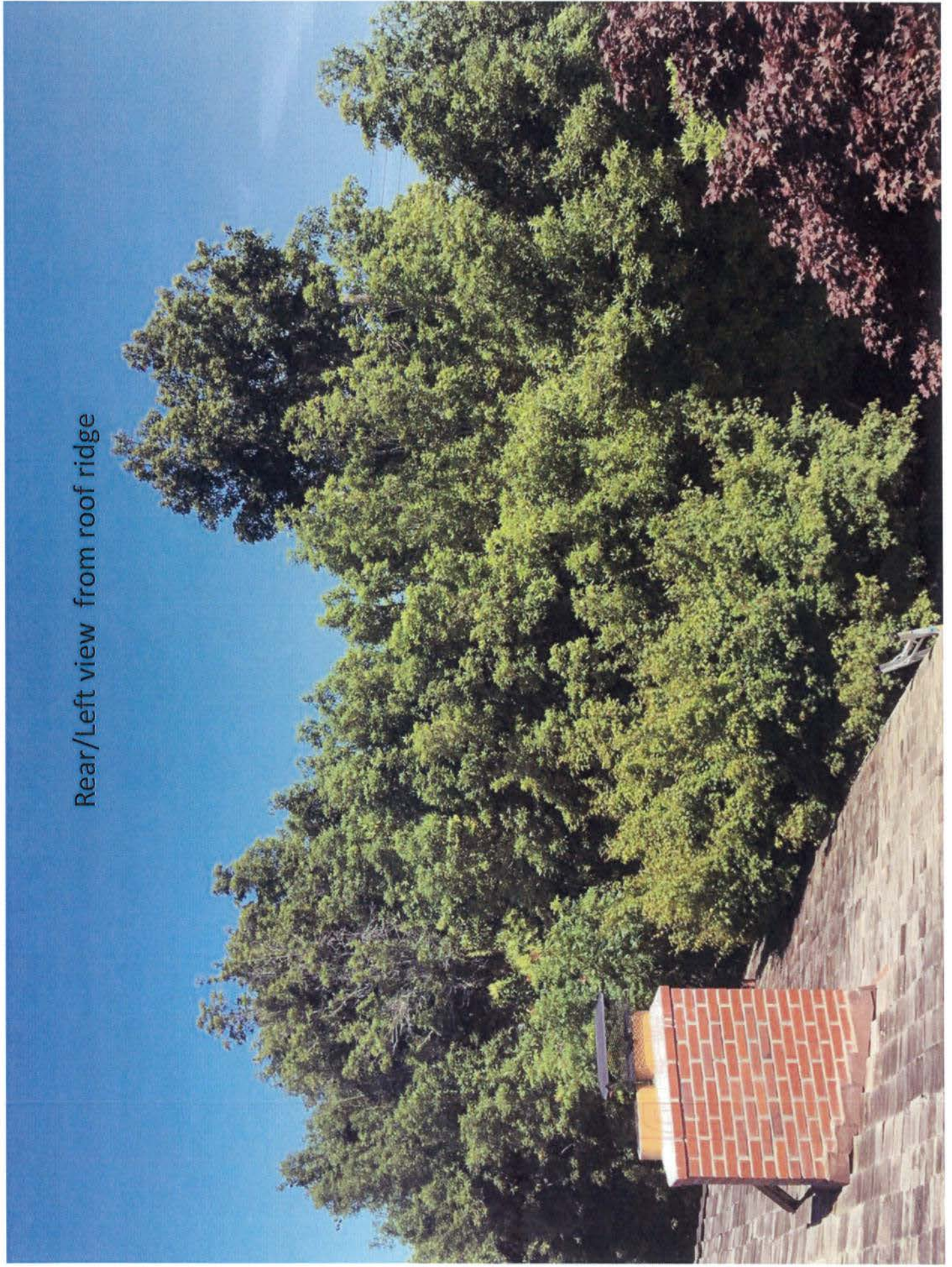


April 25, 2016

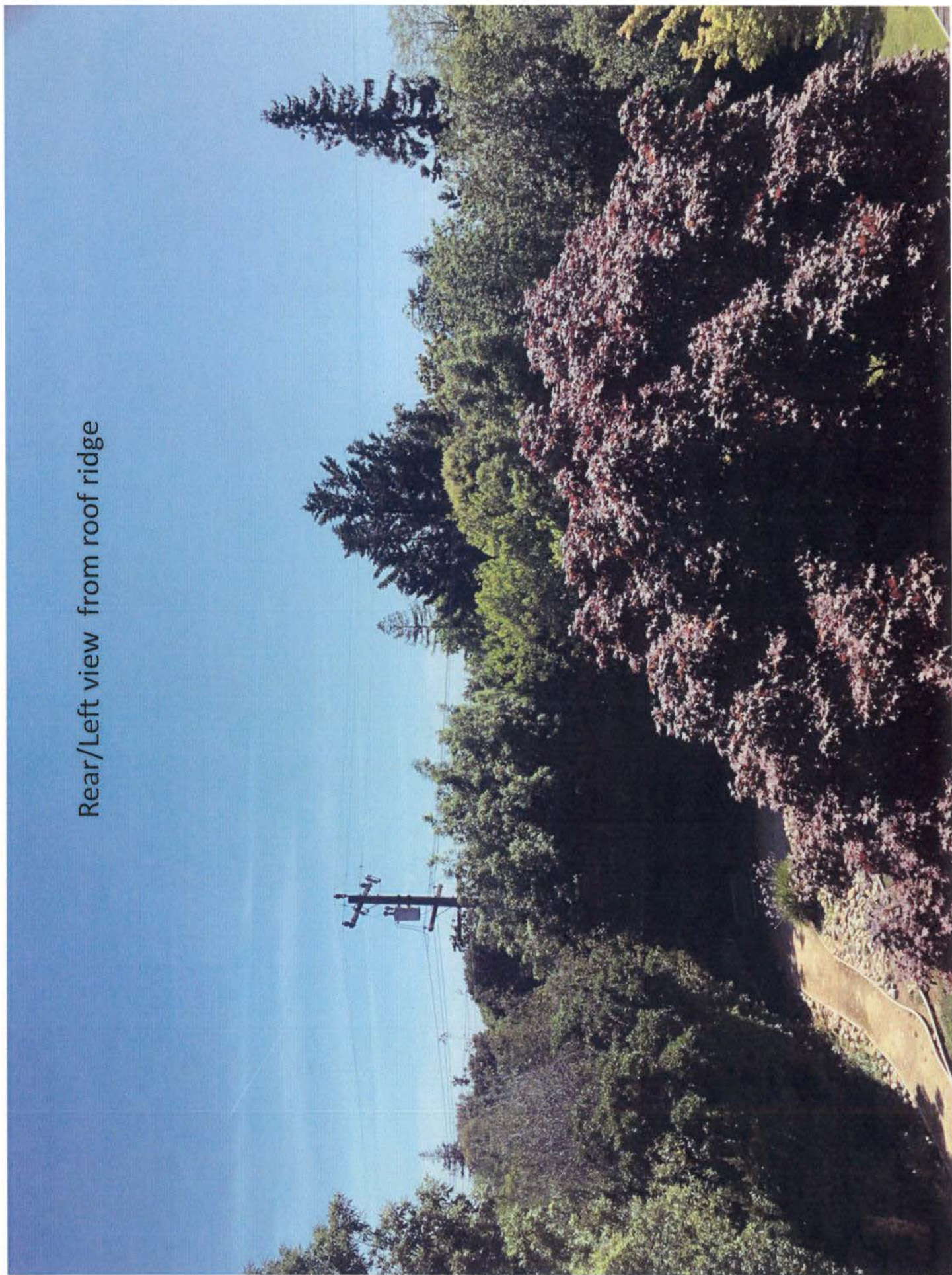
We, the neighbors of Deepika Chauhan and Mahesh Kailasam of 1583 Landell Ct, Los Altos, CA 94024, have reviewed the drawings presented to us for the remodel of their house and are in support of the project.

Name	Address	Signature	Date	Comments
Elham Chandler	1551 Landell Ct Los Altos		5/30/16	Approve
Debra Kreiter	1573 Landell Court		5/30/16	Approve. Planning landscape improvements & privacy windows 2nd floor
Yang Pan	1598 Morton Ave		05/30/16	Approve
RAJESH MARIL	1803 Alford Av		5/30/16	Approve
LILY LIM-TSIO	1818 Alford Av		5/30/16	Thanks for the and sharing plans being along if you're helpful neighbors
STEVE GHANAYEM	1586 Morton Ave		5/31/16	Approve

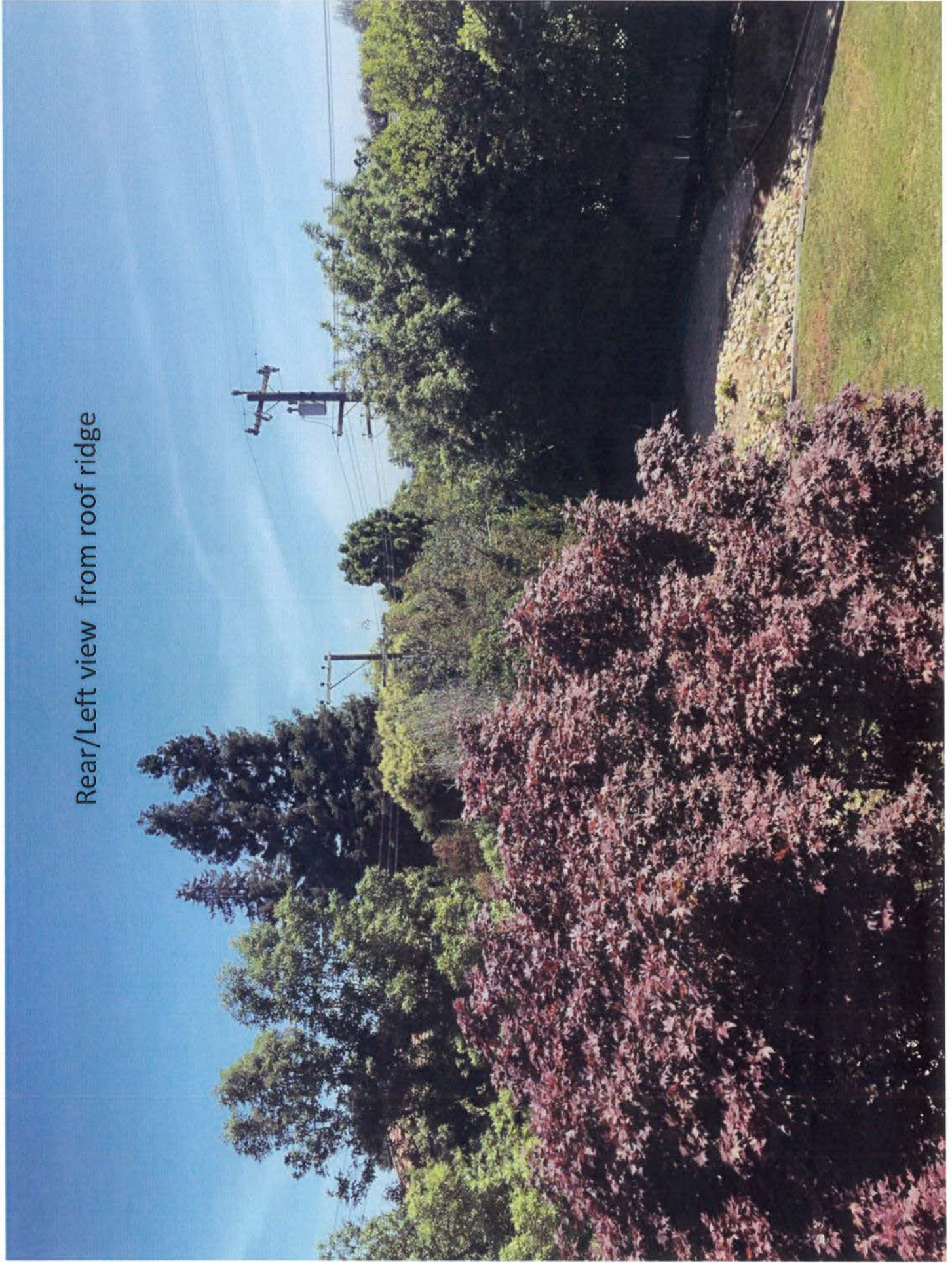
Rear/Left view from roof ridge



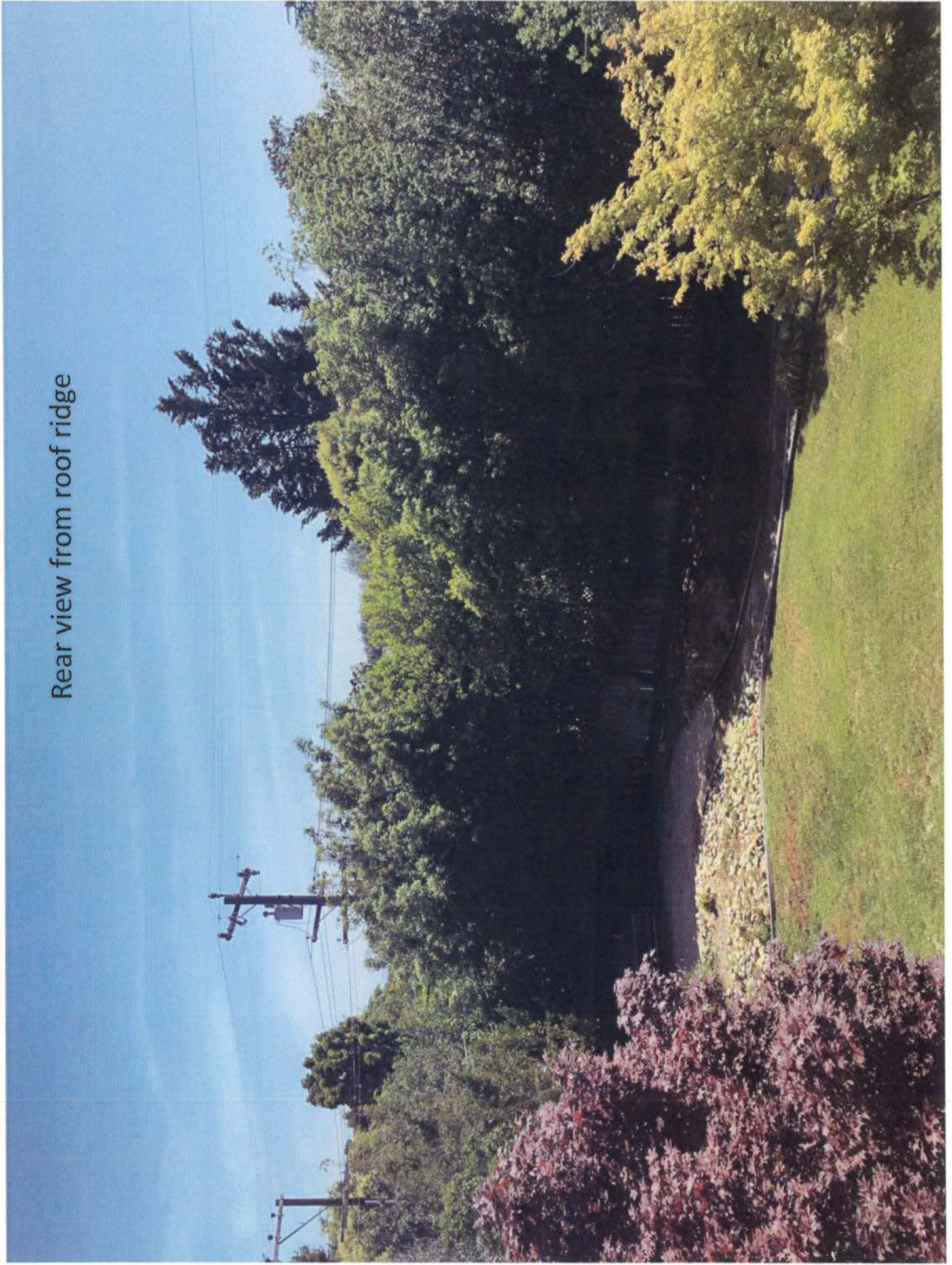
Rear/Left view from roof ridge



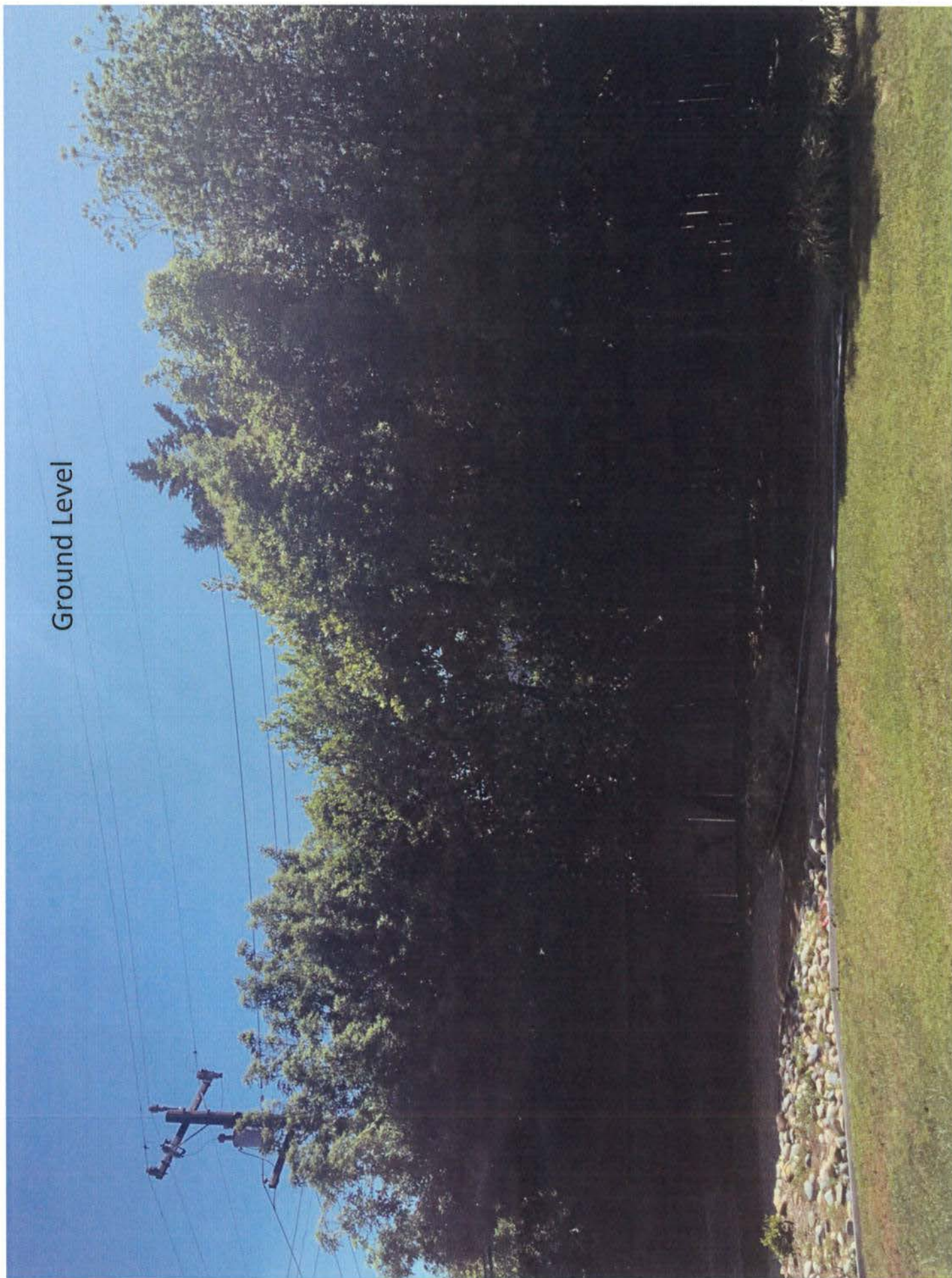
Rear/Left view from roof ridge



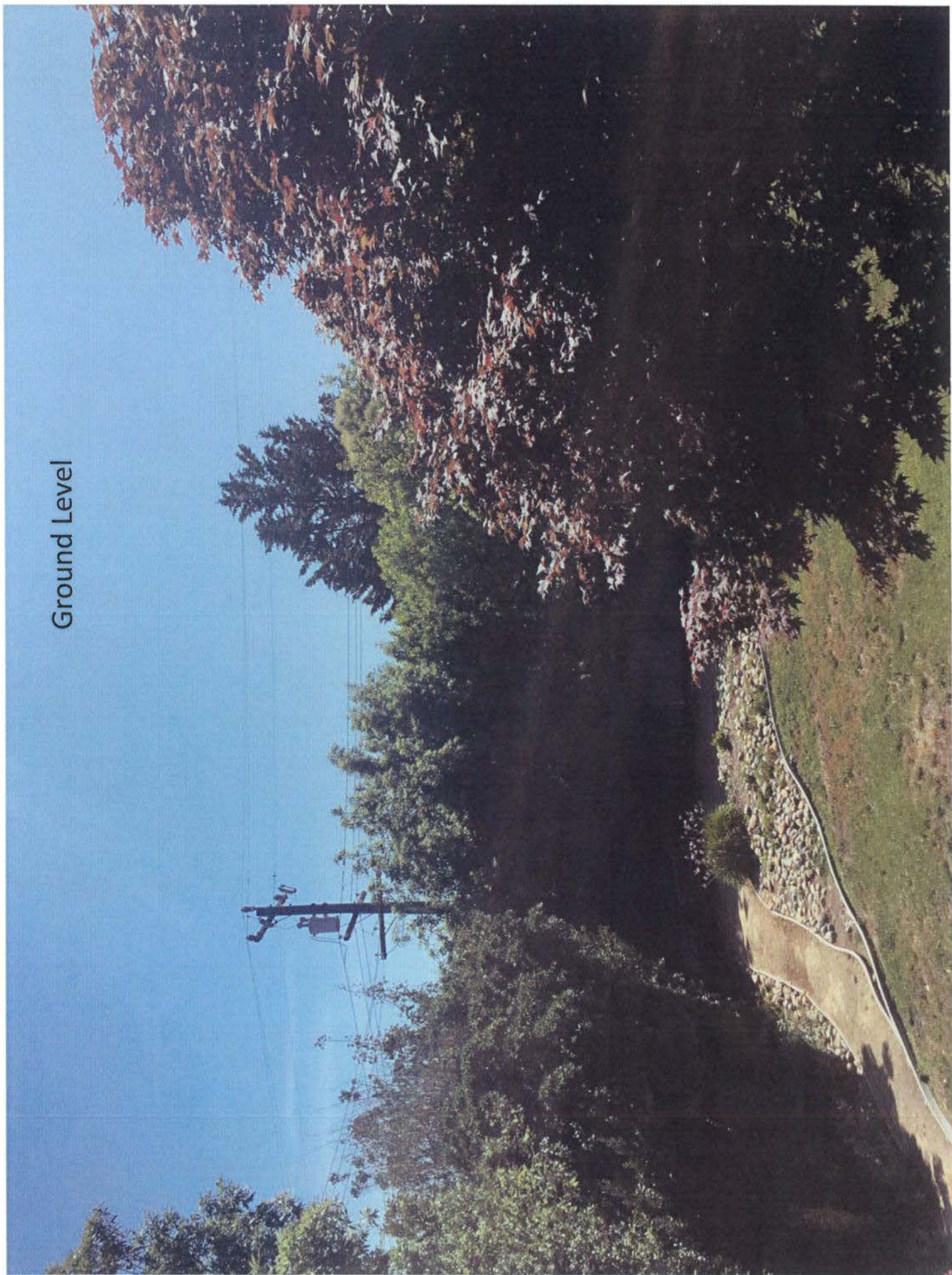
Rear view from roof ridge



Ground Level



Ground Level



Ground Level

