



DATE: January 31, 2018

AGENDA ITEM # 2

TO: Design Review Commission
FROM: Steve Golden, Senior Planner
SUBJECT: 17-V-07 and 17-SC-28 – 2046 Kent Drive

RECOMMENDATION:

Approve variance and design review applications 17-V-07 and 17-SC-28 subject to the recommended findings and conditions.

BACKGROUND

On December 20, 2017, the Design Review Commission held a public hearing to consider the proposed project. Following public comments and discussion, the Commission voted unanimously (4-0) to continue the project with the following direction:

- Provide accurate information that is consistent with the survey;
- Survey the adjacent property providing sill height and head height of bay window;
- Provide an adequate site-line diagram from the uphill neighbor's vantage; and
- Lower the roof slope.

The December 20, 2017 Design Review Commission agenda report and meeting minutes are attached for reference (Attachments A and B).

DISCUSSION

In response to the Commission's direction, the applicant verified the site plan to accurately depict the setbacks based on the survey; revised the architectural plans reducing the second story roof pitch from a 4:12 pitch to a 3:12 pitch; constructed story poles depicting the proposed second story addition; revised the landscape plan showing removal of the Camphor trees and replacement with Pittosporum; and improved the building height dimensions shown on the plans to be consistent with the property survey. A letter from the applicant describing some of these changes has been provided as Attachment C.

The architectural site plan previously showed a 24.3-foot front setback, however, based on the boundary and topographic survey, the existing front setback is 25 feet, which meets the R1-10 District's front yard setback requirement. The architectural site plan has been corrected and a variance is no longer required for the front yard setback. There were no other corrections to the site plan, therefore, the only non-conforming setback is the 22.7-foot rear yard setback, which will be maintained whereas a 25-foot setback is required.

At the December 20, 2017 Design Review Commission meeting, there was considerable discussion regarding the proposed project's impact to the views of the neighboring property at 974 Andover Way. There was considerable discussion regarding modifying the roof structure to reduce the view impacts. The most significant revision to the architectural plans to address this was the reduction of the second story roof pitch from a 4:12 pitch to a 3:12 pitch. There were no changes to the floor area. This modification decreased the building height from 24.5 feet to 23.4 feet (a 1.1-foot decrease) as measured to the existing garage slab elevation. While technically the building height is measured to existing grade, since this dimension was shown on the previously provided plans, the revised set used the same measurement so the dimensions are comparable between the two plans. When comparing the specified ridge elevations between the plans, the height reduction is 1.3 feet. This difference is minimal and could have been the result of what line feature the computer software was snapping the measurement to.

The applicant also revised the site section and site-line diagram plan (Sheet A9 of the plan set) to be more accurate by reducing the elevation of the neighboring uphill property by 3 feet and showing the section of the proposed structure with the reduced height due to the lowered second story roof.

The landscape plan has been modified to show removal of the existing Camphor trees that are currently planted along in the interior side yard and replacement with *Pittosporum tenuifolium* for privacy screening. *Pittosporum* will not grow as tall as a Camphor tree, which could block views on the adjacent property. Condition No. 2 implements this change.

While not a requirement of this application, but in order to better demonstrate and observe the visual impacts of the second story addition, the applicant constructed a story pole representation of the second story addition. While it is difficult to construct story poles to the exact specifications of the proposed addition, the story pole installation was based on the proposed plans and generally show the exterior walls and roof structure of just the second story addition. The elevation of the story poles as surveyed is 133.16 feet (engineer letter in Attachment D) and is supposed to replicate the elevation of the main ridgeline shown on the plans (133.26 feet), which is within an acceptable tolerance.

Subsequent to the story pole construction, staff completed a site visit including observing the erected story poles from the neighbor's front yard, bay window and rear deck at 974 Andover Way. Pictures were taken using a point-and-shoot camera (Attachment E). Based on staff's observation of the story poles, it appears that the proposed second story will have an overall impact on the views of 974 Andover Way, however, will not disrupt the entire view. It appears that the proposed second story will mostly disrupt some of the direct northern views of the immediate surroundings below including the houses, trees and built environment along Scott Lane and immediate surrounding area, but preserves the views of natural and built environment beyond including the view of the eastern foothills. Also, the view over the single-story portion of the house will be preserved.

However, it should also be noted that the Zoning Code affords all properties equal rights to build a two-story house that complies with all applicable site standards absent a single-story overlay. Preservation of views across an adjacent property does not supersede the right of a property to construct a two-story house unless a view protection easement, or similar encumbrance exists.

The revised design minimizes the scale and height of the project by reducing the roof pitch of the second story addition. The roof pitch cannot be lowered further using the same construction materials and methods as proposed. A flat roof structure could be a design alternative, but would require an extensive redesign, portions of the structure being retained would likely need to be demolished and replaced to be incorporated into a flat roof design, and the style and materials generally used would likely be more consistent with a contemporary modern design and may be less compatible with surrounding neighborhood. A flat roof design may reduce some of the view obstructions of the uphill neighbor, but any second story addition will have some view impact. In staff's view, given the site topography and other constraints the proposed addition design minimizes view impacts and avoids unreasonably interference with the views and privacy of the adjacent lots.

There was some Commission discussion regarding the integrity of the foundation. The applicant provided an assessment of the foundation, which has been provided as an informational item (Attachment C).

ENVIRONMENTAL REVIEW

This project is categorically exempt from environmental review under Section 15303 of the California Environmental Quality Act because it involves the construction of a single-family land use.

PUBLIC NOTICING

A public meeting notice was posted on the property and mailed to 84 property owners within a 500-foot radius of the subject property.

Cc: Steve Benzing, Architect
Sriram and Preta Rangunathan, Property Owners

Attachments:

- A. Draft Design Review Commission Meeting Minutes, December 20, 2017
- B. Design Review Commission Staff Report, December 20, 2017
- C. Applicant Letter and Foundation Assessment
- D. Story Pole Elevation Survey
- E. Story Pole Pictures
- F. Correspondence (includes comment letters that were not incorporated into the December 20, 2017 staff report, but provided to the Commission and new correspondence)

FINDINGS

17-V-07 and 17-SC-28 – 2046 Kent Drive

1. Regarding the variance to maintain the existing nonconforming rear yard setback, the Design Review Commission finds the following in accordance with Section 14.76.070 of the Municipal Code:
 - a. The granting of the variance is consistent with the objectives of the zoning plan set forth in Article 1 of Chapter 14.02 because the variance maintain a harmonious and convenient relationship among land uses;
 - b. 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 because the existing house has occupied this space since it was originally constructed in 1965; and
 - c. There are special circumstances applicable to the property, which include the nonconforming small size for a corner lot, the unusual shape with regard to both frontages, and steep topography that limits the building area of the existing lot where the strict application of the provisions of this chapter deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classifications.

2. Regarding design review for one- and two-story additions to the existing house, the Design Review Commission finds the following in accordance with Section 14.76.050 of the Municipal Code:
 - a. The project complies with all provision of this chapter;
 - b. The height, elevations, and placement on the site of the proposed additions, when considered regarding the nature and location of residential structures on adjacent lots, avoids unreasonable interference with views and privacy and considers the topographic and geologic constraints imposed by the building site conditions. The proposed structure does not unreasonably interfere with views by its orientation and height, and maintains a reasonable degree of privacy by its strategic window placement and landscape screening. The project is designed to use the established building pad;
 - 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. The project does not remove any significant trees and maintains the existing grade;
 - d. The orientation of the project in relation to the immediate neighborhood minimizes the perception of excessive bulk. The structure is designed with relatively low wall heights, low roof pitches and hip roof forms that maintain the character of the neighborhood and 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 are incorporated to insure the compatibility of the development with its design concept and the character of adjacent buildings; and
- f. The project has been designed to follow the natural contours of the site with minimal grading, minimum impervious cover, and maximum erosion protection.

CONDITIONS

17-V-07 and 17-SC-28 – 2046 Kent Drive

GENERAL

1. Approved Plans

The approval is based on the plans and materials received on January 9, 2018 and as modified by these conditions.

2. Required Landscape Screening

The landscape plans shall include: (a) two, 15-gallon size, moderate height buffering trees along the upslope along Kent Drive; (b) the pittosporum hedge shown along the eastern property line; and (c) appropriate limited height evergreen replacements for the camphor trees along the southern property line to mitigate the privacy but maintain reasonable views.

3. Protected Trees

The required landscape screening in Condition No. 2 above is protected under this application and cannot be removed without a tree removal permit from the Community Development Director.

4. Encroachment Permit

An encroachment permit shall be obtained from the Engineering Division prior to doing any work within the public right-of-way including the street shoulder. All work within the public street right-of-way shall comply with the City's Shoulder Paving Policy.

5. Fire Sprinklers

Fire sprinklers are required pursuant to Section 12.10 of the Municipal Code.

6. Underground Utilities

Any new utility service drops shall be located underground from the nearest convenient existing pole pursuant to Chapter 12.68 of the Municipal Code.

7. Indemnity and Hold Harmless

The applicant/owner agrees to indemnify, defend, protect, and hold the City harmless from all costs and expenses, including attorney's fees, incurred by the City or held to be the liability of the City in connection with the City's defense of its actions in any proceedings brought in any State or Federal Court, challenging any of the City's action with respect to the applicant's project.

PRIOR TO BUILDING PERMIT SUBMITTAL

8. Conditions of Approval

Incorporate the conditions of approval into the title page of the plans.

9. Tree Protection Note

On the grading plan and/or the site plan, show all tree protection fencing at the dripline of all trees to remain as required by the Planning Division; and add the following note: "All tree protection fencing shall be metal chain-link, a minimum of five feet in height with posts driven into the ground."

10. Green Building Standards

Provide verification that the house will comply with the California Green Building Standards pursuant to Section 12.26 of the Municipal Code and provide a signature from the project's Qualified Green Building Professional Designer/Architect and property owner.

11. Underground Utility Location

Show the location of underground utilities pursuant to Section 12.68 of the Municipal Code. Underground utility trenches shall avoid the drip-lines of all protected trees unless approved by a project arborist and the Planning Division.

12. Air Conditioner Sound Rating

Show the location of any air conditioning units on the site plan and the manufacturer's specifications showing the sound rating for each unit conforming to the City's noise regulations.

13. Storm Water Management

Show how the project complies with the New Development 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.).

PRIOR TO ISSUANCE OF BUILDING OR DEMOLITION PERMIT

14. Tree Protection

Tree protection fencing shall be installed around the dripline(s), or as required by Planning Division. Tree protection fencing shall be chain link and a minimum of five feet in height with posts driven into the ground and shall not be removed until all building construction has been completed unless approved by the Planning Division.

PRIOR TO FINAL INSPECTION

15. Landscaping Installation

All front yard and exterior side yard landscaping, street trees and privacy screening trees shall be maintained and/or installed as shown on the approved plans or as required by the Planning Division.

16. Green Building Verification

Submit verification that the house was built in compliance with the City's Green Building Standards Code (Section 12.26 of the Municipal Code).

Neighbor James Shizuru stated his concern with noise due to the garage abutting his bedrooms.

Action: Upon a motion by Vice-Chair Harding, seconded by Commissioner Moison, the Commission approved variance application 17-V-08 and design review application 17-SC-22 per the staff report findings and conditions, with the following additional conditions per Commissioner Kirik's friendly amendment:

1. Redesign the driveway with the consultation of the project arborist to retain the Redwood tree;
2. Provide to staff and the adjacent property owners a boundary survey including the location of trees and fences along the property line;
3. Provide a 24- to 36-inch box evergreen screening tree in the vicinity of the right-rear corner, and in consultation with the affected property owner to the rear;
4. Use alternative, non-toxic evergreen screening along the property line in place of the proposed cherry laurel; and
5. The construction plans shall show conforming fencing along the side property line.

The motion passed by the following vote: AYES: Glew, Harding, Kirik and Moison; NOES: None; ABSENT: Zoufonoun; ABSTAIN: None. (4-0)

PUBLIC HEARING

3. 17-V-07 and 17-SC-28 – S. Rangunthan – 2046 Kent Drive

Variance and Design applications to substantially rebuild the house and add to the first and second story, including: a) a variance to maintain a front yard setback of approximately 24 feet for the first story along Andover Way, where a minimum 25 feet is required; b) a variance to maintain a rear yard setback of approximately 23 feet for the first story, where a minimum of 25 feet is required; and c) design review to add approximately 400 square feet to the first story and 1,390 square feet to the second story. *Project Planner: Kornfield*

Advance Planning Services Manager Kornfield presented the staff report, recommending approval of variance application 17-V-07 and design review application 17-SC-28 subject to the listed findings and conditions.

Property owner Sriram Rangunathan stated that he wanted to build a home and raise his family at this location, that the lot has topographic challenges due to the slope, and he will work with his neighbor on the landscaping.

Project Architect Steve Benzing presented the project stating that the site plan was corrected per the survey, erected story poles per the Shaws' request, the second story is necessary, provided a soils report for the existing foundation to be re-used except for the left front corner, and they are going to use the existing walls and add a top plate by adding four by twelve atop the existing wall.

Public Comment

Neighbor Kurt Janszen stated his objection to his loss of view.

Neighbor Alice Kwei stated her concern with privacy impacts and the size of the privacy screening.

Neighbor Jerry Shaw said he is the most impacted, the errors in the plan are unusual and affect height, the house will block the near-field view, and wants the grading to be reduced, a lower pitch, and lower walls.

Neighbor Paul Leo stated his concern about the loss of view.

Neighbor Will Waterfield Jr. stated that views are worth more money and the project creates a precedent to block views and affect property values.

Neighbor Patricia Shaw stated her concern about the loss of view that she has enjoyed for 50+ years, needs more information, and the Camphor trees are too tall and toxic.

Property owner Sriram Rangunathan provided his rebuttal stating that he would try to address the concerns as much as practical, but a basement is not desirable, questioned the uphill impacts beyond the Shaws due to a higher grade, and will work with the neighbors on landscape screening.

Action: Upon a motion by Vice-Chair Harding, seconded by Commissioner Moison, the Commission continued variance application 17-V-07 and design review application 17-SC-28 subject to the discussion and with a friendly amendment by Commissioner Moison to redo sheet A9 and to lower the roof slope and redesign. The project was continued with the following direction:

- Provide accurate information consistent with the survey;
- Survey the adjacent property providing the sill height and head height of bay window; and
- Provide an adequate site-line diagram from the uphill neighbor's vantage.

The motion passed by the following vote: AYES: Glew, Harding, Kirik and Moison; NOES: None; ABSENT: Zoufonoun; ABSTAIN: None. (4-0)

COMMISSIONERS' REPORTS AND COMMENTS

None.

POTENTIAL FUTURE AGENDA ITEMS

None.

ADJOURNMENT

Chair Glew adjourned the meeting at 9:05 PM.

Zach Dahl, AICP
Current Planning Services Manager



DATE: December 20, 2017

AGENDA ITEM # 2

ATTACHMENT B

TO: Design Review Commission
FROM: David Kornfield, Planning Services Manager—Advance Planning
SUBJECT: 17-V-07 & 17-SC-28 – 2046 Kent Drive

RECOMMENDATION:

Approve variance and design review applications 17-V-07 and 17-SC-28 subject to the recommended findings and conditions

PROJECT DESCRIPTION

This is a variance and design review application for first- and second-story additions to a single-family structure including: a) a variance to maintain a front yard setback of approximately 24 feet for the first story along Andover Way; b) a variance to maintain a rear yard setback of approximately 23 feet for the first story; and c) design review to add approximately 400 square feet to the first story and add approximately 1,390 square feet to the second story. The following table summarizes the project's technical details.

GENERAL PLAN DESIGNATION:	Single-family, Residential
ZONING:	R1-10
PARCEL SIZE:	10,794 square feet
MATERIALS:	Composition shingle roof, cement plaster siding, faux stone window casings

	Existing	Proposed	Allowed/Required
LOT COVERAGE:	1,932 square feet	2,546 square feet	3,238 square feet
FLOOR AREA:			
First floor	1,932 square feet	2,375 square feet	
Second floor	n/a	1,390 square feet	
Total	1,932 square feet	3,765 square feet	3,778 square feet
SETBACKS:			
Front (Andover)	24 feet	24 feet	25 feet
Rear	23 feet	23 feet	25 feet
Exterior side	25 feet	25 feet	20 feet
Left side (1 st /2 nd)	25 feet	25 feet/26 feet	10 feet/17.5 feet
HEIGHT:	15 feet	25 feet	27 feet

DISCUSSION

Neighborhood Context

The subject property is in a Consistent Character Neighborhood as defined in the City's Single-Family Residential Design Guidelines. The immediate neighborhood is a mix of one- and two-story Ranch style houses that have simple gable and hip roof forms and rustic materials. The front yard setbacks are consistent along Kent Drive and Andover. The street appears wide and open with few dominant street trees present.

The subject property is an up-slope lot with its building pad set approximately 12 feet above Kent Drive according to the site survey. The adjacent property along Kent Drive to the east is a similar up-slope lot with a slightly lower building pad. The adjacent property along Andover Way to the south is higher with its building pad set approximately 14 feet higher than the subject property according to the project architect.

Variances

The house was originally built under the City's jurisdiction with what are now considered nonconforming setbacks. The existing structure is set back 24 feet from the front property line and 23 feet from the rear property line, where a minimum setback of 25 feet is required. For zoning purposes Andover Way is technically the front property line and the opposite easterly property line is the rear. In adding a second story and extending the first-floor wall heights by one foot, the project would substantially rebuild the existing structure and necessitate the granting of front and rear yard setback variances. The proposed additions at the first- and second story meet the zoning code.

To grant a variance, the Commission must find that a variance is consistent with the objectives of the zoning code, that the variance is not injurious to persons or property in the vicinity, and that there is a special physical circumstance related to the property or surroundings where the strict application of the Code deprives the property owner of development privileges enjoyed by other similar properties.

In this case, staff recommends positive variance findings to maintain the nonconforming front and rear yard setbacks. First, the project is consistent with the zoning objectives of ensuring a harmonious relationship among residential land uses. If allowed, maintaining the nonconforming setbacks allows the project to keep the longstanding, familiar location of the structure. The 24-foot setback from the Andover Way frontage is a longstanding condition. The rear yard setback of 23 feet, viewed from Kent Drive, is perceived as an extra wide side yard to the property to the east and therefore compatible. Maintaining the existing footprint helps maintain a greater setback from the adjacent structure on Andover Way, which helps reduce the project's impact from that property. Second, granting the front yard and rear yard setback variances is not injurious to persons or properties in the vicinity; the location of the encroachments does not conflict with any known easements or other regulations.

Third, the existing location of the structure, the unusual shape of the site and its topography, and the nonconforming size of the property create a special physical circumstance in support of granting a variance. The existing structure is parallel to the Kent Drive, which due to the slightly acute angle of the Andover Way property line, the southwestern corner of the existing garage encroaches into the required front yard setback. Similarly, with the Kent Drive orientation, the northeastern corner of the living room encroaches into the rear yard setback. With the existing topography sloping up from the street, the established building pad is set back farther than the allowed 20-foot setback from Kent Drive to allow for a reasonable walkway at grade. While the structure may be located closer to the southern side property line, this is functionally the rear yard of the property, which also slopes up to the adjacent property on Andover Way, leaving not much area to correct the nonconforming location of the structure's footprint. Finally, the site is slightly smaller than the required 11,000 square feet for corner lots, which reduces somewhat the permitted building area when the required setbacks are applied.

Design Review

According to the Design Guidelines, in Consistent Character Neighborhoods, good neighbor design has design elements, materials and scale found within the neighborhood and sizes that are not significantly larger than other homes. Projects should be designed to fit in and lessen abrupt changes.

The proposed additions to the structure maintain the nonconforming footprint of the first level and the garage orientation off Andover Way. The second story is proposed over the main house mass. The design raises the first story wall height by one foot to nine feet, adds eight-foot tall second story walls, and modifies the gable roofs to hip roofs. The applicant worked with staff to lower the height of the original proposal and to simplify the design concept by re-massing the second story and coordinate the windows.

The design uses familiar building elements in the area such as the two-car garage, a single-story entry element, horizontal eave lines and simplified roof forms. The cement plaster siding, composition shingle roof and simple metal railings are consistent with the simple and rustic building materials found in the area.

The applicant worked with staff to minimize the scale and height of the project by reducing the roof pitch of the entire structure and by simplifying the massing of the second story. In staff's view, the resulting design fits in better with the neighborhood context and lessens abrupt changes that can result from adding second stories. The setbacks of the second story from the first story and the hip roof forms help to minimize the bulk. The uniform eave lines and prominent single-story roofs relate well to the horizontal appearance of the nearby structures. The 25-foot overall height is two feet under the height limit.

Views

One of the required design review findings is that the project will avoid unreasonable interference with views. Since the property is downslope from the adjacent property at 974

Andover Way it has the potential to affect views. The project architect estimated the project's view impacts by generating several images from the vantage point of the adjacent property. Also, the project architect calculated that the subject building pad is 14 feet below the adjacent property on Andover Way (see Sheets A9 and A10 of the plans).

The City's Single-Family Residential Design Guidelines (Guidelines) have a section on how to approach projects on hillside lots (see Guidelines, Section 5.11). The Guidelines for upslope lots such as the subject property discuss the balance needed in providing appropriate landscape buffering but also in a way that does not cut off views, the need to follow and respect the site contours, and avoiding tall unbroken wall expanses.

In staff's view the proposed design does not unreasonably interfere with views. The proposed second story has a relatively low, eight-foot wall height and a low-pitched roof (4:12). The hip roof design helps reduce the profile of the roof rather than reflecting the existing gable elements. The second story massing is oriented to the eastern end of the structure allowing unblocked views toward the north and northwest and its ridge set below the standing eyeline of the house above. While the second story would be visible from the bay window of the living room and deck at 974 Andover Way, the design appears to maintain some views of the trees and views of the mountains beyond.

Should the Commission feel that the proposal unreasonably interferes with views, there are two practical alternatives:

1. The first-floor wall could be designed to remain at the approximately eight-foot tall plate height; and/or
2. The roof design could be lowered in pitch.

Privacy

As conditioned, the project is designed to maintain a reasonable degree of privacy from the proposed second story. The bedrooms overlooking Kent Drive are not considered a privacy impact with views of the public street and homes beyond. The second story has one bedroom window and one bathroom window facing east. The impacts of these windows to the lower adjacent property would be mitigated by a proposed pittosporum hedge. Toward the west the second story shows two horizontal windows set high up on the wall; and facing Andover Way these windows are not a privacy impact. Two bathroom windows and one bedroom window face the adjacent property on Andover Way that is located above the subject property; these windows do not appear as a significant privacy impact due to their down-slope orientation from the adjacent property and the potential for landscaping in the southern yard of the subject property.

Landscaping

The applicant proposes to maintain the existing landscape. The existing landscape appears to meet the City's Guidelines except for two instances:

1. The row of camphor trees along the southern property line are inconsistent with the design guidelines since these trees will eventually grow tall and block views. A condition of approval requires more appropriate screening in this location; and
2. There is an opportunity to plant some trees in the yard facing Kent Drive to buffer the upslope house from the street. A condition of approval requires the planting of two buffering trees on the upslope facing Kent Drive.

Correspondence

Staff received a letter from the Shaws at 974 Andover Way (see Attachment D). The Shaws are mainly concerned with the project's impact on their views.

ENVIRONMENTAL REVIEW

This project is categorically exempt from environmental review under Section 15303 of the California Environmental Quality Act because it involves the addition to a single-family house.

PUBLIC NOTICING

A public meeting notice was posted on the property and mailed to 84 property owners within a 500-foot radius of the subject property.

Cc: Steve Benzing, Architect
Sriram and Preta Ragunathan, Property Owners

Attachments:

- A. Application and Letter
- B. Material Board
- C. Area Map, Vicinity Maps, and Notification Boundary
- D. Letter from the Shaws at 974 Andover Way

FINDINGS

17-V-07 & 17-SC-28 – 2046 Kent Drive

1. Regarding variances to maintain the nonconforming setback encroachments into the front and the rear yards, the Design Review Commission finds the following in accordance with Section 14.76.070 of the Municipal Code:
 - a. That the granting of the variances is consistent with the objectives of the zoning plan set forth in Article 1 of Chapter 14.02 because the variances maintain a harmonious and convenient relationship among land uses;
 - b. That the granting of the variances 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 special circumstances applicable to the property include the nonconforming small size for a corner lot, the unusual shape with regard to both frontages, steep topography limiting the building area and surroundings of the existing nonconforming development where the strict application of the provisions of this chapter deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classifications.

2. Regarding design review for one- and two-story additions, the Design Review Commission finds the following in accordance with Section 14.76.050 of the Municipal Code:
 - a. The project complies with all provision of this chapter;
 - b. The height, elevations, and placement on the site of the proposed additions, when considered regarding the nature and location of residential structures on adjacent lots, avoids unreasonable interference with views and privacy and considers the topographic and geologic constraints imposed by the building site conditions. The proposed structure does not unreasonably interfere with views by its orientation and height, and maintains a reasonable degree of privacy by its strategic window placement and landscape screening. The project is designed to use the established building pad;
 - 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. The project does not remove any significant trees and maintains the existing grade;
 - d. The orientation of the project in relation to the immediate neighborhood minimizes the perception of excessive bulk. The structure is designed with

relatively low wall heights, low roof pitches and hip roof forms that maintain the character of the neighborhood and 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 are incorporated to insure the compatibility of the development with its design concept and the character of adjacent buildings; and
- f. The project has been designed to follow the natural contours of the site with minimal grading, minimum impervious cover, and maximum erosion protection.

CONDITIONS

17-V-07 & 17-SC-28 – 2046 Kent Drive

GENERAL

1. Approved Plans

The approval is based on the plans and materials received on December 5, 2017 and as modified by these conditions.

2. Required Landscape Screening

The landscape plans shall include: (a) two, 15-gallon size, moderate height buffering trees along the upslope along Kent Drive; (b) the pittosporum hedge shown along the eastern property line; and (c) appropriate limited height evergreen replacements for the camphor trees along the southern property line to mitigate the privacy but maintain reasonable views.

3. Protected Trees

The required landscape screening in Condition No. 2 above is protected under this application and cannot be removed without a tree removal permit from the Community Development Director.

4. Encroachment Permit

An encroachment permit shall be obtained from the Engineering Division prior to doing any work within the public right-of-way including the street shoulder. All work within the public street right-of-way shall comply with the City's Shoulder Paving Policy.

5. Fire Sprinklers

Fire sprinklers are required pursuant to Section 12.10 of the Municipal Code.

6. Underground Utilities

Any new utility service drops shall be located underground from the nearest convenient existing pole pursuant to Chapter 12.68 of the Municipal Code.

7. Indemnity and Hold Harmless

The applicant/owner agrees to indemnify, defend, protect, and hold the City harmless from all costs and expenses, including attorney's fees, incurred by the City or held to be the liability of the City in connection with the City's defense of its actions in any proceedings brought in any State or Federal Court, challenging any of the City's action with respect to the applicant's project.

PRIOR TO BUILDING PERMIT SUBMITTAL

8. Conditions of Approval

Incorporate the conditions of approval into the title page of the plans.

9. Tree Protection Note

On the grading plan and/or the site plan, show all tree protection fencing at the dripline of all trees to remain as required by the Planning Division; and add the following note: "All tree protection fencing shall be metal chain-link, a minimum of five feet in height with posts driven into the ground."

10. Green Building Standards

Provide verification that the house will comply with the California Green Building Standards pursuant to Section 12.26 of the Municipal Code and provide a signature from the project's Qualified Green Building Professional Designer/Architect and property owner.

11. Underground Utility Location

Show the location of underground utilities pursuant to Section 12.68 of the Municipal Code. Underground utility trenches shall avoid the drip-lines of all protected trees unless approved by a project arborist and the Planning Division.

12. Air Conditioner Sound Rating

Show the location of any air conditioning units on the site plan and the manufacturer's specifications showing the sound rating for each unit conforming to the City's noise regulations.

13. Storm Water Management

Show how the project complies with the New Development 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.).

PRIOR TO ISSUANCE OF BUILDING OR DEMOLITION PERMIT

14. Tree Protection

Tree protection fencing shall be installed around the dripline(s), or as required by Planning Division. Tree protection fencing shall be chain link and a minimum of five feet in height with posts driven into the ground and shall not be removed until all building construction has been completed unless approved by the Planning Division.

PRIOR TO FINAL INSPECTION

15. Landscaping Installation

All front yard and exterior side yard landscaping, street trees and privacy screening trees shall be maintained and/or installed as shown on the approved plans or as required by the Planning Division.

16. Green Building Verification

Submit verification that the house was built in compliance with the City's Green Building Standards Code (Section 12.26 of the Municipal Code).



**CITY OF LOS ALTOS
GENERAL APPLICATION**

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

Permit # 1107936

<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"/>	RI-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: 2046 Kent Dr

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

Assessor Parcel Number(s): 342-11-082 Site Area: 10794

New Sq. Ft.: 1718 Altered/Rebuilt Sq. Ft.: 1434 Existing Sq. Ft. to Remain: 488

Total Existing Sq. Ft.: 1932 Total Proposed Sq. Ft. (including basement): 3755

Is the site fully accessible for City Staff inspection? yes

Applicant's Name: Sriram Ragunthan

Telephone No.: (512) 699-7856 Email Address: yagunathan.sriram@gmail.com

Mailing Address: 692, Salberg Avenue, Santa Clara, 95051

City/State/Zip Code: Santa Clara, CA, 95051

Property Owner's Name: Sriram Ragunthan

Telephone No.: (512) 699-7856 Email Address: yagunathan.sriram@gmail.com

Mailing Address: 692, Salberg Avenue

City/State/Zip Code: Santa Clara, CA, 95051

Architect/Designer's Name: Steve Benzing

Telephone No.: 408 805 1328 Email Address: Steve@Benzarch.com

Mailing Address: 12403 Fredericksburg Dr

City/State/Zip Code: Saratoga, Ca 95070

** 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)

Architect

Tel 408 805 1328
Email Steve@Benzarch.com

Steve Benzing
12403 Fredericksburg Drive
Saratoga, CA 95070

Sept 22, 2016

Planning Department
City of Los Altos

Re: 2046 Kent Dr.

Request for variance – reduced front & rear setbacks due to existing conditions & topography

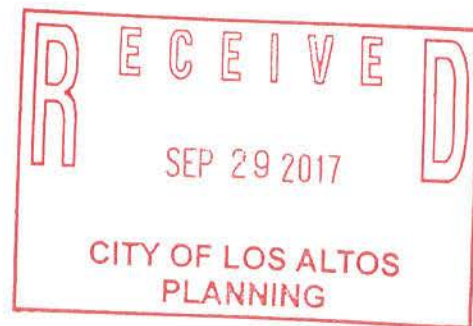
1. This variance will be consistent with the objectives of the zoning plan as the existing house is already within the setbacks and the proposed addition does not increase the nonconformity. The current residence is only within the front setback 9" and the rear is within the setback 25".
2. The granting of this variance will not detrimental to health safety or welfare as the owner is proposing to bring the entire existing residence up to current standards.
3. The configuration and topography of this lot precludes and addition to the north and any substantial addition to the south. The existing location of the residence is at the top of the slope on the north side and already is essentially the front of the house. Given the existing grading of the lot the rear yard is small and the owners wish to retain as much as possible.

Thank you very much for your consideration of this requested variance.

Respectfully,



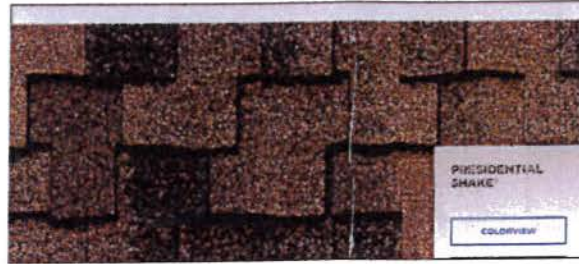
Steve Benzing
Architect C-17985



ATTACHMENT B



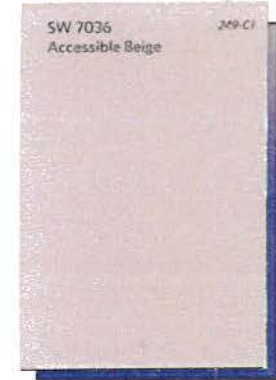
RAILING DESIGN & COLOR



CLASS A COMPOSITION SHINGLES



FASCIA & GUTTER COLOR



BODY & TRIM COLOR

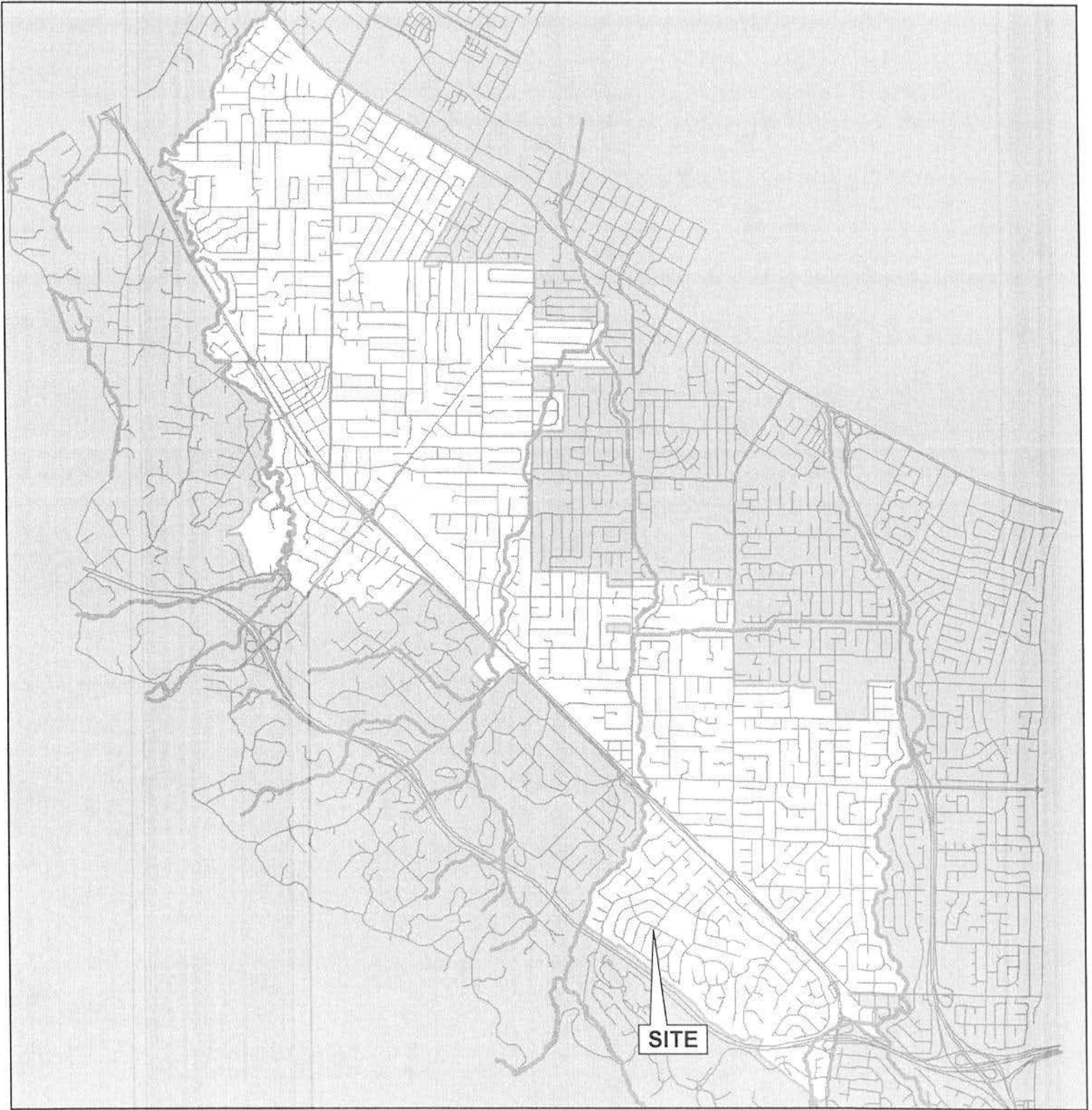


FRONT DOOR DESIGN & COLOR

STEVE BENZING - ARCHITECT
SARATOGA, CA
SEPTEMBER 2017

COLOR BOARD
2046 KENT DR. LOS ALTOS, CA
FOR:
SRIRAM RAGUNTHAN & PREETHA PARTHASARATHY

AREA MAP



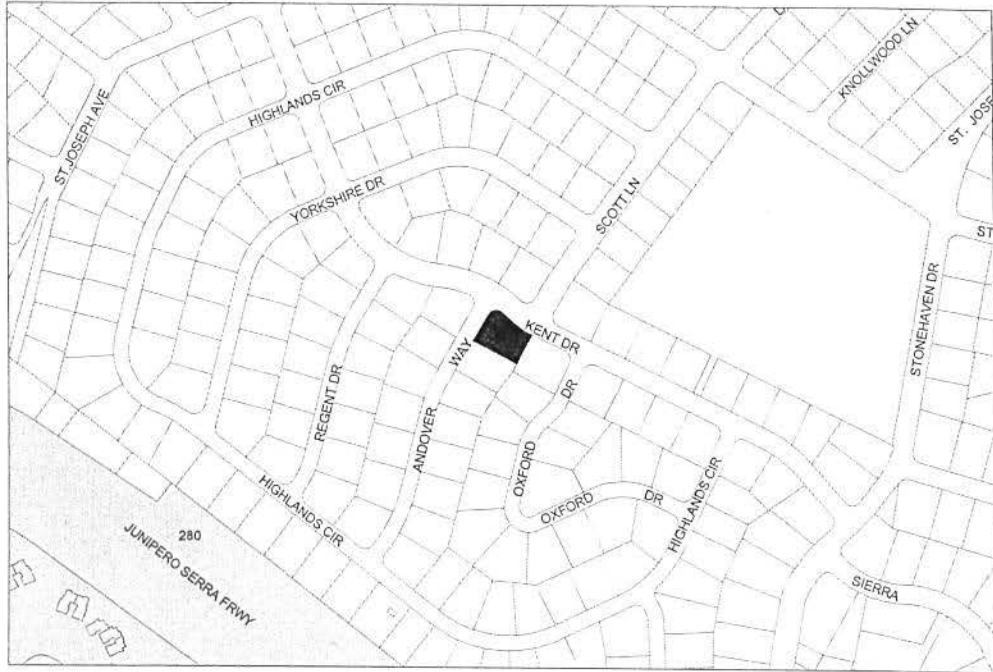
CITY OF LOS ALTOS

APPLICATION: 17-V-07 and 17-SC-28
APPLICANT: S. Rangunthan
SITE ADDRESS: 2046 Kent Drive

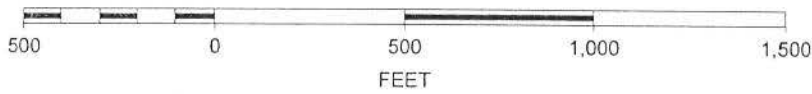


Not to Scale

VICINITY MAP



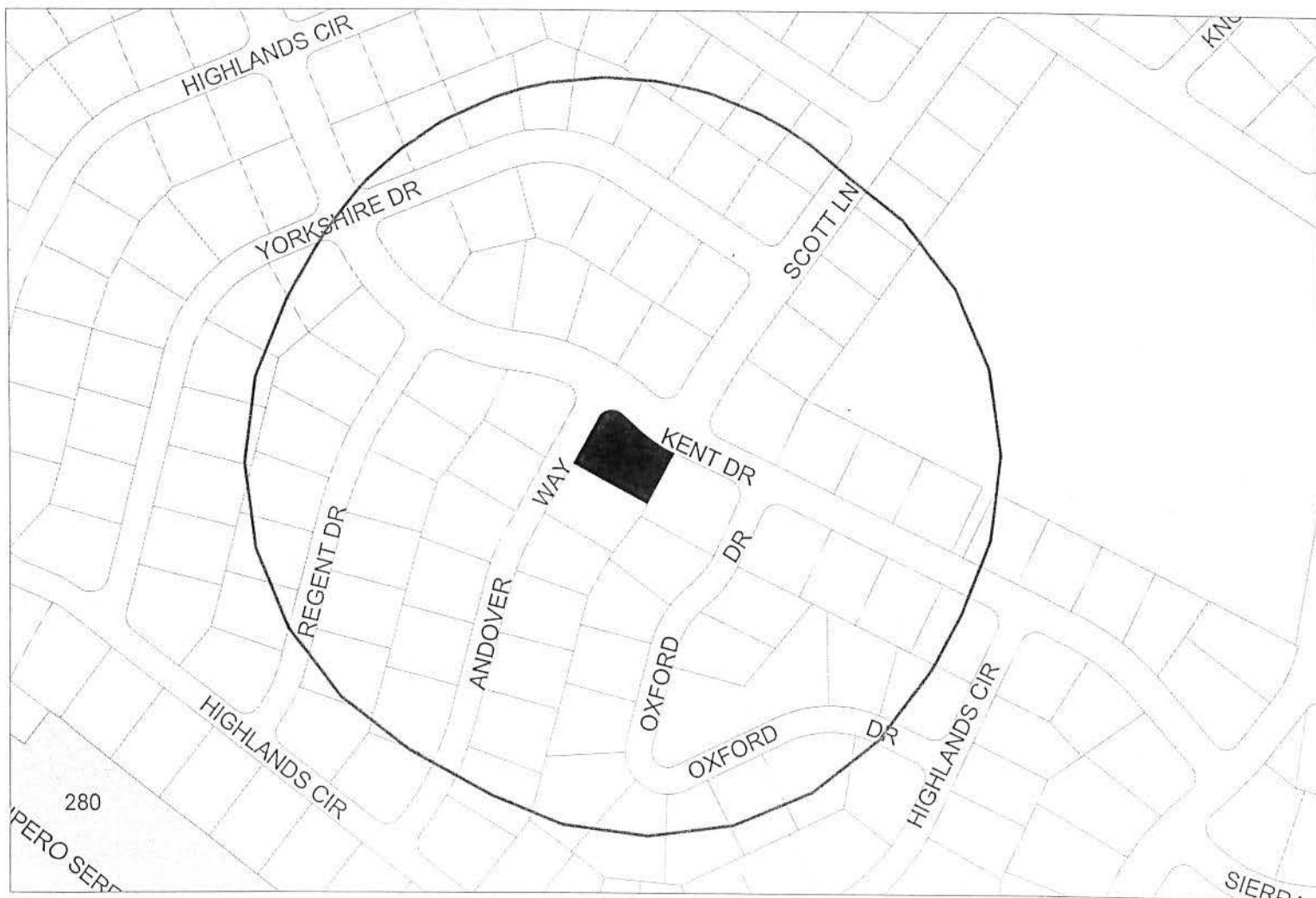
SCALE 1 : 6,000



CITY OF LOS ALTOS

APPLICATION: 17-V-07 and 17-SC-28
APPLICANT: S. Rangunthan
SITE ADDRESS: 2046 Kent Drive

2046 Kent Drive 500-foot Notification Map



SCALE 1 : 3,000



Jerry and Pat Shaw 974 Andover Way

12-13-2017

RE: Concerns and Observations regarding 2046 Kent Dr. rev2.

Attn: David Kornfield Planning Services Manager

dkornfield@losaltosca.gov

Tel# (650)974-2632

Summary

The proposed variance requests, renovation and addition of a 2nd story to 2046 Kent Dr. will impact 5 nearby properties. Four of the properties on Andover and Oxford Dr. will have the current view of the valley diminished and one property to the east will be shadowed /encroached by the proposed 2nd story. We feel you would have a more accurate assessment of the impact of the proposal if you would visit our residence and the neighborhood. My wife and I welcome you into our home. Please call Jerry Shaw at **650-996-9118** to schedule a date and time.

BACKGROUND

Neighborhood Context

Highlands Neighborhood - Kent Dr. Runs east to west with 8 streets intersecting to the south. The eight (8) residential streets (list them) have homes which are built into the hillside above Kent Dr. The highest view elevation I think is possibly Oxford.

One of the prime features of some of the homes on the steepest hills is the view that the location of these homes provide from various parts of the residence and yards/decks. Along the south side of Kent Dr. there are currently no 2nd story residences. Implementation and construction of the proposed 2 story home at 2046 Kent Dr. if granted sets a precedent for further 2nd story additions as homeowners attempt to regain their view.

Major adjoining 974 Andover Way's View Lot concerns are:

- 1) The consequential impact to enjoyment of the significant existing North West to North East valley view's resulting from a proposed substantial rebuild at 2046 Kent Drive. In particular the addition of a noteworthy second story 24 ft. 9 in. ridge elevation peak height obscuring 974 Andover Way's family room, deck and upper back yard view enjoyment. Drawing A10 implies you have to be over 5 ft. 6 in. to see?
- 2) Retention of the legacy fast growing Camphor species planted two years ago by the previous owner will further exacerbate and annually diminished any enjoyment of the remaining view Camphor tree growth rate is 2 ft. per year, evergreen foliage, height to 40-65 ft. with a canopy width of 40-65 ft. (gardeningguides.com)
- 3) 2046 Kent Dr. (request for rear yard setback deviation from 25 ft. minimum (R1-10 sec 14.06.060) to 23 ft. towards 974 Andover Way property line (approx. South West). Obviously narrowing the minimum rear yard spacing between adjoining residences physically influences several characteristics: enhances the visual towering second floor roof line when standing in the lower back yard at 974 Andover

Way, impacts noise potential, influences reduction of natural light and ventilation, narrowing a firebreak between the properties importantly reduces fire safety margins at 974 Andover Way. Decreasing setbacks below the minimum does not minimize impacts on adjacent lots "Narrowing Canyon effect"

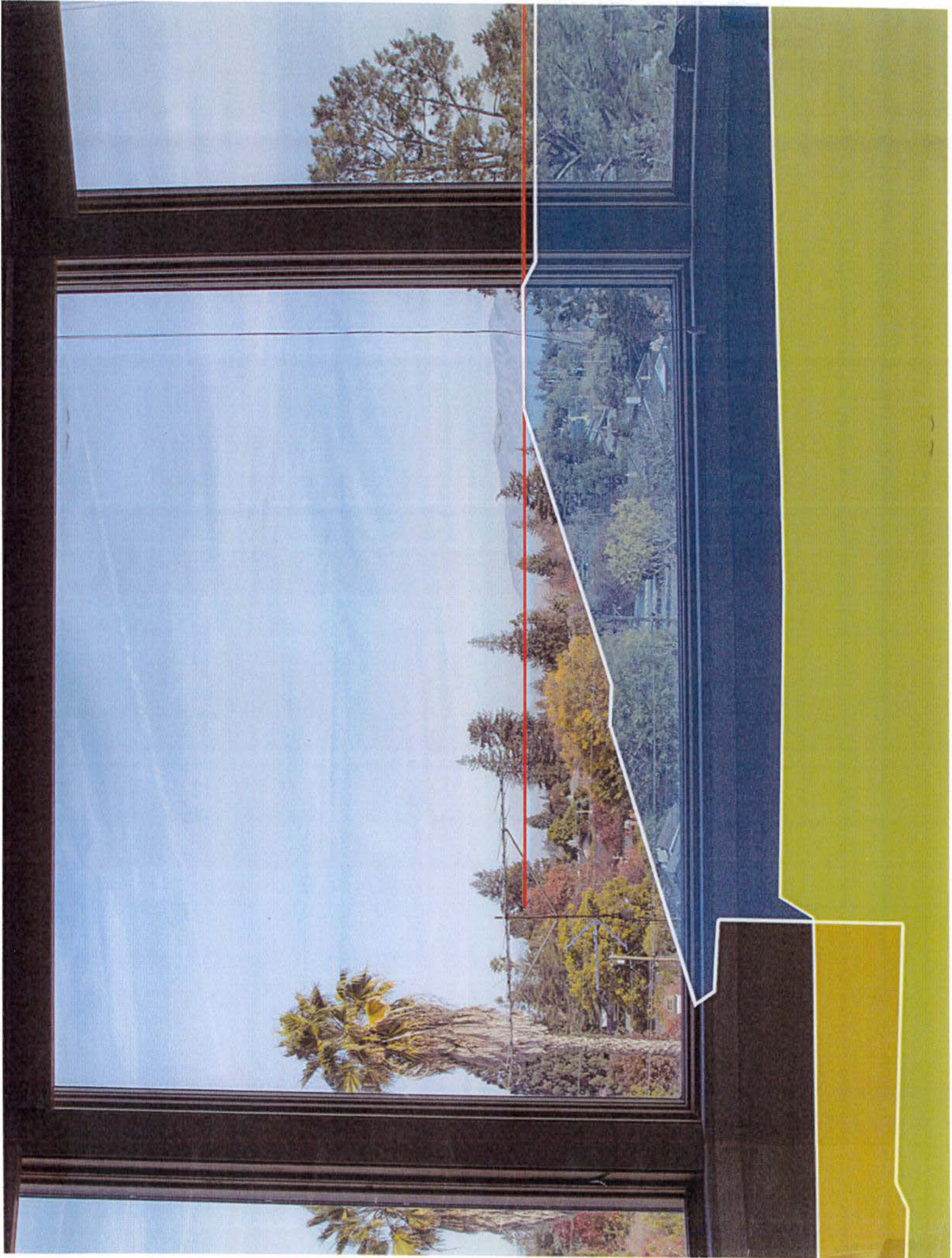
- 4) Minimum setbacks apply in this case since the minimum interior side yard setback of exceeds would not invoke narrow lot status variance .Setback of 25 ft. minimum apply.
 - A. **Site Area** (R1-10 Sec 14.06.040 A through H)The minimum Site area shall be ten Thousand (10,000 Sq. Ft.) , except that on corner lots shall be eleven thousand (11,000) Sq. Ft. →**Note the corner lot at 2046 Kent Dr. is 10,794 Sq. Ft.**

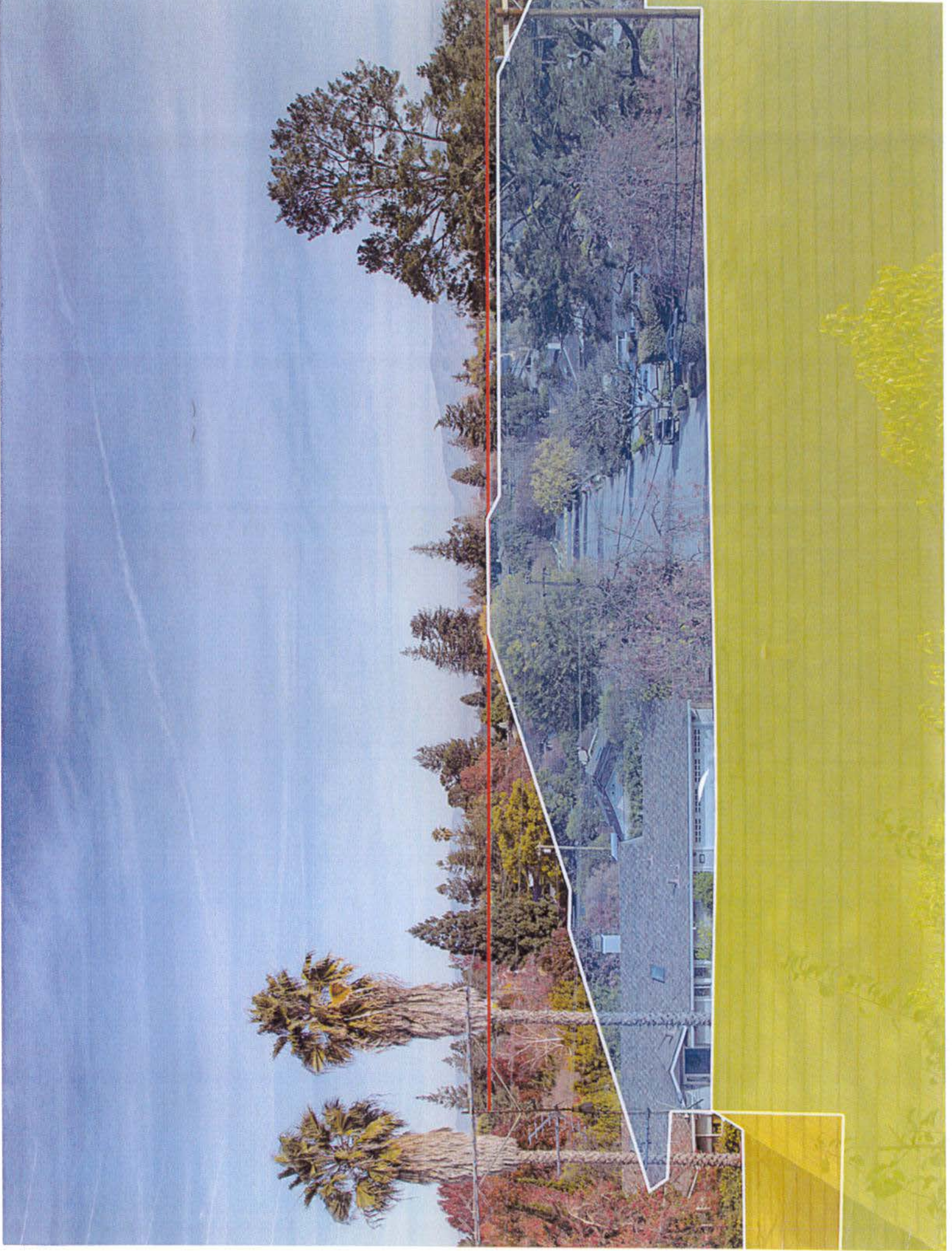
Thought should be given to the Overall Height of the proposed plan to encourage a lower ridge height by considering the following:

- Employ a first floor plate height of 8 ft. 1 in from 9 ft. 1in (typical prevailing eight foot wall plates in the immediate vicinity)
 - Utilize a minimum composite roof pitch of 3/12 from 4/12
- The result can lowered overall height of structure by approximately 2.5 ft.**

Please refer to our photo attached in the email. It represents the impact of the proposed second story view from our bay window. We feel the drawings submitted with the proposal may not be precise.

At a meeting with the homeowner and architect on 12/9/17 we requested that story poles be erected to define the spacial profile and assess the impact more accurately. As of today they have not been installed. The point depicted in the picture approximates 24.5 ft. elevation above the garage floor survey reference 109.5 A7)





Architect

Steve Benzing
12403 Fredericksburg Drive
Saratoga, CA 95070

January 8, 2018

Mr. David Kornfield
Planning Department
City of Los Altos



Re: 2046 Kent Dr.

In response to your email today:

1. PDF's of proposed plans are attached to an email being sent.
2. Changes to the project.
 - a. The second floor roof pitch has been lower to 3/12. The second floor plate stays at 8'-0". The uppermost elevation of the roof has been lowered 1.44 feet (17.25").
 - b. Story poles have been constructed on site to outline the second floor roof. This should give everyone an actual view of the proposed addition. I think the commissioners should plan a site visit to draw there on conclusions. The poles will remain up until the hearing.
 - c. The Camphor trees at the rear of the property have been noted to be removed and replaced with 15 gal Pittosporums.
3. The plans have been corrected to match up with the Civil Engineers drawings showing that a variance for the front is not required. The existing garage conforms to the setback requirements and will not be changed. The rear setback variance is still being requested. The existing house is within the rear setback by 27" at the northeast corner of the existing house and then tapers down from there. We are not increasing the nonconformity. The proposed addition is within all of the required setbacks.
4. The foundation at the front corner of the within the setback will have to be shored up due to settling. This information was provided by the Geotechnical Engineer that has been retained.
5. The idea of requesting a variance to allow the front setback to be along Kent was explored with City staff, this would have allowed the existing house to conform with all setbacks. It was rejected due to it would have created a nonconforming lot, depth wise.
6. The variance will be consistent with the objectives of the zoning plan as the existing house is already within the setbacks and the proposed addition does not increase the nonconformity.
7. The configuration and topography of this lot precludes additions to the north and south. The existing location of the residence is at the top of the slope on the north side and already is essentially the front of the house. Given the existing grading of the lot the rear yard is small and the owners wish to retain as much as possible.
8. How the existing house got built in its current location is unknown. The front door and essential the front of the house faces Kent and the east side of the house was probably considered a side yard at that time. The developer chose to have houses at the street corner face Kent due to the topography. As a result, the house at 2046 Kent was built

intruding on the east setback, however at the time this was probably considered a side yard. Requiring the Owner to demolish the entire east side of the house for an intrusion of 31 square feet seems excessive.

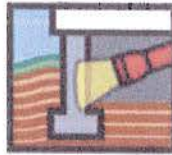
9. The granting of this variance will not detrimental to health safety or welfare as the owner is proposing to bring the entire existing residence up to current standards. As discussed at the Design Comm. Meeting, the first floor plate will be increased to 9'-0" by the addition of a 4x12 beam added on top of the existing walls. This allows the windows and doors to be increased to 8'-0" and still have the required headers over them. It also allows the existing walls to remain. The property inspection found no substantial termite damage, so it is the intent for as many of the existing walls to remain.

Thank you very much for your consideration of this requested variance.

Respectfully,



Steve Benzing
Architect C-17985
Cc: Sriram



FOUNDATION INSPECTION SERVICES
A DIVISION OF GCD INC.

February 1, 2017

Mr. & Mrs. Sriram Ragunathan
C/O Ms. Ivonne C. Valdes
Coldwell Banker
1096 Blossom Hill Road, # 200
San Jose, CA 9512



REGARDING: FOUNDATION INSPECTION AND CONDITION ASSESSMENT
2046 Kent Drive, Los Altos, CA.

Dear Mr. & Mrs. Ragunathan,

In response to your agent's request, we have prepared the following foundation inspection and site drainage analysis report for your sole, confidential and exclusive use (use by others is prohibited). Our inspection was made and this condition assessment report was prepared by a trained and experienced, licensed Professional Engineer and General Engineering Contractor.

Our perimeter, interior and subarea reconnaissance, performed on January 31, 2017, was limited to accessible areas of the home, its crawl space and the immediately adjacent site. The professional opinions offered are based on visual observations of apparent conditions existing at the time of the inspection (latent and concealed defects and deficiencies are excluded). Document search and review, destructive testing, subsurface investigation, structural calculation, geologic study and seismic analysis, as well as the preparation of engineering specifications and construction drawings for any recommended repairs or improvements are beyond the scope of services provided. An independent consulting Geotechnical Engineer and Engineering Geologist should be retained if a complete geotechnical investigation is desired.

PLEASE READ THIS REPORT CAREFULLY, A FULL UNDERSTANDING OF THE INFORMATION IT CONTAINS MAY BE CRITICAL TO THE SUCCESSFUL OUTCOME OF YOUR PURCHASING DECISION AND ANY PLANNED IMPROVEMENTS!

The single story, 52+/- year old, wood frame home was constructed on a reinforced concrete spread footing foundation (garage was constructed with a concrete, slab-on-grade floor). I found that the building pad was developed with cut and fill operations. My observations suggest that the home's footprint sits on soils which are expansive.

J17-110

2046 Kent Drive, Los Altos, CA

Page 1 of 30

GEOTECHNICAL CONSTRUCTION & DESIGN, INC.

P.O. Box 2403, Los Gatos, CA 95031

Email: gcdinc94@aol.com Cell: 408.812.4355 Office: 408.888.3422



FOUNDATION INSPECTION SERVICES
A DIVISION OF GCD INC.

My specific observations and recommendations follow:

FLOOR LEVEL SURVEY: Our hydrolevel survey of the home's interior floors, attached to this report as Appendix 1, found a maximum of 1.2" of differential across the structure after adjustment for variations in finished floor surfaces and for the step down into the living room. This differential is within normally accepted tolerances for good foundation performance (up to 1 1/2" of differential level across a residential structure is typically considered acceptable). My experience suggests that the measured differentials are typical of many, if not most similarly sited, neighborhood homes of similar age. In my opinion, the supporting soils have reached near equilibrium with the loads of the structure and the moisture regime of the property i.e. future movement is likely to be limited. However, significant changes in soil moisture and down slope creep may result in cosmetic distress.

In the course of my interior reconnaissance I noted areas of significant cosmetic distress i. e. drywall cracks and door to jamb offsets (the kitchen door will not close). While in the subarea found evidence of pier post level adjustment; however, the perimeter mudsills have not been adjusted. In my opinion, the interior cosmetic distress is likely to be associated with the releveling effort. In my opinion, remedial measures, beyond taping, patching and painting are not indicated.

FOUNDATION: I found the structure to be supported on a conservatively designed and well-constructed, continuous perimeter, reinforced concrete, spread footing foundation with a grid work of isolated interior piers for the support of subfloor girders (the garage has a slab-on-grade floor). My interior and exterior reconnaissance found the foundation to be in good serviceable condition. In the course of my subfloor reconnaissance I verified that the home was constructed with suitable anchor bolts to connect the wood frame to the foundation at the mudsill. Cripple walls are not present at the perimeter of the structure. I did find two retrofitted pier blocks under the home's entry area that support shimmed and out of plumb pier posts. I recommend that new full length pier posts be installed and properly plumbed up.

DRAINAGE: The Uniform Building Code (UBC) requires 6" soil to wood clearance and positive fall away from the structure. I found the 6" soil to wood separation requirement to have been reasonably met at the majority of the perimeter of the structure. However, the nearly level nature of the building pad makes the development of positive flow away from the structure difficult. I recommend monitoring surface flow during storm conditions with local regrading as necessary to direct surface flow away from the perimeter of the structure.



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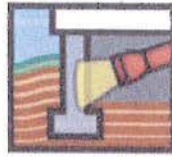
My subarea reconnaissance found the soil surface to vary from wet to muddy and to show evidence of past periods of flooding (apparently associated with the near level building pad and subsurface flow. I recommend the installation of a comprehensive system of subarea drainage improvements and moisture control measures. Specifically:

1. The existing gravity flow subarea drain pipe located under the left front corner of the home should be cleaned and flushed.
2. The second significant task will be to intercept and collect subsurface flow with a perimeter finger drain located just inside the foundation line. The proposed finger drain should be installed as outlined in Appendix 5. It should outlet to the existing gravity drain located under the left front corner of the home.
3. Finally, a sealed 15 mil Stego vapor barrier should be installed throughout the subarea to completely cover the soil surface.

Note: It should be recognized that an analysis of surface and subsurface drainage conditions with a single inspection is problematic at best. I recommend a re-inspection at the end of a severe winter storm season.

COST ESTIMATE:

1. Clean and flush the existing subarea gravity drain.
Estimated Cost: \$1,850.00
2. Install perimeter finger drain as outlined here-in with outlet to gravity drain.
Estimated Cost: \$12,600.00
3. Install sealed Stego vapor barrier as outlined here-in.
Estimated Cost: \$18,750.00
4. Remove and replace the two retrofitted subarea pier posts under the home's entry with full length plumb members.
Estimated Cost: \$1,600.00



FOUNDATION INSPECTION SERVICES
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GARAGE: The attached two car garage was found to have been constructed with a floating slab-on-grade floor. I found it to be in good serviceable condition (efflorescence exposed on its surface suggests the underlying soil gets saturated through the winter storm season).

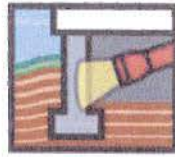
RETAINING WALL: The base of the cut across the rear side of the building pad is supported by a pressure treated wood post and lagging retaining wall. I found this wall to be in good serviceable condition.

MAINTENANCE: The site's drainage system will require continuing care which should be incorporated into the buyer's property maintenance program. Specifically:

1. Gutters and down spouts should be cleaned and their free flow away from the structure should be verified at the beginning and middle of each winter season. I did not flow test the system.
2. Area drainage should be observed during rainy periods and steps taken to direct all surface flow away from the structure as practical.
3. The home's subarea should be monitored monthly through the storm season for signs of excessive moisture intrusion.
4. The proper operation of the subarea gravity drain should be verified after each storm event.

GEOTECHNICAL CONSIDERATIONS: The site is within the immediate influence of the San Andreas Fault. Maps, prepared by the association of Bay Area Governments, provide a projection of the anticipated damage level (modified Mercalli) for 7.3 magnitude quake on the Hayward and a 7.1 magnitude quake on the San Andreas (non-structural to moderate damage is likely).

Unanticipated subsurface conditions may develop during the life of the structure that cannot be predicted from the limited visual inspection performed. Our inspection, oral comments and this report are not intended to be used as a guarantee or warranty, expressed or implied, regarding the adequacy, performance or condition of any inspected structure. During the life of the structure, there may develop unanticipated subsurface conditions that cannot be predicted from the limited visual inspection performed.



FOUNDATION INSPECTION SERVICES
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This report is not a compliance inspection or certification for past or present governmental codes or regulations of any kind. Please recognize that we have not addressed the possible presence of or danger from any potentially harmful substances and environmental hazards including but not limited to radon gas, lead paint, asbestos, urea formaldehyde, toxic or flammable chemicals and water or air born hazards.

Specifically excluded are inspections of and report on decks, pools wells, septic systems, safety equipment and the presence or absence of rodents, termites, fungus and other organisms. The observations noted and repair recommendations offered (if any) should be considered valid for four years, after which time a reinspection is prudent.

This report is not a complete geotechnical study or distress survey nor is it intended for use as a complete description of the property. It is intended to provide information regarding the home's foundation and site drainage conditions. Our observations, conclusions and guideline recommendations have been made using the degree of care and skill originally exercised, under similar conditions, by reputable professional engineers practicing in this area. No other warranty, expressed or implied, is made.

ARBITRATION OF DISPUTES: ANY CONTROVERSY OR CLAIM FOR DAMAGES ARISING OUT OF OR RELATING TO THIS CONDITION ASSESSMENT OR ANY WORK PERFORMED IN CONNECTION THEREWITH INCLUDING BUT NOT LIMITED TO NEGLIGENCE, ERRORS OR OMISSION SHALL BE SETTLED IN ACCORDANCE WITH THE CONSTRUCTION INDUSTRY ARBITRATION RULES OF THE AMERICAN ARBITRATION ASSOCIATION OR ALTERNATE DISPUTE RESOLUTION FORM ACCEPTABLE TO ALL PARTIES.

CONTRACTOR LICENSING INFORMATION: STATE LAW REQUIRES ANYONE WHO CONTRACTS TO DO CONSTRUCTION WORK TO BE LICENSED BY THE CONTRACTORS STATE LICENSE BOARD IN THE LICENSE CATEGORY IN WHICH THE CONTRACTOR IS GOING TO BE WORKING IF THE TOTAL PRICE ON THE JOB IS \$300 OR MORE (INCLUDING LABOR AND MATERIALS). LAWS DESIGNED TO PROTECT THE PUBLIC REGULATE LICENSED CONTRACTORS. IF YOU CONTRACT WITH SOMEONE WHO DOES NOT HAVE A LICENSE, THE CONTRACTORS STATE LICENSE BOARD MAY BE UNABLE TO ASSIST YOU WITH A COMPLAINT. YOUR ONLY REMEDY AGAINST AN UNLICENSED CONTRACTOR MAY BE IN CIVIL COURT AND YOU MAY BE LIABLE FOR DAMAGES ARISING OUT OF ANY INJURIES TO THE CONTRACTOR OR HIS OR HER EMPLOYEES.



FOUNDATION INSPECTION SERVICES
A DIVISION OF GCD INC.

Acceptance and use of this report binds the parties to the limitation and conditions included in it. Should GCD and/or its agents or employees be found liable for any loss or damages resulting from a failure to perform any of its obligations, including and not limited to negligence, breach of contract, or otherwise, then the liability of GCD and/or its agents or employees, shall be limited to a sue equal to 5 times the amount of the fee paid by the Customer for the inspection and this condition assessment report.

It has been a pleasure providing you with a professional foundation inspection and site drainage assessment and this report. Please do not hesitate to call if we may be of further assistance or if you have any questions or concerns.

Very truly yours,




George E. Drew, P.E., GCD, INC.

California Professional Engineer license #20681
Member American Society of Civil Engineers I.D. #19732B
Member National Society of Professional Engineers
General Engineering Contractor license #A64788
Certified Inspection Engineer (BIECI)

ATTACHMENT D

Joseph J. Mak, P.E.

43304 Arkwood St. Fremont CA 94538 Phone: 408-221-2398 Email: josephj.mak@gmail.com

January 12, 2017

Re:

Project Address: 2046 Kent Dr. Los Altos, CA 94024

To whom it may concern,

This letter is to state the proposed story poles elevation of second floor addition at 2046 Kent Dr. Los Altos, CA is 133.16'. Overall addition building height is 23.26' from finished grade @ 109.90'. After field verification and observation of existing dimensions, the proposed height matches the proposed design.

Please contact me if you have any questions.

Regards,



Joseph Mak, P.E. Lic# C84876

ATTACHMENT E

Story Pole Pictures – Staff Pictures taken from 974 Andover Way



1. From bay window (approximately 48" from floor)



2. From bay window (approximately 48" from floor)



3. From living room sitting area (further back from window)



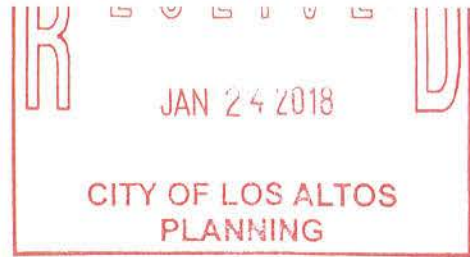
4. From deck (approximately 48" from floor)

ATTACHMENT F

To: Los Altos Planning Committee

From: Stanley Quan, Alice Kwei, and Brian Quan

Date: 1/24/2018



We (Stanley Quan, Alice Kwei and Brian Quan) live at the 2050 Kent Drive property that is adjacent to 2046 Kent Drive and want to bring attention to the Planning Committee some concerns about the project at 2046 Kent Drive.

Overview:

1) Loss of our Privacy.

2) For Safety, 22.7' rear yard setback should be made to conform to 25 feet setback. (Municipal code 14.06.080 Setbacks (r1-10) Section H should be enforced to conform to current setback standards)

3) Laser measured Front setback to Andover Way is 24' 3". Our measurement confirms the listed distance of 24' 3" on original plan submitted on sheet A1 dated 9/26/17. Front setback to Andover Way should be made to conform to 25' setback.

4) It is unfair to the upslope neighbor (Jerry and Patricia Shaw) that the Ragunathan's proposed home gains new enhanced views of the valley and neighborhood through multiple 2nd story windows, French - door, and a balcony, while their second story roof obstructs the Shaw's existing view of the valley and neighborhood from their bay window and deck.

5) Proposed home seems to be out of character with Design Guidelines for neighborhood compatibility of all Kent Drive base of hill upslope homes. There are no two-story homes along entire Kent Drive base of hill upslope homes. (Our adjacent home on Kent is an exception, split-level but Garage is cut into hillside below living area. Our roofline is actually lower in height than existing 2046 Kent roof). From the Kent Drive street level, the proposed home is very tall and will stick out among the Kent Drive homes.

1) Loss of Privacy

For over 14 years, we have had Visual privacy on our master bathroom that faces 2046 Kent 's rear yard. With the addition of a second story, the proposed windows can view over the fence into our bathroom. As we are located at a corner lot, we now lose visual privacy on all four sides of our property.

In addition to Visual privacy there is Sound privacy, addition of many more windows and doors to the first floor and second story lend themselves to more noise being heard between the two properties.

2) The existing variance of 22.7' rear yard setback should be made to conform' to the current 25 foot setback. (Municipal code 14.06.080 Setbacks (r1-10) Section H should be enforced)

Based on the last planning committee meeting on December 20, 2017 Los Altos project planner David Kornfield disclosed that the remodel was way over the 50% limit. We are asking the Planning committee to enforce Municipal Code 14.06.080 Setbacks(R1-10) Section H since the remodel is way over the 50% limit, " the entire structure shall be brought into conformance with current setback requirements. "

2.1) Safety - A full 25-foot setback provides greater safety during fire or earthquake.

2.2) At what point can the old original foundation support new first floor 9 foot high walls and the addition of a second story? The foundation should be made to conform to the current setback requirements.

3) We believe that the front setback on Andover Way is actually 24' 3" and that the original submitted plans dated 9/26/17 sheet A1 that listed the front setback on Andover Way, as 24' 3" is actually correct.

Using laser measurement, we measured the front setback as 24' 3" confirming the original listed numbers.

We are asking the planning committee to also make the front setback conforming as well as the rear yard setback.

4) Why should the Ragunathan's be allowed **to gain new unobstructed views** of both the valley and the local neighborhood **while the Shaw's lose their existing view of 30 years?** The proposed roofline is unreasonable. The architects rendering shows that a person has to be standing in the Shaw's living room to see out the bay window. Having to stand is unreasonable. Loss of the local neighborhood is also unreasonable. This proposed home is an unreasonable obstruction of the Shaw's existing view as they can no longer sit in their couches and enjoy the view of the neighborhood and the valley.

5) The proposed home seems to be out character with the Los Altos Design Guidelines.

None of the existing homes on the Kent Drive base of hill upslope homes have a second story that obstructs their uphill neighbor.

Except for our home, the entire Kent Drive only has single story homes. Our home at 2050 Kent adjacent to the 2046 has garage below living floor that has been cut into the hill.

Our roofline is lower than the existing 2046 roofline. The new proposed home will tower over our home.

Since the home is up slope from the Kent Drive street level, the proposed home will look taller than a 3 to 4 story building for people walking along Kent drive. The proposed home will look huge in size.

Because the proposed house is so tall, it will stick out among all the homes on the Kent Drive side.



From master bath room window 1

To: Los Altos Planning Committee

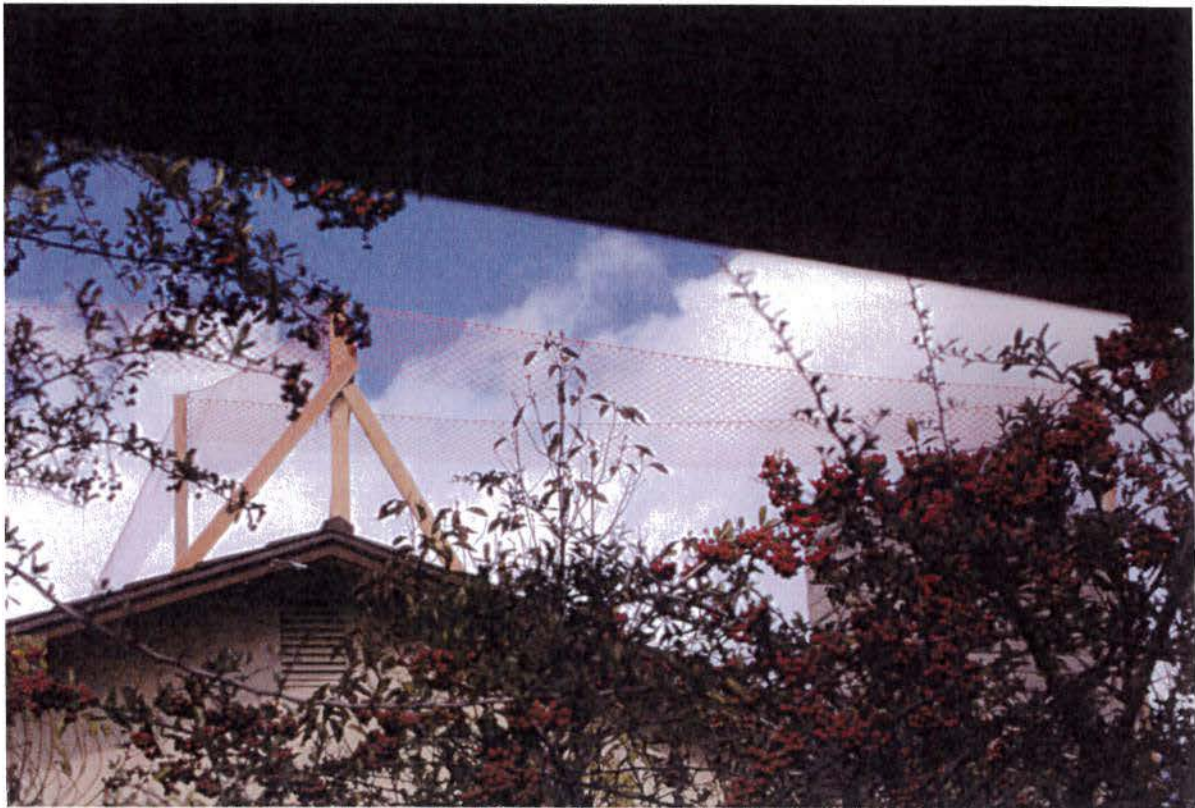
From: Stanley Quan, Alice Kwei, and Brian Quan

Date: 1/24/2018

We (Stanley Quan, Alice Kwei and Brian Quan) live at the 2050 Kent Drive property that is adjacent to 2046 Kent Drive and want to bring attention to the Planning Committee some concerns about the project at 2046 Kent Drive.

Additional photos:

From master bath room window 1



From master bath room window 2



From 2050 Kent drive rear yard 1



From 2050 Kent drive rear yard 2



From kent drive 1

Jerry and Pat Shaw 974 Andover Way

24 Jan-2018 Wednesday 4:15 pm

RE: Concerns and Observations regarding 2046 Kent Dr.

Attn: Steve Golden Planning Services sgolden@losaltosca.gov Tel# (650)974-2632

Summary

The proposed variance requests, renovation and addition of a 2nd story to 2046 Kent Dr. will impact 5 nearby properties. Four of the properties on Andover and Oxford Dr. will have the current view of the valley diminished and one property to the east will be shadowed /encroached by the proposed 2nd story.

We feel you would have a more accurate assessment of the impact of the proposal if you would visit our residence and the neighborhood. **Our original invitation to visit our home still stands.**

BACKGROUND

Neighborhood Context

Highlands Neighborhood - Kent Dr. Runs east to west with 8 streets intersecting to the south. The eight (8) residential streets (list them) have homes which are built into the hillside above Kent Dr.

One of the prime features of some of the homes on the steep hills is the view the locations of these homes provide from various parts of the residence and yards/decks. Along the south side of Kent Dr. currently all except one at 2050 Kent are single story. At 2050 the garage is neatly tucked below the main floor of this residence minimizing visual impact

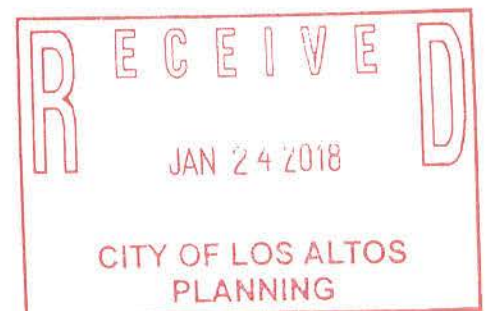
2050 Kent



2046 Kent



Implementation and construction of the proposed 2 story home at 2046 Kent Dr. if granted sets a precedent for further 2nd story additions as homeowners attempt to regain their view to avoid unreasonable interference with views.



Scott Lane facing 2046 Kent



Issues

Land Scape Plan: It is unclear if the existing Camphor trees facing the upslope have been addressed. Latest drawing indicates these Camphor trees to remain yet there is a note below stating "Camphor Trees to be removed and replaced w/ 15 Gal. Pittsporium Tenufolium". Landscape Plan dated 25 Sept-2017 but was part of the 09-Jan. 2018 submission. Would like clarification as to which position is being taken.

Variance Request

The Rear setback facing 2050 Kent Drive side yard is currently measured at 22' 7" should be declined and the 25" setback maintained for safety

Earth View of 2046 Kent Drive



Would like a better explanation for the front setback numerical adjustment facing Andover Way seems to be closer to the original plan drawing than the 20-Dec-2017 disclosure?

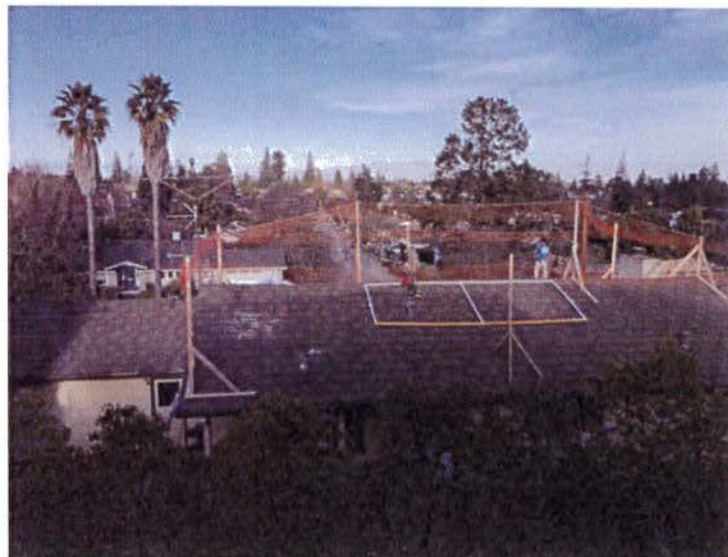
Three Architectural drawings (A7, A7A and A9) were resubmitted on 3-Jan 2018.

***However** A9 still indicates the Floor Elevation to Garage Slab at Andover is 9' 11 1/2" (9.958) < 131.73>. I believe this value to be closer to 9" thus placing the floor <130.08> as discussed at the 20-Dec 2017 Design Review.

The line of sight for a 5'10" individual depicted is inappropriate since the floor height is lower. To have meaning you would need to add 11" to that figure for 6' 1" (still leaves a lot of people out)

Design Change acknowledgements : The Roof pitch was modified to 3 in 12 from the 4 in 12 lowering height by 1' 3" 5/8 (1.3') <134.70 – 133.40 =1.3'> 3 Jan 2018 vs 4-Dec-2017 (S. Rangunthan)

Story Pole Installation: started 6 Jan-2018 and replaced the previous PVC bench mark poles from Bay Window



BOTTOM LINE- The proposed structure still unreasonably interferes with our view.
We are asking that the latest design as submitted on 09-Jan. 2018 not be approved and that alternative designs be considered.

David Kornfield

From: Planning Division (FAX)
Sent: Wednesday, December 20, 2017 5:12 PM
To: David Kornfield
Subject: FW: 2046 Kent Drive -- Comments about tonight's public hearing (2nd message)
Importance: High

From: Alice Kwei [mailto:a3168kw@hotmail.com]
Sent: Wednesday, December 20, 2017 4:59 PM
To: Planning Service <planning@losaltosca.gov>; Zach Dahl <ZDahl@losaltosca.gov>
Cc: Alice Kwei <a3168kw@hotmail.com>; Stanley Quan <squan124@gmail.com>; brian.yoyo.quan@gmail.com
Subject: Re: 2046 Kent Drive -- Comments about tonight's public hearing (2nd message)

Further questions have come to my mind. Please include in tonight's hearing:

- (6) How will the applicant prevent mud, soil, or rocks to slide onto our property?
- (7) We want to be informed of excavation and/or demolition times at least one week ahead so we can keep windows closed.
- (8) What are the safety procedures for removal of lead paint and asbestos? The existing structure was built in 1960's or earlier and likely has these dangerous substances.

Thanks,

Alice Kwei and Stanley Quan

From: Alice Kwei <a3168kw@hotmail.com>
Sent: Wednesday, December 20, 2017 4:12 PM
To: planning@losaltosca.gov; zdahl@losaltosca.gov
Cc: Alice Kwei
Subject: 2046 Kent Drive -- Comments about tonight's public hearing

Dear Design Review Commission,

David Kornfield

From: Jerry Shaw <shawjerry.ca@gmail.com>
Sent: Wednesday, December 20, 2017 3:19 PM
To: David Kornfield
Cc: Jerry Shaw
Subject: 2046 Kent Drive additional inputs based upon new disclosures
Attachments: 2046 Kent Presentation Shaw rev4.pptx; Pats Presentation rev1.pptx

Date: 12-20-2017

To: Mr. David Kornfield (Planning Services Manager)

RE: 2046 Kent Drive Design Review Commission inputs for tonight's 7 pm meeting at the planning department

Please find enclosed an updated document based upon newly disclosed information to the previously supplied on 12-13-2017 please discard the old and replace with enclosed after you review, I would like you to share this with you for comment and suggestion before I share with the commission.

Background:

After raising questions with the Architect (12-09-2017) Mr. S. Rangunthan kindly erected poles (12-16-2017) that helped me ascertain the proposed project impact.

Erected to depict the height of the structure they fall 2 feet short of the proposed structure height (25 feet).

Once realizing the impact was greater than what I had estimated in my previous correspondence, I revised the pictures as to what I think is reality.

I have raised questions regarding the original engineering documents with Mr. David Kornfield. We are now dealing with technical details late in the project specifically:

1. Drawing A10 is off by a three foot error (adds to view impact).
2. Drawing A9 view depictions are consequentially misleading.
3. 25 ft. setback request not needed due to "drafting error" (both communicated to me on 12-19-2017)

Summary:

We are the most affected property in the community with this proposal by the loss of view in our family room, deck and backyard. The outreach has been very little and late.

Initiative to foster a better effort to communicate with the existing community is missing. It is lacking and late compounded with technical errors. This combination impacts the quality of judgments about the project and fosters doubt.

Neighborhood context: This will be a dominating structure at the base of Kent Drive and Scott Lane towering ~ 41 ft. above Kent and 25 ft. above its Andover driveway and placed upon a small corner lot. This will set precedent in hillside view areas where downhill second story construction will obstruct and diminish view and enjoyment, the very thing that adds significant community values .

Alternatives: My position is Strong that thought should be given to the overall height of the proposed plan on the existing 974 Andover View.

- Reduce (Drop) existing grade by 3 feet and
- Reduce the first floor plate to 8ft in combination with reduced roof pitch of 3 / 12

12-20-2017 Design Review Commission

- 974 Andover Way concerns overview

Agenda

- Factors Leading to a Ambiguous Representation
- A-10
- Elevation updated visual aid Kent to 974 Andover
- The 974 Andover View Background to the Visual aids
- Photo Introduction
- Family room view impact
- Deck View
- Scott Lane View looking up to 2046 Kent Drive
- Alternatives in light of new information
- **Summary:**

Factors Leading to a Ambiguous Representation

of Plan vs Actuals → dwg ref A10,A8,A7,A7A (12/04/2017)

2046 Kent to 974 Andover Garage to Garage slab discrepancy (dwg. A10)

- updated measurement to 11 ft. 10.5 in. vs. original 14 ft. presented (~2 ft. lower error)
- (slab to 2nd floor elevation 974) 9 ft. 11 ½ in vs measured 9ft floor elevation
(~11 ½ in lower)

Resulting Impact is the 2046 Kent slab to Andover 2nd floor elevation is significantly in error 20 ft. - 10.5 in vs 23 ft.- 11.5 in (difference of 3 ft. – 1.5 in.)

2046 Kent Ridgeline height to existing slab is actually (dwg. A10,A8,A7,A7A)

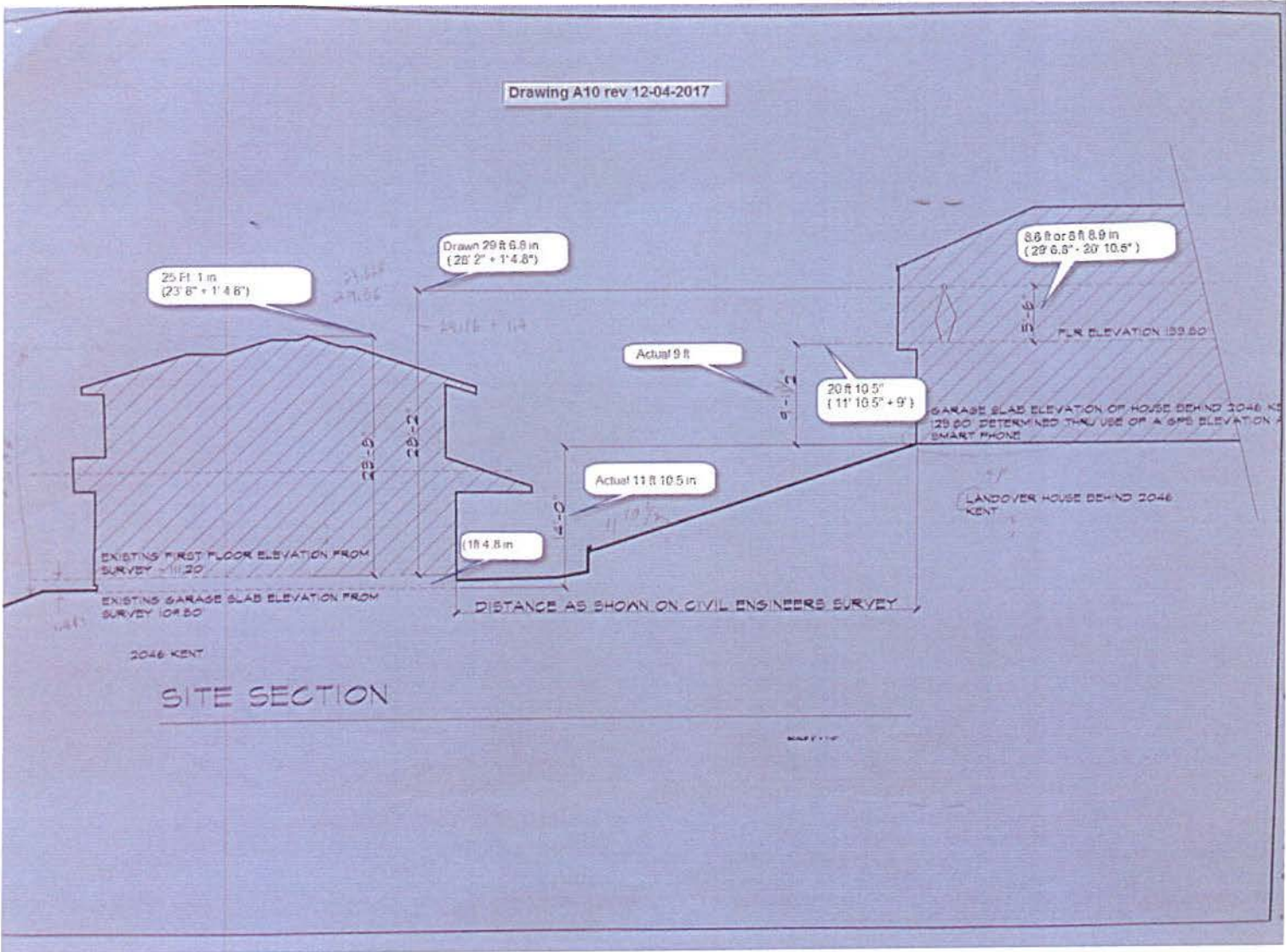
- 1st floor to slab elevation height not used for ridge height under valuing by 1.4 ft. (1 ft. 4.8 in.)
- The height 2046 Kent slab to 1st floor 1.4ft (1Ft 5in) not in 23ft 8 in ridgeline calculation
- **Bottom line: Actual slab to ridgeline is 25 Ft**

Summary

Visual standing or sitting eye level vistas depicted (dwg. A10) are understated by compounded errors discussed above

A-10 Elevation updated visual aid

2046 Kent to 974 Andover



The 974 Andover View

Background to the Visual aids

- The following illustrations were constructed by merging an actual photo with the engineering line drawings obtained rev 12-04-2017
- The orange poles erected late Saturday 12-16-2017 represented the high ridge height and line length. They can be seen in the illustrations.
- The construction crew indicated they were 8 ft. in height and were securely attached below the existing structure ridge line. But do not represent the 25 ft height they are believed to be at 23 ft. (8 +15)
- The vertical PVC pipe tee's are 5 ft. up from the bottom
- The poles were helpful in scaling the line drawings to horizontally position the high ridge.

Photo Introduction

The next three views each has a unique prospective

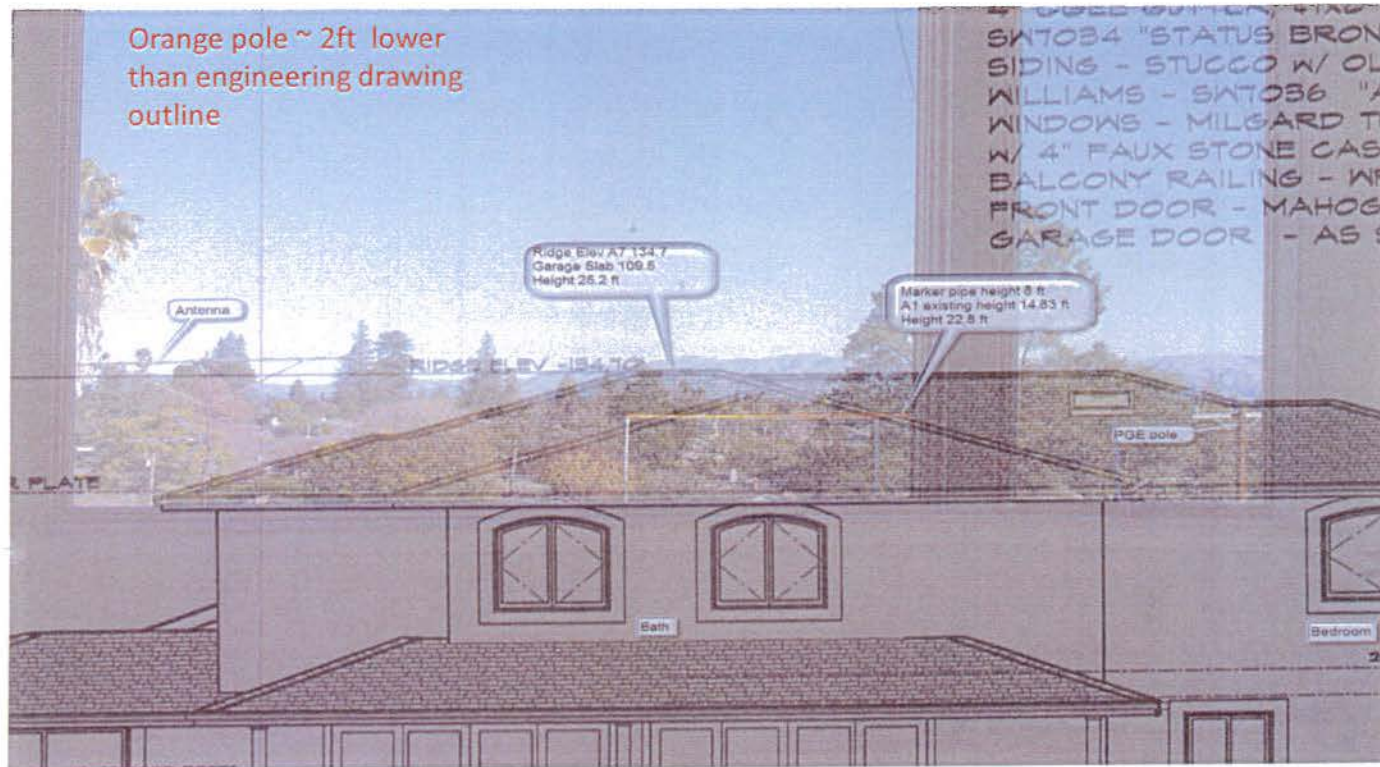
- Family room view impact
- Deck View - Superimposed Drawing
- Scott Lane View looking up to 2046 Kent Drive

See for yourself→

We feel you would have a more accurate assessment of the impact of the proposal if you would visit our residence and the neighborhood. My wife and I again extend the invitation to our home.

Family room view impact - Superimposed Drawing from uphill 974 Andover Way

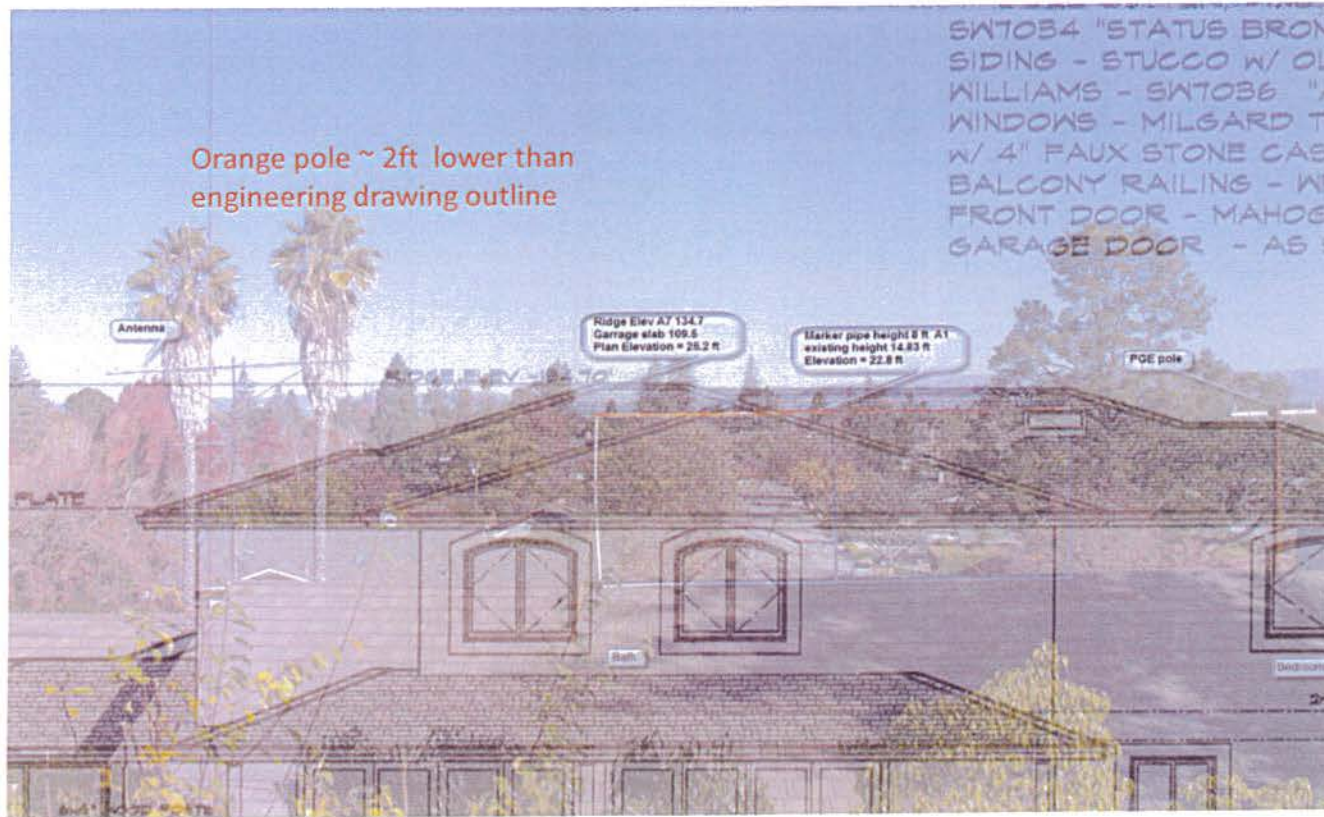
- Near field view impact significant
- Orange Post aided ridgeline photo alignment - bay window to A7 drawing
- Ridgeline height (~25ft) is closer to antenna than orange outline pipes



Deck View - Superimposed Drawing

from uphill 974 Andover Way

- Greater impact to deck & rear yard
- Deck is 8 inches (3/4 ft.) lower than Family room floor
- Orange post aided ridgeline photo alignment - bay window to A7 drawing
- Ridgeline height (~25ft) is closer to antenna than orange outline pipes



Alternatives in light of new information

My position is that “Strong Thought” should be given to the overall height of the proposed plan on the existing 974 Andover View.

Alternatives:

- (Drop) existing grade by 3 feet
- And reduce the first floor plate height to 8 ft in combination with reduced composite roof pitch to 3 / 12

Summary:

- We are the most affected property in the community with this proposal by the loss of view in our family room, deck and backyard.
- The outreach has been very little and late.
- Initiative to foster a better effort to communicate with the existing community is missing.
- What is there is lacking and late, compounded with recent technical errors disclosed to me 12-19-2017.
- This combination impacts the quality of judgments about the project and fosters doubt.

Pats Points

- Until the recently disclosed inconsistencies pointed out have been satisfactorily explained and the impact on my view adequately represented, *I feel the plans should not be approved*
- The proposed structure being considered at 2046 Kent Dr will greatly impact the view I have enjoyed for 30 years and infringe on my privacy while on my deck and in my back yard.
- The 14 Camphor trees along the south fence between 2046 Kent Dr and my property must be addressed. These grow 50-60 feet tall and have a 40-50 ft. canopy (gardeningguides.com)
- To allow the Camphor trees stay will cause our view to be further negatively impacted as these trees grow. I believe there are other tree species will meet both our needs.

David Kornfield

From: Planning Division (FAX)
Sent: Wednesday, December 20, 2017 10:29 AM
To: David Kornfield
Subject: FW: Public Hearing Dec.20-17 2046 Kent Drive

Importance: High

From: Marina Janszen [mailto:highlands999@sbcglobal.net]
Sent: Wednesday, December 20, 2017 8:52 AM
To: Planning Service <planning@losaltosca.gov>; Zdahl@losaltosca.org
Subject: Public Hearing Dec.20-17 2046 Kent Drive

Los Altos, Dec.20-2017

To Whom It May Concern:

Project site: 2046 Kent Drive, applicant S. Rangunthan.

We are supporting the objections of our neighbors Jerry and Pat Shaw on 974 Andover Way.

We are against both variances.

Respectfully yours,

Kurt and Marina Janszen
999 Andover Way
Los Altos, CA 94024

David Kornfield

From: Planning Division (FAX)
Sent: Tuesday, December 19, 2017 8:19 AM
To: David Kornfield
Subject: FW: 20446 Kent Drive proposed design variance

Importance: High

From: Anita Granucci [mailto:nita2433@sbcglobal.net]
Sent: Monday, December 18, 2017 8:02 PM
To: Planning Service <planning@losaltosca.gov>
Subject: 20446 Kent Drive proposed design variance

This home was sold to the Rangunthan's approximately seven months ago. From what I understand, it was temporarily rented to friends until they were ready to occupy. But, instead, the owners have now decided during the busy holiday season to submit a variance and design application to City Hall!

I live at 975 Andover Way and pass the side of this house everytime I go down the hill. We built our home almost 50 years ago. This second story will impact my view somewhat, but not nearly as much as my across the street neighbor who purchased their home 30 years ago.

There are many locations in Los Altos which would accomodate a second story addition without impacting the immediate neighbor. THIS IS NOT ONE OF THEM!

Also, if the friends who occupied the residence while the Rangunthan's were contemplating their next move are indicitive of the attitude we can expect from the actual owners, they will definitely not be a welcome addition. The present neighbors do not intrude upon one another, but we do manage a wave or smile when we see one another. Many times, the temporary inhabitants were out and about, and even when I was close enough to almost run over their toes, they never once acknowledged my presence. Just like children, the apple usually doesn't fall far from the tree!

The very generous proposed 2nd story almost obliterates the view the Shaws have enjoyed for 30 years. IT SHOULD NOT BE ALLOWED. If they had wanted a two story house, they had the option of buying one, or buying in a location where they are not negatively impacting someone else.

In addition, because of the timing, the Shaws have had to revise their holiday travel plans to visit their son. It would seem the Rangunthan's may be lacking any basic sensitivity.

Sincerely

Anita Granucci
975 Andover Way
Los Altos, CA 94024

Architect

Tel 408 805 1328
Email Steve@Benzarch.com

Steve Benzing
12403 Fredericksburg Drive
Saratoga, CA 95070

December 18, 2017

Los Altos Design Review Committee members
David Kornfield, AICP
Planning Services Manager—Advance Planning
City of Los Altos
Community Development Department
One North San Antonio Road
Los Altos, CA 94022

Re: 2046 Kent Dr.

To Members of the Committee & Mr. Kornfield,
I wish to bring an error to the attention of the Committee. After closer review of the plans in preparation for the Design Review Commission meeting this Wednesday it came to my attention that the existing garage is not over the front setback. The civil Engineers drawing shows a dimension of 25'-7" from one corner of the garage to the property line and if (in CAD) you take a dimension from the other corner of the garage to the property line it dimensions 25'-0. During the drafting of the site plan and all the existing house location must have been modified incorrectly. For this I apologize.

I have included the revised architectural site plan and the civil engineers drawing as it was first given to me for your reference.

Therefor the need for a variance for the front setback along Andover is no longer needed.
Thank you for your consideration of this matter.

Respectfully,

Steve Benzing
Architect C-17985
Cc: Sriram Rangunathan

December 18, 2017

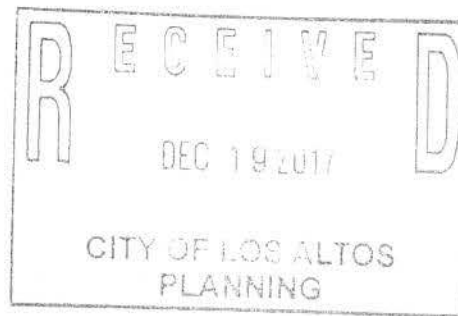
Dear Design and Review Commission,

In general I prefer keeping to setback and height limits as they are noted in zoning for Andover Way/Kent Drive because our houses already feel like they are on top of one another.

Thank you Stephen Astor 931 Andover Way

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)



Please include this petition to deny approval at
the Design & Review Hearing scheduled for Wed Dec. 20th
or such time as hearing is held. 5PM

RE:

Petition to Deny Approval of Proposal for corner of Kent Drive and
Andover Way in Los Altos.

December 19, 2017

Dear Design and Review,

Late Tuesday morning, Dec 18, 2017, I left a note with Design Review
objecting to the proposed construction at the corner of Andover Way and
Kent Drive in South Los Altos. I wrote that I prefer the setback, zoning
and height limitations that are in effect remain in effect in our
neighborhood. We are already on top of one another.

Later on Tuesday I noticed a partial (really, only a tiny sample)
representation of the height and breadth of the proposed second story
addition to this property. The pipe-like structure neglected to depict the
full length, width or height. I was shocked. We and our neighbors are on a
hill and chose to live here, counting on enjoying our view, setbacks,
zoning etc. in perpetuity. The massive size and the extent of lot coverage
of this proposal does not fit this neighborhood.

I am writing Tuesday night and ask Design and Review to deny
applicant's request. Approval is wrong and sets a bad precedent for this
neighborhood. Please help us preserve our neighborhood.

Stephen Astor 931 Andover Way 650-964-2981

Stephen Astor



David Kornfield

From: Zach Dahl
Sent: Monday, December 11, 2017 8:24 AM
To: David Kornfield
Cc: Yvonne Dupont
Subject: FW: Design Review comments for 2046 Kent Drive

FYI

Looks like the notices went out with my email on them.

Zachary Dahl, AICP
Planning Services Manager – Current Planning

Community Development Department
City of Los Altos
(650) 947-2633

From: Robert Poulos [mailto:bob.poulos@sbcglobal.net]
Sent: Saturday, December 09, 2017 8:27 PM
To: Planning Service <planning@losaltosca.gov>; Zach Dahl <ZDahl@losaltosca.gov>
Subject: Design Review comments for 2046 Kent Drive

Hello,

Regarding the Project Description for the 2046 Kent Drive project, my only comment would be that the current 25 foot setbacks should be adhered to with this project. Those setbacks are a benefit to the city and its neighborhoods and this project should come up with a design that honors those setbacks and does not require a variance.

Regards,

Bob Poulos
(Kent Drive neighbor)