



DATE: June 6, 2018

AGENDA ITEM # 2

TO: Design Review Commission

FROM: Steven Golden, Senior Planner

SUBJECT: Modification to 17-SC-22 – 1634 Dallas Court

RECOMMENDATION:

Approve modification to approved design review application 17-SC-22 subject to the listed findings and conditions

PROJECT DESCRIPTION

This project is a modification to an approved second story addition and remodel to an existing two-story house. The proposed modification includes exterior changes and a reduction to the second story addition from 401 square feet to 331 square feet and an increase in the first story addition from 421 square feet to 478 square feet. The proposed project also eliminates the need for the previously approved variance because the proposed addition no longer encroaches into the left side daylight plane.

BACKGROUND

The variance and design review application for a second story addition and remodel was approved by the Design Review Commission (DRC) on December 6, 2017. The DRC meeting minutes and the final conditions of approval are included in Attachments A and B.

DISCUSSION

As part of the second story addition, the approval included maintaining a non-conforming second story side yard setback and encroachment into the daylight plane along the left property line and a variance to integrate the new second story roof structure with the existing structure, allowing it to encroach into the daylight plane.

Whereas the original approved design altered the existing second story by reducing the gable element over the garage, the modified design maintains the existing second story gable over the garage and extending the second story over the front door and center portion of the first story similar to the approved plans. The second story addition has been reduced from 401 square feet to 331 square feet, but is similar in mass and volume because the modified design adds additional clearstory area to the second story which is not counted towards the floor area. The roof form has been modified to a Dutch gable element that matches the existing Dutch gables of the first and second stories of the garage front elevation.

Other second story exterior elements have largely remained the same except for increasing the size of the new windows. In the center portion of the rear elevation there are larger windows that illuminate into a new clearstory element, which do not pose any privacy concerns with neighboring properties. There are two casement windows proposed in the second story master bathroom and it is unclear if these are clear or translucent. Staff isn't concerned with privacy impacts onto the adjacent properties because of the increased setbacks and the obstruction of the roof and landscaping to direct views into the neighboring properties, but the applicant might consider raising the sill height or install translucent glass to increase the privacy of the occupants. On the front elevation, the proposed second story window to the right of the entry way (master bedroom) is slightly larger than the existing window above the garage. Staff recommends modifying the second story master bedroom window to be symmetrical with the size of the existing second story window above the garage. This design revision is included as Condition 2.

The first story modification includes changes to the roof structure from a low-profile hip type roof to a gable over the entry way and a Dutch gable to the right of the entry way which is symmetrical and balanced with second story structure addition above. The modified roof elements are now more consistent with one another and relate better to the existing structure which is an improvement over the approved design. The modified design also eliminates the bay window at the rear of the residence and rear covered patio trellis and replaces it with a solid covered patio that has a gable end roof. The modification helps break up the expansive vertical plane of the rear elevation and the roof structure is consistent with other elements of the design.

Based upon these changes, staff has prepared positive design review findings and conditions of approval for the Commission's consideration to approve the two-story design review modification.

ENVIRONMENTAL REVIEW

This project is categorically exempt from environmental review under Section 15301 of the California Environmental Quality Act because it involves the construction of an addition to an existing single-family dwelling.

Cc: Moe Kasir, Applicant and Designer
Farhan Khan, Property Owner

Attachments:

- A. Meeting Minutes, December 6, 2017
- B. Agenda Report, December 6, 2017

FINDINGS

17-SC-22 – 1634 Dallas Court

With regard to the modification to the approved two-story addition to an existing two-story house, the Design Review Commission finds the following in accordance with Section 14.76.060 of the Municipal Code:

- A. The proposed addition complies with all provision of this chapter;
- B. The height, elevations, and placement on the site of the addition, when considered with reference to the nature and location of residential structures on adjacent lots, will avoid unreasonable interference with views and privacy and will consider the topographic and geologic constraints imposed by particular building site conditions;
- C. The natural landscape will be preserved insofar as practicable by minimizing tree and soil removal; grade changes shall be minimized and will be in keeping with the general appearance of neighboring developed areas;
- D. The orientation of the proposed addition in relation to the immediate neighborhood will minimize the perception of excessive bulk and mass;
- E. General architectural considerations, including the character, size, scale, and quality of the design, the architectural relationship with the site and other buildings, building materials, and similar elements have been incorporated in order to insure the compatibility of the development with its design concept and the character of adjacent buildings; and
- F. The proposed addition has been designed to follow the natural contours of the site with minimal grading, minimum impervious cover, and maximum erosion protection.

CONDITIONS

17-SC-22 – 1634 Dallas Court

These conditions shall be in addition to the project conditions approved for the two-story addition and remodel on December 6, 2017.

GENERAL

1. **Approved Plans**

The approval is based on the plans and materials received on May 25, 2018, except as may be modified by these conditions. The scope of work is limited to that shown on the plans and may not exceed rebuilding 50 percent of the existing structure.

2. **Plan Modifications**

The front elevation second story master bedroom window shall match the size of the second story window over the garage.



DATE: December 6, 2017
AGENDA ITEM # 2

TO: Design Review Commission
FROM: Steven Golden, Senior Planner
SUBJECT: 17-V-08 and 17-SC-22 – 1634 Dallas Court

RECOMMENDATION:

Approve variance application 17-V-08 and design review application 17-SC-22 subject to the listed findings and conditions

PROJECT DESCRIPTION

This is an application that includes a variance to maintain an existing daylight plane encroachment and design review for a second story addition and remodel to an existing two-story house. The project includes a variance to allow for the replacement of a portion of the structure that encroaches into the left side daylight plane and design review for an addition of 421 square feet on the first story and 401 square feet on the second story. The following table summarizes the project’s technical details:

GENERAL PLAN DESIGNATION: Single-Family, Residential
ZONING: R1-10
PARCEL SIZE: 10,133
MATERIALS: match existing - composition roof shingles, horizontal lap siding, wood shingle siding, wood clad windows and wood trim

	Existing	Proposed	Allowed/Required
COVERAGE:	1,997 square feet	2,821 square feet	3,040 square feet
FLOOR AREA:			
First floor	1,997 square feet	2,408 square feet	
Second floor	737 square feet	1,138 square feet	
Total	2,734 square feet	3,546 square feet	3,547 square feet
SETBACKS:			
Front	31.4 feet	31.4 feet	25 feet
Rear	34.1 feet	29 feet*	25 feet
Right side(1 st /2 nd)	10 feet/45.4 feet	10 feet/24 feet	10 feet/17.5 feet
Left side (1 st /2 nd)	9.3 feet/41 feet	10.8 feet/30 feet	10 feet/17.5 feet
HEIGHT:	21.10 feet	21.10 feet	27 feet

**There is a discrepancy in the plans. The figure above is based on staff's rear setback measurement to the proposed covered porch whereas the plans report the rear setback to the main dwelling structure.*

BACKGROUND

Neighborhood Context

The subject property is located in a Consistent Character Neighborhood, as defined in the City's Residential Design Guidelines. The subject property is located on Dallas Court, a cul-du-sac street, on the south side of Fremont Avenue. The house is a part of the Fremont Avenue Homesites subdivisions that were developed within the County's jurisdiction in the early 1950's and later annexed to Los Altos. The houses in the neighborhood were originally Cape Code style homes with steep pitched roof forms and side facing gables. The houses in neighborhood share similar setback patterns and exterior materials. Most of the houses in the neighborhood have been substantially maintained, but many have expanded onto the second story. The street does not have a consistent street tree pattern, but does have a variety of mature trees and vegetation.

Property History

The house was originally built in the early 1950's as a one-story house with a small second story feature, but without second story windows visible at the front elevation. In 1973, a variance was approved for a 8.33 foot side yard setback exception where a 10-foot setback is required for a garage addition to the front of the house and the conversion of the existing garage into a family room. The first story addition was not built at that time and the variance expired. In 1974, a second story was added directly above the garage, with a 10-foot side yard setback where, currently, a 17.5-foot setback is required. The second story addition also encroached into the required daylight plane. There was a building permit issued, but no variance or design review approval could be located. In 1980, a variance for a reduced side yard setback of 8.33 feet for the garage addition was approved again, and was subsequently permitted and constructed.

Many of the houses on this cul-du-sac have been expanded over the years. Out of the 12 properties on this street, eight, including the subject property, have had variances approved. This is most likely the result of the structures being built in the County and not in conformance with the development standards in the R1-10 Zoning District. As with many of the houses in this neighborhood, the current house does not conform to all setbacks and the daylight plane requirements of the R1-10 District, therefore, although there is a desire to integrate additions with the existing house, it becomes more challenging while complying with the Zoning Code requirements.

DISCUSSION

Variance

The applicant is requesting a variance to maintain an encroachment into the daylight plane along the left property line. The right-side daylight plane is also non-conforming, but because there is no modification on that side, the non-conforming portion of the structure can remain and no variance is required. The existing second story element of the house was constructed in 1974 and currently encroaches into the daylight plane and the second story side yard setback. The applicant is proposing to preserve the portion of the second story closest to the side property line, with the addition on the opposite side away from the side property line. The construction will require the integration of the

new roof structure with the existing structure, which will encroach into the daylight plane. However, the location of the new roof structure maintains, and does increase, the existing encroachment into the daylight plane since it is lower than the existing roof that is being maintained. Therefore, the proposed addition would not visibly increase the daylight plane encroachment as viewed by the neighboring property.

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

1. The granting of the variance will be consistent with the objectives of the City's zoning plan;
2. That the granting of the variance will not be detrimental to the health, safety, or welfare of persons living or working in the vicinity or injurious to property or improvements in the vicinity; and
3. Variances from the provisions of this chapter shall be granted only when, because of special circumstances applicable to the property, including size, shape, topography, location, or surroundings, the strict application of the provisions of this chapter deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classifications.

The granting of the variance is consistent with the objectives of the zoning plan because maintaining the encroachment into the daylight plane would still ensure the Zoning Code's objective of a harmonious, convenient relationship among the adjacent residential properties which have existed in this location since 1974 when the second story addition was constructed. The proposed addition will substantially maintain daylight plane relationships between adjacent properties.

The variance will not be detrimental to persons living or working in the vicinity or injurious to any properties in the vicinity because the proposed addition is replacing and maintaining a structure already encroaching into the daylight plane, and would not further impact the relationship of the structure to surrounding properties and the persons living in those houses.

There is a special circumstance applicable to the property since the property was first developed in the County's jurisdiction and is now nonconforming to the current development standards of the R1-10 District. The applicant proposes to maintain the existing daylight plane encroachment in order to integrate a very minor portion of the roof structure of the addition into the existing structure. The proposed roof structure in the daylight plane area is lower than the existing roof being maintained and doesn't further impact the daylight plane, therefore, a strict application of the Zoning Code limits the ability to construct a reasonably designed integration of the second story addition. Application of the R1-10 District regulations would be consistent with the privileges enjoyed by other properties in the vicinity since all adjacent properties in the City of Los Altos are designated R1-10.

Design Review

According to the Design Guidelines, in a Consistent Character Neighborhood, good neighbor design has design elements, materials and scale found within the neighborhood and sizes that are not significantly larger than other homes in the neighborhood. The emphasis should be on designs that "fit in" and lessen abrupt changes.

The proposed project maintains the existing building footprint with a 411 square-foot addition to the front of the house at the first story. The front entry porch will be relocated to the left of its existing location along the front elevation. The gabled roof porch covering will be removed and replaced with a trellis feature. A small portion of the garage will be converted to a closet accessible from the house, but the exterior appearance of the garage will remain unchanged on all elevations.

The existing second story gable end at the front and rear elevations above and behind the garage will be reduced in width. The proposed second story addition will be centered over the front entrance and first story, adding an additional gable end at the front and rear elevations. On the right-side elevation, a gable roof element is removed with the second story addition. The second story maintains a 24-foot setback to the right-side property line which exceeds the 17.5-foot minimum setback requirement. The left side elevation is substantially unchanged with a 9.25-foot side yard setback at the first and second story, where setbacks of 10 feet at the first story and 17.5 feet at the second story are required. Since this portion of the structure will not be modified and the applicant has demonstrated that less than 50% of the overall floor area of the house will not be eliminated or replaced, this nonconforming setback can remain (Zoning Code Section 14.06.080). The project will replace a small portion of roof structure that encroaches into the left side daylight plane, which triggered the need for a variance, as discussed above.

The design of the first and second story additions minimizes the appearance of bulk and the vertical massing by setting the second story back from the first story, using wall plates eight feet in height, using different exterior materials to separate the vertical massing, and using multiple gables to break up the horizontal eave line and breaking up the massing into smaller elements. The addition proposes a roof pitch at 4:12 or lower, which replaces the steeper 7:12 roof pitch, which also reduces the perception of bulk. These design elements, in combination with a 31.33-foot front yard setback, which exceeds the standard front setback of 25 feet, limits the perception of bulk for the proposed addition.

The project design includes high quality materials to match the existing materials, which includes a composition roof, horizontal lap siding, shake siding, and wood trim and doors. The proposed materials are compatible with and integrated well with the existing house design and are similar to the rustic materials used throughout the neighborhood. Overall, the project is consistent with the Residential Design Guidelines, meets the required design review findings and is compatible with the neighborhood context.

Privacy

The addition to the right side elevation includes adding two, second-story windows with sill heights of two feet, ten inches and three feet, five inches. The proposed windows at this location are unlikely to result in an unreasonable privacy concern because they have a minimum setback to the side property of 24-feet and views from these windows are partially blocked by the first story roof structure.

The left side elevation includes replacing the two existing, second-story windows with new windows with a sill height of four feet, seven-inches above the floor. Since the windows are replacing existing windows in similar locations and raising the sill height, the new windows are unlikely to result in an unreasonable privacy concern.

The rear elevation includes replacement of a large window and the addition of one larger window and two new smaller windows. The replacement window is in substantially the same location as the existing window and would not create any new privacy impacts. The new windows are located in two separate bathroom areas. The two small windows have sill heights of three feet, eight inches and the larger window has a sill height of two feet, eight inches. The second story setback to the rear property line is 34 to 48 feet because of the orientation of the house relative to the rear property line. The new second story windows at the rear elevation would not result in an unreasonable privacy concern due to the passive uses of the rooms they are located in, the distance to the property line, and proposed rear yard landscaping which will further screen potential views into the neighboring property.

Landscaping

The property includes mature trees and vegetation that will be maintained with this project. The additions are located over the existing house and in the front of the house. Based on the location of the additions and the required tree protection (Condition No. 10), the majority of the landscaping can be maintained throughout construction. The applicant has provided a landscape plan which shows the existing landscaping, along with new supplemental landscaping that will be introduced to the site and will provide additional privacy benefits to the neighboring properties.

ENVIRONMENTAL REVIEW

This project is categorically exempt from environmental review under Section 15301 of the California Environmental Quality Act because it involves the construction of an addition to an existing single-family dwelling.

PUBLIC CONTACT

A public meeting notice was posted on the property and mailed 84 property owners within 500 feet of the subject property.

Cc: Moe Kasir, Applicant and Designer
Farhan Khan, Property Owner

Attachments:

- A. Application
- B. Neighborhood Compatibility Worksheet
- C. Area, Vicinity and Public Notification Maps
- D. Materials Sample Board

FINDINGS

17-V-09 and 17-SC-22 – 1634 Dallas Court

1. With regard to the left side daylight plane variance, 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 maintaining the encroachment into the daylight plane would still ensure the Zoning Code's objective of a harmonious, convenient relationship among the adjacent residential properties; the encroachment into daylight plane has existed in this location since 1974, and the proposed addition will substantially maintain daylight plane relationships between adjacent properties; and
 - b. The granting of the variances will not be detrimental to the health, safety, or welfare of persons living or working in the vicinity or injurious to property or improvements in the vicinity because the house would maintain an appropriate building setback and height relationship with the structures on adjacent properties as the house has existed on the property since 1974, and the proposed addition will not be increasing the existing encroachment into the daylight plane area; and
 - c. There is a special circumstance applicable to the property since the property was first developed in the County's jurisdiction and is now nonconforming to the current development standards of the R1-10 District. The proposed roof structure in the daylight plane area is lower than the existing roof being maintained and doesn't further impact the daylight plane, therefore, a strict application of the zoning code limits the ability to construct a reasonably designed integration of the second story addition for which other properties in the vicinity and identical zoning are not encumbered by.
2. With regard to the two-story addition to an existing two-story house, the Design Review Commission finds the following in accordance with Section 14.76.060 of the Municipal Code:
 - a. The proposed addition complies with all provision of this chapter;
 - b. The height, elevations, and placement on the site of the addition, when considered with reference to the nature and location of residential structures on adjacent lots, will avoid unreasonable interference with views and privacy and will consider the topographic and geologic constraints imposed by particular building site conditions;
 - c. The natural landscape will be preserved insofar as practicable by minimizing tree and soil removal; grade changes shall be minimized and will be in keeping with the general appearance of neighboring developed areas;
 - d. The orientation of the proposed addition in relation to the immediate neighborhood will minimize the perception of excessive bulk and mass;

- e. General architectural considerations, including the character, size, scale, and quality of the design, the architectural relationship with the site and other buildings, building materials, and similar elements have been incorporated in order to insure the compatibility of the development with its design concept and the character of adjacent buildings; and
- f. The proposed addition has been designed to follow the natural contours of the site with minimal grading, minimum impervious cover, and maximum erosion protection.

CONDITIONS

17-V-09 and 17-SC-22 – 1634 Dallas Court

GENERAL

1. Approved Plans

The approval is based on the plans and materials received on November 27, 2017, except as may be modified by these conditions. The scope of work is limited to that shown on the plans and may not exceed rebuilding 50 percent of the existing structure.

2. Protected Trees

Trees Nos. 1-8, 11-13 shall be protected under this application and cannot be removed without a tree removal permit from the Community Development Director.

3. 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.

4. 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

5. Conditions of Approval

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

6. Tree Protection Note

On the grading plan and/or the site plan, show all tree protection fencing and add the following note: "All tree protection fencing shall be chain link and a minimum of five feet in height with posts driven into the ground."

7. 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.

8. 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.

9. Storm Water Management

Show how the project is in compliance 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

10. Tree Protection

Tree protection fencing shall be installed around the driplines of trees Nos. 1-8, 11-3. 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

11. Landscaping Installation

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

12. Green Building Verification

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



ATTACHMENT A

CITY OF LOS ALTOS GENERAL APPLICATION

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

Permit # 1107803

<input type="checkbox"/>	One-Story Design Review	<input type="checkbox"/>	Commercial/Multi-Family	<input type="checkbox"/>	Environmental Review
<input checked="" type="checkbox"/>	Two-Story Design Review	<input type="checkbox"/>	Sign Permit	<input type="checkbox"/>	Rezoning
<input checked="" type="checkbox"/>	Variance	<input type="checkbox"/>	Use Permit	<input type="checkbox"/>	R1-S Overlay
<input type="checkbox"/>	Lot Line Adjustment	<input type="checkbox"/>	Tenant Improvement	<input type="checkbox"/>	General Plan/Code Amendment
<input type="checkbox"/>	Tentative Map/Division of Land	<input type="checkbox"/>	Sidewalk Display Permit	<input type="checkbox"/>	Appeal
<input type="checkbox"/>	Historical Review	<input type="checkbox"/>	Preliminary Project Review	<input type="checkbox"/>	Other:

Project Address/Location: ¹⁶³⁴ 1634 DALLAS CT

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

Assessor Parcel Number(s): 318-08-009 Site Area: 10,081

New Sq. Ft.: 3526 Altered/Rebuilt Sq. Ft.: 737 Existing Sq. Ft. to Remain: ~~2734~~ 1947

Total Existing Sq. Ft.: 2734 Total Proposed Sq. Ft. (including basement): 402

Is the site fully accessible for City Staff inspection? YES

Applicant's Name: MOE KASIR

Telephone No.: 650 644 7674 Email Address: INFO@PROENGS.COM

Mailing Address: 1034 S WINCHESTER BLVD, #14 SAN JOSE CA

City/State/Zip Code: 95128

Property Owner's Name: FARHAN KHAN

Telephone No.: 650-299 4144 Email Address: 1634dallasct@gmail.com

Mailing Address: PROJECT ADDRESS

City/State/Zip Code: _____

Architect/Designer's Name: Applicant INFO

Telephone No.: _____ Email Address: INFO@PROENGS.COM

Mailing Address: _____

City/State/Zip Code: _____

* 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. *



City of Los Altos

Planning Division

(650) 947-2750

Planning@losaltosca.gov

NEIGHBORHOOD COMPATIBILITY WORKSHEET

In order for your design review application for single-family residential remodel/addition or new construction to be successful, it is important that you consider your property, the neighborhood's special characteristics that surround that property and the compatibility of your proposal with that neighborhood. **The purpose is to help you understand your neighborhood before you begin the design process with your architect/designer/builder or begin any formal process with the City of Los Altos.** *Please note that this worksheet must be submitted with your 1st application.*

The Residential Design Guidelines encourage neighborhood compatibility without necessarily forsaking individual taste. Various factors contribute to a design that is considered compatible with a surrounding neighborhood. The factors that City officials will be considering in your design could include, but are not limited to: design theme, scale, bulk, size, roof line, lot coverage, slope of lot, setbacks, daylight plane, one or two-story, exterior materials, landscaping et cetera.

It will be helpful to have a site plan to use in conjunction with this worksheet. Your site plan should accurately depict your property boundaries. The best source for this is the legal description in your deed.

Photographs of your property and its relationship to your neighborhood (see below) will be a necessary part of your first submittal. Taking photographs before you start your project will allow you to see and appreciate that your property could be within an area that has a strong neighborhood pattern. The photographs should be taken from across the street with a standard 35mm camera and organized by address, one row for each side of the street. Photographs should also be taken of the properties on either side and behind your property from on your property.

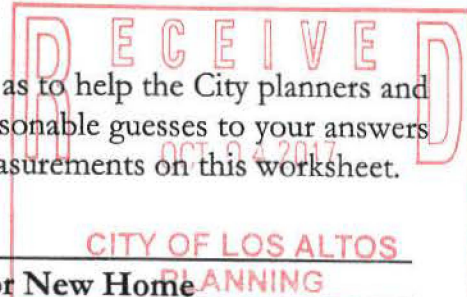
This worksheet/check list is meant to help *you* as well as to help the City planners and Planning Commission understand your proposal. Reasonable guesses to your answers are acceptable. The City is not looking for precise measurements on this worksheet.

Project Address 1634 Dallas Court

Scope of Project: Addition or Remodel or New Home

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

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



Address: 1634 Dallas Court

Date: 10/01/2017

What constitutes your neighborhood?

There is no clear answer to this question. For the purpose of this worksheet, consider first your street, the two contiguous homes on either side of, and directly behind, your property and the five to six homes directly across the street (eight to nine homes). At the minimum, these are the houses that you should photograph. If there is any question in your mind about your neighborhood boundaries, consider a radius of approximately 200 to 300 feet around your property and consider that your neighborhood.

Streetscape

1. Typical neighborhood lot size*:

Lot area: 9400 square feet

Lot dimensions: Length 125 feet

Width 75 feet

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

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

Existing front setback if home is a remodel? ~32 ft

What % of the front facing walls of the neighborhood homes are at the front setback 30 %

Existing front setback for house on left ~30 ft./on right 32 ft.

Do the front setbacks of adjacent houses line up? Approximately all yes.

3. Garage Location Pattern: (Pg. 19 Design Guidelines)

Indicate the relationship of garage locations in your neighborhood* only on your street (count for each type)

Garage facing front projecting from front of house face 10

Garage facing front recessed from front of house face 1

Garage in back yard None

Garage facing the side None

Number of 1-car garages 0; 2-car garages 11; 3-car garages 0

Address: 1634 Dallas Court

Date: 10/01/2017

4. **Single or Two-Story Homes:**

What % of the homes in your neighborhood* are:

One-story None of

Two-story all 100%

5. **Roof heights and shapes:**

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

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

Do the roof forms appear simple or complex ✓?

Do the houses share generally the same eave height YES?

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

What siding materials are frequently used in your neighborhood*?

✓ wood shingle ✓ stucco board & batten ✓ clapboard
 tile stone ✓ brick ✓ combination of one or more materials

(if so, describe) mostly with wood shingles and stucco combinations.
& entry with brick veneer at full height of entry.

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

Asphalt shingles.

If no consistency then explain: _____

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

Does your neighborhood* have a consistent identifiable architectural style?

YES NO

Type? ✓ Ranch Shingle Tudor ✓ Mediterranean/Spanish (one house in neighborhood two house on left)
 Contemporary Colonial Bungalow Other

Address: 1637 Dallas Court

Date: 10/01/2017

8. **Lot Slope:** (Pg. 25 Design Guidelines)

Does your property have a noticeable slope? NO.

What is the direction of your slope? (relative to the street)

Is your slope higher _____ lower _____ same in relationship to the neighboring properties? Is there a noticeable difference in grade between your property/house and the one across the street or directly behind?

9. **Landscaping:**

Are there any frequently used or typical landscaping features on your street (i.e. big trees, front lawns, sidewalks, curbs, landscape to street edge, etc.)?

Big trees in the neighborhood. Next door house with lots of landscaping hard to identify the house.

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

Mostly visible. Some one house not so visible.

Are there any major existing landscaping features on your property and how is the unimproved public right-of-way developed in front of your property (gravel, dirt, asphalt, landscape)?

(5) concrete Driveway. - Front lawn with grass and large tree blocking visibility of the house. Overall well developed and clean landscaping.

10. **Width of Street:**

What is the width of the roadway paving on your street in feet? ~ 40 ft.

Is there a parking area on the street or in the shoulder area? NO.

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

no curb/gutter

Address: 1634 Dallas Court

Date: 10/01/2017

11. What characteristics make this neighborhood* cohesive?

Such as roof material and type (hip, gable, flat), siding (board and batten, cement plaster, horizontal wood, brick), deep front yard setbacks, horizontal feel, landscape approach etc.:

Two story Houses with mix of high pitched Gables.
Gables pointed in different direction with roofs
Brick or Siding Entry

General Study

- A. Have major visible streetscape changes occurred in your neighborhood?
 YES NO
- B. Do you think that most (~ 80%) of the homes were originally built at the same time?
 YES NO
- C. Do the lots in your neighborhood appear to be the same size?
 YES NO
- D. Do the lot widths appear to be consistent in the neighborhood?
 YES NO
- E. Are the front setbacks of homes on your street consistent (~80% within 5 feet)?
 YES NO
- F. Do you have active CCR's in your neighborhood? (p.36 Building Guide)
 YES NO
- G. Do the houses appear to be of similar size as viewed from the street?
 YES NO
- H. Does the new exterior remodel or new construction design you are planning relate in most ways to the prevailing style(s) in your existing neighborhood?
 YES NO

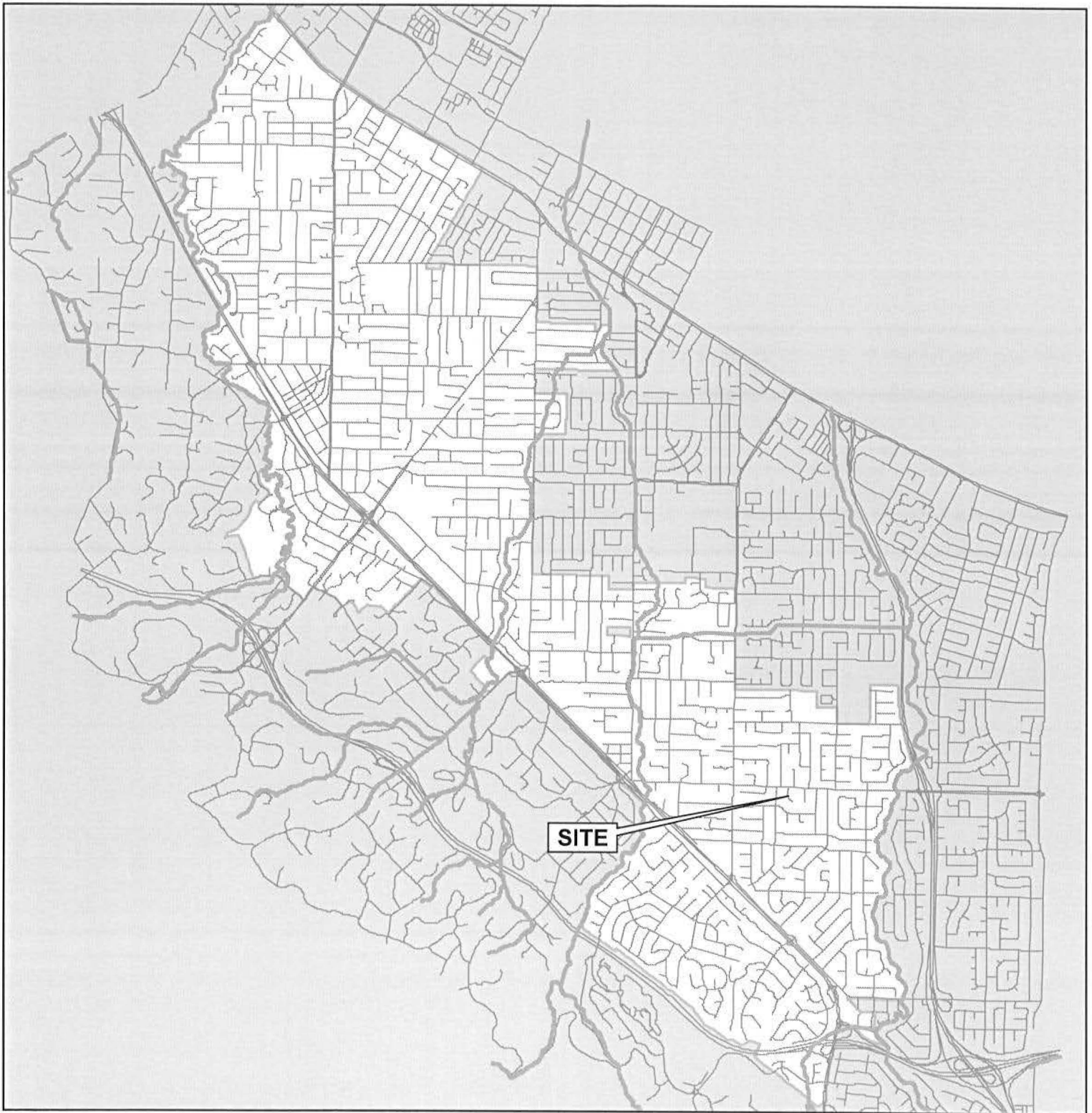
Address: 1634 Dallas Court
 Date: 10/01/2017

Summary Table

Please use this table to summarize the characteristics of the houses in your immediate neighborhood (two homes on either side, directly behind and the five to six homes directly across the street).

Address	Front setback	Rear setback	Garage location	One or two stories	Height	Materials	Architecture (simple or complex)
1640 Dallas Ct	~ 30 ft.	~ 25 ft.	front	TWO		wood siding	Complex.
1644 Dallas Ct.	~ 25 ft	~ 20ft	front	TWO	~ 25 ft	Stucco	Complex.
1646 Dallas Ct.,	~ 25 ft	~ 25 ft	front	TWO	~ 25 ft	wood shingles	Complex.
1443 Richardson	~ 30ft	~ 30ft.	front	TWO	~ 18 ft.	wood siding	complex.
1617 Dallas Ct.	~ 20ft.	~ 20ft	front	TWO	~ 25ft	Wood siding	Complex.
1633 Dallas Ct.,	~ 25 ft.	~ 20ft.	front	TWO	~ 18 ft.	wood siding	complex.
1637 Dallas Ct.,	~ 30ft.	~ 25 ft.	front	TWO	~ 25 ft.	Wood siding	complex.

AREA MAP



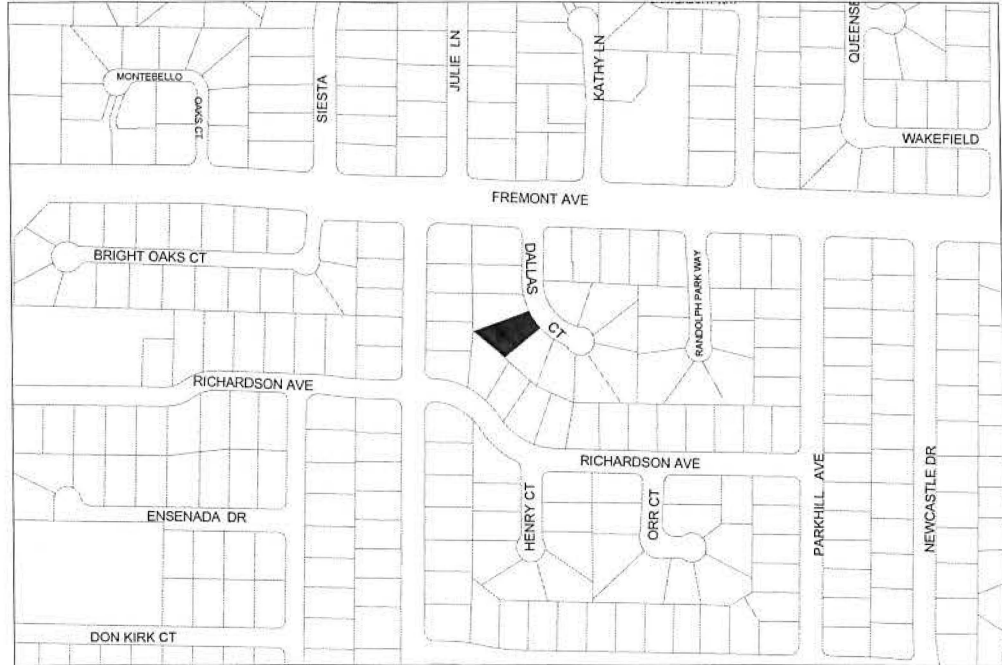
CITY OF LOS ALTOS

APPLICATION: 17-V-08 and 17-SC-22
APPLICANT: M. Kasir/ F. Khan
SITE ADDRESS: 1634 Dallas Court

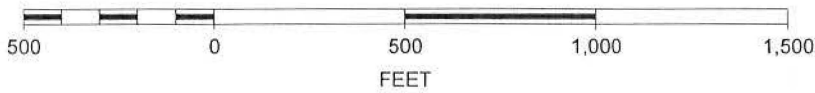


Not to Scale

VICINITY MAP



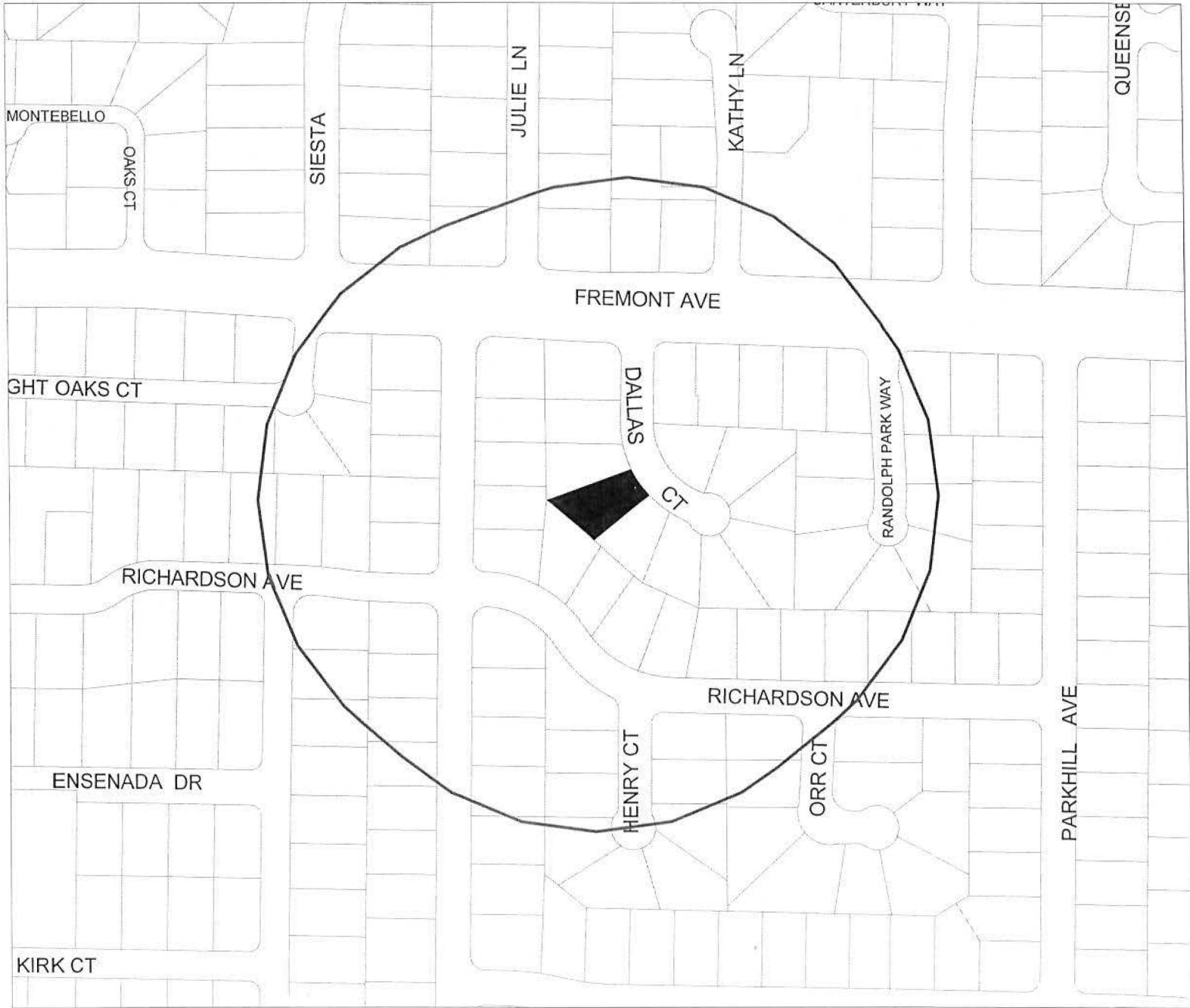
SCALE 1 : 6,000



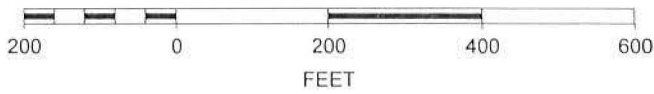
CITY OF LOS ALTOS

APPLICATION: 17-V-08 and 17-SC-22
APPLICANT: M. Kasir/ F. Khan
SITE ADDRESS: 1634 Dallas Court

1634 Dallas Court 500-foot Notification Map



SCALE 1 : 3,000



MATERIAL BOARD

1634 DALLAS COURT, LOS ALTOS, CA



FIRST LEVEL
EXTERIOR:
HORIZONTAL WOOD SIDING
- LIGHT GREEN COLOR



SECOND LEVEL
EXTERIOR:
SHINGLES WOOD SIDING
- LIGHT COLOR



ROOF MATERIAL
ASPHALT SHINGLES

**MINUTES OF A REGULAR MEETING OF THE DESIGN REVIEW COMMISSION
OF THE CITY OF LOS ALTOS, HELD ON WEDNESDAY, DECEMBER 6, 2017
BEGINNING AT 7:00 P.M. AT LOS ALTOS CITY HALL, ONE NORTH SAN
ANTONIO ROAD, LOS ALTOS, CALIFORNIA**

ESTABLISH QUORUM

PRESENT: Chair Glew, Vice-Chair Harding and Commissioner Zoufonoun
ABSENT: Commissioners Kirik and Moison
STAFF: Current Planning Services Manager Dahl and Senior Planner Golden

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

None.

ITEMS FOR CONSIDERATION/ACTION

CONSENT CALENDAR

1. Design Review Commission Minutes

Approve minutes of the regular meeting of November 15, 2017.

Action: Upon a motion by Vice-Chair Harding, seconded by Commissioner Zoufonoun, the Commission approved the minutes of the November 15, 2017 Regular Meeting. The motion passed by the following vote: AYES: Glew, Harding and Zoufonoun; NOES: None; ABSENT: Kirik and Moison; ABSTAIN: None. (3-0)

PUBLIC HEARING

2. 17-V-08 and 17-SC-22 – M. Kasir – 1634 Dallas Court

Variance to maintain a daylight plane encroachment and Design Review for a two-story addition/remodel to an existing two-story house. The project includes a variance to allow for the replacement of a portion of the structure that encroaches into the left side daylight plane and design review for an addition of 421 square feet on the first story and 401 square feet on the second story. *Project Planner: Golden*

Senior Planner Golden presented the staff report, recommending approval of variance application 17-V-08 and design review application 17-SC-22 subject to the listed findings and conditions.

Project designer Ramin Zohoor presented the project and outlined the reasons for variance request.

Public Comment

None.

Action: Upon a motion by Commissioner Zoufonoun, seconded by Vice-Chair Harding, the Commission approved variance application 17-V-08 and design review application 17-SC-22 per the staff report findings and conditions. The motion passed by the following vote: AYES: Glew, Harding and Zoufonoun; NOES: None; ABSENT: Kirik and Moison; ABSTAIN: None. (3-0)