

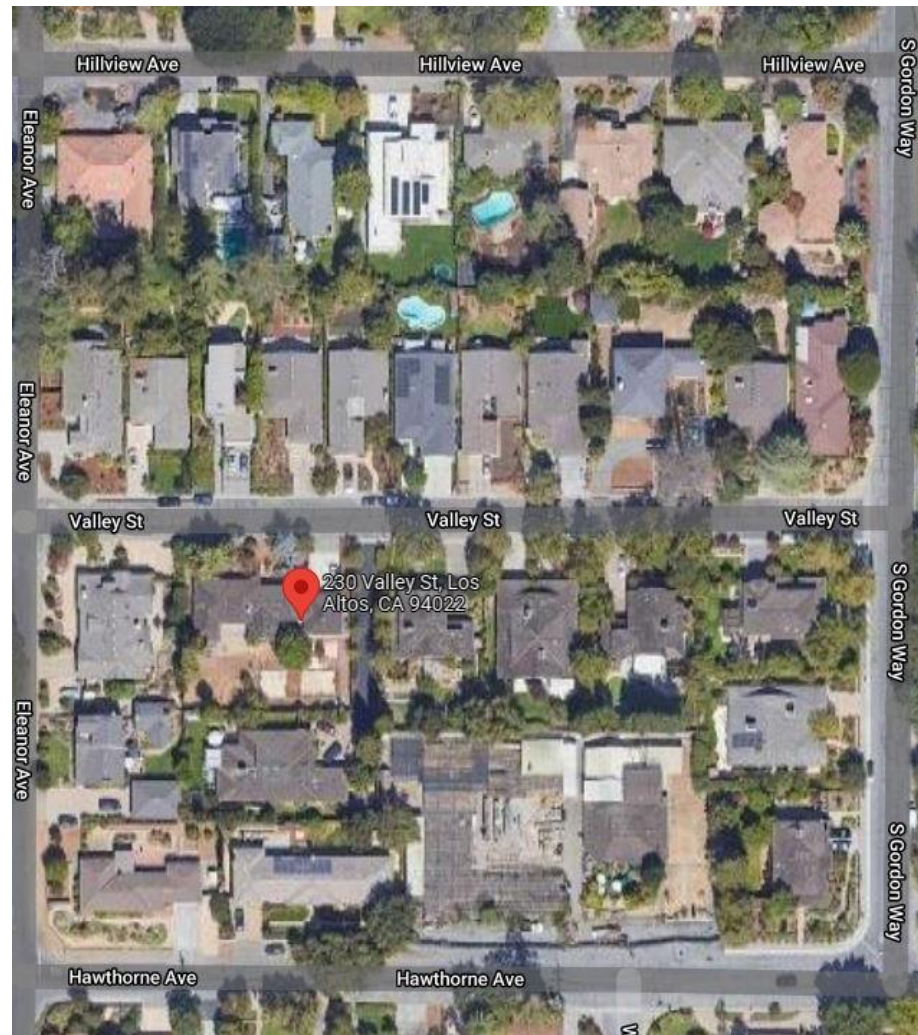


# City of Los Altos Design Review Commission Presentation

October 20, 2021

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Loo-Krutzik Residence  
Los Altos, 230 Valley Street  
*Peter Krutzik and Katherine Loo*



# Neighbor Outreach: Contacted



# Neighbor Outreach: Had Meeting



# Neighbor Outreach: Letters of Support



# Neighborhood Outreach

## Planning Department

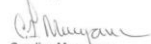
City of Los Altos  
June 28, 2021  
Re: 230 Valley Street

Dear Sir or Madam:

I have reviewed the preliminary plans for the proposed project at 230 Valley Street with Peter and Katherine, the property owners, and support the project and have no objections at this time.

I also support their landscaping plans to remove the large cedar trees on the property as I think they are getting too big and would prefer the smaller trees they have planned.

Sincerely,



Candice Maruyama  
217 Eleanor Avenue (next door to project)  
Los Altos, CA 94022

## Planning Department

City of Los Altos  
July 15, 2021  
Re: 230 Valley Street

Dear Sir or Madam:

I have reviewed the preliminary plans for the proposed project at 230 Valley Street with Peter and Katherine, the property owners, and support the project and have no objections at this time.

Sincerely,



Amy and Judd Klement  
238 Valley Street (directly behind property on flag lot)  
Los Altos, CA 94022

## Planning Department

City of Los Altos  
June 28, 2021

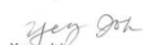
Re: 230 Valley Street

Dear Sir or Madam:

I have reviewed the preliminary plans for the proposed project at 230 Valley Street with Peter and Katherine, the property owners, and support the project and have no objections at this time.

I also have no objection to their plans to remove the trees at the front of the property.

Sincerely,



Yeong Joh  
225 Valley Street (across the street from project)  
Los Altos, CA 94022

## Planning Department

City of Los Altos  
June 28, 2021

Re: 230 Valley Street

Dear Sir or Madam:

I have reviewed the preliminary plans for the proposed project at 230 Valley Street with Peter and Katherine, the property owners, and support the project and have no objections at this time.

Sincerely,



Ying Liu  
199 Eleanor Avenue (across the street from the proposed project)  
Los Altos, CA 94022

## Planning Department

City of Los Altos  
June 28, 2021

Re: 230 Valley Street

Dear Sir or Madam:

I have reviewed the preliminary plans for the proposed project at 230 Valley Street with Peter and Katherine, the property owners, and support the project and have no objections at this time.

Sincerely,



Nancy Sugimoto  
241 Eleanor Avenue (back corner of project)  
Los Altos, CA 94022

## Planning Department

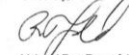
City of Los Altos  
August 19, 2021

Re: 230 Valley Street

Dear Sir or Madam:

I have reviewed the preliminary plans for the proposed project at 230 Valley Street with Peter and Katherine, the property owners, and support the project and have no objections at this time.

Sincerely,



Val and Ron Rosenfeld  
258 Valley Street  
Los Altos, CA 94022

## Planning Department

City of Los Altos  
July 15, 2021

Re: 230 Valley Street

Dear Sir or Madam:

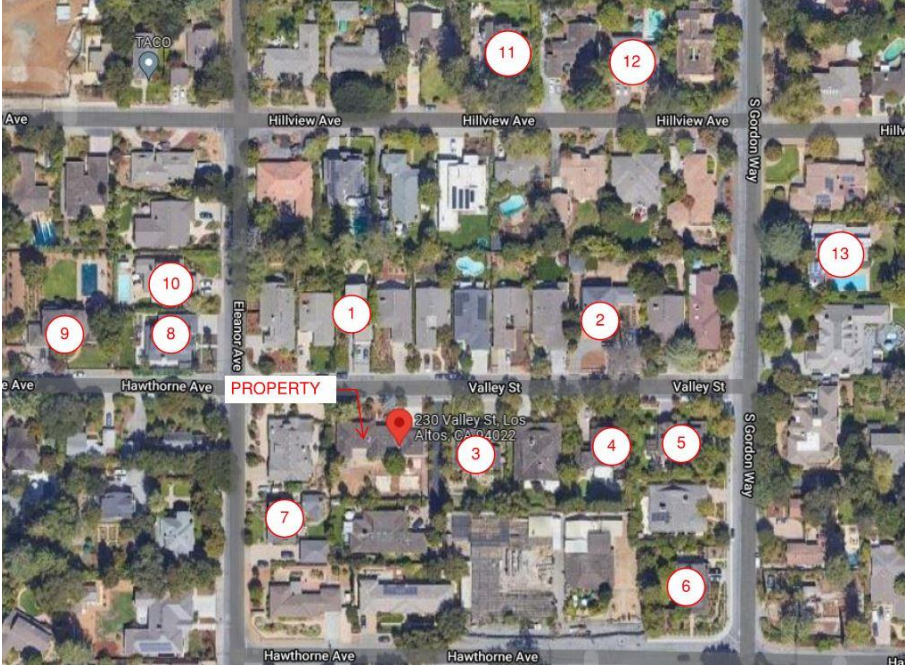
I have reviewed the preliminary plans for the proposed project at 230 Valley Street with Peter and Katherine, the property owners, and support the project and have no objections at this time.

Sincerely,



Kathleen Wilson  
233 Valley Street (across the street from property)  
Los Altos, CA 94022

# Street Views of Neighboring Homes: 2-Story Homes



# Street Views of Neighboring Homes: 2-Story Homes in Immediate Block



217 Valley Street

# Street Views of Neighboring Homes: 2-Story Homes in Immediate Block



275 Valley Street



# Street Views of Neighboring Homes: 2-Story Homes in Immediate Block



248 Valley Street

# Street Views of Neighboring Homes: 2-Story Homes in Immediate Block



280 Valley Street

# Street Views of Neighboring Homes: 2-Story Homes in Immediate Block



220 S Gordon Way

# Street Views of Neighboring Homes: 2-Story Homes in Immediate Block



285 Hawthorne Avenue

# Street Views of Neighboring Homes: 2-Story Homes in Immediate Block



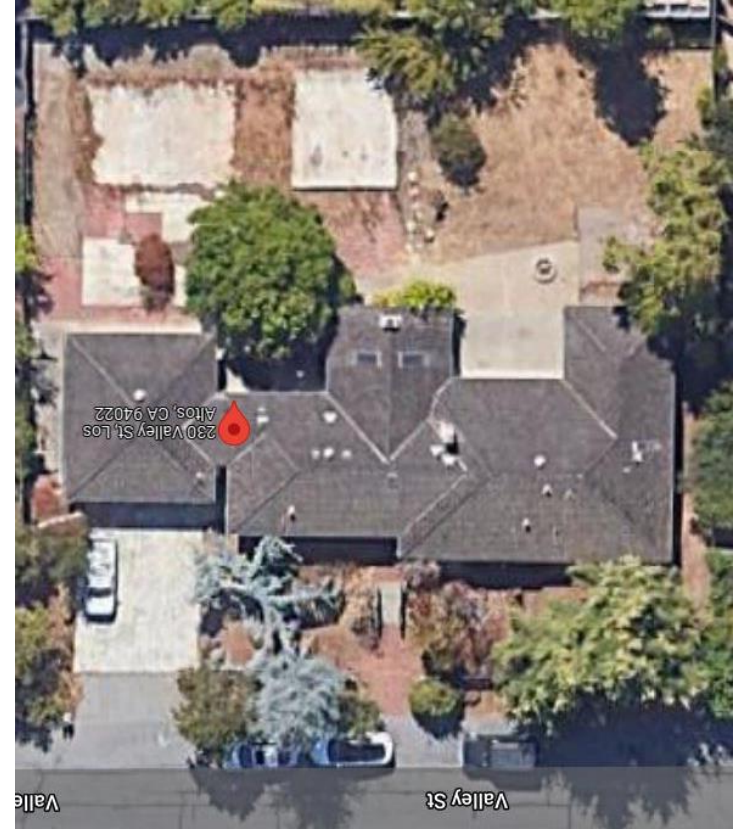
241 Eleanor Avenue

# Street Views of Neighboring Homes: 2-Story Homes in Immediate Block



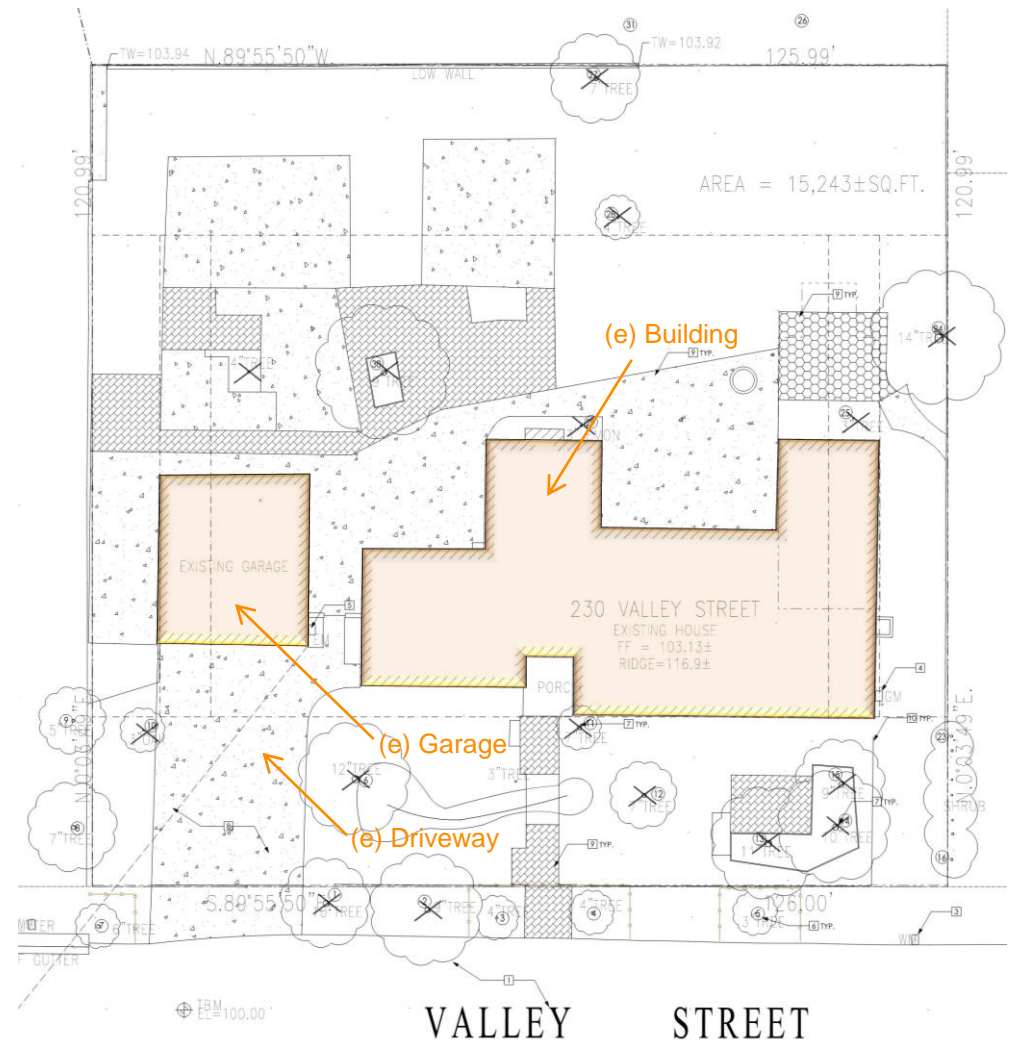
192 Eleanor Avenue

# Existing Building Photos



# Existing Building Siting

- A complete demolition of the existing house, garage, and hardscape
- Size of existing house to be demolished = 2,310 s.f.
- Size of existing garage to be demolished = 557 s.f

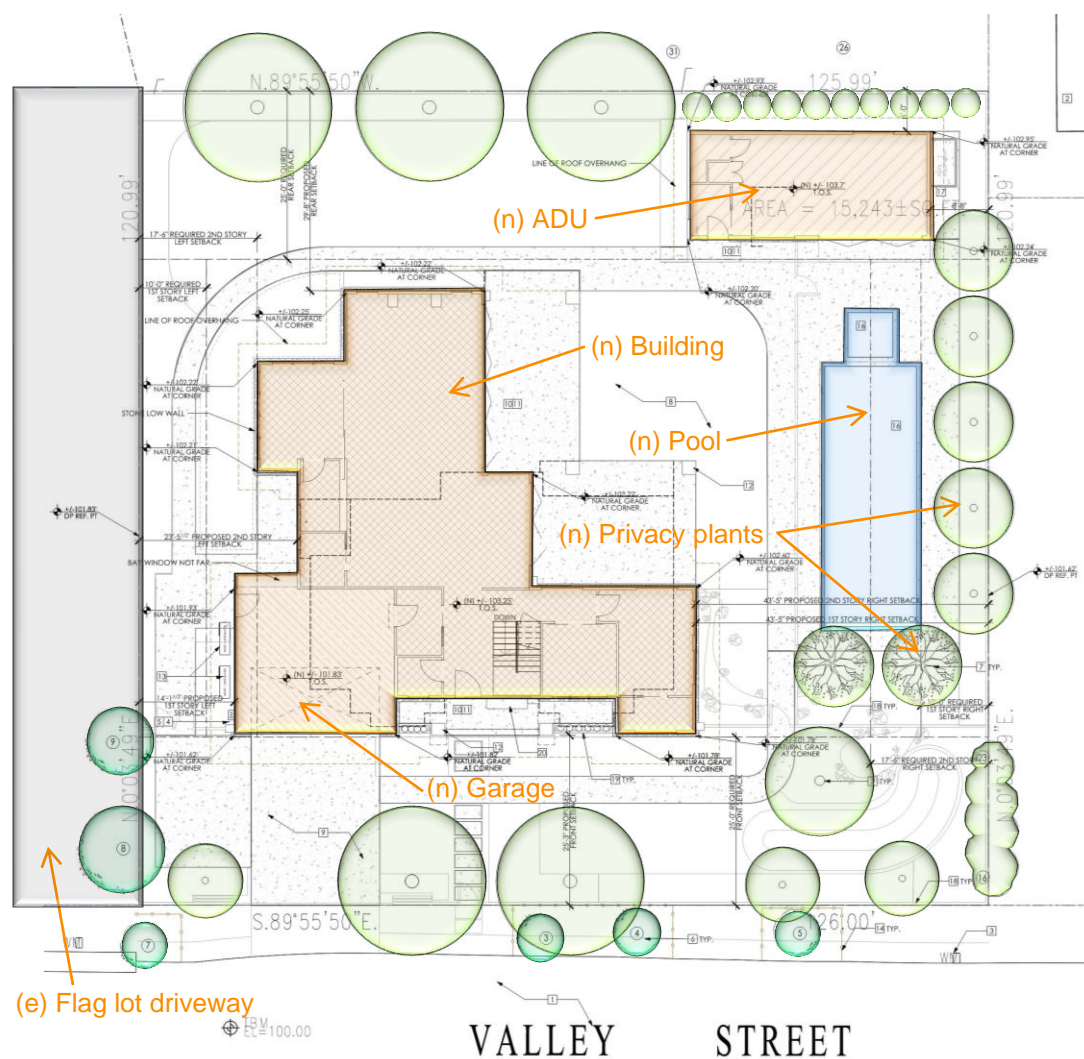




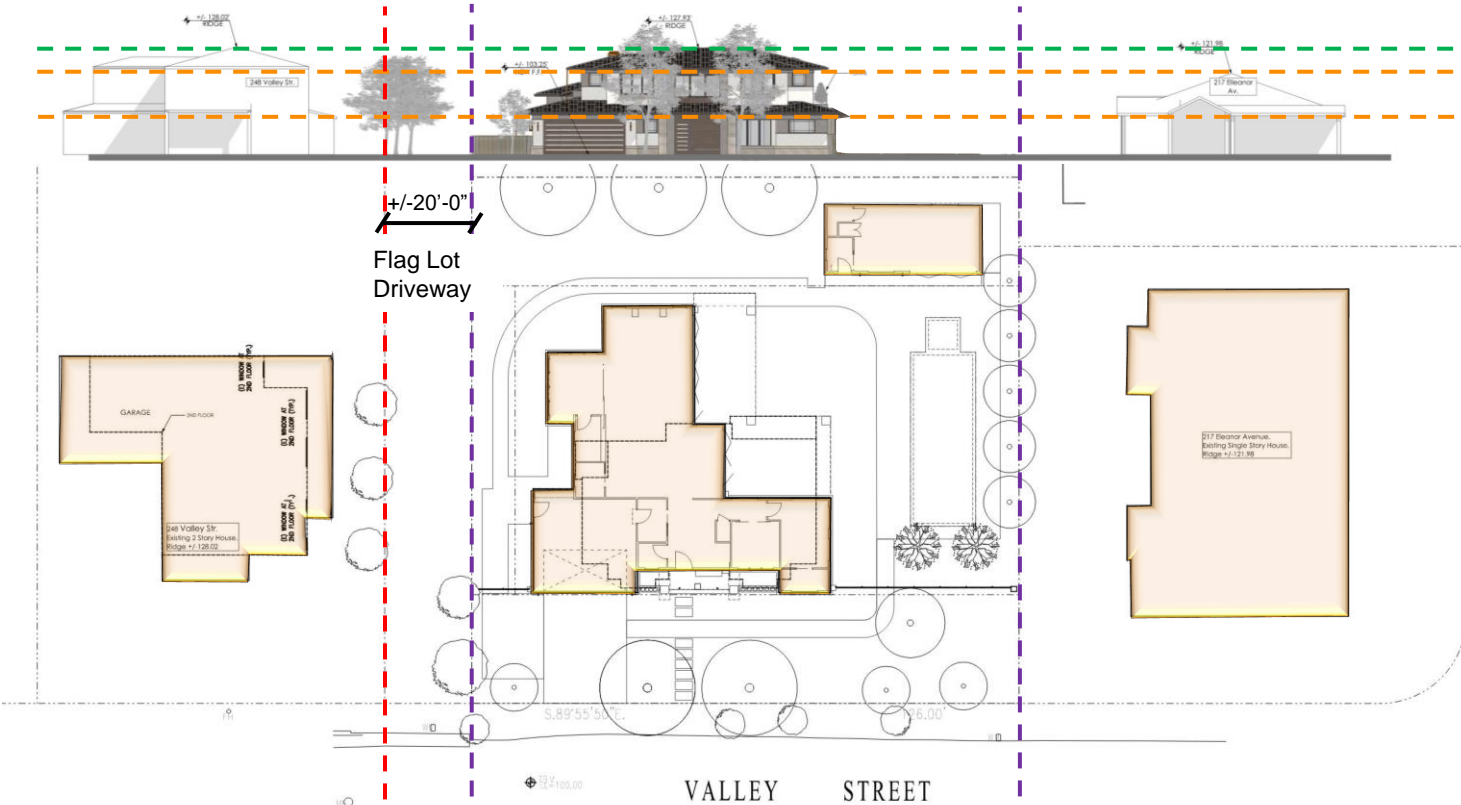
# Proposed Building Siting

- First Floor = 2,179.35 s.f.
- Second Floor = 1,576.48 s.f.
- Garage = 515.36 s.f.
- ADU = 576 s.f.

	REQUIRED SETBACKS	PROPOSED SETBACKS
FRONT	25'-0"	25'-3"
FIRST STORY LEFT	10'-0"	14'-1.5"
SECOND STORY LEFT	17'-6"	23'-5.5"
FIRST STORY RIGHT	10'-0"	43'-5"
SECOND STORY RIGHT	17'-6"	43'-5"
BACK	25'-0"	29'-8"



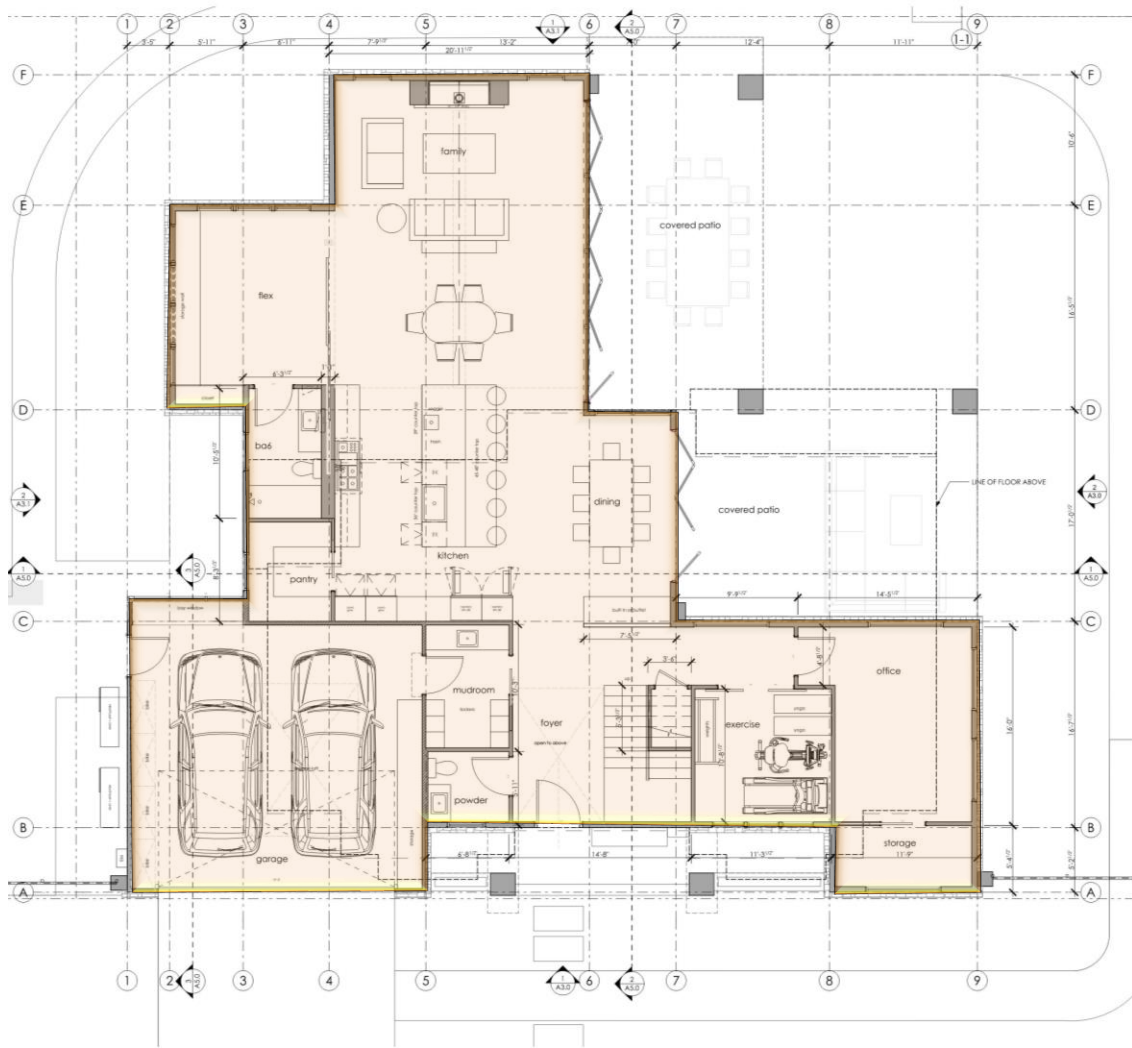
# Neighborhood Streetscapes



- First floor plate height is 9'-6" at two story portion
- Second floor plate height is 9'-0"
- Building height is 26'-0"

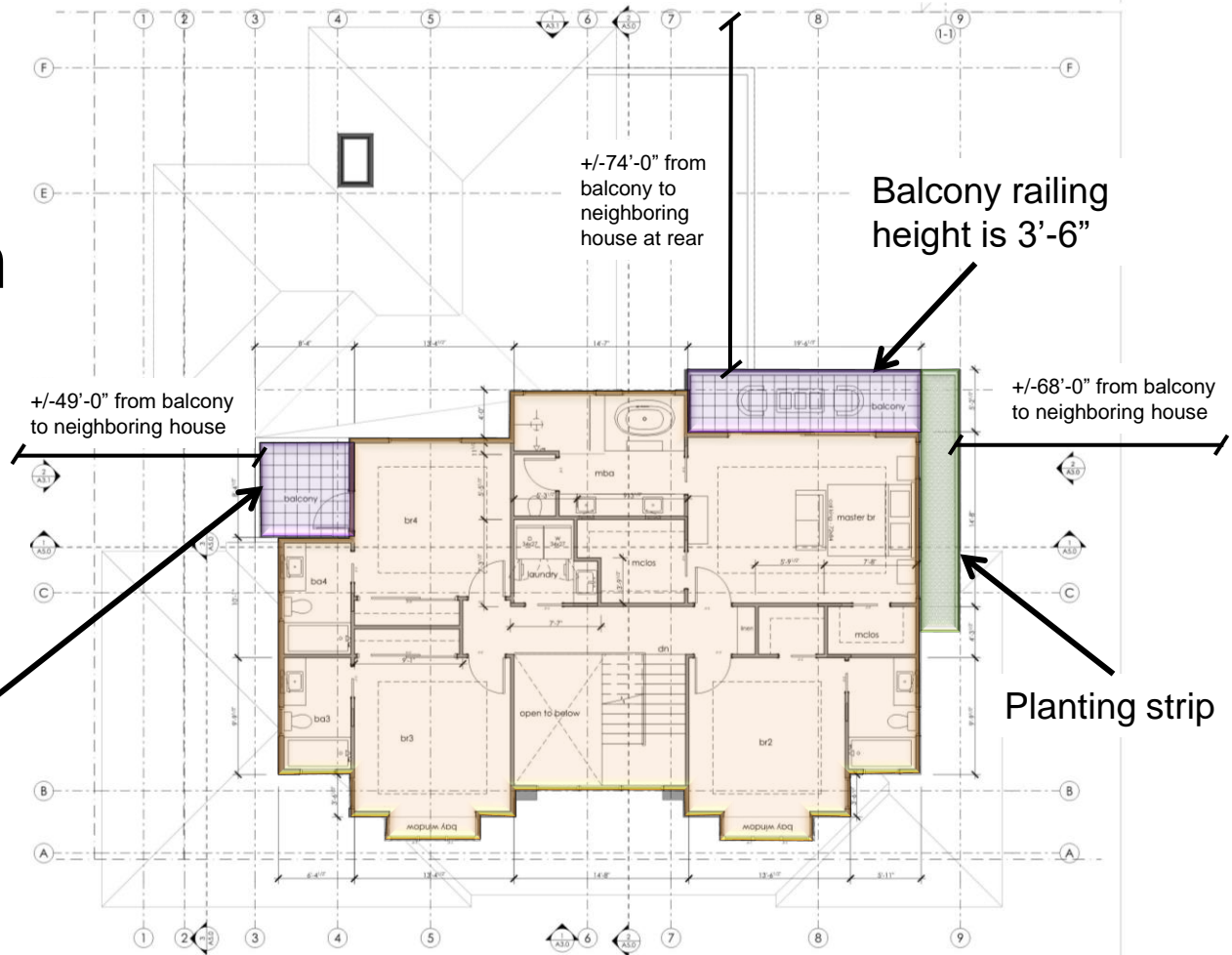
	Building height
	Plate heights
	Property line
	Neighbor Property

# Proposed 1st Floor Plan

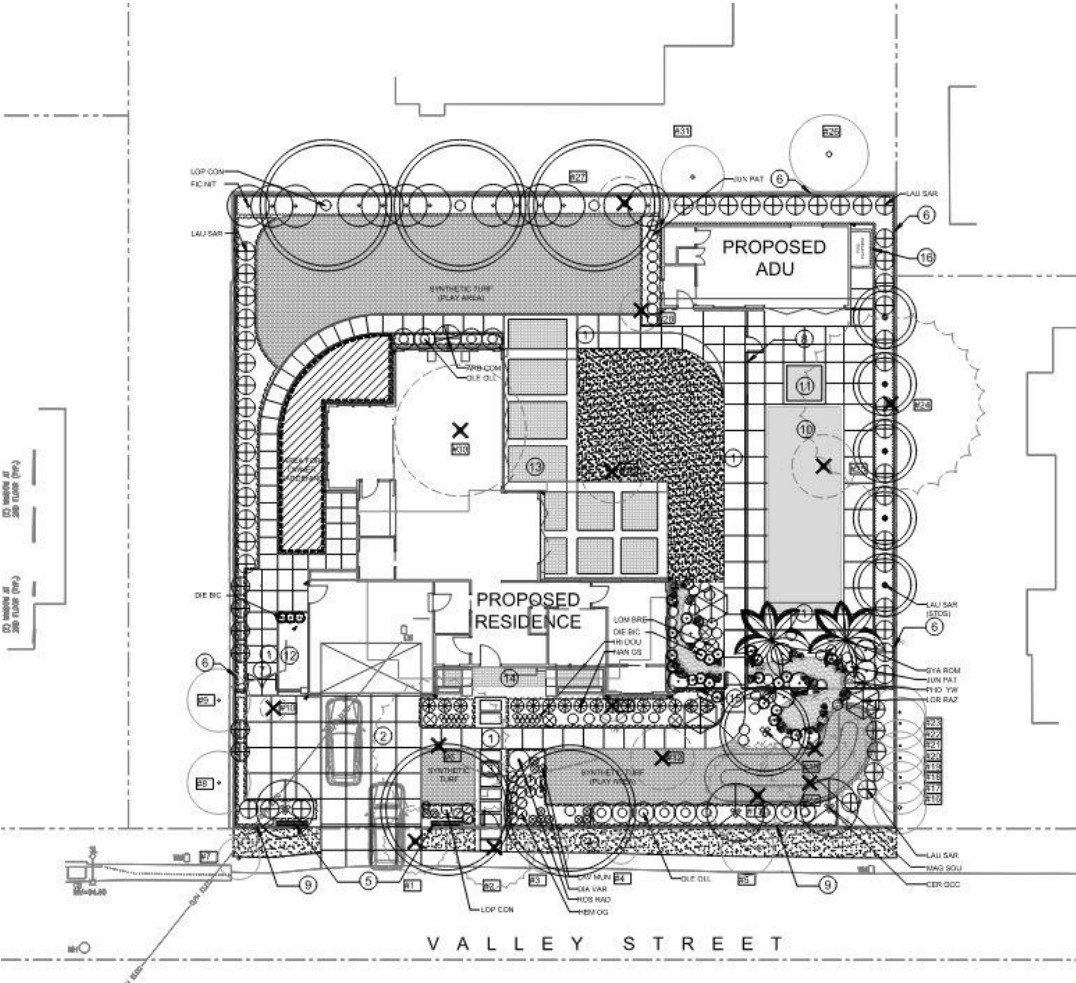


# Proposed 2nd Floor Plan

Balcony railing height is 3'-11"



# Proposed Landscaping Plan



# Video



Click on picture to play video

# Color Palette

- Exterior materials are chosen for long-term durability.
- Neutral color palette will help the house recede into background, amongst neighboring homes, and surrounding landscape



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# Thank you!

