



DATE: July 1, 2015
AGENDA ITEM # 3

TO: Design Review Commission
FROM: Sierra Davis, Assistant Planner
SUBJECT: 14-V-14 and 14-SC-48 – 840 Madonna Way

RECOMMENDATION:

Deny variance application 14-V-14 and design review application 14-SC-48 subject to the listed findings

PROJECT DESCRIPTION

This is a variance and design review application for additions and modifications to an existing non-conforming, two-story house on a flag lot. The application includes a floor area variance to allow the relocation of 37 square feet. The following table summarizes the project:

GENERAL PLAN DESIGNATION: Single-family, Residential
ZONING: R1-10
PARCEL SIZE: 14,023 (net) square feet
MATERIALS: Stucco, wood shingles, asphalt roof shingles, stone veneer, wood trim, new windows and doors throughout.

	Existing	Proposed	Allowed/Required
LOT COVERAGE:	3,667 square feet	3,606 square feet	4,207 square feet
FLOOR AREA:			
First floor	3,374 square feet	3,336 square feet	
Second floor	1,669 square feet	1,600 square feet	
Total	5,043 square feet	4,936 square feet	4,152 square feet
SETBACKS:			
Front	25 feet	25 feet	25 feet
Rear	30 feet	30 feet	25 feet
Right side	18 feet /18 feet	18 feet /18 feet	15 feet*
Left side	10 feet /42 feet	10 feet /42 feet	15 feet*
HEIGHT:	28 feet	28 feet	27 feet

* Second stories on flag lots are not allowed by code; therefore only the single-story setback is noted.

BACKGROUND

The project was reviewed by the Design Review Commission on March 4, 2015 and was continued with the following direction to:

- Reconsider design and bring home into conformance with allowable floor area square footage or work within the existing footprint and scope of project.

The prior scope of the project included the demolition of the 176-square-foot den on the left side of the house and the first story exterior walls at the front and rear of the house, interior remodel of the first- and second story, new windows throughout the house, demolition and rebuilding the second story bay windows and new decks at the first and second story. The 127-square-foot addition at the front of the house added floor area to the kitchen, dining room and entry. The project maintained the roof structure over the first- and second story. The prior plan had variances to:

- Re-configure a greater than allowed floor area;
- Maintain a 10-foot side yard setback, where 15-feet is required; and
- Maintain a second story on a flag lot.

Staff determined that the scope of the previous project would voluntarily eliminate and replace approximately 75 percent of the existing house; therefore, the non-conforming setbacks and second story would have to be brought into conformance with current R1-10 zoning regulations. To be brought into conformance the project would have to demolish a portion of the first story to meet the 15-foot side yard setback and eliminate the second-story because second stories are not allowed on flag lots.

DISCUSSION

Revisions

The applicant has substantially addressed the recommended direction by maintaining the footprint of the house at the first- and second story. The scope of the project has been reduced and includes the following revisions:

- Maintaining the first and second story footprints;
- Maintaining the den on the first story (left side) that was previously proposed for demolition;
- A 21-square-foot addition at the front of the house in the dining room;
- A 16-square-foot addition at the second story for a new bay window in bedroom No. 6;
- Reconfiguration of the bay windows at the second story from angled windows to boxed windows; and
- Demolition of bay windows at the rear of the structure.

The project has been reduced in scope and a variance to maintain the side yard setback of 10 feet and the second story is no longer required because 50 percent of the non-conforming structure will be maintained. The relocation of 37 square feet however, requires a variance since the existing house exceeds the floor area limit.

The stairs have been reconfigured to include a clearstory element and the angled bay windows are proposed to be demolished at the rear of the first story and reconfigured at the second-story. The interior remodel and demolition result in a reduced floor area of approximately 59 square feet at the first story and 84 square feet at the second story. With the proposed additions the project would result in a net floor area reduction of 106 square feet.

The addition at the first story is in the location of the existing entry way, which is recessed from the first story main wall. The 21-square-foot addition would allow for a new entry, a larger kitchen and new dining room configuration at the front of the house. The addition includes a new dining room area and a built in bench. The 16-square-foot addition at the second story would allow for a new bench seat in bedroom No. 6.

The non-conforming structure is substantially maintained and the requested variance has been significantly reduced to include the reconfiguration of existing floor area. Although the project scope has been reduced, staff is recommending denial of the project because the applicant did not specifically address the direction to work within the existing footprint of the building. With the voluntary removal and replacement of the non-conforming floor area there is a reasonable opportunity to lessen the discrepancy. Allowing the applicant to redistribute non-conforming floor area would be a special privilege not afforded to similar properties.

Design Review

The revised scope of the project will maintain the den on the left side of the house and will also maintain the footprint of the first story wall. The additions at the first and second story are small and do not substantially change the massing of the existing house. The design style and exterior materials will be changed which improves the design integrity over the existing structure. But for the variance, staff supports the design changes.

The staff report dated March 4, 2015 includes the design and privacy discussion and is substantially the same with the exception of the revisions listed above. The staff report is included as Attachment B for reference.

CC: Timeline Design, Designer
Kai and Lillian Wu, Owners

Attachments

- A. Design Review Commission Minutes, March 4, 2015
- B. Design Review Commission Staff Report, March 4, 2015

FINDINGS

12-V-14 and 14-SC-48 – 840 Madonna Way

1. With regard to approving the floor area variances, the Design Review Commission finds the following in accord with Section 14.82.050 of the Municipal Code:
 - a. That the granting of the variance is consistent with the objectives of the zoning plan set forth in Article 1 of Chapter 14.02; and
 - b. That the granting of the variances will not be detrimental to the health, safety, or welfare of persons living or working in the vicinity or injurious to property or improvements in the vicinity; and
 - c. That there is no 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 property owner is voluntarily removing the floor area.

2. With regard to design review for the first-and second-story additions to an existing single-family structure, the Design Review Commission finds the following in accordance with Section 14.76.050 of the Municipal Code:
 - a. The proposed structure does not comply with all provision of this chapter; and
 - b. The height, elevations, and placement on the site of the proposed structure, when considered with reference to the nature and location of residential structures on adjacent lots, will avoid unreasonable interference with views and privacy and will consider the topographic and geologic constraints imposed by particular building site conditions; and
 - 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; and
 - d. The orientation of the proposed structure in relation to the immediate neighborhood will minimize the perception of excessive bulk;
 - e. General architectural considerations, including the character, size, scale, and quality of the design, the architectural relationship with the site and other buildings, building materials, and similar elements have been incorporated in order to insure the compatibility of the development with its design concept and the character of adjacent buildings; and
 - f. The proposed structure has been designed to follow the natural contours of the site with minimal grading, minimum impervious cover, and maximum erosion protection.

**MINUTES OF A REGULAR MEETING OF THE DESIGN REVIEW COMMISSION
OF THE CITY OF LOS ALTOS, HELD ON WEDNESDAY, MARCH 4, 2015
BEGINNING AT 7:00 P.M. AT LOS ALTOS CITY HALL, ONE NORTH SAN
ANTONIO ROAD, LOS ALTOS, CALIFORNIA**

ESTABLISH QUORUM

PRESENT: Chair BLOCKHUS, Vice-Chair KIRIK, Commissioners WHEELER,
MEADOWS, and MOISON
STAFF: Senior Planner DAHL and Assistant Planners GALLEGOS and DAVIS

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 February 18, 2015.
2. **12-SC-26 – S. Decker – 5770 Arboretum Drive**
Modification to an approved two-story house to allow for an increase in the size of the first story deck facing the rear yard. *Project Planner: Dahl*

MOTION by Commissioner MOISON, seconded by Commissioner MEADOWS, to approve the Consent Calendar.
THE MOTION CARRIED UNANIMOUSLY (5/0).

PUBLIC HEARING

3. **14-V-14 and 14-SC-48 – R. Llanos-Popolizio – 840 Madonna Way**
Design Review and Variance for a partial demolition and re-construction of a non-conforming two-story structure on a flag lot. The variance is for the modification of the first and second story, demolition and redistribution of floor area, and substantially reconstructing a non-conforming wall. *Project Planner: Davis*

Assistant Planner DAVIS presented the staff report recommending denial of variance application 14-V-14 and design review application 14-SC-48 per the staff report findings.

Property owners Kai Ming and Eileen Wu stated that the house was built according to the zoning regulations at the time, that the renovations were necessary to meet the needs of their family and that they planned on retaining significant portions of the existing house. Project designer Matthew Harrigan presented materials to clarify the scope of the project, noting that the scope of the addition/remodel would alter less than 50 percent of the existing house and the plans exaggerated the actual scope of work.

Los Altos residents and neighbors Nora Gee, Goranka Bjedov, and Gary Plafker spoke in support of the project, encouraged the Commission to approve the variances and stated that the house design would fit into the neighborhood. There was no other public comment.

Commissioner MOISON disclosed that the Wu's were family friends, but that it would not create a conflict of interested.

The Commission discussed the project and raised concerns about the variance requests, noting that the project appeared to be a significant remodel/addition that would alter more than 50% of the house, that scope could expand even more once construction begins, and that there di not appear to be a basis to grant the variances. The Commission expressed support for the design concept, but noted that the designer should look at alternatives that bring the square footage into conformance or reduce the scope and do an interior remodel within the existing footprint.

MOTION by Commissioner WHEELER, to continue variance application 14-V-14 and design review application 14-SC-48 to a date to be determined, with the following direction:

- Evaluate design alternatives that comply with the Zoning code; and
- Look at feasibility of converting the two flag corridors into a public street so property is no longer defined as a flag lot.

THE MOTION FAILED DUE TO LACK OF A SECOND.

MOTION by Vice-Chair KIRIK, seconded by Commissioner WHEELER, to continue variance application 14-V-14 and design review application 14-SC-48 to a date uncertain, with the following direction:

- Reconsider design and bring home into conformance with allowable floor area square footage or work within the existing footprint and scope of project.

THE MOTION CARRIED UNANIMOUSLY (5/0).

DISCUSSION

4. 15-SC-02 – A. Ho – 192 Eleanor Avenue

Design review for a two-story house. The project includes 2,453 square feet on the first story and 959 square feet on the second story. *Project Planner: Gallegos*

Assistant Planner GALLEGOS presented the staff report recommending approval of design review application 15-SC-02 subject to the listed findings and conditions.

Project applicant and architect Anthony Ho presented the application and explained that the living room projection into the setback was for a fireplace not floor area, when asked by Vice-Chair KIRIK. There was no other public comment.

The Commissioners discussed the project and expressed their general support for the design. The Commission noted that the neighborhood did not appear to be a Consistent Character Neighborhood, that that the living room projection out should be fixed to meet Code and that the project would benefit from the use of higher quality windows.

MOTION by Vice-Chair KIRIK, seconded by Commissioner MEADOWS, to approve design review application 15-SC-02 per the staff report findings and conditions, with the following additional condition:

- Revise the living room projection out to be a bay window, a fireplace or have it removed.
- THE MOTION CARRIED UNANIMOUSLY (5/0).

Chair BLOCKHUS recused himself from agenda item No. 5 due to conflict of interest because he lives within 500 feet of the subject property.

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

Design review for a two-story house. The project includes 2,254 square feet on the first story and 1,424 square feet on the second story. *Project Planner: Kornfield*

Senior Planner DAHL presented the staff report on behalf of Planning Manger KORNFIELD, recommending approval of design review application 14-SC-43 subject to the findings and conditions.

Project applicant Matt Kansky presented the project, stating that he wanted to develop a good neighborhood design and that he had met with the adjacent neighbors and staff to revise the plans to meet the Design Review Commission's direction. There was no other public comment.

The Commissioners discussed the project, expressed their general support for the design, noting that the design had made progress, but was still bulky within the neighborhood context, but that the applicant had made a good attempt the meet the Commission's direction by increasing the front yard setback, reducing the size of the rear porch and removing the balcony. The Commission also noted that they cannot require the project to be one-story with a basement as the neighbors suggested, that there was not a strong basis to deny the project since the architectural design is compatible with the neighborhood, there are not any privacy issues and the design meets the intent of the Residential Design Guidelines.

MOTION by Commissioner WHEELER, seconded by Commissioner MOISON, to approve design review application 14-SC-43 per the staff report findings and conditions.
THE MOTION CARRIED UNANIMOUSLY (4/0).

COMMISSIONERS' REPORTS AND COMMENTS

None.

POTENTIAL FUTURE AGENDA ITEMS

None.

ADJOURNMENT

Vice-Chair KIRIK adjourned the meeting at 8:59 PM.

Zachary Dahl, AICP
Senior Planner

ATTACHMENT B



DATE: March 4, 2015

AGENDA ITEM # 3

TO: Design Review Commission
FROM: Sierra Davis, Assistant Planner
SUBJECT: 14-V-14 and 14-SC-48 – 840 Madonna Way

RECOMMENDATION:

Deny variance application 14-V-14 and design review application 14-SC-48 subject to the listed findings

PROJECT DESCRIPTION

This is a variance and design review application for additions and modifications to an existing non-conforming, two-story house on a flag lot. The application includes a floor area variance to allow the reconfiguration of square footage from the side of the house to the front of the house, maintaining a non-conforming side yard setback of 10 feet where 15 feet is required for the first story, maintaining the second story. The following table summarizes the project:

GENERAL PLAN DESIGNATION: Single-family, Residential
ZONING: R1-10
PARCEL SIZE: 14,023 (net) square feet
MATERIALS: Stucco, wood shingles, asphalt roof shingles, stone veneer, wood trim, new windows and doors throughout.

	Existing	Proposed	Allowed/Required
LOT COVERAGE:	3,323 square feet	3,262 square feet	4,207 square feet
FLOOR AREA:			
First floor	3,323 square feet	3,262 square feet	
Second floor	1,553 square feet	1,553 square feet	
Total	4,876 square feet	4,815 square feet	4,152 square feet
SETBACKS:			
Front	25 feet	25 feet	25 feet
Rear	30 feet	30 feet	25 feet
Right side	18 feet /18 feet	18 feet/18 feet	15 feet*
Left side	10 feet /42 feet	10 feet/42 feet	15 feet*
HEIGHT:	28 feet	28 feet	27 feet

* Second stories on flag lots are not allowed by code; therefore there is not a setback requirement.

BACKGROUND

The property is in a Consistent Character Neighborhood as defined in the City's Residential Design Guidelines. The homes in the neighborhood are primarily two story homes on hillside lots, with low wall plate heights and simple roof forms, with a mix of materials including stucco, wood siding, stone, and various roof materials. The street tree pattern is not well defined, however the landscaping includes mature shrubs and large trees.

The existing structure is located at the end of Madonna Way on a flag lot, adjacent to another flag lot. The house was approved and built in 1986 under the City's jurisdiction; however, the project is non-conforming to current zoning requirements in the following ways:

- Two story house on a flag lot, where no second story is allowed;
- 10-foot side yard setbacks, where 15 feet is required; and
- Floor area of 4,876 square feet, where 4,152 square feet is allowed.

DISCUSSION

Variance

The applicant is requesting variances to:

- Re-configure a greater than allowed floor area;
- Maintain a 10-foot side yard setback, where 15-feet is required; and
- Maintain a second story on a flag lot.

The scope of the project includes the demolition of the 176-square foot den on the left side of the house and the first story exterior walls, interior remodel of the first and second story, new windows throughout the house, demolishing and rebuilding the second story bay windows and new decks at the first and second story. The 127-square foot, addition at the front of the house would include adding floor area to the kitchen, dining room and entry. The project would maintain the roof structure over the first story and second story.

The zoning requirements for the R1-10 district address non-conforming structures in the single family zoning district. When a house has an existing nonconforming setback and fifty (50) percent or more of the floor area of that structure is voluntarily being eliminated or replaced, the entire structure shall be brought into conformance with current setback requirements. The intent of the non-conforming regulations is to allow maintenance of non-conforming structures, but provide for their replacement over time.

Staff has determined that approximately 75 percent of the house will be demolished and replaced; therefore, variances are necessary to maintain the non-conforming side yard setback and the second story. Maintaining the side yard setback and second story would not be consistent with the objectives of the zoning plan. With the extent of reconstruction the structure should be brought into conformance with the current setback requirements, which would require the left side of the property to conform to the 15-foot side yard setback and the elimination of the second story. This project, if granted, would essentially renew the lifespan of the structure.

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 in the neighborhood. This requires a project to fit in and lessen abrupt changes.

The house is located on a flag lot and does not present a facade to the street; however, the design and materials relate to other homes within the neighborhood context. The house maintains the existing plate heights and overall height of the house, which will not be a significant change in massing and scale. The project incorporates new architectural elements such as a taller entry, boxed out bay windows on the second story, and gable roof elements. The new elements relate well to the design of the existing house.

The project will remove and replace all exterior materials and will include: stucco, wood shingles, asphalt roof shingles, stone veneer, wood trim, new windows and doors throughout. The new architectural elements and high quality materials relate well to houses within the neighborhood context and create a cohesive Craftsman style.

Privacy

The house is located on a sloped lot, sloping toward the front with views over the roof of the lot to the front. The first and second story windows will be replaced with similar sized windows which will not result in a substantial privacy change because the views to adjacent properties will be the same. Two new windows are proposed at the second story on the west side of the house in bedroom No. 6. The windows will not create a substantial privacy concern because there is existing vegetation on the side property line. The new side windows face the corner of the house on the adjacent property with approximately 40-feet between the structures. Additional privacy screening should be added along the west property line to minimize the impact of the new side facing windows.

ENVIRONMENTAL REVIEW

This project is categorically exempt from environmental review under Section 15301 of the Environmental Quality Act because it involves an addition to a single-family dwelling in a residential zone.

CC: Timeline Design, Designer
Kai and Lillian Wu, Owners

Attachments

- A. Application
- B. Area Map and Vicinity Map

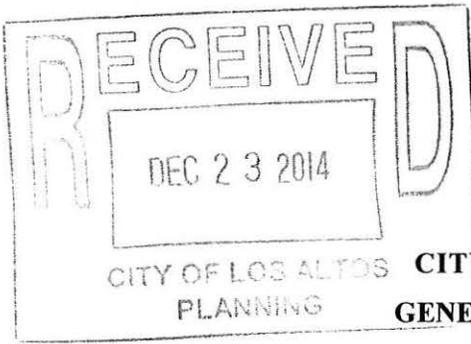
FINDINGS

12-V-14 and 14-SC-48 – 840 Madonna Way

1. With regard to approving the floor area and setback variances, the Design Review Commission finds the following in accord with Section 14.82.050 of the Municipal Code:
 - a. That the granting of the variances are not consistent with the objectives of the zoning plan set forth in Article 1 of Chapter 14.02; and
 - b. That the granting of the variances will not be detrimental to the health, safety, or welfare of persons living or working in the vicinity or injurious to property or improvements in the vicinity; and
 - c. That there are no 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. Granting a variance on this property would be a granting of special privilege because the structure is not being substantially maintained and therefore should be brought into conformance with current code requirements as set forth in the Municipal Code.

2. With regard to design review for the first-and second-story additions to an existing single-family structure, the Design Review Commission finds the following in accordance with Section 14.76.050 of the Municipal Code:
 - a. The proposed structure does not comply with all provision of this chapter; and
 - b. The height, elevations, and placement on the site of the proposed structure, when considered with reference to the nature and location of residential structures on adjacent lots, will avoid unreasonable interference with views and privacy and will consider the topographic and geologic constraints imposed by particular building site conditions; and
 - 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; and
 - d. The orientation of the proposed structure in relation to the immediate neighborhood will minimize the perception of excessive bulk;
 - e. General architectural considerations, including the character, size, scale, and quality of the design, the architectural relationship with the site and other buildings, building materials, and similar elements have been incorporated in order to insure the compatibility of the development with its design concept and the character of adjacent buildings; and

- f. The proposed structure has been designed to follow the natural contours of the site with minimal grading, minimum impervious cover, and maximum erosion protection.



ATTACHMENT A

CITY OF LOS ALTOS PLANNING CITY OF LOS ALTOS GENERAL APPLICATION

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

Permit # 1106172

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

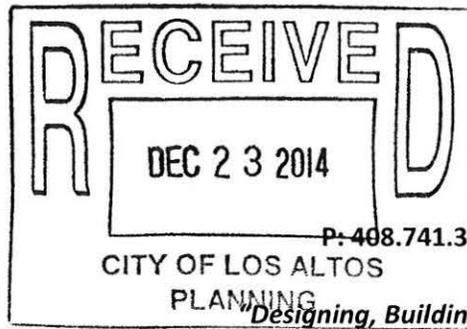
Project Address/Location: 840 Madonna W^N
Project Proposal/Use: Residential
Current Use of Property: Residential
Assessor Parcel Number(s): 336-03-024 Site Area: 14,023
New Sq. Ft.: Remodeled Sq. Ft.: Existing Sq. Ft. to Remain:
Total Existing Sq. Ft.: 5,032 Total Proposed Sq. Ft. (including basement): -375F

Applicant's Name: Prosamaria Uanos-Popolizio
Home Telephone #: Business Telephone #: 408-741-3000
Mailing Address: 14401 Big Basin Wg.
City/State/Zip Code: Saratoga, CA 95

Property Owner's Name: Kai & Ellen Wu
Home Telephone #: Business Telephone #:
Mailing Address: 840 Madonna Wg
City/State/Zip Code: Los Altos, CA 94024

Architect/Designer's Name: Telephone #:

*** 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. ***



Timeline Design
14401 Big Basin Way
Saratoga, CA 95070
P: 408.741.3000 | F: 408.741.3007 | www.tldesign.net

December 23, 2014

To: City of Los Altos
Community Development, Planning Services
1 North San Antonio Road
Los Altos, CA 94022

Re: 840 Madonna Way
Los Altos, CA 94022
APN: 336-03-024

To Whom It May Concern:

I am writing this letter on behalf of Mr. and Mrs. Wu, owners for the above referenced address and neighbors of City of Los Altos since the 1970's. This letter is to express their desire to remodel their existing house – first and second floor - with small first floor relocation of square footage. During our initial research with the Planning Department, we were informed by Sr. Planner Zachary Dahl that the house as it currently stands, is non-conforming – 2nd story on a flag lot, encroaches setbacks, and it is over allowed SF. However, he also informed us that the house underwent a major remodel/addition in 1986 (86-SC-19) which was permitted and approved by the Planning Services back then. This approval allowed for a 5,008 square feet (SF) home, and consisted of a first and second story addition. This scope was then constructed, and reflects the house as it stands right now.

Sr. Planner Zachary Dahl's advised us to prepare a preliminary planning package in order to confirm if City of Los Altos Planning Department would support the proposed scope of work before moving forward with a full planning submittal. As result of this preliminary planning submittal, we learned that Los Altos Planning Department cannot support the relocation of the existing square footage on the first floor, only its elimination (Existing house is over FAR and Lot Coverage percentages per current zoning code) Nor could planning support the addition of a window bump out above the garage; limiting our proposed scope of work to an interior remodel, or the construction of a new house in order to meet current zoning code requirements.

Neither of the two options provided by the planning department are suitable to the Wu's, for they cannot financially afford to build a brand new home (unanticipated construction cost, and reduction on the value of their real estate), and whose current and future needs of space would easily be met by relocating SF and redesigning their existing home. The Wu's to no fault of their

own are being prevented from using all the existing and approved square footage in a way that would meet their spatial and financial needs. The 5,008 SF were approved by the planning department back in 1986, and as result, they should be allowed to remodel their house as needed, as long as we do not increase the 5,008 SF. The Wu Family has lived in this neighborhood for over 30 years, and every remodel/addition they have done to their house has always been approved by the planning and building departments. They have followed your regulations, and should not be negatively impacted by a change in the code over the years. They are in this neighborhood to stay and to continue building roots for generations to come.

If you have questions or require additional information, please let me know. I may be reached at 408.741.3000 or 408.913.9270 (direct line)

Thank you for your time and assistance.

A handwritten signature in black ink, appearing to read "Rosamaria Llanos-Popolizio". The signature is fluid and cursive, with a long horizontal stroke at the end.

Rosamaria Llanos-Popolizio for
Timeline Design

PS. We also would like to proceed with variances for 2 bay windows, and balcony at second floor.

Scope of Work proposed consists of façade improvements, mostly interior remodel, with a small square footage relocation that includes the removal of the den (176 SF of the living area) on the east side of the property, which is on the largest non-conforming setback (per current standards), and the enclosure of existing covered porch in front of the house. The demolition of the Den would result in a square footage reduction that would lessen the amount of area encroaching on the rear setback. Also, based on our proposed remodel/square footage relocation, the new square footage proposed would be less than what exists. See below.

The remodel/addition consists of the following:

- Demolition of den (first floor living area)
- Remodel/addition of entry, dining, breakfast, & kitchen
- Remodel/reconfiguration of the bedrooms, family room, living room, bathrooms, and master suite (within existing footprint).
- Reconfiguration of main stairwell
- New exterior finishes, windows and doors.
- (2) new decks (first and second floor)

Please note that although the current floor area ratio exceeds the allowable area, the proposed remodel/addition reduces the current square footage by 37 SF.

Lot Coverage

Lot Coverage is the area of a site that is covered by the footprint of all structure, both open & enclosed, over 6-feet in height:

Net Lot Area x 30%
 14,023 SF x 30% = 4,207 SF

(E) 1 st floor	2,556 SF
(D) 1 st floor	-176 SF
(N) 1 st floor addition	+127 SF
(E) Garage	724 SF
(D) Entry/covered porch	-190 SF
(N) Entry porch	+68 SF
(E) Storage (unconditioned)	50 SF
(E) Wood deck #2	131 SF
Total	3,290 SF

Lot Coverage: 3,290 SF < 4,207 SF

Floor Area

Max Floor Area:
 Lots > 11,000 SF
 3,850 SF + 10% of remaining area

Net Lot Area:
 14,023 SF – 11,000 SF = 3,023 SF
 10% of 3,023 SF = 302 SF
 3,850 SF + 302 SF = 4,152 SF

Floor Area is the space enclosed by four walls on each floor:

(E) 1 st floor	2,556 SF
(D) 1 st floor	-176 SF
(N) 1 st floor addition	+127 SF
(E) 2 nd floor	1,559 SF
(D) 2 nd floor (bay windows)	-40 SF
(N) 2 nd floor addition	+40 SF
(E) Garage	724 SF
(E) Storage (unconditioned)	50 SF
(N) Deck #3 (2 nd floor)	131 SF
Total	4,971 SF

Floor Area Ratio: 4,971 SF > 4,152
 4,971 SF < 5,008 SF (1986 Permit)



Timeline Design
14401 Big Basin Way
Saratoga, CA 95070

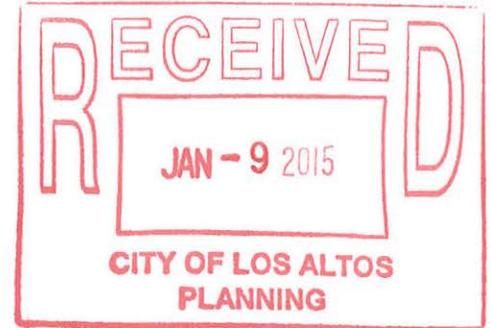
P: 408.741.3000 | F: 408.741.3007 | www.tldesign.net

"Designing, Building, and Remodeling Homes of Distinction"

Letter of Intent
Re: Application for Variance

January 9, 2015

To: City of Los Altos
Community Development, Planning Services
1 North San Antonio Road
Los Altos, CA 94022



Re: Request and substantiate the grant of a variance for the Wu Residence located at 840 Madonna Way, Los Altos, CA. 94022

I am writing this letter on behalf of Mr. and Mrs. Kai-Min Wu, owners of the above referenced address. The Wu's have lived in this home since 1970. The Wu's want to remodel the home to accommodate their extended family and themselves as they age in place in their family home. The elder Wu's will live in the main level master suite and their son Warren and his family will live in the upper level bedrooms.

In 1986, the Wu's applied for and were granted permits for an addition and remodel. See Permit number 1986 (86-SC-19). The work was permitted, constructed and final approval was given by the City. The Wu's followed all the rules, regulations and laws, and were approved to build a floor area up to 5,008 square feet.

We were hired by the Wu's to design and remodel their home on this site. We hired a surveyor and discovered the existing home was encroaching on the NEW setbacks.

We went to the city of Los Altos Planning Department and were told that we could add to the front of the house if we reduced the square footage in the non-conforming area. The Wu's really love their house – especially the existing living room which we propose not to alter and they wanted to save as much of the house as they could. Amazingly, with just minor tweaks we were able to achieve their goals with the house. We found that by incorporating the existing porch and roof into the house, were able to get enough width to build a new kitchen and island and improve the entry way.

We reduced the encroachment on the back of the house and didn't change the front setback at all. We actually make the house more conforming. Based upon what we were told on our first visit to planning, we expected this to be acceptable.

Per our research at the City of Los Altos Building Department, we were able to find documentation that supports the legality of the existing conditions of the house as it stands right now. Permit number 1986 (86-SC-19) confirms that a building permit – initiated by the Wu's - for a first and second story remodel/addition was issued by your agency for a total allowed square footage of 5,008. As result, we believe that our clients Kai-Min and Alice Wu should be allowed to remodel their house to their current and future living needs, as long as they stay within the approved square footage for the house, and do not negatively alter the existing non-conforming, but legally approved conditions of the house.

We are proposing the demolition of existing den, remodel/addition of entry, dining, breakfast, and kitchen, remodel of bedrooms, family, living and bathrooms, master suite, reconfiguration of stairwell, new exterior finishes including windows and doors, all within existing building footprint. We are also proposing two new decks on either floor (See attached plans). Part of our effort to make the Wu Residence more compliant with current zoning requirements, and aid in obtaining planning support, we are proposing the demolition of the existing den in the south east corner of house. By doing this, we would reduced the total amount of building square footage encroaching into the rear setback, the overall existing house square footage by 37 square feet, and would allow us to relocate this existing remaining square footage to the front of the house by enclosing existing covered porch (addition to kitchen, entry, dining, and breakfast).

Another design element that is part of our scope of work is the window bump out above garage. As part of the aesthetic improvements we are proposing the front of the house we feel a bump out window in Bedroom 6 (does not go all the way to the finish floor) would result in a front façade that is more balanced, has rhythm, and nicely ties together design elements from the first and second floors. This is an aesthetic improvement, not an addition in square that would complement the other two already existing bay windows. Please include this design element as part of our request for variance.

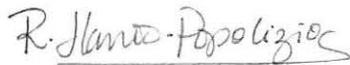
Allowing the Wu's to remodel their house within the approved and existing house square footage would in no way be detrimental to the health, safety, or welfare of persons living or working in the vicinity or injurious to property or improvements in the vicinity. All the proposed work – including the relocation of square footage - is contained within the existing building footprint, limiting the amount of grading and environmental impact to the neighborhood. In more ways than one, the design we are proposing is sustainable because it is reusing what is already there, reducing waste, and will last for a long time. Many architects the Wu's interviewed just wanted to knock the house down and build new. But, the Wu's, being environmentally conscious, were pleased that we were able to provide a more environmentally friendly solution.

By approving this plan, you allow the Wu's to keep their already approved square footage. They have paid for building permits and for Property taxes on for years. They need this square footage to fit everything they need into the house. Should we do a new home, we would have to build a basement and that would increase cost and significantly disrupt the neighborhood. It seems unjust that they would have to incur such cost after they have been given a permit to build in 1986. This is taking away a previously granted right to the applicant. We have made adjustments to conform as much as possible and still get what the Wu's want. It's a reasonable compromise.

The Wu Family has lived in this neighborhood for over 30 years, and every remodel/addition they have done to their house has always been approved by the planning and building departments. They have followed your regulations, and should not be negatively impacted by a change in the code over the years. They are in this neighborhood to stay and to continue building roots for generations to come.

If you have questions or require additional information, please let me know. I may be reached at 408.741.3000 or 408.913.9270 (direct line)

Thank you for your time and assistance.



Rosamaria Llanos-Popolizio
Design Manager
Timeline Design

Summary:

The remodel/addition consists of the following:

- Demolition of den (first floor living area)
- Remodel/addition of entry, dining, breakfast, & kitchen
- Remodel/reconfiguration of the bedrooms, family room, living room, bathrooms, and master suite (within existing footprint).
- Reconfiguration of main stairwell
- New exterior finishes, windows and doors.
- (2) new decks (first and second floor)

Please note that although the current floor area ratio exceeds the allowable area, the proposed remodel/addition reduces the current square footage by 37 SF.

Lot Coverage

Lot Coverage is the area of a site that is covered by the footprint of all structure, both open & enclosed, over 6-feet in height:

Net Lot Area x 30%
 14,023 SF x 30% = 4,207 SF

(E) 1 st floor	2,556 SF
(D) 1 st floor	-176 SF
(N) 1 st floor addition	+127 SF
(E) Garage	724 SF
(D) Entry/covered porch	-190 SF
(N) Entry porch	+68 SF
(E) Storage (unconditioned)	50 SF
<u>(E) Wood deck #2</u>	<u>131 SF</u>
Total	3,290 SF

Lot Coverage: 3,290 SF < 4,207 SF

Floor Area

Max Floor Area:
 Lots > 11,000 SF
 3,850 SF + 10% of remaining area

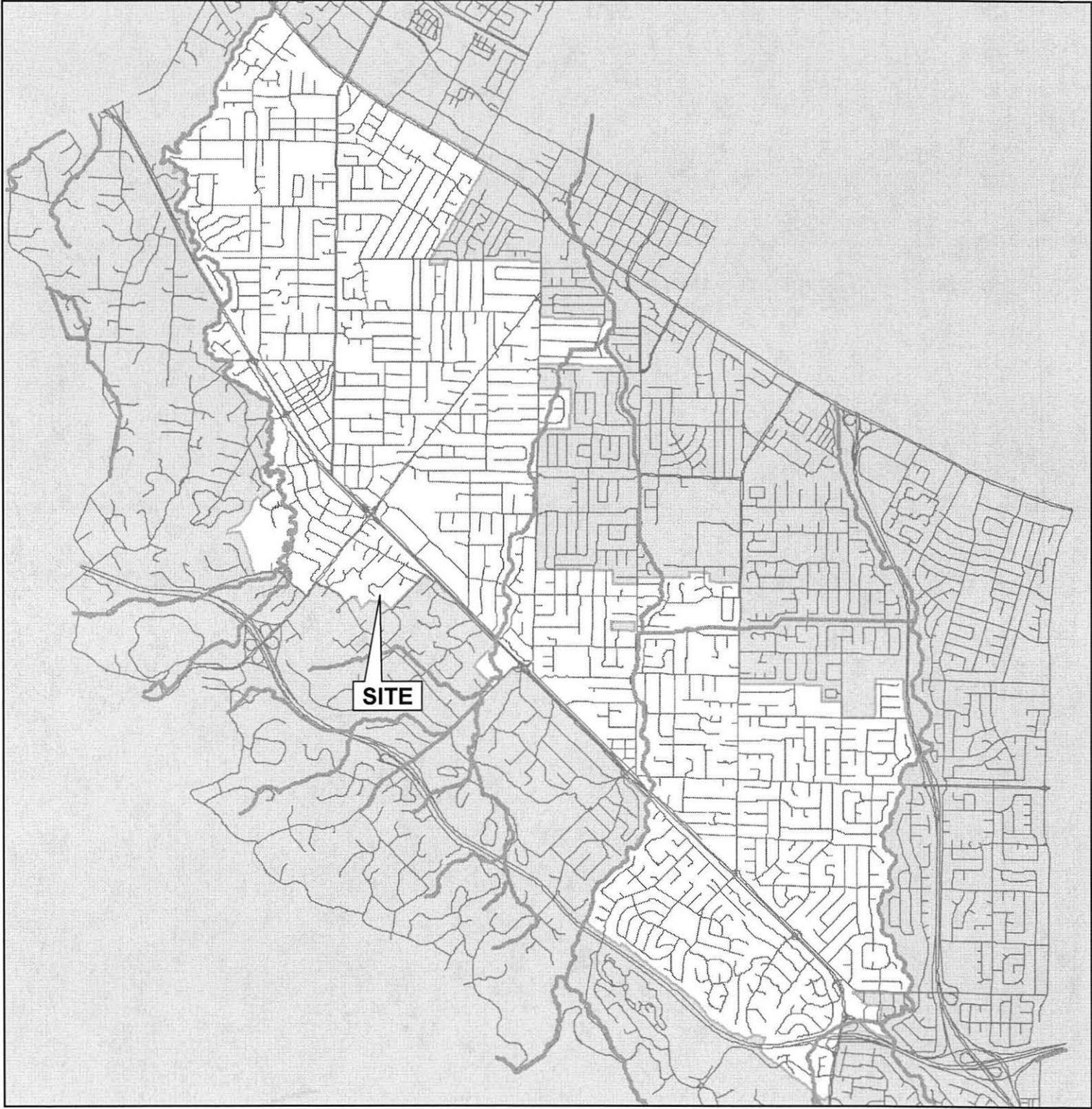
Net Lot Area:
 14,023 SF – 11,000 SF = 3,023 SF
 10% of 3,023 SF = 302 SF
 3,850 SF + 302 SF = 4,152 SF

Floor Area is the space enclosed by four walls on each floor:

(E) 1 st floor	2,556 SF
(D) 1 st floor	-176 SF
(N) 1 st floor addition	+127 SF
	(replaces existing porch)
(E) 2 nd floor	1,559 SF
(D) 2 nd floor (bay windows)	-40 SF
(N) 2 nd floor addition	+40 SF
(E) Garage	724 SF
(E) Storage (unconditioned)	50 SF
<u>(N) Deck #3 (2nd floor)</u>	<u>131 SF</u>
Total	4,971 SF

Floor Area Ratio: 4,971 SF > 4,152
 4,971 SF < 5,008 SF (1986 Permit)

AREA MAP



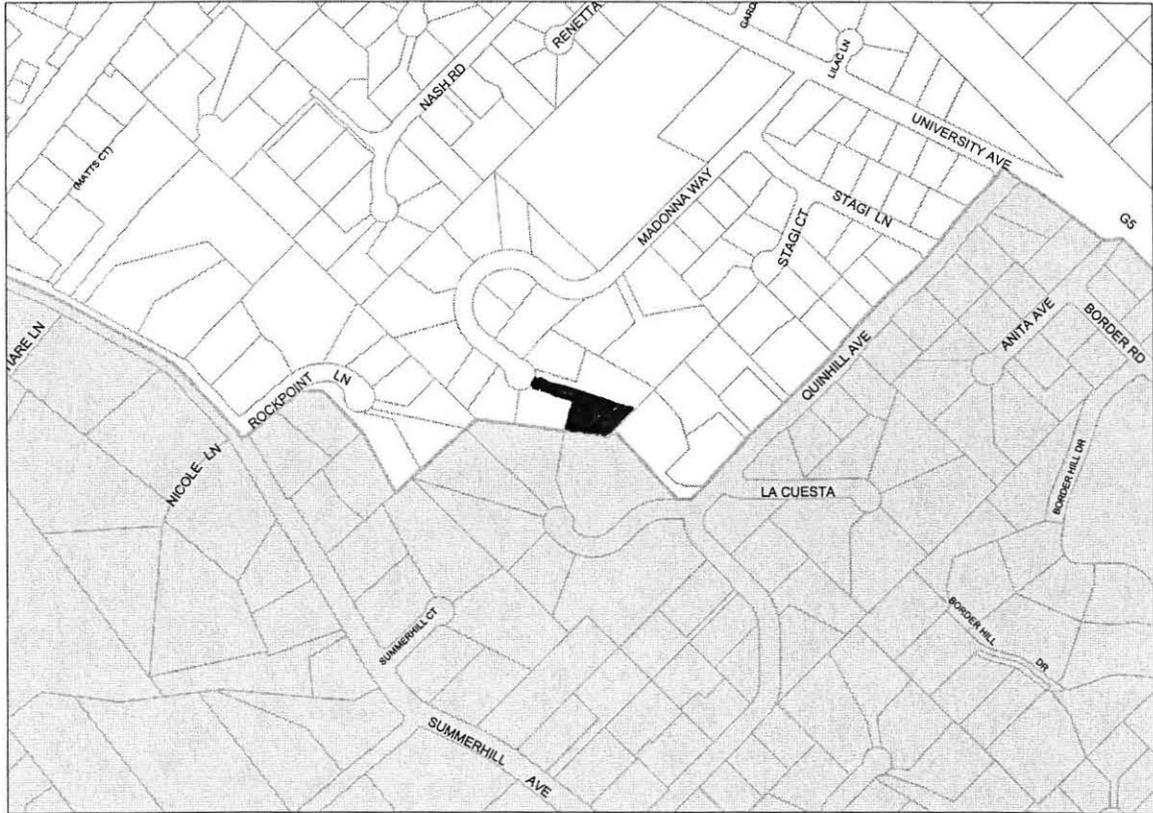
CITY OF LOS ALTOS

APPLICATION: 14-V-14 and 14-SC-48
APPLICANT: R. Llanos-Popolizio/ K. and E. Wu
SITE ADDRESS: 840 Madonna Way

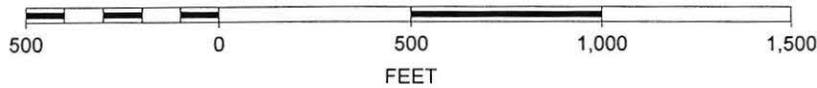


Not to Scale

VICINITY MAP



SCALE 1 : 6,000



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