



DATE: August 19, 2015

AGENDA ITEM # 2

TO: Design Review Commission
FROM: David Kornfield, Planning Services Manager
SUBJECT: 15-V-08 & 15-SC-24 – 55 Doud Drive

RECOMMENDATION:

Approval of applications 15-V-08 and 15-SC-24 subject to findings and conditions

BACKGROUND

The Design Review Commission considered this project at their July 15, 2015 meeting. Following public comment and discussion, the Commission continued its review to allow the applicant an opportunity to:

- Provide more information regarding the alternative site designs; and
- Provide more information regarding the Fire Department's requirements and their approval.

The prior meeting minutes and staff report are attached for the Commission's information as Attachments A and B, respectively.

DISCUSSION

The applicant considered four alternative site plans in developing their application (see Attachment D). The applicant developed the schemes in effort to conform to the single-story setback limitations and to provide the required turn-around area for the Fire Department. The crosshatched area on the alternative site plans overlays what the Fire Department ultimately approved as a hybrid (non-standard) design for the turn-around for the site. For the Commission's information, Attachment C shows the Fire Department's standard turn-around specifications.

Staff considered the alternative schemes and felt that the proposed two-story plan with greater setbacks had fewer impacts to the surrounding properties. The single-story schemes presented the following concerns for staff:

- Scheme A encroached into the required 15-foot side yard setback and the Fire Department turn-around area;
- Scheme B encroached into the required 15-foot side yard setback;

- Scheme C encroached into the required 15-foot side yard setback area and the Fire Department turn-around area; and
- Scheme D encroached into the required 15-foot side yard and the required 25-foot, rear yard, setback areas.

The applicant took this opportunity to make three changes to the plans. First, obscure glazing is shown for Master Bathroom window facing 47 Doud Drive. Second, more evergreen screening is added along the westerly front property line to help mitigate the privacy impacts toward 47 Doud Drive. Third, the landscape plan reflects the approved turn-around area for the Fire Department.

Staff supports the project as discussed in the prior report. The revised landscape plan improves the privacy mitigation for the windows in the Master Bathroom and Bedroom No. 4 with evergreen screening along the northerly property line. While staff appreciates that the plan includes obscure glazing in the Master Bathroom window, staff did not include a condition of approval requiring such. Maintaining obscure glazing as a condition of approval is difficult for the City to enforce and the proposed Master Bathroom window does not pose an unreasonable privacy impact due to its setback of approximately 60 feet and the landscape mitigation.

PUBLIC CONTACT

Staff noticed this project in the *Town Crier* with a legal advertisement, a mailed notice to the 67 property owners within 500 feet of the project via first class mail and an on-site posting.

In addition to the letters received at the prior meeting, staff received an additional letter of concern from the property owner at 105 Solana Drive. Attachment E contains all the correspondence received to date.

ENVIRONMENTAL REVIEW

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

Cc: Theodore and Evangeline Laliotis, Applicant
Jonathan Mansour and Abby Ahrens, Architect and Designer

Attachments:

- A. Minutes of the Design Review Commission, dated July 15, 2015
- B. Design Review Commission Report, dated July 15, 2015
- C. Fire Department Standard Details and Specifications D-1 (Turn-arounds)
- D. Alternative Site Plans
- E. Correspondence

FINDINGS

15-V-08 & 15-SC-24—55 Doud Drive

1. With regard to allowing a two-story structure where the flag lot is limited to one-story and an overall height of 20 feet, the Design Review Commission finds the following in accordance with Section 14.76.060 of the Municipal Code:
 - a. The granting of the variance will be consistent with the objectives of the zoning plan set forth in Article 1 of Chapter 14.02;
 - b. 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
 - c. There is a special circumstance applicable to the property due to the nonconforming size and surroundings of the flag lot, where the strict application of the required setbacks and single-story and height limitation deprives the subject property of development privileges enjoyed by other property, in the vicinity and under identical zoning classifications.

2. With regard to design review for a two-story, single-family structure, the Design Review Commission finds the following in accordance with Section 14.76.050 of the Municipal Code that:
 - a. The proposed structure complies with all provision of this chapter;
 - b. The height, elevations, and placement on the site of the proposed 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 structure 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 structure is designed to follow the natural contours of the site with minimal grading, minimum impervious cover, and maximum erosion protection.

CONDITIONS

15-V-08 & 15-SC-24—55 Doud Drive

1. The approval is based on the plans received on August 4, 2015 and the written application materials provided by the applicant, except as may be modified by these conditions.
2. The landscape plan shall maintain a minimum of 50 percent of the required front yard setback area as pervious.
3. Obtain an encroach permit issued from the Engineering Division prior to doing any work within the public street right-of-way.
4. The applicant/owner agrees to indemnify, defend, protect, and hold City harmless from all costs and expenses, including attorney's fees, incurred by the City or held to be the liability of City in connection with City's defense of its actions in any proceeding brought in any State or Federal Court, challenging any of the City's action with respect to the applicant's project.
5. **Prior to the issuance of a demolition permit**, install tree protection fencing around the dripline of all trees shown to remain on the site plan, or as otherwise approved by the project arborist. Tree protection fencing shall be chain link and a minimum of five feet in height with posts driven into the ground.
6. **Prior to building permit submittal, the plans shall contain/show:**
 - a. The conditions of approval shall be incorporated into the title page of the plans;
 - b. 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. The tree protection fencing shall be installed prior to issuance of the demolition permit and shall not be removed until all building construction has been completed";
 - c. Verification that the structure will comply with the California Green Building Standards pursuant to Section 12.26 of the Municipal Code and provide a signature from a Qualified Green Building Professional;
 - d. The location of any air conditioning units on the site plan and the manufacturer's sound rating for each unit; and
 - e. The measures to comply 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.).

7. Prior to final inspection:

- a. The landscape plan shall be substantially implemented including the Fire Department access road, driveway corridor plantings, and privacy screening along the front, side and rear property lines as required by the Planning Division; and
- b. Submit verification that the house was built in compliance with the City's Green Building Ordinance (Section 12.26 of the Municipal Code).

3. **15-V-08 and 15-SC-24 – T and E. Laliotis – 55 Doud Drive**

Variance to allow two-story construction where flag lots are limited to one-story and design review for a new, two-story house. The project includes 2,558 square feet on the first story and 1,030 square feet on the second story. *Project Planner: Kornfield*

Planning Services Manager KORNFIELD presented the staff report recommending approval of variance and design applications 15-V-08 and 15-SC-24 subject to findings and conditions.

Property owner and applicant Ted Laliotis described his tenure on City Commissions and City Council, noted his interest in maintaining compatibility in design review, said the lot is allowed to have 35 percent floor area ratio (FAR) which cannot be attained with greater setback and height limits.

Neighbors Peter Mills, John McBirney, Maddy McBirney, and Janet Chiu spoke in opposition to the project citing concerns with allowing nonconforming development on nonconforming lots, not setting precedence by allowing older codes to be used, the impacts of two-story construction on flag lots, the perceived lack of communication with the affected neighbors, the potential privacy impacts of windows in bedroom No. 4 and the master bath, and the landscape plan should have more evergreen trees on the south and west property lines. Project designer Abigail Ahrens spoke in support stating that one-story design with 10- or 15-foot setbacks would be bulky as it would take up more of the lot, the garage would dominate the design, it is a small second story that is more than 150 feet from the street, and even a one-story design would require setback variances and result in a barracks-style residence.

Owner and applicant Ted Laliotis provided a rebuttal stating that a variance is a tool to allow for creative use of regulations when they benefit the design. There was no other public comment.

The Commissioners discussed the nature of the variance and design being site-specific, the privacy impacts, the constraint of the Fire Department turn-around, and the intent of the single-story restriction for flag lots. The Commission discussed the need to see the other site development concepts that the applicant had pursued and more information on the Fire Department's requirements.

MOTION by Commissioner WHEELER, seconded by Vice-Chair MOISON, to continue variance and design applications 15-V-08 and 15-SC-24 to a date uncertain, with the following direction:

- Provide more regarding the alternative site designs; and
- Provide more information regarding the Fire Department's requirements and their approval.

THE MOTION CARRIED UNANIMOUSLY (3/0).

DISCUSSION

4. **15-SC-17 – K. Liu – 462 Casita Way**

Design review for a new, two-story house. The project includes 2,154 square feet on the first story and 1,426 square feet on the second story. *Project Planner: Gallegos*

Assistant Planner GALLEGOS presented the staff report recommending continuance of design review application 15-SC-17 subject to recommended direction.

ATTACHMENT B



DATE: July 15, 2015

AGENDA ITEM # 3

TO: Design Review Commission
FROM: David Kornfield, Planning Services Manager
SUBJECT: 15-V-08 & 15-SC-24 – 55 Doud Drive

RECOMMENDATION:

Approval of applications 15-V-08 and 15-SC-24 subject to findings and conditions

PROJECT DESCRIPTION

This is a variance and design review application for a two-story, single-family house on a flag lot. The variance is to allow two-story construction, where flag lots are limited to a single story. The following table summarizes the project:

GENERAL PLAN DESIGNATION: Single-family, Residential
ZONING: R1-10
PARCEL SIZE: 10,166 square feet
MATERIALS: Composition shingle or concrete tile roof, integral color cement plaster siding, aluminum clad wood windows, wood shutters and garage door

	Existing	Proposed	Allowed/Required
LOT COVERAGE:	890 square feet	2,638 square feet	3,050 square feet
FLOOR AREA:			
First floor	890 square feet	2,528 square feet	
Second floor	n/a	1,030 square feet	
Total	890 square feet	3,558 square feet	3,558 square feet
SETBACKS:			
Front	n/a	25 feet	25 feet
Rear	n/a	25 feet	25 feet
Right Side	n/a	15 feet/19 feet	15 feet
Left side	n/a	15 feet/19 feet	15 feet
HEIGHT:	n/a	25 feet	20 feet

BACKGROUND

Neighborhood Context

The subject property is located in a Transitional Character Neighborhood as defined in the City's Residential Design Guidelines. The immediate vicinity has a range of two-story additions and larger one- and two-story structures mixed with original one-story structures. The front yard setbacks are somewhat varied. The streetscape is mostly open with the structures generally visible; however, some mature trees obscure a few of the houses.

The subject property is a flag lot located on the east side of the street to the south of the bend in the road. The subject property has a small cottage that is not visible from the street. Two-story structures exist in the immediate vicinity to the north and south sides of the subject property and across the street. The two-story structure on the adjacent flag lot to the south of the subject property is nonconforming as it was developed prior to the single-story restriction on flag lots.

The subject property is a flag lot that is undergoing a lot line adjustment with the applicant's property at 61 Doud Drive. The lot line adjustment amends northerly property line of the subject lot to narrow the flag lot corridor to the permitted 20 feet of width and to widen the subject property by two feet. The proposed site plan for the subject project reflects the new property line dimensions.

DISCUSSION

Variance

The subject property is a nonconforming flag lot. The flag lot has 10,166 square feet of net area, where the Municipal Code requires a minimum net area of 15,000 square feet. The Municipal Code discounts the driveway corridor from the net developable area. The Municipal Code has changed over time, where it once allowed two-story construction and lesser setbacks on flag lots. The prior Code allowed two-story construction up to 27 feet tall, where the current code prohibits two-story construction and structures over 20 feet tall. The original side yard setback Code for flag lots required a minimum setback of 10 feet for single stories and 17.5 feet for second stories, where the present Code requires a minimum side yard setback of 15 feet.

The applicant found it difficult to design a house that achieved the allowable floor area at a single level within the permitted building envelope that was not dominated by the garage on the front and that accommodated the necessary turn around area for the Fire Department's access. Contributing to the development constraint was the unusual shape of the front property line that is at an angle. The applicant presented single-story schemes that provided 10-foot side yards; however, that was seen as more of an impact to the adjacent properties due to the reduced side yards.

Staff supports the proposal because of the development constraints of the smaller, unusually shaped flag lot that was created prior to the more restrictive setback and height limits for such lots. The two-story plan respects the basic side yard setbacks of 15 feet, which helps minimize the bulk impacts of the flag lot development. The applicant designed the second story to exceed the

previously allowed 17.5-foot setback for the side yards, with setbacks of approximately 19 feet. Additionally, the applicant designed the second story largely within a sloping roof form with very few windows to minimize the bulk and privacy impacts often associated with flag lot developments.

Finally, the strict application of the single-story height limit deprives the property of development privileges enjoyed by other similar properties in the vicinity. For example, the City allowed two-story construction on the similar, adjacent flag lot at 41 Doud Drive under the former regulations.

Design Review

According to the Design Guidelines, in Transitional Character Neighborhoods appropriate designs reduce the abrupt changes that may result from juxtaposing radically different designs or sizes of structures; appropriate projects should not set the extreme and should be designed to soften the transition.

The project has relatively low, approximately nine-foot tall eave lines at the first story, which help minimize the perceived height of the structure. The second floor is largely contained within a sloping roof form and held to an eight-foot tall wall plate, which minimizes its bulk. The site plan places the second story massing at the rear of the building envelope helping to minimize the impact to the property in front at 47 Doud Drive. A majority of the massing is well below the daylight plane with only the Master Bath and Bedroom No. 4 elements set at the daylight plane. The overall height of 25 feet is two feet under the normal 27-foot height limit for two story structures.

Part of the second story on the south elevation has a two-story wall height; however, this element is relatively narrow, recessed and set back approximately 25 feet from the adjacent property line. The rear (east) elevation is relatively bulky; however, this element faces Almond School playfield to the rear. The landscape plan will help buffer the south elevation by maintaining the existing privet and planting new magnolia and marina strawberry trees. The landscape plan will help buffer the rear elevation with new evergreen screening.

By nature of the flag lot, with the developable area behind the surrounding homes, the project will not be prominent on the street. Overall, the applicant designed the project to reduce the appearance of an abrupt change and soften its transition to both the street and the surrounding properties.

Privacy and Landscaping

The project maintains a very good degree of privacy. There are only two, second story windows facing the residential neighbors. The Master Bathroom has a small window facing west (toward 47 Doud Drive), which is set back approximately 63 feet from the front property line. Bedroom No. 4 has its egress window facing south, which is approximately 54 feet from the side property line. By virtue of their distance and landscaping proposed, these windows maintain a reasonable degree of privacy.

The Master Bedroom and Bedroom No. 3 have their windows and balcony facing the rear to the school. With their context, orientation and proposed landscaping these windows maintain a reasonable degree of privacy.

The applicant prepared an arborist report for the prominent redwood tree in the driveway corridor. The report indicates that the applicant can develop an appropriate driveway to meet the Fire Department access specifications and maintain the tree.

Additionally, during the City's review process the applicant worked with the Fire Department to develop an appropriate turn-around area as shown on the site plan (Page A1-1). As a result, the driveway design conflicts with part of the landscape concept. Due to the expansive paving requirements required by the Fire Department, the basic driveway layout appears to exceed the 50 percent limit for impervious surface in the required front yard setback area. In staff's view, the conflicted area is not a critical area for buffering or privacy screening and can be corrected as a condition of approval as with the requirement to maintain at least 50 percent of the front yard as pervious such as with "grasscrete" or other permeable pavers.

PUBLIC CONTACT

Staff noticed this project in the *Town Crier* with a legal advertisement, a mailed notice to the 67 property owners within 500 feet of the project via first class mail and an on-site posting.

ENVIRONMENTAL REVIEW

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

Cc: Theodore and Evangeline Lalotis, Applicant
Jonathan Mansour and Abby Ahrens, Architect and Designer

Attachments:

- A. Application
- B. Neighborhood Compatibility Worksheet
- C. Area Map and Vicinity Map
- D. Public Noticing and Notification Map
- E. Arborist Report

FINDINGS

15-V-08 & 15-SC-24—55 Doud Drive

1. With regard to allowing a two-story structure where the flag lot is limited to one-story and an overall height of 20 feet, the Design Review Commission finds the following in accordance with Section 14.76.060 of the Municipal Code:
 - a. The granting of the variance will be consistent with the objectives of the zoning plan set forth in Article 1 of Chapter 14.02;
 - b. 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
 - c. There is a special circumstance applicable to the property due to the nonconforming size and surroundings of the flag lot, where the strict application of the required setbacks and single-story and height limitation deprives the subject property of development privileges enjoyed by other property, in the vicinity and under identical zoning classifications.

2. With regard to design review for a two-story, single-family structure, the Design Review Commission finds the following in accordance with Section 14.76.050 of the Municipal Code that:
 - a. The proposed structure complies with all provision of this chapter;
 - b. The height, elevations, and placement on the site of the proposed 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 structure 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 structure is designed to follow the natural contours of the site with minimal grading, minimum impervious cover, and maximum erosion protection.

CONDITIONS

15-V-08 & 15-SC-24—55 Doud Drive

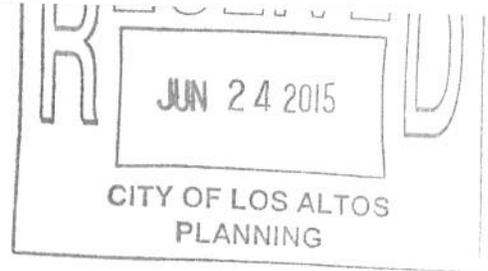
1. The approval is based on the plans received on July 2, 2015 and the written application materials provided by the applicant, except as may be modified by these conditions.
2. The landscape plan and site plan shall be modified to correlate with each other with regard to the driveway design and a minimum of 50 percent of the required front yard setback area shall remain pervious.
3. Obtain an encroachment permit issued from the Engineering Division prior to doing any work within the public street right-of-way.
4. The applicant/owner agrees to indemnify, defend, protect, and hold City harmless from all costs and expenses, including attorney's fees, incurred by the City or held to be the liability of City in connection with City's defense of its actions in any proceeding brought in any State or Federal Court, challenging any of the City's action with respect to the applicant's project.
5. **Prior to the issuance of a demolition permit**, install tree protection fencing around the dripline of all trees shown to remain on the site plan, or as otherwise approved by the project arborist. Tree protection fencing shall be chain link and a minimum of five feet in height with posts driven into the ground.
6. **Prior to building permit submittal, the plans shall contain/show:**
 - a. The conditions of approval shall be incorporated into the title page of the plans;
 - b. 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. The tree protection fencing shall be installed prior to issuance of the demolition permit and shall not be removed until all building construction has been completed";
 - c. Verification that the structure will comply with the California Green Building Standards pursuant to Section 12.26 of the Municipal Code and provide a signature from a Qualified Green Building Professional;
 - d. The location of any air conditioning units on the site plan and the manufacturer's sound rating for each unit; and
 - e. The measures to comply 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.).

7. **Prior to final inspection:**

- a. The landscape plan shall be substantially implemented including the Fire Department access road, driveway corridor plantings, and privacy screening along the front, side and rear property lines as required by the Planning Division; and
- b. Submit verification that the house was built in compliance with the City's Green Building Ordinance (Section 12.26 of the Municipal Code).



**CITY OF LOS ALTOS
GENERAL APPLICATION**



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

Permit # 1106727

<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: 55 Doud Dr.

Project Proposal/Use: New Home Design Current Use of Property: Rental

Assessor Parcel Number(s): 170-31-038 Site Area: 11,766 sq. ft.

New Sq. Ft.: _____ Altered/Rebuilt Sq. Ft.: _____ Existing Sq. Ft. to Remain: _____

Total Existing Sq. Ft.: 800 Total Proposed Sq. Ft. (including basement): 4,900

Applicant's Name: Theodore & Evangeline Laliotis

Telephone No.: (650) 941-1890 Email Address: _____

Mailing Address: 61 Doud dr.

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

Property Owner's Name: Same as Applicant

Telephone No.: _____ Email Address: _____

Mailing Address: _____

City/State/Zip Code: _____

Architect/Designer's Name: Jonathan Mansour / Abby Ahrens

Telephone No.: (650) 303-6773 Email Address: _____

Mailing Address: 329 S. San Antonio, Suite #6

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

*** If your project includes complete or partial demolition of an existing residence or commercial building, a demolition permit must be issued and finalized prior to obtaining your building permit. Please contact the Building Division for a demolition package. ***

(continued on back)

55 Doud Dr. Second Story Variance Findings

1. Consistent with the objectives of the zoning plan

This project is perfectly consistent with the intentions of the zoning plan of the City of Los Altos. It provides for harmonious development of an attractive and desirable single family residence of the type and style sought after by today's families. Such homes are predominant in this specific neighborhood. They contribute to and support Los Altos' reputation as a premier bedroom community. This home will be an asset to Los Altos.

2. Variance will not be detrimental to neighborhood

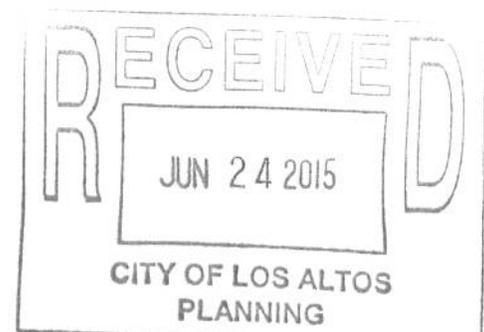
The second story variance requested will not be detrimental or injurious to adjoining neighbors for two reasons: a) Out of respect for the privacy of the adjoining neighbors on the south side it will not have any windows looking at their property. On the North side the property is next to the orchard of the adjoining property, while on the East side the property borders the school yard of Almond School. The house on the West side is very far away to have any visual impact. b) Our second story is modest in size and architecturally well designed so as not to appear bulky or massive. **We restricted the total height of the building to less than 25' so that, visually, it does not appear as a two story house.** In fact, it will appear less bulky and massive than many single story home designs built to the maximum allowable height. This new home will be, visually, an improvement and an asset to the two adjoining structures which are plain "box" two story homes.

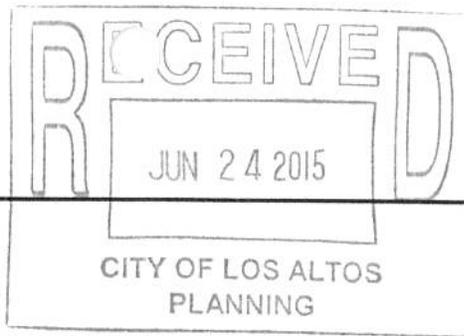
3. Special Circumstances and deprivation of privileges.

Special circumstances: This lot was created as a result of a subdivision of a one-acre combined parcel during the 1980s. At that time, there was no second story restriction and the side yard setbacks were 10' vs today's 15'. **Due to the special circumstances of changing the rules after it was created, this lot may not achieve the maximum square footage intended by our ordinances and enjoyed by other properties without a variance.** It should be considered as grandfathered in and allowed the second story, just like the mirror image lot next door which was built in the 1980s.

Deprivation of privilege: **This lot is surrounded by two-story homes on both sides of it, and the neighborhood, as a whole, has a high percentage of two story homes. Denying this modest and architecturally low profile second story would definitely deprive this property of privileges enjoyed by adjoining properties.**

Note: We could have asked for a 10' side yard variance instead of second story, but still that would not result in Maximum allowed FAR and it would consume more open land. We feel that a modest and nonintrusive second story is a better choice and we hope you will agree with us and support our application.





ATTACHMENT B

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 55 Doud Dr., Los Altos, CA 94022

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: 55 Doud Dr.
Date: 6/20/2015

What constitutes your neighborhood?

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

Streetscape

1. Typical neighborhood lot size*:

Lot area: 10,000 -20,000 square feet
Lot dimensions: Length 100-200 feet
Width 85 - 100 feet

If your lot is significantly different than those in your neighborhood, then note its: area 11,766 sq. ft, length 100 ft, and width 85 ft.

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

Existing front setback if home is a remodel? No
What % of the front facing walls of the neighborhood homes are at the front setback 80 %
Existing front setback for house on left 40 ft./on right 25 ft.
Do the front setbacks of adjacent houses line up? No

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 2
Garage facing front recessed from front of house face 2
Garage in back yard 4
Garage facing the side 2
Number of 1-car garages 0; 2-car garages 15; 3-car garages 0

Address: 55 Doud Dr

Date: 6/20/2015

4. Single or Two-Story Homes:

What % of the homes in your neighborhood* are:

One-story 50

Two-story 50

5. Roof heights and shapes:

Is the overall height of house ridgelines generally the same in your neighborhood*? No

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 No ?

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) Stucco, Wood Siding, Clapboard, Brick

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

Comp., slate, Concrete

If no consistency then explain: _____

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

Does your neighborhood* have a consistent identifiable architectural style?

YES NO

Type? Ranch Shingle Tudor Mediterranean/Spanish

Contemporary Colonial Bungalow Other

Address: 55 Doud Dr.
Date: 6/20/2015

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, front lawns, lots of flowers, rose gardens, picket fences

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

The subject and the adjacent lot are the only flag lots in our street. These two flag lots were created by subdividing a one-acre property into a front house and two flag lots around 1980.

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)?

A large redwood tree in the driveway. A large Cedar tree at the back (NE corner) are valuable and should be saved. A large pine, a large Eucalyptus, and another non heritage tree should be removed as they are a nuisance and contribute no value to the property.

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? Not paved

Different homes treat this area differently according to their taste.

Address: 55 Doud Dr.

Date: 6/20/2015

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.:

Our street is comprised of fifteen (15) 0.5-Acre lots, eight (8) 0.33-acre lots, and four (4) 0.25-acre lots. The predominant feature is the 40 ft. front yard set back which is dictated by the CC&Rs of our street. It is very attractive because of the large lots, large front yard set backs, and proximity to Grade and High School.

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: 55 Doud Dr.
 Date: 6/20/2015

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)
61 Doud Dr.	40'	40'	Front	Two stories	27'	Stucco	Simple
41 Doud Dr.	25'	25'	FRont	Two stories	30'	Wood siding	Simple
47 Doud Dr.	40'	25'	Front	One story	18'	Stucco	Colonial ?
60 Doud Dr.	40	25'	Front	Two Stories	27'	Wood siding	Complex
11 Doud Dr.	25'	25'	Side	One Story	18'	Wood shingles	Simple
72 Doud Dr.	40'	40	Front	One story	18'	Stucco	Simple
115 Doud Dr.	40'	40'	Rear	Two stories	27'	Brick	Complex
120 Doud Dr.	40'	40'	Front	Two Stories	27'	Wood siding	Complex
148 Doud Dr.	40'	40'	Rear	Two Stories	30'	Wood Siding	Simple
83 Doud Dr.	40'	40'	Rear	One story	18'	Stucco	Simple

Suboat House #2
Flag Lot, Two story
"big box" architecture
25' front & Rear,
10' side yards



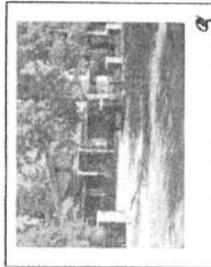
Front House #4



Subject Cottage #1
Flag Lot, 25ft. front
and rear setbacks



Lalotis House #3
Two Story



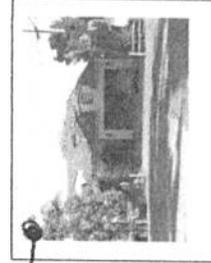
Lukrich House #5
83 Doud DR
Rear Garage



Comer House #6



End Cap House #8
Two Story
Complex Arch.



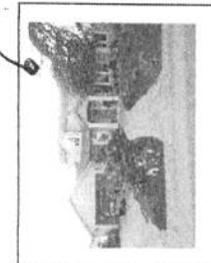
Across Street House #10
Two Story
Complex Architecture



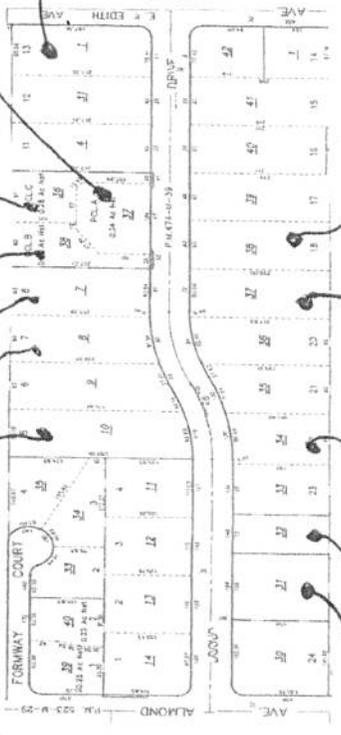
Sherrard House #12



Swanson House #13
Two story
Complex Architecture



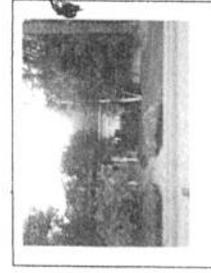
Masons House #11
Two Story,
Frank Lloyd Wright
Design Historic house



Ron Packard's House #7
Two Story, Rear Garage
Complex Architecture



Brews House #9
Two story
house Rear garage



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JUN 24 2015

CITY OF LOS ALTOS
PLANNING

Larger size photos available on request

#1 Present Cottage



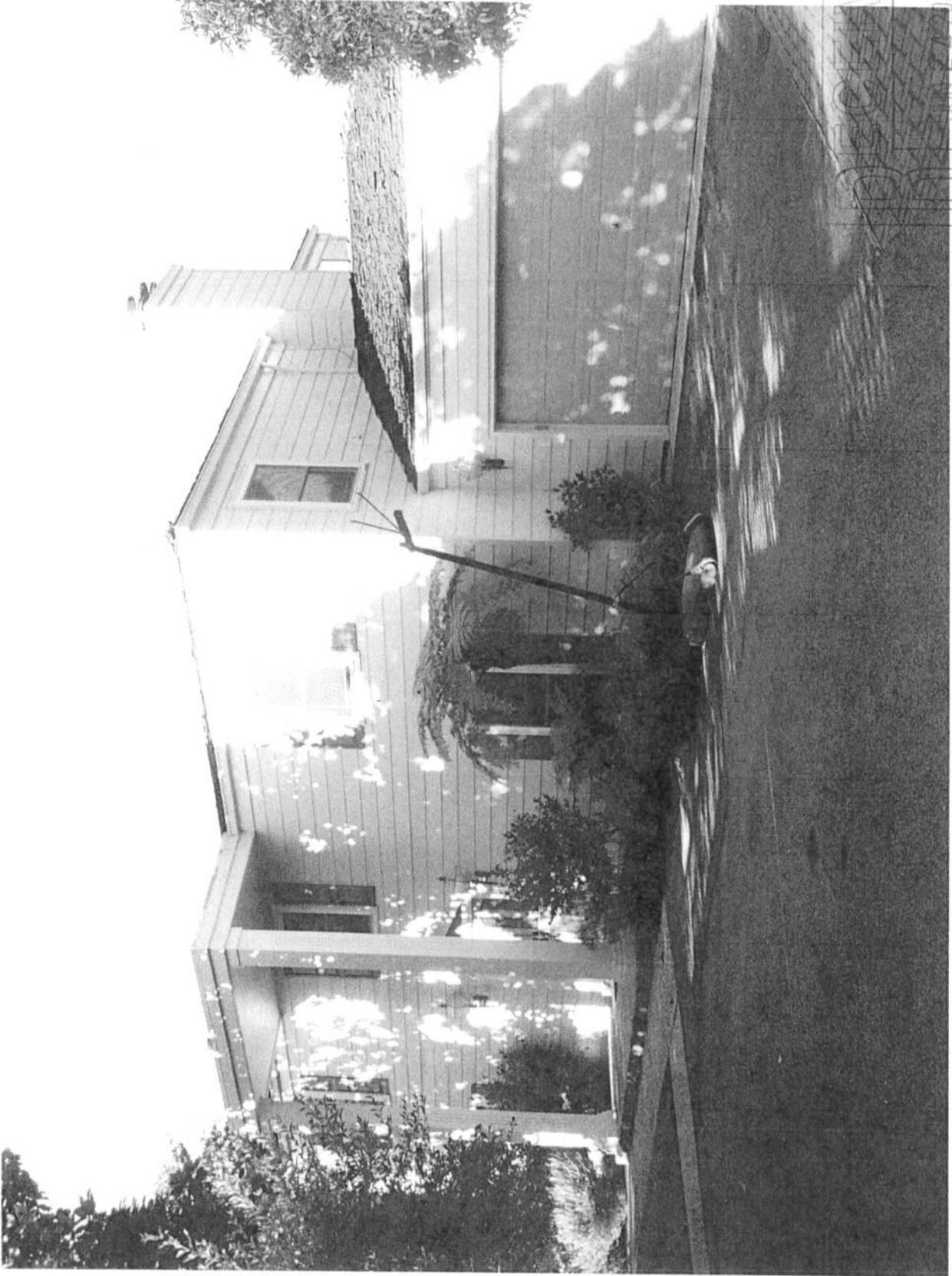
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#1 Proposed Cottage



DECISION
JUN 24 2015
CITY OF LOS ALTOS
PLANNING

#2 41 Dond

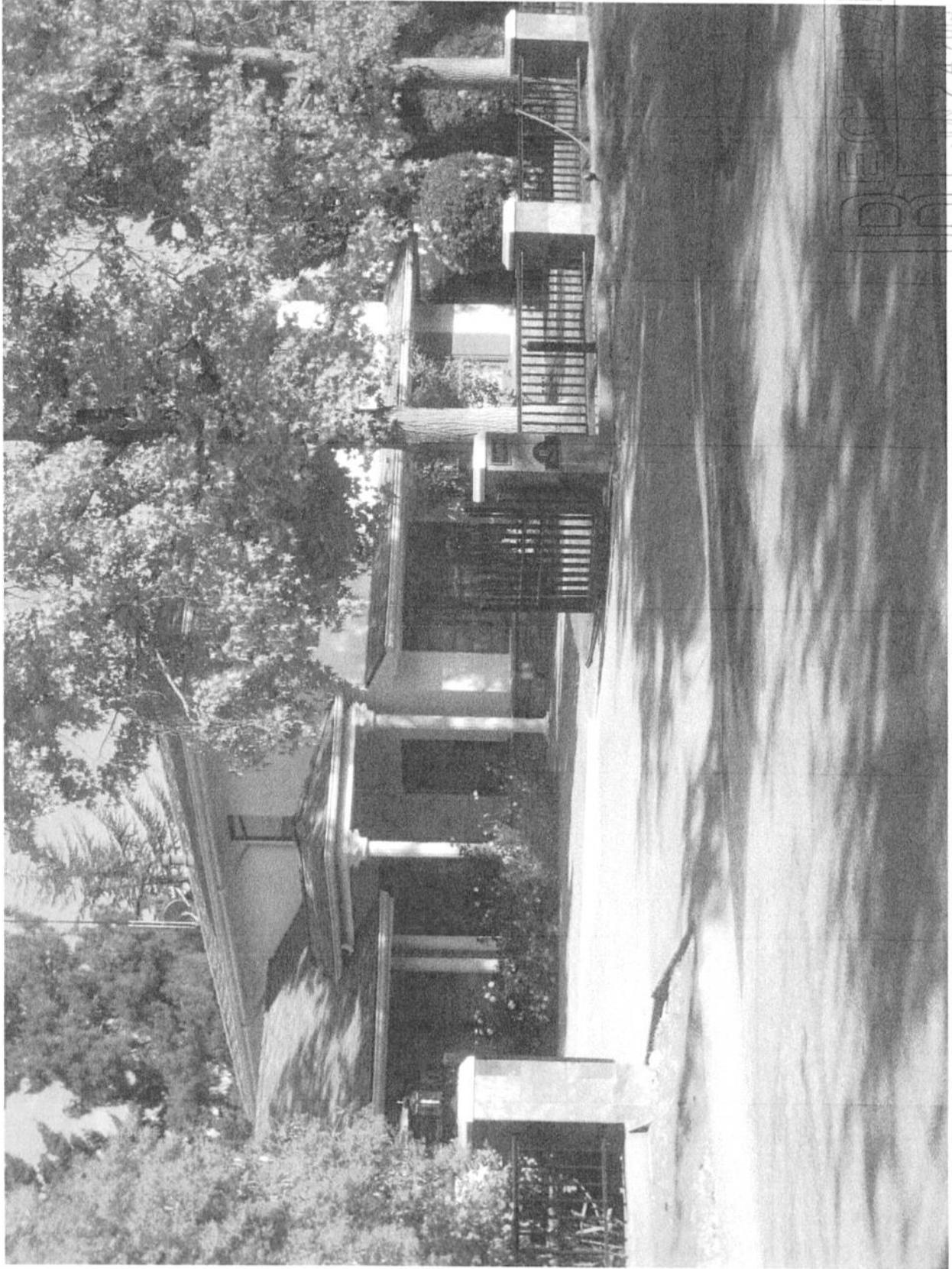


RECEIVED

JUN 27 2015

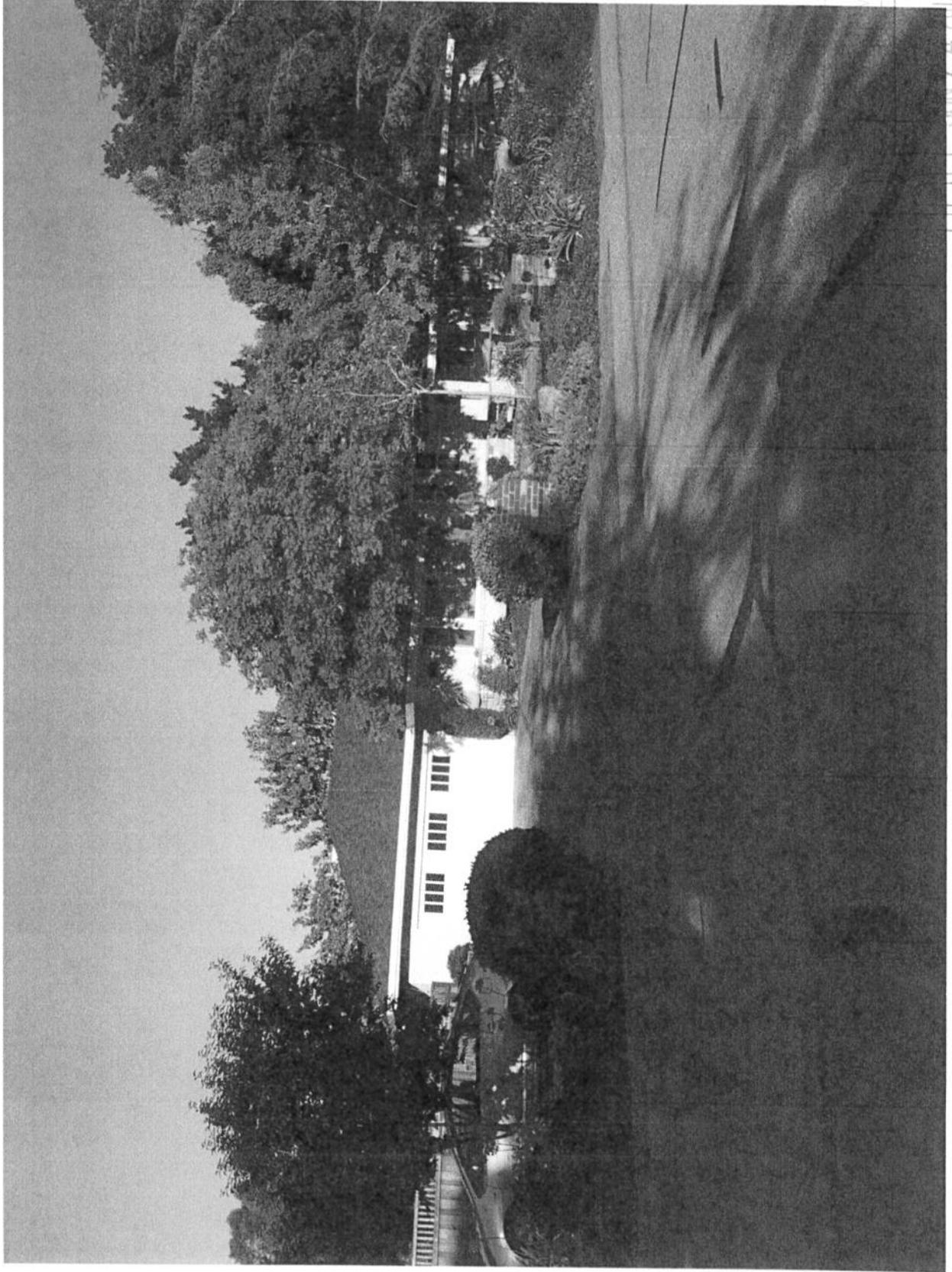
CITY OF LOS ALTOS
PLANNING

#3 Laliotis house 61 Dond



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JUN 24 2015
CITY OF LOS ALTOS
PLANNING

4 Lee House 47 Don



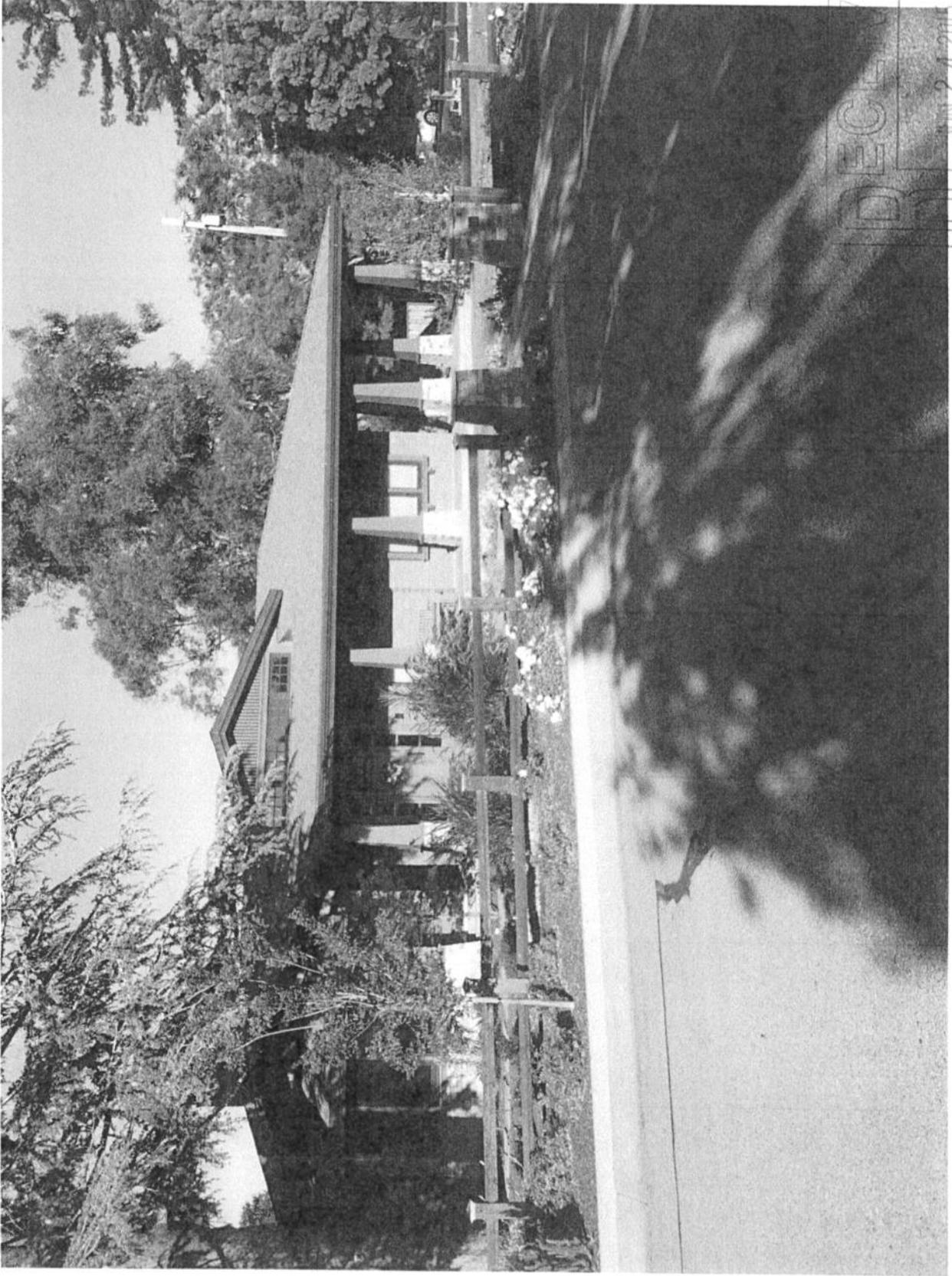
VED
CITY OF LOS ALTOS
PLANNING

#5 Lurich House 83 Dond



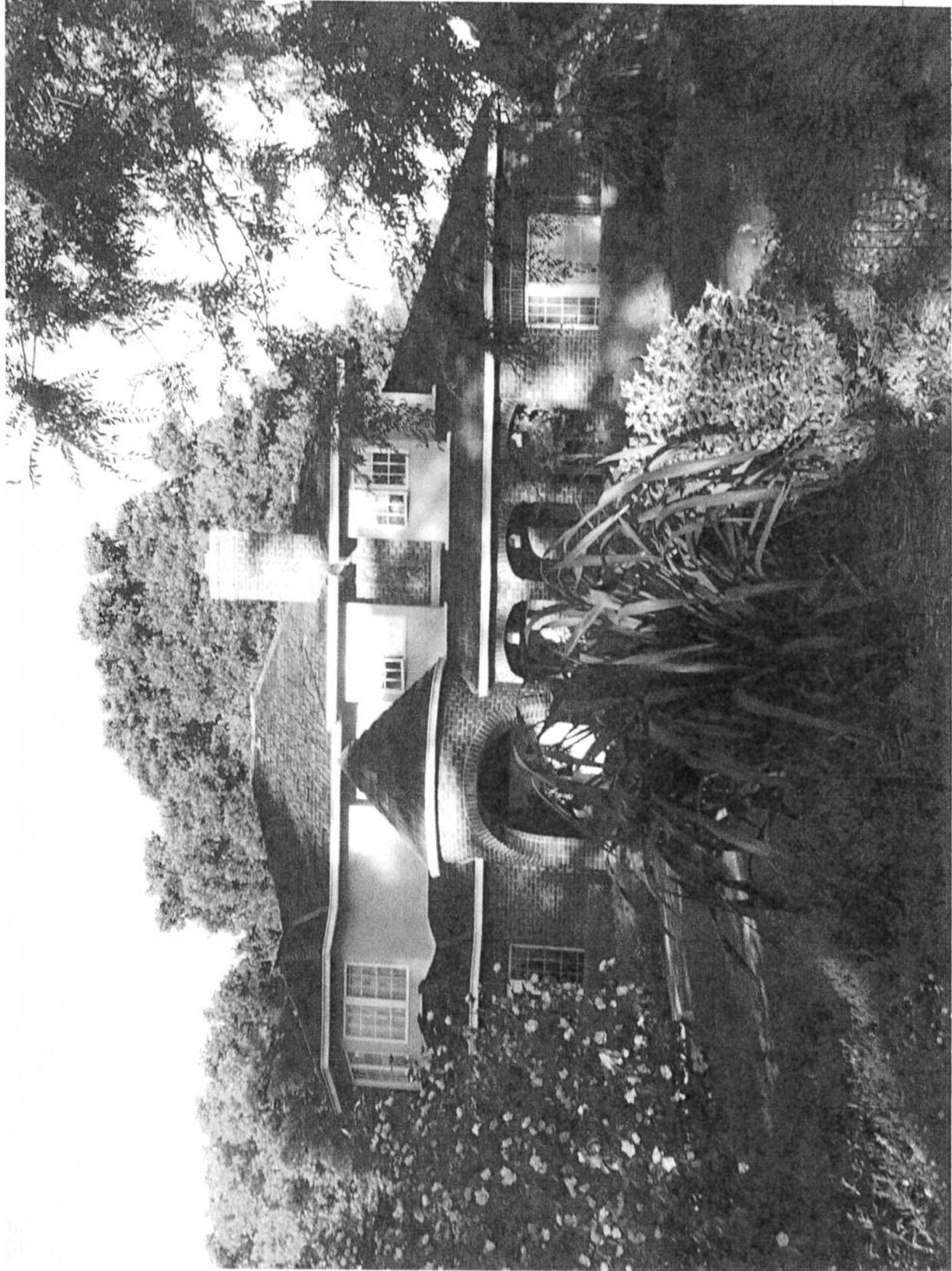
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MAY 24 2015
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#6 Corner house 11 Dond



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JUN 24 2015
CITY OF LOS ALTOS
PLANNING

#7 Ron Packard house 115 Zone



ED
JUN 24 2019
CITY OF LOS ALTOS
PLANNING

#8 Horse at end of Bond



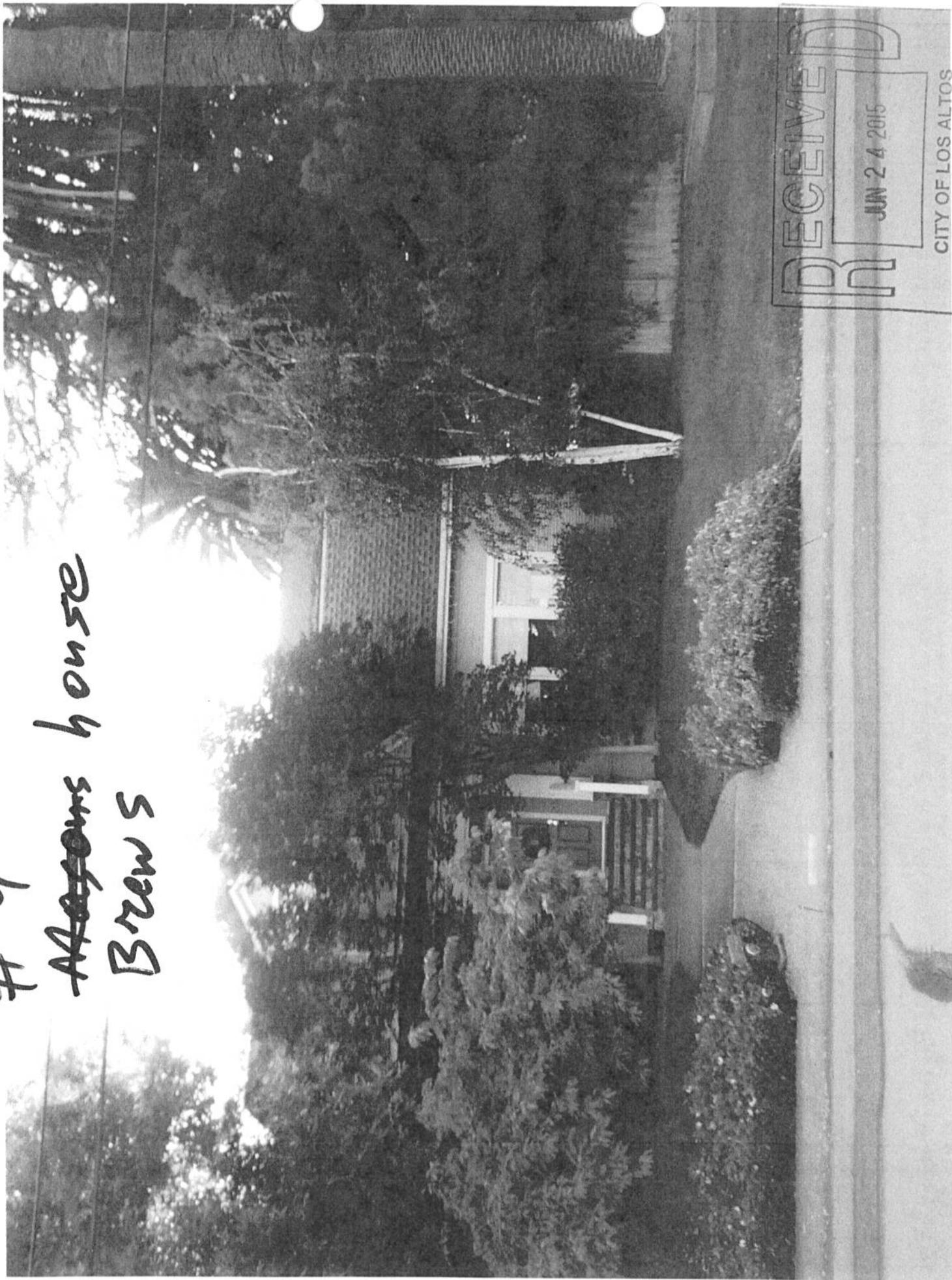
JUN 24 2015

CITY OF LOS ALTOS

9

~~Alsons~~ house

Brews

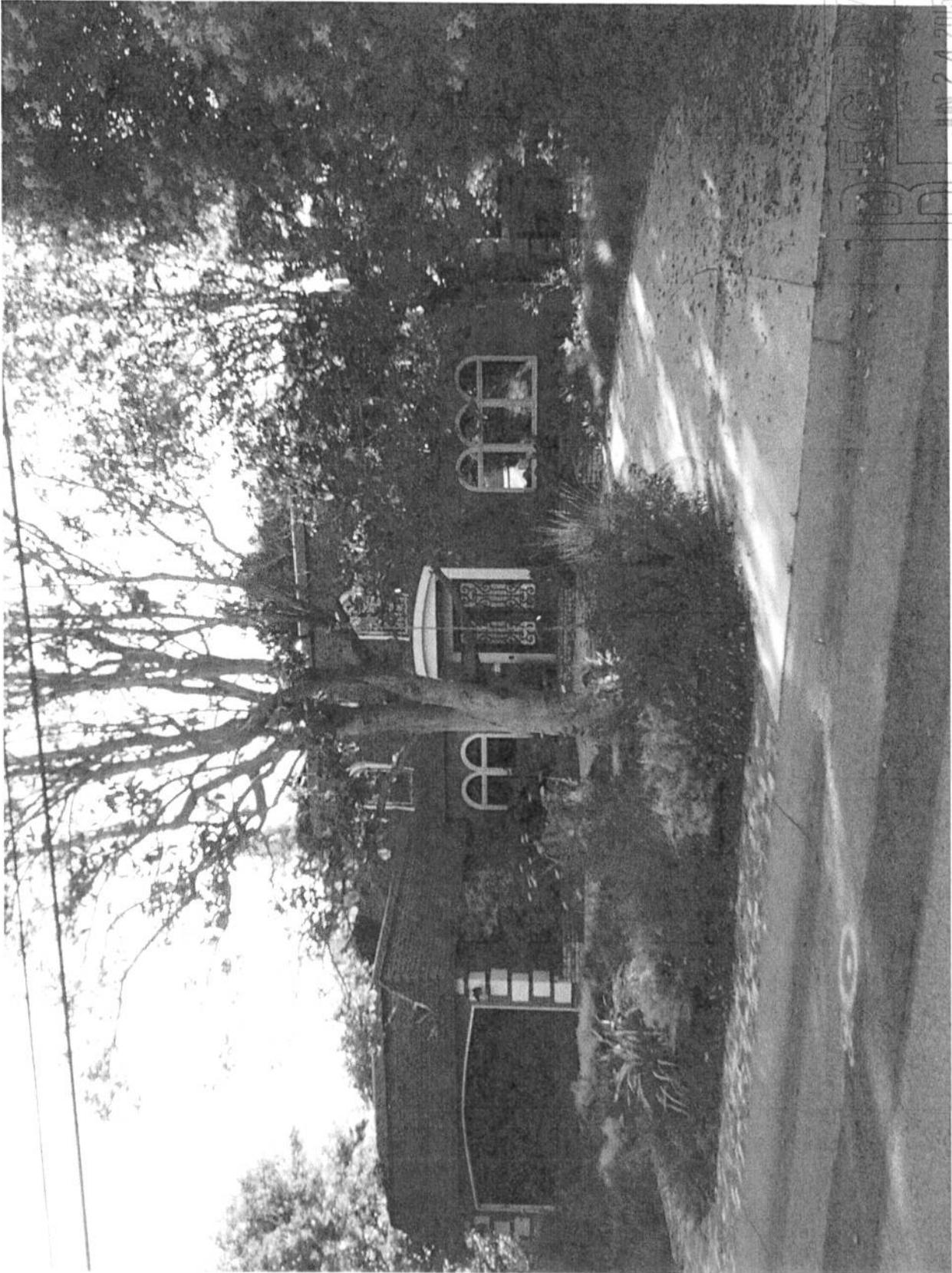


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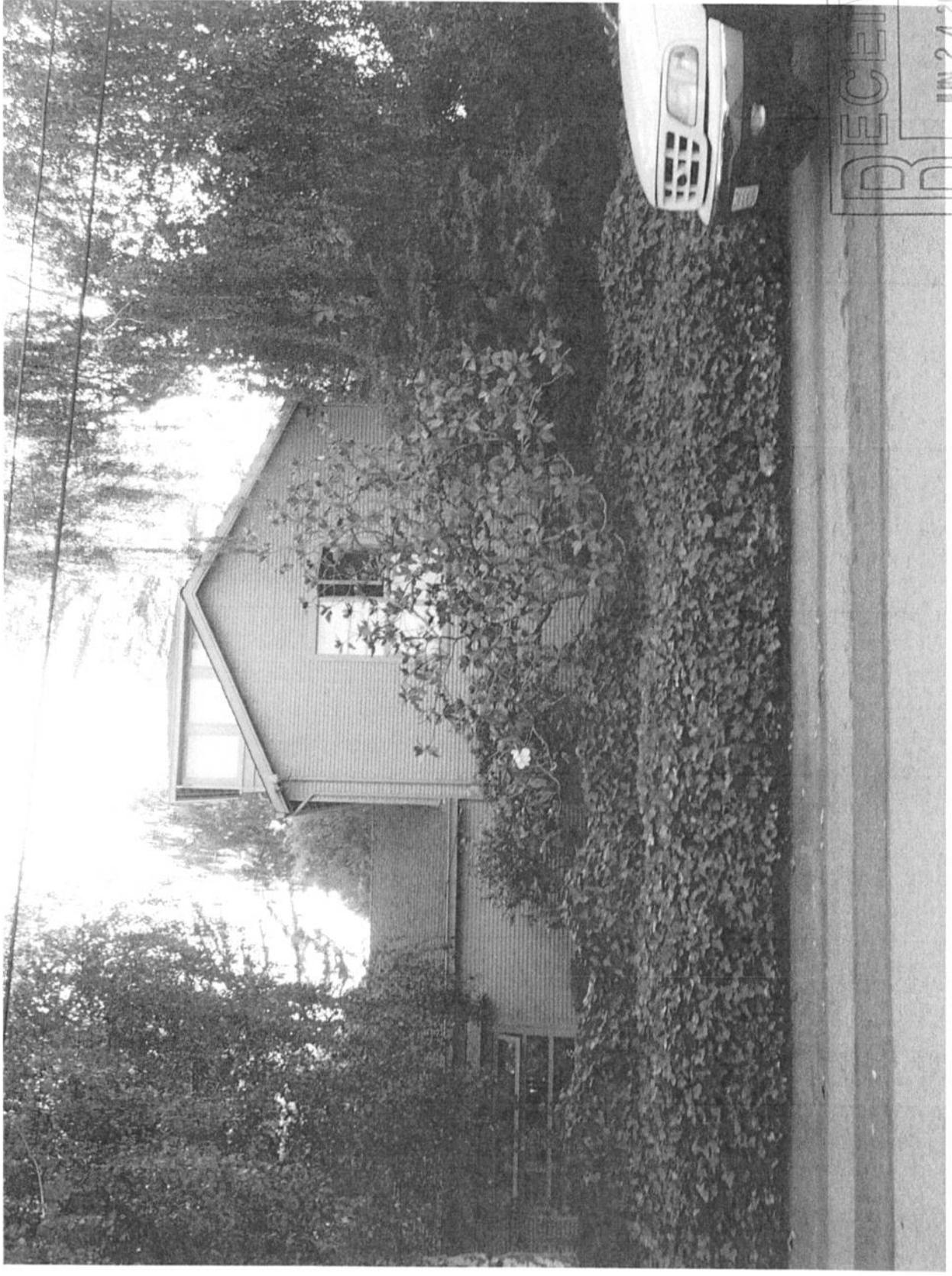
CITY OF LOS ALTOS

#10 House across street 60 Dond



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11 Masons House 148 Dowd



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PLANNING

#12 Sheppard House 72 Doad



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JUN 24 2015
CITY OF LOS ALTOS
PLANNING

#13 Swanson house 120 Dohd

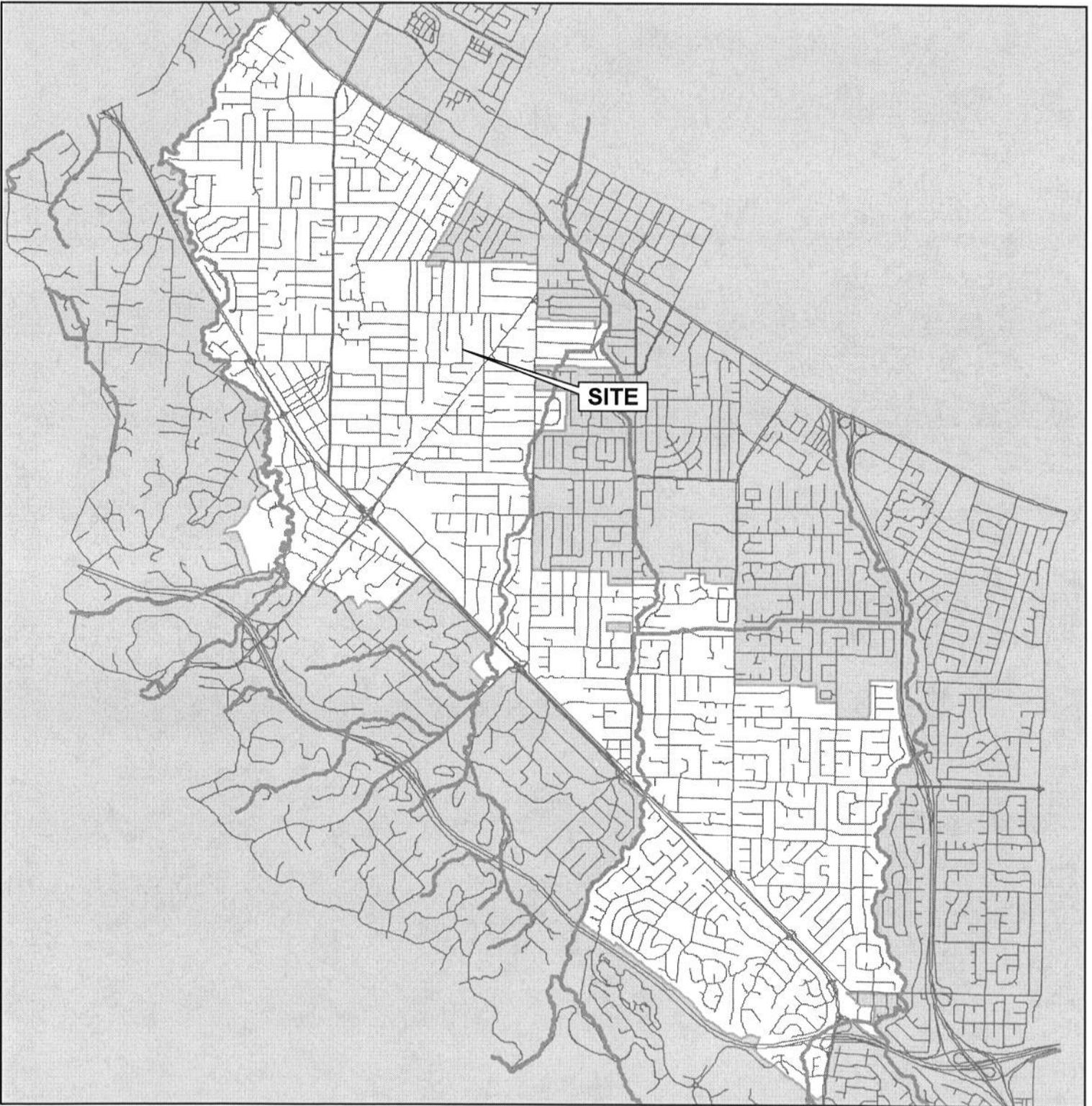


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CITY OF LOS ALTOS
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ATTACHMENT C
AREA MAP



CITY OF LOS ALTOS

APPLICATION: 15-V-08 and 15-SC-24
APPLICANT: T. and E. Laliotis
SITE ADDRESS: 55 Doud Drive

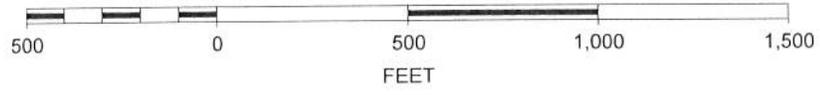


Not to Scale

VICINITY MAP



SCALE 1 : 6,000

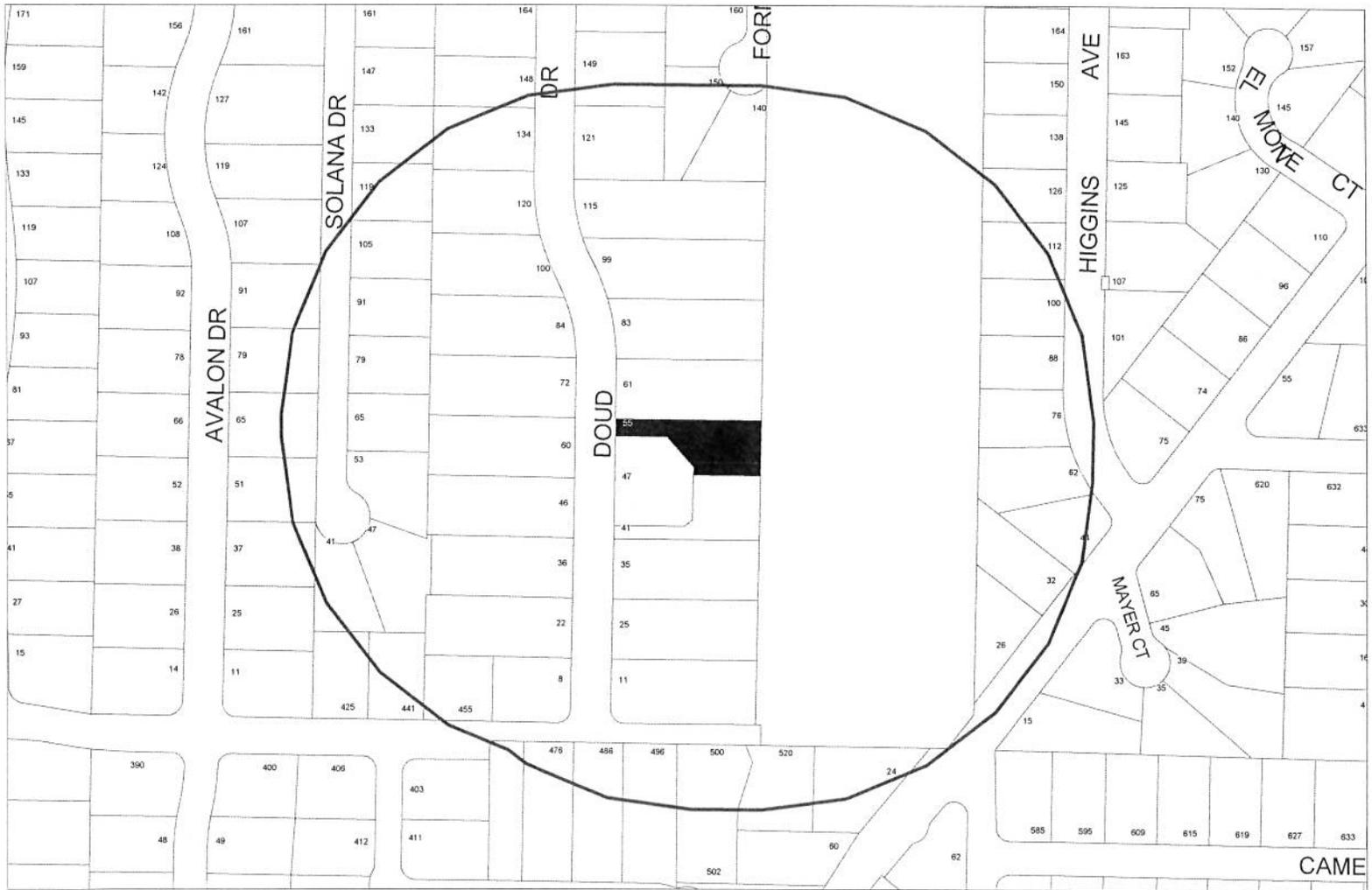


CITY OF LOS ALTOS

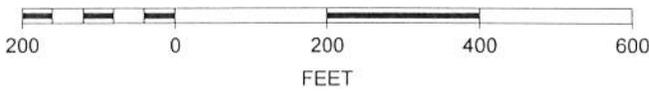
APPLICATION: 15-V-08 and 15-SC-24
APPLICANT: T. and E. Laliotis
SITE ADDRESS: 55 Doud Drive

55 Doud Drive 500-foot Notification Map

ATTACHMENT D



SCALE 1 : 3,000



PNW-ISA Certified Tree Risk Assessor #1188
ISA Certified Arborist #WE-0132A
www.rmarborist.com
eMail: ray@rmarborist.com

Ray Morneau
• ARBORIST •

550 S. Shoreline Blvd.
Mountain View, CA 94041-1929
Tel: 650.964.7664
Mobile: 415.412.1127

Certified Arborist's Pre-Construction Tree Report

Data Date: July 03, 2015

Report Date: July 05, 2015

Prepared for:
Abigail Ahrens

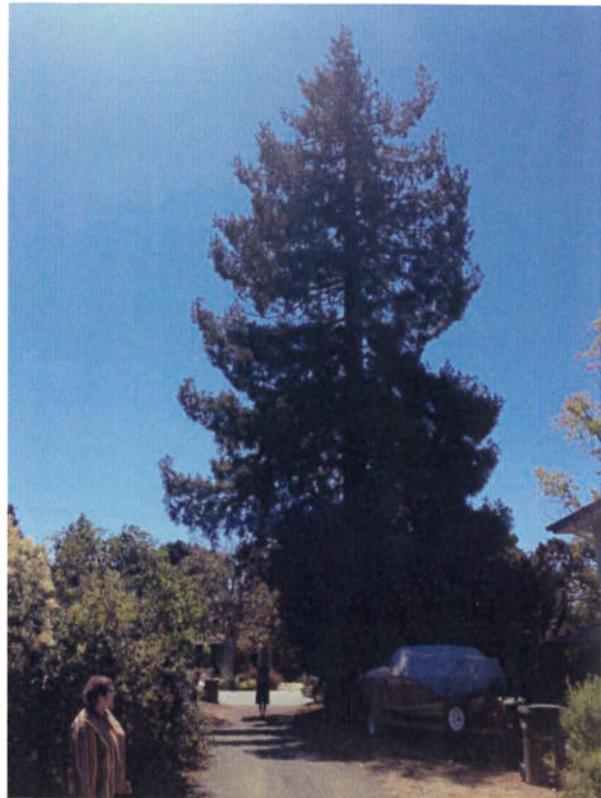
Site:
Residence
Laliois
55 Doud Drive
Los Altos, CA 94022

Prepared by:
Ray Morneau
ISA Certified Arborist #WE-0132A
PNWISA Certified Tree Risk Assessor #1188

Outline

- 1.0 Introduction & Assignment
- 2.0 Executive Summary:
- 3.0 Observations / Discussion
- 4.0 Conclusions / Recommendations
- 5.0 Certification & Use Statement

P-1, right: subject coast redwood tree looking toward street.





1.0 Introduction & Assignment

Introduction: I am an ISA Certified Arborist with experience providing construction consultations, arborist’s reports, tree assessments, and site monitoring in the City of Los Altos. I have worked smoothly with this City’s current Planning Division, as well as those from other jurisdictions.

Assignment:

I have been retained by Mr. Laliotis (represented by Team Abigail) to provide an arborist consultation regarding his residential home construction project at 55 Doud Drive in Los Altos.

I met with Ms. Ahrens and Ms. Strickland on site on July 03, 2015, and we discussed his project as documented in this report.

2.0 Executive Summary:

Narrative Summary

In order to get to this new home, the driveway entering from Doud Drive must pass very near alongside this 47-inch diameter coastal redwood tree (*Sequoia sempervirens*).

Team Abigail has already been in contact with fire department officials to preview width of opening needed for emergency vehicle access past this tree, and they are willing to allow a variance from typical 14- to 12-feet.

P-2,



above: measured distance between root flare and existing brick column.



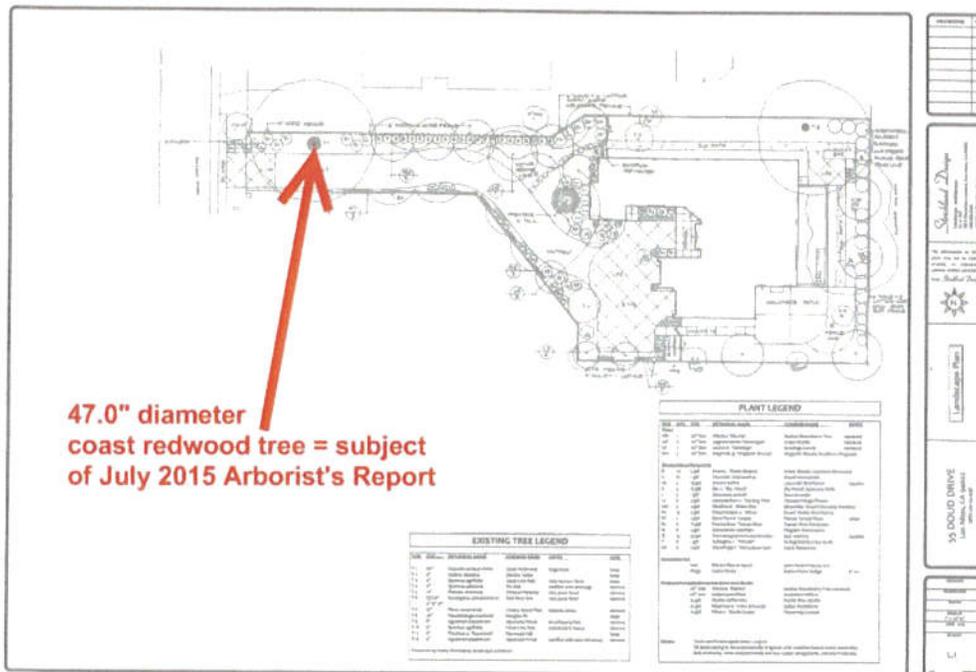
P-3, right: shows root flare burl with very vigorous adventitious sprout growth (which has a history of being closely cropped for maintenance)



The photograph P-3 also shows lateral surface roots, leading us to recommend installing the asphalt driveway surface on top of existing grade as much as possible to minimize disruption/damage to this tree's root system, which it uses for both anchorage as well as moisture and nutrient uptake.

3.0a Observations & Discussion: Tree Status / Data

3.1 Tree Location on preliminary map:





3.2 Status Table:

coastal redwood tree	<i>Sequoia sempervirens</i>
47.0"	dbh = diameter at standard 54-inches
~115'	height (estimated)
20'	foliage crown radius
65% (Fair)	vigor rating
75% (Good)	structure rating
70% (Good)	overall condition rating
upper crown status?	no notable dieback, but topped at ~100-feet.
root flare	good (visible and intact – burl with sprouts)
surface roots?	visible as slight mounding ... slight ridging crossing into existing dirt/gravel driveway.
13' opening width	13' between root flare and existing brick column (see photo P-2, below)
3' distance to existing driveway	3' from root flare to (e) dirt driveway wheeltrack
33' BOC (back of curb)	measured distance to rolled curb at street

3.3 Although we sometimes call this species “native”, its true native habitat are the coastal ranges where it enjoys the fog – able to sequester and extra half inch of moisture per week out of the foggy air.

So, one point of view is that here it is 26 inches of rain short each year and this specimen appears to have adapted well to this seemingly unirrigated environment.

Some of our onsite discussion brought up the landscape water requirements here.

4.0 Conclusions & Recommendations

4.1 Conclusions: Using asphalt on existing grade beneath this tree’s foliage canopy, then pavers beyond the dripline, is the favored construction method for this tree on this site

Due to the very limited disruption of the work, a full-blown tree inventory and tree protection report may not be required, especially at this preliminary stage of the project.

If/when a more extensive arborist’s report becomes important, then we can prepare one at that time.

Meanwhile, assume that standard minimal tree protection measures (commonsense) can be employed to keep from running into trees to be preserved (oaks and other street trees. Driving on other trees’ root zones would compact the soil unnecessarily and risk trunk and/or branch damage. Workers can avoid such problems by buffering root zones and/or installing tree protection fencing.

4.2 Recommendations: This project should be allowed to move forward as planned by the Team Abigail – running the new driveway alongside this subject redwood tree per the discussion above.



5.0 Certification & Use Statement

I certify that all the statements of fact in this report are true, complete, and correct to the best of my knowledge, ability, and belief, and are made in good faith.

The instant report is applicable to this project at 55 Doud Drive and may not be adopted without site-specific updates/revisions/adaptations by this Project Arborist.

Respectfully submitted,

A handwritten signature in cursive script that reads "Raymond J. Morneau".

Raymond J. Morneau
ISA Certified Arborist #WE-0132A
PNW-ISA Certified Tree Risk Assessor #1188



FIRE DEPARTMENT SANTA CLARA COUNTY

14700 Winchester Blvd., Los Gatos, CA. 95032-1818
(408) 378-4010 • (408) 378-9342 (fax) • www.sccfd.org



Internationally Accredited
Agency

STANDARD DETAILS & SPECIFICATIONS

SUBJECT: Specifications for Driveways, Turnarounds and Turn Outs Serving up to two (2) Single Family Dwellings

Spec No	D-1
Rev. Date	11/05/09
Eff. Date	01/23/97
Approved By	_____
Page	1 of 4

SCOPE

This standard is applicable to driveways serving up to two (2) single family dwellings where any portion of the dwelling(s) is greater than 150 feet from the center line of a public roadway. Note that the specifications contained in this Standard apply only to properties located within the incorporated city / town service areas of the Santa Clara County Fire Department. Fire Department access for dwellings in unincorporated County areas shall conform to County of Santa Clara driveway / roadway Standards.

DEFINITIONS

Roadway: A vehicular access roadway greater than or equal to 20 feet in width.

Driveway: A vehicular access roadway less than 20 feet in width and serving no more than two single-family dwellings.

REQUIREMENTS

DRIVEWAY

Campbell, Cupertino, Los Gatos, Monte Sereno, Morgan Hill: 12 feet paved surface
Los Altos and Los Altos Hills: 14 feet paved width
Saratoga: 14 feet paved width with a two foot unpaved shoulder

VERTICAL CLEARANCE:

The vertical clearance shall be in accordance with the Fire Code, 13 feet, 6 inches.

GRADE:

Maximum grade shall not exceed 15% (6.75 degrees).

Exception: Grades up to 20% may be allowed by the Fire Chief provided an approved automatic fire sprinkler system is installed throughout the affected dwelling structure including attached garages. In no case shall the portion of driveway exceeding 15% gradient be longer than 300 feet in length. For longer driveways, there shall be at least 100 feet of driveway at 15% or less gradient between each 300-foot section that exceeds 15%.

PAVEMENT SURFACE:

Driveways shall be surfaced roads of either asphalt, concrete or another engineered surface acceptable to the Fire Department. Note: For alternative roadway surfaces such as "Turf Block" or other materials that blend into landscaping and/or that do not readily appear to be driving surfaces, the boundary edges of the alternate material shall be delineated as approved by the Fire Department. Delineation shall be by concrete curbs, borders, posts or other means that clearly indicate the location and extent of the driving surface.

BRIDGES AND CULVERTS:

All bridges and culverts shall be designed to support the imposed load of a fire apparatus weighing at least 75,000 pounds.

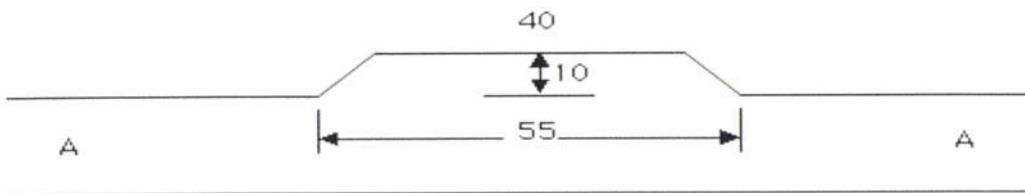
TURNING RADIUS:

The minimum outside turning radius is 36 feet, unless otherwise specified.

Exceptions: Modified turning radius may be allowed by the Fire Department in cases where conditions acceptable under the Fire Code allow for such deviation. Requests for such modifications must be made in writing to the Fire Department for review.

TURNOUTS:

Turnouts are required every 500 feet for driveways in excess of 500 feet.



Dimensions are in feet.

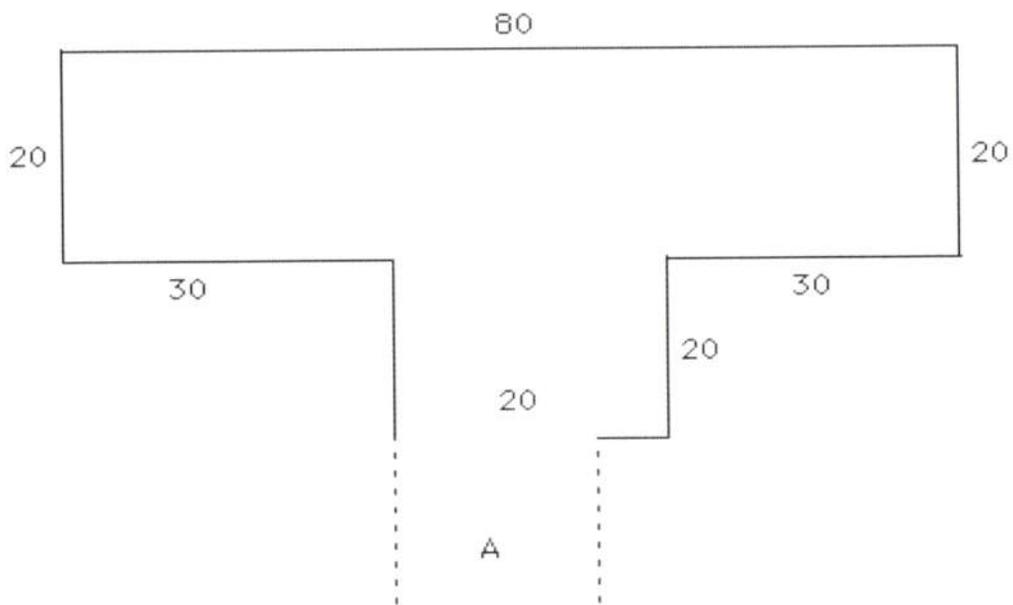
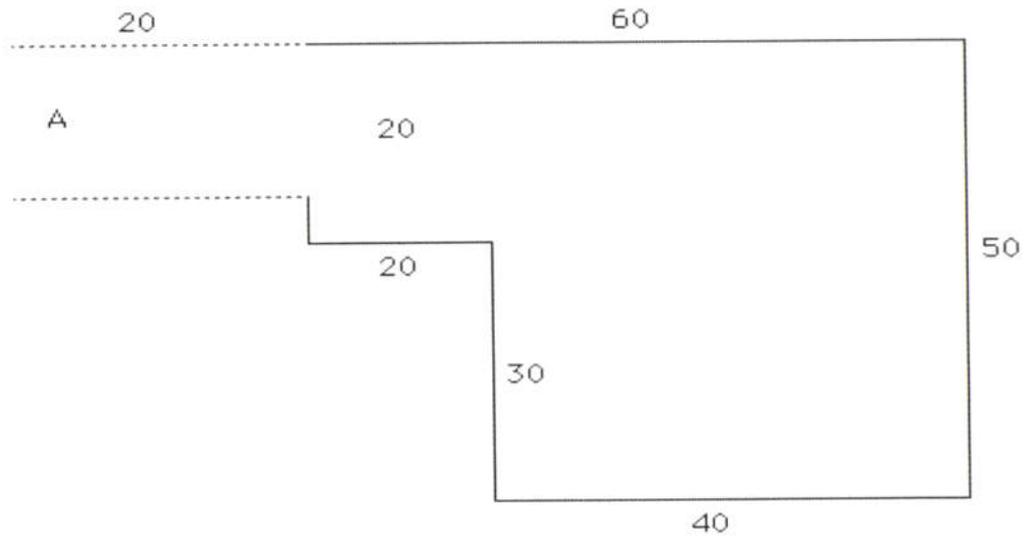
DIMENSION A

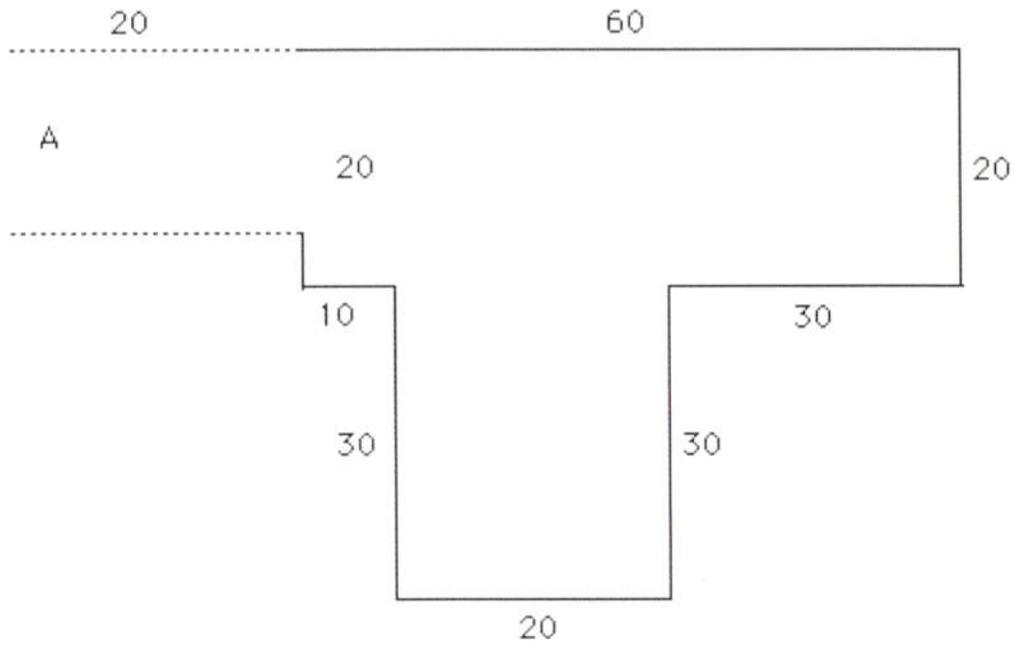
12 FT
 CAMPBELL
 CUPERTINO
 LOS GATOS
 MONTE SERENO
 MORGAN HILL

14 FT
 LOS ALTOS
 LOS ALTOS HILLS
 SARATOGA

TURNAROUNDS:

Turnarounds are required for all driveways with a length in excess of 150 feet.

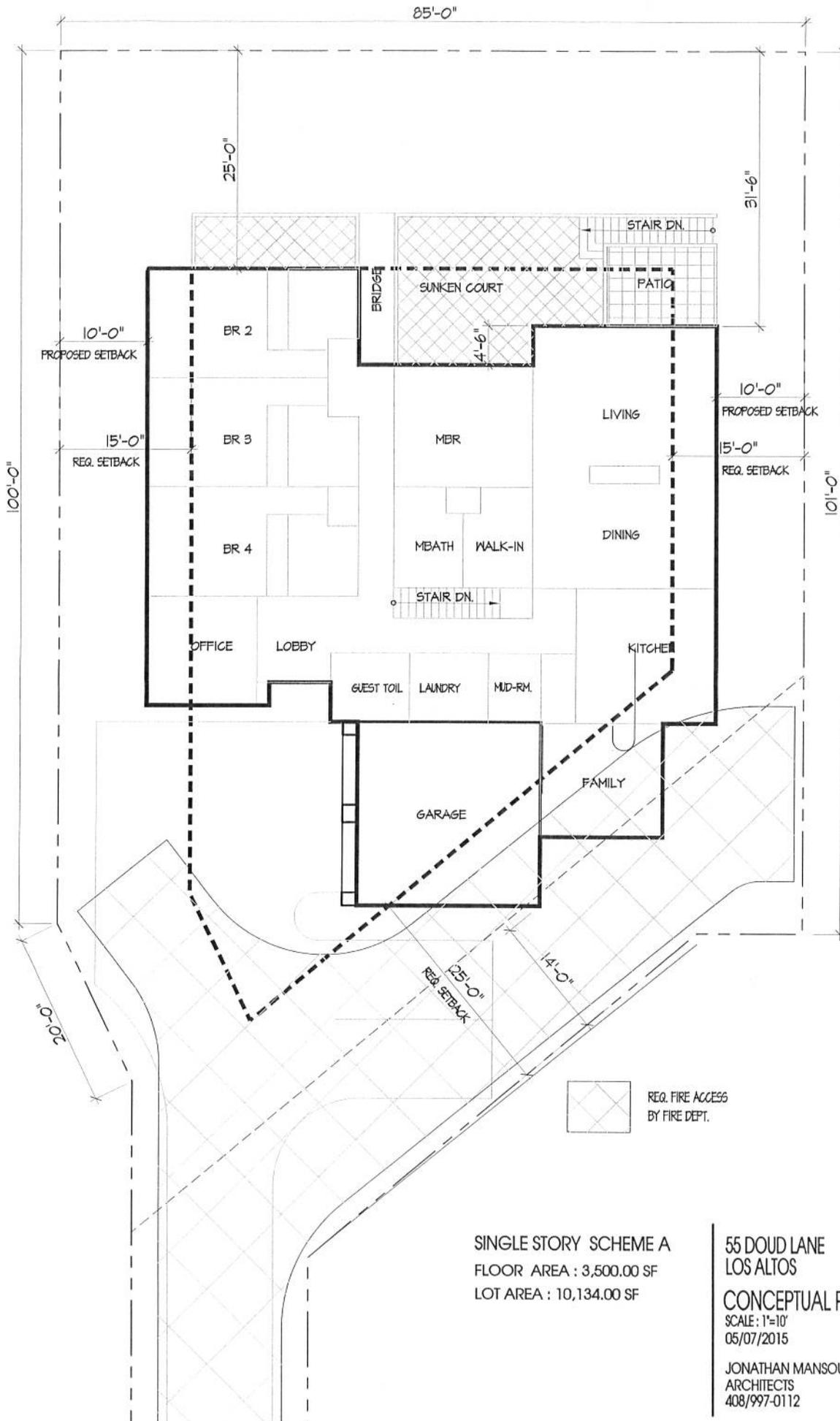




Dimensions are in Feet

SD&S AD-1 Driveways/DM:dh/12.10.09

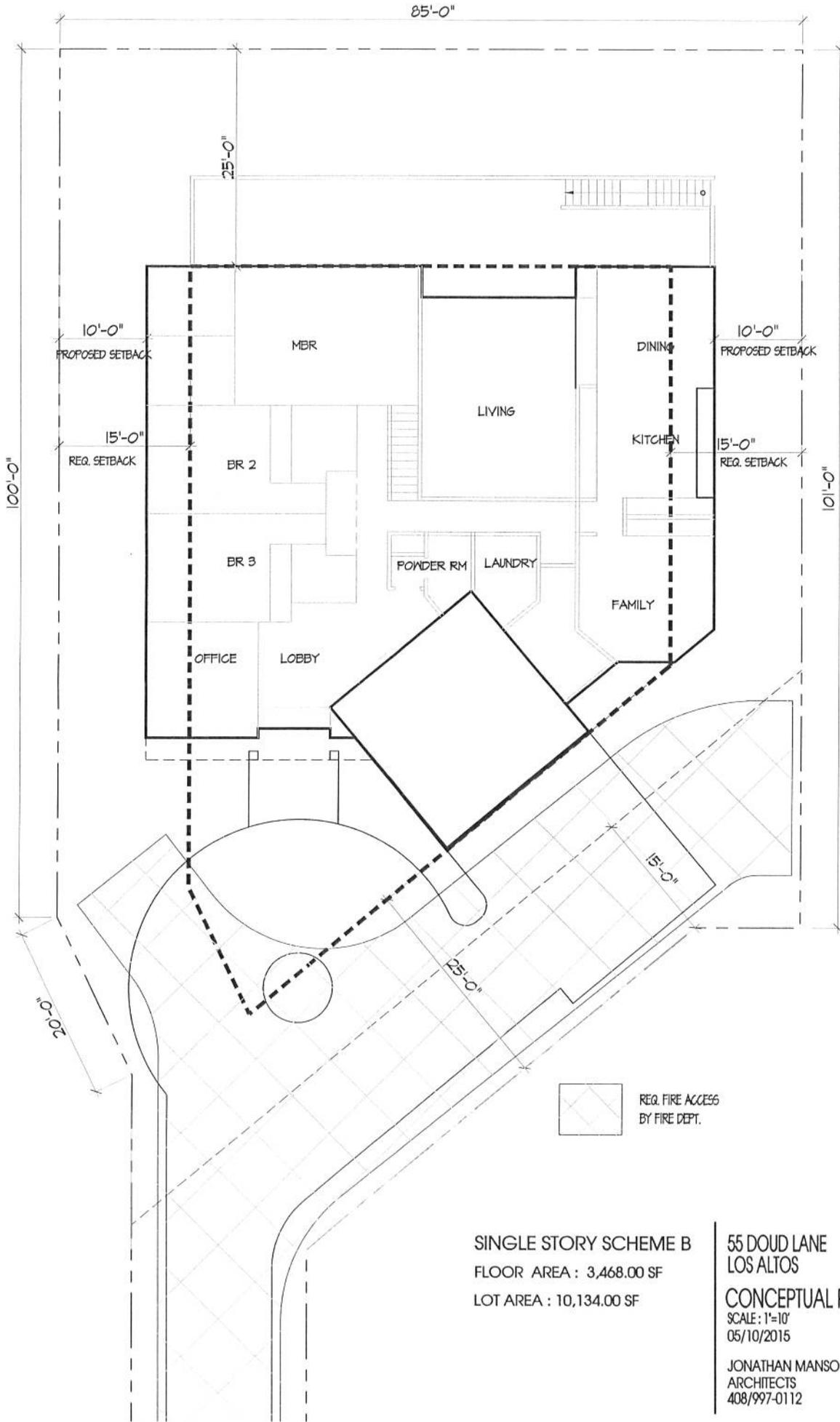
ATTACHMENT D



SINGLE STORY SCHEME A
 FLOOR AREA : 3,500.00 SF
 LOT AREA : 10,134.00 SF

55 DOUD LANE
 LOS ALTOS
 CONCEPTUAL PLAN
 SCALE : 1"=10'
 05/07/2015

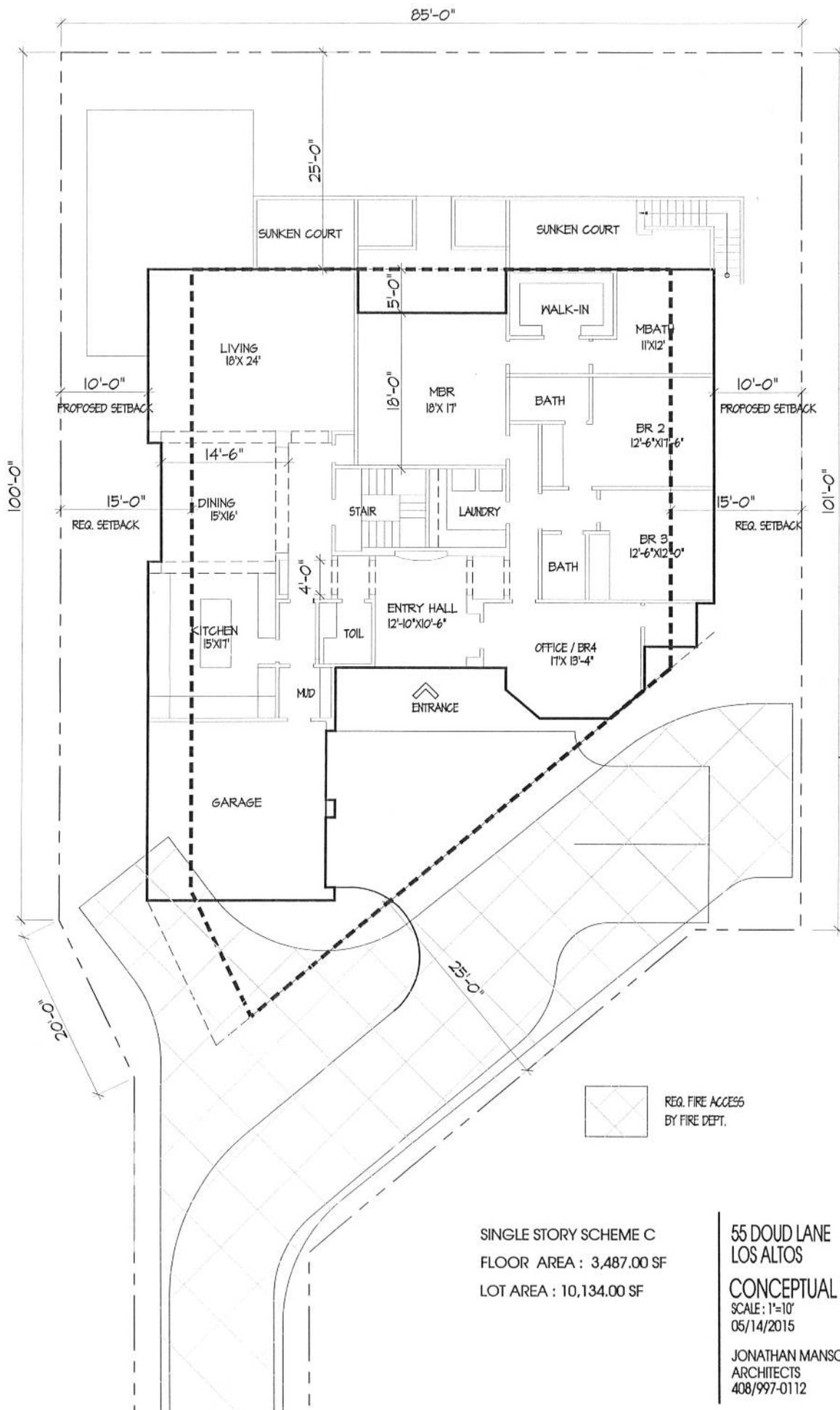
JONATHAN MANSOUR
 ARCHITECTS
 408/997-0112



SINGLE STORY SCHEME B
 FLOOR AREA : 3,468.00 SF
 LOT AREA : 10,134.00 SF

55 DOUD LANE
 LOS ALTOS
 CONCEPTUAL PLAN
 SCALE: 1"=10'
 05/10/2015

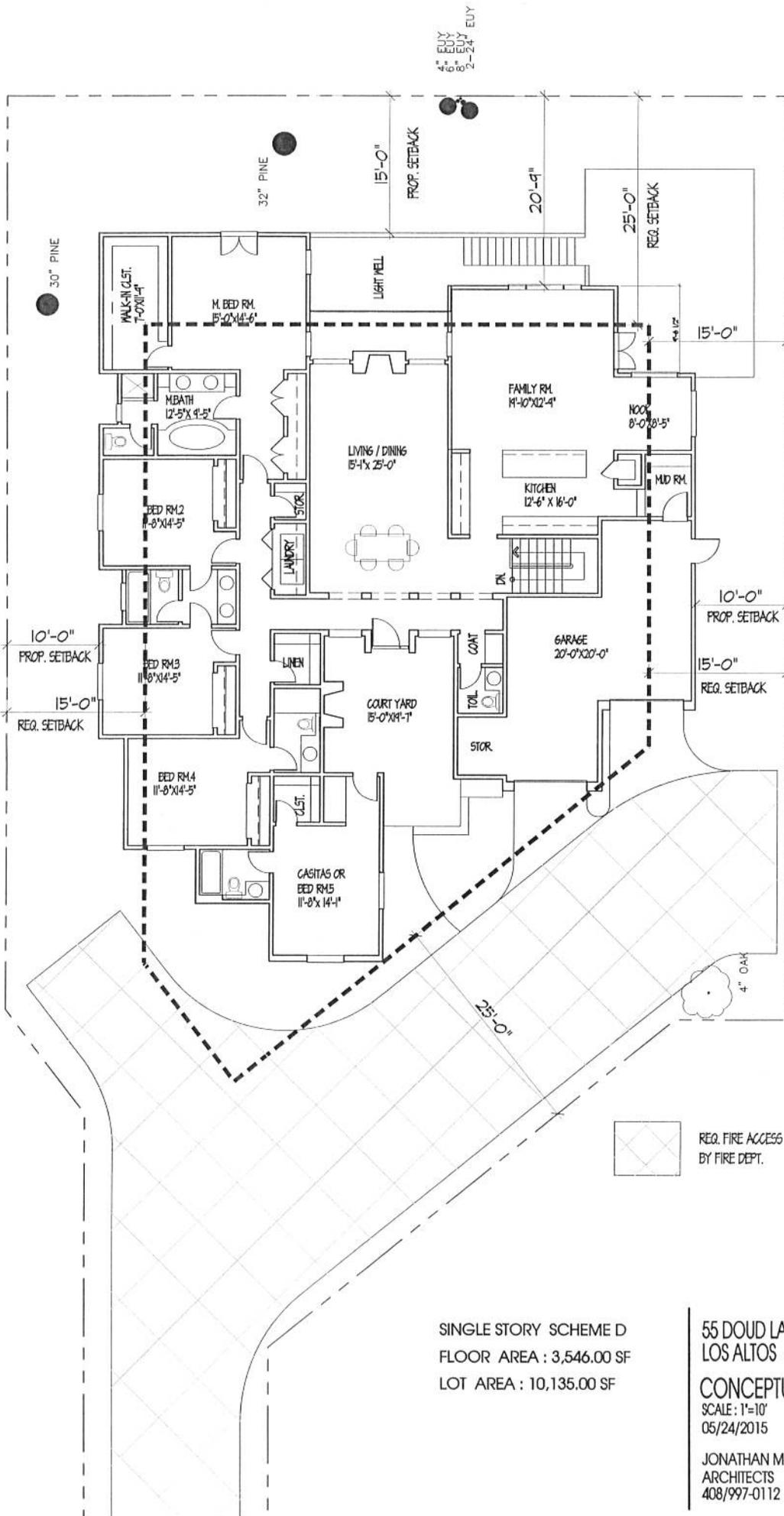
JONATHAN MANSOUR
 ARCHITECTS
 408/997-0112



SINGLE STORY SCHEME C
 FLOOR AREA : 3,487.00 SF
 LOT AREA : 10,134.00 SF

55 DOUD LANE
 LOS ALTOS
 CONCEPTUAL PLAN
 SCALE : 1"=10'
 05/14/2015

JONATHAN MANSOUR
 ARCHITECTS
 408/997-0112



SINGLE STORY SCHEME D
 FLOOR AREA : 3,546.00 SF
 LOT AREA : 10,135.00 SF

55 DOUD LANE
 LOS ALTOS
 CONCEPTUAL PLAN
 SCALE : 1"=10'
 05/24/2015
 JONATHAN MANSOUR
 ARCHITECTS
 408/997-0112

David Kornfield

From: david_kornfield@yahoo.com
Sent: Wednesday, July 15, 2015 9:00 AM
To: David Kornfield
Subject: Fwd: Doud Drive variance



Begin forwarded message:

From: "John B. McBirney, D.D.S." <drjohn@mcbirney.com>
Date: July 14, 2015 at 8:48:30 PM PDT
To: David Kornfield <david_kornfield@yahoo.com>
Subject: Doud Drive variance

David: Peter Mills sent you this summary of his objection to a 2-story structure at 55 Doud Drive. It states very well my position on the subject and I'll attend the meeting tomorrow to voice my opinion. The only motivation I can see for the variance is greater profit for Mr. Lalotis, and it sets a precedent that is not good for the city.

I object to the Planning Services' recommendation for a two story variance at 55 Doud.

1. We have implemented zoning requirements to preserve a look and feel of neighborhoods and to avoid over-built neighborhoods. The current Municipal Code was changed because the old code was considered inadequate.
2. The flag lot is smaller than allowed under current zoning and therefore should not be permitted to have an *additional* variance of a two story house. Any new construction should conform to current municipal code. The current municipal code was implemented for good reasons and should be followed in this case.
3. The owner is a former mayor of Los Altos who should be extremely circumspect and respectful of current regulations and should not request special favors from the current City Council.
4. The strict application of the required setbacks and single story and height limitation *does not* deprive the subject property of development privileges enjoyed by other property, in the vicinity and under identical zoning classifications. In fact, building a house under the current zoning without a variance would allow for a home of over 2500 square feet plus the additional square footage offered by the basement. This is consistent with homes in the neighborhood on similarly sized 10,000 +/- square foot lots. The municipal code is clear: if you have a small lot, you can build a smaller house, and if you have a large lot, you can build a larger house.
5. The owner objected to a variance request from a neighbor on the corner of Doud and Edith and *thereby demonstrated his personal interest in having neighbors conform to existing zoning requirements*. The owner should be subject to the same requirements and should be happy to conform to them.

Please do not recommend this variance request be approved by the Design Review Commission.

Thank you very much,

John McBirney, 149 Doud Drive.

David Kornfield

From: Peter Mills <peter.mills@sbcglobal.net>
Sent: Monday, July 13, 2015 9:00 PM
To: David Kornfield
Subject: Objection to 55 Doud variance

Hello David,

Thank you for the voicemail you left me this morning in reply to my inquiry about the variance for a two story home on the flag lot at 55 Doud.

I object to the Planning Services' recommendation for a two story variance at 55 Doud.

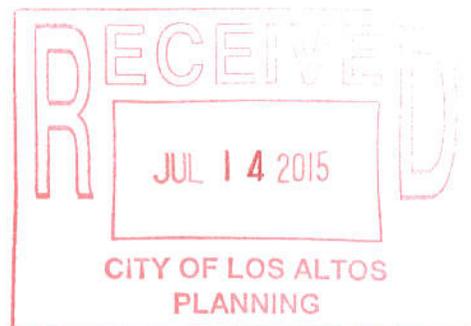
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3. The owner is a former mayor of Los Altos who should be extremely circumspect and respectful of current regulations and should not request special favors from the current City Council.
4. The strict application of the required setbacks and single story and height limitation *does not* deprive the subject property of development privileges enjoyed by other property, in the vicinity and under identical zoning classifications. In fact, building a house under the current zoning without a variance would allow for a home of over 2500 square feet plus the additional square footage offered by the basement. This is consistent with homes in the neighborhood on similarly sized 10,000 +/- square foot lots. The municipal code is clear: if you have a small lot, you can build a smaller house, and if you have a large lot, you can build a larger house.
5. The owner objected to a variance request from a neighbor on the corner of Doud and Edith and *thereby demonstrated his personal interest in having neighbors conform to existing zoning requirements*. The owner should be subject to the same requirements and should be happy to conform to them.

Please do not recommend this variance request be approved by the Design Review Commission.

Thank you very much,

Peter Mills

Peter Mills
105 Solana Dr.
Los Altos, CA 94022
cell: 650-302-2513
peter.mills@sbcglobal.net



David Kornfield

From: Janet Hsu <jychsu@gmail.com>
Sent: Wednesday, July 15, 2015 3:20 PM
To: David Kornfield
Subject: 55 Doud design review comments

Hi David,

Thank you for meeting with us yesterday afternoon to review the proposed design plan of the 55 Doud Drive property. The information you provided was very helpful. Below are some of our concerns and comments after reviewing the staff report and the plans that are available to the public. I have also discussed this issue with other neighbors on the street and I believe there are other neighbors who also oppose the exception to build the 2 story house on this flag lot.

Please forward below message to the Design Review Commission today at your earliest convenience and confirm that you received this email.

Thanks.

Regards,

Changwei and Janet Tai

Owner of 47 Doud Drive (adjacent neighbor to 55 Doud)

Dear Design Review Commission members,

We are the owner of 47 Doud Drive, Los Altos, adjacent to the subject property. We have been living in this property since 1991. We recently received the city notice about the proposed design for 55 Doud flag lot property and would like to provide our comments for you to consider.

1. We purchased our property with the full understanding of the current Municipal Code, which prohibits two-story construction for flag lots similar to the subject's property. This was a major consideration to why we decided to purchase our property. We currently are surrounded by 3 two-story houses; this should have already been the maximum for any

property. If the commission allows the exception, our property would be surrounded by 4 two-story structures. We also made significant investments when we remodeled our house in 2007 and re-landscaped our backyard in 2012 with consideration of the current code. If the exception is allowed, it would reduce the level of privacy that was in our original design based on the existing surrounding neighborhood and potential improvement that current code allowed.

2. In the proposed plan, the window in bedroom 4 facing South will directly impact our privacy. If this were a single-story design, complying with the current Municipal Code, this would not present as an issue. Furthermore, we believe the Southern placement of the window is unfair to us and the other adjacent neighbor, and favors the current owner as there is no window on 2nd floor directly facing the owner's other property (61 Doud) in the proposed design (see North Elevation).

3. The current landscaping drawing presented in the current plan has two evergreen trees facing South (LS-Saratoga Laurel). However, there are no evergreen trees along the West side of the property line which directly affect our privacy. We recommend adding more evergreen trees along the West and South sides of the property line in order to maintain privacy similar to the current state.

4. The combined floor area for the first floor (2520 sqft) and the basement (1220 sqft) would provide adequate living space for a single family home without the addition of the second floor. The variance discussion in the report to maximize the allowable floor area is more favorable to the owner but unfair to us and the other adjacent property owner by sacrificing our privacy. If the floor plan follows the current Municipal Code, the unfairness would not be an issue.

We strongly recommend the commission to weigh your decision more heavily based on the current Municipal code rather than the former regulations, which the owner continually emphasizes in terms of allowing the variance to add the 2nd floor in the proposed plan. In addition, since we are the adjacent property owner, we sincerely ask the commission to factor our opinions equally with other facts presented by the owner of the subject property specifically regarding this exception. The change in the Municipal Code regarding the flag lot passed for the betterment of the community, which we believe should be strictly followed without exception. The current Municipal code is to maintain the characters of the city and respect the privacy of property owners in our community.

Sincerely,

Changwei and Janet

**Neighbors consent/approval/comments
For new house plans at 55 Doud Dr.**

We have reviewed the plans presented to us by Mr. & Mrs. Laliotis for the proposed new house at 55 Doud Dr. and we have no objections to those plans. Furthermore, we find the proposed house to be very compatible to the neighborhood and, in fact, a very positive addition to the neighborhood.

We fully approve of these plans and support Mr. & Mrs. Laliotis's application for approval by the City of Los Altos including the modest second story variance. Our neighborhood is very much a mixed neighborhood with both single and two story homes. The particular parcel at 55 Doud has two story houses on the North and South sides of it. It would be unfair to restrict this house to single story. The variety and mix of single and two story homes is what makes our street interesting and attractive as it is not monotonous.

Date	Name	Address	Signature	Comments
7/16/15	Sharon Woo	84 Doud Drive		Looks great!
7/16/15	Les Polk-rac	164 Pond Dr	Les Polk-rac	Nice addition to neighborhood
7/16/15	Michael SHERROD	72 POND DRIVE		
7/12/15	DOROTHY MEYER	100 Doud Dr.	Dorothy Meyer	
7/13/15	Boss TERSU	60 Doud Dr.	Boss TERSU	
7/13/15	Greg Fow	99 Doud Dr.		absolutely perfect!
7/14/15	Harniet Libby Lukwisch	83 Doud Dr	Harniet Libby Lukwisch	
7/14/15	CAZMO F. LUKWISCH	83 Doud Dr.		Heartily support Laliotis!

7/15/2015

55 Doud

« 55 Doud

From: Ota Likar <otalikar@hotmail.com>
To: "ted@fastmail.net" <ted@fastmail.net>
Date: Wed, 15 Jul 2015 8:27 AM

Hi Ted,

I have reviewed you plans and I have no objections.

Have nice day,
Ota

486 E. Edith. Ave.

Consent / Approval for your new House Plans at 55 Doud Dr

From: Raghu Madhok <raghu.madhok@gmail.com>
To: "Ted & Vangie Laliotis" <ted@fastmail.net>
Date: Mon, 13 Jul 2015 10:04 PM

Hello Ted and Vangie -

It was nice meeting you.

We have reviewed the plans you shared for your home at 55 Doud Drive as described in your applications 15-V-08 and 15-SC-24 to the city and we have no objections to these plans.

Kind Regards.

Raghu and Ritika Madhok
8 Doud Drive
Los Altos, CA 94022

David Kornfield

From: Peter Mills <peter.mills@sbcglobal.net>
Sent: Tuesday, August 11, 2015 3:00 PM
To: David Kornfield
Subject: Homeowner input for 55 Doud variance request
Attachments: View from Almond School and El Monte 150806.JPG

8/11/15

FROM: Peter Mills, 105 Solana Dr. Los Altos 94022
TO: Design Review Commissioners
RE: 55 Doud variance request
ATTACHMENTS: photo from Almond School

I recommend that you do not approve the variance at 55 Doud for the following reasons.

Zoning requirements are implemented to protect the homeowner, protect the neighbors, protect the neighborhood, and protect the Design Review Commission. You are allowed to say "no", politely, and without guilt, because you apply the rules consistently.

This is a simple case of the applicant wants to build a bigger house than is allowed on this kind of lot. If the lot was not a flag lot, there would be no problem, but it *is* a flag lot and the applicant knows that flag lots come with more constraints than regular street front lots. Applicant wants to build a house that is allowed on other lots, but not allowed on this lot. If applicant wants a bigger house, the solution is simple, sell this lot and buy another one that has fewer zoning constraints.

The current zoning for this lot allows approximately a 3588 square foot house. The proposed plan with second story is approximately 2558 + 1030 (second story) + 1020 (basement) = 4608 square feet. Without the second floor, the house is approximately 3548 square feet. We all know that applicant will advertise the basement as the size of the house when he sells the new home. Just because the town doesn't "count" the basement square footage, it will still be promoted in the sales literature. As President Lincoln said to his cabinet, "If I told you a cow's tail was a leg, how many legs would the cow have? No, not five legs, but four. Just because we say it is so does not make it so." This is true with square footage in Los Altos. Just because we don't count the basement area, doesn't mean it is not desirable square footage.

Our most prized neighborhood possession in Los Altos is views of space, of sky, and of trees, instead of neighbors' windows and side walls and second stories. Squeezing a two story house on this small lot is the antithesis of these values. I believe it is far more valuable to the neighborhood to encroach on side and rear and front setbacks with a one story house than to build a two story house. The two story house violates the quiet enjoyment of existing residents who bought their homes knowing that a second story was not allowed on the flag lot. It creates a "Queen Mary" at night, with lighted windows that are visible on the second story.

In addition, please see the attached photograph from Almond School. There is already a non-conforming two story house that stands out with a naked and impenetrable Fort Knox exterior wall; we don't need TWO non-conforming structures where we have one now. The proposed home has a similar impenetrable fortress design on the east elevation that will loom over Almond School's green field.

We didn't implement zoning to maximize the size of our homes. We did it to preserve peace and quiet and space, and views of sky and trees and hills. *This* is what maximizes the value of our property and makes Los Altos an exceptionally desirable place to live. It is not the size of the house, but the open feel of neighborhoods. A two story house on a small lot destroys this and turns us bit by bit into an urban city.

The current design of the house includes wasted space on the second floor. The usable upstairs bedrooms could easily be incorporated in a one story home. The third bedroom upstairs is wasted space because it has no access to a bathroom. One must walk through the other two bedrooms to get to a bathroom.

I implore you to preserve the value of our neighborhood and not permit the two story variance on this flag lot.

Sincerely,

Peter Mills

From: Peter Mills [mailto:peter.mills@sbcglobal.net]
Sent: Monday, July 13, 2015 9:00 PM
To: 'dkornfield@losaltosca.gov' <dkornfield@losaltosca.gov>
Subject: Objection to 55 Doud variance

Hello David,

Thank you for the voicemail you left me this morning in reply to my inquiry about the variance for a two story home on the flag lot at 55 Doud.

I object to the Planning Services' recommendation for a two story variance at 55 Doud.

1. We have implemented zoning requirements to preserve a look and feel of neighborhoods and to avoid over-built neighborhoods. The current Municipal Code was changed because the old code was considered inadequate.
2. The flag lot is smaller than allowed under current zoning and therefore should not be permitted to have an *additional* variance of a two story house. Any new construction should conform to current municipal code. The current municipal code was implemented for good reasons and should be followed in this case.
3. The owner is a former mayor of Los Altos who should be extremely circumspect and respectful of current regulations and should not request special favors from the current City Council.
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Peter Mills

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