

PLANNING COMMISSION MEETING AGENDA

7:00 PM - Thursday, May 18, 2023

*Community Meeting Chambers, Los Altos City Hall 1
North San Antonio Road, Los Altos, CA*

Members of the Public may call [\(253\) 215-8782](tel:2532158782) to participate in the conference call (Meeting ID: [872 5654 3752](https://join.zoom.us/j/87256543752)) or via the web at <https://tinyurl.com/4xrwtaaa> with Passcode: [865611](https://join.zoom.us/j/87256543752)). Members of the Public may only comment during times allotted for public comments and public testimony will be taken at the direction of the Commission Chair. Members of the public are also encouraged to submit written testimony prior to the meeting at PCPublicComment@losaltosca.gov. Emails received prior to the meeting will be included in the public record.

ESTABLISH QUORUM

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

Members of the audience may bring to the Commission's attention any item that is not on the agenda. Please complete a "Request to Speak" form and submit it to the Staff Liaison. Speakers are generally given two or three minutes, at the discretion of the Chair. Please be advised that, by law, the Commission is unable to discuss or take action on issues presented during the Public Comment Period. According to State Law (also known as "the Brown Act") items must first be noticed on the agenda before any discussion or action.

ITEMS FOR CONSIDERATION/ACTION

CONSENT CALENDAR

These items will be considered by one motion unless any member of the Commission or audience wishes to remove an item for discussion. Any item removed from the Consent Calendar for discussion will be handled at the discretion of the Chair.

1. Planning Commission Minutes

Approve the minutes of the special Joint Planning Commission/Complete Streets Commission meeting of March 23, 2023.

PUBLIC HEARING

2. SC22-0029 and V23-0002 - Bryan Lee - 5790 Arboretum Drive

Design Review for a 190 square-foot addition at the first story and a 327 square-foot second story deck to an existing single-family home. A variance is requested for a 16-foot and six-inch, second-story side setback for the second-story deck, where a 25-foot side setback is required in the R1-20 Zoning District. The project is exempt under the California Environmental Quality Act (CEQA) pursuant to Section 15301 ("Existing Facilities"). *Project Planner: Liu*

COMMISSIONERS' REPORTS AND COMMENTS

POTENTIAL FUTURE AGENDA ITEMS

ADJOURNMENT

SPECIAL NOTICES TO PUBLIC: In compliance with the Americans with Disabilities Act, the City of Los Altos will make reasonable arrangements to ensure accessibility to this meeting. If you need special assistance to participate in this meeting, please contact the City Clerk 72 hours prior to the meeting at (650) 947-2720. Agendas, Staff Reports and some associated documents for Commission items may be viewed on the Internet at www.losaltosca.gov/meetings. In compliance with the Americans with Disabilities Act, the City of Los Altos will make reasonable arrangements to ensure accessibility to this meeting. If you need special assistance to participate in this meeting, please contact the City Clerk at least 48 hours prior to the meeting at (650) 947-2720. If you wish to provide written materials, please provide the Commission Staff Liaison with 10 copies of any document that you would like to submit to the Commissioners in order for it to become part of the public record. If you challenge any planning or land use decision made at this meeting in court, you may be limited to raising only those issues you or someone else raised at the public hearing held at this meeting, or in written correspondence delivered to the City Council at, or prior to, the public hearing. Please take notice that the time within which to seek judicial review of any final administrative determination reached at this meeting is governed by Section 1094.6 of the California Code of Civil Procedure. For other questions regarding the meeting proceedings, please contact the City Clerk at (650) 947-2720.



JOINT PLANNING COMMISSION/COMPLETE STREETS COMMISSION MEETING MINUTES

7:00 PM - Thursday, March 23, 2023

*Community Meeting Chambers, Los Altos City Hall 1
North San Antonio Road, Los Altos, CA*

CALL MEETING TO ORDER

At 7:15 p.m. Acting Chair Ambiel called the meeting to order.

ESTABLISH QUORUM

Complete Streets Commission

- PRESENT: Acting Chair Ambiel, Commissioners Gschneidner, Katz, and O'Yang
- ABSENT: Chair Banerjee, Vice-Chair Venkatraman, and Commissioner Maluf
- STAFF: Transportation Services Manager Lee, Development Services Director Zornes, City Attorney Houston, and Planning Services Manager Williams

PUBLIC HEARING

2. Bicycle Parking Regulations

Consideration of Zoning Ordinance Text Amendments adding bicycle parking regulations. The proposed amendments are exempt from environmental review pursuant to Section 15061(b)(3) of the California Environmental Quality Act (CEQA) Guidelines since there would be no possibility of a significant effect on the environment. *Project Manager: Zornes*

STAFF PRESENTATION

Development Services Director Zornes gave the staff report presentation and answered Commissioner questions.

Acting Chair Ambiel opened the public comment period.

PUBLIC COMMENT

No public comments.

Acting Chair Ambiel closed the public comment period and Commission discussion proceeded.

Action: Upon motion by Acting Chair Ambiel, seconded by Commissioner Gschneidner, the Commission moved to recommend approval to the Planning Commission of the bicycle parking regulations subject to the staff report findings and conditions with the following modifications:

- Inclusion of the changes to include specifications for outlets in terms of voltage to mirror the building code;
- Make the bicycle parking spaces at least 75 inches in length;

- Include the wording “well lit” into the requirements for long term storage;
- Increase the parking requirement to 1.5 bicycle parking spots per unit; and
- Include a minimum of one oversized bicycle parking spot in the requirements per development.

The motion was approved (4-0) by the following vote:

AYES: Ambiel, Gschneider, Katz, and O’Yang

NOES: None

ABSENT: Maluf, Venkatraman, and Banerjee

Following the vote, the Complete Streets Commission adjourned the meeting.

ESTABLISH QUORUM

Planning Commission

PRESENT: Chair Mensinger, Vice-Chair Ahi, Commissioners Beninato, Disney, Doran, Roche, and Steinle

ABSENT: None

STAFF: Development Services Director Zornes, City Attorney Houston, and Planning Services Manager Williams

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

None.

ITEMS FOR CONSIDERATION/ACTION

CONSENT CALENDAR

1. Planning Commission Minutes

Approve the minutes of the regular meeting of February 16, 2023.

Action: Upon motion by Commissioner Steinle, seconded by Commissioner Roche, the Commission recommended approval of the minutes from the February 16, 2023 Regular Meeting as written.

The motion was approved (7-0) by the following vote:

AYES: Mensinger, Ahi, Beninato, Disney, Doran, Roche, and Steinle

NOES: None

ABSENT: None

PUBLIC HEARING

2. Bicycle Parking Regulations

Consideration of Zoning Ordinance Text Amendments adding bicycle parking regulations. The proposed amendments are exempt from environmental review pursuant to Section 15061(b)(3) of the California Environmental Quality Act (CEQA) Guidelines since there would be no possibility of a significant effect on the environment. *Project Manager: Zornes*

Development Services Director Zornes answered Commissioner questions.

Chair Mensinger opened the public comment period.

PUBLIC COMMENT

No public comments.

Chair Mensinger closed the public comment period and Commission discussion proceeded.

Action: Upon a motion by Commissioner Doran, seconded by Commissioner Steinle, the Commission moved to recommend approval to the City Council of the bicycle parking regulations subject to the staff report findings and conditions with the following:

- Keep the one bicycle parking spot per unit requirement;
- Increase the private school bicycle parking ratio to 1:4 students;
- Minor grammar edits in part of the ordinance; and
- Shield required lighting for short-term parking from adjacent properties.

The motion was approved (7-0) by the following vote:

AYES: Mensinger, Ahi, Beninato, Disney, Roche, Doran, and Steinle

NOES: None

ABSENT: None

COMMISSIONERS' REPORTS AND COMMENTS

Commissioner Roche reported on the February 28, 2023 City Council meeting.

POTENTIAL FUTURE AGENDA ITEMS

Development Services Director Zornes stated that there would be more upcoming Zoning Code text amendments for additional implementation ordinances for the Housing Element related to supportive and transitional housing.

ADJOURNMENT

Chair Mensinger adjourned the meeting at 9:27 PM.

Stephanie Williams
Planning Services Manager



PLANNING COMMISSION AGENDA REPORT

Meeting Date: May 18, 2023

Subject: SC22-0029 & V23-0002 - 5790 Arboretum Drive

Prepared by: Jia Liu, Associate Planner

Initiated by: Marwan and Lisa Eways, Applicant

Attachments:

- A. Draft Resolution
- B. February 15, 2023 DRC Meeting Minutes
- C. Applicant Variance Justification Letter
- D. Project Plans

Recommendation

Deny the requested design review application (SC22-0029) and variance application (V23-0002) per the findings contained in the attached resolution and find the project exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to Section 15270 (“Projects Which are Disapproved”).

Summary

The proposed project is a request for design review and variance to allow an addition to an existing single-family residence consisting of an approximately 190 square-foot addition and 465 square-foot deck on the first story and an eight square-foot addition and 327 square-foot deck on the second story. The variance is requested for a 16-foot and six-inch, second-story side setback for the second-story deck, where a 25-foot side setback is required.

Background

Property History and Existing Site Conditions

The 4,697 square foot home was originally approved in 2003 by the County of Santa Clara when the property was within the County’s jurisdiction. In 2006, the neighborhood, commonly known as Woodland Acres Neighborhood, was annexed into the City. As one of the properties in the annexed neighborhood, any new development on the property is subject to current City standards.

Subject: SC22-0029 & V23-0002 - 5790 Arboretum Drive

As the original development was subject to the County’s zoning regulations, which have less restrictive setbacks than current city regulations, the existing house is a legal non-conforming structure. The non-conformities include the two side setbacks that currently require 20-foot first story setback and 25-foot second story setback compared to the existing house’s 15-foot side setbacks for both the first and second stories.

The property is a sloped lot with the home located on the more level portion of the property towards the street and the rear yard is sloped with an approximately 30-foot elevation difference within a 100-foot depth. The rear yard also appears to remain undisturbed with some existing vegetation including two trees that are close to the proposed deck areas.

Design Review Commission Meeting

On February 15, 2023, the Design Review Commission (DRC) discussed the proposed design review application in a public meeting. The staff report recommended approval to the DRC, subject to a specific condition that requires the revision of the second-story deck to comply with the required second-story setback resulting in a setback of 25 feet instead of the proposed sixteen feet and six inches. However, the applicant opposed this condition and expressed the intent to the DRC to seek a variance to allow the non-compliant side setback for the deck as proposed. The DRC subsequently continued the item to a meeting date uncertain and advised the applicant to apply for a concurrent variance application to proceed per the applicant’s request. The DRC Meeting Minutes for February 15, 2023 are available in Attachment B, and it should be noted that the proposal presented to the Planning Commission remains unchanged from the one discussed at the DRC meeting.

Following the zoning code amendments to implement the City's 2023-2031 Housing Element earlier this year, the Design Review Commission has since been dissolved and the review authority for design review applications for single-family residential developments has been delegated to the Zoning Administrator and the review for variance applications delegated to the Planning Commission. Because the variance request is subject to Planning Commission review, the design review request is being bundled with the variance request for the Commission’s consideration.

Analysis

Design Review Application

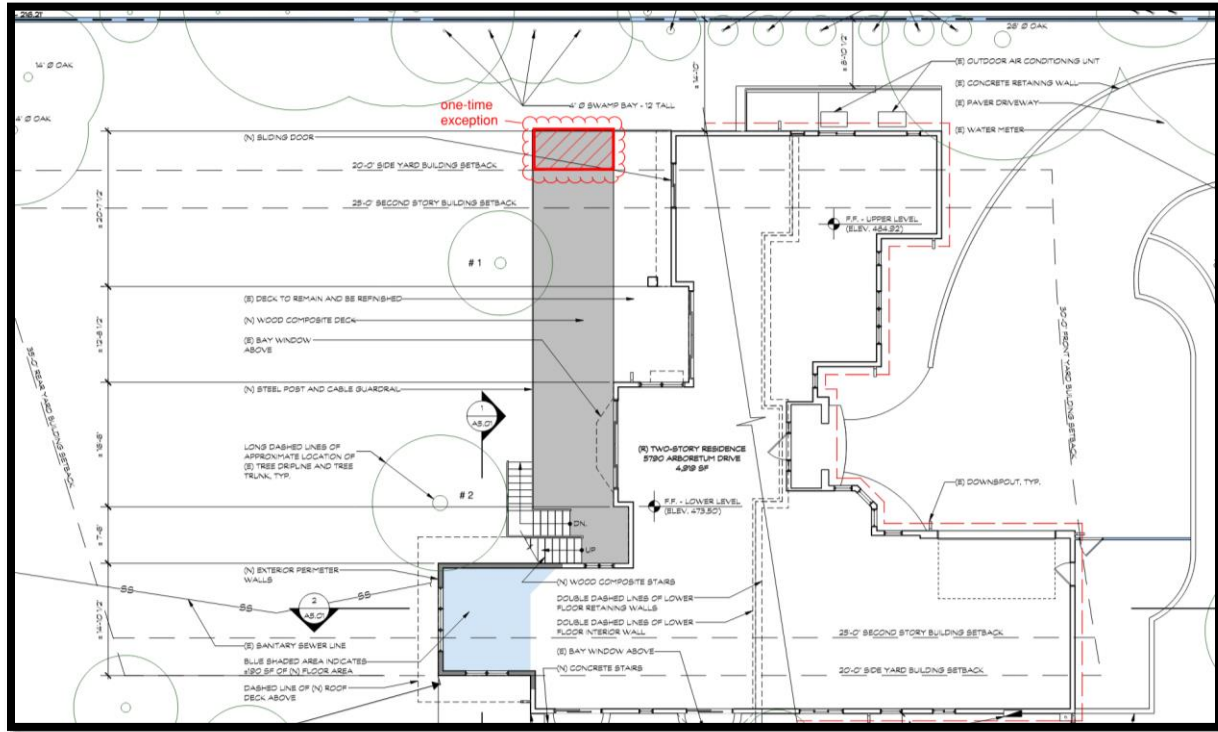
As discussed previously, the existing home is a nonconforming structure. The proposed 190 square-foot addition on the first floor and eight square-foot addition at the second floor are consistent with the current City development standards, including the side setbacks. The proposed first floor deck expansion along the rear elevation has a proposed 15-foot side setback, where the required minimum setback is 20 feet (shown as the area in red in Figure 1 below) which is allowed per Section 14.10.080 E. of the Zoning Code which allows limited nonconforming expansions without a variance as follows:

Where a building legally constructed according to existing yard and setback regulations at the time of construction encroaches upon currently required setbacks, the city planner may approve one encroaching setback to be extended by no more than twenty (20) feet or fifty (50) percent, whichever is less, along its existing building line without a variance, subject to the following provisions:

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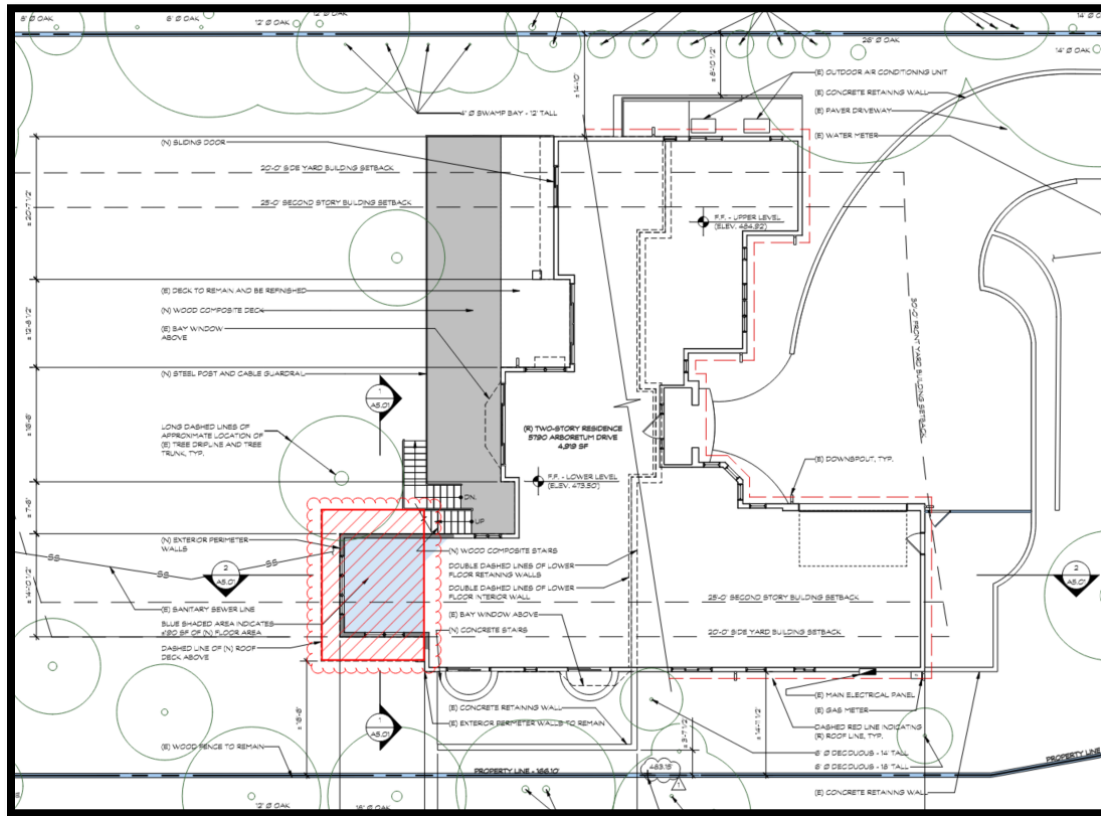
1. The extension may only be applied to the first story.
2. Only one such administrative extension may be permitted for the life of the building. Other extensions may be considered, subject to the filing of a variance application.
3. Extensions are only permitted for the main structure and cannot result in a further encroachment into any required setback area.

Figure 1



The second story deck (shown as the red area in Figure 2 below) is located on top of the proposed first story addition with a side setback of 16 feet and six inches where 25 feet is required and the allowance for limited nonconforming expansions without a variance only applies to the first story. To achieve the proposed design, the applicant is requesting a variance.

Figure 2



After thorough analysis of the requested variance, staff found that the variance findings cannot be made as will be further discussed in the next section. Due to the recommendation of denial to the Planning Commission for the variance, staff also recommends denial to the design review as the project does not meet the underlying zoning development standards and cannot meet the findings of the design review per LAMC Section 14.76.060. Alternatively, the Planning Commission can approve the design review permit conditioned on changes to the project to be consistent with the City's standards.

Variance Application

The variance being requested is for a reduction to the second story side setback. The proposed second story deck is proposed atop the first-story addition that will result in an eight-foot and six-inch encroachment into the required 25-foot setback.

Pursuant to LAMC Section 14.76.070 B., a variance may be granted only when all three findings cited below can be made. The third criterion derives from state law (see Government Code Section 65906) and shall be strictly construed.

1. That the granting of the variance will be consistent with the objectives of the zoning plan set forth in Article 1 of Chapter 14.02;

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

As part of the variance application submittal requirements, the applicant provided a variance justification letter enclosed in Attachment C for the Commission's reference. This letter outlines the applicant's explanation why they believe the requested variance should be granted by demonstrating how each finding is met. Regarding Finding No. 1, the applicant believes the project meets two objectives set forth in LAMC Chapter 14.02 including Subsection F - To protect and enhance real property values within the city; and Subsection G - To conserve the city's natural beauty, to improve its appearance, and to preserve and enhance its distinctive physical character.

Based on the given statement, staff has found that this finding cannot be justified because it does not meet the objective of ensuring a harmonious and convenient relationship among land uses, as specified in Subsection B that will deviate the second story side setback standard from the city's zoning regulations.

Furthermore, staff would like to raise the question of whether granting the variance is necessary to meet the two objectives that the applicant believes the project meets. Upon review, staff found that there are alternative design options available for the proposed deck that can achieve the same goal. For example, the proposed deck can be expanded towards the north to comply with the second-story side setback while still providing the same size deck in a slightly different configuration. Another option to consider is expanding the existing second-story terrace through the hallway. With the possibility of other design solutions, staff does not believe that this finding can be made.

Regarding Finding No. 2, the applicant felt the finding could be made for several reasons. First, the deck is located at the rear of the house, making it invisible from the street, and its small size and lower elevation than the street further contribute to its inconspicuousness. Second, there are no privacy concerns since the deck is not aligned with neighboring structures but is instead proposed to be built with a proposed privacy screening wall. The deck will also be screened by existing screening vegetation. Additionally, the neighbors have expressed support, and two adjacent properties already have non-compliant second-floor decks.

However, staff found that granting this variance could have negative impacts on the surrounding area by establishing a precedent, which could undermine the integrity of zoning regulations in the area. Also, staff found that the two adjacent properties with non-compliant second-floor decks are not existing precedents because:

- The property at 5810 Arboretum Drive, located to the south side, was developed prior to the annexation of the Woodland Acres Neighborhood. The existing non-compliant deck is a legal non-conforming structure, like the house.
- The property at 5770 Arboretum Drive, located to the north side, was granted a variance and design review application (12-V-11 and 12-SC-56) in 2013 by the Design Review Commission for construction of a new two-story house. The granted variance includes a reduction in the side

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setbacks at both stories. However, staff does not believe that this example would be a precedent to the subject variance application since the property at 5770 Arboretum Drive has an average lot width that is less than 100 feet. In 2015, a zoning code amendment was adopted through Ordinance No. 2015-114 that allows properties with a lot width less than 100 feet in the R1-20 Zoning District to be subject to the R1-10 Zoning District's development standards. Therefore, the reduced side setbacks at both floors at 5770 Arboretum Drive are currently compliant.

Regarding Finding No. 3, the applicant believes that the property has several special circumstances that justify this variance application for approval. These circumstances include steeply sloping topography, the inability to comply with design guidelines without exception to the side yard setback, the existing legal non-conforming structure compared to the current City's setback requirements due to development prior to annexation, and the need to preserve a mature oak tree while designing an outdoor space.

Staff acknowledged the existence of the site's conditions with a steep slope throughout the rear yard. Due to this topography, staff is supportive of the proposed idea of a second story deck with a larger size than other proposed second-story decks on relatively flat lots. However, the slope is not considered special circumstance that would deprive the property owners' privileges because the owners have other options to achieve similar results for the enjoyment of their property by implementing a modified deck design as staff explained earlier in the report.

Additionally, the non-conformity of the existing home due to its development under the County's regulations does not justify further deviations from the current City setback requirements. The exception to allow the first-story deck's expansion in the zoning code acknowledges a non-conforming structure's existence and the desire from homeowners to align new development with the structure in a limited way.

Alternatives

The following alternatives to staff's recommendation may be considered by the Planning Commission:

1. Approve the project as proposed.
2. Deny the variance application and conditionally approve the design review application subject to a condition of approval requiring modifications to the project to be consistent with the City's standards.

Environmental Review

If the Planning Commission adopts the staff recommendation, then no environmental review is required under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15270 ("Projects Which are Disapproved") because CEQA does not apply to projects which are disapproved. If the Planning Commission approves the project, then it may find that the project is categorically exempt from environmental review under Section 15301 ("Existing Facilities") of the CEQA Guidelines because it involves an alteration and addition to an existing single-family dwelling in a residential zone within size limits specified in Section 15301(e), and none of the circumstances stated in CEQA Guidelines Section 15300.2 apply.

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Public Notification and Community Outreach

A public meeting notice was posted on the property, mailed to property owners within a 300' radius, and published in the Town Crier. The applicant also posted the public notice sign (24" x 36") in conformance with the Planning Division posting requirements.

The applicant contacted the adjacent neighbors to the southside and northside in the immediate area for the community outreach. No comments from neighbors have been received by staff as of the writing of this report.

RESOLUTION NO. 2023-xx

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALTOS
DENYING THE DESIGN REVIEW AND VARIANCE REQUEST FOR RESIDENTIAL
IMPROVEMENTS TO AN EXISTING SINGLE-FAMILY RESIDENCE AT 5790
ARBORETUM DRIVE**

WHEREAS, the City of Los Altos received applications for Design Review (File Number SC22-0009) and Variance (File Number V23-0002) from Marwan and Lisa Eways, (Applicant), for the construction of a 190 square-foot addition and a 465 square-foot deck expansion at the first story and an eight square-foot addition and a new 327 square-foot outdoor deck at the second story to the existing single-family residence, hereafter referred to as the “Project”;

WHEREAS, said Project is located in the R1-20 District, which allows single-family housing as a permitted use and shall be developed per Los Altos Municipal Code Chapter 14.10; and

WHEREAS, the variance is requested for a reduction in the required second story side setback from 25 feet to 16 feet and six inches for the second story deck; and

WHEREAS, the property owner submits that the property's unique topography, as well as the location of existing trees and structures, make it difficult to comply with the required second story side setback; and

WHEREAS, said Project is exempt from environmental review under Section 15270 of the California Environmental Quality Act (“CEQA”) Guidelines because CEQA does not apply to projects which are disapproved; and

WHEREAS, on February 15, 2023, the Design Review Commission held a public meeting to discuss the design review of said Project and continued to the project to a meeting date uncertain; and

WHEREAS, on February 28, 2023, upon the approval of the zoning code amendments to implement the adopted 2023-2031 Housing Element by the City Council, the Planning Commission is the approval authority for said Project; and

WHEREAS, on April 26, 2023, the City gave public notice of the Planning Commission’s public hearing on the proposed Project by advertisement in a newspaper of general circulation and to all property owners within a 300-foot radius; and

WHEREAS, the Planning Commission has reviewed the design review and variance application, including staff reports and public comments, and has determined that the requested variance does not meet the required findings for granting a variance as set forth in the Los Altos Municipal Code Section 14.76.070, and consequently has determined that the design review does not meet the findings as set forth in the Los Altos Municipal Code Section 14.76.060; and

WHEREAS, on May 18, 2023, the Planning Commission conducted a duly noticed public hearing at which members of the public were afforded an opportunity to comment upon the Project, and at the conclusion of the hearing, the Planning Commission denied said project; and

WHEREAS, all other legal prerequisites to the adoption of this Resolution have occurred;

NOW THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Los Altos hereby denies the requested variance and design review applications subject to the Findings in Exhibit A attached hereto and incorporated by reference.

I HEREBY CERTIFY that the foregoing is a true and correct copy of a Resolution passed and adopted by the Planning Commission of the City of Los Altos at a meeting thereof on the 18th day of May 2023 by the following vote:

- AYES:
- NOES:
- ABSENT:
- ABSTAIN:

Susan Mensinger, Chair

Attest:

Stephanie Williams, AICP
Staff Liaison

EXHIBIT A

FINDINGS

SC22-0029 & V23-0002 5790 Arboretum Drive

Design Review

With regard to the improvements to the existing two-story residence, the Planning Commission finds the following in accordance with Section 14.76.060 of the Municipal Code:

- A. The proposed structure or alteration complies with all provisions of this chapter;

This finding cannot be made because:

The proposed second-story deck does not meet the objective side setback requirements set forth in LAMC Sections 14.10.080 and 14.66.210.

- B. The height, elevations and placement on the site of the proposed main or accessory structure or addition, when considered with reference to the nature and location of residential structures on adjacent lots, and will consider the topographic and geologic constraints imposed by particular building site conditions;

This finding cannot be made because:

The height, elevations, and placement on the site of the proposed addition to the existing house is found not compatible when considered with reference to the nature and location of residential structures on adjacent lots, and will not consider the topographic and geologic constraints imposed by particular building site conditions because the proposed project, specifically for the second-story deck does not comply with the objective setback requirement and is further found not compatible with the location of the residential structures on adjacent lots that are developed after annexation of the neighborhood.

- C. The natural landscape will be preserved insofar as practicable by minimizing tree and soil removal; grade changes shall be minimized;

This finding cannot be made because:

The natural landscape will not be preserved insofar as practicable by minimizing tree and soil removal; grade changes shall be minimized because the proposed project will disturb existing grading and conduct soil removal or soil filling in order to construct the first story addition situated on the natural slope.

- D. The orientation of the proposed main or accessory structure or addition in relation to the immediate neighborhood will minimize excessive bulk;

This finding cannot be made because:

The orientation of the house in relation to the immediate neighborhood will not minimize excessive bulk because the proposed second story deck with a five-foot and six-inch solid screening wall will encroach into the required side yard resulting a bulky appearance due to the close distance than allowed in the zoning code.

- E. General architectural considerations, including the size and scale, 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 on the same project site; and

This finding cannot be made because:

General architectural considerations, including the size and scale, the architectural relationship with the site and other buildings, building materials, and similar elements have not been incorporated in order to insure the compatibility of the development with its design concept and the character of adjacent buildings on the same project site because the proposed second story deck is eight feet and six inches less than the required second story setback will lead to an incompatible pattern with the character of adjacent buildings that are subject to the current city standards for development.

- F. The proposed structures have been designed to follow the natural contours of the site with minimal grading, minimal impervious cover and maximum erosion protection. A stepped foundation shall be required where the average slope beneath the proposed structure is ten (10) percent or greater.

This finding cannot be made because:

The proposed house improvements have not been designed to follow the natural contours of the site with minimal grading, minimum impervious cover, and maximum erosion protection because of the proposed addition will alter the natural topography by placing the first story addition, the staircase to the second story deck, and the expansion of the first story deck.

Variance

With regard to the improvements to the existing two-story residence, the Planning Commission finds the following in accordance with Section 14.76.070 B. of the Municipal Code:

- A. That the granting of the variance will be consistent with the objectives of the zoning plan set forth in Article 1 of Chapter 14.02;

This finding cannot be made because:

Granting of the variance will not be consistent with the objectives of the zoning plan because it does not meet the objective of ensuring a harmonious and convenient relationship among land uses, as specified in Section 14.02.020 B. of the Municipal Code that will deviate the second story side setback standard from the city's zoning regulations. Furthermore, granting the variance is not necessary to meet other objectives. Staff found that there are alternative design options available for the proposed deck that can achieve the same goal.

- B. That the granting of the variance will not be detrimental to the health, safety, or welfare of persons living or working in the vicinity or injurious to property or improvements in the vicinity; and;

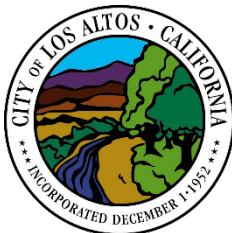
This finding cannot be made because:

Granting the variance could have negative impacts on the surrounding area by establishing a precedent, which could undermine the integrity of zoning regulations in the area.

- C. That variances from the provisions of this chapter shall be granted only when, because of special circumstances applicable to the property, including size, shape, topography, location, or surroundings, the strict application of the provisions of this chapter deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classifications.

This finding cannot be made because:

The steeply sloping topography is not considered special circumstance that would deprive the property owners' privileges because the owners have other options to achieve similar results for the enjoyment of their property by implementing a modified deck design as staff explained earlier in the report. The non-conformity of the existing home due to its development under the County's regulations does not justify further deviations from the current City setback requirements. The exception to allow the first-story deck's expansion in the zoning code acknowledges a non-conforming structure's existence and the desire from homeowners to align new development with the structure in a limited way.



DESIGN REVIEW COMMISSION MEETING MINUTES

7:00 PM - Wednesday, February 15, 2023

Telephone/Video Conference Only

CALL MEETING TO ORDER

At 7:10 p.m. Chair Harding called the meeting to order.

ESTABLISH QUORUM

PRESENT: Chair Harding, Vice-Chair Ma, Commissioners Blockhus, Klein and Mantica

STAFF: Senior Planner Gallegos and Associate Planner Jia Liu

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

None.

ITEMS FOR CONSIDERATION/ACTION

CONSENT CALENDAR

1. **Design Review Commission Minutes**

Approve the minutes of the regular meeting of January 4, 2023.

Action: Upon a motion by Commissioner Klein, seconded by Commissioner Mantica, the Commission approved the minutes of the regular meeting of January 4, 2023 as written.

The motion was approved (3-0-2) by the following vote:

AYES: Harding, Klein and Mantica

NOES: None

ABSTAIN: Ma and Blockhus

2. **Design Review Commission Minutes**

Approve the minutes of the regular meeting of February 1, 2023.

Action: Upon a motion by Commissioner Blockhus, seconded by Vice-Chair Ma, the Commission approved the minutes of the regular meeting of February 1, 2023 as written.

The motion was approved (4-0-1) by the following vote:

AYES: Harding, Ma, Blockhus and Klein

NOES: None

ABSTAIN: Mantica

DISCUSSION

3. **SC22-0029 - Bryan Lee - 5790 Arboretum Drive**

Design Review for the expansion of a second story deck to an existing two-story house. The project also includes a 190 square-foot addition at the first story. This project is categorically

exempt from environmental review under Section 15301 of the California Environmental Quality Act. *Project Planner: Liu*

STAFF PRESENTATION

Associate Planner Liu presented the staff report recommending approval of design review application SC22-0029 subject to the listed findings and conditions and answered questions from Commissioners Klein and Blockhus, and Vice-Chair Ma.

APPLICANT PRESENTATION

Camden Santo of Square 3 Architecture Inc. provided a project presentation and property owner Marwan Eways spoke to the project.

PUBLIC COMMENT

None.

Chair Harding closed the public comment period.

Commissioner discussion then proceeded.

Action: Upon a motion by Vice-Chair Ma, seconded by Commissioner Blockhus, the Commission continued design review application SC22-0029 to a date uncertain in order for the project to return to the DRC for review with a variance application.

The motion was approved (5-0) by the following vote:

AYES: Harding, Ma, Blockhus, Klein and Mantica

NOES: None

4. SC22-0001 – Anat Sokol – 1000 Crooked Creek Drive

Design review for a new two-story house. The project will include a new house with 3,103 square feet at the first story and 1,803 square feet at the second story. The project includes a 489 square-foot attached accessory dwelling unit, which is not part of the design review application. This project is categorically exempt from environmental review under Section 15301 of the California Environmental Quality Act. *Project Planner: Gallegos* THIS ITEM HAS BEEN CONTINUED TO A DATE UNCERTAIN.

5. SC22-0023 – Steve Collom – 435 Casita Way

Design review for a 548 square-foot first story and 704 square-foot second story addition to an existing one-story house. This project is categorically exempt from environmental review under Section 15303 of the California Environmental Quality Act. *Project Planner: Gallegos*

STAFF PRESENTATION

Senior Planner Gallegos presented the staff report recommending approval of design review application SC22-0023 subject to the listed findings and conditions and answered questions from Commissioner Klein and Vice-Chair Ma.

APPLICANT PRESENTATION

Applicant and project architect, Steve Collum of RH Associates Architects, provided a project presentation and answered questions from Commissioner Blockhus and Vice-Chair Ma.

The property owner spoke to the neighborhood outreach completed for the project.

PUBLIC COMMENT

Neighbor Mark Vasser provided public comment.

Chair Harding closed the public comment period.

Commissioner discussion then proceeded.

Action: Upon a motion by Commissioner Blockhus, seconded by Commissioner Mantica, the Commission approved design review application SC22-0023 subject to the listed findings and conditions.

The motion was approved (5-0) by the following vote:

AYES: Harding, Ma, Blockhus, Klein and Mantica

NOES: None

6. SC22-0031– Jun Zhang – 1248 Via Huerta

Design review for a new two-story house. The project will include a new house with 3,446 square feet at the first story and 624 square feet at the second story. This project is categorically exempt from environmental review under Section 15301 of the California Environmental Quality Act. *Project Planner: Gallegos*

STAFF PRESENTATION

Senior Planner Gallegos presented the staff report recommending approval of design review application SC22-0031 subject to the listed findings and conditions and answered questions from Chair Harding and Commissioner Blockhus.

APPLICANT PRESENTATION

Applicant and architect Henry Zeng provided a project presentation.

PUBLIC COMMENT

Neighbors Susanne Hollands, Wei Lien Dang, Jim Stoner and Chris Holland and former resident Sandy Sierra that grew up in the home provided public comments.

Chair Harding closed the public comment period.

Commissioner discussion then proceeded.

Action: Upon a motion by Vice-Chair Ma, seconded by Commissioner Blockhus, the Commission continued design review application SC22-0031 to the next DRC meeting on March 1, 2023.

The motion was approved (5-0) by the following vote:

AYES: Harding, Ma, Blockhus, Klein and Mantica

NOES: None

COMMISSIONERS' REPORTS AND COMMENTS

Chair Harding commented on the Commission meeting protocols going forward for the DRC, which they received from the Interim City Clerk. Senior Planner Gallegos provided more detailed information on the new meeting format. Commissioner Klein asked some clarifying questions about in-person attendance at meetings.

POTENTIAL FUTURE AGENDA ITEMS

Senior Planner Gallegos stated that the next meetings will be on March 1, 2023 and March 15, 2023. The April 5, 2023 DRC meeting will be Cancelled due to the Passover holiday.

ADJOURNMENT

Chair Harding adjourned the meeting at 9:36 PM.

Sean Gallegos
Senior Planner



variance justification letter

to:	contact info:	date:
City of Los Altos, Planning Div. 1 San Antonio Road Los Altos, CA 94022	650.947.2750	04.13.23

attention:	square three #:	Los Altos zone:
Jia Liu	22101	R1-20

project location:	project type:	a.p.n.:
5790 Arboretum Drive Los Altos, CA 94024	residential remodel/addition	342.04.093

Dear Ms. Liu,

On behalf of Lisa and Marwan Eways, we are applying for a variance for a remodel/addition project to an existing two level single family residence at 5790 Arboretum Drive. This variance is required because 1) the existing house is nonconforming with respect to the 20 ft. side yard building setback and the 25 ft. side yard second story setback along the entire south side of the existing residence, 2) we are proposing a 280 sf roof deck accessed from the upper level main living space on the south west corner of the existing residence and 3) we would like to integrate the roof deck with the existing architecture and site in a simple harmonious fashion consistent with the City’s Design Guidelines Philosophy.

The primary goal of the Eways family is to add an accessible private outdoor space from their main upper level living space (family, breakfast, kitchen) for enjoyment of their rear yard. It is currently very difficult to access the rear yard and requires traversing many stairs or inaccessible outdoor walkways. This is especially difficult for the Eways’ large extended family when they visit, many of who are elderly or have special needs. The addition of a modest size roof deck adjacent to the main living spaces with a stair leading to the rear yard would solve this problem, which otherwise would require a complete re-design of the house.

The 21,690 sf steeply sloping lot is located on Arboretum Drive in the R1-20 zoning district and is Owned by the Eways family. This site is one of about 7 lots on Arboretum which are characterized by steeply sloping topography, while the majority of the lots (about 54) in the immediate neighborhood zoning district are relatively flat. The property is surrounded on three sides by fairly dense tree coverage, many of which are mature oak trees. The topography of the site slopes down from the street with a total approximate elevation change from high (front)

to low (rear) of 57 ft. There is a steeply sloping driveway from the street down to the residence's main upper level, which is approximately 12 ft lower than the street, hunkering the residence into the hillside so it appears as a modest one-story structure as viewed from the street. The main living spaces (kitchen, dining, family and living) are located on the main level. The elevation change from the main level to the rear private yard is approximately 23 ft and there is no direct access to the private rear yard from the main living spaces.

The existing residence was legally built approximately 20 years ago under the jurisdiction of the Santa Clara County Department of Planning and Building due to the property being within unincorporated Santa Clara County at that time. In 2006, after the home was built, the property was annexed into the City of Los Altos, beyond the control of the Owners.

We are proposing to add a modest size (280 sf) roof deck adjacent to and directly accessed from the main living space (family, breakfast, kitchen) on the main upper level of the residence, with a 16'-6" side yard setback where 25' is required. The primary design goal is for the family to have an easily accessible outdoor area from their main living space from a broad glass door to enjoy their private rear yard for grilling, dining and relaxing. The design concept for integrating the roof deck into the existing architecture and providing a functional outdoor space adjacent to the upper level living spaces, given the challenging topography of the site, is to locate the roof deck atop a an approximately 190 sf addition at the lower level. The proposed flat roof over the lower level addition extends outward as a "roof eave" on three sides to provide an appropriate size outdoor space and facilitate the construction of a stair down to the lower level deck and continuing down to grade. Not only does this concept for the roof deck support integrate well with the existing architecture, it facilitates the construction of a deck, which is approximately 23 ft above grade, within the realm of conventional single-family residential construction materials and methods. Constructing a self-supported deck 23 ft above grade designed to resist seismic lateral forces would require an exotic and robust steel structure, which would be an unsustainable and a much less architecturally integrated design solution.

Pursuant to [Los Altos Zoning Code Section 14.76.070 B.](#), the city may grant a variance as applied if, on the basis of the application and the evidence submitted, the commission must make the following findings:

A. That the granting of the variance will be consistent with the objectives of the zoning plan set forth in Article 1 of Chapter 14.02 of the Los Altos Zoning Code.

The design of the proposed modest size roof deck is consistent with the objectives of the zoning plan set forth in *Article 1 of Chapter 14.02*. The granting of the proposed variance is particularly consistent with the following objectives:

F. To protect and enhance real property values within the city; and

Adding an accessible private outdoor space from the main upper level living space (family, breakfast, kitchen) for enjoyment of the rear yard would be a tremendous enhancement to the real property value. It is currently very difficult to access the rear yard and requires traversing many stairs or inaccessible outdoor walkways.

G. To conserve the city's natural beauty, to improve its appearance, and to preserve and enhance its distinctive physical character.

Strict compliance with the required 25 ft side yard setback for the roof deck, would locate the start of the roof deck at the mid-point of the family, breakfast, kitchen space and shifting the deck toward the north interior of the property, off-set with the proposed lower level addition below intended to support the roof deck. This would require off-setting the addition on the lower level or it would require the addition of a steel support system for a portion of the deck, both of which would be functionally awkward and architecturally incongruous. Additionally, shifting the roof deck further north would interfere with an existing mature oak tree and would likely require its removal. Without the granting of an exception to the side yard setback, it would not be possible to sustainably design an outdoor deck directly accessible from the main living spaces on the main upper level of the residence to comply with the City's *Single-Family Residential Design Guidelines* for remodels and additions so that they "...look as if the original house design included the addition." (Sec. 5.2)

B. That the granting of the variance will not be detrimental to the health, safety, or welfare of persons living or working in the vicinity or injurious to property or improvements in the vicinity; and

The granting of this application will not be detrimental to health, safety, or welfare persons living or working in the vicinity or injurious to property or improvements in the vicinity. Due to the fact that the proposed roof deck is only 280 sf and is located entirely at the rear of the existing home, it will not be noticeable from the public view and will not negatively add to the bulk or mass of the existing structure. The elevation of the deck is also about 12 ft lower than the elevation of the street.

Additionally, the proposed roof deck poses no privacy issues with the two side neighboring properties and the neighbors are supportive of the project- see attached emails. There are three primary reasons there are no privacy issues with the proposed roof deck. One, the proposed roof deck is not in alignment with the neighboring structure, two, there are existing mature trees and vegetation along the side yard between the roof deck and the neighboring property and three, we are proposing a 5'-6" high privacy wall on the side of the roof deck facing the neighboring property. It should be noted that the neighboring residences to the

south and north each have existing second floor decks which are not compliant with the 25' side yard setback.

C. That variances from the provisions of this chapter shall be granted only when, because of special circumstances applicable to the property, including size, shape, topography, location, or surroundings, the strict application of the provisions of this chapter deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classifications.

There are several special circumstances applicable to this property, which justify a variance from the strict application the zoning code and they are outlined as follows:

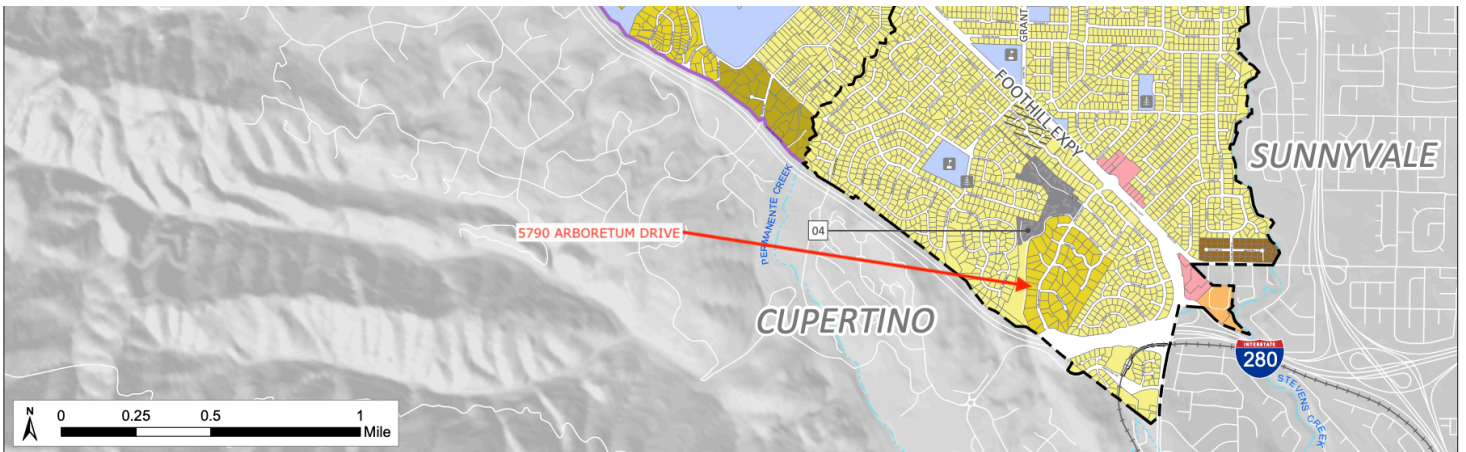
1. The lot is very steeply sloping away from the street creating a significant challenge to access the private rear yard from the main interior living spaces of the home. We realize there are other sloping lots within the city, however, there are only a small percentage of lots with steeply sloping topography in this immediate neighborhood zoning district. This lot, by virtue of its topography, is generally inconsistent with the overall character of the neighborhood. The vast majority of other properties in the neighborhood can simply walk out a few steps down from their residences to enjoy their private rear yard. There are about 61 properties with this small R1-20 zoning district enclave and only 7 of these lots have steep topography ($\pm 11\%$). See attached zoning map.
2. Without the granting of an exception to the side yard setback, it would not be possible to design an outdoor deck directly accessible from the main living spaces on the main upper level of the residence to comply with the City's *Single-Family Residential Design Guidelines* for remodels and additions so that they "...look as if the original house design included the addition." (Sec. 5.2)
3. The home was built fairly recently, in 2003, yet because it was built to comply with the zoning standards of the County of Santa Clara, now that the property has been annexed to the City of Los Altos, the home is non-compliant for it's side yard building setbacks. Both levels of the home have a side yard setback of 15 ft where the required setbacks are 20 ft for one story structures and 25 ft for two story structures. This particular circumstance is unique to the City and only a very small percentage of properties would have a similar situation.
4. Without the granting of an exception to the side yard setback, it would not be possible to design an outdoor space directly accessible from the main living areas on the upper level of the residence without removing a mature 24" diameter oak tree. The current proposed roof deck design preserves the tree.

Sincerely,

Thomas P. Carrubba, Principal Architect C28276
square three architecture



PARTIAL CITY OF LOS ALTOS ZONING MAP



ZONING DESIGNATIONS

Residential

- Single-Family (R1-H)
- Single-Family (R1-10)
- Single-Family (R1-20)
- Single-Family (R1-40)
- Multiple-Family (R3-1)
- Multiple Family (R3-1.8)
- Multiple-Family (R3-3)
- Multiple-Family (R3-4.5)
- Multiple-Family (R3-5)

Commercial/Office

- Commercial Neighborhood (CN)
- Commercial Thoroughfare (CT)
- Commercial Downtown (CD)
- Commercial Downtown/
Multiple-Family (CD/R3)
- Commercial Retail Sales (CRS)
- Commercial Retail Sales/
Office (CRS/OAD)
- Office/Administrative (OA)

Planned

- Planned Community (PC)
- Planned Unit Development (PUD)

Public/Community Facilities

- Public & Community Facilities (PCF)
- Public & Community Facilities/
Single-Family (PCF/R1-10)

Overlay

- Single-Story Overlay (R1-S)
- Loyola Corners Specific Plan (LCSP)

Map Features

- City Boundary
- Sphere of Influence
- Railroad
- Creek

Public Facilities

- School
- Park
- Fire Station
- Police Station
- City Hall

* Creek corridors and Montclair Park shown as approximate.

Sources:
 City of Los Altos
 Santa Clara County
 RRM Design Group

PHOTO EXHIBITS

Item 2.



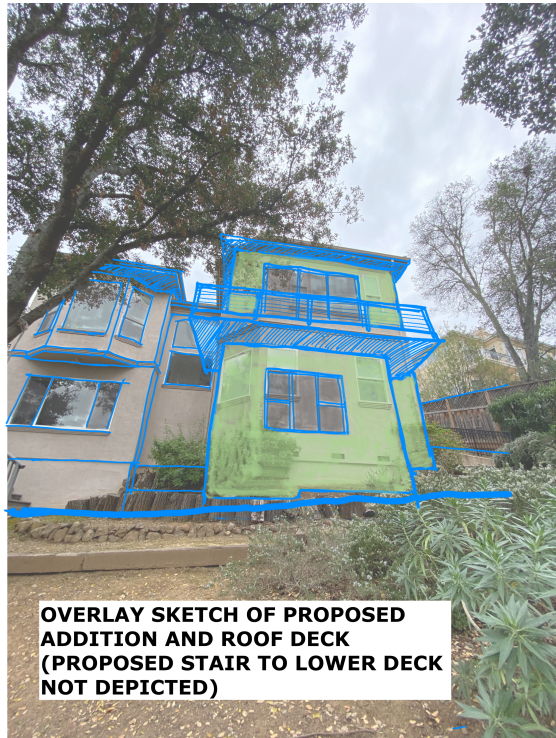
VIEW OF RESIDENCE FROM STREET



VIEW TO THE SOUTH SIDE YARD @ AREA OF PROPOSED ADDITION & ROOF DECK



VIEW OF REAR OF HOUSE @ PROPOSED ADDITION/ROOF DECK LOCATION



OVERLAY SKETCH OF PROPOSED ADDITION AND ROOF DECK (PROPOSED STAIR TO LOWER DECK NOT DEPICTED)



OAK TREE NEAR PROPOSED ADDITION & ROOF DECK

From: Steve Decker steve@zookacreative.com
Subject: 5790 Arboretum Dr I project support
Date: December 1, 2022 at 8:22 PM
To: camdens@squarethree.com
Cc: Marwan Eways meways@yahoo.com, Hot Wife anne@thedeckerfamily.com

SD

Greetings

This note is in reference to the construction project @ 5790 Arboretum Dr

We live at 5770 Arboretum, next door to the Eway's residence.

They have shared the plans for the proposed remodel/addition project as submitted to the city. We support the plan and see no problem with this project going forward.

If you have any questions, please let me know,

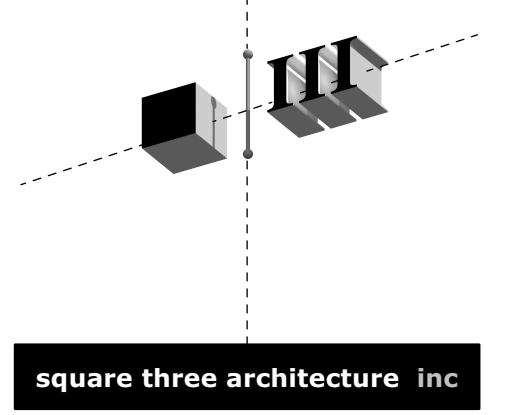
Kind regards,
-Steve & Anne Decker
(408) 203-5616

From: jerry schoening schoen95js@yahoo.com
Subject: 5790 Arboretum Dr. Project statement for Los Altos City Planning
Date: November 21, 2022 at 10:31 AM
To: camdens@squarethree.com
Cc: Shahla Sheikholeslam shahlash16@yahoo.com, marwan eways meways@yahoo.com

JS

We are the neighbor to the Eways residence at 5790 Arboretum Dr. We had an opportunity to review the Eways' proposed remodel/addition project as submitted to the city. We support the plan and see no problem with this project going forward.

Jerry Schoening & Shahla Sheikholeslam



900 high street suite 3
palo alto, ca 94301
650 • 326 • 3860

ARCHITECT:
SQUARE THREE ARCHITECTURE
900 HIGH STREET, SUITE 3
PALO ALTO, CA 94301
PH: 650.326.3860 X12, X15
EM: TOMC@SQUARETHREE.COM
CAMDEN@SQUARETHREE.COM
CONTACT: TOM CARRUBBA
CAMDEN SANTO

OWNER:
MARWAN EWAYS
5790 ARBORETUM DRIVE
LOS ALTOS, CA 94024
PH: 415.806.7410
EM: MEWAYS@YAHOO.COM

PROJECT DIRECTORY 1

THIS PROJECTS INVOLVES THE FOLLOWING:
1. NEW ± 188 SF EXTENSION ON THE LOWER FLOOR AND NEW ± 8 SF EXTENSION ON UPPER FLOOR.
2. A ± 584 SF EXTENSION TO AN EXISTING LOWER FLOOR DECK.
3. CONSTRUCTION OF A NEW ± 284 SF ROOF DECK ON THE UPPER FLOOR.

PROJECT DESCRIPTION 2

- A0.01 PROJECT INFORMATION, NEIGHBORHOOD CONTEXT, SHEET INDEX ZONING COMPLIANCE
- C-5 EXISTING PRELIMINARY GRADING & DRAINAGE PLAN
- C-6 EXISTING TOPOGRAPHIC SURVEY
- EG1 EXISTING SITE PLAN
- EG2 EXISTING LOWER FLOOR PLAN
- EG3 EXISTING UPPER FLOOR PLAN
- EG4 EXISTING ROOF PLAN
- EG5 - EG6 EXISTING EXTERIOR ELEVATIONS
- A1.01 PROPOSED SITE PLAN
- A1.02 EXISTING PRIVACY SCREENING PHOTOS
- A1.03 PROPOSED PERSPECTIVE RENOVATIONS
- A2.01 PROPOSED LOWER FLOOR PLAN
- A2.02 PROPOSED UPPER FLOOR PLAN
- A2.03 PROPOSED ROOF PLAN
- A2.04 FLOOR AREA AND COVERAGE CALCULATION DIAGRAM
- A3.01 PROPOSED EXTERIOR ELEVATIONS
- A3.02 PROPOSED EXTERIOR ELEVATIONS
- A3.03 EXISTING EXTERIOR VIEWS
- A5.01 PROPOSED BUILDING SECTIONS

SHEET INDEX 3

SITE DATA
A.P.N. 342-04-093
OCCUPANCY GROUP R, DIVISION 3
BUILDING TYPE V-B
ZONE R1-20

ZONING COMPLIANCE

	EXISTING	PROPOSED	ALLOWED/REQUIRED
LOT COVERAGE: LAND AREA COVERED BY ALL STRUCTURES THAT ARE OVER 6 FEET IN HEIGHT	3,482.1 SQUARE FEET (16.05%)	4,764.2 SQUARE FEET (21.96%)	5,423 SQUARE FEET (25%)
FLOOR AREA: MEASURED TO THE OUTSIDE SURFACES OF EXTERIOR WALLS	1ST FLR: 1,494.5 SF 2ND FLR: 3,202.9 SF TOTAL: 4,697.4 SF (21.66%)	1ST FLR: 1,683.1 SF 2ND FLR: 3,210.6 SF TOTAL: 4,893.7 SF (22.56%)	4,919 SQUARE FEET (22.65%)
SETBACKS:			
FRONT	30 FT	30 FT	30 FT
REAR	35 FT	35 FT	35 FT
RIGHT SIDE (1ST/2ND)	20 FT/ 25 FT	20 FT/ 25 FT	20 FT/ 25 FT
LEFT SIDE (1ST/2ND)	20 FT/ 25 FT	20 FT/ 25 FT	20 FT/ 25 FT
HEIGHT:	± 25' - 7'	± 25' - 7'	± 27' - 0'

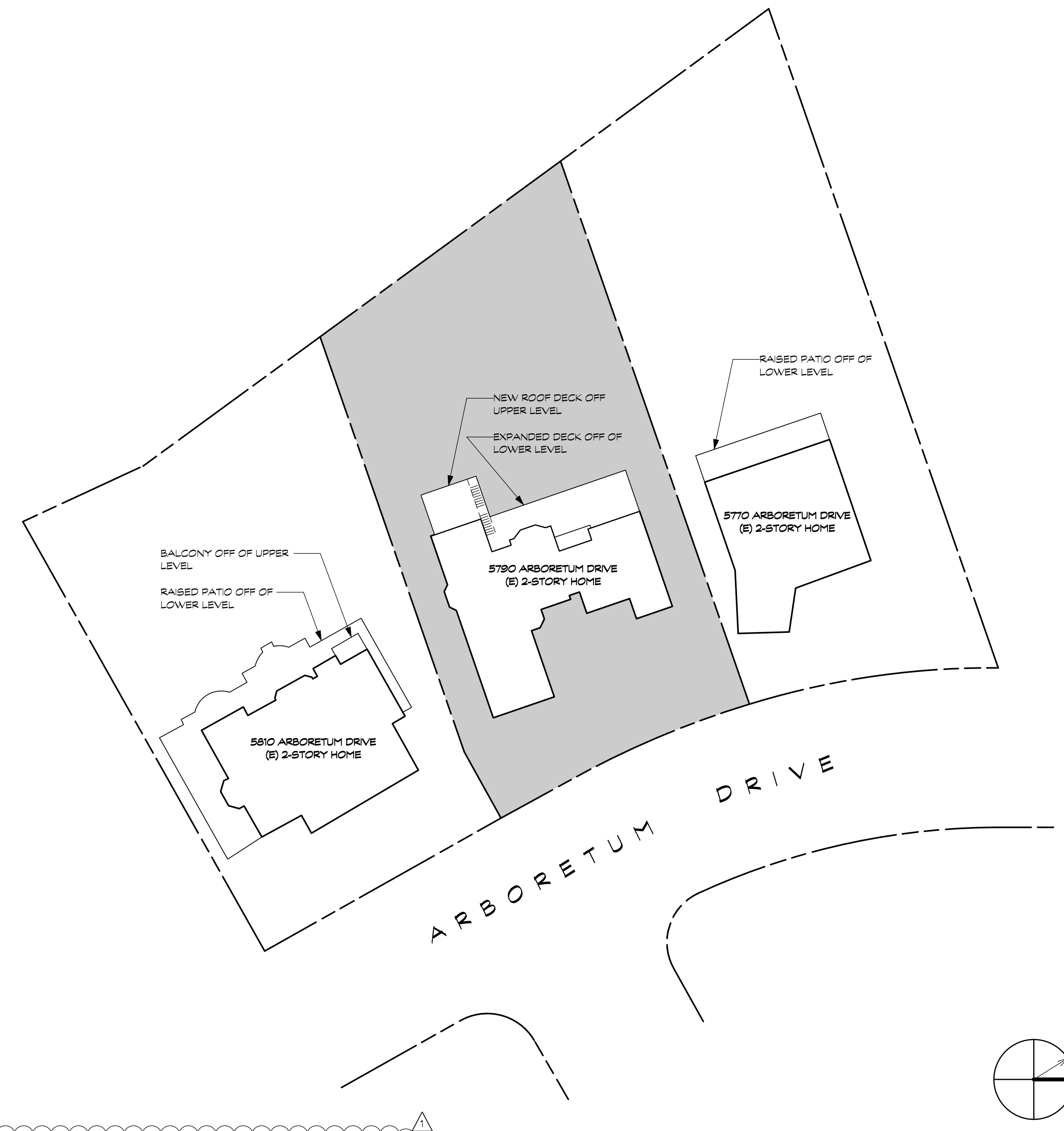
SQUARE FOOTAGE BREAKDOWN

	EXISTING	CHANGE IN	TOTAL PROPOSED
HABITABLE LIVING AREA: INCLUDES HABITABLE BASEMENT AREAS	4,203.1 SQUARE FEET	186.3 SQUARE FEET	4,389.4 SQUARE FEET
NON-HABITABLE AREA: DOES NOT INCLUDE COVERED PORCHES OR OPEN STRUCTURES	494.3 SQUARE FEET	0 SQUARE FEET	494.3 SQUARE FEET

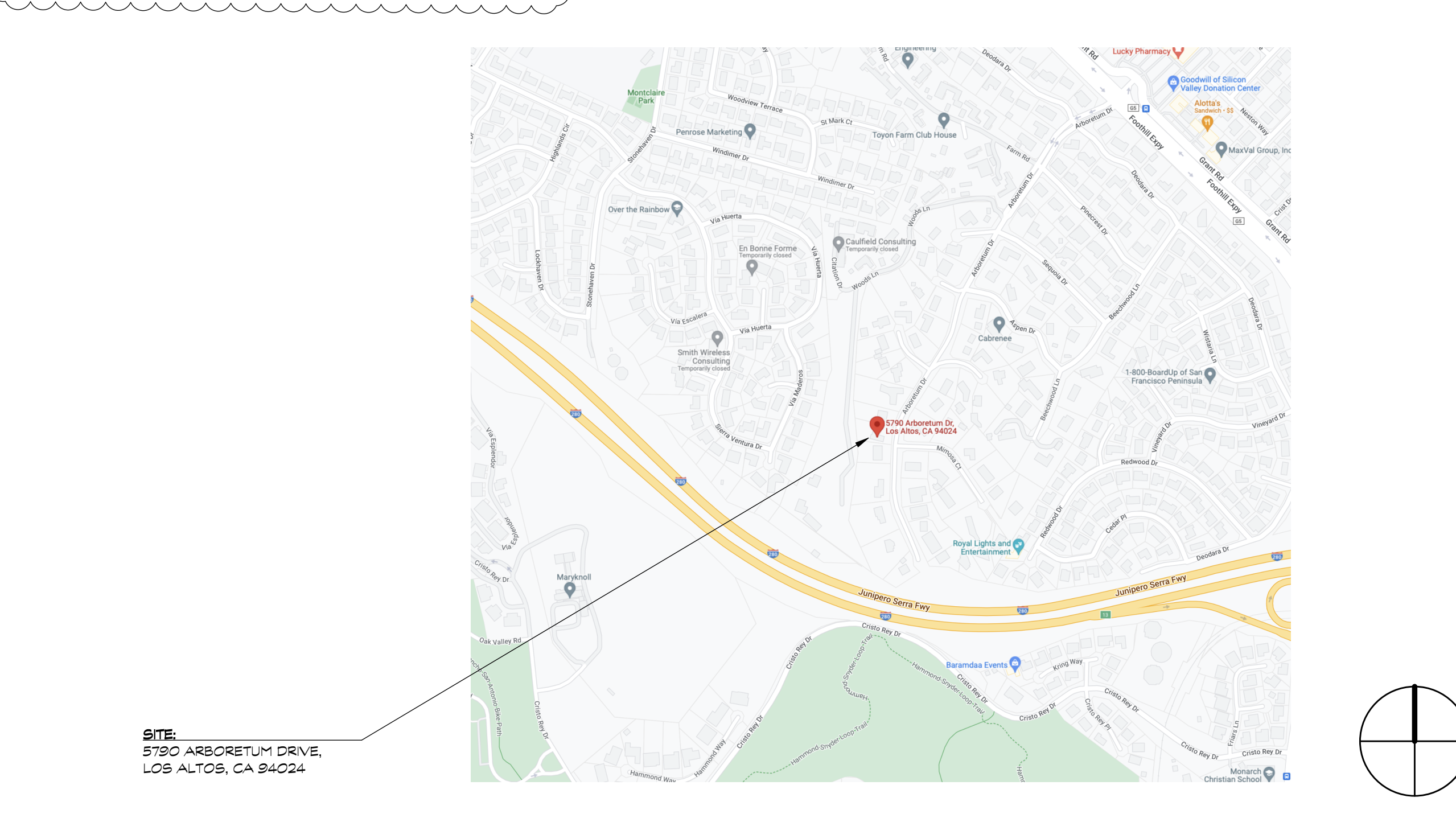
LOT CALCULATIONS

NET LOT AREA:	21,690 SQUARE FEET
FRONT YARD HARDSCAPE AREA: HARDSCAPE AREA IN THE FRONT YARD SETBACK SHALL NOT EXCEED 50%	1,316.9 SQUARE FEET (41.81%)
LANDSCAPING BREAKDOWN:	TOTAL HARDSCAPE AREA (EXISTING AND PROPOSED): 6,163.6 SF EXISTING SOFTSCAPE (UNDISTURBED) AREA: 15,526.4 SF NEW SOFTSCAPE (NEW OR REPLACED LANDSCAPING) AREA: 0 SF SUM OF ALL THREE SHOULD EQUAL THE SITE'S NET LOT AREA

PROJECT DATA 4



NEIGHBORHOOD CONTEXT MAP 7 1" = 30' 5



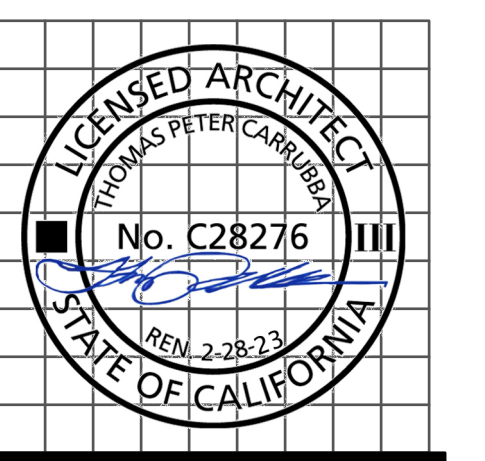
VICINITY MAP 8 N.T.S. 6

NOT USED

NOT USED

DESIGN REVIEW APPROVAL SET - NOT FOR CONSTRUCTION

A REMODEL/ADDITION FOR:
EWAYS FAMILY
5790 ARBORETUM DRIVE
LOS ALTOS, CA 94024



revision date

1	I.R. COMMENTS	12/16/22
---	---------------	----------

sheet title

- PROJECT DIRECTORY
- SHEET INDEX
- PROJECT DESCRIPTION
- PROJECT DATA
- VICINITY MAP
- NEIGHBORHOOD CONTEXT

COPYRIGHT 2022
SQUARE THREE ARCHITECTURE, INC

date 12.20.22

job no. 22101

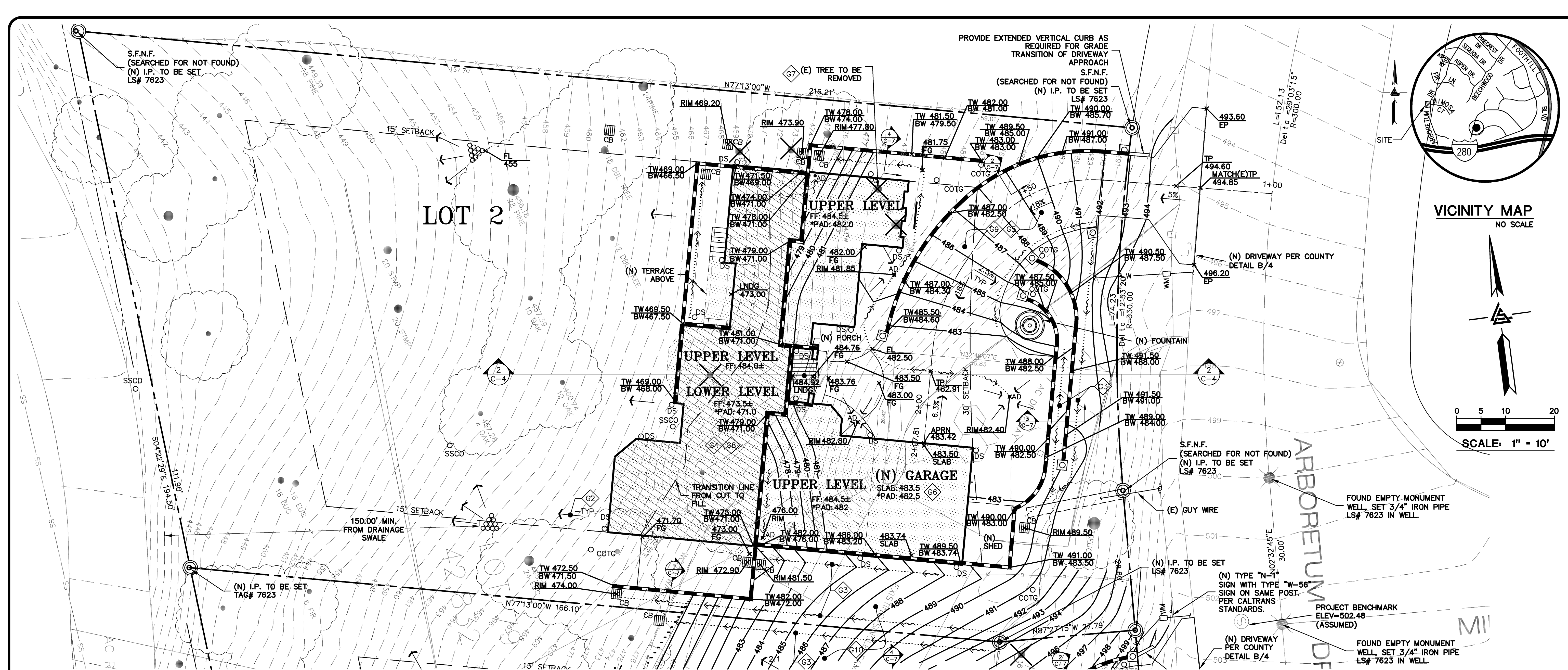
scale 1 INCH AT FULL SCALE, IF NOT 1 INCH THIS DRAWING HAS BEEN REPRODUCED (NOT TO SCALE SHOWN)

P.D. 12.20.22

A0.01

FILE: 22101_DRR1_cover.v2022

N:\projects\2022\856\20220778\dwg\20220778SITE.dwg | User: garcia | Date: 10/11/2022 10:10:10 AM | Project: 856 | Job: 20220778 | Title: 20220778.dwg | Path: N:\projects\2022\856\20220778\dwg\20220778.dwg
 Xrefs: N:\projects\2022\856\20220778\dwg\20220778.dwg | N:\projects\2022\856\20220778\dwg\20220778.dwg | N:\projects\2022\856\20220778\dwg\20220778.dwg



TOP OF WALL ELEVATION - RETAINING WALLS:

"TW" GRADES SHOWN ARE TO FINISH GRADE OF RETAINED EARTH. ACTUAL WALL HEIGHT SHALL BE EXTENDED WHERE APPROPRIATE TO PROVIDE CODE CLEARANCE FOR FRAMING. REFER TO STRUCTURAL PLANS FOR DETAILS.

- NOTES:**
- THIS PLAN AUTHORIZES THE REMOVAL OF ONLY THOSE TREES WITH TRUNK DIAMETERS LESS THAN 12 INCHES MEASURED 4.5 FEET ABOVE THE GROUND WHICH ARE SHOWN TO BE REMOVED. ANY OTHER SUCH TREES ARE NOT TO BE REMOVED UNLESS AN AMENDED PLAN IS APPROVED OR A SEPARATE TREE REMOVAL PERMIT IS OBTAINED FROM THE PLANNING OFFICE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT REMOVAL OF ADDITIONAL TREES HAS BEEN PERMITTED.
 - NOTIFY THE SOILS ENGINEER TWO (2) DAYS PRIOR TO COMMENCEMENT OF ANY GRADING WORK TO COORDINATE THE WORK IN THE FIELD WITH THE CONTRACTOR.
 - SUBMIT A CERTIFICATION FROM THE SOILS ENGINEER CERTIFYING THAT THE WORK WAS COMPLETED IN ACCORDANCE WITH THE RECOMMENDATIONS IN THE SOILS REPORT PRIOR TO RELEASE OF BOND.
 - OBTAIN AN ENCROACHMENT PERMIT FROM COUNTY OF SANTA CLARA TRANSPORTATION AGENCY FOR INSTALLATION OF COUNTY STANDARD DRIVEWAY APPROACHES.

FIRE PROTECTION NOTES:

PROVIDE 15 FT. MINIMUM VERTICAL CLEARANCE OVER ALL ACCESS ROADS AND DRIVEWAYS TO BUILDING SITE (REMOVE TREE LIMBS, ELECTRICAL WIRES OR STRUCTURES). WORK TO BE COMPLETED PRIOR TO RECORDING OF PARCEL MAP/ISSUANCE OF BUILDING PERMIT.

* BUILDING PAD NOTE:
ADJUST PAD LEVEL AS REQUIRED. REFER TO STRUCTURAL PLANS FOR SLAB SECTION TO ESTABLISH PAD LEVEL.

- SITE NOTES:**
- G1 CONTRACTOR SHALL OBTAIN THE PROPER PERMITS PRIOR TO ANY GRADING.
 - G2 SLOPE FINISHED GRADES A MINIMUM OF 4%, FOR AT LEAST THE FIVE FEET (5') FROM BUILDING PERIMETER. DIRECT SURFACE DRAINAGE RUNOFF TO DISPERSE ON-SITE.
 - G3 CONSTRUCT EARTHEN SWALES AT 2% TYP. (1% MIN.) & BERMS AS REQUIRED TO DIRECT FLOWS TO DAYLITE. SLOPE FINISHED GRADES TO DAYLITE, TO ACCOMMODATE POSITIVE DRAINAGE AND AVOID PONDING. FOR FLOW LINES GREATER THAN 5%, PROVIDE LINED DITCH - TYP.
 - G4 CONTRACTOR SHALL PROVIDE AND MAINTAIN APPROVED EROSION AND SEDIMENTATION CONTROL MEASURES DURING RAINY SEASON PER TOWN AND A.B.A.G. STANDARDS - REFER TO EROSION AND SEDIMENTATION CONTROL PLAN.
 - G5 PROVIDE 2% SLOPE ACROSS FLAT WORK AND/OR PAVING AND SLOPE TO DAYLITE. REFER TO ARCHITECT'S PLANS FOR PAVEMENT TYPE, LAYOUT, AND FINISH - TYP.
 - G6 SLOPE GARAGE SLAB @ 1% MIN. (1/8" PER FT.) TO PROVIDE POSITIVE DRAINAGE.
 - G7 REMOVE TREE AS REQUIRED, PROVIDE TREE PROTECTION TO ALL REMAINING TREES. - TYP
 - G8 REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION, INCLUDING BUT NOT LIMITED TO: ADDITIONAL UTILITY SERVICES, DIMENSION CONTROL, DEMOLITION, DETAILS, TREE PROTECTION MEASURES, AND LANDSCAPING.
 - G9 (N) DRIVEWAY SHALL BE 4" CONCRETE WITH #3 BARS @ 16" O.C.E.W. OVER 6" AB (COMPACTED AT 95%) OVER COMPACTED SUBGRADE (COMPACTED AT 95%). BRUSH FINISH DRIVEWAY.
 - G10 DEMOLISH AND REMOVE THE (E) DRIVEWAY, (E) BROKEN FOUNDATION, AND (E) WALLS AND PIPES THAT ARE TO BE REPLACED BY THE SITE DEVELOPMENT - TYP
 - G11 RETAINING WALLS TO BE CONSTRUCTED UNDER SEPARATE BUILDING PERMIT.

GENERAL NOTES

- THIS GRADING AND DRAINAGE PLAN IS SUPPLEMENTAL TO:
- TOPOGRAPHIC INFORMATION PROVIDED BY DUNBAR & CRAIG LICENSED LAND SURVEYORS, DATED JANUARY 1999, ENTITLED: "TOPOGRAPHIC MAP" LOT 79, TRACT NO. 856 UNIT NO. 3 SUPPLEMENTAL INFORMATION PROVIDED BY LEA AND SUNG ENGINEERING, INC. JOB# 2020277
 - ARCHITECTURAL SITE PLAN BY STOTLER DESIGN ARCHITECTURE, DATED 10-29-1999, ENTITLED: "PROPOSED NEW HOUSE" 5800 ARBORETUM DRIVE LOS ALTOS, CALIFORNIA

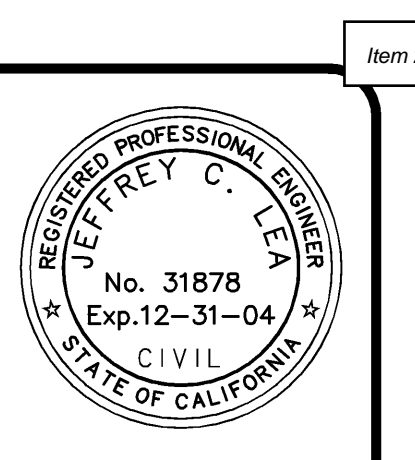
THE CONTRACTOR SHALL REFER TO THE ABOVE NOTED SURVEY AND PLAN, AND SHALL VERIFY BOTH EXISTING AND PROPOSED ITEMS ACCORDING TO THEM.

ESTIMATED EARTHWORK QUANTITIES LOT 2

CUT	850 C.Y.
FILL	290 C.Y.
TOTAL EXPORT	560 C.Y.

CONTRACTOR TO VERIFY QUANTITIES

APPROVED FOR ISSUANCE
REFER TO ENCROACHMENT AND/OR CONSTRUCTION PERMIT AND PLAN COVER SHEET FOR SPECIAL CONDITIONS AND PERMIT NUMBERS.



LEA & SUNG ENGINEERING, INC.
 CIVIL ENGINEERS • LAND SURVEYORS
 2495 INDUSTRIAL PARKWAY WEST
 HAYWARD, CALIFORNIA 94545
 (510) 887-4086
 FAX (510) 887-3019

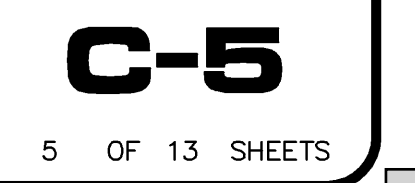
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 5800 ARBORETUM DR.
 LOS ALTOS, CA**

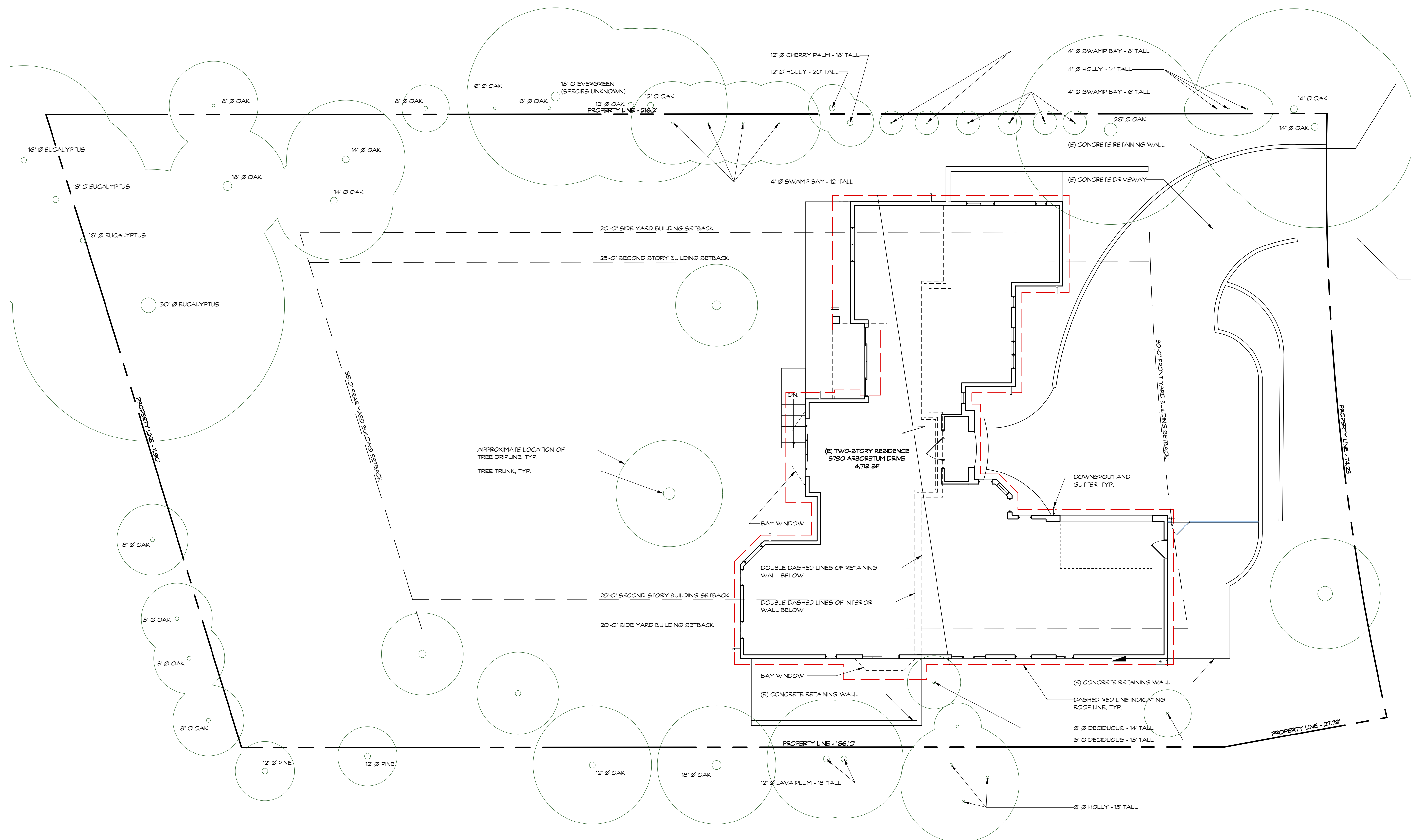
SANTA CLARA COUNTY
 APN: 342-04-018

**GRADING &
 DRAINAGE PLAN
 FOR LOT 2**

PLAN CHECK	8-1-03	PC
PLAN CHECK	7-21-03	PC
PLAN CHECK	6-20-03	PC
FINAL CONDITIONS	6-5-03	PC
ARCH. REVISION	1-15-02	PC
REVISIONS	BY	

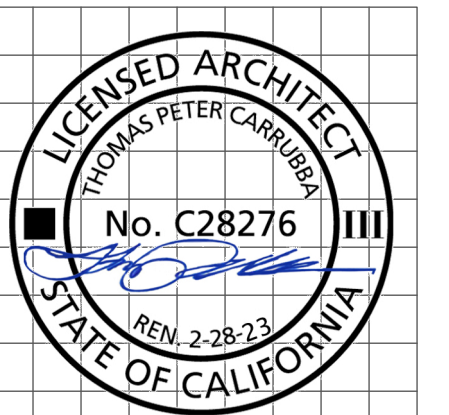
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 DRAWN BY: MYC
 SHEET NO:





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revision	date
1	12/16/22

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EXISTING SITE PLAN

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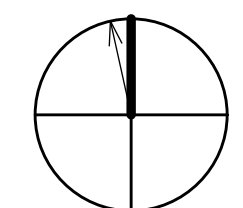
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EC1

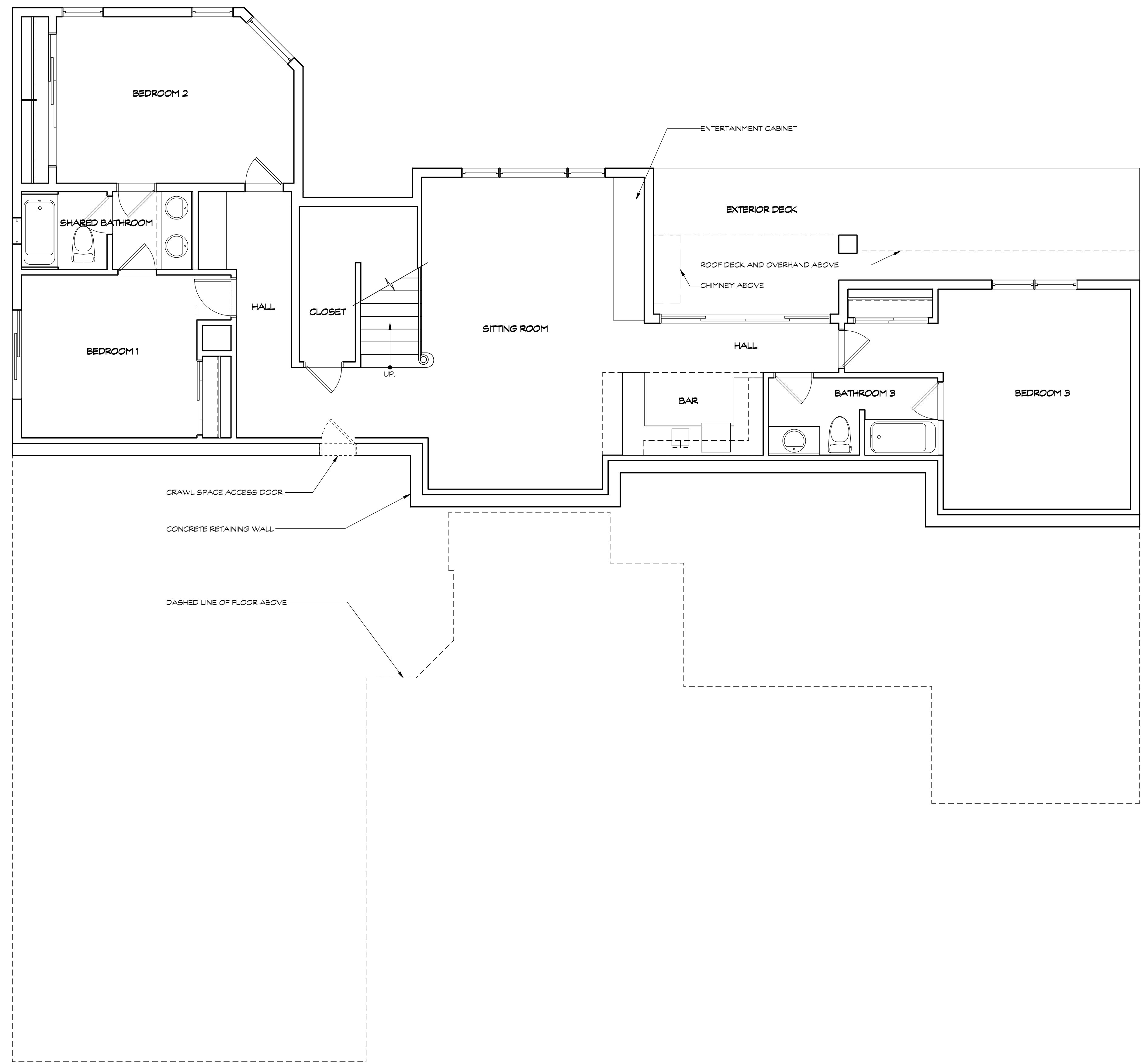
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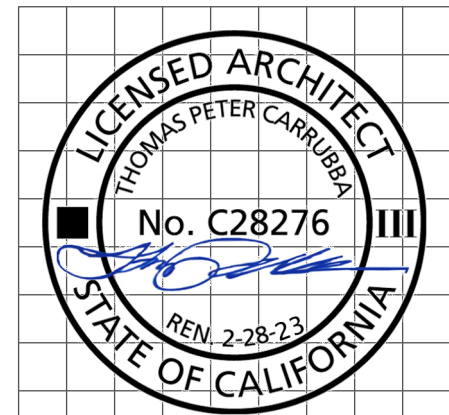
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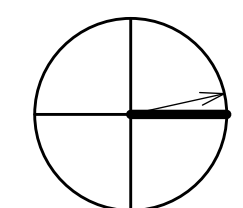
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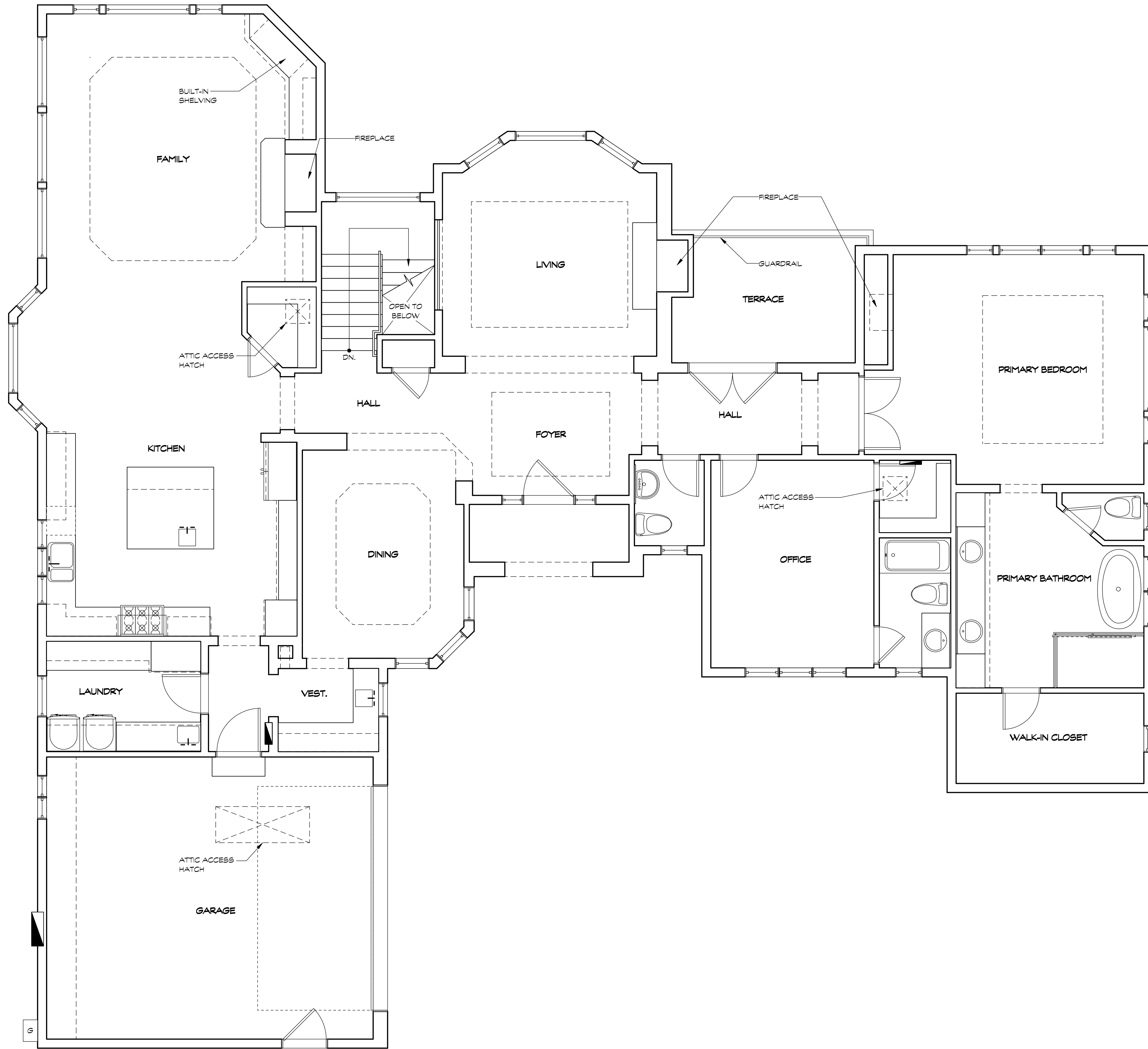
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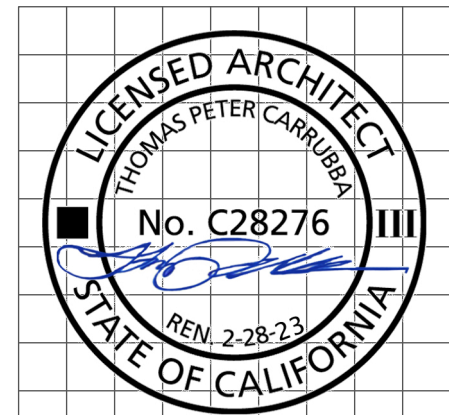
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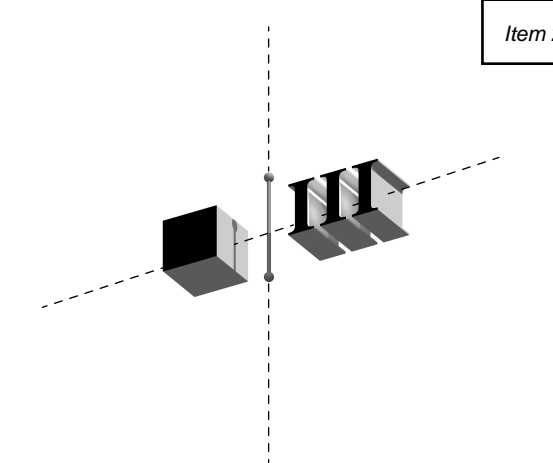
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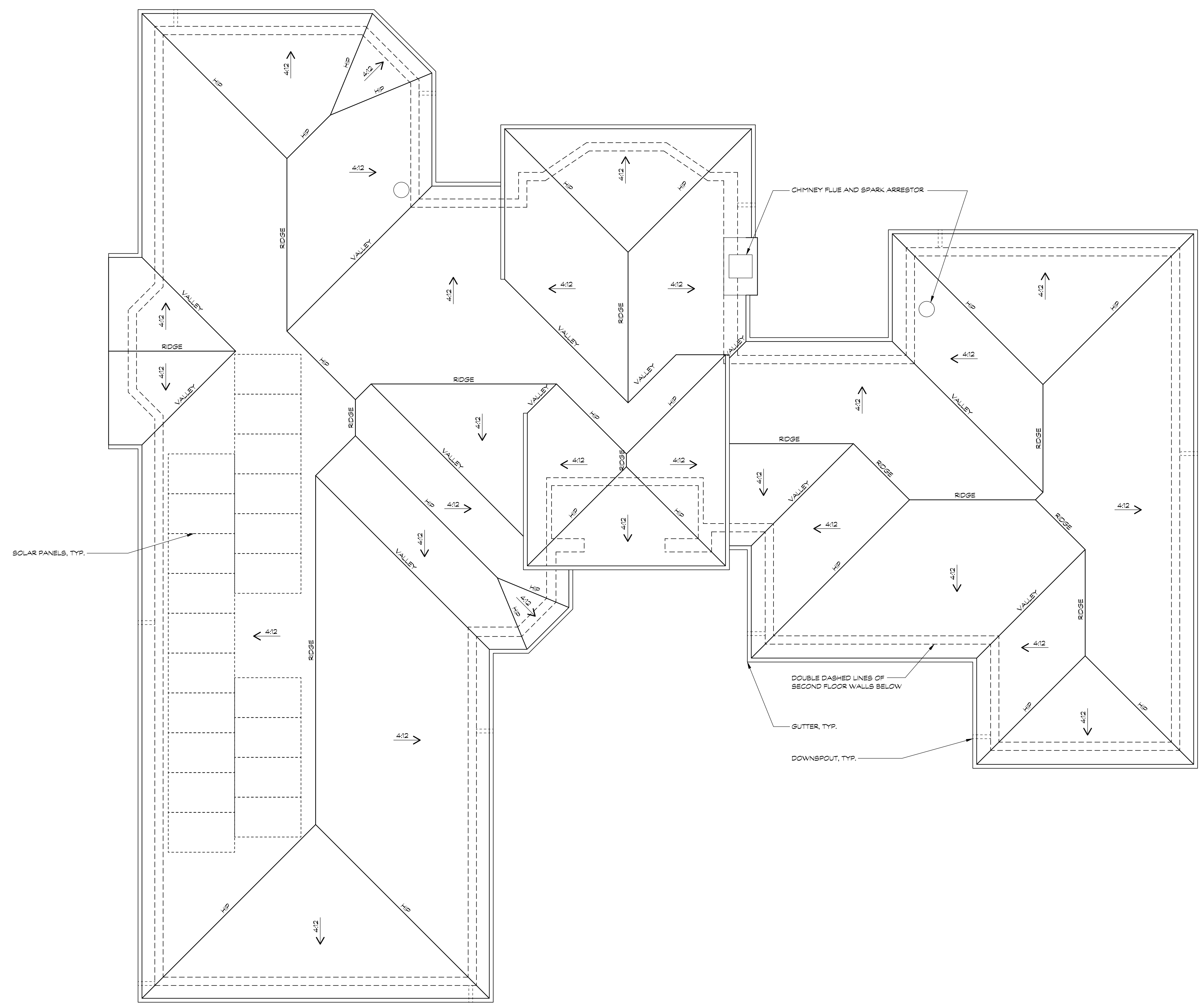
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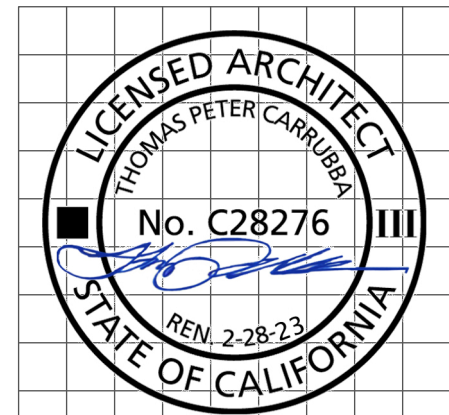
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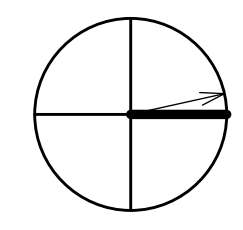
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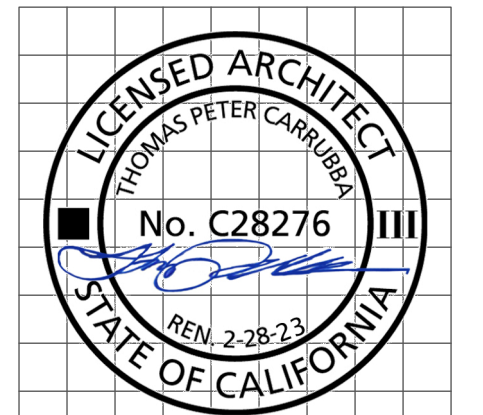
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EXISTING EXTERIOR ELEVATIONS

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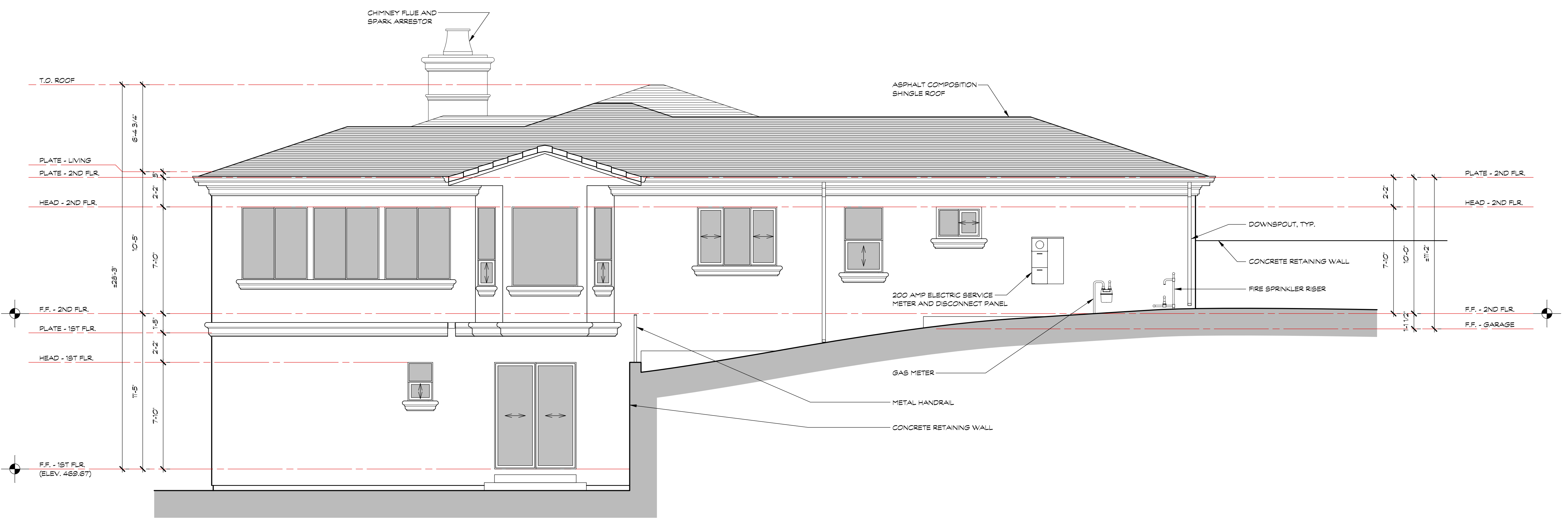
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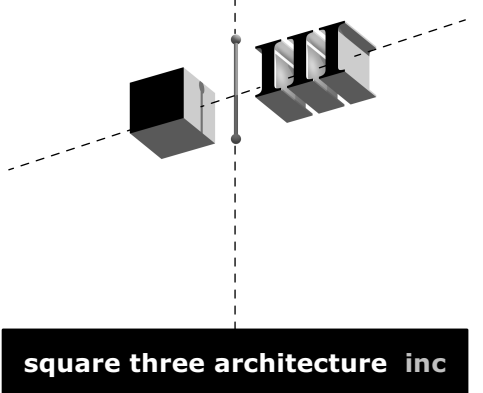
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EXISTING REAR (WEST) EXTERIOR ELEVATION 1/4" 1



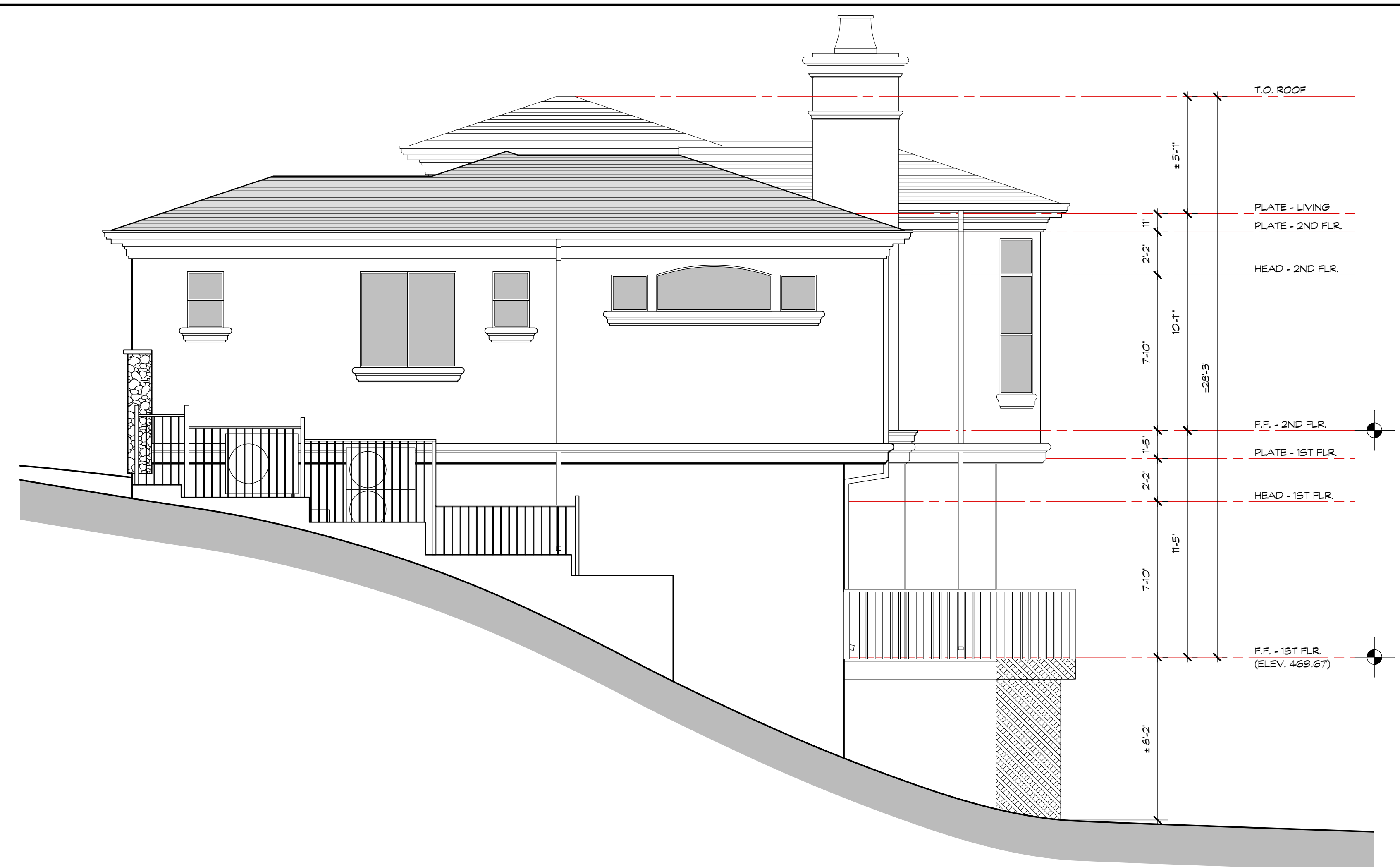
EXISTING SIDE (SOUTH) EXTERIOR ELEVATION 1/4" 2



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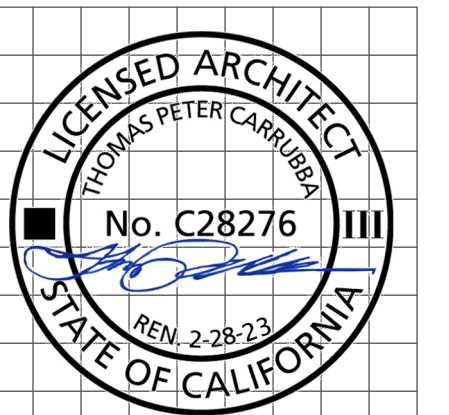
EXISTING FRONT (EAST) EXTERIOR ELEVATION 1/4" 1



EXISTING SIDE (NORTH) EXTERIOR ELEVATION 1/4" 2

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EXISTING EXTERIOR ELEVATIONS

date 12.20.22
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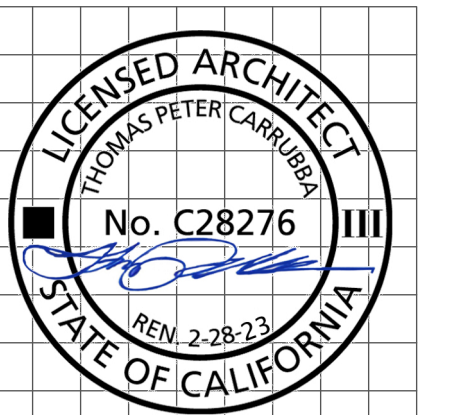
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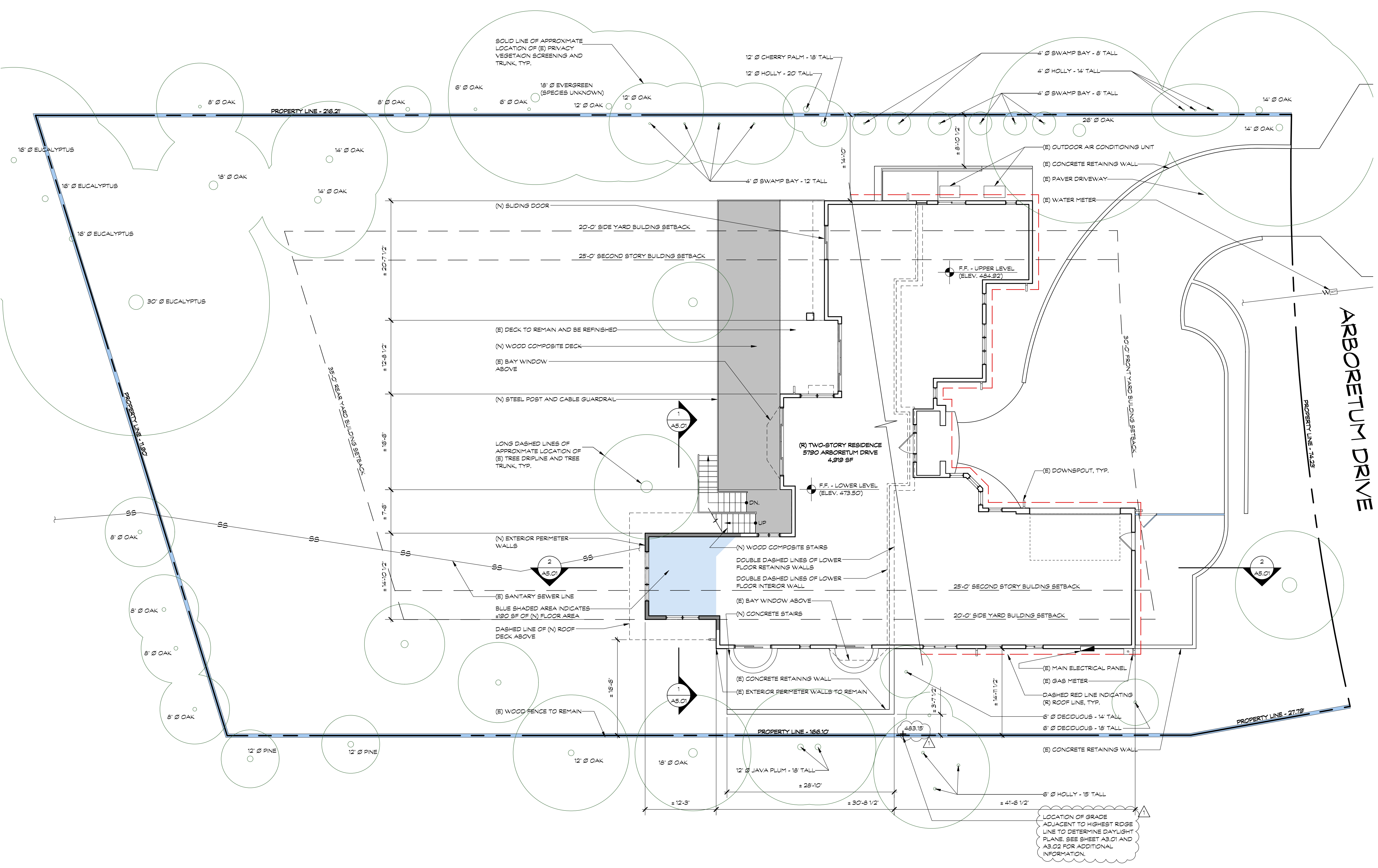
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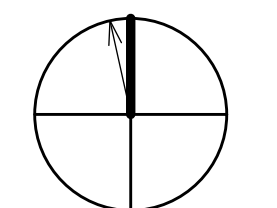
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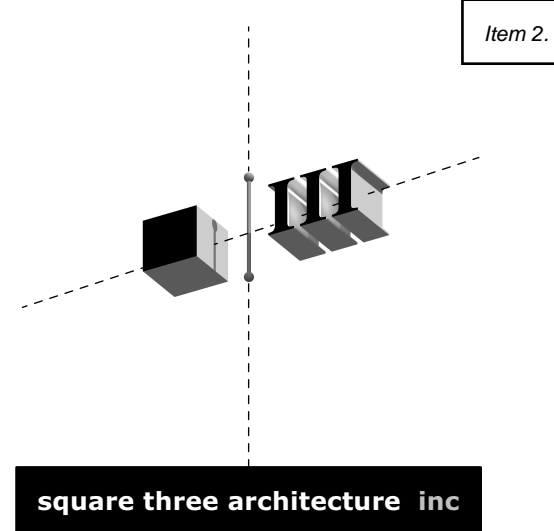
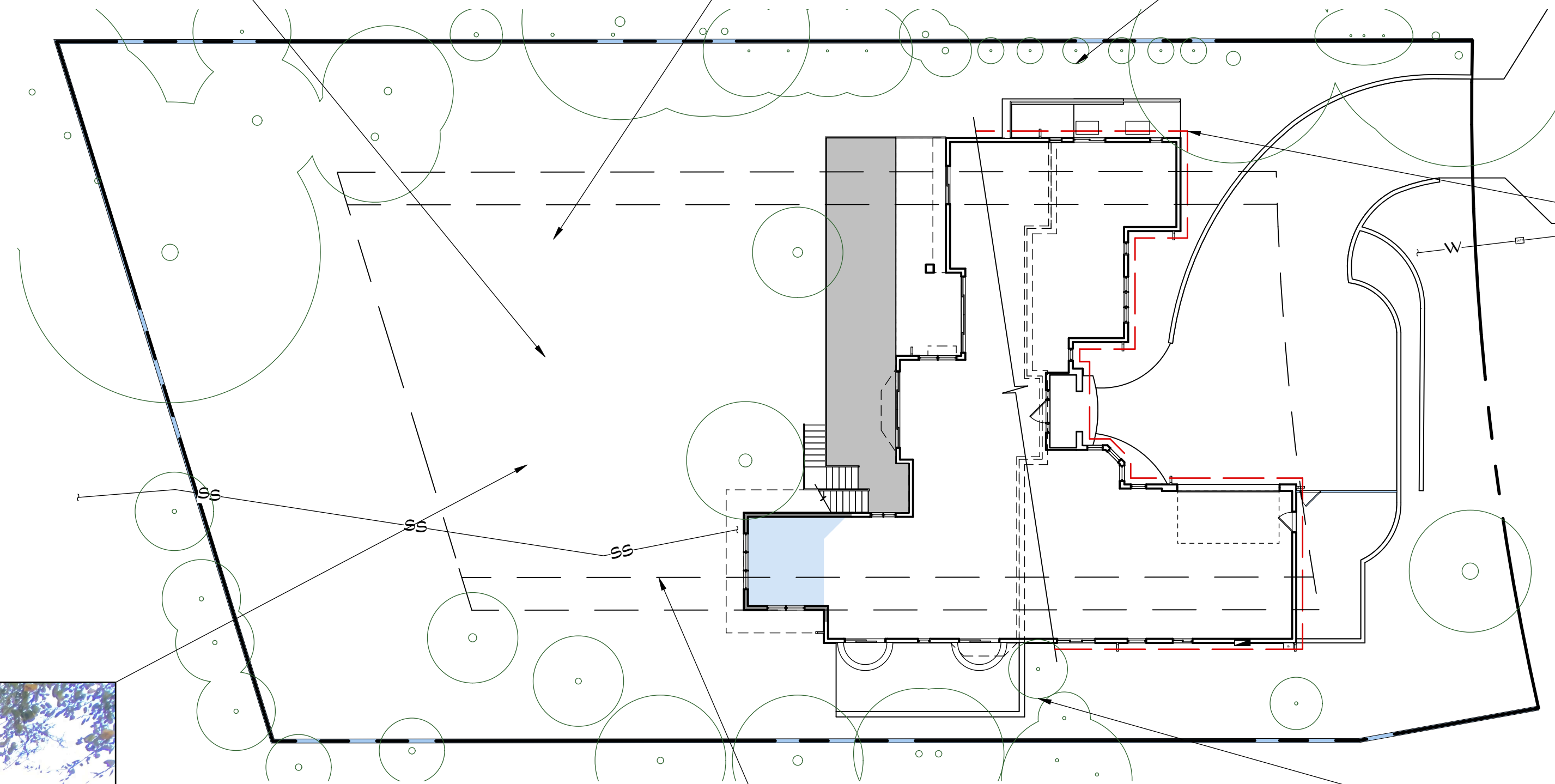
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A1.01



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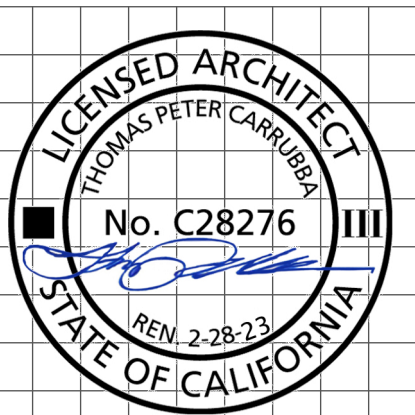




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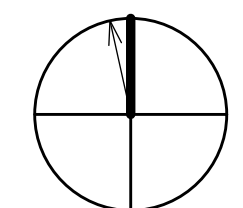
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X INDICATES TREES THAT WERE
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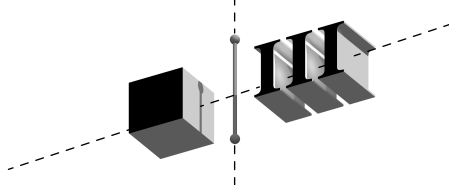


PROPOSED SITE PLAN

1/8" 1

P.D. 12.20.22
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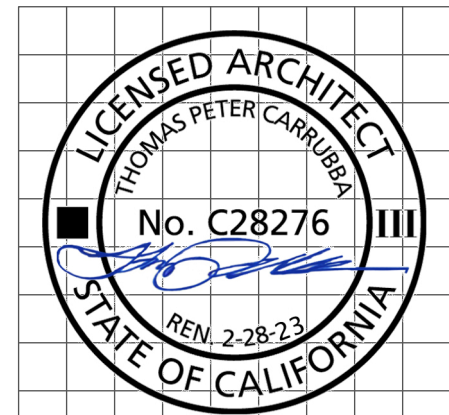
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PROPOSED PERSPECTIVE
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A1.03



EYE LEVEL 1 PERSPECTIVE - EXISTING

4



EYE LEVEL 1 PERSPECTIVE - PROPOSED

1



BIRD'S EYE 1 PERSPECTIVE - EXISTING

5



BIRD'S EYE 1 PERSPECTIVE - PROPOSED

2



BIRD'S EYE 2 PERSPECTIVE - EXISTING

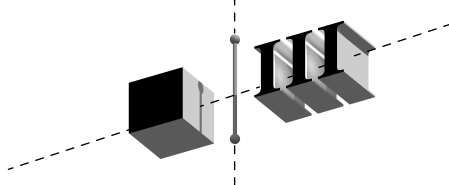
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BIRD'S EYE 2 PERSPECTIVE - PROPOSED

3

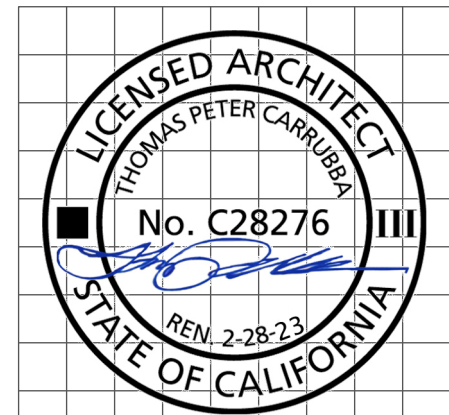
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BIRD'S EYE 3 PERSPECTIVE - EXISTING



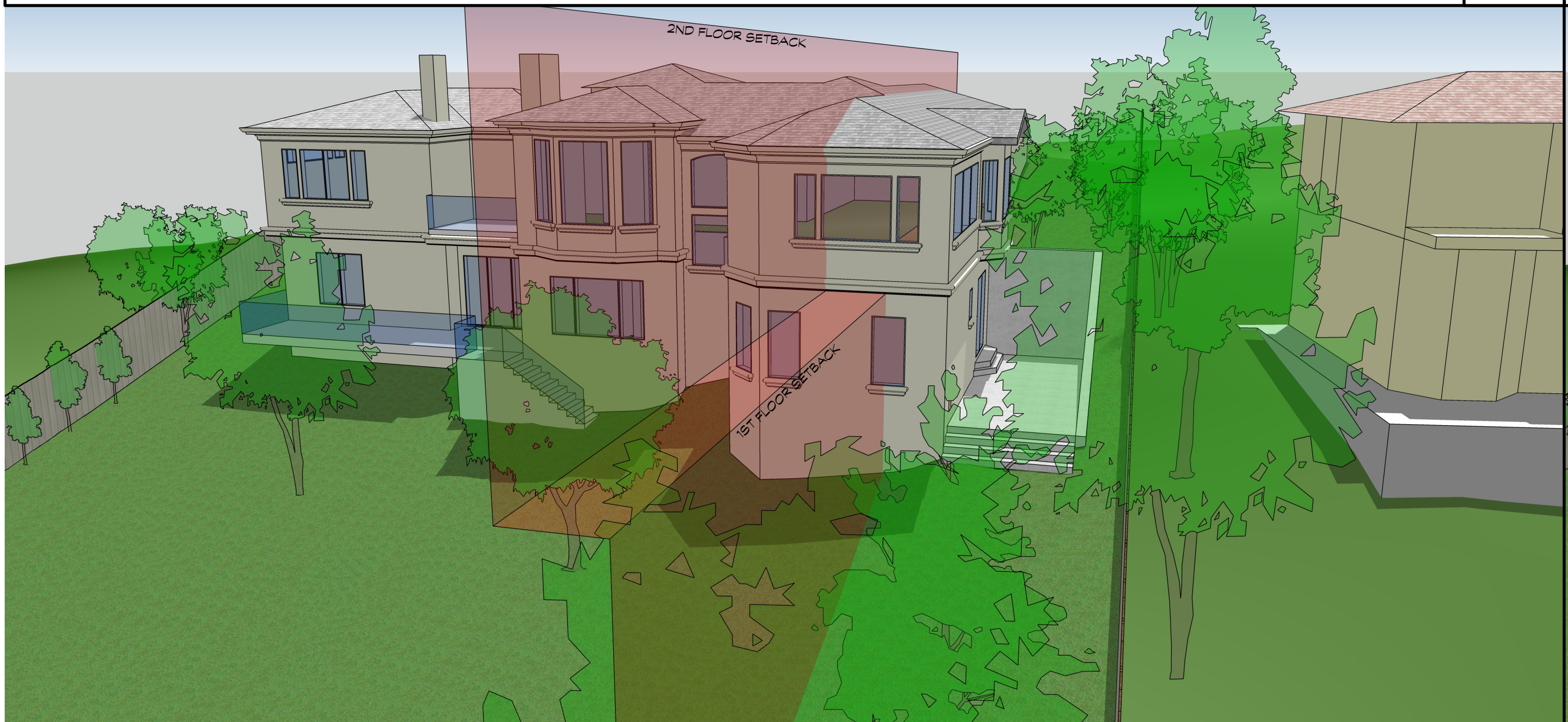
BIRD'S EYE 3 PERSPECTIVE - PROPOSED



PERSPECTIVE 1 - EXISTING W/ SETBACKS



PERSPECTIVE 1 - PROPOSED W/ SETBACKS

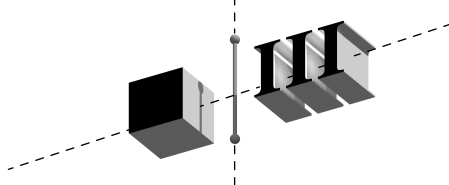


PERSPECTIVE 2 - EXISTING W/ SETBACKS



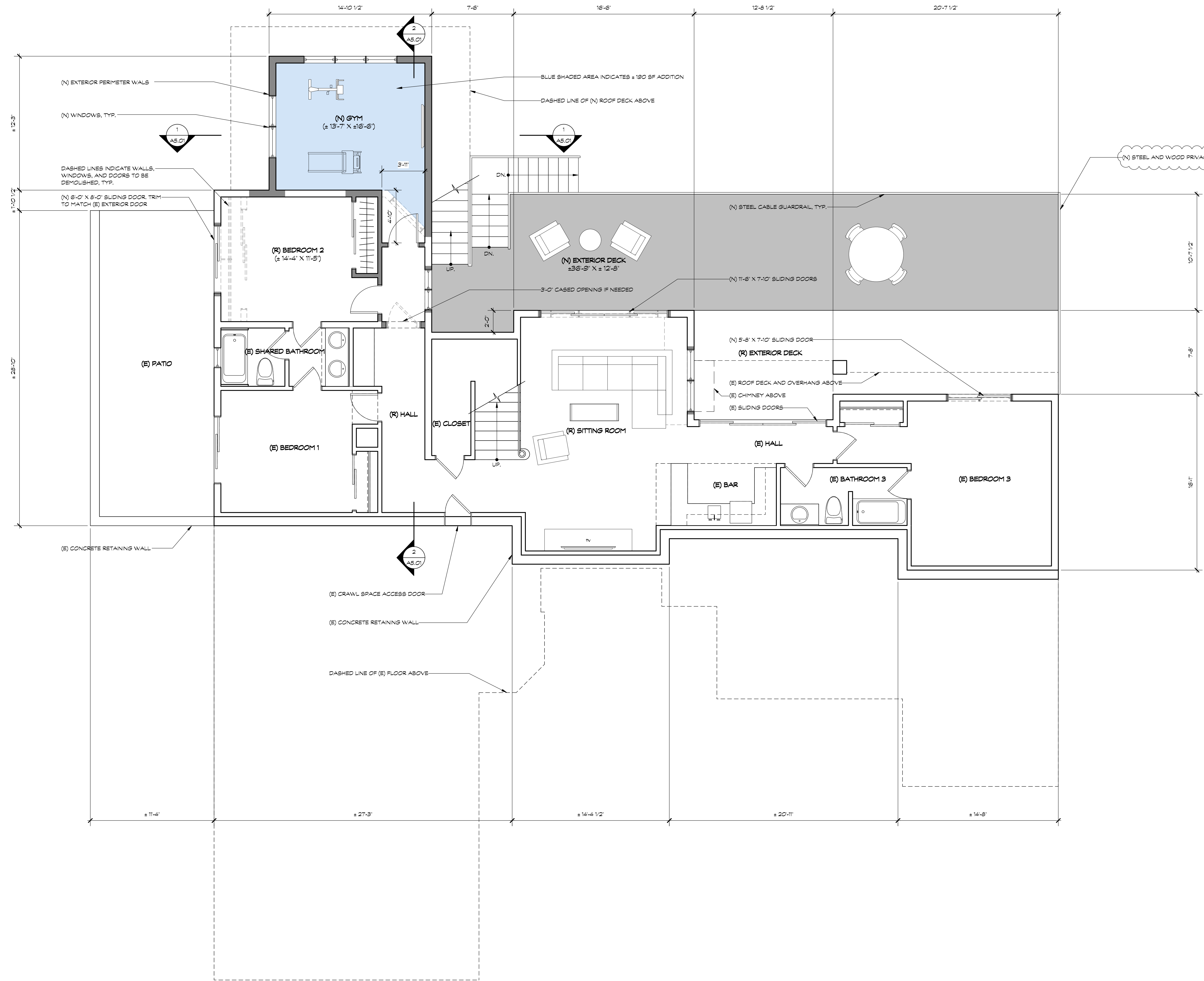
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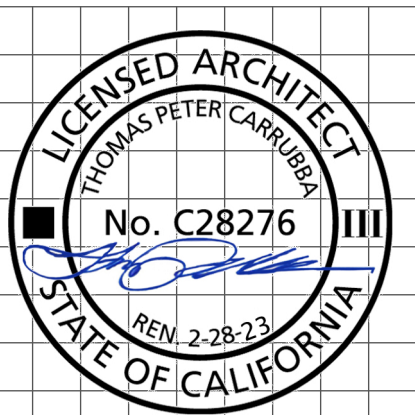
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PROPOSED LOWER FLOOR PLAN

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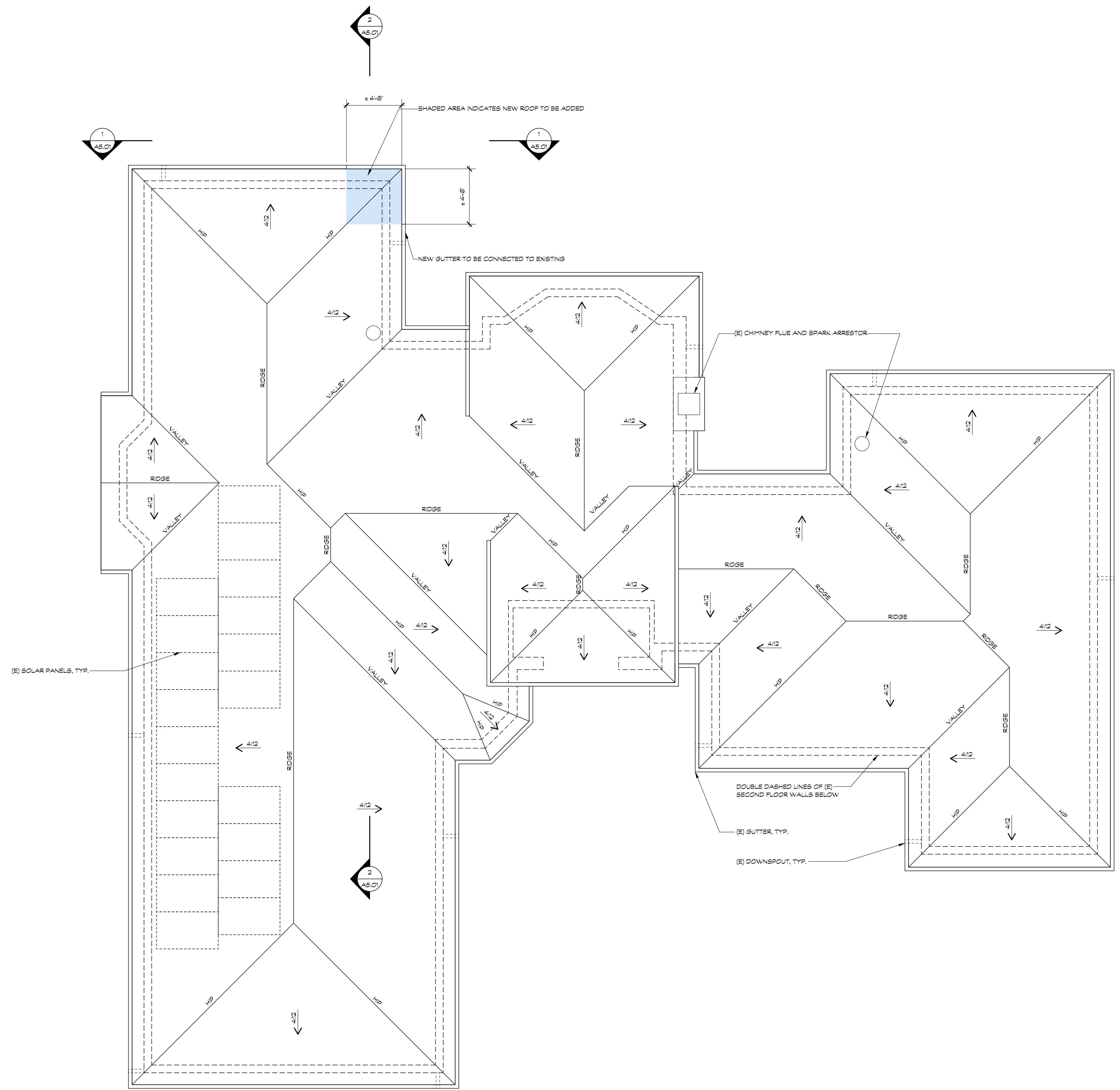
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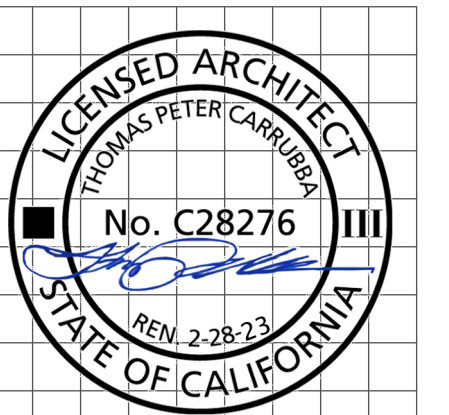
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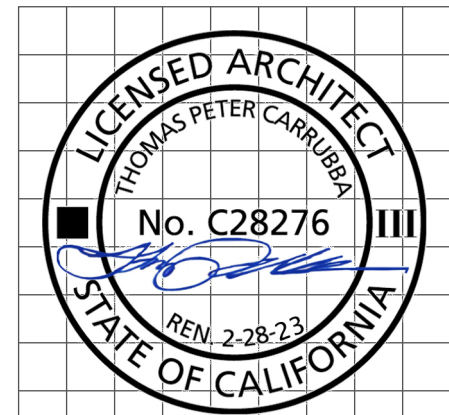
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FLOOR AREA COVERAGE AND CALCULATION DIAGRAM

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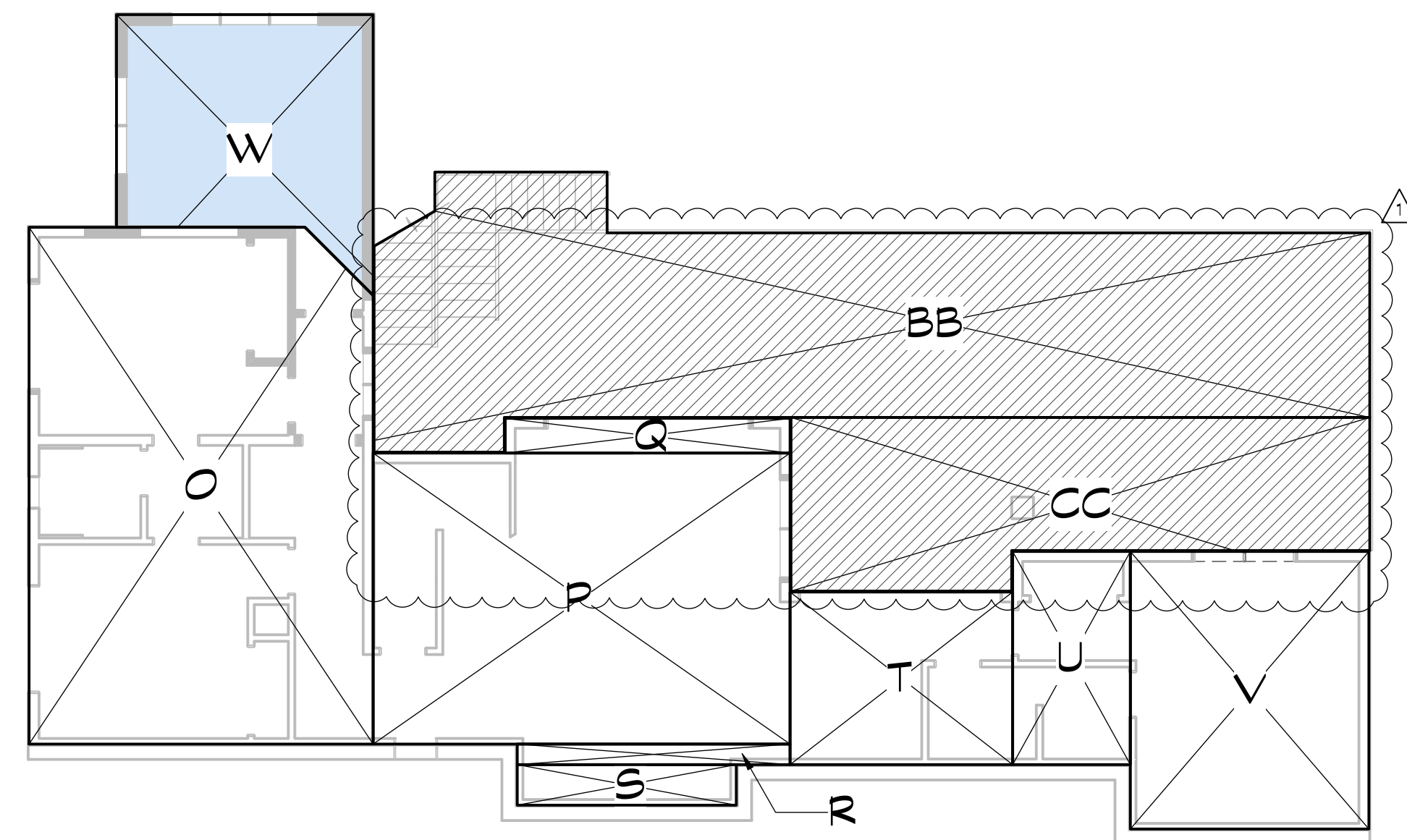
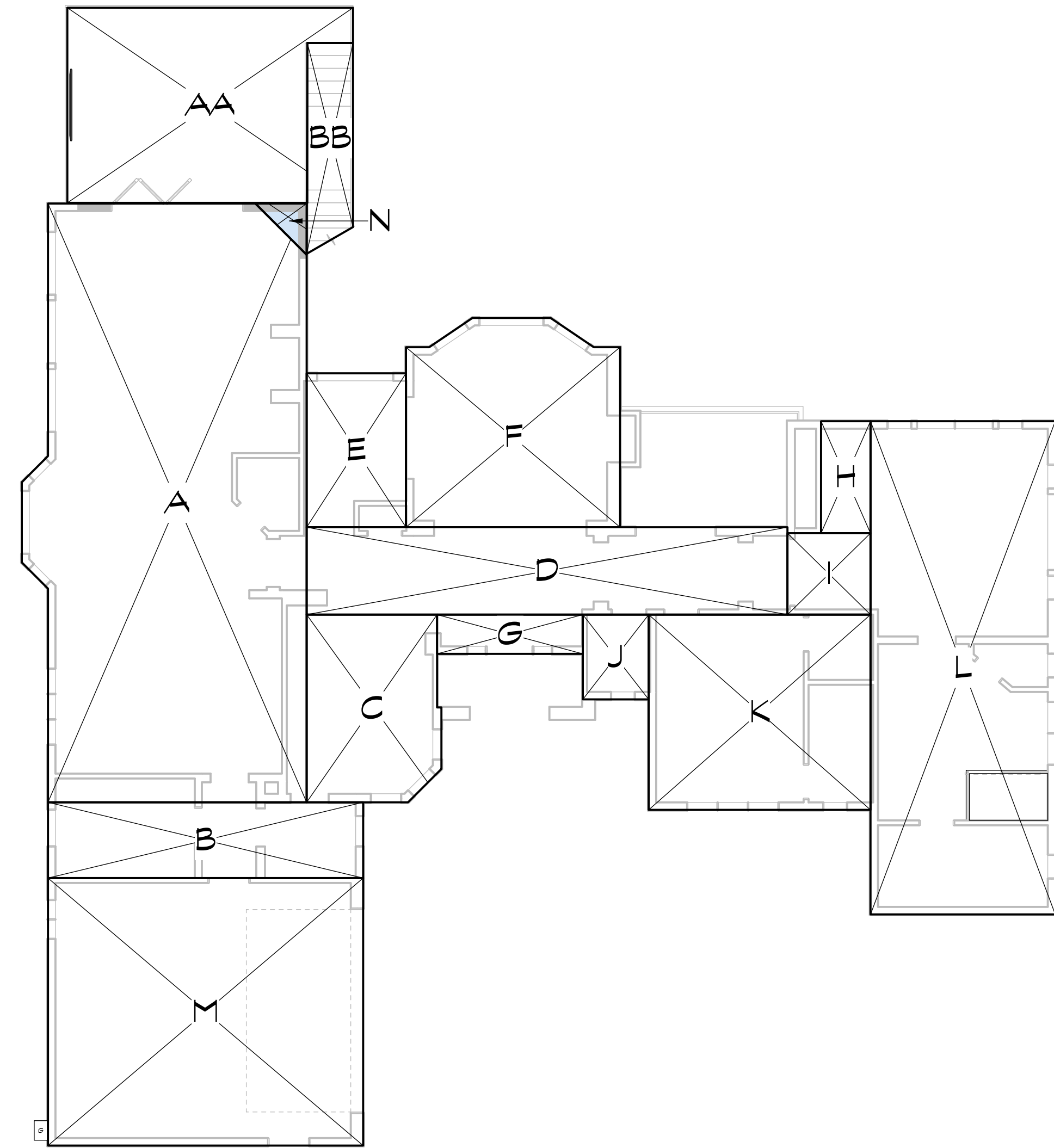
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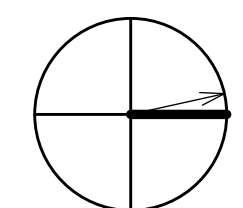
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FILE: 22101_DRR_sht_plans_v2022



UPPER FLOOR AREA		
SECTION	DIMENSION	AREA
A	± 21'-10" x ± 45'-10"	916.7 SF
B	24'-2" x 5'-10"	140 SF
C	± 10'-4" x ± 14'-5"	142.6 SF
D	36'-10" x 6'-8"	246.4 SF
E	7'-7" x 11'-9"	89.6 SF
F	± 16'-5" x ± 16'-0"	246.8 SF
G	11'-2" x 3'-0"	33.5 SF
H	3'-9" x 8'-7"	32.5 SF
I	6'-4" x 6'-3"	39.7 SF
J	5'-0" x 6'-6"	32.7 SF
K	17'-0" x 14'-11"	253.9 SF
L	14'-2" x 13'-9"	534.2 SF
M	24'-2" x 20'-6"	494.3 SF
TOTAL EXISTING UPPER FLOOR AREA = 2,708.6 SF		
GARAGE FLOOR AREA (M) = 494.3 SF		
LOWER FLOOR AREA		
SECTION	DIMENSION	AREA
O	19'-10" x 29'-9"	581.6 SF
P	24'-0" x 16'-9"	402.1 SF
Q	16'-5" x 2'-0"	32.8 SF
R	15'-8" x 1'-2"	18.6 SF
S	12'-7" x 2'-4"	29.4 SF
T	12'-10" x 9'-11"	127.3 SF
U	6'-9" x 12'-3"	83.2 SF
V	13'-9" x 15'-12"	219.4 SF
TOTAL EXISTING LOWER FLOOR AREA = 1,494.5 SF		
PROPOSED FLOOR AREA		
SECTION	DIMENSION	AREA
N	± 3'-11" x ± 3'-11"	7.7 SF
W	± 14'-9" x ± 16'-2"	188.6 SF
PROPOSED FLOOR AREA (N+W) = 196.3 SF		
TOTAL FLOOR AREA = 4,893.7 SF		
DECK FLOOR AREA*		
AA	± 21'-11" x ± 14'-11"	284 SF
BB	± 57'-4" x ± 12'-8"	713 SF
CC	± 33'-4" x ± 10'-0"	285.1 SF
TOTAL DECK AREA (O+Y+Z) = 1,282.1 SF		
*HATCHED AREA INDICATING AREA COUNTED FOR SITE COVERAGE. SEE PROJECT TABULATION 4/AO.01 FOR ADDITIONAL INFO		

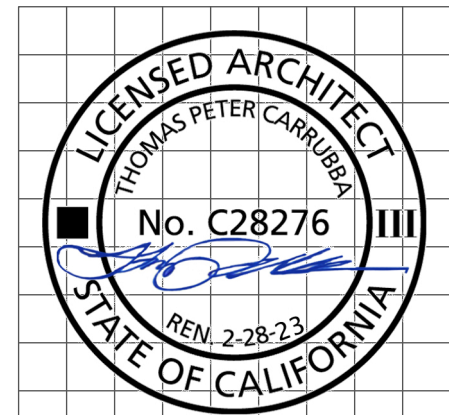
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1 R. COMMENTS 12/16/22

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PROPOSED EXTERIOR ELEVATIONS

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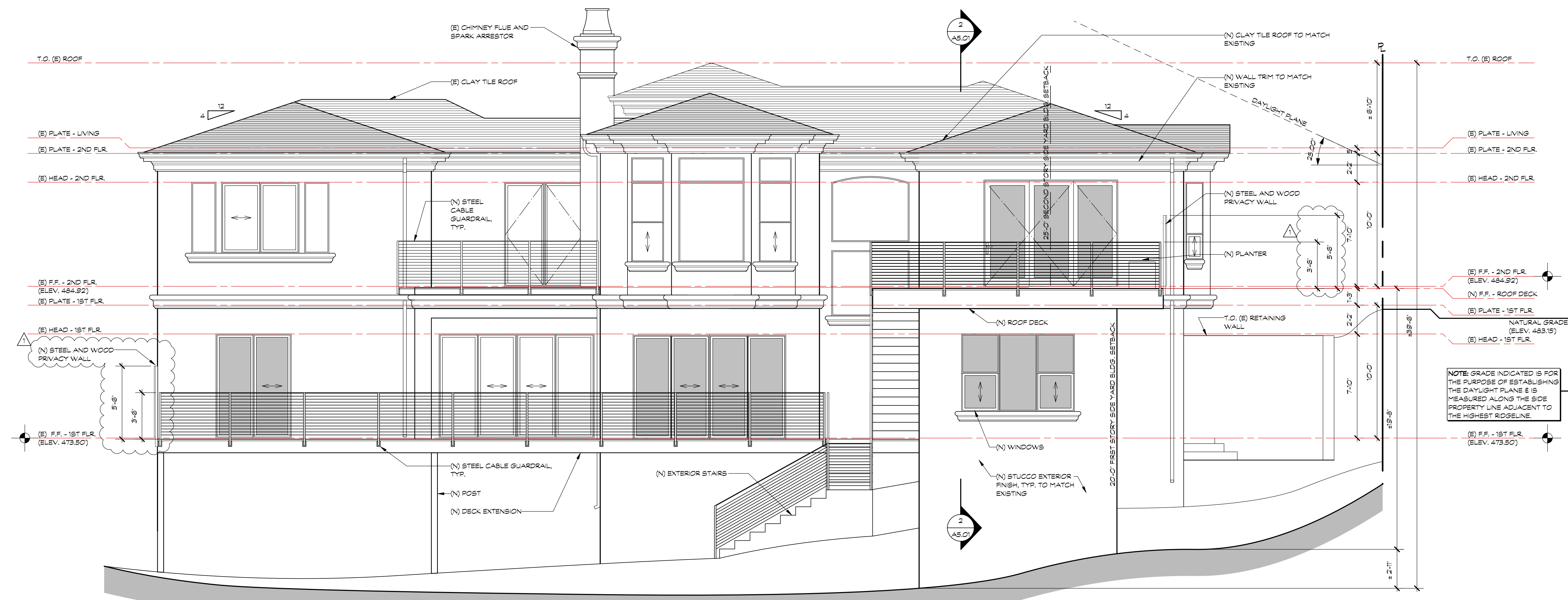
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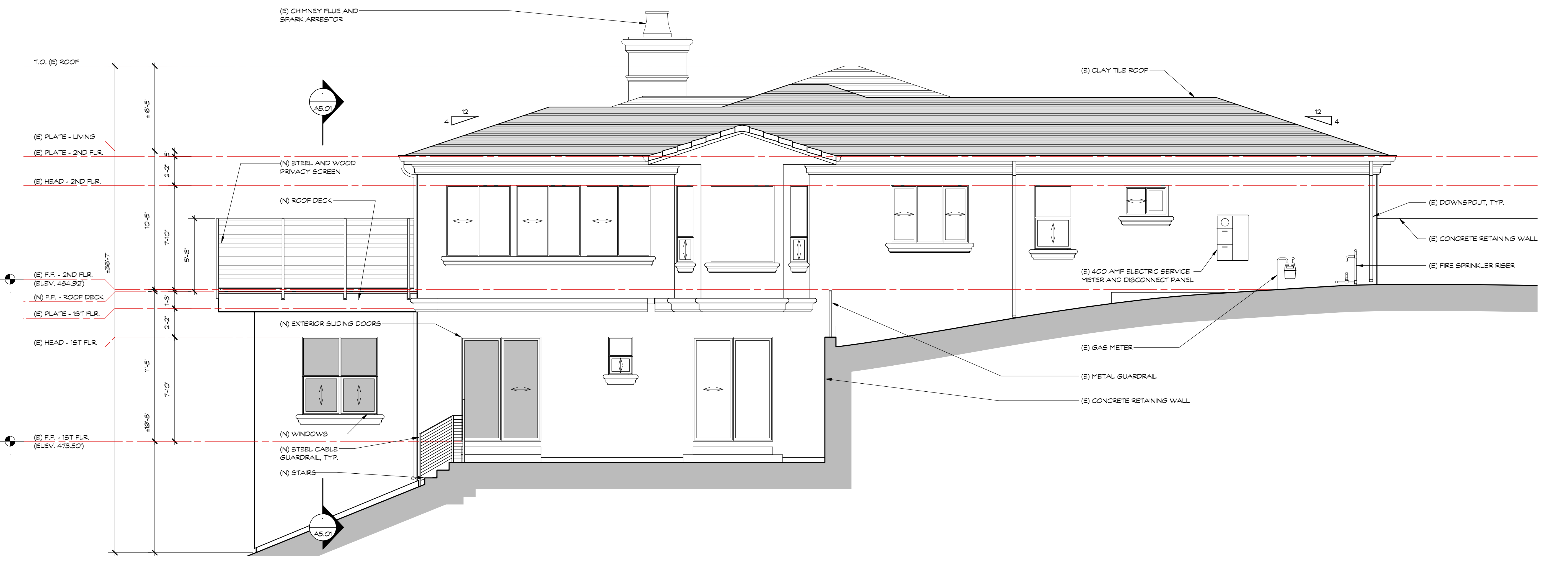
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A3.01

FILE: 22101_DRR1_elevs.sectrs.v2022



PROPOSED REAR (WEST) EXTERIOR ELEVATION 1/4" 1



PROPOSED SIDE (SOUTH) EXTERIOR ELEVATION 1/4" 2

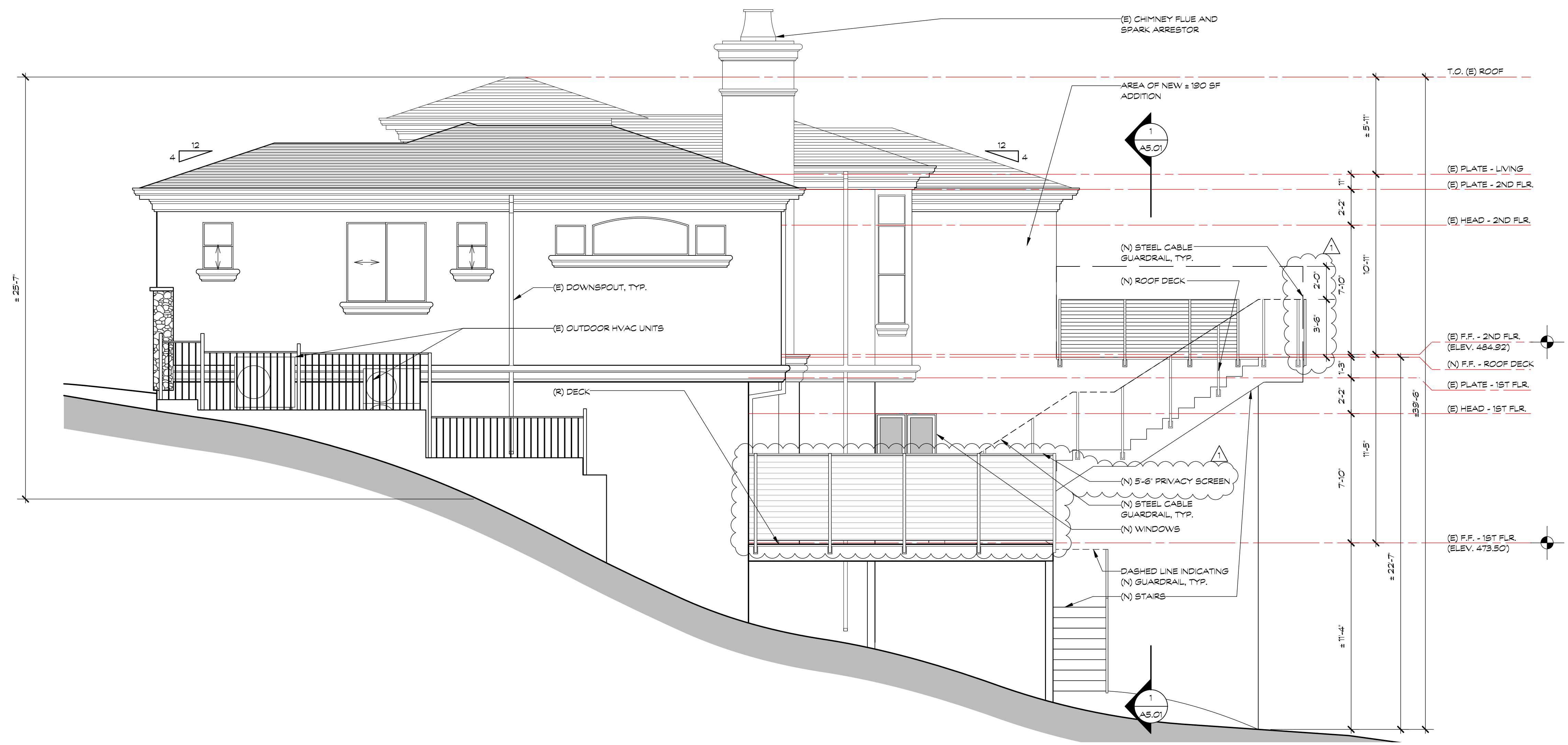
DESIGN APPROVAL SET - NOT FOR CONSTRUCTION

square three architecture inc.

900 high street suite 3
palo alto, ca 94301
650 • 326 • 3860



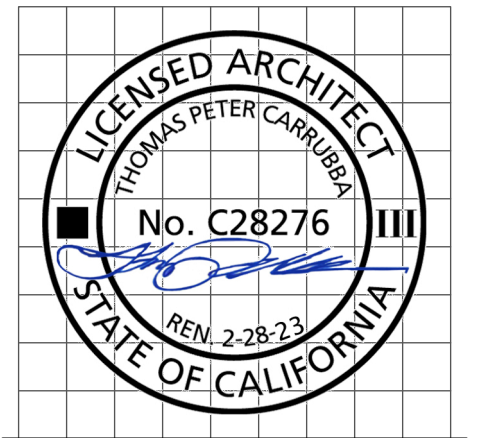
PROPOSED FRONT (EAST) EXTERIOR ELEVATION - NO NEW WORK PROPOSED 1/4" 1



PROPOSED SIDE (NORTH) EXTERIOR ELEVATION 1/4" 2

DESIGN APPROVAL SET - NOT FOR CONSTRUCTION

A REMODEL/ADDITION FOR:
EWAYS FAMILY
5790 ARBORETUM DRIVE
LOS ALTOS, CA 94024



revision	date

sheet title
PROPOSED EXTERIOR ELEVATIONS
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date 12.20.22

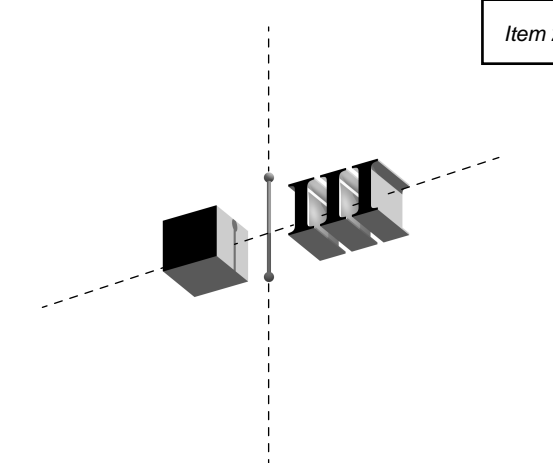
job no. 22101

scale
1 INCH AT FULL SCALE, IF NOT 1 INCH
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P.D. 12.20.22

A3.02

FILE: 22101_DRR1_elevs.sectrs.v2022



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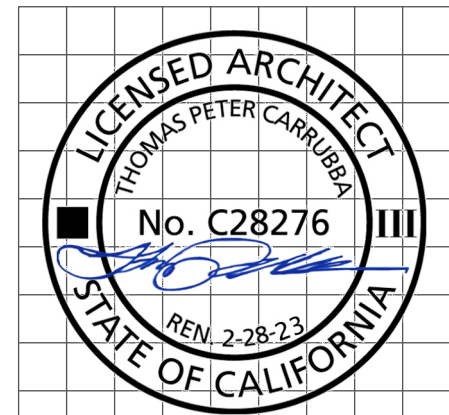
EXISTING VIEW TO WEST FROM EXISTING LOWER FLOOR DECK (SAME VANTAGE POINT AS NEW DECK AREA) 1/4" 1



EXISTING VIEW TO SOUTH WEST FROM UPPER FLOOR WINDOW (SAME VANTAGE POINT AS NEW ROOF DECK) 1/4" 2

DESIGN APPROVAL SET - NOT FOR CONSTRUCTION

A REMODEL/ADDITION FOR:
EWAYS FAMILY
5790 ARBORETUM DRIVE
LOS ALTOS, CA 94024



revision	date

sheet title

EXISTING EXTERIOR VIEWS
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A3.03

FILE: 22101_DRR1_elevs.sectrs.v2022

