



DATE: July 6, 2022

AGENDA ITEM # 2

TO: Design Review Commission
FROM: Jia Liu, Associate Planner
SUBJECT: SC22-0021 – 2161 Via Escalera

RECOMMENDATION:

Approve design review application SC22-0021 subject to the listed findings and conditions

PROJECT DESCRIPTION

This is a design review application for modifications to existing second-story windows along the front elevation of an existing two-story residence at 2161 Via Escalera.

BACKGROUND

On March 30, 1962, Building Permit (#A 7024) was issued for the construction of a two-story single-family residence located at 2161 Via Escalera. The permit record is attached to this staff report in Attachment C. According to the permit record, the existing house appears to be a conforming residence subject to the current setback and height requirements.

DISCUSSION

Design Review

The application proposes to remodel an existing bathroom at the existing second story. Due to the reorientation of the bathroom shower and countertops, new windows and adjustments to the existing windows are proposed due the remodeling. All the new and modified windows are located along the front elevation.

Procedurally, the Community Development Director typically acts on minor exterior remodeling, including alterations to window styles, adding new windows on the first story, and modifications to the texture and color of the existing house. Since the additional window glazing on the second story could potentially have privacy impacts, the review was referred to Design Review Commission.

According to the Residential Design Guidelines, house modifications should be designed consistent with the original house design. Due to the new windows maintaining a consistent size and style as the original windows, the proposed alterations maintain the composition of the building's architecture. Overall, the proposed exterior window modifications do not create an abrupt change and is integrated into the existing design.

Privacy

The new windows and adjustment of the existing windows will occur at the second story along the front elevation with the same window height. As the subject house features a similar front setback compared to the neighboring homes, the line of sight from the modified windows will be limited to the front yard and should not create any privacy invasion to the side and rear yards of the neighboring properties.

ENVIRONMENTAL REVIEW

This project is categorically exempt from environmental review under Section 15301 of the Environmental Quality Act because it involves exterior alterations to an existing structure.

Cc: Dominique Price, Applicant
Susan Stick and Corey Stick, Owner

Attachments:

- A. Vicinity and Public Notification Maps
- B. Building Permit (#A 7024) Record

FINDINGS

SC22-0021 – 2161 Via Escalera

With regard to window modifications proposed for the existing two-story house, the Design Review Commission finds the following in accordance with Section 14.76.060 of the Municipal Code:

- a. The proposed alteration complies with all provision of this chapter;
- b. The height, elevations, and placement on the site of the existing structure with the proposed alteration, 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 existing structure with the proposed alteration 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 existing structure with the proposed alteration has been designed to follow the natural contours of the site with minimal grading, minimum impervious cover, and maximum erosion protection.

CONDITIONS

SC22-0021 – 2161 Via Escalera

GENERAL

1. Expiration

The Design Review Approval will expire on July 6, 2024 unless prior to the date of expiration, a building permit is issued, or an extension is granted pursuant to Section 14.76.090 of the Zoning Code.

2. Approved Plans

The approval is based on the plans and materials received on received on June 16, 2022, except as may be modified by these conditions.

3. Indemnity and Hold Harmless

The applicant/owner agrees to indemnify, defend, protect, and hold the City harmless from all costs and expenses, including attorney's fees, incurred by the City or held to be the liability of the City in connection with the City's defense of its actions in any proceedings brought in any State or Federal Court, challenging any of the City's action with respect to the applicant's project. The City may withhold final maps and/or permits, including temporary or final occupancy permits, for failure to pay all costs and expenses, including attorney's fees, incurred by the City in connection with the City's defense of its actions.

INCLUDED WITH BUILDING PERMIT SUBMITTAL

4. Conditions of Approval

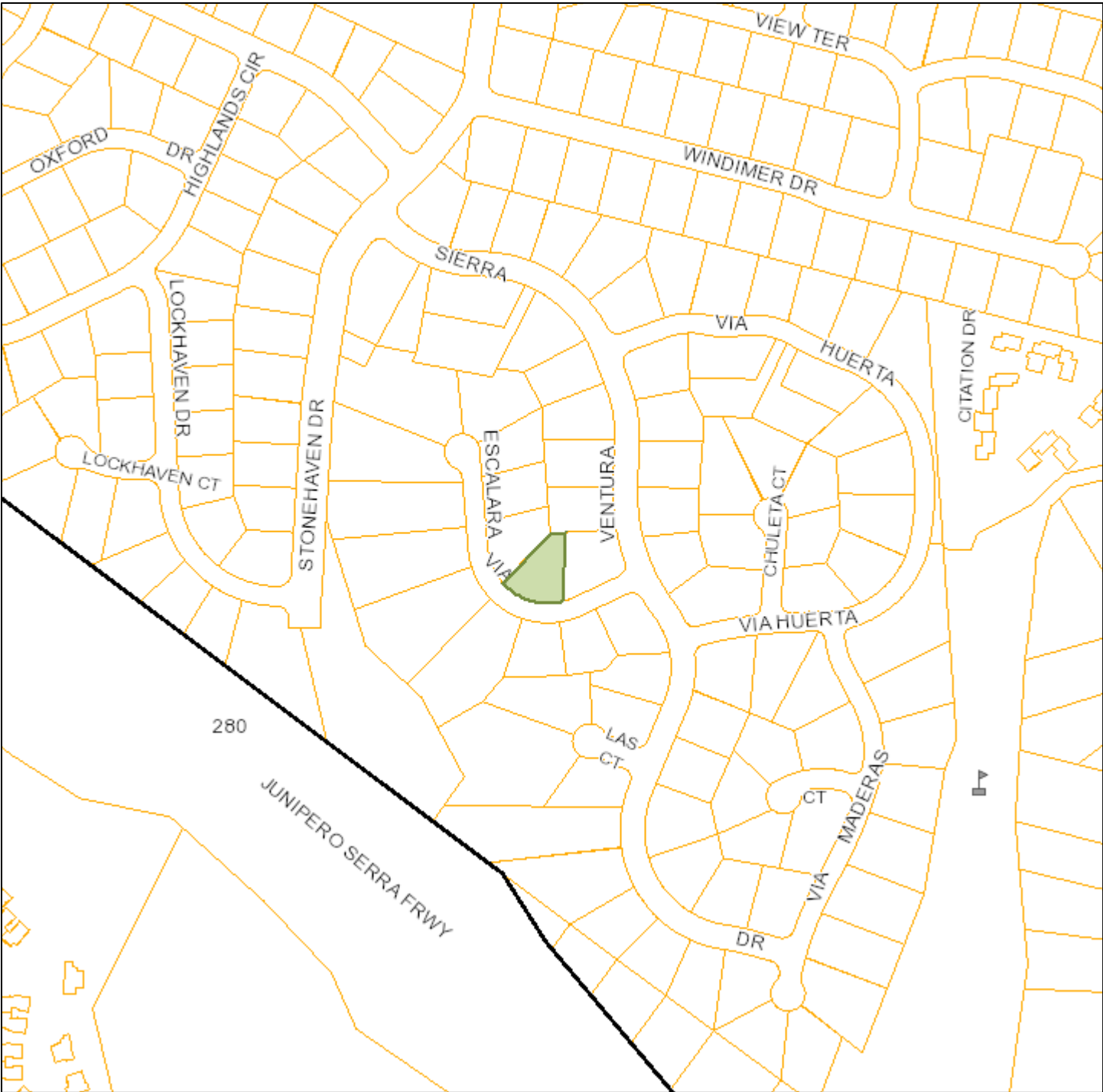
Incorporate the conditions of approval into the title page of the plans.

5. Applicant Acknowledgement of Conditions of Approval

The applicant shall acknowledge receipt of the final conditions of approval and put in a letter format acceptance of said conditions. This letter will be submitted during the first building permit submittal.

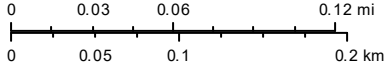
ATTACHMENT A

Vicinity Map



Print Date: June 21, 2022

14,514



- Schools
- Park and Recreation Areas
- City Limit
- Road Names
- Waterways
- Situs Label
- TaxParcel

The information on this map was derived from the City of Los Altos' GIS. The City of Los Altos does not guarantee data provided is free of errors, omissions, or the positional accuracy, and it should be verified.

Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community

ATTACHMENT B

LOCATION Via Escalera				STREET NO. 2161	LOT NO. 37	DATE 3-30-62	FEE \$ 88⁰⁰ A 7024			
TRACT 2617					SIZE OF LOT Irregular			ZONING		
USE ZONE R-1	SET BACK 25'	SIDELINE 10'	REAR LINE 25'	NEAREST BLDG. 10' /	DESCRIPTION OF BUILDING	WIDTH 70'	DEPTH 48' 6"	HEIGHT 20'	STORIES 2	FIRE ZONE 3
TYPE OF CONSTRUCTION Five, Stucco, board, brick, & Bat.			NEW LIVING UNITS 1	OCC. GRP. I	HOW HEATED Gas Central	TO BE USED AS Res. & Att. Gar.		ESTIMATED COST \$29,000		
BUILDER: Dave McGlarahan					OWNER: Conrad			NEW <input type="checkbox"/>		
1553 Don Kirk								ADNL. <input type="checkbox"/>		
Los Altos, California								ALTN. <input type="checkbox"/>		
								REP. <input type="checkbox"/>		

NOTES:

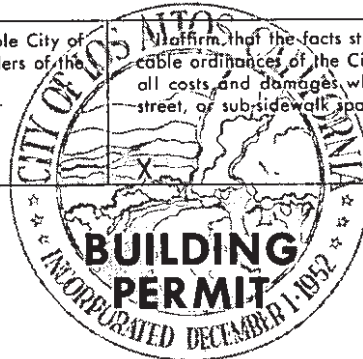
This permit is issued subject to compliance with all applicable City of Los Altos ordinances, all pertinent State Laws, and lawful orders of the Building Inspector.

BUILDING INSPECTOR

I affirm that the facts stated by me hereon are true. I agree to be bound by all applicable ordinances of the City of Los Altos and to hold the City of Los Altos harmless from all costs and damages which may accrue from the use or occupancy of the sidewalk, street, or sub-sidewalk space.

CITY OF LOS ALTOS

OFFICE OF THE BUILDING INSPECTOR
CITY HALL, LOS ALTOS, CALIF.
WHITECLIFF 8-6660



Inspections are required as work progresses. Request inspections as scheduled on Inspection Record.

TREASURER'S COPY