On April 19, 2004, the Council of the City of Palo Alto denied the Site and Design Review and Variance application for an addition to an existing single-family structure in the Open Space Zone District, making the following findings, determination and declarations:

SECTION 1. Background.

A. Cathy Cartmell of Cartmell/Tam Architects, on behalf of David Ditzel, property owner, has requested the City’s approval to allow construction of a 1,677 square-foot addition to an existing single family residence and construction of a new swimming pool and accessory facilities and landscaping, including a request for the following variances: construction of a single story addition having a 29’ 6” side yard setback, constriction of an exterior stairway and landing having a 46’ front yard setback and construction of a new garage having a 69’ front yard setback, and total impervious area of 13.5% (“The Project”).

B. The project site is a single parcel (APN 351-05-025) of approximately one acre in the Palo Alto Foothills. The site contains a single-family residence. The site is designated on the Comprehensive Plan land use map as Open Space and is located within Open Space (OS) zoning district.

The site would be used as a single-family residence totaling approximately 5,100 square feet.

Accessory to this use would be an in-ground swimming pool, approximately 16’ x 32’ in size, located at the rear of the single-family home.


D. The City Council reviewed the Project on February 10, 2004 and voted not to approve the Site and Design and Variance
SECTION 2. Site and Design Review

A. The placement and lack of screening of the structures on the property are visually intrusive to the scenic corridor along Page Mill Road. Therefore, the project is inconsistent with the Palo Alto Comprehensive Plan, including the following provisions:

Policy L-69: Preserve the scenic qualities of Palo Alto’s roads and trails for motorists, cyclists, pedestrians, and equestrians; and;

Policy N-7: All development in the foothill portion of the Planning Area should be consistent with the City of Palo Alto Open Space Development Criteria, including:

“The development should not be visually intrusive from public roadways and public parklands. As much as possible, development should be sited so it is hidden from view.

B. Site and Design Approval is denied without prejudice.

SECTION 3. Variance

A. The granting of the variance is not necessary for the preservation and enjoyment of a substantial property right of the applicant, and to prevent unreasonable property loss or unnecessary hardship. Only a small portion of the additional floor area requested would be to expand the livable areas of the house. The bulk of the additional floor area would be to expand an existing two-car garage that is currently of a size that meets the requirements for covered parking on the site.

B. The granting of the application would be injurious to property or improvements in the vicinity and would be detrimental to the public health, safety, and general welfare, or convenience. The placement and lack of screening of the structures on the property are visually intrusive to the scenic corridor and Page Mill Road.

C. Variance Approval is denied without prejudice under Palo Alto Municipal Code Section 18. 92.070.

PASSED:

AYES:
NOES:

ABSENT:

ABSTENTIONS:

ATTEST:                              APPROVED:

_________________________  ____________________________
City Clerk     Director of Planning and
Community Environment

APPROVED AS TO FORM:

______________________________
Senior Asst. City Attorney