



DATE: April 6, 2016
AGENDA ITEM # 2

TO: Design Review Commission
FROM: Sean K. Gallegos, Assistant Planner
SUBJECT: 16-SC-05 and 16-V-02 – 538 Sequoia Drive

RECOMMENDATION:

Approve design review application 16-SC-05 and variance application 16-V-02 subject to the findings and conditions

PROJECT DESCRIPTION

This is a design review application for a new two-story house and a variance application to allow a left side yard setback of 14 feet at the second story where 17 feet, six inches is required. The project includes 920 square feet on the lower level and 3,348 square feet on the main level. The following table summarizes the project's technical details:

GENERAL PLAN DESIGNATION: Single-Family, Residential
ZONING: R1-10
PARCEL SIZE: 15,241 square feet
MATERIALS: Composition shingle roof, stucco siding, stone veneer and aluminum windows

	Existing	Proposed	Allowed/Required
COVERAGE:	2,970 square feet	3,728 square feet	4,572 square feet
FLOOR AREA:			
First floor	2,970 square feet	920 square feet	
Second floor	N/A	3,348 square feet	
Total	2,970 square feet	4,268 square feet	4,274 square feet
SETBACKS:			
Front	35 feet	28 feet	25 feet
Rear	25 feet	50 feet	25 feet
Right side (1 st /2 nd)	10 feet	11 feet/71 feet	10 feet/17.5 feet
Left side (1 st /2 nd)	20 feet	14 feet/14 feet	10 feet/17.5 feet
HEIGHT:	14.5 feet	17.25 feet	27 feet

BACKGROUND

Neighborhood Context

The subject property is located in a Consistent Character Neighborhood, as defined in the City's Residential Design Guidelines. The houses in this neighborhood are one-story houses with simple forms and rustic materials. The landscape along Sequoia Avenue is varied with no distinct street tree pattern.

DISCUSSION

Design Review

According to the Design Guidelines, in Consistent Character Neighborhoods, good neighbor design has design elements, materials and scale found within the neighborhood and sizes that are not significantly larger than other homes in the neighborhood. This requires a project to fit in and lessen abrupt changes.

The project is designed with low-scale elements along the main story, which reflect the nature of the neighborhood. The project's scale is minimized due to the first story (garage) being eight feet below the finished grade, and the main floor is functionally a one-story structure with a 15-foot height. Additionally, the project has relatively low, approximately 10-foot tall eave lines at the main floor and nine-foot plate heights along the first floor/basement, which minimizes the perceived height of the structure.

The proposed project uses a more contemporary architectural style and materials than those found in the surrounding neighborhood, but is designed to relate to the houses in the immediate vicinity. The project incorporates design elements that are found in the neighborhood such as a low-pitched hipped roof and defined projecting entry. The detailing and materials of the structure reflect a high level of quality and appropriate relationship to the rustic qualities of the area. The proposed building materials, which include stucco siding, stone veneer, aluminum windows and composition shingle roof, are integral to the design. Overall, the design incorporates a contemporary style with simple elements and quality materials that produce a thoughtful and integrated appearance that is compatible with the character of the area.

Privacy and Landscaping

The project maintains a reasonable degree of privacy. The second story (main floor) windows are functionally one-story windows in relation to the adjacent properties. By virtue of the low window sill heights and the existing six-foot tall fences, the windows maintain a reasonable degree of privacy.

All existing trees will be retained on the property, but the new landscaping area will exceed the 500 square foot threshold for new or replaced landscaping; therefore, the project is subject to the City's Water Efficient Landscape Regulations. Tree protection guidelines will be followed to maintain the existing tree during construction (condition 9 and 11).

Variance

As part of the project, the applicant is requesting a variance for a second story side yard setback of 14 feet, where 17.5 feet is required. As discussed above, the project is technically a two-story house, but it is functionally a one-story house with a basement. The lot is sloped and drops approximately eight feet from the rear property line to the edge of the street.

In the R1 zoning district, a basement is defined as being “the portion of a structure located entirely below grade with no exposed walls with the exception of below-grade garages that are screened from public view by either topography or built improvements.” Basement floor area is not counted as part of the project’s allowable floor area. However, since the exposed garage is not screened from public view, it is not considered a story and counts as floor area.

In order to approve a variance, the Commission must make three positive findings pursuant to Section 14.76.060 of the Zoning Code:

1. The granting of the variance will be consistent with the objectives of the City’s zoning plan;
2. That the granting of the variances will not be detrimental to the health, safety, or welfare of persons living or working in the vicinity or injurious to property or improvements in the vicinity; and
3. 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.

The granting of a variance would be consistent with the objectives of the zoning plan because the proposed second story side yard setback of 14 feet is consistent with side yard relationship of the adjacent one-story structures, and the proposed structure is functionally a one-story structure along the side property lines. A portion of the first floor can be considered basement, because it is located entirely below grade once the site is excavated.

The variance would 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. The visible second story element is located along the front of the proposed house with a one-story element along the left side, so the project would not negatively affect the public or adjacent properties.

There are special circumstances applicable to the proposal due to the slope of the lot. This creates a garage at the lower level, which is a combination of a first floor and basement. The second floor is functionally the main floor for the structure. Thus, the main-level area over the garage is considered a second floor, which requires the left (north) side of the structure to comply with the second-floor side yard setback of 17.5 feet. The variance would allow for the north side of the second story to encroach in the required side yard. Based on the slope of the lot and limitation of the building envelope, the proposed structure maintains functionally a one-story relationship with the adjacent property along the side property line. Staff finds that this is a special circumstance and would not be a grant of special privilege not afforded to similar lots. The granting of this variance also allows for a principally one-story house that is consistent with its surroundings.

The applicant has also provided a letter with additional details about the variance request and is included in attachment A.

ENVIRONMENTAL REVIEW

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

PUBLIC CONTACT

A public hearing notice was published in the *Town Crier*, posted on the property and mailed to all property owners within 500 feet of the property for the April 6, 2016 Design Review Commission hearing. The mailed notice included 58 property owners.

Cc: Jim Netzel, Application and Owner
Stephen Clark, Architect

Attachments:

- A. Application and Applicant Letter
- B. Neighborhood Compatibility Worksheet
- C. Area, Vicinity and Notification Maps

FINDINGS

16-SC-05 and 16-V-02 – 538 Sequoia Drive

1. With regard to the new two-story house, the Design Review Commission finds the following in accordance with Section 14.76.050 of the Municipal Code:
 - a. The proposed house complies with all provision of this chapter;
 - b. The height, elevations, and placement on the site of the proposed house, when considered with reference to the nature and location of residential structures on adjacent lots, will avoid unreasonable interference with views and privacy and will consider the topographic and geologic constraints imposed by particular building site conditions;
 - c. The natural landscape will be preserved insofar as practicable by minimizing tree and soil removal; grade changes shall be minimized and will be in keeping with the general appearance of neighboring developed areas;
 - d. The orientation of the proposed house in relation to the immediate neighborhood will minimize the perception of excessive bulk and mass;
 - e. General architectural considerations, including the character, size, scale, and quality of the design, the architectural relationship with the site and other buildings, building materials, and similar elements have been incorporated in order to insure the compatibility of the development with its design concept and the character of adjacent buildings; and
 - f. The proposed structure is designed to follow the natural contours of the site with minimal grading, minimum impervious cover, and maximum erosion protection.

2. With regard to allowing a second story side yard setback of 14 feet, where 17.5 feet is required for a new house, the Design Review Commission finds the following in accordance with Section 14.76.060 of the Municipal Code:
 - a. The granting of the variance will be consistent with the objectives of the zoning plan set forth in Article 1 of Chapter 14.02;
 - b. The granting of the variance will not be detrimental to the health, safety, or welfare of persons living or working in the vicinity or injurious to property or improvements in the vicinity; and
 - c. There is a special circumstance applicable to the property due to the slope of the lot and limitation of the building envelope, the proposed structure maintains a functional one-story relationship that is consistent with its surroundings. Strict application of the Zoning Code would deprive the subject property of privileges enjoyed by other one-story houses in the vicinity and under identical zoning classifications.

CONDITIONS

16-V-02 and 16-SC-05 – 538 Sequoia Avenue

GENERAL

1. Approved Plans

The approval is based on the plans and materials received on March 9, 2016, except as may be modified by these conditions.

2. Protected Trees

The existing trees shall be protected under this application and cannot be removed without a tree removal permit from the Community Development Director.

3. Encroachment Permit

An encroachment permit shall be obtained from the Engineering Division prior to doing any work within the public right-of-way including the street shoulder.

4. New Fireplaces

Only gas fireplaces, pellet fueled wood heaters or EPA certified wood-burning appliances may be installed in all new construction pursuant to Chapter 12.64 of the Municipal Code.

5. Landscaping

A landscape plan shall be provided that is subject to the City's Water Efficient Landscape Regulations pursuant to Chapter 12.36 of the Municipal Code.

6. Fire Sprinklers

Fire sprinklers shall be required pursuant to Section 12.10 of the Municipal Code.

7. Underground Utilities

Any new utility service drops shall be located underground from the nearest convenient existing pole pursuant to Chapter 12.68 of the Municipal Code.

8. 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.

PRIOR TO ISSUANCE OF BUILDING OR DEMOLITION PERMIT

9. Tree Protection

Tree protection fencing shall be installed around the dripline, or as required by the project arborist, of the existing trees, as shown on the site plan. Tree protection fencing shall be chain link and a minimum of five feet in height with posts driven into the ground and shall not be removed until all building construction has been completed unless approved by the Planning Division.

PRIOR TO BUILDING PERMIT SUBMITTAL

10. Conditions of Approval

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

11. Tree Protection Note

On the grading plan and/or the site plan, show all tree protection fencing and add the following note: "All tree protection fencing shall be chain link and a minimum of five feet in height with posts driven into the ground."

12. Water Efficient Landscape Plan

Provide a landscape documentation package prepared by a licensed landscape professional showing how the project complies with the City's Water Efficient Landscape Regulations.

13. Green Building Standards

Provide verification that the house will comply with the California Green Building Standards pursuant to Section 12.26 of the Municipal Code and provide a signature from the project's Qualified Green Building Professional Designer/Architect and property owner.

14. Underground Utility Location

Show the location of underground utilities pursuant to Section 12.68 of the Municipal Code. Underground utility trenches shall avoid the drip-lines of all protected trees unless approved by the project arborist and the Planning Division.

15. Air Conditioner Sound Rating

Show the location of any air conditioning units on the site plan and the manufacturer's specifications showing the sound rating for each unit.

16. Storm Water Management

Show how the project is in compliance with the New Development and Construction Best Management Practices and Urban Runoff Pollution Prevention program, as adopted by the City for the purposes of preventing storm water pollution (i.e. downspouts directed to landscaped areas, minimize directly connected impervious areas, etc.).

PRIOR TO FINAL INSPECTION

17. Landscaping Installation

All landscaping shall be maintained and/or installed as shown on the approved plans or as required by the Planning Division.

18. Green Building Verification

Submit verification that the house was built in compliance with the City's Green Building Ordinance (Section 12.26 of the Municipal Code).

19. Water Efficient Landscaping Verification

Provide a landscape Certificate of Completion verifying that the landscaping and irrigation were installed per the approved landscape documentation package.



ATTACHMENT A

CITY OF LOS ALTOS GENERAL APPLICATION

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

Permit # _____

<input type="checkbox"/>	One-Story Design Review	<input type="checkbox"/>	Commercial/Multi-Family	<input type="checkbox"/>	Environmental Review
<input checked="" type="checkbox"/>	Two-Story Design Review	<input type="checkbox"/>	Sign Permit	<input type="checkbox"/>	Rezoning
<input type="checkbox"/>	Variance	<input type="checkbox"/>	Use Permit	<input type="checkbox"/>	R1-S Overlay
<input type="checkbox"/>	Lot Line Adjustment	<input type="checkbox"/>	Tenant Improvement	<input type="checkbox"/>	General Plan/Code Amendment
<input type="checkbox"/>	Tentative Map/Division of Land	<input type="checkbox"/>	Sidewalk Display Permit	<input type="checkbox"/>	Appeal
<input type="checkbox"/>	Historical Review	<input type="checkbox"/>	Preliminary Project Review	<input type="checkbox"/>	Other:

Project Address/Location: 538 Sequoia Dr

Project Proposal/Use: R-1 Current Use of Property: R-1

Assessor Parcel Number(s): 342-03-47 Site Area: Woodland Acres

New Sq. Ft.: 4,262 Altered/Rebuilt Sq. Ft.: _____ Existing Sq. Ft. to Remain: 0

Total Existing Sq. Ft.: 2002 Total Proposed Sq. Ft. (including basement): 4,262

Is the site fully accessible for City Staff inspection? Yes

Primary Contact

Applicant's Name: Jim Netzel

Telephone No.: 408-666-0568 Email Address: JANETZEL@YAHOO.COM

Mailing Address: 538 Sequoia Drive

City/State/Zip Code: Los Altos 94024

Property Owner's Name: _____

Telephone No.: _____ Email Address: _____

Mailing Address: SAME

City/State/Zip Code: _____

(2nd Contact)

Architect/Designer's Name: Stephen Clark

Telephone No.: 925-286-5209 Email Address: _____

Mailing Address: P.O. Box 254

City/State/Zip Code: BL Granada, Ca. 94018

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

(continued on back)

16-SC-05

16-V-02

Jim Netzel
538 Sequoia Drive
Los Altos, CA 94024
408/666-0568 phone

March 24, 2016

To: City of Los Altos Planning Division
Subject: Single family Residential Variance
Jim and Zita Netzel
538 Sequoia Dr., Los Altos, CA 94024
APN# 342-03-047

Planning department,
Thank you in advance for your consideration of the variance to the side setback requirements for our home at 538 Sequoia drive.

In an effort to comply with the single family Residential Design Guidelines we have designed our home to have reduced bulk, be consistent with homes in our neighborhood (and the woodland hills area), be well below the **single** story daylight plane requirements, reduce the visual impact of a large garage and driveway, increase off street parking, integrate the dwelling into the existing topography and reduce the overall lot coverage.

In an effort to offset the driveway away from the existing oak tree and integrate the structure into the topography it's critical to keep the garage as far northwest as possible. Our lot has a slope of 8+° down from back to front with the street sloping down from right to left. This design uses this condition as an advantage to reduce bulk. A 17.5' (as opposed to 10') setback deprives us of the reasonable use of our property and has no benefit to neighboring properties. An additional side setback would also be inconsistent with neighboring properties. Additionally, this design allows us to comply with the storage in yard requirements of the city of Los Altos

Imposing the full 17.5' two story set back to a ground level elevation (left elevation) would be inconsistent with the intent of the second story setback regulations. The two story setback requirements were implemented to set back the second floor, **above ground**, to provide light and privacy to neighboring properties and to reduce bulk. Our current design accomplishes this and all of the design requirements for Privacy, Design to Minimize Bulk and the House, Garage and Driveway guidelines.

Imposing the full 17.5' setback to our side elevation conflicts with the two story light plane requirements. It is not consistent with the Privacy, the Design to minimize bulk and the House, Garage and Driveway guidelines.

We are asking for a variance of the side setback from 17.5' to 13' for the northwest or left side elevation. The front elevation already complies, given that the front of the garage is at least 10' behind the front setback and incorporates many of the Garage Placement guidelines

For any additional information please contact Jim Netzel, Owner/Builder, at 408-666-0568.

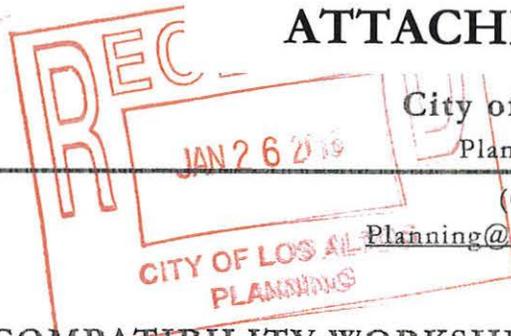
Best Regards,

Jim Netzel





ATTACHMENT B



City of Los Altos
Planning Division
(650) 947-2750
Planning@losaltosca.gov

NEIGHBORHOOD COMPATIBILITY WORKSHEET

In order for your design review application for single-family residential remodel/addition or new construction to be successful, it is important that you consider your property, the neighborhood's special characteristics that surround that property and the compatibility of your proposal with that neighborhood. **The purpose is to help you understand your neighborhood before you begin the design process with your architect/designer/builder or begin any formal process with the City of Los Altos.** *Please note that this worksheet must be submitted with your 1st application.*

The Residential Design Guidelines encourage neighborhood compatibility without necessarily forsaking individual taste. Various factors contribute to a design that is considered compatible with a surrounding neighborhood. The factors that City officials will be considering in your design could include, but are not limited to: design theme, scale, bulk, size, roof line, lot coverage, slope of lot, setbacks, daylight plane, one or two-story, exterior materials, landscaping et cetera.

It will be helpful to have a site plan to use in conjunction with this worksheet. Your site plan should accurately depict your property boundaries. The best source for this is the legal description in your deed.

Photographs of your property and its relationship to your neighborhood (see below) will be a necessary part of your first submittal. Taking photographs before you start your project will allow you to see and appreciate that your property could be within an area that has a strong neighborhood pattern. The photographs should be taken from across the street with a standard 35mm camera and organized by address, one row for each side of the street. Photographs should also be taken of the properties on either side and behind your property from on your property.

This worksheet/check list is meant to help *you* as well as to help the City planners and Planning Commission understand your proposal. Reasonable guesses to your answers are acceptable. The City is not looking for precise measurements on this worksheet.

Project Address 538 Sequoia Dr
Scope of Project: Addition or Remodel _____ or New Home X
Age of existing home if this project is to be an addition or remodel? 60 yrs.
Is the existing house listed on the City's Historic Resources Inventory? No

Address: 538 Sequoia Dr
Date: 1 / 2016

What constitutes your neighborhood?

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

Streetscape

1. Typical neighborhood lot size*:

Lot area: 15,000 - 22,000 square feet
Lot dimensions: Length 100 feet
Width 100-200 feet

If your lot is significantly different than those in your neighborhood, then note its: area _____, length _____, and width _____.

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

Existing front setback if home is a remodel? 30'
What % of the front facing walls of the neighborhood homes are at the front setback 25 %
Existing front setback for house on left 30 ft./on right 30 ft.
Do the front setbacks of adjacent houses line up? No

3. Garage Location Pattern: (Pg. 19 Design Guidelines)

Indicate the relationship of garage locations in your neighborhood* only on your street (count for each type)

Garage facing front projecting from front of house face 4
Garage facing front recessed from front of house face 0
Garage in back yard 1
Garage facing the side 4
Number of 1-car garages 0; 2-car garages 8; 3-car garages 1

Address: 538 Sequoia Dr
Date: 1/2016

4. Single or Two-Story Homes:

What % of the homes in your neighborhood* are:

One-story 90%

Two-story 10%

5. Roof heights and shapes:

Is the overall height of house ridgelines generally the same in your neighborhood*? 20'

Are there mostly hip 30%, gable style 70%, or other style ___ roofs*?

Do the roof forms appear simple 90% or complex 20%?

Do the houses share generally the same eave height No?

6. Exterior Materials: (Pg. 22 Design Guidelines)

What siding materials are frequently used in your neighborhood*?

___ wood shingle stucco board & batten ___ clapboard
___ tile ___ stone ___ brick ___ combination of one or more materials
(if so, describe) _____

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

If no consistency then explain: The old houses have wood shake, while the new have asphalt shingles or tile

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

Does your neighborhood* have a consistent identifiable architectural style?

YES NO

Type? 6 Ranch ___ Shingle ___ Tudor 2 Mediterranean/Spanish
3 Contemporary ___ Colonial 2 Bungalow ___ Other

Address: 538 Sequoia Dr
Date: 1/2016

8. Lot Slope: (Pg. 25 Design Guidelines)

Does your property have a noticeable slope? Yes

What is the direction of your slope? (relative to the street)
Down to the street

Is your slope higher _____ lower _____ same X in relationship to the neighboring properties? Is there a noticeable difference in grade between your property/house and the one across the street or directly behind?

9. Landscaping:

Are there any frequently used or typical landscaping features on your street (i.e. big trees, front lawns, sidewalks, curbs, landscape to street edge, etc.)?
50% natural landscaping
50% traditional front lawn

How visible are your house and other houses from the street or back neighbor's property?
Visible from street, not very visible from the back yard

Are there any major existing landscaping features on your property and how is the unimproved public right-of-way developed in front of your property (gravel, dirt, asphalt, landscape)?
Gravel street edge typ. on Sequoia

10. Width of Street:

What is the width of the roadway paving on your street in feet? 40'

Is there a parking area on the street or in the shoulder area? Yes Shoulder

Is the shoulder area (unimproved public right-of-way) paved, unpaved, gravel, landscaped, and/or defined with a curb/gutter? gravel

Address: 538 Sequoia Dr
Date: 1/2016

11. What characteristics make this neighborhood* cohesive?

Such as roof material and type (hip, gable, flat), siding (board and batten, cement plaster, horizontal wood, brick), deep front yard setbacks, horizontal feel, landscape approach etc.:

This neighborhood is in transition from
1960's ranch homes to contemporary designs

General Study

- A. Have major visible streetscape changes occurred in your neighborhood?
 YES NO
- B. Do you think that most (~ 80%) of the homes were originally built at the same time?
 YES NO
- C. Do the lots in your neighborhood appear to be the same size?
 YES NO
- D. Do the lot widths appear to be consistent in the neighborhood?
 YES NO
- E. Are the front setbacks of homes on your street consistent (~80% within 5 feet)?
 YES NO
- F. Do you have active CCR's in your neighborhood? (p.36 Building Guide)
 YES NO
- G. Do the houses appear to be of similar size as viewed from the street?
 YES NO
- H. Does the new exterior remodel or new construction design you are planning relate in most ways to the prevailing style(s) in your existing neighborhood?
 YES NO

Address: 538 Sequoia Dr
 Date: 1/2016

Summary Table

Please use this table to summarize the characteristics of the houses in your immediate neighborhood (two homes on either side, directly behind and the five to six homes directly across the street).

Address	Front setback	Rear setback	Garage location	One or two stories	Height	Materials	Architecture (simple or complex)
510 Sequoia Dr	60'	15'	Front	one	18'	wood	Simple
526 Sequoia Dr	30'	30'	Front	one	18'	Stucco/Stone	Simple
552 Sequoia Dr	30'	15'	Front	one	20'	Board & Bat Brick	Simple
570 Sequoia Dr	35'	30'	Back	one	18'	Board & Bat	Simple
515 Sequoia Dr	30'	25'	Arbore-torn	one	18'	Stucco	Simple
22850 Sequoia Dr	40'	30'	Right side	one	18'	Stucco	Simple
22826 Sequoia Dr	40'	15'	Front	one	18'	Stucco	Simple
515 Pinecrest Dr	30'	30'	Front	two	25'	Stucco/Stone	Complex
527 Pinecrest Dr	35'	30'	Front	one	18'	Board & Bat	Simple
541 Pinecrest Dr	40'	25'	Front	one	18'	Board & Bat	Complex
555 Pinecrest Dr	45'	25'	Front	one	22'	Stucco	Complex



538 Sequoia Drive



526 Sequoia Drive



552 Sequoia Drive



510 Sequoia Drive



570 Sequoia Drive



22850 Sequoia Drive



515 Sequoia Drive



22826 Sequoia Drive



11800 Sequoia Drive



515 Pinecrest Drive



527 Pinecrest Drive



541 Pinecrest Drive

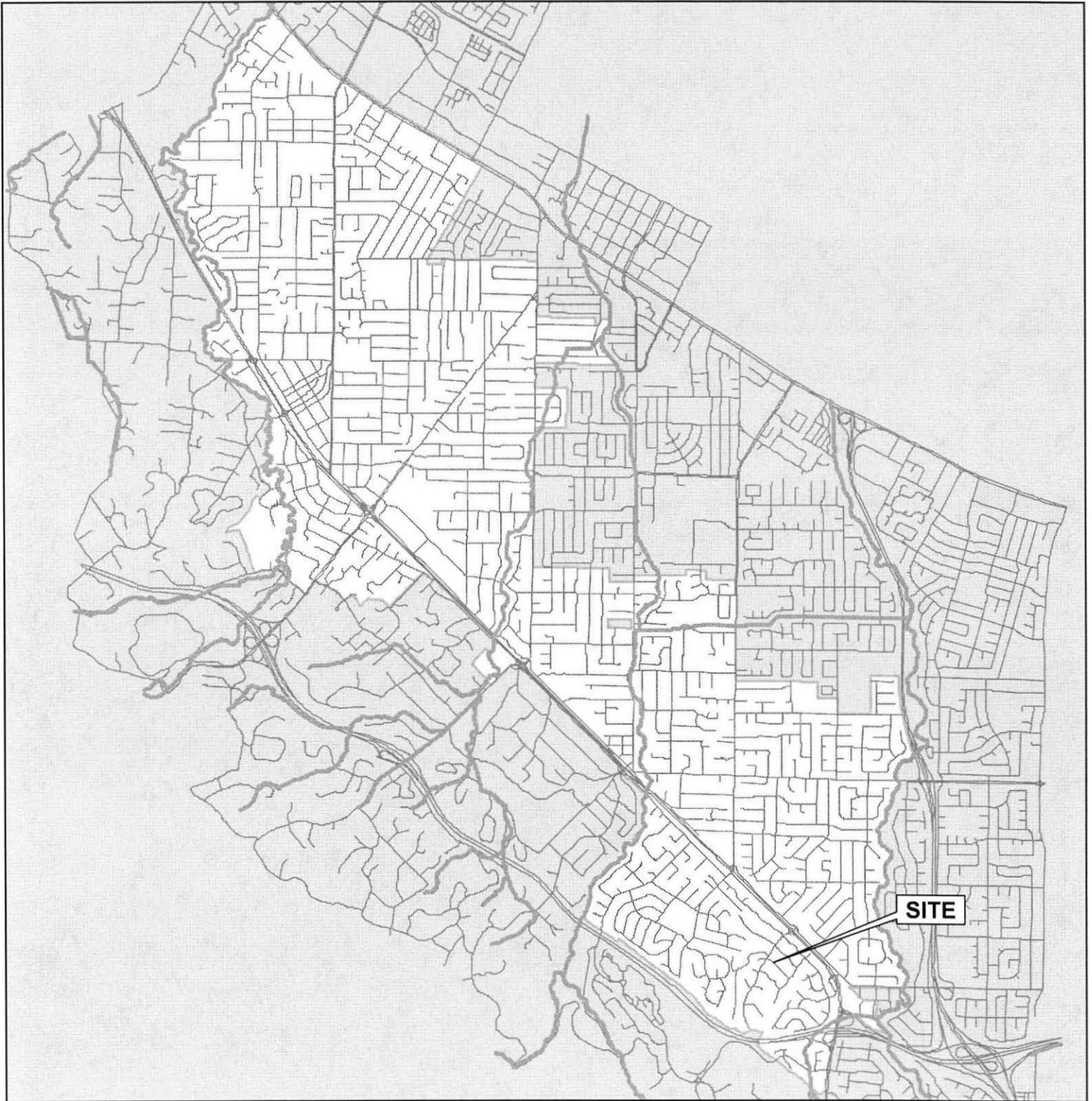


555 Pinecrest Drive



573 Pinecrest Drive

AREA MAP



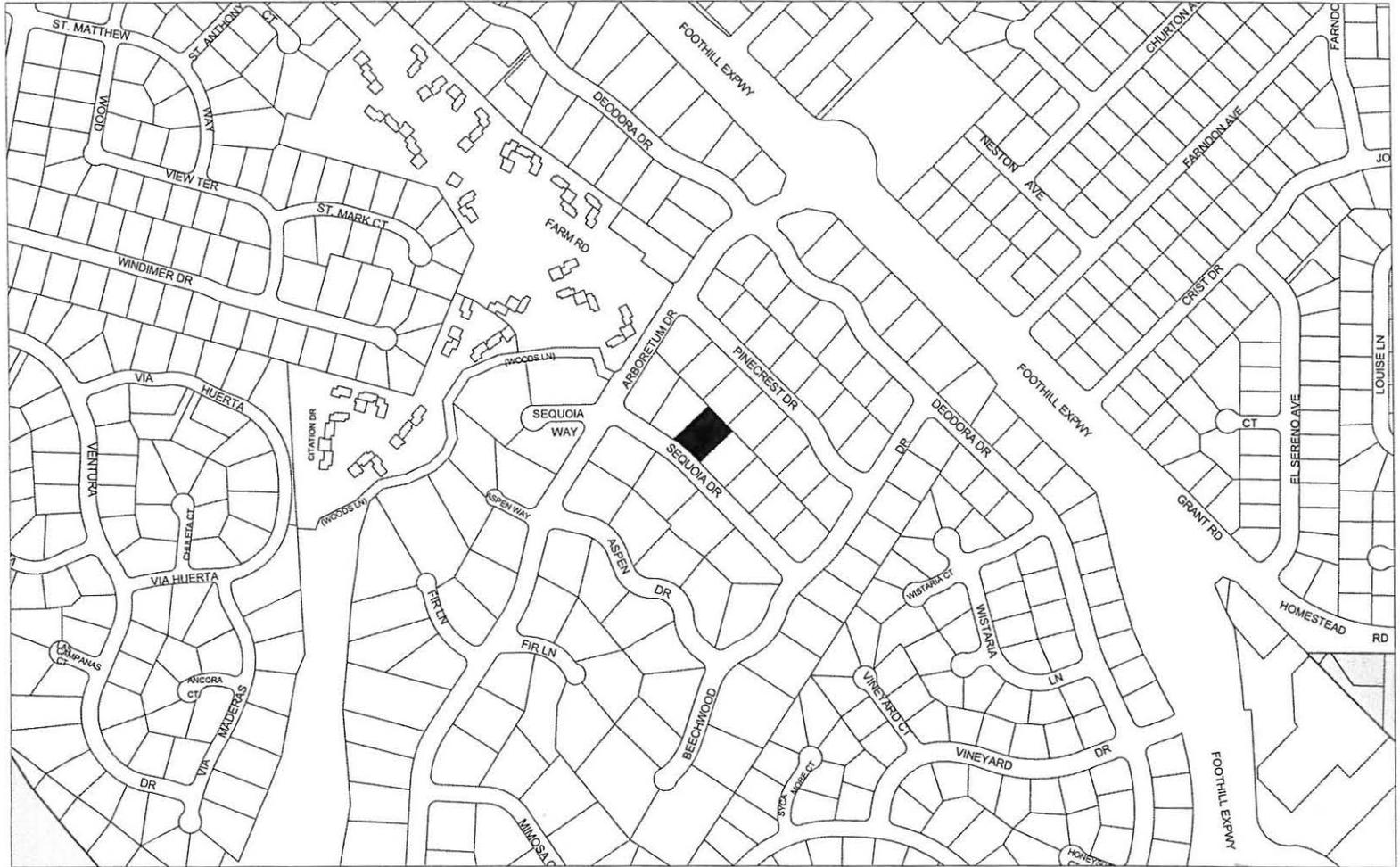
CITY OF LOS ALTOS

APPLICATION: 16-V-02 and 16-SC-05
APPLICANT: J. Netzel
SITE ADDRESS: 538 Sequoia Drive

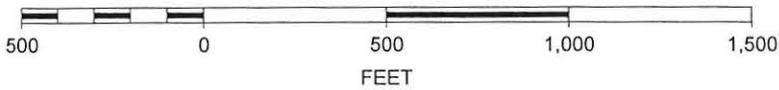


Not to Scale

VICINITY MAP



SCALE 1 : 6,246



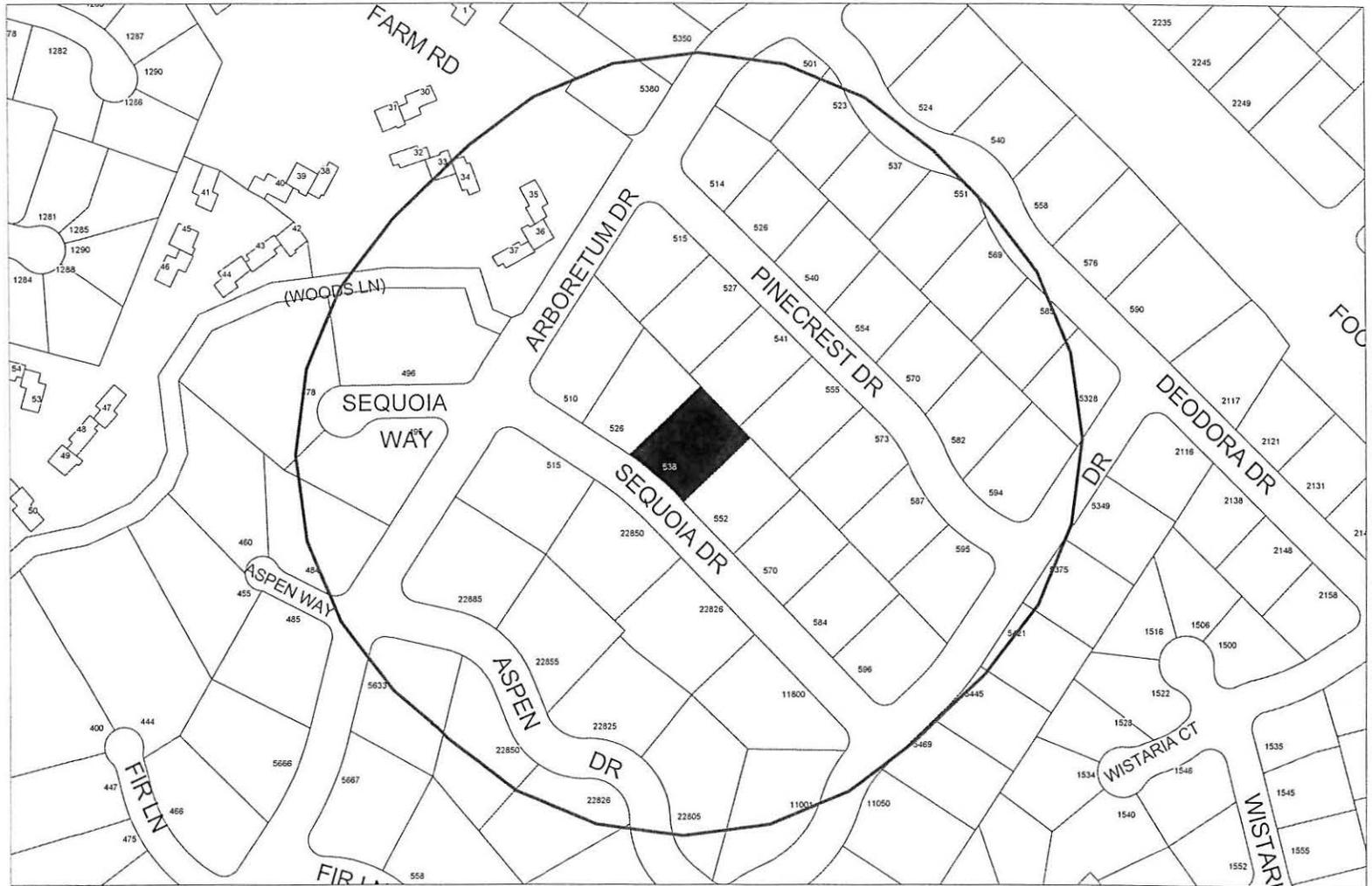
N



CITY OF LOS ALTOS

APPLICATION: 16-V-02 and 16-SC-05
APPLICANT: J. Netzel
SITE ADDRESS: 538 Sequoia Drive

538 Sequoia Drive 500-foot Notification Map



SCALE 1 : 3,000

