

DATE: September 14, 2016
AGENDA ITEM # 2

TO: Design Review Commission
FROM: Sean K. Gallegos, Assistant Planner
SUBJECT: 16-SC-10 and 16-V-04 – 1223 Heritage Court

RECOMMENDATION:

Approve design review application 16-SC-10 and variance application 16-V-04 subject to the listed findings and conditions

PROJECT DESCRIPTION

This is a variance application to allow for reduced setbacks and a design review application for a two-story addition to a one-story house. The project includes a first story addition of 35 square feet and a second story addition of 1,056 square feet. The project includes a variance to maintain: a) a front yard setback of 16 feet, where 25 feet is required; b) an exterior side yard setback of 15.75 feet, where 20 feet is required; and c) an interior side yard setback of 9.7 feet where 10 feet is required. The following table summarizes the project’s technical details:

GENERAL PLAN DESIGNATION: Single-Family, Residential
ZONING: R1-10
PARCEL SIZE: 9,921 square feet
MATERIALS: Composition shingle roof, wood siding, vinyl windows, wood columns and wood trim

	Existing	Proposed	Allowed/Required
COVERAGE:	2,660 square feet	2,873 square feet	2,976 square feet
FLOOR AREA:			
First floor	2,460 square feet	2,415 square feet	
Second floor	N/A	1,056 square feet	
Total	2,460 square feet	3,471 square feet	3,472 square feet
SETBACKS:			
Front	16 feet	16 feet	25 feet
Rear	45.25 feet	45.25 feet	25 feet
Interior side (1 st /2 nd)	9.6 feet/ N/A	9.6 feet/23.5 feet	10 feet/17.5 feet
Exterior side	15.75 feet	15.75 feet	20 feet
HEIGHT:	16 feet	25.5 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 subject site is located on Heritage Court, a cul-de-sac with the nearest cross-street at Payne Drive. The houses in this neighborhood are primarily one-story with simple forms, lower scales and rustic materials. The landscape along Heritage Court is varied with no distinct street tree pattern.

Zoning Compliance

The subject property was annexed into the City of Los Altos in September of 1966 with the existing house approved under Santa Clara County's jurisdiction. The house is non-conforming with a front yard setback of 16 feet, where 25 feet is required; an exterior side yard setback of 15.75 feet, where 20 feet is required; and an interior side yard setback of 9.7 feet where 10 feet is required in the R1-10 Zoning District. Since the project will be altering more than 50 percent of the existing house, a variance is required in order to maintain the non-conforming setbacks.

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 existing house uses a traditional architectural style with hipped and gable roof forms, low-scaled forms and simple details. The first-story addition is located at the front of the house to create a larger living room. The second-story addition includes two bedrooms, master bedroom and two bathroom and is located in the center of the house. The project uses high quality materials, such as composition shingle roof, wood horizontal siding, and wood trim and details, which are integral to the architectural design of the house. Overall, the project does a good job of integrating forms and elements that are consistent with the existing design and compatible with the character of the surrounding neighborhood.

The project is designed with low-scale elements along the first story, which reflect the nature of the neighborhood. The uniform eaves on the first story, horizontal trim detail, low roof pitch and the projecting porch emphasize the horizontal profile of the first story and helps to break up the solid plane of the front elevation. The relatively low eave lines at the first floor and second floors helps to minimize the perceived height of the structure. The second floor is centered over the first story and visually softened by being recessed within the roofline of the structure. Overall, the project is designed to minimize the perception of bulk and mass, and relate well to the adjacent properties.

Privacy and Landscaping

On the exterior (west) side elevation of the second story, there are four small windows with four-foot sill heights for bedroom No. 1 and No. 3. Due to the windows being oriented toward Heritage Court, the windows on this elevation do not create any unreasonable privacy impacts.

On the interior (east) side elevation of the second story, there are two small windows in the master bedroom with five-foot sill heights. Due to the placement and sill heights of the windows, they do not create unreasonable privacy impacts.

On the rear (north) elevation of the second story, there are five windows: one large egress window is located in the master bedroom with a three-foot sill height, one medium window with a three-foot, six-inch sill height and one small window with a three-foot, six-inch sill height in the master bathroom, one small window with a five-foot sill height in a bathroom, and one medium sized bay window in bedroom No. 1 with a three-foot sill height. Due to the placement and sill height of the of the three bathroom windows, they does not create an unreasonable privacy impact. The two bay windows in the master bedroom and bedroom No. 1 have a setback of at least 27 feet to the nearest property line, and their views are minimized by the existing mature trees along this property line. To further minimize views, the master bedroom and bedroom No. 1 window sill heights could be raised. Therefore, staff recommends the following:

- Raise the sill heights of the windows in the master bedroom and bedroom No. 1 to 44-inches, the maximum allowable minimum egress sill height, from the second story finished floor.

There are seven existing mature trees throughout the property and three adjacent trees in the right-of-way and on adjacent properties. No trees are proposed for removal and all existing landscaping will be maintained. With the existing trees, front yard landscaping and hardscape, the project meets the City's landscaping regulations and street tree guidelines. Since the project does not rebuild more than 2,500 square feet of landscape area, the City's Water Efficient Landscape Regulations do not apply.

Variance

The property is a peninsula shaped corner lot along a cul-de-sac street with an existing single-family structure that does not meet the required setbacks in the R1-10 District. A letter from the applicant provides additional information about the project and outlines the reasons for the variance request (Attachment A).

The subject structure was constructed prior to being annexed into the City of Los Altos and was subject to different Zoning regulations. The project maintains at least half of the foundation and the first story walls. However, the existing roof will be rebuilt to ensure architectural compatibility with the second story addition. Since the project will be altering more than 50 percent of the existing house, a variance is required in order to maintain the nonconforming setbacks.

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 setback variance for a two-story addition would be consistent with the objectives of the Zoning Code. The addition will meet the required setbacks, will be below the maximum height limit for the district, and meets all other Code requirements. Thus, the project would not increase the discrepancy between the existing conditions and the standards for the R1-10 District.

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 because it will meet the second story setback requirements, maintains the existing building footprint, and it will be constructed to meeting all Building Code requirements.

There is a special circumstance applicable to the property due to the irregular shape of the lot, which having been legally subdivided, creates an unusually shaped and constrained building envelope, with an existing house built under different regulations. The Zoning Code allows non-conforming residential structures to be altered or enlarged if such change does not increase the nonconformity. Its non-conforming setbacks deprive the property the privilege of constructing a second story as enjoyed by other properties under an identical zoning classification. The variance would allow a second story to be added, where the strict application of the Zoning Code would require the footprint of the first story to be significantly rebuilt.

CORRESPONDENCE

Staff received one letter signed by 16 neighbors that expressed support for the project. The letter is attached for reference (Attachment E)

ENVIRONMENTAL REVIEW

This project is categorically exempt from environmental review under Section 15301 of the California Environmental Quality Act because it involves an addition to an existing single-family structure.

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 September 14, 2016 Design Review Commission hearing. The mailed notice included 91 property owners.

Cc: Mike Ma, Applicant and Architect
Dora and Ben Huang

Attachments:

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

FINDINGS

16-SC-10 and 16-V-04 – 1223 Heritage Court

With regard to approving the setback variances, the Design Review Commission finds the following in accord with Section 14.82.050 of the Municipal Code:

- a. That the granting of the variances are not consistent with the objectives of the zoning plan set forth in Article 1 of Chapter 14.02; and
 - b. 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
 - c. That there is a special circumstance applicable to the property due to the irregular shape of the lot, which having been legally subdivided, creates an unusually shaped and constrained building envelope, with an existing house built under different regulations. The Zoning Code allows non-conforming residential structures to be altered or enlarged if such change does not increase the nonconformity. Its non-conforming setbacks deprive the property the privilege of constructing a second story as enjoyed by other properties under an identical zoning classification. The variance would allow a second story to be added, where the strict application of the Zoning Code would require the footprint of the first story to be significantly rebuilt.
1. With regard to design review for the second-story addition to the non-conforming single-family structure, the Design Review Commission finds the following in accordance with Section 14.76.050 of the Municipal Code:
- a. The proposed addition does comply with all provision of this chapter; and
 - b. The height, elevations, and placement on the site of the proposed addition, when considered with reference to the nature and location of residential structures on adjacent lots, will avoid unreasonable interference with views and privacy and will consider the topographic and geologic constraints imposed by particular building site conditions; and
 - 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; and
 - d. The orientation of the proposed addition in relation to the immediate neighborhood will minimize the perception of excessive bulk;
 - 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 has been designed to follow the natural contours of the site with minimal grading, minimum impervious cover, and maximum erosion protection.

CONDITIONS

16-SC-10 and 16-V-04 – 1223 Heritage Court

GENERAL

1. Approved Plans

The approval is based on the plans and materials received on July 28, 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. Sill Heights

Raise the sill heights of the bay windows in the master bedroom and bedroom No. 1 to 44-inches from the second story finished floor.

4. 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.

5. 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.

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 BUILDING PERMIT SUBMITTAL

9. Conditions of Approval

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

10. 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."

11. 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.

12. 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.

13. 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.

14. 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 ISSUANCE OF BUILDING OR DEMOLITION PERMIT

15. 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 FINAL INSPECTION

16. Landscaping Installation

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

17. 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).

ATTACHMENT A



CITY OF LOS ALTOS GENERAL APPLICATION

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

Permit # 1107100

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

Project Address/Location: 1223 Heritage
 Project Proposal/Use: Single Family Res. Current Use of Property: Single Family Residence
 Assessor Parcel Number(s): 193-38-050 Site Area: 9921
 New Sq. Ft.: 1011 Altered/Rebuilt Sq. Ft.: ±900 Existing Sq. Ft. to Remain: 1560
 Total Existing Sq. Ft.: 2460 Total Proposed Sq. Ft. (including basement): 3471
 Is the site fully accessible for City Staff inspection? Yes

Applicant's Name: Mike Ma / March Design
 Telephone No.: 650-302-1987 Email Address: mama.gia@gmail.com
 Mailing Address: 20660 Stevens Creek Blvd #169
 City/State/Zip Code: Cupertino CA 95014

Property Owner's Name: Tora & Ben Huang
 Telephone No.: 310 770 3577 Email Address: bkhuang@yahoo.com
 Mailing Address: 1223 Heritage Court
 City/State/Zip Code: Los Altos CA 94024

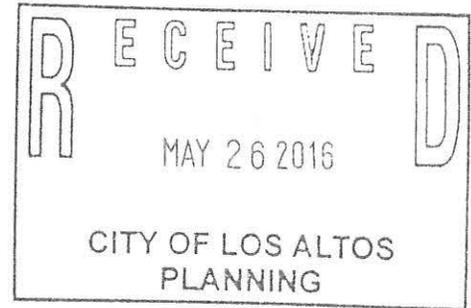
Architect/Designer's Name: Mike Ma / March Design
 Telephone No.: 650 302-1987 Email Address: _____
 Mailing Address: 20660 Stevens Creek Blvd #169
 City/State/Zip Code: Cupertino CA 95014

* 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. *



May 25, 2016

City of Los Altos Planning
One North San Antonio Road
Los Altos, California 94022



RE: Variance request for 1223 Heritage Court

Dear Staff and Commissioners,

This letter is to request a new variance to the setback requirements for the front porch and the northwest second floor bedroom (Bedroom 2) for the above-listed property. The plan is to keep the existing house footprint the same, "fill in" the old front door entryway (approx. 35 sq. ft.), add a front porch, and add a modest second story over the center of the existing structure.

As background, the property has existing non-conformities – largely in the southwest/northwest corners – based on a 1971 remodel done by the previous owners. There may also be 0.4-foot non-conformities along the east/southeast walls from when the house was originally built.

We have had multiple discussions with Mr. Gallegos on this project and his comments have been incorporated into our submission. This variance request is based on three criteria:

1. Granting of the variance will be consistent with the objectives of the zoning plan

The house is designed to carefully incorporate the City zoning considerations and Design guidelines alongside the needs of the owner's young family. The addition is aligned with the design concept of the existing house since we are not changing the existing footprint and only adding a modest space over the center of the house. The project's scale is in keeping with the character of the neighborhood since immediate houses to the east and across the street are new and remodeled 2-story homes, and this will be within the size range of houses in the neighborhood.

To minimize potential massing, the second story is recessed from the first story to minimize the perception of bulk. Horizontal wood siding and an eave line across the middle have been incorporated to soften the appearance of the second story when viewed from the street. The second story is also setback approx. 14 ft. and 20 ft. from the east and west ends of the existing first floor, respectively. Lastly, the new front porch will also help minimize the perception of bulk from the street.

2. 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

This project should not negatively affect others or adjacent property. The existing non-conformity on the first story does not affect the enjoyment or privileges by others since it has been in existence for over 45 years. Although the front porch exceeds the front setback line by approx. 5 ft., it is designed as an open space that should not feel enclosed.

To address any potential privacy concerns, the second story is setback from the existing first story footprint. There is over 23 ft. from the second story east wall (Master bedroom) to the east property line and it only has two small windows on that wall. The west wall (Bedroom 2) faces the cul-de-sac and the front public-facing parts of the other houses in the cul-de-sac. Additionally, we are happy to add new landscape screening along the north edge of the lot to mitigate any other potential privacy concerns.

3. Due to special circumstances applicable to the property, the strict application of the provisions deprives such property of privileges enjoyed by others in the vicinity and under identical zoning

There are several special circumstances applicable to this property:

- The property is an odd “boot-shaped” trapezoid. The length of the rear (north) property line is half of the front (south) property line, creating a drastic reduction of the building envelope along the west side. The required setback and daylight plane become even tighter due to the lot shape. That effect is magnified by the west property line that curves in and up. That same curve effect is also seen along the south property line to a lesser extent. This creates an unusually shaped and challenging building envelope, primarily along the west/southwest/south sides of the property.
- Parts of the building envelope are not usable given its shape. The western 1/3 of the building envelope becomes shallow and curves up as a result of the property line and it is not practical to build there.
- This is a non-conforming lot that is less than the minimum lot size specified for corner lots in Los Altos. Although this is a corner lot with increased setback requirements, our lot is similar to/smaller than other properties in our neighborhood. Los Altos corner lots are supposed to be larger in order to compensate for useful property losses incurred by increased exterior side setbacks.
- There is currently limited privacy from the neighbor to the east. Their second story looks directly into the “old” master bedroom, another bedroom and 2 bathrooms. Since the east side of the lot is narrow, planting additional landscape screening there would render that side area unusable. We would prefer to not extend construction on the first story along the eastern lot plane due to lack of privacy.

In addition to the minor non-conformities in the current house, our intent with the new variances is to have a front porch and locate an upstairs bedroom in the northwest corner (Bedroom 2).

The front porch is typical for a house of this style and size. However, given the odd-shaped building envelope, we cannot push back the house footprint to accommodate the porch. Moving the existing house footprint would create more construction impact and harm multiple tree roots on the property. [While tree protection is only required for 6 tree zones, the intent is to save all the current trees on the property.]

Bedroom 2 is located upstairs over the central left section of the house in a manner akin to other houses of similar size and scale. It is set back from the west wall of the garage by almost 20 ft. and would be well within second story setback and daylight plane requirements if not for the lot curvature on the west side.

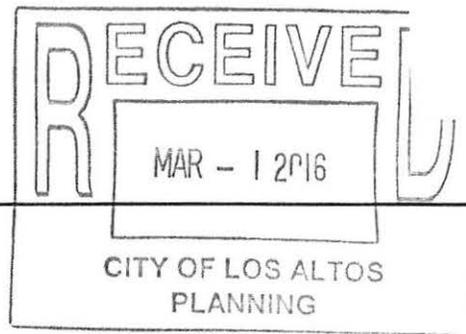
Due to all of the above, the tight setback requirements for this odd-shaped lot deprive this property of the ability to develop a regular-shaped structure compared to other lots of similar size. We have considered alternative designs and all of them come with additional negative impacts to the lot, backyard, landscape, and additional variances.

Granting this variance will allow for a smaller house footprint, lessen construction impact, and minimize damage to existing trees/landscape... all while allowing a home design that integrates well with the neighborhood, preserves functional backyard space, and maintains privacy for this and surrounding houses.

Sincerely,



Michael Ma, AIA
Project Architect



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 1223 Heritage Court
Scope of Project: Addition or Remodel or New Home
Age of existing home if this project is to be an addition or remodel? 62
Is the existing house listed on the City's Historic Resources Inventory? No

Address: 1223 Heritage
Date: 2/18/16

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: 8512 ~ 13939 square feet
Lot dimensions: Length 100 feet
Width 100 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? 17'-1"
What % of the front facing walls of the neighborhood homes are at the front setback 90 %
Existing front setback for house on left 25 ft./on right 25 ft.
Do the front setbacks of adjacent houses line up? No

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

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

Garage facing front projecting from front of house face 8

Garage facing front recessed from front of house face

Garage in back yard 1

Garage facing the side 1

Number of 1-car garages ; 2-car garages 0; 3-car garages

Address: 1223 HERITAGE
Date: _____

4. Single or Two-Story Homes:

What % of the homes in your neighborhood* are:

One-story 8

Two-story 2

5. Roof heights and shapes:

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

Are there mostly hip , gable style , or other style roofs*?

Do the roof forms appear simple or complex ?

Do the houses share generally the same eave height YES ?

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?

no
If no consistency then explain: (2) tile roof, (3) wd. shake
(5) comp. shingle.

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

Does your neighborhood* have a consistent identifiable architectural style?

YES NO

Type? Ranch Shingle Tudor Mediterranean/Spanish
 Contemporary Colonial Bungalow Other

Address: 1223 HERITAGE
Date: _____

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

Does your property have a noticeable slope? No

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

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

9. **Landscaping:**

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

Big trees along street
front lawn or low shrubs at front yards.

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

Generally visible

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)?

Asphalt + mulch

10. **Width of Street:**

What is the width of the roadway paving on your street in feet? 35'

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

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

partially paved and partially unpaved

Address: 1223 HERITAGE
Date: _____

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.:

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

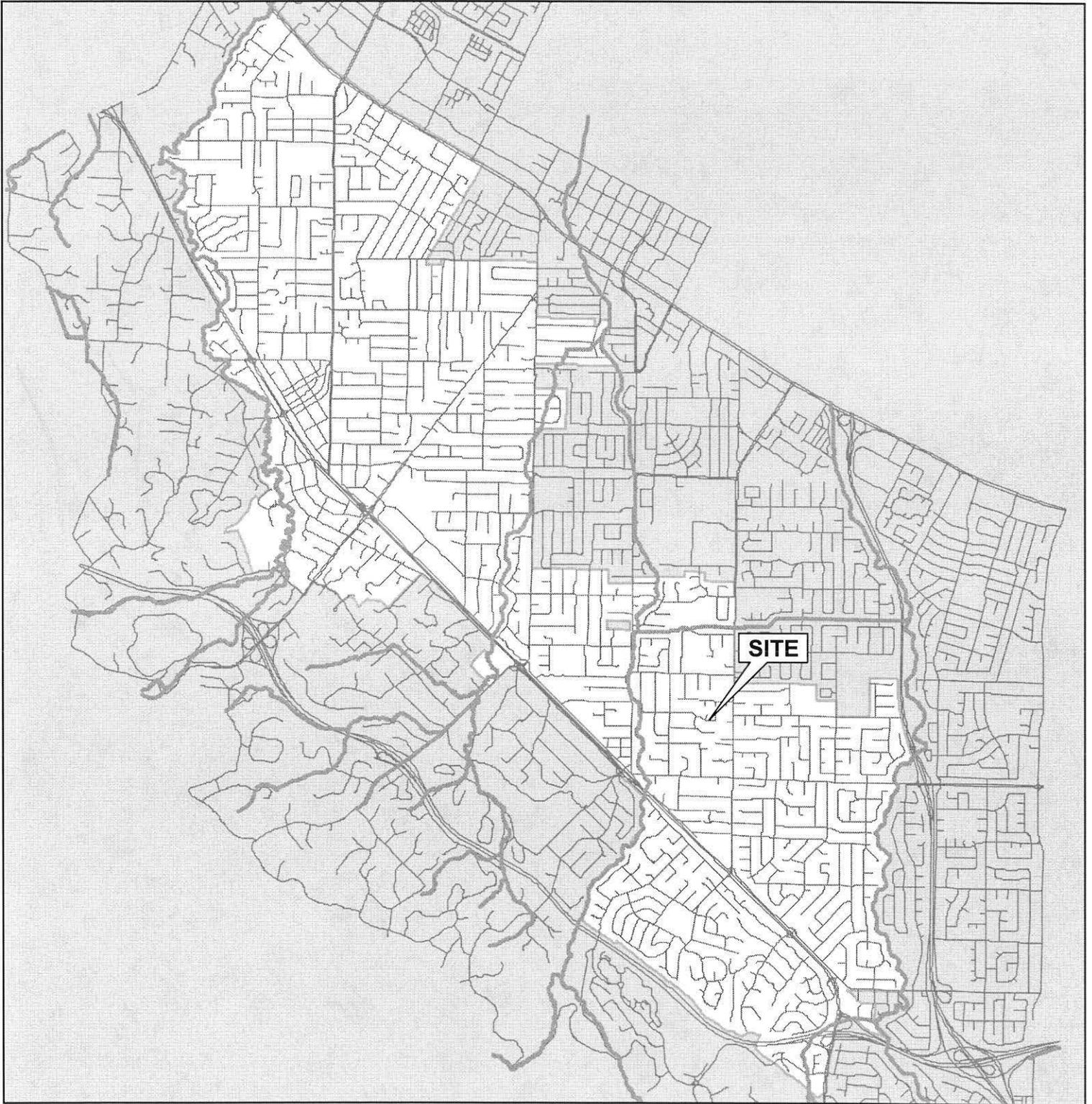
Address: 1223 HERITAGE
 Date: _____

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).

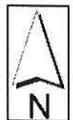
Address	Front setback	Rear setback	Garage location	One or two stories	Height	Materials	Architecture (simple or complex)
1211 Heritage	25'	20'	Rear	1	17'	siding/ ^{WD.} shingle	simple.
1215	25'	11'	Front	1	18'	B&B/ ^{comp.} shingle.	simple
1219	25'	36'	Front	1	18'	siding/ ^{comp.} shingle	simple
1223 (subject)	17'	10'	side	1	16'	B&B/ ^{comp.} shingle	simple
1225	25'	39'	side	2	24'	stucco/ ^{flst} tile	Complex
1249	25'	26'	Front	1	17'	B&B/ ^{WD} shingle	simple
1212	25'	55'	Front	1	18'	stucco/ ^{WD.} shingle.	simple.
1218	25'	35'	Front	1	18'	siding/ ^{comp.} shingle	simple
1224	25'	27'	Front	1	16'	stucco/ ^{comp.} shingle	simple
1230	25'	29'	Front	2	26'	stucco/ tile	complex

AREA MAP ATTACHMENT C



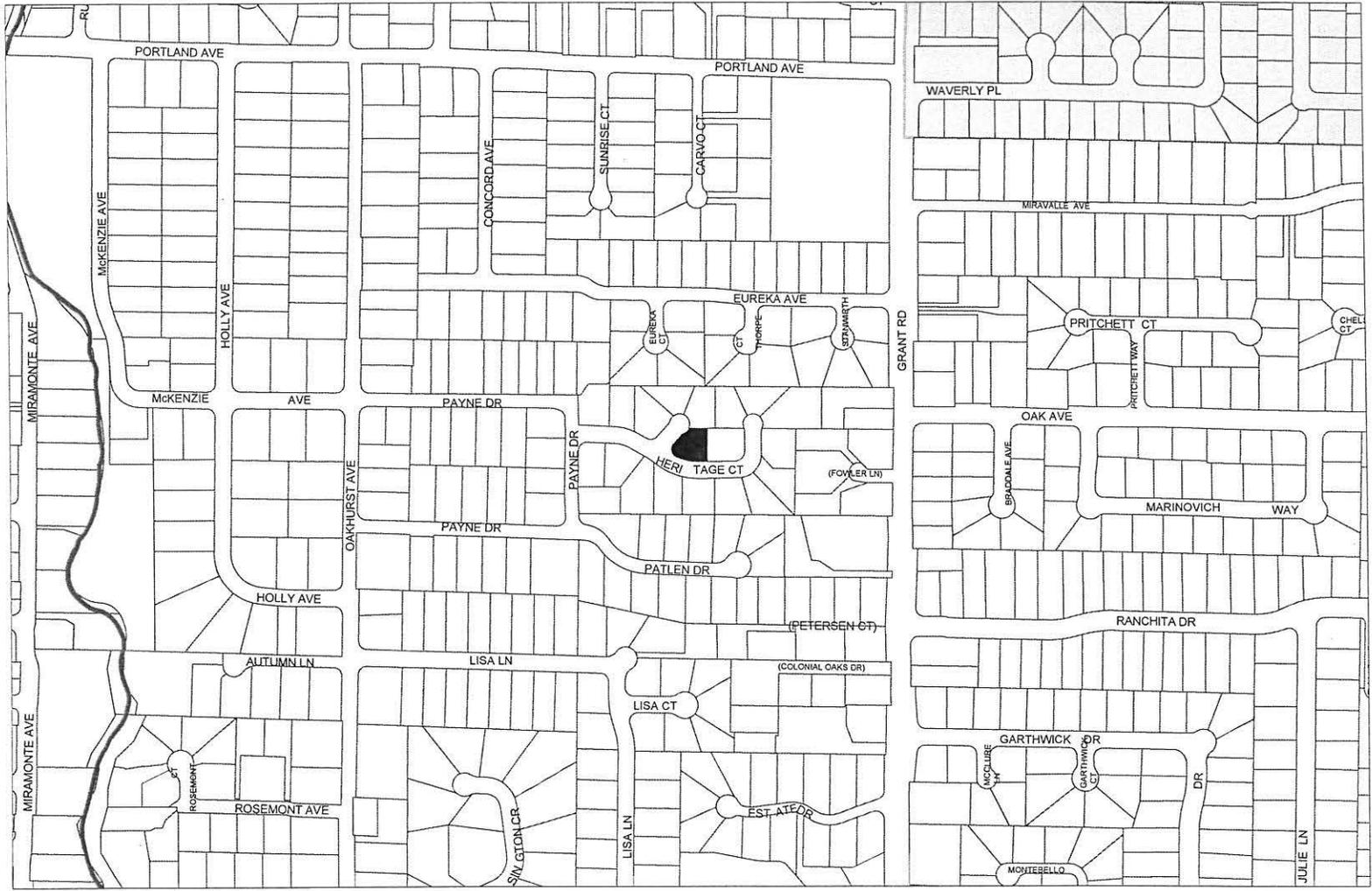
CITY OF LOS ALTOS

APPLICATION: 16-V-04 and 16-SC-10
APPLICANT: March Design/ D. and B. Huang
SITE ADDRESS: 1223 Heritage Court

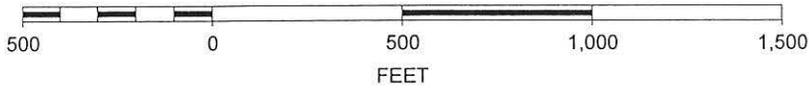


Not to Scale

VICINITY MAP



SCALE 1 : 6,000



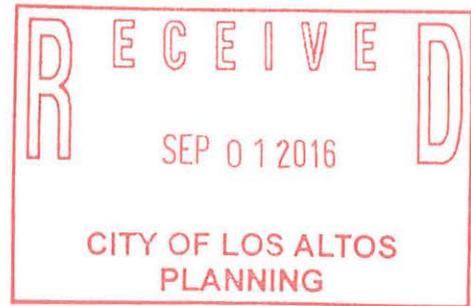
N



CITY OF LOS ALTOS

APPLICATION: 16-V-04 and 16-SC-10
APPLICANT: March Design/ D. and B. Huang
SITE ADDRESS: 1223 Heritage Court

RE: 1223 Heritage Court Proposed Remodel



Dear Los Altos Planning Commission,

We the undersigned have discussed with the Huang family their proposed remodel at 1223 Heritage Court, Los Altos, CA 94024. We have seen the exterior house designs and support their application for remodel.

Signature: <u>Manfred Geier</u> Printed: <u>MANFRED GEIER</u> Address: <u>1230 HERITAGE CT.</u> Date: <u>08/09/2016</u>	Signature: <u>Gregory Vaisberg</u> Printed: <u>Gregory Vaisberg</u> Address: <u>1250 Heritage Ct</u> Date: <u>Los Altos, 08/13/16</u>
Signature: <u>Brad Martin</u> Printed: <u>BRAD MARTIN</u> Address: <u>1212 HERITAGE COURT</u> Date: <u>8/13/2016</u>	Signature: <u>Marcella Stauber</u> Printed: <u>Marcella Stauber</u> Address: <u>1260 Heritage Ct, LA</u> Date: <u>Aug 13, 2016</u>
Signature: <u>N. Vandeventer</u> Printed: <u>NICOLAS VANDEVENTER</u> Address: <u>1214 Heritage Ct</u> Date: <u>8/13/2016</u>	Signature: <u>Linnell Starr</u> Printed: <u>Linnell Starr</u> Address: <u>1218 Heritage Ct</u> Date: <u>8/13/16</u>
Signature: <u>Chow Chang</u> Printed: <u>CHOW CHANG</u> Address: <u>1236 HERITAGE CT</u> Date: <u>8/13/16</u>	Signature: <u>Alex Shukhman</u> Printed: <u>ALEX SHUKHMAN</u> Address: <u>1259 HERITAGE CT., LA</u> Date: <u>8-13-16</u>

Signature: <u>Jean Hephinger</u> Printed: <u>JEAN HEPHINGER</u> Address: <u>1215 Heritage Ct</u> Date: <u>8/13/16</u>	Signature: <u>[Signature]</u> Printed: <u>MAXIME VERON</u> Address: <u>1242 Heritage Ct</u> Date: <u>8/13/16</u>
Signature: <u>Mary Ellen Holden</u> Printed: <u>MARY ELLEN HOLDEN</u> Address: <u>1206 Heritage</u> Date: <u>8/15/16</u>	Signature: <u>Ian Band</u> Printed: <u>IAN BAND</u> Address: <u>1200 HERITAGE COURT</u> Date: <u>8/15/16</u>
Signature: <u>[Signature]</u> Printed: <u>Linda Dewi</u> Address: <u>1205 Heritage Ct</u> Date: <u>8/18/2016</u>	Signature: <u>[Signature]</u> Printed: <u>Sue Young</u> Address: <u>1219 Heritage Ct.</u> Date: <u>8/18/2016</u>
Signature: <u>[Signature]</u> Printed: <u>Gavan Kwan</u> Address: <u>1249 Heritage Ct</u> Date: <u>8/19/2016</u>	Signature: <u>[Signature]</u> Printed: <u>ERIK KLEF</u> Address: <u>1211 Heritage Ct</u> Date: <u>8-23-2016</u>
Signature: _____ Printed: _____ Address: _____ Date: _____	Signature: _____ Printed: _____ Address: _____ Date: _____
Signature: _____ Printed: _____ Address: _____ Date: _____	Signature: _____ Printed: _____ Address: _____ Date: _____