



DATE: October 2, 2013

AGENDA ITEM # 2

**TO:** Design Review Commission  
**FROM:** Zachary Dahl, Senior Planner  
**SUBJECT:** Modification to 12-SC-34 – 900 Highlands Circle

**RECOMMENDATION:**

Approve modification to approved design review application 12-SC-34 subject to the findings and condition

---

**PROJECT DESCRIPTION**

This project is a modification to an approved remodel and addition to an existing two-story house. The proposed modification will expand the size of the second story balcony to connect to a deck in the hillside on the right side of the house. The modification will not add any new square footage to the house.

**BACKGROUND**

The design review application for a two-story addition and remodel was heard by the Design Review Commission on January 16, 2013. The application was approved unanimously by the Commission subject to findings and conditions. The meeting minutes are included in Attachment A. A building permit was issued for the project on May 30, 2013 and the house is currently under construction.

**DISCUSSION**

As part of the second story addition, a 155-square-foot balcony was approved on the rear elevation. The approval also included a condition to plant evergreen screening trees along a portion of the rear property line to mitigate any potential privacy impacts to the adjacent property to the north. This required evergreen screening is shown on the site plan (Sheet A-0). This condition will still be required as part of the original approval. The agenda report for the original project, which includes the conditions of approval, is included in Attachment B.

The modified balcony design includes a slightly reduced second story balcony (133 square feet) with a four-foot wide walkway that connects to a 255 square-foot deck that is proposed to be built into the hillside embankment to the right (east) of the house. Since the steep embankment on the right side of the lot limits the use of this area, the deck is designed to provide additional useable outdoor area in the rear of the house. Due to the topography and existing vegetation on the right side of the lot, the proposed walkway and deck to not appear to create any unreasonable privacy impacts on the adjacent properties.

However, staff did note that the trees and vegetation on the embankment in the area of the proposed deck appear in poor condition. Therefore, staff has added a condition that requires the applicant to prepare a landscape and irrigation plan for new vegetation and trees to be planted around the proposed deck. With this condition, staff finds that the proposed deck meets all applicable design review findings.

## **ENVIRONMENTAL REVIEW**

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

Cc: Hau-Ching Liao, Applicant and Architect  
Ching Chi, Owner

### Attachments:

- A. Application
- B. Vicinity Maps
- C. Meeting Minutes, January 16, 2013
- D. Agenda Report, January 16, 2013

## FINDINGS

12-SC-34 – 900 Highlands Circle

With regard to the modification to the approved two-story design review to expand the size of the second story balcony, the Design Review Commission finds the following in accordance with Section 14.76.050 of the Municipal Code:

- A. The proposed addition complies with all provision of this chapter;
- 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;
- 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 addition 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 addition has been designed to follow the natural contours of the site with minimal grading, minimum impervious cover, and maximum erosion protection.

## CONDITIONS

12-SC-34 – 900 Highlands Circle

This condition shall be in addition to the project conditions approved for the two-story addition and remodel on January 16, 2013.

1. Prior to zoning clearance, the plans shall contain a landscape and irrigation plan for new vegetation and trees on the embankment in the area around the new deck.



CITY OF LOS ALTOS  
GENERAL APPLICATION

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

Permit # 11054600

<input type="checkbox"/>	One-Story Design Review	<input type="checkbox"/>	Sign Review	<input type="checkbox"/>	Multiple-Family Review
<input checked="" type="checkbox"/>	Two-Story Design Review	<input type="checkbox"/>	Sidewalk Display Permit	<input type="checkbox"/>	Rezoning
<input type="checkbox"/>	Variance(s)	<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"/>	Preliminary Project Review	<input type="checkbox"/>	Appeal
<input type="checkbox"/>	Subdivision Map Review	<input type="checkbox"/>	Commercial Design Review	<input checked="" type="checkbox"/>	Other: <u>Application Modification</u>

Project Address/Location: 900 Highlands Circle

Project Proposal/Use: Single Family House

Current Use of Property: Single Family House

Assessor Parcel Number(s) 342-11-050 Site Area: 12893.3<sup>sq</sup>

New Sq. Ft.: \_\_\_\_\_ Remodeled Sq. Ft.: \_\_\_\_\_ Existing Sq. Ft. to Remain: \_\_\_\_\_

Total Existing Sq. Ft.: \_\_\_\_\_ Total Proposed Sq. Ft. (including basement): \_\_\_\_\_

Applicant's Name: Hau-Ching Liao

Home Telephone #: ~~(408) 483-1965~~ Business Telephone #: (408) 483-1965

Mailing Address: 13937 Lynde Avenue

City/State/Zip Code: SARATOGA, CA 95070

Property Owner's Name: Ritiro Chi

Home Telephone #: \_\_\_\_\_ Business Telephone #: (408) 802-7072

Mailing Address: 900 Highlands Circle

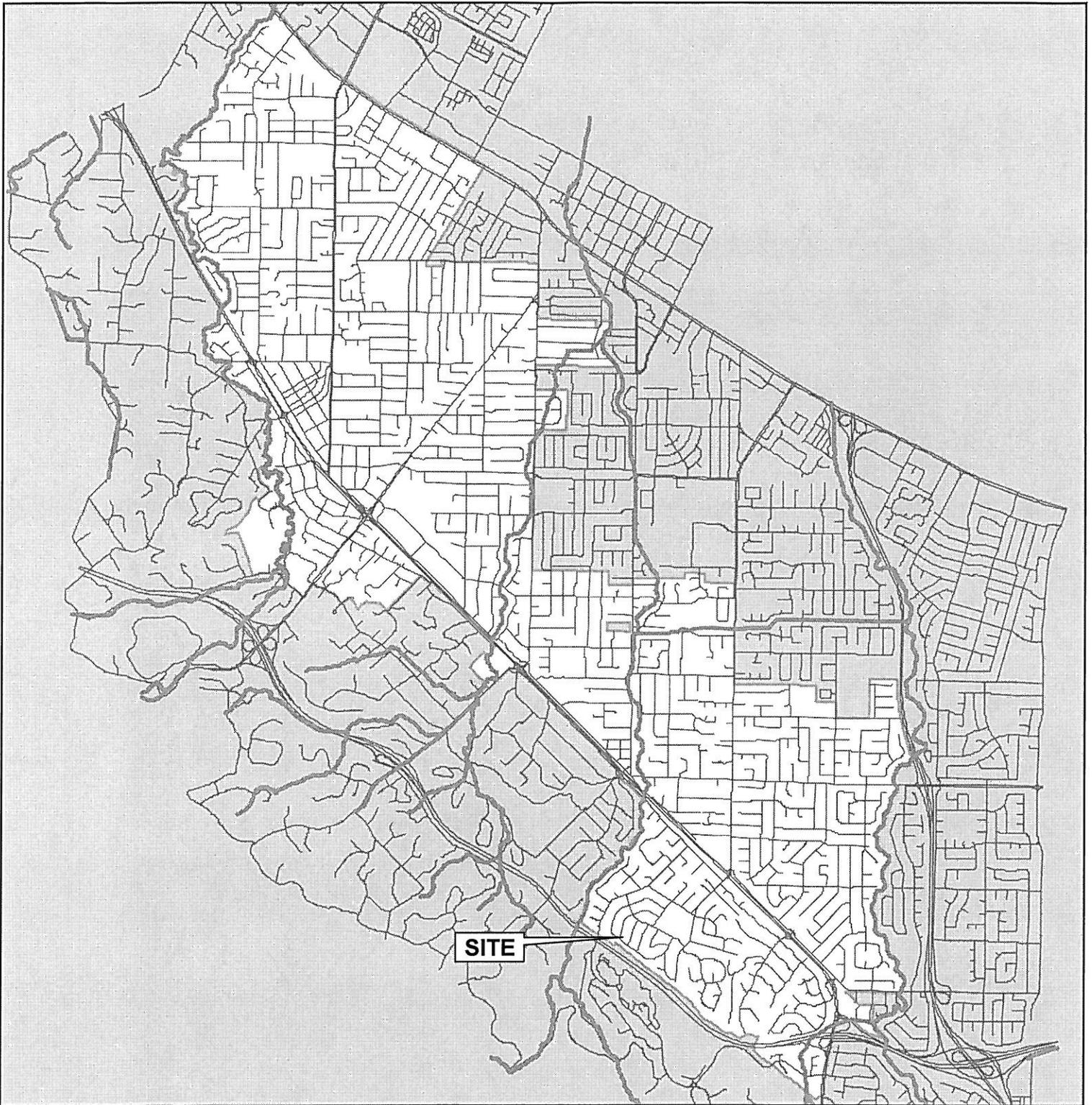
City/State/Zip Code: Los Altos, CA 94024

Architect/Designer's Name: Hau-Ching Liao Telephone #: (408) 483-1965

\*\*\* 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. \*\*\*



# AREA MAP



CITY OF LOS ALTOS

**APPLICATION:** 12-SC-34  
**APPLICANT:** H. Liao/R. Chi  
**SITE ADDRESS:** 900 Highlands Circle

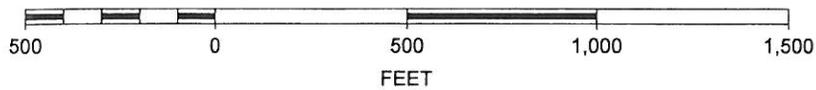


Not to Scale

# VICINITY MAP



SCALE 1 : 6,000



CITY OF LOS ALTOS

**APPLICATION:** 12-SC-34  
**APPLICANT:** H. Liao/R. Chi  
**SITE ADDRESS:** 900 Highlands Circle



## MINUTES DESIGN REVIEW COMMISSION

---

7:00 P.M., Wednesday, January 16, 2013  
Community Chambers, Los Altos City Hall  
One North San Antonio Road, Los Altos, California

---

### ESTABLISH QUORUM

Chair MEADOWS called the meeting to order at 7:04 PM.

### ROLL CALL

Present: Chair MEADOWS, Vice-Chair WHEELER, and Commissioners BLOCKHUS, FARRELL and ZOUFONOUN  
Staff: Planning Services Manager KORNFELD, Senior Planner DAHL and Assistant Planner DAVIS

### PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

None.

### CONSENT CALENDAR

#### 1. Design Review Commission Minutes

Minutes of the December 19, 2012 regular meeting.

MOTION by Commissioner BLOCKHUS, seconded by Vice-Chair WHEELER, to approve the minutes of the December 19, 2012 regular meeting as drafted.

THE MOTION PASSED BY A 3/0/2 VOTE, WITH Chair MEADOWS AND Commissioner ZOUFONOUN ABSTAINING.

### PUBLIC HEARING

Commissioner BLOCKHUS recused himself due to a conflict of interest where an immediate family member owns property in the neighborhood.

#### 2. 12-V-17 and 12-SC-23 – J. Pearlman – 454 Cypress Drive

Variance and Design Review applications for a new, two-story house. The variances would allow for portions of the second story at a side yard setback of 10 feet on the north and south sides, where a minimum setback of 17.5 feet is required. *Project Planner: Davis*

Assistant Planner DAVIS presented the staff report, recommending approval of variance and design review applications 12-V-17 and 12-SC-23 subject to the recommended findings and conditions.

The project architect described the project's goals in creating simple, reduced massing at the street and to limit the impacts on the creek bank. He noted that the existing house encroaches into the setback and the 50-foot setback requirement at the rear is a constraint with the narrow lot frontage. He clarified that the

bamboo on the south property line is no longer proposed and stated that the property owner was accepting the neighboring property's pool house encroachment while they consider their plans to renovate the pool site.

Three neighbors spoke in support of the project stating that the project improved the neighborhood character, that neighborly issues had been worked out, and that the owners' were responsive to some of the concerns. A neighbor from across the creek spoke with concerns about the two-story appearance, privacy impacts, and tree loss and creek protection. There was no other public comment.

The Commission discussed the project and expressed their general support. The Commission noted the privacy impacts to the northeast property across the creek and across an adjacent property, but supported the design and variance with the recommended conditions. The Commission agreed that privacy screening should be considered at the rear of the property with the landscape plan.

MOTION by Vice-Chair WHEELER, seconded by Commissioner FARRELL, to approve variance and design review applications 12-V-17 and 12-SC-23 per the staff report findings and conditions, with the following additional conditions:

- Work with the pool owner and rear property owner on the landscaping as per staff.

THE MOTION CARRIED UNANIMOUSLY.

Commissioner BLOCKHUS rejoined the meeting for the remaining agenda items.

**3. 12-V-15 – R. and S. Watson – 150 Alta Vista Avenue**

Variations to allow a single-story addition as follows: a) a front yard setback of 11 feet, three inches from the northerly property line, where a setback of 25 feet is required; and b) a side yard setback of 13 feet, eight inches from the westerly property line, where a setback of 15 feet is required. *Project Planner: Davis*

Assistant Planner DAVIS presented the staff report, recommending approval of variance application 12-V-15 subject to the recommended findings and conditions.

The project architect stated that he project conforms to the nonconforming conditions on-site and that the neighbors were in support. There was no other public comment.

The Commission discussed the project and expressed their general support.

MOTION by Commissioner BLOCKHUS, seconded by Vice-Chair WHEELER, to approve variance application 12-V-15 subject to the recommended findings and conditions.  
THE MOTION CARRIED UNANIMOUSLY.

**4. 12-V-16 and 12-SC-33 – J. Sabel – 257 Covington Road**

Variations and design review for first- and second-story additions to allow the second-story addition at a height of 24 feet, where structures are limited to one story and 20 feet in height. *Project Planner: Davis*

Assistant Planner DAVIS presented the staff report, recommending approval of variance and design review application 12-V-16 and 12-SC-33 subject to the recommended findings and conditions.

The project designer spoke about his goal to improve the house to current standards and that he wanted flexibility to consider specific landscaping. The property owner stated that she wanted to wait until spring to plant and had not communicated with her neighbor in front of their flag lot. The adjacent property

owner expressed a concern about maintaining privacy screening and recommended specific plantings in a letter to be fast growing. There was no other public comment.

The Commission discussed the project and expressed their general support. The Commission agreed that the applicant should work with the neighbor on the type of privacy screening, per staff's review, and noted that the neighbor also had the opportunity to screen their own two-story house under construction. The Commission noted that the non-clerestory elements should be screened by the existing trees on the south side.

MOTION by Vice-Chair WHEELER, seconded by Commissioner BLOCKHUS, to approve variance and design review application 12-V-16 and 12-SC-33, per the staff report findings and conditions.  
THE MOTION CARRIED UNANIMOUSLY.

## DISCUSSION

### 5. 12-SC-34 – H. Liao – 900 Highlands Circle

Design review for an addition to and remodel of an existing two-story house. The project includes an addition of 336 square feet to the first story and 259 square feet to the second story. *Project Planner: Dahl*

Senior Planner DAHL presented the staff report, recommending approval of design review application 12-SC-34 subject to the recommended findings and conditions. He also noted that the recommended conditions are shown on the plans.

The project architect, answered questions about the setback to the pool and deck. There was no other public comment.

The Commission discussed the project and expressed general support. The Commission discussed reorienting the balcony to Bedroom No. 2 to minimize attractive nuisance to pool and to improve the view. The Commission also disused whether to remove the condition requiring an architectural change to the trim details.

MOTION by Commissioner FARRELL BLOCKHUS, seconded by Vice-Chair WHEELER, to approve design application 12-SC-34 per the staff report findings and conditions.  
THE MOTION CARRIED UNANIMOUSLY.

## ADJOURNMENT

Chair MEADOWS adjourned the meeting at 8:28 PM.

---

David Kornfield, AICP  
Planning Services Manager





MEMORANDUM

DATE: January 16, 2013
TO: Design Review Commission
FROM: Zachary Dahl, Senior Planner
SUBJECT: 12-SC-34 — 900 HIGHLANDS CIRCLE

RECOMMENDATION

Approve design review application 12-SC-34 subject to the recommended findings and conditions.

PROJECT DESCRIPTION

This project is a remodel and addition to an existing two-story house. The application includes an addition of 336 square feet to the first story and 259 square feet to the second story. The following table summarizes the project's technical details:

GENERAL PLAN DESIGNATION: Single-Family, Residential
ZONING: R1-10
PARCEL SIZE: 12,893 square feet
MATERIALS: Materials to match existing - metal shingle roof (faux barrel tile) and stucco siding, new formed stucco (over wood) trim, wood fascia and stone veneer

Table with 4 columns: Existing, Proposed, Allowed/Required. Rows include COVERAGE, FLOOR AREA (First Floor, Second Floor, Total), SETBACKS (Front, Rear, Exterior Side, Interior Side), and HEIGHT.

## **DISCUSSION**

### **Neighborhood Context**

The subject property is located on the corner of Highlands Circle and Yorkshire Drive. While the greater Highlands Circle neighborhood is considered a Consistent Character Neighborhood - primarily Ranch style houses with simple forms and rustic materials. The neighborhood context in the immediate vicinity of the subject property is considered a Diverse Character Neighborhood as defined in the City's Residential Design Guidelines. This is due to the sloping topography that separates the properties along Highlands Circle, many of the houses on the north side of the street are oriented with their side or back to the street and there is a mixture of architectural styles and materials. While there is not a distinctive street tree pattern on either street, there is ample mature vegetation and many large trees along both streets.

### **Design Review**

According to the Design Guidelines, in Diverse Character Neighborhoods, good neighbor design has its own design integrity while incorporating some design elements and materials found in the neighborhood.

The proposed two-story addition will maintain the existing architectural form and simple massing of the house while incorporating some new finish details. The existing covered front porch will be enclosed to expand the family room and a new front entry porch and a rounded bay window will be added to the front elevation. These elements, along with the more contemporary finishes, will give the house a more modern architectural. The existing faux barrel tile (metal) material and the existing stucco siding will be maintained on the new additions. All of the windows and doors will be replaced, and all of the wood trim will be replaced with new formed stucco (over wood) trim and stone wainscoting. However, there is a concern about the quality of the proposed trim materials and staff recommends that a higher quality material, such as precast or wood, is used for all trim details. Therefore, staff has added a condition (No. 2) that the architectural design should be revised to include a higher quality trim material.

### **Privacy**

Due to the location of the house on a corner lot, with the left side of the house facing Yorkshire Drive and the right side of the house facing a steep slope that rises approximately 24 feet to the side property line, there are not any privacy issues associated with the side facing windows.

As part of the second story addition, a 155-square-foot balcony is proposed on the rear elevation. The balcony has a rear yard setback of 29 feet, seven inches. The existing topography and vegetation provide a reasonable level of privacy screening along the rear property line. However, there is a section of the rear property line, adjacent to the existing wood deck and pool, which provides views into the adjacent neighbor's rear yard. To mitigate this potential privacy impact, the applicant has included a row of privacy screening along this section of the rear property line. Staff has included a condition (No. 3) to specify that the evergreen screening shall be a minimum size of

15-gallon or 24-inch box. With the proposed evergreen screening, staff finds that the project maintains a reasonable level of privacy.

### **Landscaping**

The applicant is proposing to maintain all existing landscaping and street trees. However, staff observed that the existing trees at the corner of Yorkshire Drive and Highlands Circle were growing into the public right-of-way and obstructing visibility at the intersection. Staff has added a condition (No. 4) in order to ensure that the property's vegetation meets the City's intersection sight-visibility triangle. Otherwise, with the existing trees and new landscaping, staff finds that the project satisfies the City's landscaping requirements and Street Tree Guidelines.

### **Miscellaneous**

Staff observed that the existing pool equipment, located along the rear property line, is not fully enclosed in a sound attenuating structure. Therefore, to comply with the City's Noise Control Ordinance (LAMC Chapter 6.16), staff has included a condition (No. 5) that requires the pool equipment to be enclosed.

### **ENVIRONMENTAL REVIEW**

This project is categorically exempt from environmental review under Section 15301 of the Environmental Quality Act because it involves an addition to a single-family dwelling in a residential zone.

Cc: Hau-Ching Liao, Applicant and Architect  
Ching Chi, Owner

### **Attachments**

- A. Application
- B. Maps

## FINDINGS

12-SC-34—900 Highlands Circle

With regard to design review for the second story addition to the existing two-story house, the Design Review Commission finds the following in accordance with Section 14.76.050 of the Municipal Code:

- A. The proposed addition complies with all provision of this chapter;
- 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;
- 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 addition 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 addition has been designed to follow the natural contours of the site with minimal grading, minimum impervious cover, and maximum erosion protection.

## CONDITIONS

12-SC-34—900 Highlands Circle

1. The approval is based on the plans received on January 8, 2013 and the written application materials provided by the applicant, except as may be modified by these conditions.
2. The applicant shall revise the architectural design to include a higher quality trim materials, as approved by the Planning Division.
3. The evergreen privacy screening species along the rear property line shall be a minimum 15-gallon or 24-inch box size, as approved by the Planning Division.
4. The applicant shall prune the existing trees at the intersection of Highlands Circle and Yorkshire Drive in order to comply with the City's intersection sight-visibility requirements, as approved by the City Engineer.
5. The existing pool equipment shall be enclosed in a sound attenuating structure to meet the City's Noise Control Ordinance.
6. 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.
7. **Prior to zoning clearance plans shall contain/show:**
  - a. The conditions of approval shall be incorporated into the title page of the plans.
  - b. The measures to comply 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.); and
  - c. The location of any new air conditioning equipment on the site plan and the sound rating for such equipment.
8. **Prior to final inspection**, all front yard and exterior side yard landscaping, and required evergreen screening shall be maintained and/or installed as required by the Planning Division.





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"/>	Sign Review	<input type="checkbox"/>	Multiple-Family Review
<input checked="" type="checkbox"/>	Two-Story Design Review	<input type="checkbox"/>	Sidewalk Display Permit	<input type="checkbox"/>	Rezoning
<input type="checkbox"/>	Variance(s)	<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"/>	Preliminary Project Review	<input type="checkbox"/>	Appeal
<input type="checkbox"/>	Subdivision Map Review	<input type="checkbox"/>	Commercial Design Review	<input type="checkbox"/>	Other:

Project Address/Location: 900 Highlands Circle

Project Proposal/Use: Single Family House

Current Use of Property: Single Family House

Assessor Parcel Number(s) 342-11-050 Site Area: 12893.3 <sup>sq</sup>

New Sq. Ft.: 554.5 Remodeled Sq. Ft.: 500 Existing Sq. Ft. to Remain: 3287.5

Total Existing Sq. Ft.: 3296.5 Total Proposed Sq. Ft. (including basement): 3842

Applicant's Name: Hau-Ching Liao

Home Telephone #: (408) 867 9331 Business Telephone #: (408) 483 1965

Mailing Address: 13937 Lynde Avenue

City/State/Zip Code: Saratoga, CA 95070

Property Owner's Name: Ching Chi

Home Telephone #: (408) 807 0989 Business Telephone #: \_\_\_\_\_

Mailing Address: 900 Highlands Circle

City/State/Zip Code: Los Altos, CA 94024

Architect/Designer's Name: Hau-Ching Liao Telephone #: (408) 483 1965

\*\*\* 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. \*\*\*





## 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 1<sup>st</sup> 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 950 Highlands Circle

Scope of Project: Addition or Remodel  or New Home

Age of existing home if this project is to be an addition or remodel? 1973

Is the existing house listed on the City's Historic Resources Inventory? No

Address: 900 Highlands Circle  
Date: Jan. 7, 2013

### 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: 12893.3 square feet  
Lot dimensions: Length 64.12 + 70 feet  
Width 124.69 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? 25'  
What % of the front facing walls of the neighborhood homes are at the front setback 100 %  
Existing front setback for house on left 25 ft./on right 25 ft.  
Do the front setbacks of adjacent houses line up? Yes

#### 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 X

Garage facing front recessed from front of house face    

Garage in back yard    

Garage facing the side    

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

Address: 900 Highla is Circle  
Date: Jan. 7 2013

4. **Single or Two-Story Homes:**

What % of the homes in your neighborhood\* are:

One-story 70 %

Two-story 30 %

5. **Roof heights and shapes:**

Is the overall height of house ridgelines generally the same in your neighborhood\*? No

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: Wood shake 50% asphalt single 50%

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: 900 Highlands Circle  
Date: \_\_\_\_\_

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)  
From interior side slope down to Yorkshire Drive

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? Yes

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.)?  
Bush covers the whole front and street side yards.

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

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)?  
8' ~ 10' High bush covers the front & the street side

10. Width of Street:

What is the width of the roadway paving on your street in feet? 32'  
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? Defined w/ curb/gutter

Address: 900 Highla 's Circle

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.:

All have a lot of bush covered in the front

---

---

---

**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: 900 Highlands Circle

Date: \_\_\_\_\_

### Summary Table

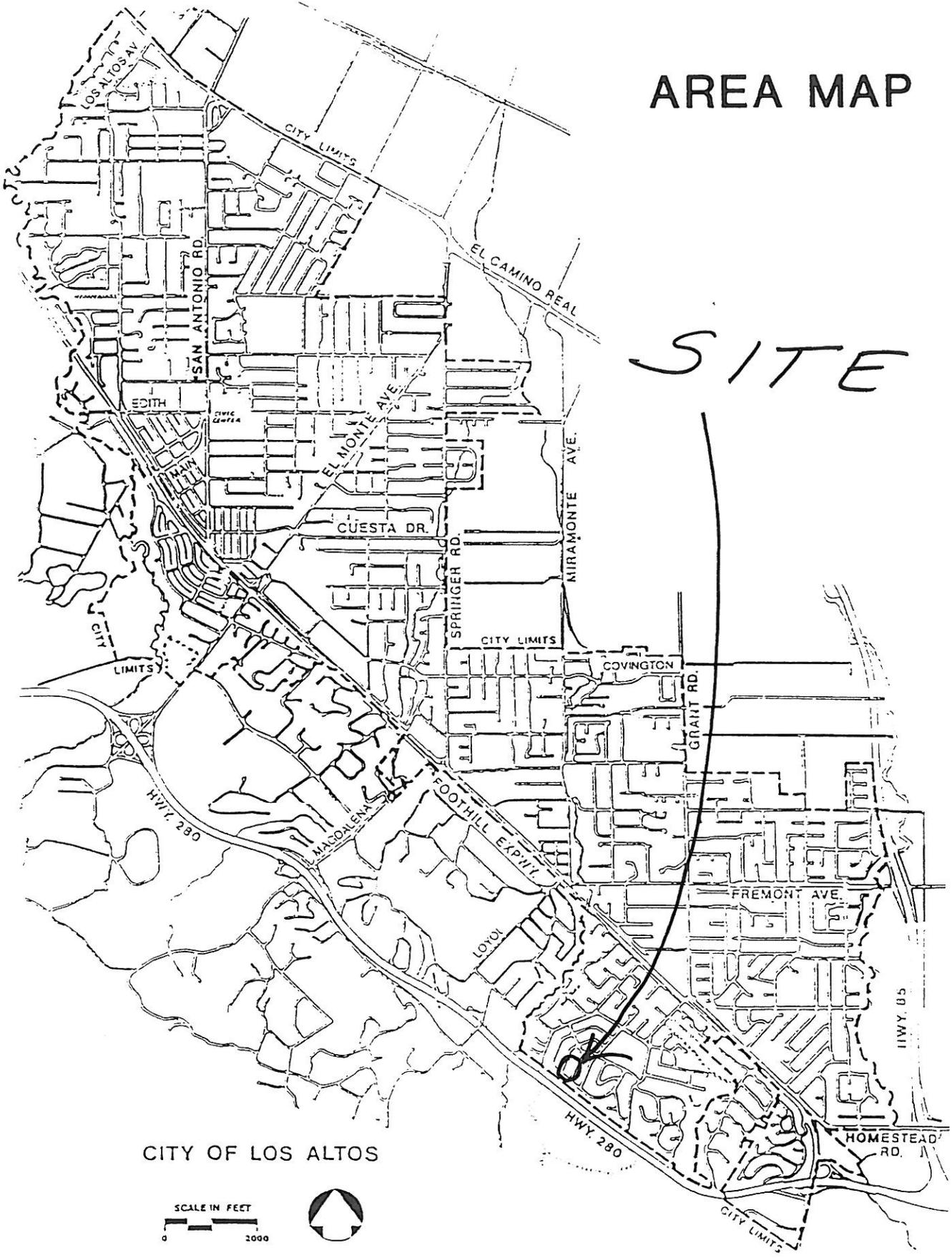
Please use this table to summarize the characteristics of the houses in your immediate neighborhood (two homes on either side, directly behind and the five to six homes directly across the street).

Address	Front setback	Rear setback	Garage location	One or two stories	Height	Materials	Architecture (simple or complex)
911 Yorkshire Drive	25'	25'	Front	one	14'	stucco	simple
910 Yorkshire Drive	25'	50'	Front	one	14'	wood siding	simple
915 Regent Drive	25'	25'	Front	one	16'	stucco	Complex
901 Regent Drive	25'	25'	Front	one	15'	Wood plant	Complex
917 Highlands Circle	25'	35'	Front	one	14'	Wood plant	Simple
909 Highlands Circle	25'	45'	Front	two	23'	Wood siding	Complex
901 Highlands Circle	25'	45'	Front	one	16'	Wood siding	Simple
899 Highlands Circle	35'	35'	Front	two	24'	Wood Siding	Complex
897 Highlands Circle	25'	50'	Front	one	14'	Wood plank	Simple
895 Highlands Circle	30'	35'	Front	two	24'	stucco	Complex

AREA MAP

SITE

PLEASE USE BLACK INK FOR SKETCH



CITY OF LOS ALTOS



**APPLICANT:** 12-SC-34  
**LOCATION:** H. Liao/C. Chi  
 900 Highlands Circle

---



---



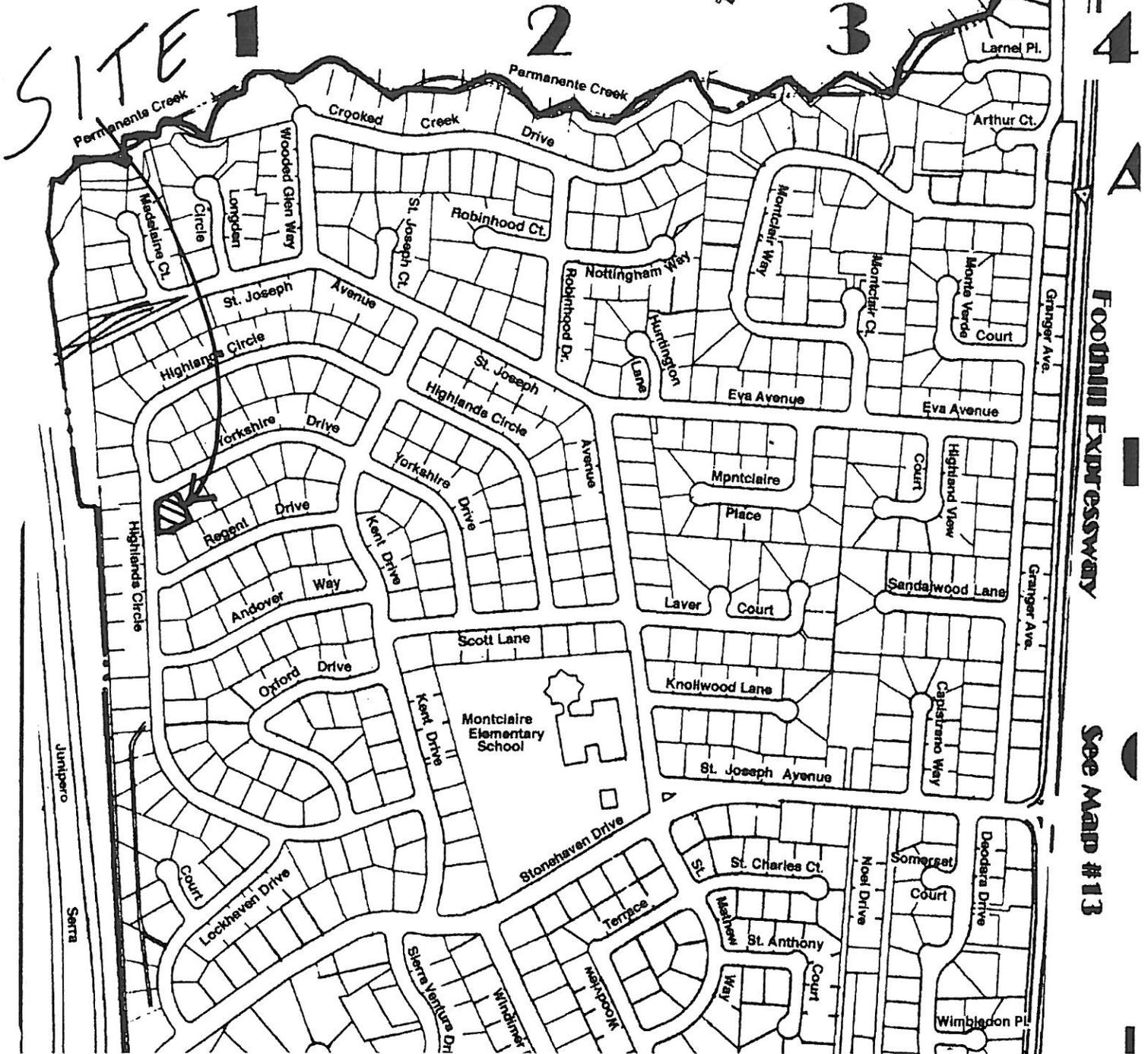
---

# VICINITY MAP

SCALE



5/3/99



Foothill Expressway

See MAP #13

APPLICATION #: 12-SC-34  
 APPLICANT: H. Liao/C. Chi  
 SITE ADDRESS: 900 Highlands Circle