



DATE: September 3, 2014

AGENDA ITEM # 4

**TO:** Design Review Commission  
**FROM:** Sean K. Gallegos, Assistant Planner  
**SUBJECT:** 14-SC-24 – 1145 Laureles Drive

**RECOMMENDATION:**

Continue the design review application 14-SC-24 subject to recommended direction.

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**PROJECT DESCRIPTION**

This is a design review application for a new two-story, single-family house. The project will demolish an existing one-story house and construct a new house with 2,458 square feet on the first story and 1,446 square feet on the second story. The following table summarizes the project:

**GENERAL PLAN DESIGNATION:** Single-family, Residential  
**ZONING:** R1-10  
**PARCEL SIZE:** 11,589 square feet  
**MATERIALS:** Composite roof, painted cedar shingle, wood clad windows, painted wood trim and stone veneer

	<b>Existing</b>	<b>Proposed</b>	<b>Allowed/Required</b>
<b>LOT COVERAGE:</b>	2,558 square feet	2,917 square feet	3,476 square feet
<b>FLOOR AREA:</b>			
First floor	2,511 square feet	2,458 square feet	
Second floor		1,446 square feet	
Total	2,511 square feet	3,904 square feet	3,908 square feet
<b>SETBACKS:</b>			
Front (Langton Ave)	25 feet	25 feet	25 feet
Rear	24.5 feet	32.5 feet	25 feet
Exterior side (Laureles Dr.)	18.5 feet	21 feet	20 feet
Left side	30 feet	13 feet/34 feet	10 feet/17.5 feet
<b>HEIGHT:</b>	14 feet	27 feet	27 feet

## **BACKGROUND**

The subject property is located in a Consistent Character Neighborhood as defined in the City's Residential Design Guidelines. The parcels in the neighborhood are varying sizes, consistent front setbacks and the structures are older one-story, single-family structures, with low wall plate heights and simple roof forms (low-pitched gable and hipped roofs), simple hip and rustic materials, with wood siding and stucco dominant. While there is not a distinctive street tree pattern on either street, there are many large trees along both streets.

## **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 uses more formal forms than those found in the surrounding neighborhood, but is designed in a way to be compatible with the area. The project incorporates elements, such as a projecting front entry and symmetrical massing, which are integral to the proposed architectural style but more formal than most houses in the neighborhood. The project utilizes design elements that are found in the area such as two-car garages, one-story elements and front porch. The proposed structure also uses high quality rustic materials that relates well to the neighborhood. These materials include composition shingle roofing, shingle siding, wood trim details and a wood garage door are high quality and compatible with the character of the neighborhood. Overall, the project does a good job of integrating forms and elements from the neighborhood while still establishing its own design integrity.

While the proposed design has design integrity and high quality materials, staff could not make the findings to approve the project based on the project's bulk, scale and architectural relationship to the surroundings structures. The front porch and hipped project articulates the elevation and the bulk is softened by the shingle siding material. However, the building proposes a prominent two-story element on a parcel that is more prominent than other lots due to the curve of the street. Staff found the simple hip roof and massing compatible in form, but the size of the second story appears bulky compared to the neighborhood context. This occurs because the house has the 38- to 48-foot wide "box-like" second story mass, which is uncommon in the neighborhood context.

The project is required to meet all Design Findings for approval, including making the finding that the structure will be compatible within the immediate context and reduce the perception of excessive bulk and mass. To meet the Design Findings, staff recommends that the Design Review Commission provide the following direction:

- Reduce the width and/or depth of the second story;
- Set the second story farther back from the front (right side) of the structure;
- Reduce the scale of the element located above the entry; and/or

- Lower the wall plates on the first and/or second story.

### **Privacy and Landscaping**

On the left (east) side elevation of the second story, there are two sets of windows: one set located in master bedroom, with three-foot sill heights, and one set located in the master bathroom with a four-foot sill height. The bedroom may create privacy impacts to adjacent properties. A fast growing evergreen screening will be planted along the left property lines mitigate privacy impacts (Condition No. 3). Therefore, as designed and with the recommended conditions, staff finds that the project maintains a reasonable degree of privacy

The rear (south) second story elevation includes two-second story windows: two windows in bedroom No. 3 with a five-foot sill height. The rear elevation also includes a balcony off the master bedroom. This balcony, which is eight feet wide and three feet deep, primarily faces the rear yard, but has some exposure to the side property line. As outlined in the Residential Design Guidelines, limiting the depth of a balcony to under four feet will create a more passive use area that is less likely to create a privacy impact. To provide additional privacy screening, the applicant has proposed a fast growing evergreen screening along the left and rear property lines to mitigate privacy impacts (Condition No. 3). Therefore, as designed and with the recommended conditions, staff finds that the project maintains a reasonable degree of privacy

There are eight trees on the property. The project removes three trees (Nos. 2, 4 and 8) and retains a Birch tree along the left property line, a Liquid Amber tree in the front yard (Langton Avenue), an Olive, Pittosporum and Mayten tree along the exterior yard (Laureles Drive). In order to provide additional privacy screening and bulk mitigation, the applicant proposes evergreen screening along the left and rear property lines. Tree protection guidelines will be followed to maintain the existing tree during construction.

### **ENVIRONMENTAL REVIEW**

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

Cc: Chapman Design Associates, Applicant  
Michael and Monique Tenta, Owner

#### Attachments:

- A. Application
- B. Neighborhood Compatibility Worksheet
- C. Area Map and Vicinity Map
- D. Correspondence from Applicant
- E. Sample of Neighborhood Meeting Letter from Owners

## FINDINGS

14-SC-24—1145 Laureles Drive

With regard to design review for two-story single-family structure, the Design Review Commission finds the following in accordance with Section 14.76.050 of the Municipal Code:

- a. The proposed structure complies with all provision of this chapter;
- b. The height, elevations, and placement on the site of the proposed structure, 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 structure in relation to the immediate neighborhood will not 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

14-SC-24—1145 Laureles Drive

1. The approval is based on the plans received on August 19, 2014 and the written application materials provided by the applicant, except as may be modified by these conditions.
2. The applicant shall obtain an encroachment permit issued from the Engineering Division prior to doing any work within the public street right-of-way.
3. The applicant shall provide a landscape plan showing a fast growing evergreen screenings trees along the left (east) and rear (south) property lines. The trees shall be a minimum of 15-gallon, or 24-inch box in size.
4. **Prior to the issuance of a demolition permit**, install tree protection fencing around the dripline, or as required by the project arborist, of 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. **The tree protection fencing shall not be removed until the building permit is ready for final.**
5. **Prior to building permit submittal, the project plans shall contain/show:**
  - a. The conditions of approval shall be incorporated into the title page of the plans.
  - b. 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.” **The tree protection fencing shall be installed prior to issuance of the demolition permit and shall not be removed until all building construction has been completed.”**
  - c. Verification that the house will comply with the California Green Building Standards pursuant to Section 12.26 of the Municipal Code from a Qualified Green building Professional.
  - d. Fire sprinklers to be installed pursuant to Section 12.10 of the Municipal Code.
  - e. The location of underground utilities pursuant to Section 12.68 of the Municipal Code. Underground utility trenches should avoid the drip-lines of all protected trees.
  - f. The location of any air conditioning equipment on the site plan and the sound rating for such equipment.
  - g. The location of any water backflow preventers and screening to mitigate such facilities.
  - h. 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

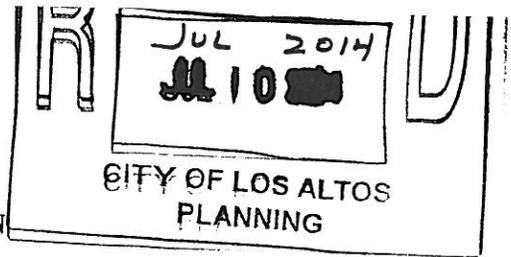
preventing storm water pollution (i.e. downspouts directed to landscaped areas, minimize directly connected impervious areas, etc.).

**6. Prior to final inspection:**

- a. All front and exterior yard landscaping and privacy screening shall be maintained and/or installed as required by the Planning Division.
- b. Submit verification that the house was built in compliance with the California Green Building Standards pursuant to 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 # 1106215

<input type="checkbox"/> One-Story Design Review	<input type="checkbox"/> Sign Review	<input type="checkbox"/> Multiple-Family Review
<input 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: 1145 LAURELES DR.  
 Project Proposal/Use: SINGLE FAMILY  
 Current Use of Property: SINGLE FAMILY  
 Assessor Parcel Number(s) 167-10-075 Site Area: 11,589.5  
 New Sq. Ft.: 4,553.75 Remodeled Sq. Ft.: NA Existing Sq. Ft. to Remain: NA  
 Total Existing Sq. Ft.: NA Total Proposed Sq. Ft. (including basement): 4,553.75

Applicant's Name: CHAPMAN DESIGN ASSOC.  
 Home Telephone #: \_\_\_\_\_ Business Telephone #: (650) 941-6890  
 Mailing Address: 620 S. EL MONTE L  
 City/State/Zip Code: LOS ALTOS CA 94022

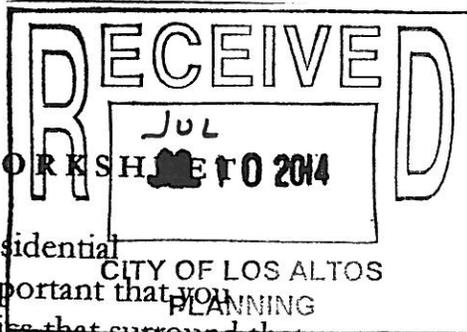
Property Owner's Name: TENTA, MICHAEL & MONIQUE  
 Home Telephone #: (650) 776-5828 Business Telephone #: \_\_\_\_\_  
 Mailing Address: 1145 LAURELES DRIVE  
 City/State/Zip Code: LOS ALTOS CA 94022

Architect/Designer's Name: WALTER CHAPMAN Telephone #: (650) 941-6890

\*\*\* 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)





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 1145 LAURELES DR., LOS ALTOS, CA 94022

Scope of Project: Addition or Remodel \_\_\_\_\_ or New Home

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

Is the existing house listed on the City's Historic Resources Inventory? \_\_\_\_\_

Address: 1145 LAURELES DR. LOS ALTOS

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

### 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: ~10000.00 square feet

Lot dimensions: Length ~125' feet

Width ~80' feet

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

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

Existing front setback if home is a remodel? N/A

What % of the front facing walls of the neighborhood homes are at the front setback 60 %

Existing front setback for house on left 25 ft./on right 20 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 3

Garage facing front <sup>IN LINE</sup> recessed from front of house face 3

Garage in back yard N/A

Garage facing the side N/A

Number of 1-car garages N/A; 2-car garages 6; 3-car garages N/A

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

4. Single or Two-Story Homes:

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

One-story 100%  
Two-story N/A

5. Roof heights and shapes:

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

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?

WOOD SHAKE  
If no consistency then explain: \_\_\_\_\_

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

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.)?

\_\_\_\_\_

\_\_\_\_\_

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

VERY 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)?

\_\_\_\_\_

\_\_\_\_\_

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? STREET

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

\_\_\_\_\_

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.:

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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 ?



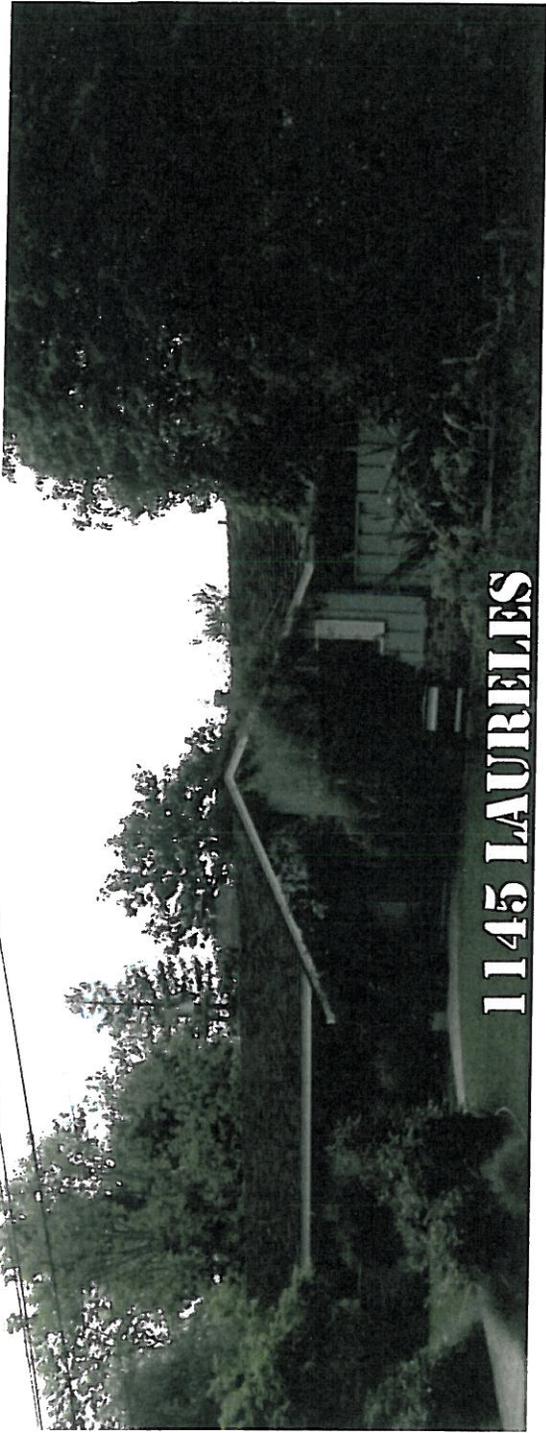
Address: 1145 LAURELES DR.

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)
1165 LAURELES DR.	20'	25'	FRONT, 2-CAR IN-DR.	1	14'	WOOD SHAKE, SIDING	SIMP. RANCH. (4)
1135 LAURELES DR.	30'	10'	FRONT, 2-CAR IN-LINE	1	14'	WOOD SHAKE, SIDING/BRICK	SIMP. RANCH. (5)
1138 LAURELES DR.	25'	100'	FRONT, 2-CAR DRIVE	1	15'	WOOD SHAKE, SIDING/BRICK	SIMP. RANCH. (4)
1148 LAURELES DR.	30'	53'	FRONT, 2-CAR PROT.	1	15'	WOOD SHAKE, SIDING/BRICK	SIMP. RANCH. (3)
1156 LAURELES DR.	48'	40'	FRONT, 2-CAR PROT.	1	15'	WOOD SHAKE, SIDING/BRICK	SIMP. RANCH. (2)
1160 LAURELES DR.	30'	45'	FRONT, 2-CAR IN-LINE	1	14'	WOOD SHAKE, SID / BRICK	SIMP. RANCH. (1)
1133 LAS FLORES CT.	25'	26'	FRONT, 2-CAR PROT.	1	15'	COMP. SHINGLES, WOOD SIDING	SIMP. RANCH. (6)
325 LANGTON AVE.	20'	35'	FRONT, 2-CAR PROT.	1	15'	COMP. SHINGLES, SIDING/BRICK, CEMENT SHAK.	SIMP. RANCH. (10)
315 LANGTON AVE.	20'	35'	FRONT, 2-CAR PROT.	1	14'	SHUCCO / BRICK	SIMP. RANCH. (1)
334 LANGTON AVE.	20'	38'	FRONT, 2-CAR PROT.	1	14'	WOOD SHAKE, SIDING / BRICK	SIMP. RANCH. (8)
324 LANGTON AVE.	20'	47'	FRONT, 2-CAR PROT.	1	14'	CEMENT SHAKES, SHUCCO/SID./BRICK	SIMP. RANCH. (9)
				1	14'	WOOD SHAKE, SIDING / BRICK	SIMP. RANCH. (7)



**1145 LAURELES**



**1160 LAURELES**  
ACROSS & TO THE RIGHT



**1156 LAURELES**  
ACROSS & TO THE RIGHT



**1148 LAURELES**  
ACROSS & TO THE LEFT



**1138 LAURELES**  
ACROSS & TO THE LEFT



**1135 LAS FLORES CT.**  
LEFT OF 1145 LAURELES



**1133 LAS FLORES CT.**  
AROUND CORNER, LEFT OF 1135 LAS FLORES



**1165 LAURELES**  
ACROSS LANGTON TO RIGHT OF 1145 LAURELESS



**324 LANGTON AVE.**  
NEXT DOOR, LEFT 324 LANGTON



**325 LANGTON AVE.**  
ACROSS FROM 334 LANGTON

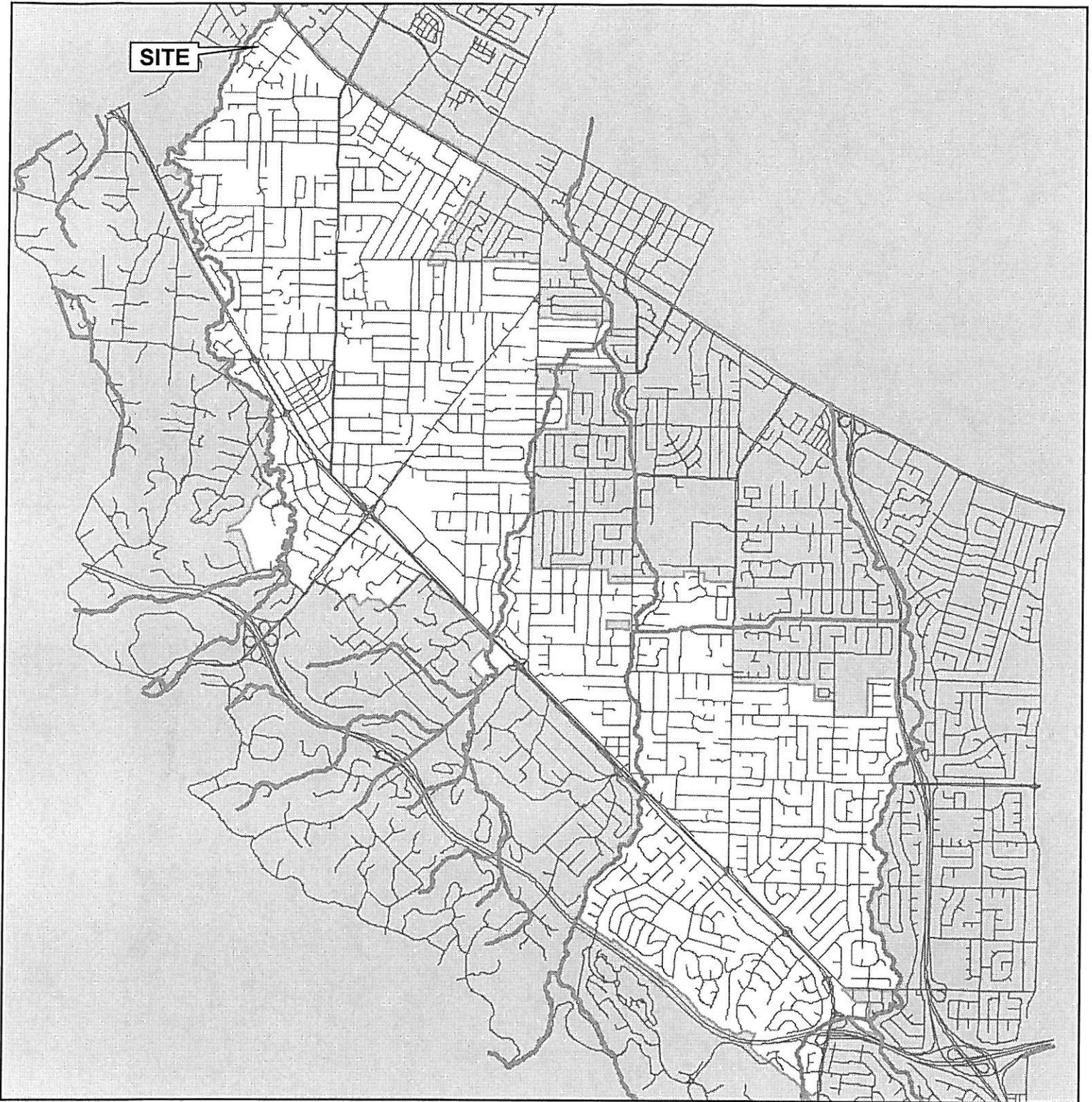


**334 LANGTON AVE.**  
DIRECTLY BEHIND 1145 LAURELES



**315 LANGTON AVE.**  
ACROSS FROM 324 LANGTON

# AREA MAP



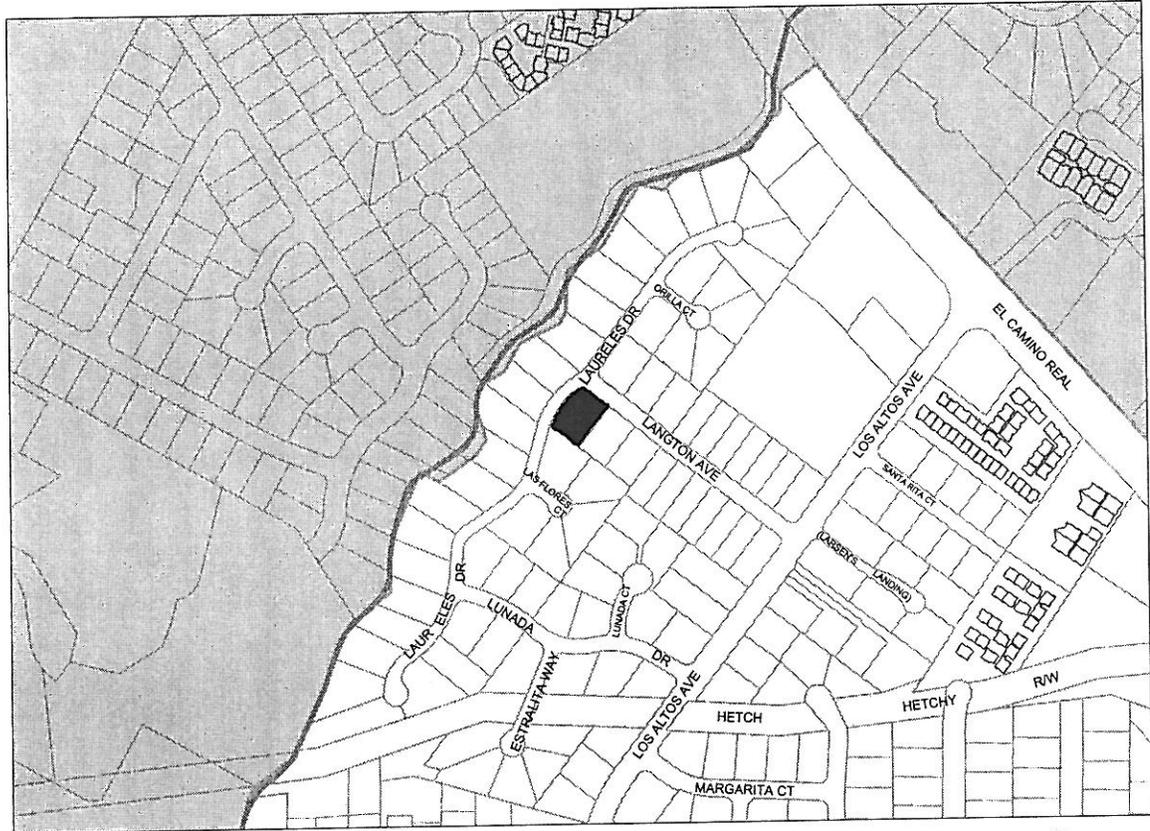
## CITY OF LOS ALTOS

**APPLICATION:** 14-SC-24  
**APPLICANT:** Chapman Design Assoc./ M. and M. Tenta  
**SITE ADDRESS:** 1145 Laureles Drive

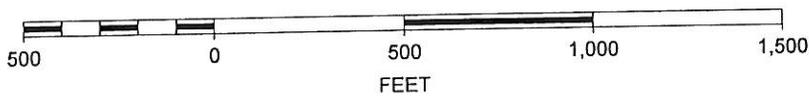


Not to Scale

# VICINITY MAP



SCALE 1 : 6,000



**CITY OF LOS ALTOS**

**APPLICATION:** 14-SC-24  
**APPLICANT:** Chapman Design Assoc./ M. and M. Tenta  
**SITE ADDRESS:** 1145 Laureles Drive

The greater Rancho Laureles neighborhood consists of several subdivisions which were developed over a period of time, the oldest being the portion along Langton which consists of small narrow lots with an eclectic mix of single story homes and homes that appear to have had second story additions. The properties on Lunada & Lunada Court are almost all two story homes with traditional architectural styles and then there is the Laureles Rancho Tract which at one time consisted of single story ranch houses. This Tract has seen numerous two story additions and a few new two story homes in recent years.

As per City of Los Altos design guidelines, careful consideration was given to the immediate neighborhood while developing the design for the proposed new home at 1145 Laureles Drive. Knowing that this portion of the Laureles Rancho neighborhood still consists of predominantly single story ranch homes, with their simple architectural elements, we felt that a traditional two story home would be best, rather than a more abrupt style such as Tuscan, Modern or European. We considered a Craftsmen home initially, but felt that large gable elements created a more prominent structure and opted instead for a more subtle Cottage style, using Dutch gables and shingle siding which provides a softer texture to the structure than siding or stucco.

As with most traditional two story homes, which take after a colonial influence, there is a primary box like structure, softened with a single story front porch. We felt it was important to have single story elements where the new home adjoins the neighboring single story residences' properties. This can be seen on the front and rear elevations, which are predominantly single story:

- The right elevation facing Laureles has the afore-mentioned covered porch.
- The only elevation with an exposed two story wall is the left elevation. The two story wall is at 34'-3" from the property boundary, almost twice the required setback of 17'-6".

One of the advantages of the traditional style home is that it has a very compact footprint. The primary two story structure exceeds the required setback by a large margin:

- 39'-6" at the front where 25' is required
- 44'-0" at the rear where 25' is required
- 34'-3" on the interior side yard where 17'-6" is required

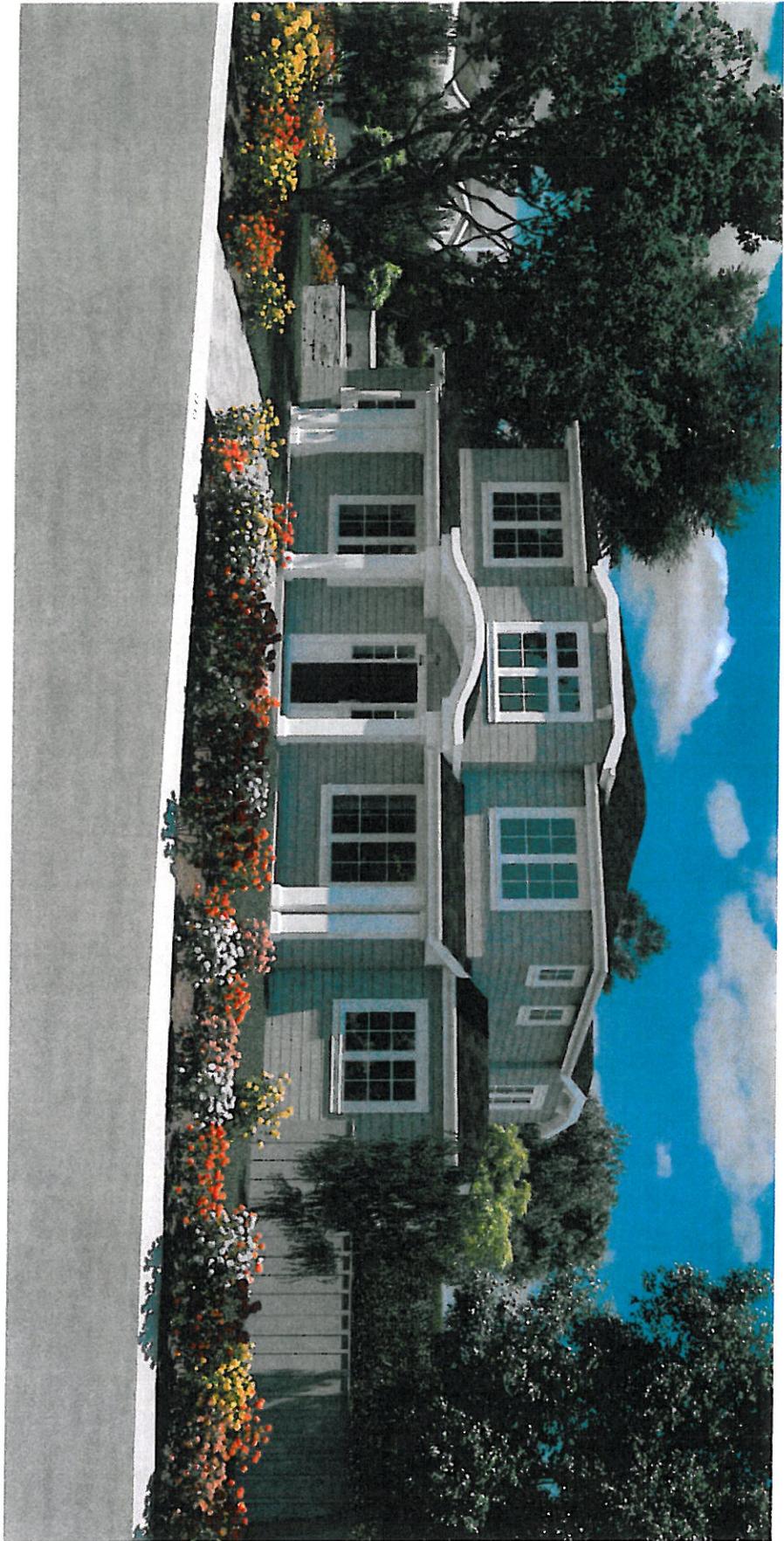
- 24'-10" or greater on the secondary street side yard where 20' is required. This secondary street side will be considered the front of the house, with its traditional façade. This allows us to stretch out the appearance of the home with single story wings on each end.

It should be noted that we placed primary windows of bedrooms two and three to face Laureles, which would have them looking into front yards of homes across the street. The master bedroom does have windows on both the left & rear elevations; however those windows are set well back from neighbors' properties as previously noted. As you can see, much consideration was given to the placement of the structure, location of windows and massing of home in order to minimize direct impact on any given neighbor.

Thank you for your consideration of this project. Please contact me if you have any questions regarding the design. Walter Chapman (650) 941-6890.









# ATTACHMENT E

Dear Neighbors,

We're rebuilding our house and invite you to hear about our plans at a wine and cheese gathering:

**Thursday, August 21**  
**7:00 p.m. to 8:30 p.m.**  
**Wine, Cheese, Dessert and Discussion**  
**1145 Laureles Drive**

We hope you can join us!

Here's a 3-D rendering of what our new house will look like (from the Laureles side). More details on the next pages.



We will have additional views and the full plans available for you to look at on Thursday.

And if you can't make it on Thursday, we'd be happy to meet with you another time to show you our plans and answer any questions.

Mike, Monique, Stella and Gillian Tenta

Ph. 650-383-9178

## 1145 Laureles Rebuild – Design Notes

- Our new home will have two stories and a small (approx. 600 sq. ft.) storage basement.
- Finishes and architecture have been carefully designed to blend into the neighborhood. For example:
  - Exterior will be painted cedar shingles, similar color to our current home.
  - Our home designer has worked hard, at our request, to give the new house a “cottage” look and feel, in keeping with the original homes in Rancho Laureles
  - Large trees in the front and side yards will be retained to provide screening and keep the neighborhood character
  - The design incorporates a “hipped” roof, which means the roof is slanted on all four sides, and doesn’t have large gable ends, minimizing its visual impact
- Except for the front of our new garage (which will be located approximately at the top of our current driveway) all other external sides of the house will be further back from the property lines than required by zoning regulations (some significantly so)
- We will use a reputable and well-known Los Altos custom home builder, known for maintaining clean job sites, to minimize disruption and mess during the construction.
- Except for the garage (which will run alongside Richard and Louisa’s garage), our new home will be significantly further back from our neighbors’ property lines than our current house, giving us and them more privacy.
  - For example, on the south side of our yard (neighboring Aaron and Dan’s property) a small office at the front of the house (next to Aaron and Dan’s driveway) will be 32.5 feet from the property line, the main part of the new first story will be 38 feet from the property line and the second story will be 44 feet from the property line. Our current house is 25 feet from this property line, which is what the zoning regulations require for both the first and second story. Our new house will exceed this required set back by up to 19 feet.
- In addition to retaining large trees, we will landscape and maintain the exterior front and side yards to a high standard, to create a home that is pleasant for you to look at and enhances property values for us all.

Here's a 3-D rendering of what our new house will look like from the Langton side.

