



DATE: November 15, 2017

AGENDA ITEM # 3

TO: Design Review Commission

FROM: David Kornfield, Planning Services Manager—Advance Planning

SUBJECT: 17-SC-24 – 1142 Lisa Lane

RECOMMENDATION:

Approve design review application 17-SC-24 subject to the recommended findings and conditions

PROJECT DESCRIPTION

This is a design review application for a two-story house. The project includes 2,530 square feet on the first-story and 1,336 square feet on the second-story plus a basement. The following table summarizes the project's technical details.

GENERAL PLAN DESIGNATION:	Single-family, Residential
ZONING:	R1-10
PARCEL SIZE:	11,165 square feet
MATERIALS:	Tapered clay mission tile roofing, sand finish cement plaster siding, low-profile painted wood window frames, cement plaster trim, painted metal garage door with stained wood appearance, painted wood lintel and corbels, wood front door

	Existing	Proposed	Allowed/Required
LOT COVERAGE:	1,770 square feet	3,027 square feet	3,350 square feet
FLOOR AREA:			
First floor	1,770 square feet	2,530 square feet	
Second floor	n/a	1,336 square feet	
Total	1,826 square feet	3,866 square feet	3,867 square feet
SETBACKS:			
Front	25 feet	25 feet	25 feet
Rear	88 feet	66 feet	25 feet
Right side (1 st /2 nd)	8 feet	9 feet/14 feet	6.7 feet/14.2 feet
Left side (1 st /2 nd)	8 feet	7 feet/15 feet	6.7 feet/14.2 feet
HEIGHT:	16 feet	24 feet	27 feet

DISCUSSION

Neighborhood Context

The subject property is in a Consistent Character Neighborhood as defined in the City's Single-Family Residential Design Guidelines. The immediate neighborhood is primarily one-story Ranch style houses that have simple gable and hip roof forms and rustic materials. The front yard setback is uniform at approximately 25 feet. All the houses in the immediate vicinity have two-car garages, which on the subject south side of the street project in front of the main house mass. The street appears open with few dominant street trees present.

There is one two-story house in the immediate vicinity to the northwest of the subject property that has its second story set back behind the first story. Another two-story house is located to the northeast in the cul-de-sac with a small addition toward the back of the structure.

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. Proposed projects should be designed to fit in and lessen abrupt changes.

The proposed Spanish Eclectic styled structure has a high level of design integrity. The design uses a combined hip and gable roof to establish the basic forms. The prominent garage, with two carriage doors, includes an accent parapet with a quatrefoil repeated on the living room gable and an embedded fountain facing the entry. The projecting living room gable with curved buttress walls bookends the recessed two-story entry element. The arched entry porch opening includes a tile inlay below the decorative balcony above. The vertically oriented window openings are well organized and appropriately adorned with a simple recessed surrounds and projecting sills.

The facade has common design elements that are found in the immediate vicinity including a projecting two-car garage, small roof gables and strong horizontal eave lines. The project's materials including cement plaster siding, wooden appearing garage doors with wood lintels and tapered clay mission tile roofing are appropriate for the style and in-context with the rustic materials found in the area.

The applicant worked with staff to minimize the scale and height of the project by reducing the roof pitch of the entire structure and also the width and height of the living room element. The revised plans fit in with the context and lessen the changes. For example, the garage element's eave line and ridge relate well to the adjacent structure to the east. The living room element is slightly taller than the projecting gable of the house to the west but not an abrupt change in scale. The two-story entry element is a new and tall design element in the neighborhood context; however, it is recessed from the face of the structure and broken up by the recessed entryway and balcony above; the balcony above the entry helps reduce the scale further by adding a horizontal element reducing the scale of the entry mass.

The mass of the second story is minimized by the hip roofs and the low overall height. The overall height of the second story is approximately 24 feet to grade (22 feet five inches to the first finished floor), which is three feet below the height limit.

The Streetscape Elevation on page A0.3 of the plans shows the project's relationship to the adjacent structures as well as the relative footprint that is compatible with the adjacent properties. Overall, staff finds that the project is designed to fit in and lessen abrupt changes.

Privacy

The applicant designed the second story to maintain a reasonable degree of privacy. For example, on the right side there are two small bathroom windows approximately four feet or higher from the second-story floor level; a larger window is set high above the mid-landing of the stairway, which will only afford views out and not down due to its height and distance from the higher landing; Bedroom No. 2's larger window facing the side overlooks the garage roof of the adjacent property. On the left side, all the windows are set five feet above the second-story floor level. On the front, Bedroom Nos. 2 and 3 overlook the street, which is not an unreasonable privacy impact. On the rear, views from the Master Bedroom and Master Closet windows are mitigated by the large oak tree in the rear yard and the considerable privacy screening proposed (discussed below).

Landscaping

The landscape plan removes two birch trees in the northeastern corner of the front yard and two citrus trees in the rear yard near the proposed Loggia. The plan keeps the magnolia tree in the front yard and the large avocado and oak trees in the rear yard. The magnolia tree qualifies as a recommended street tree.

To enhance the privacy, the landscape plan includes a perimeter of 15-gallon size prunus caroliniana (cherry laurel), photinia fraseri (dwarf fraser photinia) and pittosporum tenuifolium (nigricans) hedges.

Staff included a condition to require and protect the remaining trees and the perimeter screening.

Miscellaneous

In our review, staff and the applicant overlooked a bay window encroachment from the Kitchen into the left side yard setback. On narrow lots, Section 14.06.080 (E) (3) prohibits bay windows from encroaching into the setback. Staff included a condition of approval addressing the bay window encroachment.

ENVIRONMENTAL REVIEW

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

PUBLIC NOTICING

A public meeting notice was posted on the property and mailed to 12 nearby property owners including nine properties on Lisa Lane and three properties behind on Kensington Circle.

Additionally, the property owner communicated or attempted to communicate with the nearby property owners on the notice list. Four neighbors indicated their support (please see the attached Support Letter Locator Map and Statements in Attachment D).

Cc: Shlomi Caspi, Applicant, Timeline Design
James Lin, Property Owner

Attachments:

- A. Application
- B. Neighborhood Compatibility Worksheet
- C. Area Map, Vicinity Maps, and Notification
- D. Support Letter Locator Map and Statements

FINDINGS

17-SC-24 – 1142 Lisa Lane

Regarding design review for the two-story house, the Design Review Commission finds the following in accordance with Section 14.76.050 of the Municipal Code that:

- a. The proposed structure complies with all provision of this chapter;
- b. The height, elevations, and placement on the site of the proposed addition, when considered regarding the nature and location of residential structures on adjacent lots, avoids unreasonable interference with views and privacy and considers the topographic and geologic constraints imposed by the building site conditions. The proposed structure does not interfere with views and maintains a reasonable degree of privacy by its strategic window placement and window design and landscape screening. The proposed structure is designed to follow the existing grade;
- 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. The project does not remove any significant trees and maintains the existing grade;
- d. The orientation of the proposed structure in relation to the immediate neighborhood minimizes the perception of excessive bulk. The structure is designed with low wall heights, low roof pitches and hip roof forms that maintain the character of the neighborhood and 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 are incorporated 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

17-SC-24 – 1142 Lisa Lane

GENERAL

1. Approved Plans

The approval is based on the plans and materials received on October 27, 2017, except as may be modified by these conditions:

- a. The bay window in the kitchen shall be designed to meet the required side yard setback in accordance with Municipal Code Section 14.06.080 (E) (3).

2. Protected Trees

Trees Nos. 1 (oak), 7 (avocado) and 10 (magnolia) are protected under this application and cannot be removed without a tree removal permit from the Community Development Director.

3. Encroachment Permit

An encroachment permit shall be obtained from the Engineering Division prior to doing any work within the public right-of-way including the street shoulder. All work within the public street right-of-way shall comply with the City's Shoulder Paving Policy.

4. New Fireplaces

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

5. Landscaping

The landscape plan is subject to the City's Water Efficient Landscape Regulations pursuant to Chapter 12.36 of the Municipal Code.

6. Fire Sprinklers

Fire sprinklers are 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 at the dripline of all trees to remain as required by the Planning Division; 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. Water Efficient Landscape Plan

Provide a landscape documentation package including an irrigation plan prepared by a licensed landscape professional showing how the project complies with the City’s Water Efficient Landscape Regulations and include signed statements from the project’s landscape professional and property owner.

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 a 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 complies 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(s), or as required by Planning Division, of trees Nos. 8, 9, 11 and 13 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, street trees and privacy screening trees 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 Standards Code (Section 12.26 of the Municipal Code).

18. Water Efficient Landscaping Verification

Provide a landscape Certificate of Completion, signed by the project's landscape professional and property owner, verifying that the landscaping and irrigation were installed per the approved landscape documentation package.



ATTACHMENT A

CITY OF LOS ALTOS GENERAL APPLICATION

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

Permit # 1167826

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

Project Address/Location: 1142 Lisa Lane

Project Proposal/Use: Single Family Current Use of Property: Single Family

Assessor Parcel Number(s): 193-37-033 Site Area: 11,165 sf

New Sq. Ft.: 5413 Altered/Rebuilt Sq. Ft.: — Existing Sq. Ft. to Remain: —

Total Existing Sq. Ft.: — Total Proposed Sq. Ft. (including basement): 5413

Is the site fully accessible for City Staff inspection? —

Applicant's Name: Shlomi Caspi / Timeline Design

Telephone No.: (408) 913 9256 Email Address: scaspi@tldesign.net

Mailing Address: 14401 Big Basin Way

City/State/Zip Code: Saratoga, CA 95070

Property Owner's Name: James Lin

Telephone No.: (408) 253 7388 Email Address: timeline@jameslin.name

Mailing Address: 1142 Lisa Lane, Los Altos

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

Architect/Designer's Name: Same as Applicant

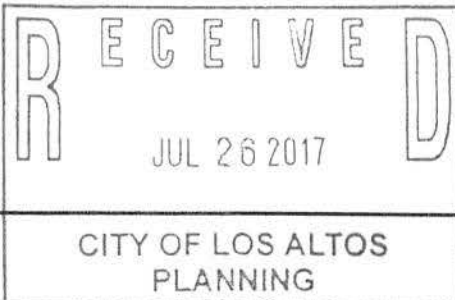
Telephone No.: — Email Address: —

Mailing Address: —

City/State/Zip Code: —

* 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)



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 1142 Lisa lane Los Altos, CA 95042

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? No

Address: 1142 Lisa Lane
Date: 6/1/2017

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: 11,165 square feet
Lot dimensions: Length 170 feet
Width 65.60 feet

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

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

Existing front setback if home is a remodel? No
What % of the front facing walls of the neighborhood homes are at the front setback 95 %
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 15
Garage facing front recessed from front of house face 0
Garage in back yard 2
Garage facing the side 5
Number of 1-car garages 0; 2-car garages 22; 3-car garages 0

Address: 1142 Lisa Lane
Date: 6/1/2017

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

What % of the homes in your neighborhood* are:

One-story 91%

Two-story 9%

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 No?

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

What siding materials are frequently used in your neighborhood*?

☐ wood shingle ☒ stucco ☒ board & batten ☐ clapboard
☐ tile ☒ stone ☐ brick ☒ combination of one or more materials
(if so, describe) Painted Horizontal wood siding

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: 50% wood shake roofs have been replaced with composition roofing.

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: 1142 Lisa Lane
Date: 6/1/2017

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)

Toward 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.)?

Front Lawn, Walkways, landscape to street edge.

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)?

Landscaped front yard

10. Width of Street:

What is the width of the roadway paving on your street in feet? 40'-0"

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? Paved

Address: 1142 Lisa Lane

Date: 6/1/2017

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.:
Large Street Trees, Front Lawns, Continuous sidewalk.

Traditional American architectural elements, Roof line at the street.

White painted trim.

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

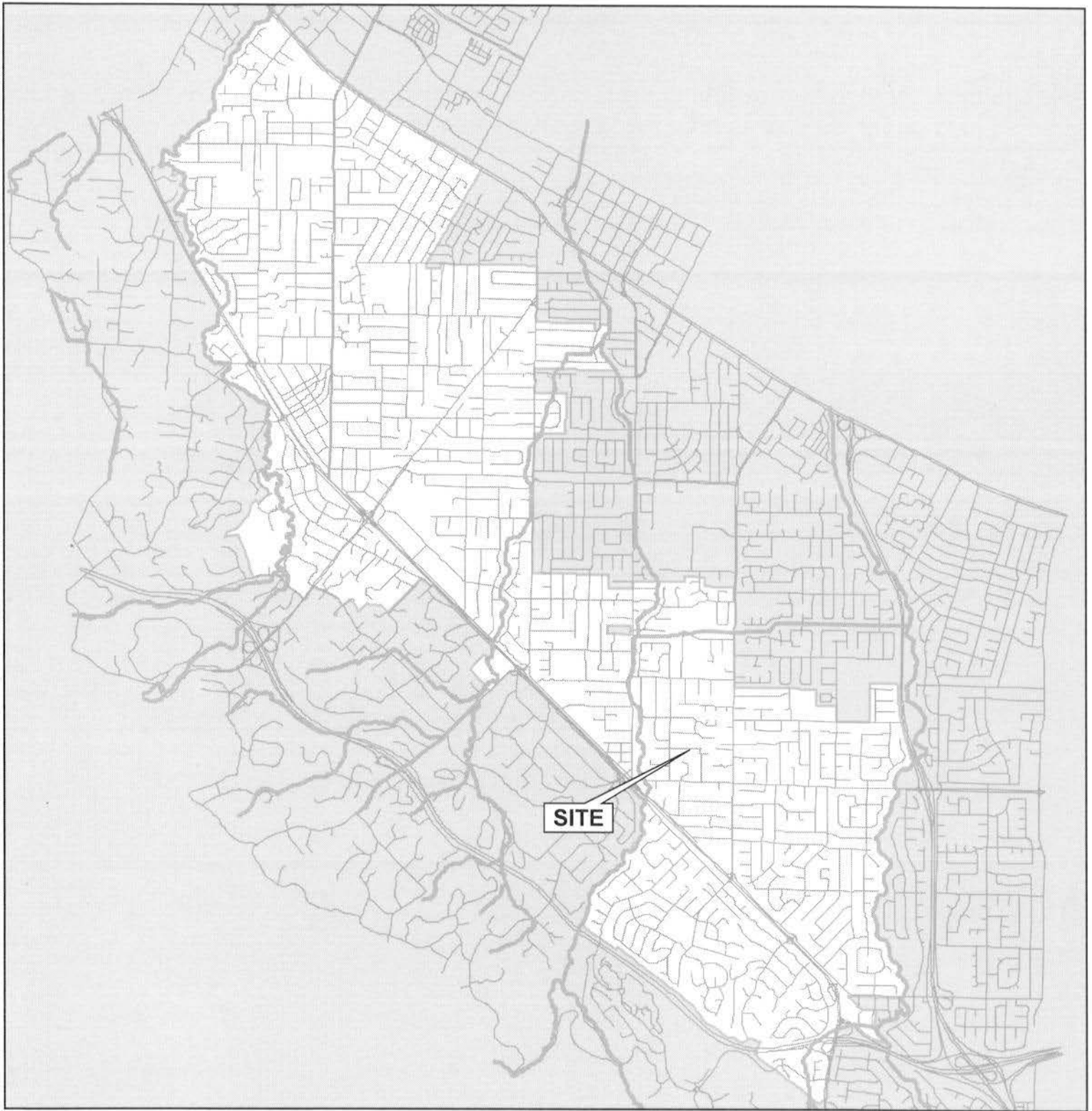
Address: 1142 Lisa Lane
 Date: 6/1/2017

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)
1126 Lisa lane	25'-0"	90'-0"	Front	One story	16'-0"	Stucco, Shake	Simple
1134 Lisa Lane	25'-0"	50'-0"	Front	One story	18'-0"	Stucco, Shake	Simple
1135 Lisa Lane	23'-0"	50'-0"	Front	One story	16'-0	Stucco, Shake	Simple
1143 Lisa lane	25'-0"	95'-0"	Front	One story	14'-0"	Stucco, Siding, Co	Simple
1150 Lisa Lane	25'-0"	95'-0"	Front	One story	16'-0"	Stucco, Shake	Simple
1151 Lisa Lane	27'-0"	30'-0"	Front	One Stpry	16'-6"	Stucco, Metal	Simple
1158 Lisa Lane	25'-0"	50'-0"	Front	One Story	17'-0"	Stucco, Comp	Simple
1525 Kensington Circle	25'-0"	25'-0"	Front	One Story	16'-0"	Stucco, Comp	Simple
1535 Kensington Circle	30'-0"	30'-0"	Front	One Story	18'-0"	Stucco, Stone	Simple
1545 Kensington Circle	35'-0"	15'-0"	Front	One Story	17'-0"	Siding, Stone	Simple

AREA MAP



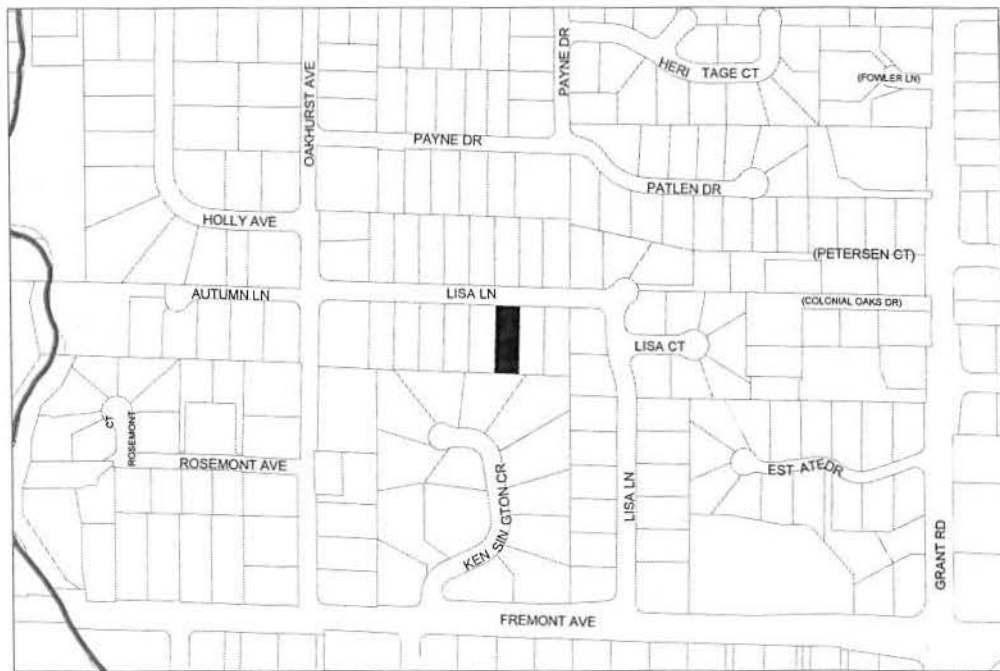
CITY OF LOS ALTOS

APPLICATION: 17-SC-24
APPLICANT: Timeline Design/ J. Lin
SITE ADDRESS: 1142 Lisa Lane

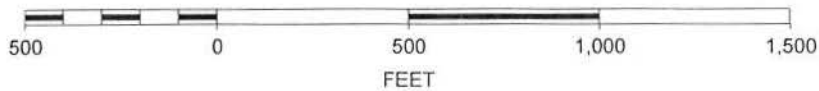


Not to Scale

VICINITY MAP



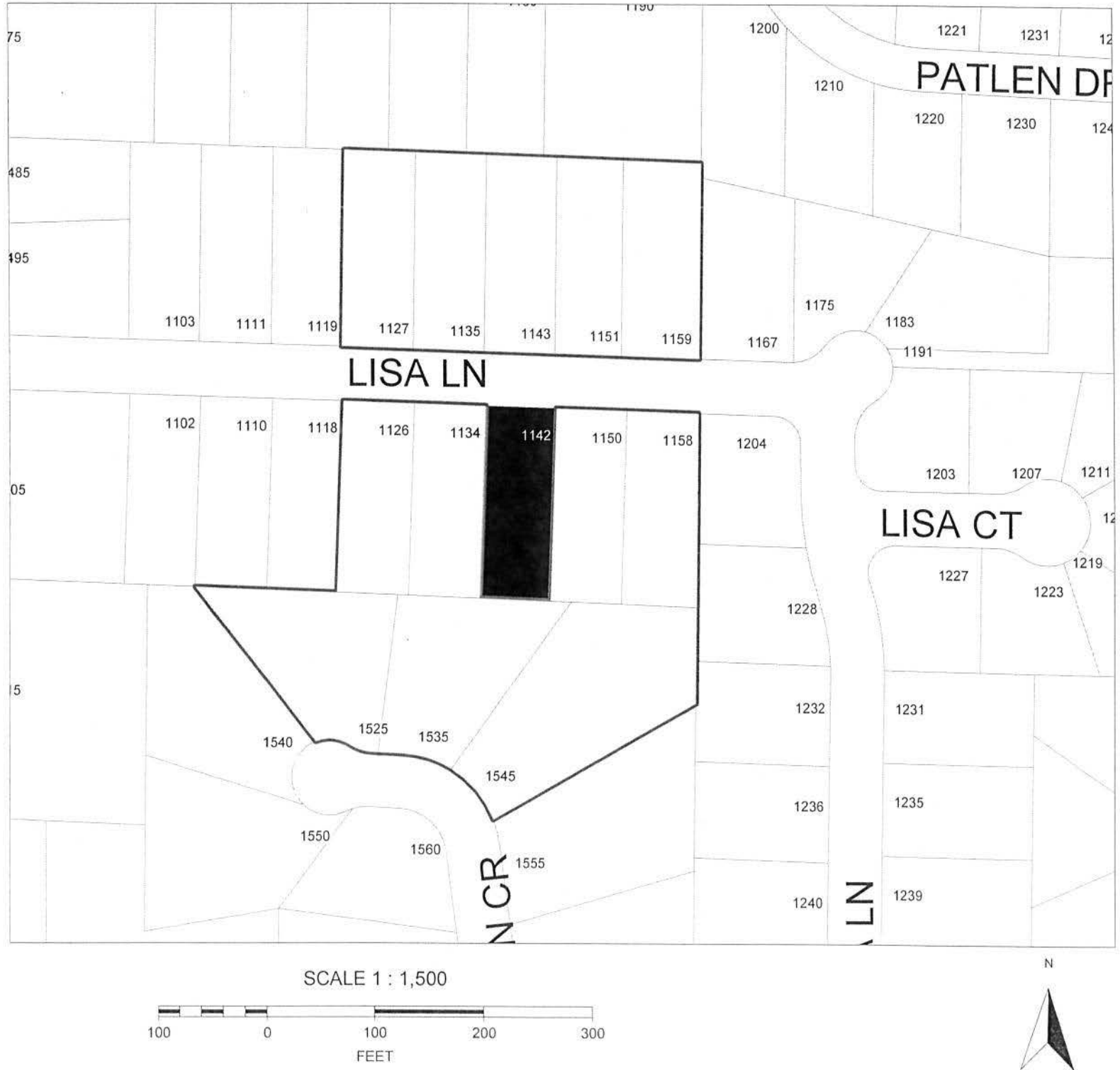
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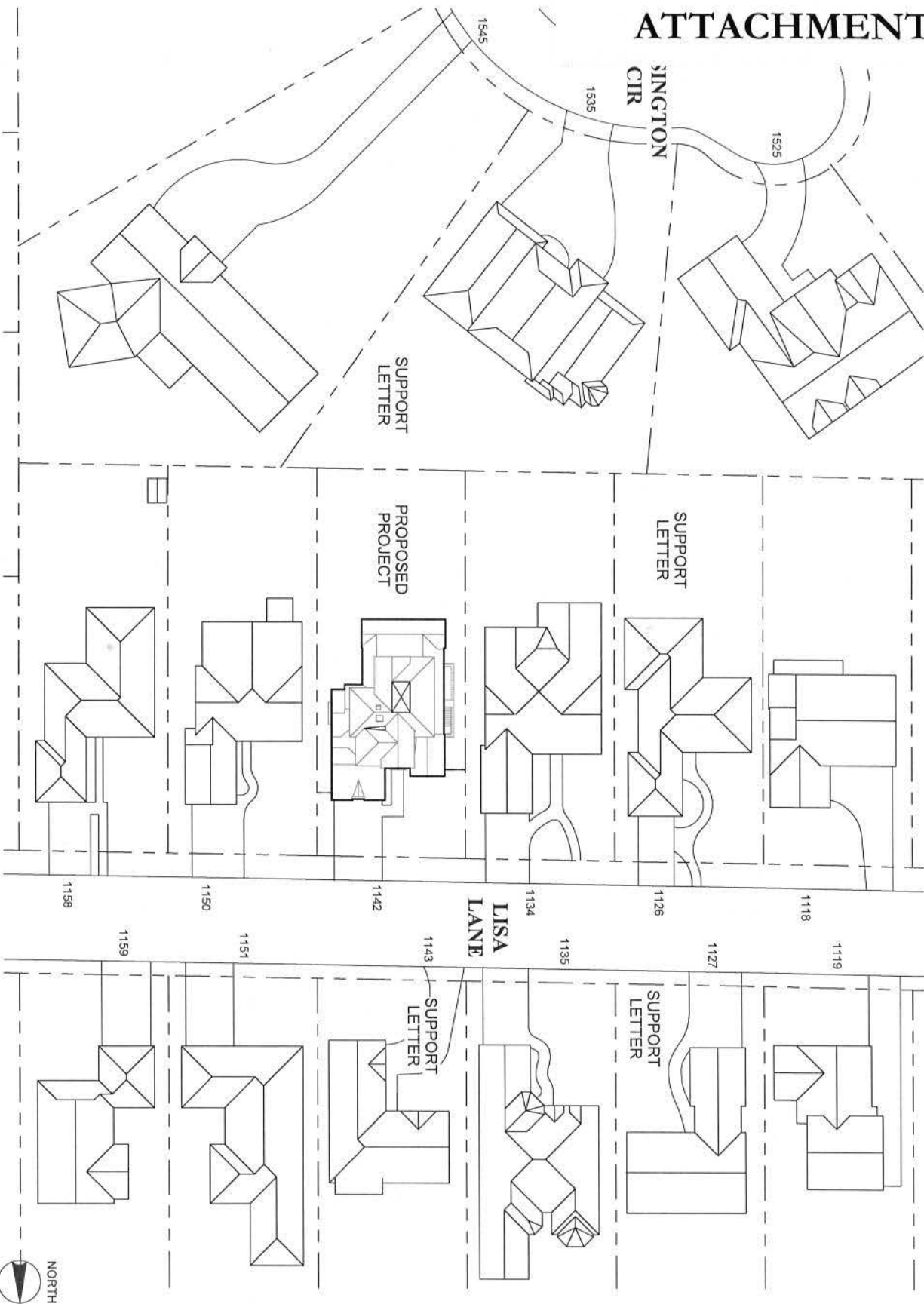
CITY OF LOS ALTOS

APPLICATION: 17-SC-24
APPLICANT: Timeline Design/ J. Lin
SITE ADDRESS: 1142 Lisa Lane

1142 Lisa Lane Notification Map



ATTACHMENT D



TIMELINE DESIGN

14401 BIG BASIN WAY SARATOGA, CALIFORNIA 95070
PHONE: 408.741.3000 FAX: 408.741.3007

DATE: 11/08/17
SCALE: 1" = 40'-0"

**SUPPORT
LETTER
LOCATOR
MAP**

N1



LIN RESIDENCE

1142 LISA LANE, LOS ALTOS, CALIFORNIA, 94024

Proposed Residence for 1124 Lisa Lane, Los Altos, CA



Dear neighbor,

This is to ask for your endorsement of our new home project proposed for 1142 Lisa Lane. Your comments and statements will be included as part of our planning application to the City of Los Altos.

We propose to replace the existing ranch style residence with a California mission-style home. The proposed design is a two-story residence designed to complement the varied architectural styles in the neighborhood.

This home design complies with all required first- and second-floor setbacks and required zoning ordinances. It also complies with all required daylight planes and floor area requirements. The highest point will be more than three feet below the maximum allowed building height. The proposed project will seek no variance applications nor special planning considerations.

The finished product is proposed as a cement plaster or stucco home, with reddish-brown Spanish roof tiles, arched openings, some natural timber elements and wrought iron accents — all typical of the Mission style.

We hope to have your endorsement. Please do not hesitate to include your comments below. Thank you.

Regards,

Jimmy Lin and Jessica Shao (1142 Lisa Lane, Los Altos, CA)

Comments OK

Name: Donna Ha Signature: [Signature]
Address: 1535 Kensington Circle Date: 9/23/2017
Los Altos CA 94024

Proposed Residence for 1124 Lisa Lane, Los Altos, CA



Dear neighbor,

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Regards,

Jimmy Lin and Jessica Shao (1142 Lisa Lane, Los Altos, CA)

Comments GOOD DESIGN - MULTIPLE SETBACKS AND HEIGHTS VARY!

Name: Robert J. Owens

Signature: [Signature]

Address: 1126 LISA LANE LOS ALTOS CA 94024

Date: 9-24-17

Proposed Residence for 1124 Lisa Lane, Los Altos, CA



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Regards,

Jimmy Lin and Jessica Shao (1142 Lisa Lane, Los Altos, CA)

Comments THIS NEW HOME WILL ENHANCE THE BEAUTY OF THE NEIGHBORHOOD,

Name: WARREN F. ANTUE

Signature: Warren F. Antue

Address: 1121 LISA LANE

Date: SEPTEMBER 22, 2017

Proposed Residence for 1124 Lisa Lane, Los Altos, CA



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We propose to replace the existing ranch style residence with a California mission-style home. The proposed design is a two-story residence designed to complement the varied architectural styles in the neighborhood.

This home design complies with all required first- and second-floor setbacks and required zoning ordinances. It also complies with all required daylight planes and floor area requirements. The highest point will be more than three feet below the maximum allowed building height. The proposed project will seek no variance applications nor special planning considerations.

The finished product is proposed as a cement plaster or stucco home, with reddish-brown Spanish roof tiles, arched openings, some natural timber elements and wrought iron accents — all typical of the Mission style.

We hope to have your endorsement. Please do not hesitate to include your comments below. Thank you.

Regards,

Jimmy Lin and Jessica Shao (1142 Lisa Lane, Los Altos, CA)

Comments

BEAUTIFUL DESIGN. THIS HOME WILL BE
AN ASSET TO THE NEIGHBORHOOD.

Name: BEVERLY LOURY Signature: Beverly Loury
Address: 1143 LISA LANE Date: SEPT. 22, 2017