



DATE: January 31, 2018

AGENDA ITEM # 3

**TO:** Design Review Commission  
**FROM:** Sean K. Gallegos, Associate Planner  
**SUBJECT:** 16-SC-35 – 216 Sunkist Lane

**RECOMMENDATION:**

Approve design review application 16-SC-35 subject to the listed findings and conditions

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**PROJECT DESCRIPTION**

This is a design review application for a new two-story house. The project includes 2,537 square feet on the first story and 1,180 square feet on the second story. The following table summarizes the project's technical details:

**GENERAL PLAN DESIGNATION:** Single-Family, Residential  
**ZONING:** R1-10  
**PARCEL SIZE:** 10,625 square feet  
**MATERIALS:** Concrete tile roof, smooth finish stucco siding, stone veneer wainscoting, precast concrete trim and wood doors

	<b>Existing</b>	<b>Proposed</b>	<b>Allowed/Required</b>
<b>COVERAGE:</b>	2,754 square feet	3,167 square feet	3,188 square feet
<b>FLOOR AREA:</b>			
First floor	2,629 square feet	2,537 square feet	
Second floor	-	1,180 square feet	
Total	2,629 square feet	3,717 square feet	3,719 square feet
<b>SETBACKS:</b>			
Front (Almond Ave)	23 feet	25 feet	25 feet
Rear	25 feet	25 feet	25 feet
Exterior side (Sunkist Lane)	14.4 feet	14 feet	14 feet
Interior side (1 <sup>st</sup> /2 <sup>nd</sup> )	18.5 feet	13.5 feet/17.5 feet	7 feet/14.5 feet
<b>HEIGHT:</b>	16 feet	23.5 feet	27 feet

## **BACKGROUND**

On October 4, 2017, the Design Review Commission held a public meeting to consider the proposed project. Following public comment and discussion, the Commission voted unanimously to continue the project with the following direction:

- Revise the design to increase the interior side yard setback from 345 Almond Avenue;
- Improve the second story window placement on all elevations;
- Provide a line-of-sight study for the second story windows facing the interior side yard; and
- Revise the interior side yard landscape plan to include additional evergreen screening;

The October 4, 2017 Design Review Commission meeting minutes, agenda report and project plans are attached for reference (Attachments B, C and E).

## **DISCUSSION**

In response to the Commission's direction, the applicant revised the plans to increase the left (interior) side yard setback for the first story, reduced window sizes and increased sill heights for second story windows along the left side, updated the landscape plan and provide a sight line study.

The revised plans include increasing the first story left (interior) side yard setback from ten feet to 13 feet, six inches, which diminishes the perceived bulk impacts of the left elevation. While the building continues to appear complex in massing and roof form, the elevations were revised to replace the bulkier cast stone trim with stucco finished wood trim, which diminishes the bulkier appearance of the structure. Overall, the design works within the diverse character neighborhood because the scale of the architectural elements and roof forms are similar to the range of houses within the context.

The Commission raised concerns regarding potential privacy impacts from the left side, second story windows. Along the left elevation, the second story windows in bedroom No. 3 and the master bedroom have been reduced in size with sill heights increased from three feet to 4.5 feet. Due to the window placements, smaller window sizes and increased sill heights, these windows do not create any unreasonable privacy impacts. While the window revisions do not modify the second story windows on all elevations, the project appears to generally meet to the Single-Family Residential Design Guidelines recommendation for elevations to incorporate windows visually related to one another and part of a larger design composition. Overall, the project design has architectural integrity and the window placement, design and materials are compatible with the surrounding neighborhood.

The Commission also raised concerns that the proposed landscaping would not provide sufficient privacy screening along the left property line. To address the Commission's direction related to landscaping, the pittosporum tobira evergreen shrub was replaced with Japanese mock orange evergreen shrubs. As indicated on sheet L-1, this fast-growing evergreen shrub will grow to a height of 12 feet with a spread of four feet, which reduces privacy impacts to the adjacent property. A sight line study is provided on Sheet 4, and it shows the revisions result in a reasonable degree of privacy for the adjacent property at 345 Almond Avenue. A cover letter from the applicant that provides additional information about the project revisions is included in Attachment A.

## **CORRESPONDENCE**

Staff received correspondence from the neighbor at 345 Almond Avenue expressing support for the revised project. This letter is included in Attachment D.

## **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 dwelling in a residential zone.

## **PUBLIC CONTACT**

A public meeting notice was posted on the property and mailed to 12 nearby property owners on Sunkist Lane, Almond Avenue and Alicia Way.

Cc: Weidong Chen, Applicant and Owner  
Tri Hong, Designer

### Attachments:

- A. Cover Letter
- B. Design Review Commission Meeting Minutes, October 4, 2017
- C. Design Review Commission Agenda Report, October 4, 2017
- D. Correspondence
- E. Project Plans (Partial), August 16, 2017
- F. Materials and Color Board

## FINDINGS

16-SC-35 – 216 Sunkist Lane

With regard to the new two-story house, the Design Review Commission finds the following in accordance with Section 14.76.050 of the Municipal Code:

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

## CONDITIONS

16-SC-35 – 216 Sunkist Lane

### **GENERAL**

1. **Approved Plans**

The approval is based on the plans and materials received on December 7, 2017, except as may be modified by these conditions.

2. **Protected Trees**

The new street trees and privacy screening species shall be protected under this application and cannot be removed without a tree removal permit from the Community Development Director.

3. **Encroachment Permit**

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

4. **New Fireplaces**

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

5. **Landscaping**

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

7. **Underground Utilities**

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

8. **Indemnity and Hold Harmless**

The applicant/owner agrees to indemnify, defend, protect, and hold the City harmless from all costs and expenses, including attorney's fees, incurred by the City or held to be the liability of the City in connection with the City's defense of its actions in any proceedings brought in any State or Federal Court, challenging any of the City's action with respect to the applicant's project.

### **PRIOR TO BUILDING PERMIT SUBMITTAL**

9. **Conditions of Approval**

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

10. **Tree Protection Note**

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

**11. Water Efficient Landscape Plan**

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

**12. 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.

**13. Underground Utility Location**

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

**14. 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.

**15. Storm Water Management**

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

**PRIOR TO ISSUANCE OF BUILDING OR DEMOLITION PERMIT**

**16. Tree Protection**

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

**PRIOR TO FINAL INSPECTION**

**17. Landscaping Installation and Verification**

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

**18. Green Building Verification**

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

# T D H DESIGN

FINE CUSTOM HOMES DESIGN SINCE 1986

[www.tdhdesign.com](http://www.tdhdesign.com)

Dear Commissioners,

We have followed the directions given to us by Commissioner Moison.

First, we have provided a line-of-sight study on sheet 4 on delta 3.

Secondly, we have revised the interior side yard landscape plan to address the neighbors' concerns of privacy. There is an attached letter confirming their satisfaction with the revisions made.

Next, we are raising the backyard window sill height per the recommendation of the city planner (Sean Gallegos). Please see revised rear elevation on sheet A3.2.

Lastly, we have redesigned the floor plan to increase the interior side yard setback, and have the approval of the neighbors that can also be confirmed in the attached letter.

Regards,

Tri Hong  
408-829-6083







MINUTES OF A REGULAR MEETING OF THE DESIGN REVIEW COMMISSION  
OF THE CITY OF LOS ALTOS, HELD ON WEDNESDAY, OCTOBER 4, 2017  
BEGINNING AT 7:00 P.M. AT LOS ALTOS CITY HALL, ONE NORTH SAN  
ANTONIO ROAD, LOS ALTOS, CALIFORNIA

ESTABLISH QUORUM

PRESENT: Chair Glew and Commissioners Kirik and Moison  
ABSENT: Vice-Chair Harding and Commissioner Zoufonoun  
STAFF: Current Planning Services Manager Dahl and Associate Planner Gallegos

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

None.

ITEMS FOR CONSIDERATION/ACTION

CONSENT CALENDAR

1. Design Review Commission Minutes  
Approve minutes of the regular meeting of September 20, 2017.

Action: Upon a motion by Commissioner Moison, seconded by Commissioner Kirik, the Commission approved the minutes of the September 20, 2017 Regular Meeting as written. The motion passed by the following vote: AYES: Glew, Kirik, and Moison; NOES: None; ABSENT: Harding and Zoufonoun; ABSTAIN: None. (3-0)

DISCUSSION

2. 16-SC-35 – W. Chen and Z. Wang – 216 Sunkist Lane  
Design review for a new two-story house. The proposed project includes 2,537 square feet at the first story and 1,180 square feet at the second story. *Project Planner: Gallegos*

Associate Planner Gallegos presented the staff report, recommending approval of the design review application, and noted that a public comment letter had been submitted.

Project designer Tri Hung presented the application, noting that the interior side yard setback had been increased to minimize impacts on the adjacent property.

Public Comment

Resident and neighbor Ed Roos expressed concerns about how close the new house will be to his property.

Action: Upon a motion by Commissioner Moison, seconded by Commissioner Kirik, the Commission continued design review application 16-SC-35 with the following direction:

- Provide a line-of-sight study for the second story windows facing the interior side yard;
- Revise the interior side yard landscape plan to include additional evergreen screening;
- Improve the second story window placement on all elevations; and

- Revise the design to increase the interior side yard setback from 345 Almond Avenue. The motion passed by the following vote: AYES: Glew, Kirik, and Moison; NOES: None; ABSENT: Harding and Zoufonoun; ABSTAIN: None. (3-0)

### 3. 17-SC-13 – SC Design Group – 1289 Eureka Avenue

Design Review for a new two-story house. The project includes 2,390 square feet on the first story and 1,051 square feet on the second story. This application was continued from the July 19, 2017 Design Review Commission meeting. *Project Planner: Dahl*

Planning Services Manager Dahl presented the staff report, recommending approval of the design review application and noted that five public comment letter had been submitted.

The property owner and project architect presented the project and outlined how the revised design addressed the Commission's direction.

#### Public Comment

Residents Ellen Schwartz, Marvin Schwartz and Henry Chen expressed concerns about the project related to neighborhood compatibility, two-story bulk and mass, exterior materials and safety issues with the driveway.

Action: Upon a motion by Commissioner Moison, seconded by Commissioner Kirik, the Commission approved design review application 17-SC-13 per the staff report findings and conditions. The motion passed by the following vote: AYES: Glew, Kirik, and Moison; NOES: None; ABSENT: Harding and Zoufonoun; ABSTAIN: None. (3-0)

### 4. 17-SC-25 – Owen Signature Homes – 167 Garland Way

Design Review for a new one-story house with a height that exceeds 20 feet. The project includes a new 4,757 square-foot one-story house with a maximum height of 22 feet. *Project Planner: Dahl*

Planning Services Manager Dahl presented the staff report, recommending approval of the design review application 17-SC-25 subject to the listed findings and conditions.

Project applicant Shaun Owen presented the project.

#### Public Comment

Resident Charles Rodgers expressed support for the project. Resident Ronald DuVal expressed support for the project design, noted concern related to the proposed left side and rear yard setbacks.

Action: Upon a motion by Commissioner Moison, seconded by Commissioner Kirik, the Commission approved design review application 17-SC-25 per the staff report findings and conditions. The motion passed by the following vote: AYES: Glew, Kirik, and Moison; NOES: None; ABSENT: Harding and Zoufonoun; ABSTAIN: None. (3-0)

## COMMISSIONERS' REPORTS AND COMMENTS

None.

## POTENTIAL FUTURE AGENDA ITEMS

None.

APPROVED

ADJOURNMENT

Chair Glew adjourned the meeting at 9:05 PM.

A handwritten signature in black ink, appearing to read "Zach Dahl", written over a horizontal line.

Zach Dahl, AICP  
Current Planning Services Manager



# ATTACHMENT C



DATE: October 4, 2017

AGENDA ITEM # 2

**TO:** Design Review Commission  
**FROM:** Sean K. Gallegos, Associate Planner  
**SUBJECT:** 16-SC-35 – 216 Sunkist Lane

## RECOMMENDATION:

Approve design review application 16-SC-35 subject to the findings and conditions

## PROJECT DESCRIPTION

This is a design review application for a new two-story house. The project includes 2,537 square feet on the first story and 1,180 square feet on the second story. The following table summarizes the project's technical details:

**GENERAL PLAN DESIGNATION:** Single-Family, Residential  
**ZONING:** R1-10  
**PARCEL SIZE:** 10,625 square feet  
**MATERIALS:** Concrete tile roof, smooth finish stucco siding, stone veneer wainscoting, precast concrete trim and wood doors

	Existing	Proposed	Allowed/Required
<b>COVERAGE:</b>	2,754 square feet	3,167 square feet	3,188 square feet
<b>FLOOR AREA:</b>			
First floor	2,629 square feet	2,537 square feet	
Second floor	-	1,180 square feet	
Total	2,629 square feet	3,717 square feet	3,719 square feet
<b>SETBACKS:</b>			
Front (Almond Ave)	23 feet	25 feet	25 feet
Rear	25 feet	25 feet	25 feet
Exterior side (Sunkist Lane)	14.4 feet	14 feet	14 feet
Interior side (1 <sup>st</sup> /2 <sup>nd</sup> )	18.5 feet	10 feet/17.5 feet	7 feet/14.5 feet
<b>HEIGHT:</b>	16 feet	23.5 feet	27 feet

## **BACKGROUND**

### **Neighborhood Context**

The subject property is located on the northwest corner of the Sunkist Lane at the intersection with Almond Avenue. The immediate neighborhoods, both along Almond Avenue and Sunkist Lane, are considered Diverse Character neighborhoods as defined in the City's Residential Design Guidelines. The houses in these neighborhood contexts are a mix of one- and two-story with varying front setbacks, architectural styles, and the lots have varying sizes. There is not a distinctive street tree pattern along Sunkist Lane and Almond Avenue; however, there are mature trees and landscaping.

### **Zoning Compliance**

## **DISCUSSION**

### **Design Review**

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

The house is a contemporary style house with rectangular forms and simple massing and details that relate well to the low-scale, Ranch style houses in the neighborhood context. The houses in the immediate context on Sunkist Lane have consistent setbacks, massing and scale, in which the proposed house is consistent. The design elements include hipped roofs, defined entry, horizontal porch and a low, nine-foot tall first story, eave line with deep overhangs. The project design includes high quality materials, such as a concrete tile roof, smooth finish stucco siding, stone veneer wainscoting, precast concrete trim and wood doors, which are high quality materials and appropriate for the architectural design and character of the area. Overall, the project design has architectural integrity and the design and materials are compatible with the surrounding neighborhood.

The project is designed to be compatible with the scale and bulk of surrounding houses. The front elevation massing is broken up with the horizontal eaves lines, projecting porch entry and covered porch. The second floor is centered over the first story and visually softened by being recessed within the roofline of the structure and it is broken up with two gable roof forms. While the building appears complex in massing and roof form and incorporates bulkier precast concrete trim detail, the design works within the diverse neighborhood because the scale of the architectural elements and roof forms are similar to the range of houses within the context.

### **Privacy**

The proposed rear elevation, which faces the interior (west) side property line, includes four second story windows. These windows include one medium-sized window in the master bathroom with a three-foot sill height, one large window in the master bedroom with a two-foot sill height, a group of three small stairwell windows with 13-foot sill height from the stairwell landing, and one large window in bedroom No. 3 with a two-foot sill height. Although, the elevation is oriented toward the functional

rear yard, the elevation is actually along the interior (west) side yard property line. These windows maintain a reasonable degree of privacy due to being between 23 and 34 feet from the interior side property line, which exceeds the minimum required setback of 14.5 feet. In addition, the site plan includes a new six-foot tall solid fence with two-foot of lattice along the side and rear property lines, and the landscaping plan includes extensive evergreen screening trees along the side and rear property lines, which will further screen any potential views toward adjacent properties and maintain a reasonable level of privacy.

### **Landscaping**

The project includes a comprehensive landscaping plan for the property, which includes nine new trees and 19 evergreen screening trees. The three trees in the exterior side yard along Sunkist Lane and three trees in the interior side yard will be maintained, with four smaller trees along the interior side property line proposed for removal. The evergreen screening trees include pittosporum tobira along the interior side property line and fraser photina along the rear (north) property line. Since the project is a new house and includes at least 500 square feet of new landscaping, the project is subject to the Water Efficient Landscape Ordinance. Overall, the landscaping plan meets the City's landscaping regulations and street tree guidelines.

### **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 dwelling in a residential zone.

### **PUBLIC CONTACT**

A public meeting notice was posted on the property and mailed to 12 nearby property owners on Sunkist Lane, Almond Avenue and Alicia Way.

Cc: Weidong Chen, Applicant and Owner  
Tri Hong, Designer

#### Attachments:

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

## FINDINGS

16-SC-35 – 216 Sunkist Lane

With regard to the new two-story house, the Design Review Commission finds the following in accordance with Section 14.76.050 of the Municipal Code:

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



## CONDITIONS

16-SC-35 – 216 Sunkist Lane

### **GENERAL**

1. **Approved Plans**

The approval is based on the plans and materials received on August 16, 2017, except as may be modified by these conditions.

2. **Protected Trees**

The new street trees and privacy screening species shall be protected under this application and cannot be removed without a tree removal permit from the Community Development Director.

3. **Encroachment Permit**

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

4. **New Fireplaces**

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

5. **Landscaping**

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

7. **Underground Utilities**

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

8. **Indemnity and Hold Harmless**

The applicant/owner agrees to indemnify, defend, protect, and hold the City harmless from all costs and expenses, including attorney's fees, incurred by the City or held to be the liability of the City in connection with the City's defense of its actions in any proceedings brought in any State or Federal Court, challenging any of the City's action with respect to the applicant's project.

### **PRIOR TO BUILDING PERMIT SUBMITTAL**

9. **Conditions of Approval**

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

10. **Tree Protection Note**

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

**11. Water Efficient Landscape Plan**

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

**12. 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.

**13. Underground Utility Location**

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

**14. 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.

**15. Storm Water Management**

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

**PRIOR TO ISSUANCE OF BUILDING OR DEMOLITION PERMIT**

**16. Tree Protection**

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

**PRIOR TO FINAL INSPECTION**

**17. 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.

**18. Green Building Verification**

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

**19. Water Efficient Landscaping Verification**

Provide a landscape Certificate of Completion, 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 # 1107339

<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: 216 Sunkist Lane, Los Altos, CA 94022

Project Proposal/Use: single family Current Use of Property: single family

Assessor Parcel Number(s): 170-22-042 Site Area: 10,625 s.f.

New Sq. Ft.: 3167 Altered/Rebuilt Sq. Ft.: ∅ Existing Sq. Ft. to Remain: ∅

Total Existing Sq. Ft.: 2754 Total Proposed Sq. Ft. (including basement): 3167 s.f.

Is the site fully accessible for City Staff inspection? yes

Applicant's Name: Weidong Chen

Telephone No.: 650-223-9924 Email Address: wdschen@yahoo.com

Mailing Address: 660 Glenbrook Dr

City/State/Zip Code: Palo Alto, CA 94306

Property Owner's Name: Weidong Chen, Zhulan Wang

Telephone No.: 650-223-9924 Email Address: wdschen@yahoo.com

Mailing Address: 660 Glenbrook Dr

City/State/Zip Code: Palo Alto, CA 94306

Architect/Designer's Name: Tri Houg

Telephone No.: 408-829-6083 Email Address: tdhdesign@hotmail.com

Mailing Address: 19034 Bonnet Way

City/State/Zip Code: Saratoga, CA 95070

\* 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. \*



# ATTACHMENT B



City of Los Altos

Planning Division

(650) 947-2750

[Planning@losaltosca.gov](mailto: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 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 216 Sunkist Lane  
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: 216 Sunlight  
Date: 5/31/16

### What constitutes your neighborhood?

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

### Streetscape

#### 1. Typical neighborhood lot size\*:

Lot area: 10,000 square feet  
Lot dimensions: Length ±100 feet  
Width ±100 feet

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

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

Existing front setback if home is a remodel? —

What % of the front facing walls of the neighborhood homes are at the front setback 80 %

Existing front setback for house on left \_\_\_\_\_ ft./on right \_\_\_\_\_ ft.

Do the front setbacks of adjacent houses line up? No, due to winding street.

#### 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 \_\_\_

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 \_\_\_; 3-car garages \_\_\_

Address: 216 Sunnyside  
Date: 5/31/16

4. Single or Two-Story Homes:

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

One-story 80%

Two-story 20%

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 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) wood siding

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

If no consistency then explain: 60% comp. shingle, the other 40% mixed with tile, wood shingle, etc

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: 216 Sankist  
Date: 5/31/16

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)  
Generally flat

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.)?

The landscaping around the street and neighborhood is mixed with tall trees, shrubs, medium & small trees. No consistency.

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

The current property does not have much trees except some small trees and shrubs. Thus, it is 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)?

The front yard and property frontage are mixed with gravel, small trees, shrubs, and mulch.

10. Width of Street:

What is the width of the roadway paving on your street in feet? 60'

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? unpaved.



Address: 216 Sunkist  
Date: 5/21/16

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.:

Hip roof, mixed materials, and mixed landscaping.  
\_\_\_\_\_  
\_\_\_\_\_

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: 216 Sunkist  
 Date: 5/31/16

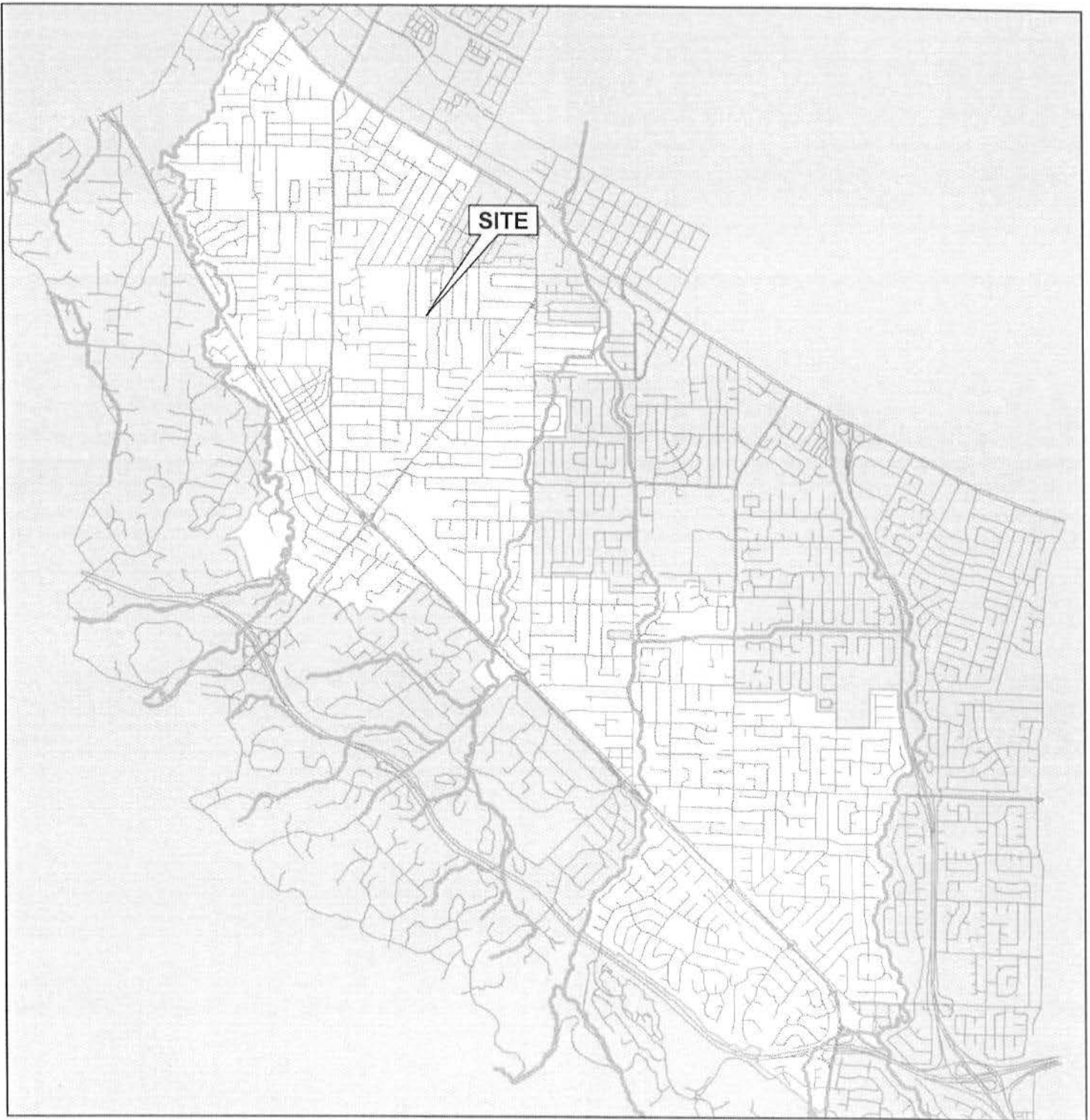
**Summary Table**

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)
196 Sunkist	±27'	±20'	side	1	±16'	Comp. Shingle Wood siding Brick	Simple
197 Sunkist	±25'	±30'	Front	1	±17'	Comp. Shingle wood siding Brick	Simple
215 Sunkist	±25'	±15'	Front	1	±16'	WD Shingle batt & board brick	Simple
241 Sunkist	±30'	±25'	side	2	±30'	Comp. Shingle wb siding	Complex.
257 Sunkist	±35'	±33'	side	1	±18'	WD shingle WD siding Brick	Simple.
236 Sunkist	±25'	±1'	Rear	1	±18'	WD shingle WD siding Brick	Simple
254 Sunkist.	±35'	±30'	Rear	1	±21'	Comp. shingle Stucco	Complex
290 Sunkist	±32'	±37'	Front	2	±20'	Comp. Shingle WD siding Stone	Complex
345 Almond	±25'	±38'	Front	1	±17'	Comp. shingle batt & board brick	Simple
365 Almond	±20'	±50'	Front	1	±17'	Tile roof batt & board brick	Simple.

# ATTACHMENT C

## AREA MAP



**CITY OF LOS ALTOS**

**APPLICATION:** 16-SC-35  
**APPLICANT:** W. Chen and Z. Wang  
**SITE ADDRESS:** 216 Sunkist Lane

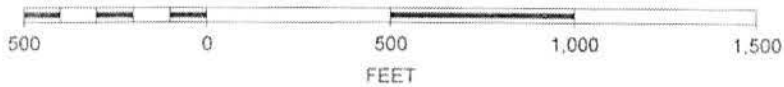


Not to Scale

# VICINITY MAP



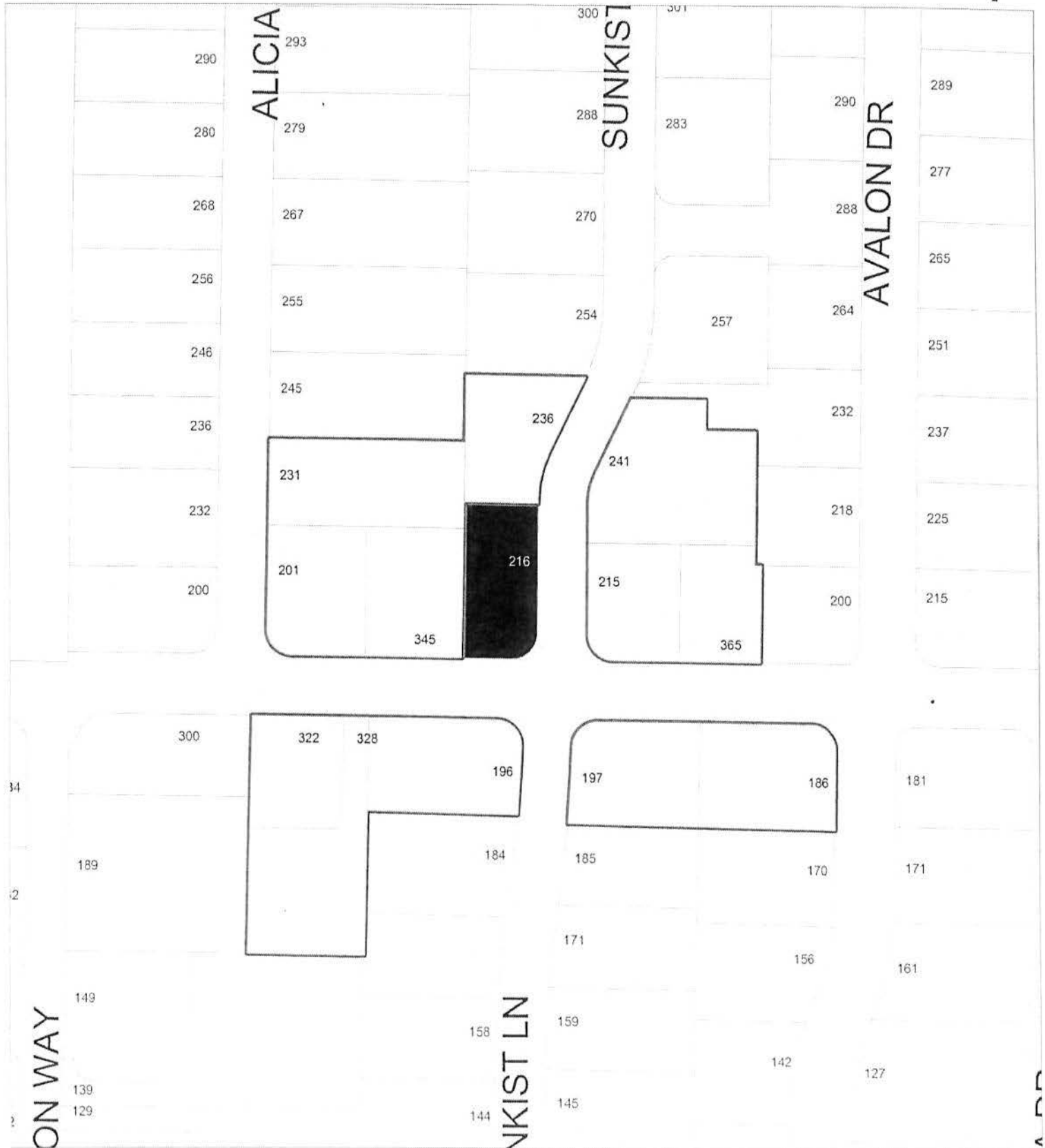
SCALE 1 : 6,000



CITY OF LOS ALTOS

APPLICATION: 16-SC-35  
APPLICANT: W. Chen and Z. Wang  
SITE ADDRESS: 216 Sunkist Lane

# 216 Sunkist Lane Notification Map



SCALE 1 : 1,500





# ATTACHMENT D

216 Sunkist Lane Home Design

S. Chen

Sara and I meet with Steven Chen on Oct 7, 2017 to discuss the proposed home changes on 216 Sunkist Lane. Steve's architect showed us a revised set of plans, which satisfied Sara's and my concerns. The plans address the distance between the homes and privacy issues.

With regards to landscaping the side yard adjoining our home, plants such as Japanese mock orange would be an acceptable choice.

We support the Chen's new home.

Ed and Sara Roos

345 Almond Ave.

Los Altos, CA 94022

Edward Roos

[eroos@sprynet.com](mailto:eroos@sprynet.com)





REVISIONS	BY
07.07.17	P.D.

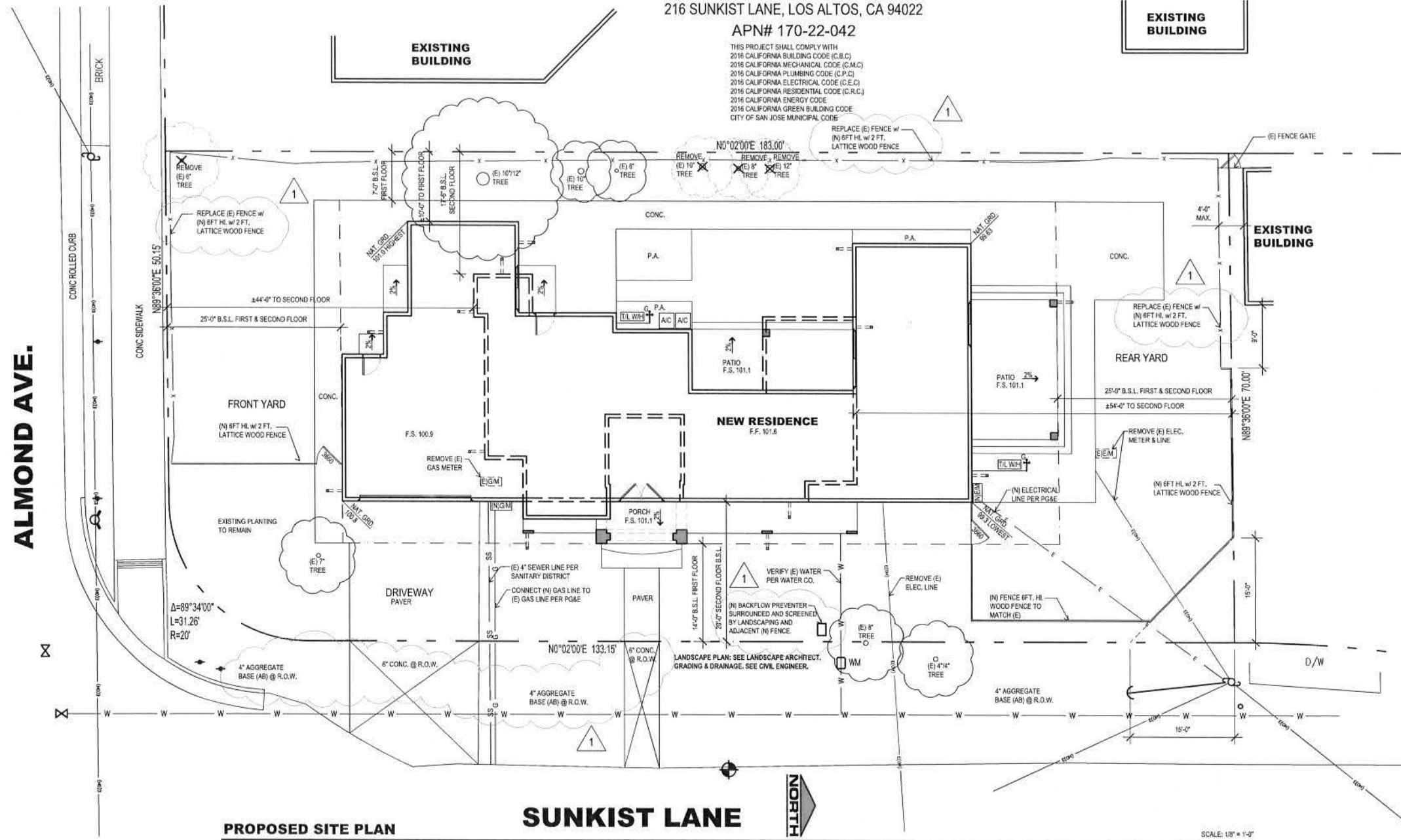
## NEW RESIDENCE CHEN RESIDENCE

216 SUNKIST LANE, LOS ALTOS, CA 94022

APN# 170-22-042

THIS PROJECT SHALL COMPLY WITH  
2016 CALIFORNIA BUILDING CODE (C.B.C.)  
2016 CALIFORNIA MECHANICAL CODE (C.M.C.)  
2016 CALIFORNIA PLUMBING CODE (C.P.C.)  
2016 CALIFORNIA ELECTRICAL CODE (C.E.C.)  
2016 CALIFORNIA RESIDENTIAL CODE (C.R.C.)  
2016 CALIFORNIA ENERGY CODE (C.E.C.)  
2016 CALIFORNIA GREEN BUILDING CODE  
CITY OF SAN JOSE MUNICIPAL CODE

EXISTING  
BUILDING



PROPOSED SITE PLAN

SUNKIST LANE



SCALE: 1/8" = 1'-0"

### SITE PLAN NOTES

- A. GENERAL**
- SEE OWNER FOR UP-GRADE HARDSCAPE FINISH FOR DRIVEWAY, WALKWAY & PATIO
  - ALL METAL ANCHORS, FASTENERS, CONNECTORS, ETC. THAT WILL BE IN CONTACT WITH PRESSURE TREATED LUMBER MUST BE HOT-DIPPED GALVANIZED OR OTHER APPROVED CORROSION RESISTANT MATERIAL.
- B. BUILDING SETBACKS**
- CONTRACTOR TO VERIFY BUILDING SETBACK AND ADJUST WALL TO MEET MINIMUM SETBACK.
  - PRIOR TO FOUNDATION INSPECTION BY THE CITY, THE LICENSED LAND SURVEYOR OF RECORD SHALL PROVIDE A WRITTEN CERTIFICATION THAT ALL BUILDING SETBACKS COMPLY WITH THE APPROVED PLANS, WHICH NOTE SHALL REPRESENT A CONDITION WHICH MUST BE SATISFIED TO REMAIN IN COMPLIANCE WITH THIS DESIGN REVIEW APPROVAL.
- C. GRADING & DRAINAGE**
- ARROWS INDICATE DIRECTION OF SURFACE DRAINAGE.
  - GROUND IS TO SLOPE AWAY FROM FOUNDATION 5% FOR A DISTANCE OF 10 FT AWAY FROM THE BUILDING; IF 10 FT CANNOT BE MET, PROVIDE SWALES. PROVIDE 2% SLOPE IF IMPERVIOUS SURFACE IS USED. CRC R401.3. NO CONCENTRATED FLOW ACROSS THE RIGHT-OF-WAY. NO DRAINAGE ONTO NEIGHBORING PROPERTIES. ALL DRAINAGE TO LANDSCAPE.
  - DIRECT ROOF RUNOFF SHALL BE:
    - DIRECT ROOF RUNOFF ONTO VEGETATED AREAS
    - DIRECT RUNOFF FROM SIDEWALKS, WALKWAYS, AND/OR PATIOS ONTO VEGETATED AREAS
    - DIRECT RUNOFF FROM DRIVEWAYS AND/OR UNCOVERED PARKING LOTS ONTO VEGETATED AREAS.
    - CONSTRUCT SIDEWALKS, WALKWAYS AND/OR PATIOS WITH PERMEABLE SURFACES
  - CONNECT ALL DOWNSPOUTS TO 3" SOLID DRAIN LINE AROUND PERIMETER OF HOUSE DRAIN TO CURB OR PROVIDE CONCRETE SPLASH BLOCK AT DOWNSPOUT LOCATIONS FOR DRAINAGE AWAY FROM STRUCTURE.
- D. GEOTECHNICAL SOIL REPORT**
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL SOIL REPORT.
- E. UTILITIES**
- CONTRACTOR TO VERIFY LOCATION OF ALL UTILITIES @ JOB SITE.
  - THE CONTRACTOR SHALL COORDINATE HIS WORK WITH THE INSTALLATION OF FACILITIES BY PG & E, PACIFIC BELL, & CABLE TV INSTALLATION AS REQUIRED. VALVE BOXES & MANHOLES, & STRUCTURES TO BE SET TO GRADE IN CONCRETE AFTER PAVING.
- F. CONSTRUCTION SITE**
- CONSTRUCTION SITE SHALL BE ENCLOSED BY 6' OPACQUE FENCE AT ALL TIMES DURING CONSTRUCTION.
  - NO CONSTRUCTION MATERIAL, EQUIPMENT, PORTABLE TOILETS, TRASH CONTAINERS, OR DEBRIS SHALL BE PLACED IN THE PUBLIC RIGHT-OF-WAY.
  - A TRASH CONTAINER SHALL BE MAINTAINED ON SITE AT ALL TIMES AND DEBRIS ON SITE WHICH COULD OTHERWISE BLOW AWAY, SHALL BE REGULARLY COLLECTED AND PLACED IN CONTAINER.
  - ALL CONSTRUCTION DEBRIS (WOOD SCRAPS AND OTHER DEBRIS, WHICH CANNOT BLOW AWAY) SHALL BE PILED WITHIN THE PROPERTY LINES OR THE PROJECT IN A NEAT AND SAFE MANNER.

- FIRE DEPARTMENT NOTES:**
- REVIEW OF THIS DEVELOPMENTAL PROPOSAL IS LIMITED TO ACCEPTABILITY OF SITE ACCESS AND WATER SUPPLY AS THEY PERTAIN TO FIRE DEPARTMENT OPERATIONS, AND SHALL NOT BE CONSTRUED AS A SUBSTITUTE FOR FORMAL PLAN REVIEW TO DETERMINE COMPLIANCE WITH ADOPTED MODEL CODES. PRIOR TO PERFORMING ANY WORK THE APPLICANT SHALL MAKE APPLICATION TO, AND RECEIVE FROM, THE BUILDING DEPARTMENT ALL APPLICABLE CONSTRUCTION PERMITS.
  - FIRE SPRINKLERS REQUIRED: AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM SHALL BE INSTALLED IN ONE- AND TWO-FAMILY DWELLINGS AS FOLLOWS IN ALL NEW ONE- AND TWO-FAMILY DWELLINGS AND IN EXISTING ONE- AND TWO-FAMILY DWELLINGS WHEN ADDITIONS ARE MADE THAT INCREASE THE BUILDING AREA TO MORE THAN 3,600 SQUARE FEET, EXCEPTION: A ONE-TIME ADDITION TO AN EXISTING BUILDING THAT DOES NOT TOTAL MORE THAN 1,000 SQUARE FEET OF BUILDING AREA. NOTE: THE OWNER(S), OCCUPANT(S) AND ANY CONTRACTOR(S) OR SUBCONTRACTOR(S) ARE RESPONSIBLE FOR CONSULTING WITH THE WATER PURVEYOR OF RECORD IN ORDER TO DETERMINE IF ANY MODIFICATION OR UPGRADE OF THE EXISTING WATER SERVICE IS REQUIRED. NOTE: COVERED PORCHES, PATIOS, BALCONIES, AND ATTIC SPACES MAY REQUIRE FIRE SPRINKLER COVERAGE. A STATE OF CALIFORNIA LICENSED (C-16) FIRE PROTECTION CONTRACTOR SHALL SUBMIT PLANS, CALCULATIONS, A COMPLETED PERMIT APPLICATION AND APPROPRIATE FEES TO THIS DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO BEGINNING THEIR WORK. CRC SEC. 313.2 AS ADOPTED AND AMENDED BY CUPIC
  - WATER SUPPLY REQUIREMENTS:** POTABLE WATER SUPPLIES SHALL BE PROTECTED FROM CONTAMINATION CAUSED BY FIRE PROTECTION WATER SUPPLIES. IT IS THE RESPONSIBILITY OF THE APPLICANT AND ANY CONTRACTORS AND SUBCONTRACTORS TO CONTACT THE WATER PURVEYOR SUPPLYING THE SITE OF SUCH PROJECT, AND TO COMPLY WITH THE REQUIREMENTS OF THAT PURVEYOR. SUCH REQUIREMENTS SHALL BE INCORPORATED INTO THE DESIGN OF ANY WATER-BASED FIRE PROTECTION SYSTEMS, AND/OR FIRE SUPPRESSION WATER SUPPLY SYSTEMS OR STORAGE CONTAINERS THAT MAY BE PHYSICALLY CONNECTED IN ANY MANNER TO AN APPLIANCE CAPABLE OF CAUSING CONTAMINATION OF THE POTABLE WATER SUPPLY OF THE PURVEYOR OF RECORD. FINAL APPROVAL OF THE SYSTEMS UNDER CONSIDERATION WILL NOT BE GRANTED BY THIS OFFICE UNTIL COMPLIANCE WITH THE REQUIREMENTS OF THE WATER PURVEYOR OF RECORD ARE DOCUMENTED BY THAT PURVEYOR AS HAVING BEEN MET BY THE APPLICANT(S), 2016 CFC SEC. 903.3.5 AND HEALTH AND SAFETY CODE 13114.7.
  - ADDRESS IDENTIFICATION: NEW AND EXISTING BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS. BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. NUMBERS SHALL BE A MINIMUM OF 4 INCHES (101.6 MM) HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH (12.7 MM), WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD AND THE BUILDING CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE. CFC SEC. 508.1
  - CONSTRUCTION SITE FIRE SAFETY: ALL CONSTRUCTION SITES MUST COMPLY WITH APPLICABLE PROVISIONS OF THE CFC CHAPTER 33 AND OUR STANDARD DETAIL AND SPECIFICATION S1-7. PROVIDE APPROPRIATE NOTATIONS ON SUBSEQUENT PLAN SUBMITTALS, AS APPROPRIATE TO THE PROJECT. CFC CHP. 33

**LEGEND**

[Solid Line]	FIRST FLOOR AREA
[Dashed Line]	SECOND FLOOR AREA
[Symbol]	DOWN SPOUTS w/ CONCRETE SPLASH BLOCK LOCATION

PROJECT CONTACT PERSON: 660 GLENBROOK DRIVE, PALO ALTO, CA 94306  
TRI HONG (408) 829-6083 trihong@tridesign.com  
19034 BONNET WAY, SARATOGA, CA 95070  
PROJECT SCOPE OF WORK: DEMOLITION EXISTING SINGLE STORY HOUSE OF 4,215 SQ. FT. & 478 SQ. FT. DETACHED GARAGE, PROPOSED TO CONSTRUCTED A NEW TWO STORY HOME WITH ATTACHED TWO CAR GARAGE.

EXISTING ZONING: R-1-10  
OCCUPANCY: R-3-U  
TYPE OF CONSTRUCTION: 1-4 FULLY-SPRINKLERED  
EXISTING USE: ONE STORY SINGLE FAMILY RESIDENCE  
PROPOSED USE: TWO STORY SINGLE FAMILY RESIDENCE

**PROJECT SUMMARY TABLE**

ZONING COMPLIANCE	EXISTING	PROPOSED	ALLOWED/REQUIRED
LOT COVERAGE:	2,754 SQ. FT. (31.8%)	3,188 SQ. FT. (36.8%)	3,188 SQ. FT. (36.8%)
LAND AREA COVERED BY ALL STRUCTURES THAT ARE OVER 6 FEET IN HEIGHT:	2,829 SQ. FT. (32.8%)	3,716.53 SQ. FT. (43.5%)	2,778 SQ. FT. (32.3%)
FLOOR AREA:	2,829 SQ. FT. (32.8%)	3,716.53 SQ. FT. (43.5%)	2,778 SQ. FT. (32.3%)
SETBACKS:			
FRONT	23'-0"	25'-0"	25'-0"
REAR	25'-0"	25'-0"	25'-0"
RIGHT SIDE	14'-0"	14'-0"	14'-0"
LEFT SIDE	18'-0"	17'-6"	17'-6"
HEIGHT:	16'-0"	23'-10"	27'-0"

**SQUARE FOOTAGE BREAKDOWN**

HABITABLE LIVING AREA:	2,150 SQ. FT.	+1,136 SQ. FT.	3,286 SQ. FT.
INCLUDING-NEEDABLE BALANCE AREA:	128 SQ. FT.	128 SQ. FT.	128 SQ. FT.
NON-HABITABLE AREA:	470 SQ. FT.	-48.5 SQ. FT.	421.5 SQ. FT.

**LOT CALCULATIONS**

NET LOT AREA:	10,625 SQ. FT. (0.24 ACRES)
FRONT YARD HARDSCAPE AREA:	129 SQ. FT. (11.6%)
TOTAL HARDSCAPE AREA (EXISTING & PROPOSED):	6,113 SQ. FT.
EXISTING SOFTSCAPE (UNDISTURBED) AREA:	536 SQ. FT.
NEW SOFTSCAPE AREA:	3,916 SQ. FT.
NET LOT AREA:	10,625 SQ. FT.

**CONSULTANTS LIST**

DESIGNER	STRUCTURAL ENGINEER	LANDSCAPE ARCHITECT
TRID DESIGN 17034 BONNET WAY SARATOGA, CA 95070 408.829.6083 trid@trid.com	WESLEY LIU ENGINEERING 7346 SHARON DRIVE #D SAN JOSE, CA 95129 408.973.1839 wesleyliu@YAHOO.COM	YU-WEN HUAN 3357 SAINT MICHAEL CT. PALO ALTO, CA 94306 415.694.0800 huan2010@YAHOO.COM
ENERGY CONSULTANT	CIVIL ENGINEER	MANUFACTURER CONTACT
CARSTAIRS ENERGY CALC. 904 EBERT COLLETT PASO ROBLES, CA 93446 805.804.9048 bmcycarstairs@YAHOO.COM	RW ENGINEERING, INC. 525 ALTAIR COURT MILPITAS, CA 95035 408-420-6283 rwengineering@GMAIL.COM	"Boral" Roofing (800) 669-9453 "Boral" Stone (800) 355-1727 www.boralusa.com "Velux" Skylight (800) 886-5589 www.veluxusa.com "Oraca Construction" Flashing (866) 333-7726 www.pcpai.com

- GENERAL NOTES**
- ALL WRITTEN DIMENSIONS SHALL OVER TAKE PRECEDENCE OVER SCALED DIMENSIONS.
  - ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF TRID DESIGN PRIOR TO COMMENCEMENT OF WORK.
  - LOCATION OF UTILITIES AND EXISTING CONDITIONS AT SITE TO BE VERIFIED PRIOR TO CONSTRUCTION BIDDING.
  - ALL WORK APPLIANCES AND EQUIPMENT SHALL COMPLY WITH C.E.C. TITLE 24 RESIDENTIAL ENERGY STANDARDS.
  - THE TITLE 24 ENERGY REPORT FOR THIS PROJECT REQUIRES HERS VERIFICATION. AMEND COVER SHEET OF THE PLANS TO NOTE HERS VERIFICATION IS REQUIRED. PROVIDE EVIDENCE OF THIRD PARTY VERIFICATION (HERS) TO PROJECT BUILDING INSPECTOR, PRIOR TO FINAL INSPECTION.
  - BUILDER/CONTRACTOR:
    - RESPONSIBILITY FOR METHOD AND MANNER OF CONSTRUCTION AND FOR ALL JOB SITE SAFETY DURING CONSTRUCTION.
    - SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR METHOD & MANNER OF ALL WATERPROOFING. BUILDER/CONTRACTOR SHALL REFER TO SOIL REPORT, GRADING & DRAINAGE PLAN, AND ALL WATERPROOFING WORK TO BE PERFORMED BY MTD CERTIFIED WATERPROOFING COMPANY.
    - SHALL PROVIDE THE BUILDING OWNER, MANAGER, AND THE ORIGINAL OCCUPANTS A LIST OF THE ENERGY-SAVING CONSERVATION FEATURES DEVICES, MATERIALS, AND COMPONENTS INSTALLED IN THE BUILDING, AND INSTRUCTIONS ON HOW TO USE THEM EFFICIENTLY. SUCH FEATURES INCLUDE HEATING, COOLING, WATER HEATING, AND LIGHTING SYSTEMS, AS WELL AS INSULATION, WEATHER STRIPPING WINDOW SHADES, AND THERMAL MASS MATERIALS. THE INSTRUCTIONS SHALL BE CONSISTENT WITH SPECIFICATIONS PUT FORTH BY THE EXECUTIVE DIRECTOR.
  - ITEMS TO BE DEFERRED: GAS LINE SIZING CALCULATIONS & STAIRWAY.
  - FIRE SPRINKLERS TO BE REVIEWED AND APPROVED UNDER A SEPARATE PERMIT.

**SHEET INDEX**

ARCHITECTURAL
A-1.1 PROPOSED SITE PLAN
A-1.2 EXISTING SITE PLAN w/ DEMOLITION
A-1.3 NEIGHBORHOOD CONTEXT MAP & STREETScape
A-2.1 FIRST FLOOR PLAN
A-2.2 SECOND FLOOR PLAN & FLOOR AREA CALC. DIAGRAM
A-3.1 ELEVATIONS & PERSPECTIVE
A-3.2 ELEVATIONS
A-4 SECTIONS
A-5 ROOF PLAN
A-6 DETAILS
C-0 SURVEY
C-1 GRADING & DRAINAGE PLAN
C-2 EROSION CONTROL PLAN
C-3 STANDARD DETAILS
L-1 LANDSCAPE PLAN
L-2 PLANT SCHEDULE

**VICINITY MAP**

DRAWN: LOC HUA  
CHECKED: TRI HONG  
SIGNATURE: [Signature]  
DATE: APRIL 2017  
SCALE: AS SHOWN  
JOB: 0817  
SHEET: **A-1.1**

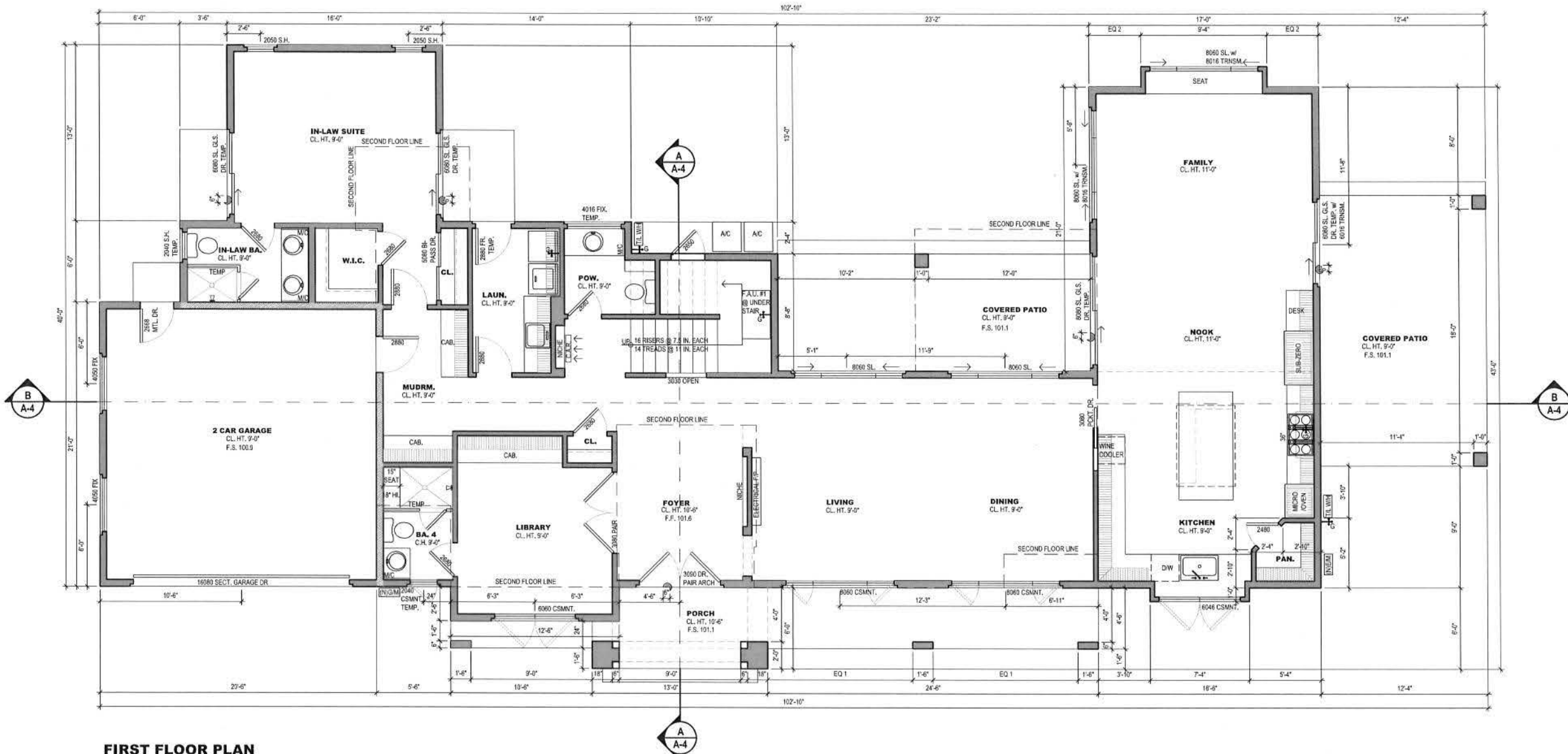
PROPOSED SITE PLAN

NEW RESIDENCE  
CHEN RESIDENCE  
216 SUNKIST LANE, LOS ALTOS, CA 94022  
APN# 170-22-042

FINE CUSTOM HOME

**TRID DESIGN**

(408) 829-6083  
19034 BONNET WAY • SARATOGA, CA 95070



**FIRST FLOOR PLAN**

GROSSNET LOT SIZE: ±10.625 SQ.FT. (0.2439 ACRE)  
 35% MAX. FLOOR AREA: 0.35 (10.625) = 3,719 SQ.FT.  
 FLOOR AREA RATIO CALCULATION:  
 FIRST FLOOR: 2,108.74 SQ.FT.  
 SECOND FLOOR: 1,179.89 SQ.FT.  
 GARAGE: 450.5 SQ.FT.  
 PROPOSED FAR: 3,718.53 SQ.FT. (34.98%)  
 BUILDING COVERAGE CALCULATION:  
 30% MAX. FLOOR AREA: 0.30 (10.625) = 3,188 SQ.FT.  
 FIRST FLOOR & GARAGE: 2,538.64 SQ.FT.  
 PORCH: 204.25 SQ.FT.  
 COVERED PATIO: 385.17 SQ.FT.  
 2ND FLOOR CANTILEVER: 21.5 SQ.FT.  
 1ST FLOOR BAY WINDOW: 21.33 SQ.FT.  
 TOTAL LOT COVERAGE: 3,166.39 SQ.FT. (29.81%)

SCALE: 1/4"=1'-0"

REVISIONS	BY

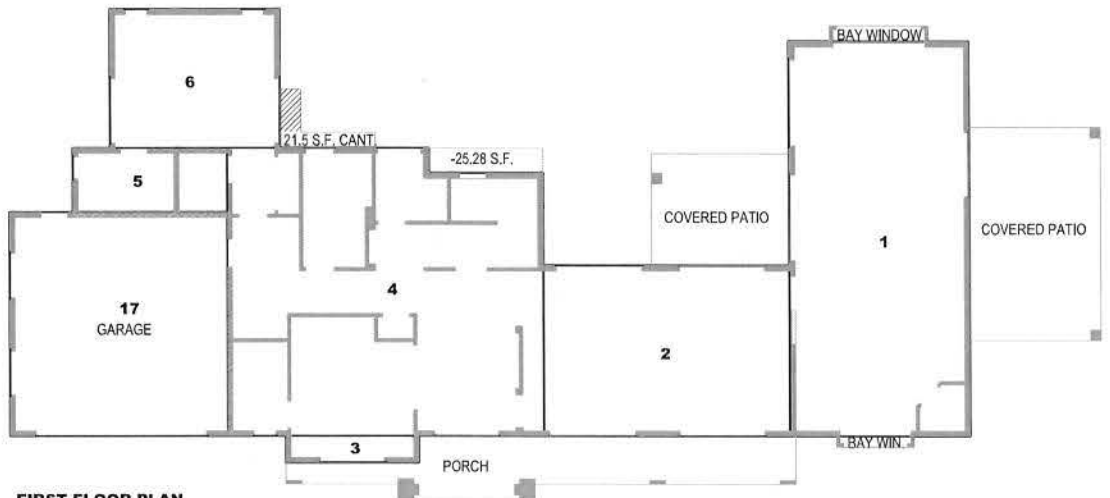
**FIRST FLOOR PLAN**

NEW RESIDENCE  
**CHEN RESIDENCE**  
 216 SUNNIST LANE, LOS ALTOS, CA 94022  
 APN# 170-22-042

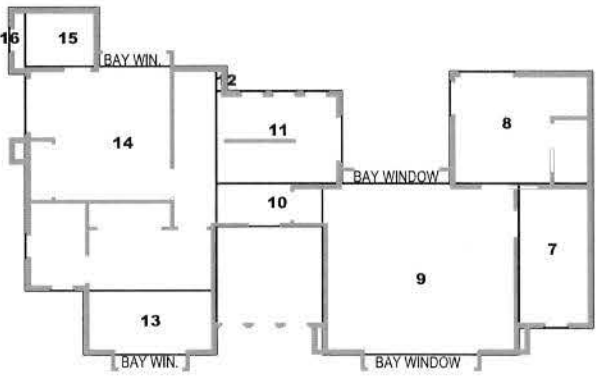
FINE CUSTOM HOME  
  
 19034 BONNET WAY • SARATOGA, CA 95070  
 (408) 829-6083

DRAWN	LOC HUA
CHECKED	TRI HONG
SIGNATURE	
DATE	APRIL 2017
SCALE	AS SHOWN
JOB	0817
SHEET	<b>A-2.1</b>

REVISIONS	BY



FIRST FLOOR PLAN



SECOND FLOOR PLAN

FLOOR AREA CALCULATION DIAGRAM SCALE: 1/8"=1'-0"

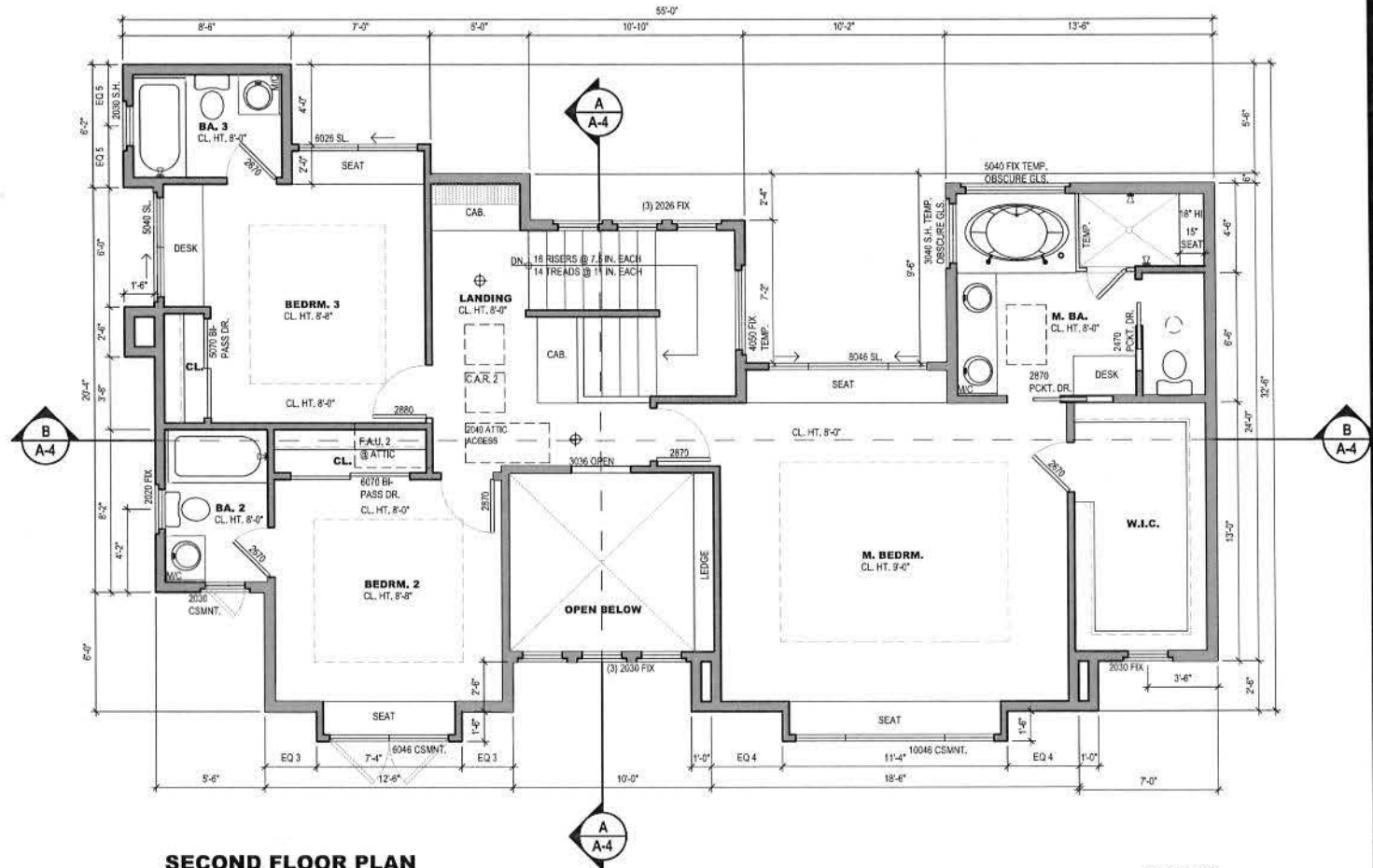
GROSSNET LOT SIZE: 410,825 SQ.FT. (9.3429 ACRES)  
 35% MAX. FLOOR AREA: 0.35 (10,629) = 3,719 SQ.FT.

**FLOOR AREA RATIO CALCULATION:**

1.	17'-0" x 13'-0"	221
2.	22'-2" x 15'-0"	333.07
3.	12'-0" x 7'-0"	84
4.	(20'-0" x 27'-0") - 25.28 750.22	
5.	14'-6" x 8'-0"	87
6.	16'-0" x 13'-0"	208
7.	7'-0" x 13'-0"	91.5
8.	13'-0" x 10'-6"	141.75
9.	18'-0" x 16'-0"	288
10.	10'-0" x 4'-0"	40
11.	11'-0" x 8'-3"	102.56
12.	1'-0" x 2'-4"	2.33
13.	12'-0" x 6'-0"	72
14.	18'-0" x 23'-0"	378
15.	7'-0" x 9'-0"	38.5
16.	1'-0" x 8'-0"	9.25
17.	20'-0" x 21'-0"	420.5

FIRST FLOOR: 2,106.14 SQ.FT.  
 GARAGE: 420.5 SQ.FT.  
 PROPOSED F.A.R.: 3,716.53 SQ.FT. (34.98%)

**BUILDING COVERAGE CALCULATION:**  
 35% MAX. FLOOR AREA: 0.35 (10,629) = 3,719 SQ.FT.  
 FIRST FLOOR & GARAGE: 2,526.64 SQ.FT.  
 PORCH: 204.25 SQ.FT.  
 COVERED PATIO: 383.17 SQ.FT.  
 2ND FLOOR CANTILEVER: 21.5 SQ.FT.  
 1ST FLOOR BAY WINDOW: 21.33 SQ.FT.  
 TOTAL LOT COVERAGE: 3,166.89 SQ.FT. (29.81%)



SECOND FLOOR PLAN

GROSSNET LOT SIZE: 410,825 SQ.FT. (9.3429 ACRES)  
 35% MAX. FLOOR AREA: 0.35 (10,629) = 3,719 SQ.FT.

**FLOOR AREA RATIO CALCULATION:**

FIRST FLOOR:	2,106.14 SQ.FT.
SECOND FLOOR:	1,179.89 SQ.FT.
GARAGE:	420.5 SQ.FT.
PROPOSED F.A.R.:	3,716.53 SQ.FT. (34.98%)

**BUILDING COVERAGE CALCULATION:**  
 35% MAX. FLOOR AREA: 0.35 (10,629) = 3,719 SQ.FT.  
 FIRST FLOOR & GARAGE: 2,526.64 SQ.FT.  
 PORCH: 204.25 SQ.FT.  
 COVERED PATIO: 383.17 SQ.FT.  
 2ND FLOOR CANTILEVER: 21.5 SQ.FT.  
 1ST FLOOR BAY WINDOW: 21.33 SQ.FT.  
 TOTAL LOT COVERAGE: 3,166.89 SQ.FT. (29.81%)

SCALE: 1/4"=1'-0"

SECOND FLOOR PLAN & FLOOR AREA CALCULATION DIAGRAM

NEW RESIDENCE  
**CHEN RESIDENCE**  
 216 SUNNIST LANE, LOS ALTOS, CA 94022  
 APN# 170-22-042

FINE CUSTOM HOME  
**TCH DESIGN**  
 (408) 829-6083  
 19034 BONNET WAY • SARATOGA, CA 95070

DRAWN  
 LOC HUA  
 CHECKED  
 TRI HONG  
 SIGNATURE  
 DATE  
 APRIL 2017  
 SCALE  
 AS SHOWN  
 JOB  
 0817  
 SHEET





FRONT - LEFT SIDE PERSPECTIVE

SCALE: N/A



REAR - RIGHT SIDE PERSPECTIVE

SCALE: N/A

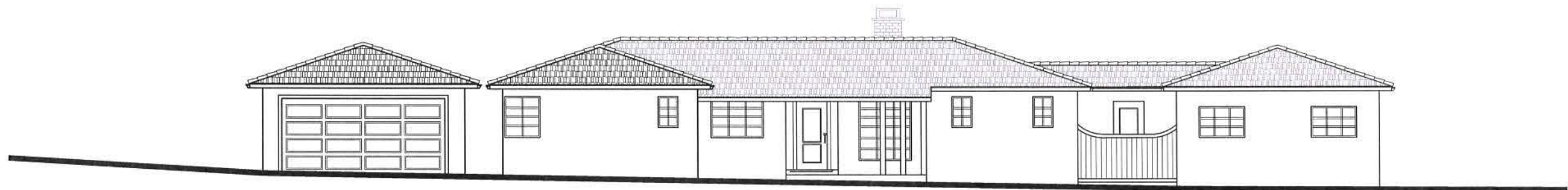
REVISIONS	BY
△ 07.07.17	P.D.
△ 08.31.17	P.D.

**ELEVATIONS & PERSPECTIVE**

NEW RESIDENCE  
**CHEN RESIDENCE**  
 218 SUNSHINE LANE, LOS ALTOS, CA 94022  
 APN# 170-22-042

FINE CUSTOM HOME  
**TJDH DESIGN**  
 (408) 829-6083  
 19034 BONNET WAY • SARATOGA, CA 95070

DRAWN LOC HUA
CHECKED TRI HONG
SIGNATURE
DATE APRIL 2017
SCALE AS SHOWN
JOB 0817
SHEET <b>A-3.1</b>



EXISTING FRONT ELEVATION

SCALE: 3/16"=1'-0"



PROPOSED FRONT ELEVATION

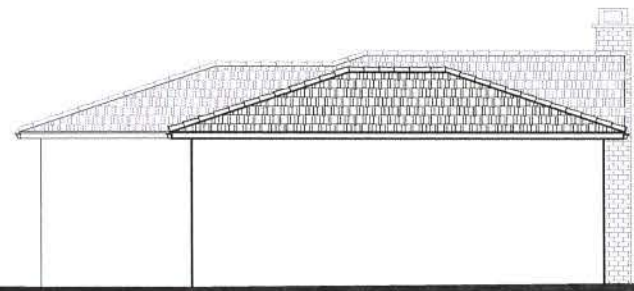
SCALE: 3/16"=1'-0"

**EXTERIOR MATERIALS & COLOR**

- A. GENERAL:**
- SEE OWNER FOR UP-GRADE WATERPROOFING SYSTEM
  - SEE OWNER FOR UP-GRADE STONE FINISH FOR ALL COLUMN, TRIM & SILL
- B. ROOFING:** CLASS 'A' FLAT CONCRETE TILE BY BORAL ROOFING SAXONY 900 w/ MIN. 30# FELT, ICC-ES REPORT # ESR-1647, SIZE: 17x13, 9.1 PSF
- C. EXTERIOR WALL (BODY):** 7/8" MIN. THICK, 3 COAT CEMENT PLASTER FINISH w/ PAPER BACKED WIRE MESH w/ 2 LAYERS GRADE 4' BUILDING PAPER
- D. EXTERIOR WALL (BASE):** BORAL STONE VENEER w/ 4" PRECAST STONE CAP, CODE APPROVAL - ICC ESR-1364
- E. GARAGE DOOR:** STEEL CARTRIDGE SECTIONAL, SEE OWNER
- F. ENTRY DOOR:** DECORATIVE WROUGHT IRON
- G. DOORS TYPICAL:** MILGARD VINYL
- H. WINDOWS TYPICAL:**
- MILGARD VINYL
  - STUCCO w/ WOOD SILL
- I. TRIM & EAVES TYPICAL:** STUCCO w/ WOOD TRIM
- J. TRIM @ BODY TYPICAL:** STUCCO w/ WOOD TRIM
- K. WINDOWS & DOORS RECESSED:** 2" TYP.
- L. GUTTER & DOWNSPOUT:** 26 GA. GALV. METAL
- M. DECORATIVE CHIMNEY:**
- 26 GA. GALV. METAL CAP
  - PRECAST CONC. TRIM
- N. HOUSE NUMBER:** SHALL CONTRAST WITH THEIR BACKGROUND, MINIMUM 4" HIGH WITH 1/2" STRIKE
- COLOR:**
- ROOFING: APPALACHIAN BLEND
  - EXTERIOR WALL (BODY): BEHR - #EC0-37-2 SHADY WHITE
  - EXTERIOR WALL (BASE): BORAL COUNTRY LEDGE STONE VENEER SKYLINE COLOR
  - TRIM & SILL: COTTAGE WALK ECC-17-1D (BEHR)
  - GARAGE DOOR: ALUMINUM SECTIONAL
  - EAVE TRIM, GUTTER & DOWNSPOUT: COTTAGE WALK ECC-17-1D (BEHR)
  - DRIVEWAY & FRONT WALK PAVES
- NOTE:** TRIM w/ THE STUCCO (OVER WOOD) SHALL BE HAND TROWELED w/ A SMOOTH FINISH.

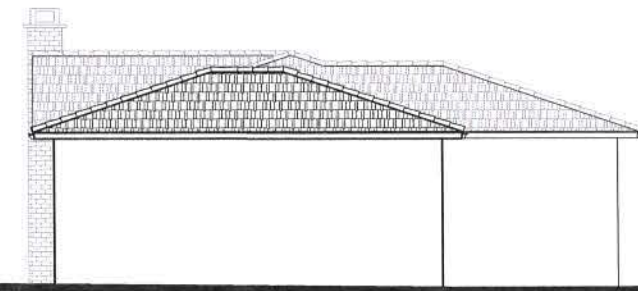






EXISTING RIGHT SIDE ELEVATION

SCALE: 3/16"=1'-0"



EXISTING LEFT SIDE ELEVATION

SCALE: 3/16"=1'-0"



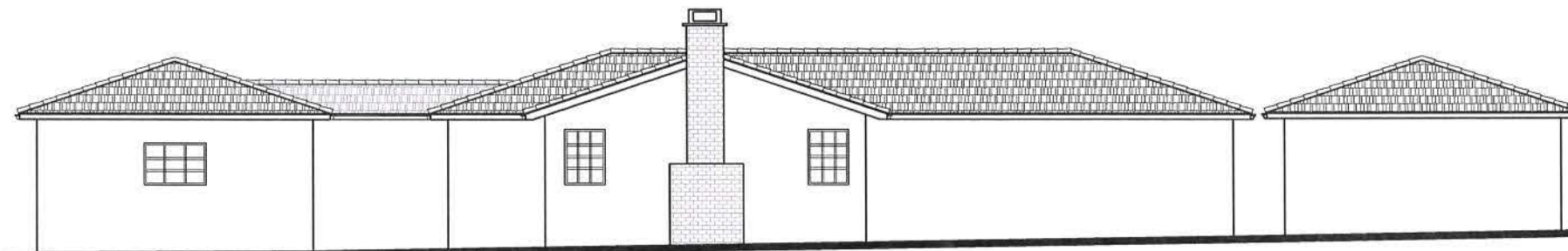
PROPOSED RIGHT SIDE ELEVATION

SCALE: 3/16"=1'-0"



PROPOSED LEFT SIDE ELEVATION

SCALE: 3/16"=1'-0"



EXISTING REAR ELEVATION

SCALE: 3/16"=1'-0"



PROPOSED REAR ELEVATION

SCALE: 3/16"=1'-0"

REVISIONS	BY
△ 07.07.17	P.D.
△ 08.31.17	P.D.

ELEVATIONS

NEW RESIDENCE  
**CHEN RESIDENCE**  
 216 SUNNIST LANE, LOS ALTOS, CA 94022  
 APN# 170-22-042

FINE CUSTOM HOME  
**TCH DESIGN**  
 (408) 829-6083  
 19034 BONNET WAY • SARATOGA, CA 95070

DRAWN LOC HUA
CHECKED TRI HONG
SIGNATURE <i>[Signature]</i>
DATE APRIL 2017
SCALE AS SHOWN
JOB 0817
SHEET <b>A-3.2</b>



# ATTACHMENT F

CHEN RESIDENCE  
216 SUNKIST LANE, LOS ALTOS  
A.P.N. 170-22-024



BEHR - #ECC-57-2 SHADY WHITE



MOON VALLEY ECC-44-2 (BEHR)



'BORAL ROOFING' SAXONY 900 APPALACHIAN BLEND

## **EXTERIOR MATERIALS & COLOR**

- **ROOFING:** FLAT CONCRETE TILE ROOF 'BORAL ROOFING' SAXONY 900 APPALACHIAN BLEND
- **EXTERIOR WALL (BODY):** BEHR - #ECC-57-2 SHADY WHITE
- **EXTERIOR WALL (BASE):** 'BORAL' COUNTRY LEDGE STONE VENEER SKYLINE COLOR.
- **TRIM & STILL:** COTTAGE WALK ECC-17-1D (BEHR)
- **GARAGE DOOR:** ALUMINUM SECTIONAL
- **EAVE TRIM, GUTTER & DOWNSPOUT:** COTTAGE WALK ECC-17-1D (BEHR)
- **DRIVEWAY & FRONT WALK:** PAVER