



DATE: March 20, 2019

AGENDA ITEM #2

TO: Design Review Commission
FROM: Eliana Hassan, Assistant Planner
SUBJECT: 18-SC-28 – 852 Parma Way

RECOMMENDATION:

Approve design review application 18-SC-28 subject to the listed findings and conditions

PROJECT DESCRIPTION

This is a design review application for a new 4,348 square foot house. The project includes 3,389 square feet on the first floor and 959 square feet on the second floor. The following table summarizes the project's technical details:

GENERAL PLAN DESIGNATION: Single-family, Residential
ZONING: R1-10
PARCEL SIZE: 16,513.85 square feet
MATERIALS: Composition shingle roof, stucco siding, coral stone veneer, wood garage doors and windows, cast stone window surrounds and columns, wrought iron railing, copper gutters and chimney cap, and pvc shutters

	Existing	Proposed	Allowed/Required
LOT COVERAGE:	3,225.5 square feet	3,760.5 square feet	4954.2 square feet
FLOOR AREA:			
First floor	3,225.5 square feet	3,389 square feet	
Second floor	-	959.5 square feet	
Total	3,225.5 square feet	4,348.5 square feet	4,401.4 square feet
SETBACKS:			
Front	38 feet	25.75 feet	25 feet
Rear	103.5 feet	99.9 feet	25 feet
Right side (1 st /2 nd)	10 feet	10 feet, 24.9 feet	10 feet, 17.5 feet
Left side (1 st /2 nd)	10 feet	10 feet, 26.6 feet	10 feet, 17.5 feet
HEIGHT:	18 feet	26.9 feet	27 feet

BACKGROUND

Neighborhood Context

The subject property is located on the west side of Parma Way between Covington Road and Harrington Avenue. The surrounding neighborhood is considered a Diverse Character Neighborhood as defined in the City's Residential Design Guidelines. The diverse characteristics are derived from the mixture of neighborhood characteristics including lot sizes ranging from approximately 10,300 square feet to 19,500 square feet, the varying streetscape pattern of the existing houses in the immediate neighborhood, and the mixture of materials composed in different architectural styles, heights, and sizes of the homes. The homes in the immediate neighborhood context are a mixture of one and two-story homes of different architectural styles, massing, and exterior materials. Exterior materials and architecture features that are reoccurring in the neighborhood include stucco siding, and non-uniform window sizes. Roof forms consist of lower to moderately pitched roofs in a mix of gabled and hipped roof designs. Roofing materials include mostly composition with a tile roof on 881 Parma Way and a standing seam metal roof on 865 Parma Way. Garage plate heights, apart from 839 and 882 Parma Way, appear to be lower scaled. No uniform Street Tree pattern exists in the neighborhood; most of the properties have lower scale landscaping with one or two mature trees in the front yard.

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 project uses Mediterranean-inspired architecture consisting of a hipped roof with Baroque Revival architectural detailing. The proposed building materials include a composition shingle roof and stucco siding on both the first and second story. The front elevation is composed of hipped roofs over the garage, recessed entryway, stairwell, and office/bedroom. The balcony area on the second story above the entryway is detailed with a coral stone veneer exterior siding that extends to the top of the curved parapet wall. Although stone can be perceived as a heavier material, its lighter color pallet and flush appearance help limit the typical bulk seen in this material. Stucco is perceived as a lighter material, which should reduce the perception of excessive bulk as well. The stucco siding used throughout much of the house is consistent with and in support of the overall integrity of the Mediterranean architectural style and fits within the context of the surrounding neighborhood. The proposed wooden windows have cast stone surrounds which relate to the exterior coral stone material at the balcony. There is also a horizontal cast stone band above the first story that breaks up the bulk and verticality of the front façade. There is a two-story stairwell element in the front, but this element is set further back than the garage and bedroom, and the massing is broken up by the stone band and circular window. Other architectural detailing on the front façade includes round columns, iron railing, cast stone corbels, and curved-eyebrow type attic vents on the hipped roofs. The project's material board is included in Sheet A-5 and Attachment E.

The side elevations are composed of hipped roofs and stucco siding, with the north elevation containing a decorative chimney element with a copper cap. The rear elevation contains a hipped roof with small protruding decorative attic vents. An additional smaller decorative chimney with a copper

cap extends from the family room. The windows on the rear of the second-story contain PVC shutters and wrought iron Juliet balconies.

The overall height of the two-story structure is 26.9 feet, with the 959 square foot second floor centrally located over first story with setback approximately 25 feet from the right-side property line and 26.5 feet from the left-side property line. The second-story is also approximately 36 feet from the front property line at its most constrained point on the stairwell. The rooms and balcony of the second floor are recessed further back, approximately 49 feet from the front property line. The placement of the second story helps mitigate impacts of the proposed height and bulk to neighboring properties and the streetscape. The roof pitch is 4:12 throughout. The relatively low wall plates of nine feet on the first and second story, the relatively low scale roof, plus the staggered depths of the front facing elements, limits the impact of the bulk and massing as seen from the street.

Overall, while the architectural style of the house is somewhat unique, it is an appropriate design within this Diverse Character neighborhood. The design and materials are compatible with the surrounding neighborhood and the project has an appropriate relationship in terms of bulk, mass and scale. However, staff recommends a few changes to the architectural detailing to improve the overall design and composition which are listed in the approval conditions. First, the parapet wall at the balcony should wrap and terminate with the roof structure. The window surrounds throughout the house should either match or provide slightly differing surrounds for the first story and second story. The second story windows could have a similar window sill design as the first story windows but eliminate the side and upper surround to reduce the bulky appearance that might result with the stone material. Lastly, a different type of roofing material such as an S-barrel tile could be used which would be more suitable for composition of the Mediterranean inspired architectural style.

Privacy

The property is located on an interior lot adjacent to existing single-family residences on all sides. The proposed first story side-yard setbacks are 10 feet at the left and right side. The second-story side setbacks of 24.9 feet on the right side and 26.6 feet on the left side exceed the required 17.5-foot side-yard setback, giving greater mitigation of privacy issues through an increased side setback from neighboring properties.

The placement of windows on the proposed structure minimizes impacts to properties on both sides. The side elevations have limited windows on both the first and second story. The second story windows are of a smaller size with a five-foot sill height and are located in a bedroom space on the left side elevation. The five feet sill height makes it difficult to view directly into the adjacent yards from the interior of the rooms. Larger second-story windows are proposed on the front and rear elevations. The larger second-story bedroom windows on the rear elevation span from the finished floor to about 8 feet tall, but face into an upward-sloping rear yard. The rear second-story setback is 117 feet, so impacts to rear yard neighboring properties would be minimized. The proposed project will also include the planting of landscaping screening material in the form of Florida Hopbush hedges (see Sheet A-1.4 of the project plans) in strategic locations to further reduce potential privacy and visual impacts. The rear yard currently contains a mature Jeffrey Pine and several mature Coast Live Oak trees, many of which are close to the neighboring rear yard fence line. The presence of mature trees will also help in providing privacy screening to neighbors in the rear.

Overall, the project's setbacks, window size, placement and sill height minimize views towards the adjacent properties and does not create any unreasonable privacy impacts.

Trees and Landscaping

The project site has seven on-site trees of various types located throughout the property, a majority of which are Coast Live Oaks, ranging from 8 to 40 inches in diameter (see plan Sheets A-1.3 and A-1.4). Excluding tree numbers four and six, existing trees have diameters over 15 inches, or circumferences greater than 48-inches, which are protected trees per the City's Tree Protection Ordinance. The applicant proposes to preserve all existing trees shown on the Tree Protection Plan (Sheet A-1.3).

On August 15, 2018, a tree removal permit for two elm trees in the front yard was issued for the property. The tree removal permit was approved per Criteria 1 of the Tree Removal Criteria (The condition of the tree with respect to disease, imminent danger of falling, proximity to existing or proposed structures and/or interference with utility services). Two replacement Category II street trees, 15-gallon or 24-inch box in size, were required to be located in the front yard. The Landscape Plan includes two Chinese Pistache trees, which are considered Category II type trees. See Attachment F for further details on the tree removal permit that was issued.

The conceptual landscape plan is mainly for the front yard, as the rear yard contains mature trees and an existing pool and accessory structure that are proposed to be demolished. The front yard landscaping includes three new pygmy date palms in addition to the two Chinese Pistache replacement trees. The pygmy date palms relate to the neighborhood context, as similar palm trees can be seen between the front yards of 881 and 891 Parma Way. The conceptual landscaping plan proposes to use Florida Hopbush as the predominant landscape screening along the side property lines and proposes a variety of other shrubs and flowering plants throughout the site.

Overall, with the existing and new trees, and the proposed landscaping and hardscape, the project complies with the City's landscaping regulations and street tree guidelines. The conceptual landscape plan will need to be more formalized with the submittal of the building plans and shall include specific numbers and placement of plants and a more complete rear yard landscape that proposes plants, hardscape, and softscape materials. Since the project is a new house that includes at least 500 square feet of new landscaping, the new landscaping will be subject to the City's Water Efficient Landscape Ordinance.

Additional Information

It is noted that the half size plans, at the time of digital submittal, did not include stamps from licensed professionals on the Topographic Survey and Boundary Map (Sheet T-1) and the Grading and Drainage plan (Sheet C1). It was verified that the full-size plans contain a Grading and Drainage Plan stamped by a licensed Civil Engineer. The Topographic Survey and Boundary Map was completed by a known reputable engineering firm; a supplemental verification letter with stamps and validation of the plans will be submitted prior to the meeting on March 20, 2019.

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 Notification

A public meeting notice was posted on the property and mailed to 12 nearby property owners on Parma Way, Echo Drive, and Avon Way. The Notification Map is included in Attachment B.

Cc: Julius Leonov, Applicant and Project Designer
Alla Petrashen, Property Owner

Attachments:

- A. Application
- B. Area, Vicinity and Public Notification Maps
- C. Neighborhood Compatibility Worksheet
- D. Digital Rendering
- E. Material Boards
- F. Tree Removal Permit

FINDINGS

18-SC-28 – 852 Parma Way

With regard to design review for the new two-story house, the Design Review Commission finds the following in accordance with Section 14.76.060 of the Municipal Code that:

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

CONDITIONS

18-SC-28 – 852 Parma Way

GENERAL

1. Approved Plans

The approval is based on the plans and materials received on March 7, 2019, except as may be modified by these conditions as specified below:

- a. Wrap the parapet wall at the balcony to terminate at the roof structure
- b. The window surrounds throughout the house should either match or provide slightly differing surrounds for the first story and second story.
- c. Provide a different roofing material that is more compatible with the proposed architectural style
- d. The landscape plan shall include specific numbers and placement of plants and a more complete rear yard landscape that shows proposed plants, hardscape, and softscape materials.

2. 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.

3. Protected Trees

Trees Nos 1-7 shall be protected under this application and cannot be removed without a tree removal permit from the Community Development Director.

4. Fire Sprinklers

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

5. Underground Utilities

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

6. Landscaping

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

7. 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

8. Conditions of Approval

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

9. Tree Protection Note

For Tree nos. 1-7, tree protection fencing shall be installed 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 and shall not be removed until completion of construction unless approved by the Planning Division.”

10. 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. The landscape plan shall include the entire property and identify where specific landscaping will remain and where new planting, softscape, and hardscape material will be installed. The landscape plan shall identify the specific location and number of plants to be installed.

11. Green Building Standards

Provide verification that the house will comply with the California Green Building Standards pursuant to Section 12.26 of the Municipal Code and provide a signature from the project’s Qualified Green Building Professional Designer/Architect and property owner.

12. Underground Utility Location

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

13. Air Conditioner Sound Rating

Show the location, setbacks to property line, model number, and size of any air conditioning units on the site plan and provide the manufacturer’s specifications showing the sound rating for each unit conforming to Chapter 6.16 Noise Control.

14. Storm Water Management

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

PRIOR TO ISSUANCE OF BUILDING OR DEMOLITION PERMIT

15. Tree Protection

Tree protection fencing shall be installed around the driplines of protected trees and of the trees on adjacent properties. 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 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.

17. Green Building Verification

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



CITY OF LOS ALTOS GENERAL APPLICATION

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

Permit # 1108522

<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: 852-PARMA WAY, LOS ALTOS CA 94024
 Project Proposal/Use: SINGLE FAMILY Current Use of Property: SINGLE FAMILY
 Assessor Parcel Number(s): 189-41-059 Site Area: 16,513.85 sf
 ADDED New Sq. Ft.: 1,770.35 Altered/Rebuilt Sq. Ft.: 2,578.17 Existing Sq. Ft. to Remain: ~~9,278.17~~ sf
 Total Existing Sq. Ft.: _____ Total Proposed Sq. Ft. (including basement): 4,348.52
 Is the site fully accessible for City Staff inspection? YES

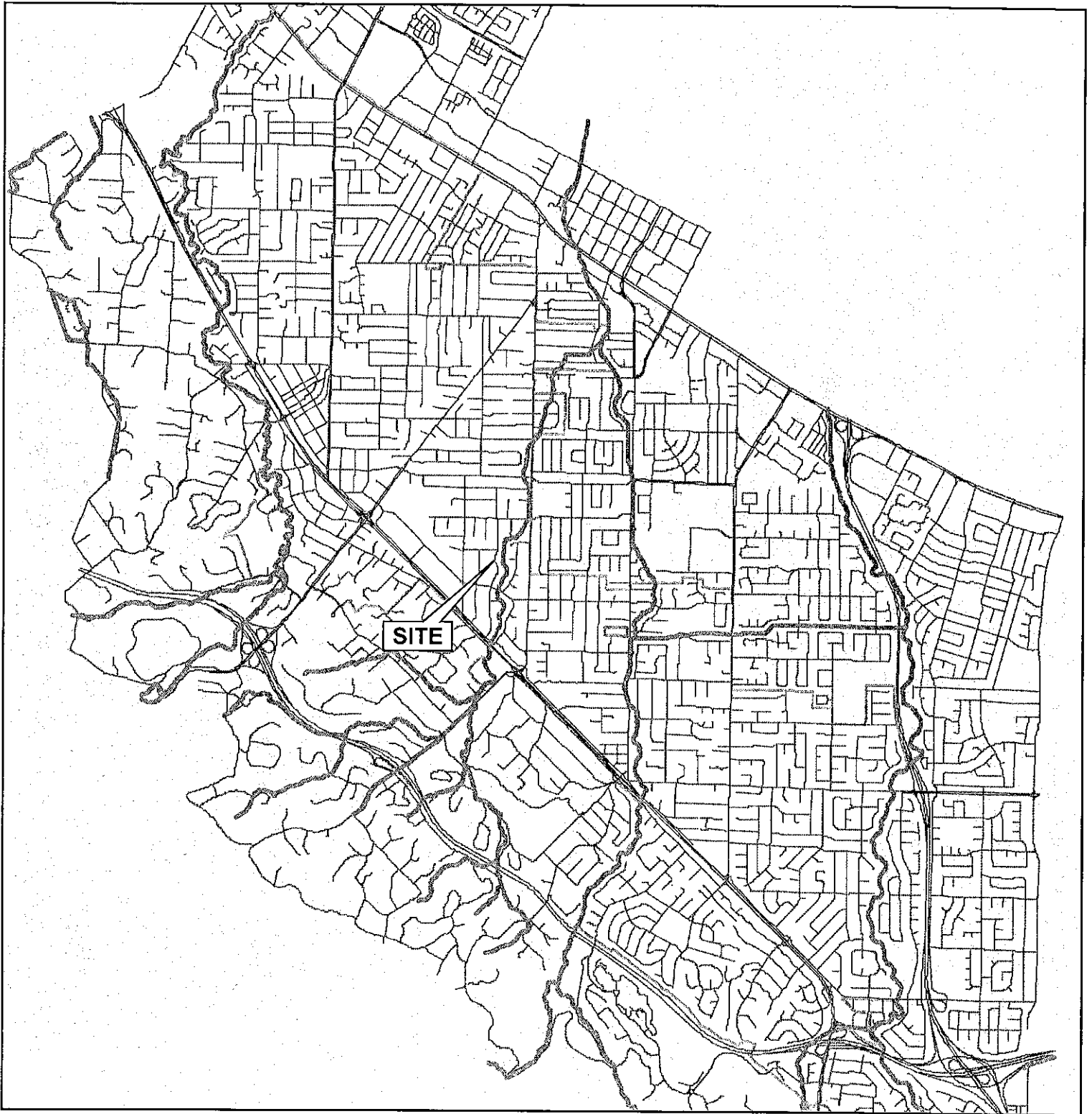
Applicant's Name: Julius Leonov
 Telephone No.: 408-204-6325 Email Address: julius.leonov@gmail.com
 Mailing Address: 611 ARCADIA TERRACE UNIT 201
 City/State/Zip Code: SUNNYVALE CA 94085

Property Owner's Name: Alla Petrashen
 Telephone No.: 650 793-7171 Email Address: apetrashen@comcast.net
 Mailing Address: 852-PARMA WAY, LOS ALTOS, CA 94024
 City/State/Zip Code: LOS ALTOS

Architect/Designer's Name: Julius Leonov
 Telephone No.: 408 204-6325 Email Address: ~~###~~ julius.leonov@gmail.com
 Mailing Address: 611 ARCADIA TERRACE UNIT 201
 City/State/Zip Code: SUNNYVALE CA 94085

* If your project includes complete or partial demolition of an existing residence or commercial building, a demolition permit must be issued and finalized prior to obtaining your building permit. Please contact the Building Division for a demolition package. *

AREA MAP



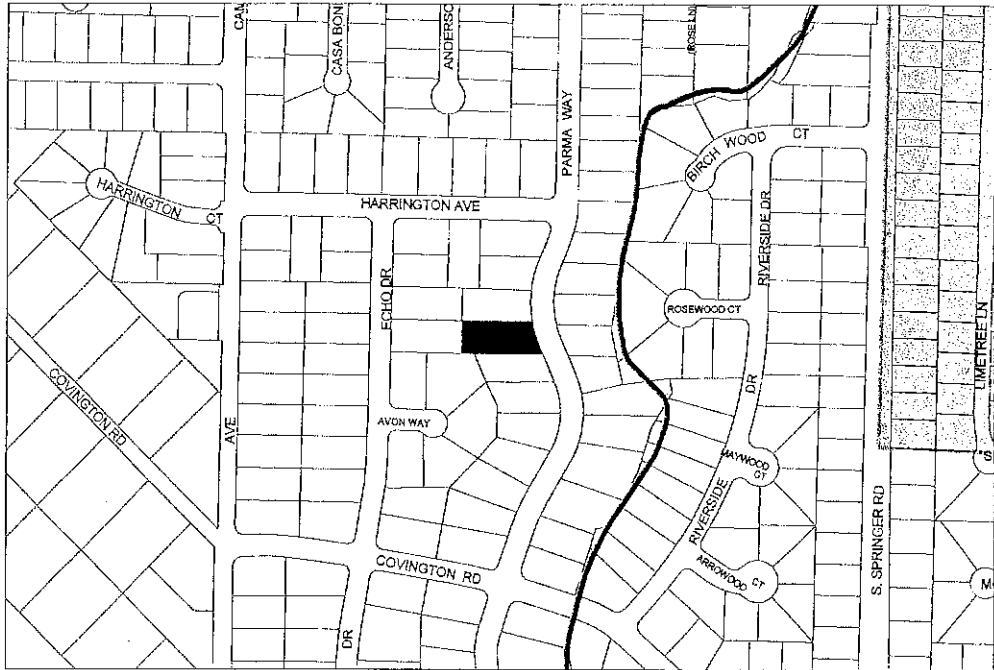
CITY OF LOS ALTOS

APPLICATION: 18-SC-28
APPLICANT: Julius Leonov/ Alla Petrashen
SITE ADDRESS: 852 Parma Way

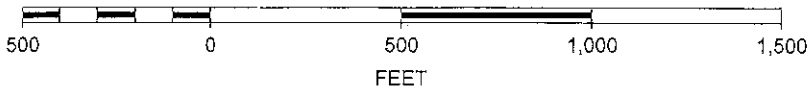


Not to Scale

VICINITY MAP



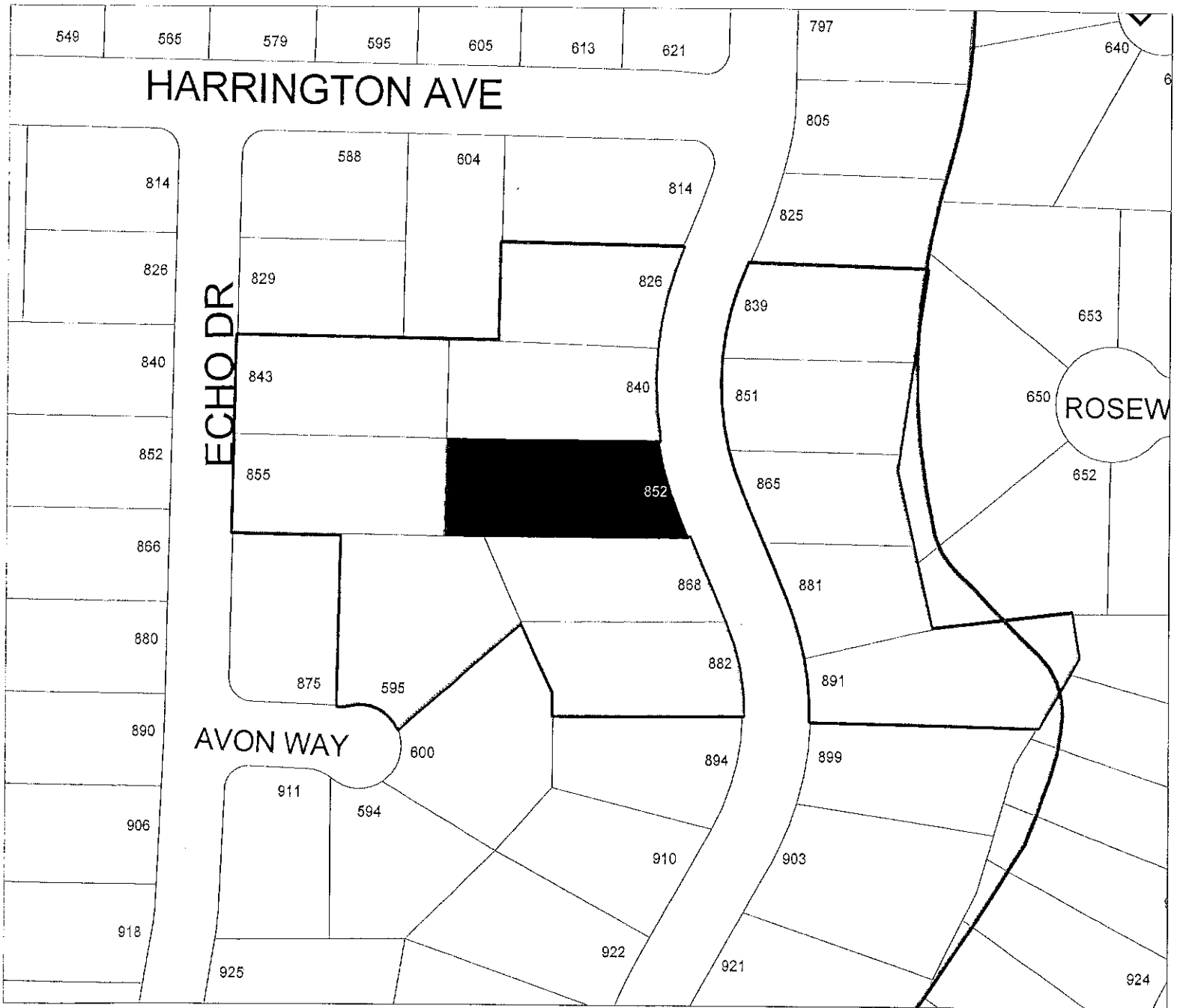
SCALE 1 : 6,000



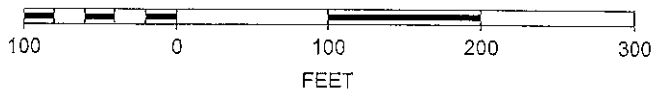
CITY OF LOS ALTOS

APPLICATION: 18-SC-28
APPLICANT: Julius Leonov/ Alla Petrashen
SITE ADDRESS: 852 Parma Way

852 Parma Way Notification Map



SCALE 1 : 1,500





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 852 Parma Way, Los Altos, Ca 94024
Scope of Project Addition or Remodel or New Home
Age of existing home if this project is to be an addition or remodel? ± 70 y.
Is the existing house listed on the City's Historic Resources Inventory? NO

Address: 852 Parma Way, Los Altos, Ca
Date: _____

What constitutes your neighborhood?

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

Streetscape

1. Typical neighborhood lot size*:

Lot area: ±15,500 square feet
Lot dimensions: Length 180 feet
Width 85 feet

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

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

Existing front setback if home is a remodel? 25'
What % of the front facing walls of the neighborhood homes are at the front setback 90 %
Existing front setback for house on left 10' ft./on right 10' 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 100%
~~Garage facing front recessed from front of house face _____~~
Garage in back yard _____
Garage facing the side _____ 5
Number of ~~1-car~~ garages _____; 2-car garages _____; ~~3-car~~ garages _____

Address: 852 Parma Way, Los Altos, Ca
Date: _____

4. Single or Two-Story Homes:

What % of the homes in your neighborhood* are:
One-story 40%
Two-story 60%

5. Roof heights and shapes:

Is the overall height of house ridgelines generally the same in your neighborhood*? _____
Are there mostly hip , gable style , or other style roofs*?
Do the roof forms appear simple or complex ?
Do the houses share generally the same eave height yes? more or less

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

What siding materials are frequently used in your neighborhood*?
___ wood shingle ___ stucco ___ board & batten ___ clapboard
___ tile ___ stone ___ brick ___ combination of one or more materials
(if so, describe) _____

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

If no consistency then explain: There are no consistency!
red tile, gray tile, round, flat e.c.

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: 852 Perma Way, Los Altos, Ca
Date: _____

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

Does your property have a noticeable slope? very gentle slope

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.)?
There are some big trees, but no consistency, no curbs, some lawns, sidewalks of different widths

How visible are your house and other houses from the street or back neighbor's property?
House visible from the street but not from back neighbor's property

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)?
NO existing major landscaping features with dirt/asphalt public right-of-way

10. Width of Street:

What is the width of the roadway paving on your street in feet? 30'
Is there a parking area on the street or (in the shoulder area) in the shoulder
Is the shoulder area (unimproved public right-of-way) paved, unpaved, gravel, landscaped, and/or defined with a curb/gutter? no curb/gutter

Address: 852 Parma Way, Los Altos, Ca
Date: 10/20/18

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.:

There are no cohesive features.

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

Yes, in a way

There are no prevailing style

Address: 852 Parma Way, Los Altos, CA 94024
 Date: 10/20/2018

Summary Table

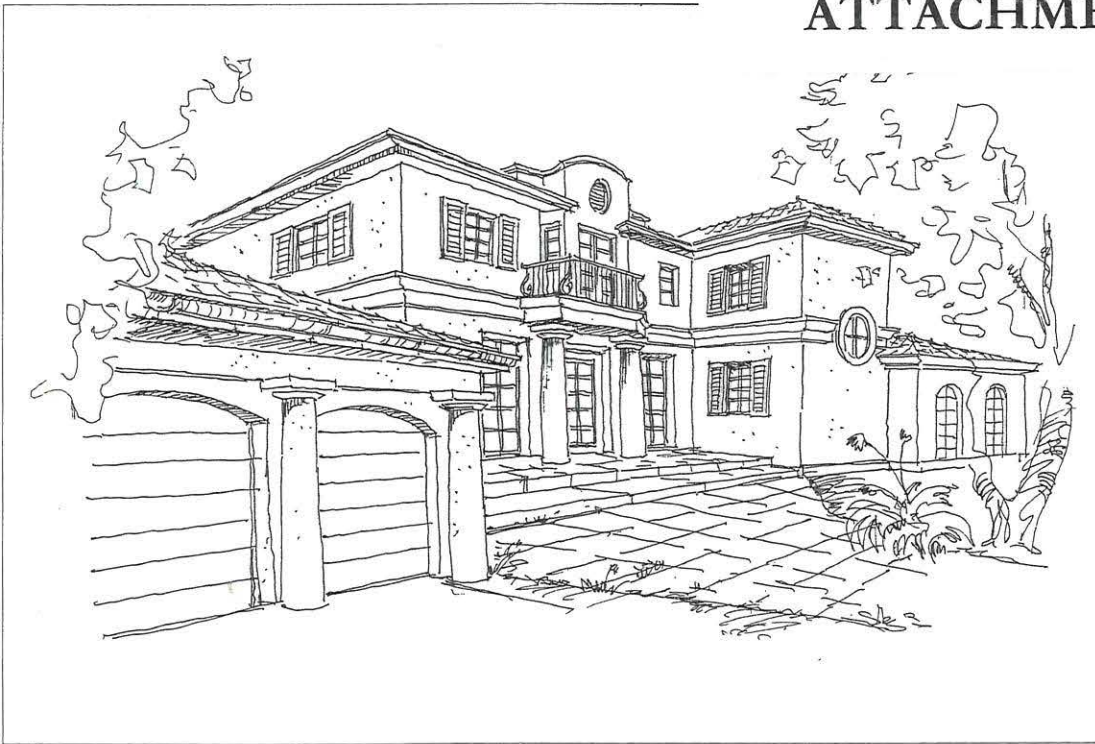
Please use this table to summarize the characteristics of the houses in your immediate neighborhood (two homes on either side, directly behind and the five to six homes directly across the street).

Address	Front setback	Rear setback	Garage location	One or two stories	Height	Materials	Architecture (simple or complex)
882 Parma Way	25'	20'	FRONT	2	27'	Stucco	Complex
868 Parma Way	25	20'	FRONT	2	25'	Wood/brick	Complex
855 Echo Dr.	20'	20'	REAR	1	16'	Stucco	Simple
840 Parma Way	25	20	FRONT	1	18'	Stucco	Simple
826 Parma Way	25	20	FRONT	1	18'	Stucco	Simple
865 Parma Way	25	20	REAR	2	26'	board/batten	Simple
881 Parma Way	25	20	FRONT	2	26'	stucco	Complex
891 Parma Way	25	20'	FRONT	2	17'	Stucco	Simple
851 Parma Way	25	20'	FRONT	1	16'	Stucco/brick	Simple
831 Parma Way	25'	20'	FRONT	2	26'	Wood/stone	Complex

Contemporary House



ATTACHMENT E



COLOR #1

WALLS—CEMENT STUCCO



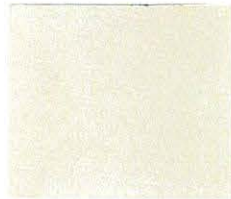
COLOR #2

COMPOSITE SHINGLE ROOFING
"Desert Tan" BY Owens Corning



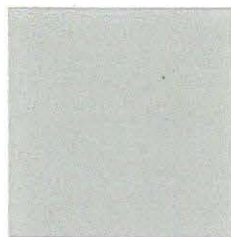
COLOR #3

STONE BAND ACCENT AND
STONE TRIM



COLOR #4

WOOD WINDOW SHUTTERS BY
"TimberCroft American Shutters"



COLOR #5

DOORS AND WINDOWS FRAMES AND
GARAGE DOORS—WESTERN RED CEDAR



COLOR BOARD FOR
852 PARMA WAY, LOS ALTOS CA

PROJECT NAME:

**REMODEL
AND
2nd STORY ADDITION**
AT
882 PARNIA WAY
LOS ALTOS, CA 94024

CLIENT NAME:
ALLA PETRASHEN
882 PARNIA WAY
LOS ALTOS, CA 94024
SHEET NAME:

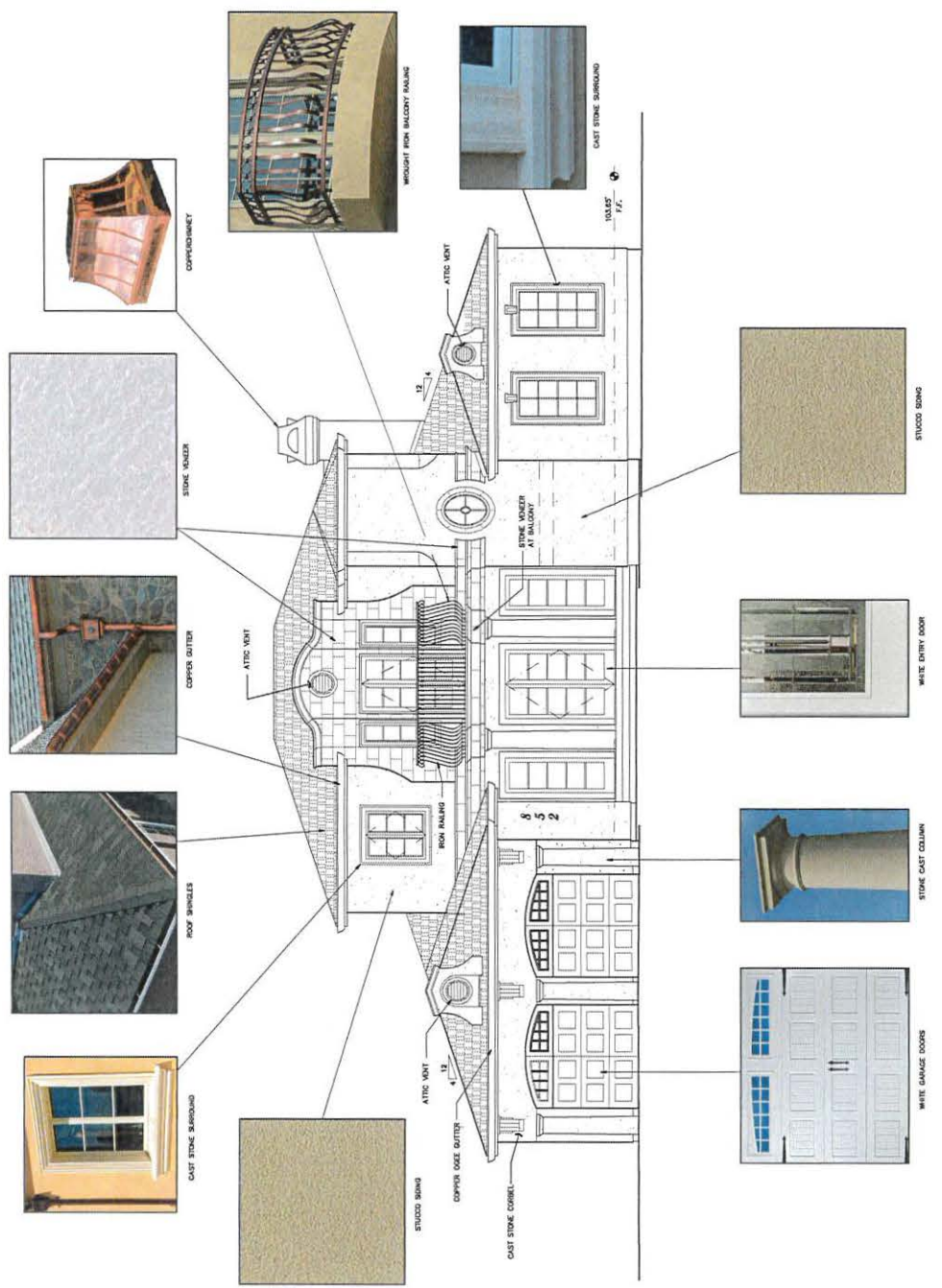
MATERIAL BOARD

ALL MATERIALS AND FINISHES SHOWN ARE APPROXIMATE. THE CONTRACTOR SHALL VERIFY THE FINISHES AND MATERIALS WITH THE ARCHITECT AND THE CLIENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.

DESIGN REVIEW: 10/23/19 J. LEDNOV
REVISED DESIGN: 01/23/20 J. LEDNOV
RESPONSE TO DESIGN: 01/23/20 J. LEDNOV
REVISION COMMENTS: 02/22/20 J. LEDNOV

STAMP(S)

DRAWN BY: A.
DATE: 10/27/19
PROJECT: 882 PARNIA WAY, LOS ALTOS
SHEET: A-5





TREE REMOVAL PERMIT

REMOVE TWO (2) ELM TREES LOCATED IN THE FRONT YARD OF
THE PROPERTY AT 852 PARMA WAY

Applicant: Alla Petrashen
744 Avelar Street
East Palo Alto, CA 94303
(650) 793-7171

Permit Number: 1108375
Date Issued: August 15, 2018

Permit Approval Based on the Following Criteria (Sec. 11.08.090):

- The condition of the tree with respect to disease, imminent danger of falling, proximity to existing or proposed structures and interference with utility services
- It is necessary to remove the tree for economic or other enjoyment of the property.
- The topography of the land and the effect of the tree removal upon erosion, soil retention and the diversion or increased flow of surface waters.
- The number, species, size and location of existing trees in the area and the effect the removal would have upon shade, privacy impact, scenic beauty, property values and any established standards of the area.
- The number of healthy trees the property is able to support according to good forestry practices.
- The approximate age of the tree compared with average life span for that species.

Replacement Tree Required:

- No
- Yes – Two (2) Category II street trees, 15-gallon/24-inch box in size, located in the front yard).
Replacement tree(s) shall be planted within 90 days of tree removal unless otherwise noted.

Project Planner: Steve Golden, (650) 947-2675

Permit must be present on job site during all tree removal activities and all work shall take place during the following hours:

Residential Properties: 7:00 A.M. – 5:30 P.M. Mon. – Fri. / 9:00 A.M – 3:00 P.M. Sat.
Commercial Properties: 7:00 A.M. – 7:00 P.M. Mon. – Fri. / 9:00 A.M – 6:00 P.M. Sat.