



DATE: June 5, 2019

AGENDA ITEM #4

**TO:** Design Review Commission  
**FROM:** Eliana Hassan, Assistant Planner  
**SUBJECT:** SC19-0006 – 2375 Friars Lane

**RECOMMENDATION:**

Approve design review application SC19-0006 subject to the listed findings and conditions

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**PROJECT DESCRIPTION**

This is a design review for a two-story addition to an existing one-story house. The project includes an addition of 16 square feet on the first story and 791 square feet on the second story. The following table summarizes the project's technical details:

**GENERAL PLAN DESIGNATION:** Single-family Medium Lot  
**ZONING:** R1-10  
**PARCEL SIZE:** 11,002 square feet  
**MATERIALS:** Match existing – metal roof shingles, stucco siding, wrought iron railing, cedar front door and garage door, painted wood trim and windowsills

	<b>Existing</b>	<b>Proposed</b>	<b>Allowed/Required</b>
<b>LOT COVERAGE:</b>	3,070 square feet	3,299 square feet	3,300 square feet
<b>FLOOR AREA:</b>			
First floor	3,014 square feet	3,031 square feet	
Second floor	-	791 square feet	
Total	3,014 square feet	3,822 square feet	3,850 square feet
<b>SETBACKS:</b>			
Front (Friars Lane)	25 feet	25 feet	25 feet
Rear	28.6 feet	28.6 feet	25 feet
Exterior side (Friars Court)	21.4 feet	21.4 feet	20 feet
Interior side (1 <sup>st</sup> /2 <sup>nd</sup> )	11.6 feet/-	11.6 feet/17.6 feet	10 feet/17.5 feet
<b>HEIGHT:</b>	18 feet	23.9 feet	27 feet

## **BACKGROUND**

### **Neighborhood Context**

The subject property is located on a corner lot on the southeast side of Friars Lane and Friars Court and is part of a small subdivision of two cal-de-sacs off Cristo Rey Drive. The surrounding neighborhood is considered a Consistent Character Neighborhood as defined in the City's Residential Design Guidelines. The characteristics are derived from the similar style, house type, setbacks, and streetscape character within the neighborhood. The homes in the immediate neighborhood context are a mix of about 75 percent one-story homes and 25 percent two-story homes. The materials commonly seen include stucco, traditional and vertical wood siding, and metal or composition shingle roofs. The houses appear to have been built around the same time period and maintain relatively similar facades and character, have three-car garages and consistent wall heights. Front yard setbacks appear to be roughly 25 feet from the property lines of the cul-de-sac. Landscapes in the front are predominantly concrete driveways with curb cuts and varying amounts of grass lawns and occasional street trees. There appears to be heavier landscape screening on the sides and/or rear yards of most properties.

## **DISCUSSION**

### **Design Review**

According to the Design Guidelines, in Consistent Character Neighborhoods, good neighbor design has design elements, materials, and scale found within the neighborhood and sizes that are not significantly larger than other homes in the neighborhood.

The existing residence has simple massing with side gable roofs and materials consistent with the design of the other houses in the neighborhood context. Houses in the existing neighborhood on Friars Lane have low-scale front wall plate heights, uniform horizontal roof lines, and utilize similar materials as mentioned in the previous section. The proposed addition and remodel seek to maintain the existing stucco and vertical wood siding, which is consistent with the rustic materials used elsewhere in the neighborhood. The front elevation includes a bedroom addition over the existing garage along with a trellis structure as predominant elements. The low scale and simple forms of these elements blends well with existing two-story homes in the neighborhood, which also contain structures over the garage with simple massing. The proposed second story addition has a single larger front window on the most forward-facing bedroom mass, which is similar to the front elevation design of the adjacent two-story house at 2385 Friars Lane. The front elevation changes maintain consistent materials and simple massing seen in other residences in the neighborhood.

The second-story addition extrapolates upon existing side elevation roof pitches. The addition helps maintain the integrity of the existing exterior side through proposed side gables that match existing forms. The proposed roof form extends upon the slope of the existing roof, which acts to imitate the roof forms. Through the imitated roof forms, the project design has architectural integrity and forms that are compatible with the surrounding neighborhood.

The overall height of the structure with the second story addition increases the existing residence from 18 feet tall to 23.9 feet tall, which, according to the Neighborhood Compatibility Sheet (Attachment C), is shorter than other approximately 27-foot-tall second story homes in the neighborhood. The 791 square-foot second floor is also approximately 33.2 feet from the front property line and 47.5 feet

from the exterior side property line at its most constrained point. The placement of the second story helps mitigate impacts of the proposed height and bulk as viewed from the street. The new second story wall plate heights vary from 7.3 feet on the side closest to the exterior side property line to 9.25 feet towards the center of the property. The relatively low wall plates of 8 feet on the first story and 7.3 to 9.25 feet on the second story, in addition with the simple forms and materials, help mitigate the impact of bulk and massing as seen from the street and neighboring properties.

Overall, the proposed two-story addition is well integrated with the existing house and is an appropriate design within this Consistent 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 relative to other houses.

### **Privacy**

The proposed second-story addition, as mentioned in the previous section, will have a front setback of 33.2 feet from Friars Lane and 47.5 feet from Friars Court. The overall setback distances to the streets from the second story helps mitigate unreasonable privacy impacts. The project proposes a 105 square-foot balcony that faces the front and exterior sides. The balcony proposes a 3.5-foot-tall railing and is designed with planter boxes on the edges that could provide additional screening. Since the balcony has significant setbacks from both Friars Court and Friars Lane, which are public streets, and does not have any views toward adjacent private yard spaces, it will not result in any unreasonable privacy impacts.

The exterior side (north) elevation facing Friars Court contains a large window in the stairwell, which would function as a clerestory window. On the front elevation, two of the three front-facing windows function as clerestory windows and are either in the stairwell or the area open to the floor below. The third window is in Bedroom Four and has a sill height of 1.6 feet. However, since this elevation faces a public street, there are not any privacy concerns with these windows.

The interior side setback to the second story is 17.6 feet from the property line and this elevation includes three new windows. These windows are located in bedroom and bathroom spaces and include sill heights of 2.5 feet for the bedroom window, and 4.2 feet for each of the bathroom windows. The residence is at a lower topographic elevation compared to the interior side neighbors to the south, with an upward slope of four feet between the edge of the residence and the neighboring property line. The property also contains several mature trees and screening species along the side and rear property lines. These screening trees, combined with the existing fence and increase in topography, significantly limit views toward the adjacent property.

Overall, the project's proposed window placement and sill height, along with the existing evergreen trees and increase in topography, adequately minimizes views towards the adjacent properties and does not create any unreasonable privacy impacts.

### **Trees and Landscaping**

The site has seven existing mature trees, including a mature 18-inch diameter oak, and several groupings of landscape hedges and evergreen screening along the exterior side, interior side, and rear property lines. All trees are proposed to be retained through the construction process. Existing trees and evergreen screening on the neighbor's properties, particularly on 2385 Friars Lane, should also help provide screening of the proposed second story.

The Landscape Plan proposes additional evergreen trees – strawberry (arbutus marina) and chanticleer pear (pyrus calleryana) trees. The strawberry trees will be planted along the interior side yard while the chanticleer pear trees will be planted in the exterior side yard near the proposed second story window (See Attachment E for planting list and photos).

Overall, the project utilizes existing and proposed landscaping to screen the two-story additions and provide additional shrubs and ground cover to the property. Since the project is an addition to an existing house with greater than 2,500 square feet of new landscaping, it is subject to the City's Water Efficient Landscape Ordinance.

### **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 Friars Lane and Friars Court. The Notification Map is included in Attachment B.

Cc: Amnon Levy, Applicant and Designer  
Adi and Ilanit Ruppin, Property Owners

#### Attachments:

- A. Application
- B. Area, Vicinity, and Public Notification Maps
- C. Neighborhood Compatibility Worksheet
- D. Material Board
- E. Landscape Planting List

## FINDINGS

SC19-0006 – 2375 Friars Lane

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

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

## CONDITIONS

SC19-0006 – 2375 Friars Lane

### **GENERAL**

**1. Approved Plans**

The approval is based on the plans and materials received on May 23, 2019, except as may be modified by these conditions as specified below.

**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**

Tree nos. 1-7 and 9 shall be protected under this application and cannot be removed without a tree removal permit from the Community Development Director.

**4. Landscaping**

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

**5. Fire Sprinklers**

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

**6. 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.

**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 and 9, 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.

**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 driplines 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 maximum sound rating of any proposed 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 Tree nos. 1-7 and 9, 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.

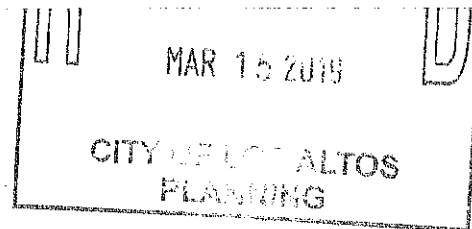
**PRIOR TO FINAL INSPECTION**

**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 # SC19-0006

<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: 2375 PRIARS LN.

Project Proposal/Use: RESIDENTIAL Current Use of Property: \_\_\_\_\_

Assessor Parcel Number(s): 342-47-004 Site Area: 11000

New Sq. Ft.: 807-3 Altered/Rebuilt Sq. Ft.: \_\_\_\_\_ Existing Sq. Ft. to Remain: \_\_\_\_\_

Total Existing Sq. Ft.: 3014.45 Total Proposed Sq. Ft. (including basement): 3821.75

Is the site fully accessible for City Staff inspection? YES

Applicant's Name: AMNON LEVY

Telephone No.: 650 493 9873 Email Address: AMNON@ASHFORASSOCIATES.COM

Mailing Address: 4155 #A EL CAMINO WAY PALO ALTO 94306

City/State/Zip Code: \_\_\_\_\_

Property Owner's Name: Adi and Ilanit Ruppin

Telephone No.: 408-666-6966 Email Address: adi.ruppin@gmail.com

Mailing Address: 2375 Friars Ln.

City/State/Zip Code: Los Altos Ca 94024

Architect/Designer's Name: AMNON LEVY

Telephone No.: SAME Email Address: SAME

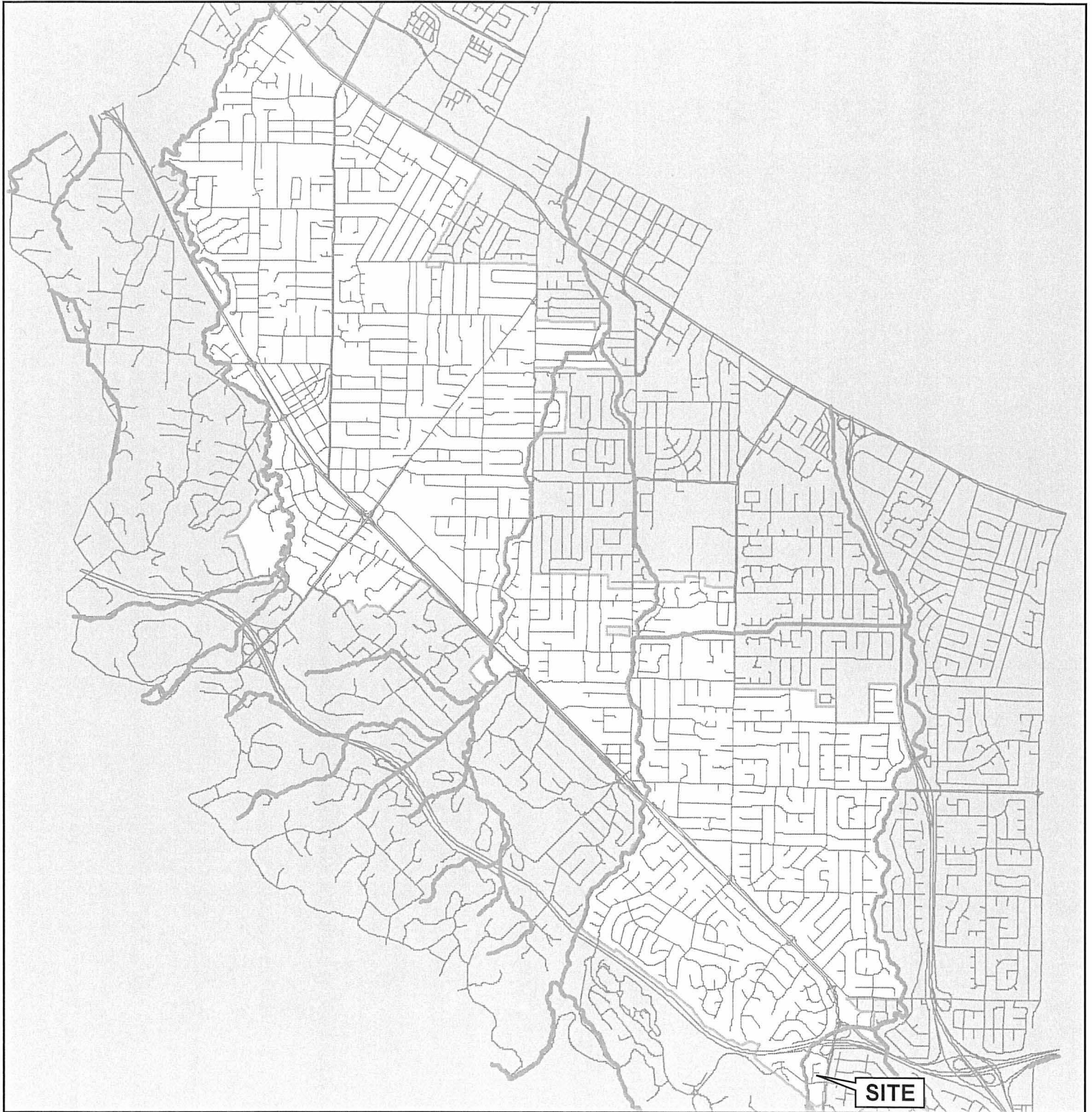
Mailing Address: SAME

City/State/Zip Code: \_\_\_\_\_

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

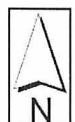


# AREA MAP



CITY OF LOS ALTOS

**APPLICATION:** SC19-0006  
**APPLICANT:** Amnon Levy  
**SITE ADDRESS:** 2375 Friars Lane

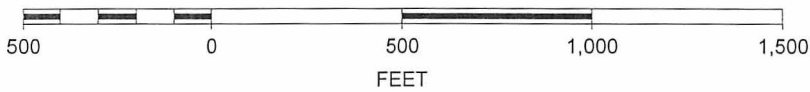


Not to Scale

# VICINITY MAP



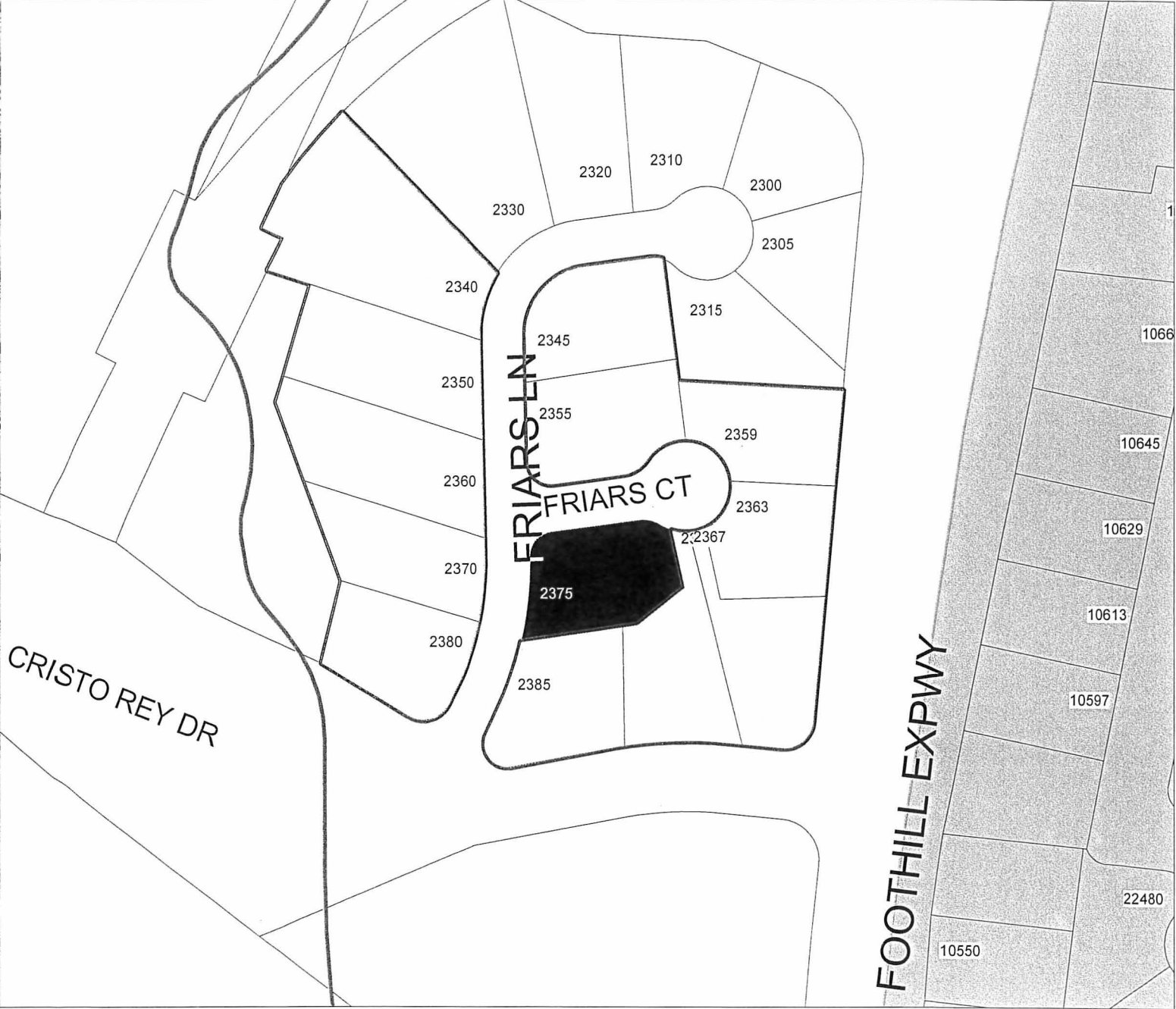
SCALE 1 : 6,000



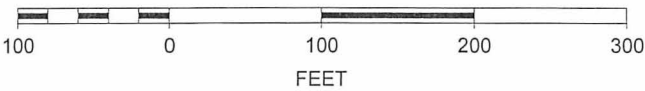
CITY OF LOS ALTOS

APPLICATION: SC19-0006  
APPLICANT: Amnon Levy  
SITE ADDRESS: 2375 Friars Lane

# 2375 Friars Lane 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 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 2315 FRIARS LN.  
Scope of Project: Addition or Remodel  or New Home   
Age of existing home if this project is to be an addition or remodel? \_\_\_\_\_  
Is the existing house listed on the City's Historic Resources Inventory? \_\_\_\_\_

Address: 2375 FRIARS LN.  
Date: 3/14/19

### 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: 9400 square feet  
Lot dimensions: Length 110 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 100 %

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

Do the front setbacks of adjacent houses line up? YES

#### 3. Garage Location Pattern: (Pg. 19 Design Guidelines)

Indicate the relationship of garage locations in your neighborhood\* only on your street (count for each type)

Garage facing front projecting from front of house face ALL

Garage facing front recessed from front of house face 0

Garage in back yard 0

Garage facing the side 0

Number of 1-car garages 0; 2-car garages 1; 3-car garages 9

Address: FRIARS LN.  
Date: 3/14/19

4. Single or Two-Story Homes:

What % of the homes in your neighborhood\* are:  
One-story 70%  
Two-story 30%

5. Roof heights and shapes:

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

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

What siding materials are frequently used in your neighborhood\*?  
  
\_\_ wood shingle X stucco X 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: 90% ARE METAL SHINGLE  
"CAL-PAC"

7. Architectural Style: (Appendix C, Design Guidelines)

Does your neighborhood\* have a consistent identifiable architectural style?  
 YES  NO

Type? X Ranch \_\_ Shingle \_\_ Tudor \_\_ Mediterranean/Spanish  
\_\_ Contemporary \_\_ Colonial \_\_ Bungalow \_\_ Other

Address: 2375 FRIARS LN.  
Date: 3/14/19

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

Does your property have a noticeable slope? No

What is the direction of your slope? (relative to the street)  
\_\_\_\_\_  
\_\_\_\_\_

Is your slope higher \_\_\_\_\_ lower \_\_\_\_\_ same \_\_\_\_\_ in relationship to the neighboring properties? Is there a noticeable difference in grade between your property/house and the one across the street or directly behind?

9. Landscaping:

Are there any frequently used or typical landscaping features on your street (i.e., big trees, front lawns, sidewalks, curbs, landscape to street edge, etc.)?  
FRONT LAWNS, LOW BUSHES, LANDSCAPE TO STREET EDGE  
SIDEWALKS, FEW MEDIUM SIZE TREES

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

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)?  
LANDSCAPE TO THE ROLLED GUTTER

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? YES  
Is the shoulder area (unimproved public right-of-way) paved, unpaved, gravel, landscaped, and/or defined with a curb/gutter? LANDSCAPE  
FROM PROPERTY LINE TO THE ROLLED GUTTER

Address: 2375, FRIARS LN.  
Date: 3/14/19

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.:

GABLE ROOFS, MOST OF THEM ARE METAL SHINGLES.  
MOST OF THE GARAGES ARE @ FRONT SETBACK. MOST FRONT  
ELEVATIONS ARE FINISHED WITH VERTICAL PAINTED SIDING

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: \_\_\_\_\_

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

## Summary Table

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

Address	Front setback	Rear setback	Garage location	One or two stories	Height	Materials	Architecture (simple or complex)
2355 FRIARS LN.	25'	40'	FRONT	ONE STORY	18'	STUCCO + SHINGLE + SIDING	SIMPLE
2363 FRIARS CT.	30'	30'	FRONT	ONE STORY	18'	STUCCO	SIMPLE
2361 FRIARS CT.	25'	30'	FRONT	ONE STORY	18'	STUCCO + SIDING	SIMPLE
2367 FRIARS CT.	35'	30'	FRONT	ONE STORY	18'	SIDING + STUCCO	SIMPLE
2385 FRIARS LN.	20'	20'	FRONT	TWO STORIES	27'	SIDING & STUCCO	SIMPLE
2380 FRIARS LN.	25'	40'	FRONT	ONE STORY	18'	SIDING & STUCCO	SIMPLE
2370 FRIARS LN.	25'	25'	FRONT	ONE STORY	18'	SIDING & STUCCO	SIMPLE
2360 FRIARS LN.	25'	30'	FRONT	ONE STORY	18'	SIDING & STUCCO	SIMPLE
2350 FRIARS LN.	25'	35'	FRONT	2 STORIES	27'	STUCCO	SIMPLE
2345 FRIARS LN.	25'	28'	FRONT	ONE STORY	18'	STUCCO SIDING, BRICKS	SIMPLE

2371





2367



2345

2345

2360



2380



2370



2350





2385



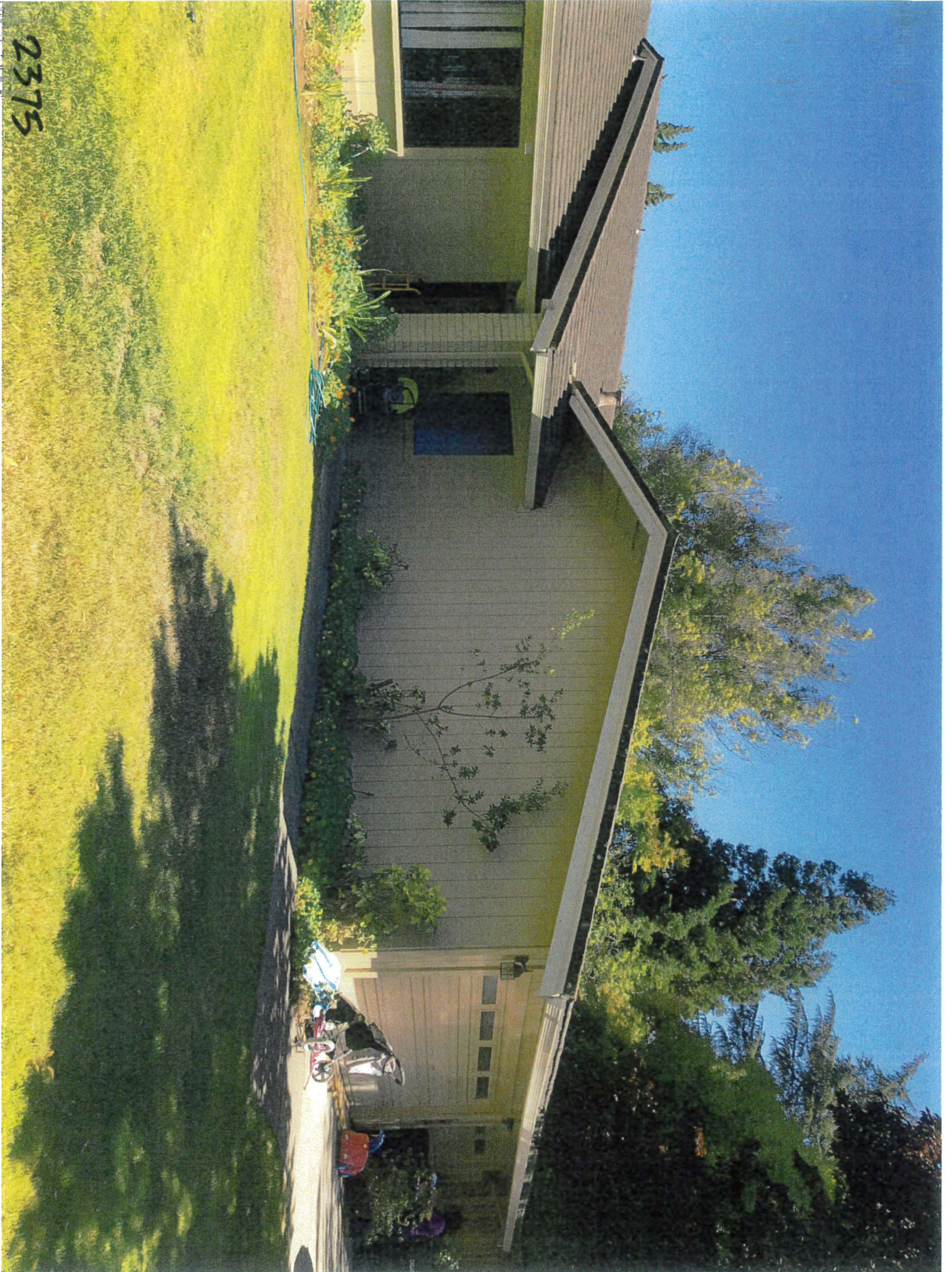
2363



2355

2355





2375

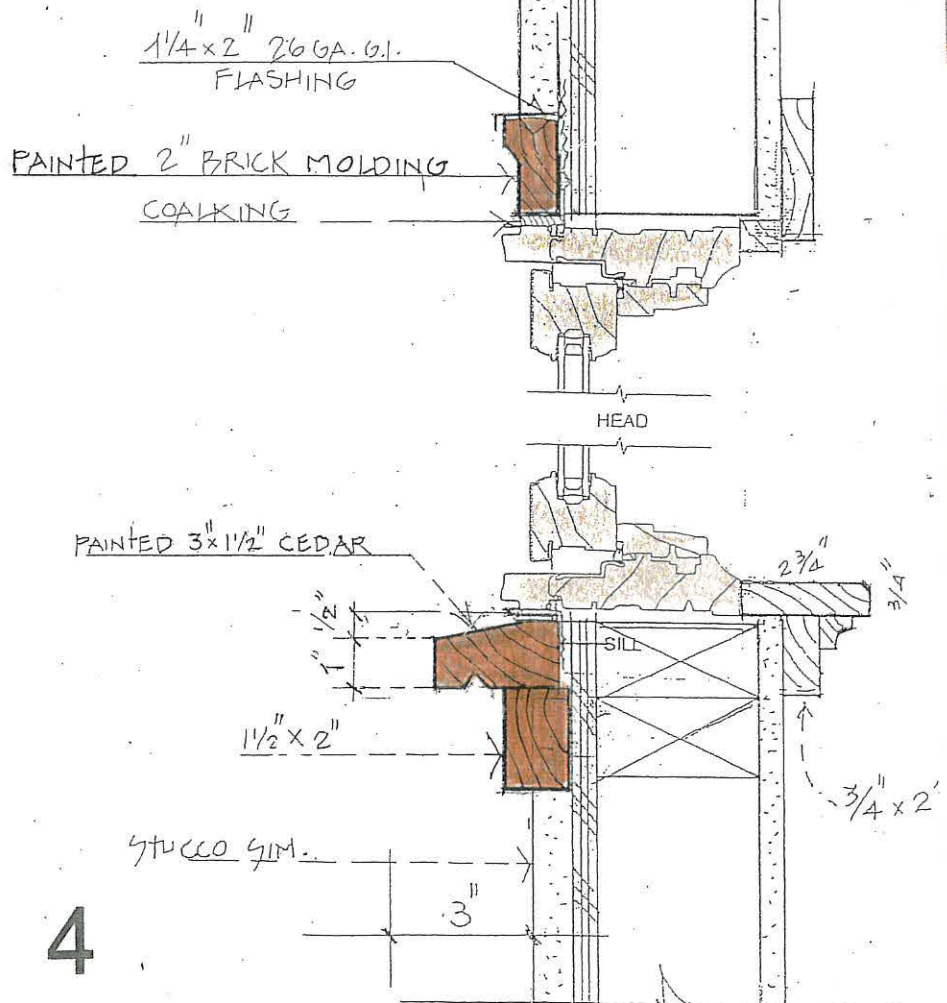
# ATTACHMENT D



entry door made by Masonite



garage door made by Carriage



1



2

Falling Snow  
PPU18-07<sup>u</sup>



3

1. metal shingles - CAL-PAC

2. trellis: stained cedar

3. color for: stucco, siding, trims, fascia boards, eaves.

4. painted wood brick molding and window sill

## Friars Lane Plants

03/08/19

Ambience Garden Design  
530 Lawrence Expwy #377  
Sunnyvale, CA 94085  
408-990-6999  
tina@gardendesign.com

Ambience  
Garden Design



**Botanical Name:** *Acacia cognata* 'Cousin Itt'

**Common Name:** 'Cousin Itt' River Wattle

**Plant Type:** Shrub

**Habit:** Weeping

**Plant Size:** 1-3'

**Leaf Color:** Green

**Flower Color:** Yellow

**Flower Season:** Spring

**Sun:** Full sun Half sun

**Water:** Drought tolerant Light water

**Soil Type:** All soils Average soil Neutral pH Basic pH

A vigorous compact evergreen prized for finely textured weeping blue-green foliage. Thrives in hot inland or coastal settings, needing little water or care once established. Highly effective in Mediterranean landscapes. Ideal for a hillside planting or rock garden, massing along a dry stream bed or featured in large containers.

**Botanical Name:** *Acer palmatum* 'Atropurpureum'

**Common Name:** Ribbonleaf Purple Japanese Maple

**Plant Type:** Tree Shrub

**Habit:** Round

**Plant Size:** 6-12' 12-25'

**Leaf Color:** Red Purple

**Flower Color:** n/a

**Flower Season:** n/a

**Sun:** Half sun Shade

**Water:** Medium water Extra summer water

**Soil Type:** Sandy soil Loam soil Rich soil Well-drained soil Moist soil Acid pH

This Japanese Maple grows as a small, deciduous tree complete with palmate leaves that turn red and endure for the entire season.



**Botanical Name:** *Anigozanthos flavidus* 'Orange Cross'

**Common Name:** Orange Cross Kangaroo Paws

**Plant Type:** Perennial

**Habit:** Upright

**Plant Size:** 3-6'

**Leaf Color:** Dark green Green

**Flower Color:** Orange

**Flower Season:** Spring Summer Fall

**Sun:** Full sun Half sun

**Water:** Drought tolerant Light water Medium water

**Soil Type:** Sandy soil Loam soil Rocky soil Average soil Well-drained soil Neutral pH

*Anigozanthos* 'Orange Cross' (Orange Kangaroo Paw) - Evergreen perennial. Full sun, good drainage and occasional summer water. Low water needs. Grows to 4-5 ft tall by 2-3 feet wide with orange flowers in summer. Hardy to about 25-30 degrees F. Attracts hummingbirds.

**Botanical Name:** *Arctostaphylos* 'Emerald Carpet'

**Common Name:** Manzanita Emerald Carpet

**Plant Type:** Shrub Ground cover

**Habit:** Prostrate

**Plant Size:** 1-3'

**Leaf Color:** Green

**Flower Color:** White

**Flower Season:** Winter Spring

**Sun:** Full sun Half sun

**Water:** Drought tolerant Light water Extra summer water

**Soil Type:** All soils Average soil Well-drained soil Neutral pH

The 'Emerald Carpet' is an evergreen groundcover that grows to 1' tall by 6'-8' wide. It is favored by many landscapers as the manzanita of choice for inland situations. It has dark green leaves and exhibits compact growth. This variety is relatively tolerant of adverse soil conditions. -Monterey Bay Nursery



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**Botanical Name:** *Arbutus 'Marina'*

**Common Name:** Marina Strawberry Madrone

**Plant Type:** Tree

**Habit:** Irregular

**Plant Size:** 12-25' 25-40'

**Leaf Color:** Dark green

**Flower Color:** Pink

**Flower Season:** Summer Fall

**Sun:** Full sun

**Water:** Light water

**Soil Type:** Sandy soil Loam soil Rocky soil Average soil Rich soil Well-drained soil

The 'Marina' has gorgeous bark, with leaves that are smaller and not as glossy as Pacific Madrone. It can grow 25 to 40 feet tall and 25 to 35 feet wide. Its flowers are pink, borne in pendant clusters in the summer. The fruit is large, red and quite ornamental. The plant should be grown in sun to part shade, with little or no summer watering when established.

**Botanical Name:** *Carpinus betulus 'Fastigiata'*

**Common Name:** Pyramidal European Hornbeam

**Plant Type:** Tree

**Habit:** Broad Upright Vase

**Plant Size:** 12-25'

**Leaf Color:** Dark green

**Flower Color:** n/a

**Flower Season:** n/a

**Sun:** Full sun Half sun

**Water:** Medium water

**Soil Type:** All soils Any soil condition Any soil pH

This European Hornbeam is narrow when young and pyramidal to 25 or 35' high when mature. With dark green leaves that turn yellow or red in the winter cold, it bears 5" clusters of fruit.



**Botanical Name:** *Elaeocarpus decipiens*

**Common Name:** Blueberry Tree

**Plant Type:** Tree Broadleaf Evergreen

**Habit:** Round

**Plant Size:** 12-25' 25-40'

**Leaf Color:** Green

**Flower Color:** White

**Flower Season:** Spring

**Sun:** Full sun Half sun

**Water:** Medium water

**Soil Type:** Loam soil Average soil Well-drained soil Moist soil Neutral pH

A dense canopied tree with lance-shape bright to medium green leaves. Older leaves turn red before falling off. Small, fragrant white flowers are followed by blue-black olive-like fruit. Prefers regular water in our area. Tends to become chlorotic in high-pH soils. Likes rich soil so additions of compost and a heavy surface mulch, plus soil sulfur, will keep this plant



**Botanical Name:** *Ginkgo biloba 'Princeton Sentry'*

**Common Name:** Princeton Sentry Ginkgo Tree

**Plant Type:** Tree

**Habit:** Columnar

**Plant Size:** 40-60' 60-100'

**Leaf Color:** Green

**Flower Color:** n/a

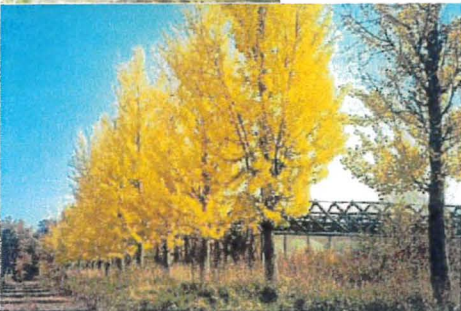
**Flower Season:** n/a

**Sun:** Full sun

**Water:** Drought tolerant Light water Medium water

**Soil Type:** All soils Any soil condition Any soil pH

Upright, columnar, male form. The male plants possess leaves that are shaped like fans. In addition to having a yellow fall color, the Princeton Sentry is tolerant of urban conditions.



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**Botanical Name:** *Laurus nobilis* 'Saratoga'

**Common Name:** Saratoga Sweet Bay, Grecian Laurel

**Plant Type:** Shrub

**Habit:** Broad Round

**Plant Size:** 12-25'

**Leaf Color:** Green

**Flower Color:** n/a

**Flower Season:** n/a

**Sun:** Full sun Half sun

**Water:** Light water

**Soil Type:** All soils Average soil Poor soil Well-drained soil Neutral pH

*Laurus nobilis* is an evergreen shrub or tree. It grows slowly to 12'-40' tall and wide. The leaves are long and dark green. Clusters of small yellow spring flowers are followed by black or dark purple, .5"-1" long fruit. Leaves may be used in cooking. 'Saratoga' variety is resistant to psyllid, a pest.

**Botanical Name:** *Pyrus calleryana* 'Chanticleer'

**Common Name:** Chanticleer Callery Pear

**Plant Type:** Tree

**Habit:** Columnar

**Plant Size:** 25-40'

**Leaf Color:** Dark green Green

**Flower Color:** White

**Flower Season:** Spring

**Sun:** Full sun

**Water:** Drought tolerant Light water Medium water

**Soil Type:** All soils Any soil condition Any soil pH

Standing 25'-30' high and 15' wide, this is an ideal street tree with its pyramidal form, good fall color, and white blooms.





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**Botanical Name:** *Olea europaea* 'Little Ollie'

**Common Name:** Little Ollie Dwarf Olive

**Plant Type:** Shrub

**Plant Size:** 3-6'

**Flower Color:** n/a

**Sun:** Full sun Half sun

**Water:** Drought tolerant Light water

**Soil Type:** All soils Average soil Poor soil Well-drained soil Dry soil Neutral pH

This evergreen shrub will grow to 8' tall and doesn't produce any fruit. It will do well in hot dry areas but can also survive in coastal areas.

**Habit:** Mound

**Leaf Color:** Grey green Blue green

**Flower Season:** n/a



**Botanical Name:** *Cotoneaster horizontalis*

**Common Name:** Rock Cotoneaster

**Plant Type:** Ground cover

**Plant Size:** Under 1'

**Flower Color:** White

**Sun:** Full sun Half sun

**Water:** Light water Medium water

**Soil Type:** All soils Average soil Well-drained soil Dry soil Neutral pH

Rock Cotoneaster is a flat, spreading, deciduous shrub growing 2-3 ft. high and to 15 ft. wide. It has small leaves that turn orange and red before falling off, and showy red berries cover the plant in the winter. 'Variegatus' offers variegated foliage.

**Habit:** Prostrate

**Leaf Color:** Green

**Flower Season:** Spring

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**Botanical Name:** Calamagrostis 'Karl Foerster'

**Common Name:** Feather Reed Grass

**Plant Type:** Grass

**Habit:** Upright

**Plant Size:** 3-6'

**Leaf Color:** Dark green Green

**Flower Color:** n/a

**Flower Season:** Summer

**Sun:** Full sun Half sun

**Water:** Medium water Extra summer water

**Soil Type:** Sandy soil Clay soil Loam soil Average soil Well-drained soil Neutral pH

This ornamental perennial grass grows 4'-6' tall and 1'-1.5' wide; it has semi-evergreen foliage that is green in spring and summer but turns green/brown in fall. The flowers bloom in mid June and emerge a light green but quickly turn to pink/purple.



**Botanical Name:** Carex tumulicola

**Common Name:** Berkeley Sedge

**Plant Type:** Perennial Grass

**Habit:** Mound

**Plant Size:** 1-3'

**Leaf Color:** Green

**Flower Color:** n/a

**Flower Season:** Summer

**Sun:** Full sun Half sun

**Water:** Medium water

**Soil Type:** All soils Average soil Poor soil Moist soil Neutral pH Basic pH

Berkeley Sedge is a fast growing, vibrant green clumping sedge to 2' tall and wide. Widely adaptable, it can be planted in wet soil or arid soil, tolerates sun to partial shade and can be drought tolerant. Tan to brown flowers show in spring.



**Botanical Name:** Correa pulchella

**Common Name:** Australian Fuchsia

**Plant Type:** Shrub Ground cover

**Habit:** Mound

**Plant Size:** 1-3'

**Leaf Color:** Green Grey green

**Flower Color:** Pink

**Flower Season:** Winter Spring

**Sun:** Full sun Half sun

**Water:** Light water

**Soil Type:** All soils Average soil Poor soil Well-drained soil Dry soil Neutral pH

A mounding shrub that grows to 3' tall and 6'-8' wide, the Correa pulchella exhibits typical, dark green foliage with a heavy show of pendant, clear pink flowers in winter and spring. When in bloom, the plant is very showy. With good drainage, the plant is tolerant of most soils. It grows best in sun to part shade, but will tolerate mostly shade if kept on the dry side.



**Botanical Name:** Hakonechloa macra 'Aureola'

**Common Name:** Golden Variegated Hakonechloa

**Plant Type:** Grass

**Habit:** Arching Weeping

**Plant Size:** 1-3'

**Leaf Color:** Green Yellow Gold

**Flower Color:** n/a

**Flower Season:** n/a

**Sun:** Half sun

**Water:** Medium water

**Soil Type:** Sandy soil Clay soil Loam soil Rich soil Well-drained soil Moist soil

This weeping grass has amazing foliage that is yellow and green in the summer, yellow and light green in the fall, and bronzy brown in winter. It is drought tolerant and can be used in a variety of areas.

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**Botanical Name:** *Miscanthus sinensis* 'Adagio'

**Common Name:** Adagio Eulalia Grass

**Plant Type:** Grass

**Plant Size:** 6-12'

**Flower Color:** Pink

**Sun:** Full sun

**Water:** Light water

**Soil Type:** Sandy soil Clay soil Loam soil Rocky soil Average soil Rich soil

These deciduous grasses grow from 2'-3' tall, and often turn orange or dark red before going dormant. Tall, showy spikes of feathery, curved seed heads are borne and retained well into the winter or the following spring. It should receive sun to part shade, and average to little summer watering. -Monterey Bay Nursery

**Habit:** Prostrate Upright

**Leaf Color:** Green Red

**Flower Season:** Fall



**Botanical Name:** *Myoporum parvifolium*

**Common Name:** Ground Cover Myoporum

**Plant Type:** Ground cover

**Plant Size:** Under 1'

**Flower Color:** White

**Sun:** Full sun Half sun

**Water:** Light water

**Soil Type:** Sandy soil Loam soil Rocky soil Average soil Well-drained soil Neutral pH

This great groundcover will grow 9" high and 9' wide and does well in partial or full sun with moderate watering. It produces delicate white flowers that bloom in summer and are surrounded by tiny, bright green leaves.

**Habit:** Prostrate

**Leaf Color:** Green

**Flower Season:** Summer



**Botanical Name:** *Nandina domestica* 'Gulf Stream'

**Common Name:** Gulf Stream Heavenly Bamboo

**Plant Type:** Shrub

**Plant Size:** 1-3'

**Flower Color:** White

**Sun:** Full sun Half sun Shade

**Water:** Light water

**Soil Type:** Sandy soil Loam soil Average soil Well-drained soil Neutral pH

Gulf Stream Heavenly Bamboo is a small shrub that is great for accenting because of its unusual red and yellow colored foliage.

**Habit:** Mound

**Leaf Color:** Dark green Yellow green

**Flower Season:** Summer



**Botanical Name:** *Pennisetum setaceum* 'Rubrum'

**Common Name:** Purple Fountain Grass

**Plant Type:** Perennial Annual Grass

**Plant Size:** 1-3' 3-6'

**Flower Color:** Purple

**Sun:** Full sun

**Water:** Light water

**Soil Type:** All soils Average soil Well-drained soil Dry soil Neutral pH

This grass will reach 6' high and has deciduous, purplish/red leaves with clusters of purple flowers that appear in summer and fall.

**Habit:** Arching Round

**Leaf Color:** Red Purple

**Flower Season:** Summer Fall

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**Botanical Name:** *Phormium tenax* 'Sea Jade'

**Common Name:** 'Sea Jade' New Zealand Flax

**Plant Type:** Perennial

**Plant Size:** 3-6'

**Flower Color:** Red

**Sun:** Full sun Half sun Shade

**Water:** Drought tolerant Light water

**Soil Type:** All soils Average soil Poor soil Well-drained soil Moist soil Neutral pH

This unusual and attractive New Zealand Flax cultivar grows to 5-6 feet tall with upright blunt tipped rich green leaves that have a strong maroon to bronze midrib stripe. This cultivar rarely flowers and its red flowers in an upright inflorescence indicates *Phormium tenax* parentage. Plant in full sun to light shade. Can tolerate fairly dry conditions (coastal) but

**Habit:** Upright Vase

**Leaf Color:** Green Grey green Blue

**Flower Season:** Spring Summer



**Botanical Name:** *Rhamnus californica* 'Eve Case'

**Common Name:** Eve Case Compact Coffeeberry

**Plant Type:** Shrub

**Plant Size:** 3-6' 6-12'

**Flower Color:** Green Yellow White

**Sun:** Full sun Half sun

**Water:** Drought tolerant Light water Medium water Extra summer water

**Soil Type:** All soils Average soil Well-drained soil Dry soil Neutral pH

The "Eve Case" coffeeberry is a compact form of the California coffeeberry. It remains 3-8 ft. tall and is spread out evenly. It develops larger berries than the California coffeeberry. The "Eve Case" Coffeeberry is native to California, is drought tolerant, attracts butterflies, and is a beneficial insect plant.

**Habit:** Mound

**Leaf Color:** Dark green

**Flower Season:** Spring



**Botanical Name:** *Salvia* 'Allen Chickering'

**Common Name:** Blue Sage Allen Chickering

**Plant Type:** Perennial Annual

**Plant Size:** 3-6'

**Flower Color:** Blue Lavender

**Sun:** Full sun

**Water:** Light water

**Soil Type:** Loam soil Rocky soil Well-drained soil Neutral pH

The 'Allen Chickering' is a California native sage, growing as an evergreen shrub to 5' x 5'. It bears rounded whorls of light lavender blue flowers that appear in skewered clusters in spring and often again in fall. The leaves are dark green. The plant does best when cut back after flowering to prevent seed formation. Does best with some afternoon shade.

**Habit:** Round Upright

**Leaf Color:** Dark green

**Flower Season:** Spring