



DATE: September 4, 2019

AGENDA ITEM # 3

TO: Design Review Commission

FROM: Sean K. Gallegos, Associate Planner

SUBJECT: 18-SC-26 – 835 Orchid Place

RECOMMENDATION:

Approve design review application 18-SC-26 subject to the listed findings and conditions

PROJECT DESCRIPTION

This is a design review application for a first- and second-story addition to an existing one-story house. The project includes an addition of 89 square feet on the first story and 555 square feet on the second story. This application was previously reviewed by the Design Review Commission on May 15, 2019. The following table summarizes the project’s technical details:

GENERAL PLAN DESIGNATION: Single-family, Residential
ZONING: R1-10
PARCEL SIZE: 11,879 square feet
MATERIALS: Metal shingle roof, horizontal engineered siding, composite windows, wood garage door, and wood trim and accents

	Existing	Proposed	Allowed/Required
LOT COVERAGE:	2,944 square feet	3,033 square feet	3,564 square feet
FLOOR AREA:			
First floor	2,944 square feet	3,033 square feet	
Second floor	-	555 square feet	
Total	2,944 square feet	3,588 square feet	3,938 square feet
SETBACKS:			
Front (Orchid Place)	25.7 feet	25.7 feet	25 feet
Rear	25.3 feet	28.3 feet	25 feet
Exterior side (University Ave.)	21 feet	21 feet	20 feet
Interior side (1 st /2 nd)	10 feet/-	10 feet/54.5	10 feet/17.5 feet
HEIGHT:	15 feet	21.2 feet	27 feet

BACKGROUND

Design Review Commission Action

At their meeting on May 15, 2019, the Design Review Commission held a public meeting to consider the proposed project. The Commission received a presentation from the applicant, and public comments from three neighbors and residents raising concerns regarding visual impacts from the two-story addition and privacy impacts. Following the presentation, the Commission discussed the proposed project and expressed concerns with the integration of the second story addition into the existing house, privacy concerns and the quality of the landscaping plan. Based on this consensus, the Commission voted unanimously (4-0), with Chair Kirik absent, to continue the project with the following direction:

- Better integrate the second story into the existing structure and make it more centered/balanced;
- Modify the window sizes and placement to minimize views toward neighboring properties; and
- Provide a complete landscape plan and provide landscaping in a rendering drawing.

The May 15, 2019 Design Review Commission agenda report and meeting minutes are attached for reference (Attachments A and B).

DISCUSSION

Design Revisions

In response to the Commission's direction, the applicant revised the project design as follows:

- The size of the second story addition has been reduced from 648 square feet to 555 square feet to reduce the overall massing of the addition;
- The second story addition has been recessed back from the first floor along the front, exterior side (University Avenue) and rear elevations to diminish the perception of bulk when viewed from the street or adjacent properties;
- The second story setback along the exterior elevation (University Avenue) has been increased from 21 feet to 23 feet to reduce the perceived massing of the addition;
- The height of the addition has been reduced from 21.66 feet to 21.16 feet to reduce the overall bulk and scale of the addition.
- The overall window pattern along the exterior elevation (University Avenue), interior elevation and rear elevation has been simplified;
- The garage door has been revised to simplify the design along the rear elevation;
- The renderings have been revised to better illustrate the proposed wainscoting material, horizontal siding, windows, and landscaping;
- A complete landscape plan has been provided on sheet L1, and a color rendering drawing with landscaping is provided on sheets A003 and A004; and
- To provide visual screening, the applicant has proposed a two Italian cypress trees along the rear property lines to fill-in an unscreened portion of the property line.

The materials board is provided as an attachment in the May 15, 2019 Design Review Commission Agenda Report.

Privacy

The Design Review Commission directed the applicant to revise the second story windows to respond to privacy concerns.

The project is located on a corner lot with the interior side of the house adjacent to a residential property. The second story elevation that faces the interior side yard (north elevation) is located over the garage and has a setback of 54 feet to the interior side property line. The number of windows on this elevation has been reduced from six large windows to five medium windows – one window in the master bedroom with a sill height increased from two feet to three feet, and four stairwell windows with sill heights ranging from 5.5 feet to 11.5 feet. Due to the placement and sill heights of the stairwell windows, they do not create an unreasonable privacy impact. The one master bedroom window, with its low sill height, could have views of the neighboring property, however, with a setback to the side property line of 54 feet and the existing evergreen trees, it would not create an unreasonable privacy impact.

Along the rear (east) elevation, the project increases the number windows in the master bedroom from three windows to four windows, each with sill height of three height. The rear property includes vegetation from the southeast corner of the property to the edge of the existing driveway. The existing vegetation includes one redwood pine tree (No. 5), seven carolina cherry laurel evergreen trees, two Japanese maple tree, and two new Italian cypress trees adjacent to the driveway. While there is some potential for views out of the rear windows toward this property's rear yard, the 28.3-foot second story setbacks combined with the existing matures trees that obscure the views and the new evergreen screening will avoid any unreasonable privacy impacts to the adjacent neighbor at the rear. Therefore, as designed, the project will maintain a reasonable degree of privacy.

Trees and Landscaping

The project will retain the 18 existing trees on the site, including one yellow oleander (No. 4) tree, two cumquat trees in the front yard, a carolina laurel (No. 1) in the exterior side yard, a walnut tree (No. 6) and three carolina cherry laurel evergreen trees (No. 8) in the interior side yard, and two japanese maple (No. 2), seven carolina cherry laurel evergreen trees (No. 8) and redwood pine (No. 5) trees in the rear yard. No trees are proposed for removal and all existing landscaping will be maintained. With the existing trees, front yard landscaping and hardscape, the project meets the City's landscaping regulations and street tree guidelines. Since the project does not rebuild more than 2,500 square feet of landscape area, it is not subject to compliance with the City's Water Efficient Landscape Regulations.

Public Correspondence

Staff received correspondence (emails) from two neighbors after the May 15, 2019 agenda was published. The letters cite concerns regarding the development of a two-story house and privacy concerns. The two emails were forwarded by email to the Design Review Commission on May 6, 2019. The two emails are attached for reference (Attachment D).

Environmental Review

This project is categorically exempt from environmental review under Section 15301 of the California Environmental Quality Act because it involves the addition to an existing single-family house in a residential zone.

Public Notification

A public meeting notice was posted on the property and mailed to 14 nearby property owners on Carnation Court, Orchid Place, Starlite Lane, Nash Road and Renetta Court.

Cc: Gordon Wong, Architect/Applicant
Dan Shen, Property Owner

Attachments:

- A. Design Review Commission Meeting Minutes, May 15, 2019
- B. Design Review Commission Agenda Report, May 15, 2019
- C. Project Plan Elevations, April 30, 2019
- D. Public Correspondence

FINDINGS

18-SC-26 – 835 Orchid Place

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

- a. The proposed addition complies with all provision of this chapter;
- b. The height, elevations, and placement on the site of the 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 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 addition has been designed to follow the natural contours of the site with minimal grading, minimum impervious cover, and maximum erosion protection.

CONDITIONS

18-SC-26 — 835 Orchid Place

GENERAL

1. Approved Plans

The approval is based on the plans and materials received on August 20, 2019, except as may be modified by these conditions.

2. Protected Trees

Trees Nos. 1, 5 and 6 and privacy screening 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. Fire Sprinklers

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

5. 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

6. Conditions of Approval

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

7. 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."

8. 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.

9. 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.

10. 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

11. Tree Protection

Tree protection fencing shall be installed around the driplines, or as required by the project arborist, of trees Nos. 1,5 and 6 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

12. Landscaping Installation

All front yard and exterior side yard landscaping, street trees and privacy screening trees in the rear yard shall be maintained and/or installed as shown on the approved plans or as required by the Planning Division.

13. 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).

**MINUTES OF THE REGULAR MEETING OF THE DESIGN REVIEW
COMMISSION OF THE CITY OF LOS ALTOS, HELD ON WEDNESDAY,
MAY 15, 2019 BEGINNING AT 7:00 P.M. AT HILLVIEW SOCIAL HALL,
97 HILLVIEW AVENUE, LOS ALTOS, CALIFORNIA**

ESTABLISH QUORUM

PRESENT: Vice-Chair Bishop, Commissioners Glew, Harding and Ma
ABSENT: Chair Kirik
STAFF: Senior Planner Golden, Associate Planner Gallegos and Assistant Planners Hassan and Niday

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 May 1, 2019.

Agenda item #2 was removed from the Consent Calendar for discussion.

Action: Upon a motion by Commissioner Harding, seconded by Commissioner Glew, the Commission approved the minutes from the May 1, 2019 regular meeting as written.

The motion was approved (4-0) by the following vote:

AYES: Bishop, Glew, Harding and Ma

NOES: None

ABSENT: Kirik

PUBLIC HEARING

2. V19-0001 – Thanh Vess – 1798 Wenrick Court

Variance to allow a reduced rear setback along the north property line for a new one-story house. The proposed project is seeking a rear yard setback of 20 feet where 25 feet is required. *Project Planner: Niday*

Assistant Planner Niday presented the staff report, recommending approval of variance application V19-0001 subject to the listed findings and conditions.

Public Comment

Neighbor Thadd Vargas expressed concerns about potential privacy impacts and the need for landscape screening.

Neighbor Tony Vecchiet expressed concerns about potential privacy impacts to his pool area because of lack of landscaping screening and trees, the fence height, and grading impacts to the pool area.

Action: Upon a motion by Commissioner Ma, seconded by Commissioner Harding, the Commission approved variance application V19-0001 per the staff report findings and conditions, with the following additional conditions:

- Add a fence with six feet of solid and one-foot of lattice that is contiguous with other properties; and
- Add evergreen screening along the property lines in consultation with the neighbors.

The motion was approved (4-0) by the following vote:

AYES: Bishop, Glew, Harding and Ma

NOES: None

ABSENT: Kirik

DISCUSSION

3. **SC19-0002 – Ana Williamson Architect – 1229 Woodview Terrace**

Design review for a first and second story addition to an existing two-story house. The project includes additions of 572 square feet on the first-story and 86 square feet on the second-story, with changes to the exterior materials and second-story window modifications. *Project Planner: Hassan* This item was removed from the Consent Calendar for discussion.

Assistant Planner Hassan presented the staff report, recommending approval of design review application SC19-0002 subject to the listed findings and conditions.

Project architect Ana Williamson presented the project, noting that the project is primarily an interior remodel with only minor exterior changes. Property owners Ashrafa and Shabbir Anik provided general comments in support of the project.

Public Comment

Neighbor Stephanie Singer expressed concerns about the addition, noting that the owners did not share the plans with them prior to the public meeting.

Neighbor Carla Bjork expressed concerned about the exterior changes and difference in design/style to the surrounding neighborhood.

Action: Upon a motion by Commissioner Harding, seconded by Commissioner Ma, the Commission continued design review application SC19-0002 with the following direction:

- Update the landscape plan with additional evergreen landscape screening;
- Refine the colors and textures of exterior materials used;
- Do some neighborhood outreach before the next meeting; and
- Provide material board samples.

The motion was approved (4-0) by the following vote:

AYES: Bishop, Glew, Harding and Ma

NOES: None

ABSENT: Kirik

APPROVED

4. **18-SC-29 – Kyle Chan Architect Inc./Bei Wu – 163 Del Monte Avenue**

Design review for a new two-story house. The proposed project will include 1,236 square feet at the first story and 820 square feet at the second story. This project was continued from the April 3, 2019 DRC meeting. *Project Planner: Niday*

Assistant Planner Niday presented the staff report, recommending approval of design review application 18-SC-29 subject to the listed findings and conditions.

Project architect Kyle Chan and landscape designer Amy Mears presented the project and outlined the design changes in response to the Commission's direction.

Public Comment

Neighbor Francesca Layton expressed concerns about second story window placement and the stairwell window.

Neighbor Kate Disney noted that the changes to the design are good; has concerns about the exterior lighting; is concerned about the stairwell window on the side; and stated the new street tree should be larger.

Neighbor Robert Poling noted that the landscape screening at the rear is insufficient.

Action: Upon a motion by Commissioner Ma, seconded by Commissioner Glew, the Commission approved design review application 18-SC-29 per the staff report findings and conditions, with the following additional conditions:

- The front exterior light fixture shall be shrouded and/or downward facing; and
- Reduce the size and/or opacity of the stairwell window on the right side.

The motion was approved (4-0) by the following vote:

AYES: Bishop, Glew, Harding and Ma

NOES: None

ABSENT: Kirik

5. **18-SC-26 – Gordon K. Wong – 835 Orchid Place**

Design review for a two-story addition to an existing one-story house. The project includes an addition of 86 square feet on the first story and 637 square feet on the second story. *Project Planner: Gallegos*

Associate Planner Gallegos presented the staff report, recommending approval of modifications to an approved design review application 18-SC-26 subject to the listed findings and conditions.

Project architect Gordon Wong presented the project, noting that it was designed to blend in with the neighborhood.

Public Comment

Neighbor David Scheibner expressed concerns about visual impacts since it will be the only two-story house on the street.

Neighbor Malini Visayamohan expressed concerns about privacy and noted that it does not conform to the one-story pattern that exists in the neighborhood.

Neighbor Scott Sullinger noted the project does not conform to the one-story pattern in the neighborhood and that Orchid Place slopes down, making the property more visible.

APPROVED

Action: Upon a motion by Commissioner Ma, seconded by Commissioner Harding, the Commission continued design review application 18-SC-26, with the following direction:

- Provide a complete landscape plan and provide landscaping in a rendering drawing;
- Modify the window sizes and placement to minimize views toward neighboring properties; and
- Better integrate the second story into the existing structure and make it more centered/balanced.

The motion was approved (4-0) by the following vote:

AYES: Bishop, Glew, Harding and Ma

NOES: None

ABSENT: Kirik

COMMISSIONERS' REPORTS AND COMMENTS

The Commissioner requested an update from staff on how to adopt guidelines that are not otherwise documented in the Single-Family Design Review Guidelines or codified elsewhere regarding requirements for exterior lighting, second story windows, etc.

The Commissioner requested an update on the enforcement actions for the play structure variance that was denied at 714 Arroyo Road.

POTENTIAL FUTURE AGENDA ITEMS

None.

ADJOURNMENT

Vice-Chair Bishop adjourned the meeting at 9:20 PM.



Steve Golden
Senior Planner



DATE: May 15, 2019

AGENDA ITEM # 5

TO: Design Review Commission

FROM: Sean K. Gallegos, Associate Planner

SUBJECT: 18-SC-26 – 835 Orchid Place

RECOMMENDATION:

Approve design review application 18-SC-26 subject to the listed findings and conditions

PROJECT DESCRIPTION

This is a design review application for a first- and second-story addition to an existing one-story house. The project includes an addition of 79 square feet on the first story and 648 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: 11,879 square feet
MATERIALS: Metal shingle roof, horizontal engineered siding, composite windows, wood garage door, and wood trim and accents

	Existing	Proposed	Allowed/Required
LOT COVERAGE:	2,604 square feet	3,033 square feet	3,564 square feet
FLOOR AREA:			
First floor	2,604 square feet	2,683 square feet	
Second floor	-	648 square feet	
Total	2,604 square feet	3,331 square feet	3,938 square feet
SETBACKS:			
Front (Orchid Place)	25.7 feet	25.7 feet	25 feet
Rear	25.3 feet	28.3 feet	25 feet
Exterior side (University Ave.)	21 feet	21 feet	20 feet
Interior side (1 st /2 nd)	10 feet/-	10 feet/54.5	10 feet/17.5 feet
HEIGHT:	15 feet	22 feet	27 feet

BACKGROUND

Neighborhood Context

The subject property is a corner lot located on Orchid Place, a cul-de-sac street, and University Avenue. The neighborhood context, which includes houses on Orchid Place and in the immediate vicinity on University Avenue is considered a Consistent Character Neighborhood, as defined in the City's Residential Design Guidelines. The houses in the neighborhood context along Orchid Place have a very consistent design because the homes were all built at the same time part of the El Monte Gardens subdivision, which was developed in 1960. In general, houses are primarily one-story and have low-scale massing, relatively simple roof forms and rustic materials with wood and stucco siding dominant. The landscape along Orchid Place and University Avenue is varied with no distinct street tree pattern, however, the streetscape does include an improved shoulder area with a rolled curb and landscaping.

DISCUSSION

Design Review

According to the Design Guidelines, in Consistent Character Neighborhoods, good neighbor design has design elements, materials and scale found within the neighborhood and sizes that are not significantly larger than other homes in the neighborhood. This requires a project to fit in and lessen abrupt changes.

The existing house is one-story Ranch style house with rectangular forms and simple massing. The proposed first and second story addition maintains the existing hipped roof forms and uniform eave lines, low scale wall plate heights and rustic exterior materials. The proposed addition expands the first story along the left (east) side of the garage to add a stairwell and it adds a new master bedroom and bathroom on the second story above the garage. The proposed building materials include metal shingle roof, horizontal engineered siding, composite windows, wood garage door, and wood trim and accents are high quality and compatible with the character of the neighborhood. Overall, the project's design and materials are appropriately integrated with the existing house and are compatible with the character of the surrounding neighborhood. The project's materials board is included as Attachment D.

The proposed project is sensitive to the scale of the neighborhood and incorporates similar heights found within the neighborhood context. The project has wall plate heights of eight feet on both levels and a low overall height of 22 feet. The basic massing of the addition stacks the second story addition above the existing garage. The massing of the second story is cantilevering beyond the vertical planes of first story along the exterior (south) side elevation and rear (east) elevation. The horizontal wood siding softens the appearance of the first and second story when viewed from the street. Overall, the two-story design is well proportioned to reduce the any perception of excessive bulk and mass, and it is an appropriate design within this Consistent Character Neighborhood context.

Privacy

The project is located on a corner lot with the interior side of the house adjacent to a residential property. The second story elevation that faces the interior side yard (north elevation) is located over the garage and has a setback of 54 feet to the interior side property line. This elevation includes a total of six windows – two large windows in the master bedroom, each with sill heights of two feet, two

large stairwell windows with six-foot sill heights, and two small stairwell windows with sill heights of ten feet. Due to the placement and sill heights of the stairwell windows, they do not create an unreasonable privacy impact. The two master bedroom windows, with their low sill heights, could have views of the neighboring property, however, with a setback to the side property line of 54 feet and the existing evergreen trees, they would not create an unreasonable privacy impact.

Along the rear (east) elevation, the project includes three large windows in the master bedroom, each with a two-foot sill height. The rear property includes vegetation from the southeast corner of the property to the edge of the existing driveway. The existing vegetation includes one redwood pine tree (No. 5), three under four-inch in diameter existing trees and taller hedges. The rear property line does not include screening trees immediately adjacent to the driveway, but it is designed with a two to three-foot planting area to accommodate additional screening trees. Although the master bedroom windows are setback 28.3 feet from the rear property line and the existing evergreen screening partially blocks views toward the neighboring property's rear yard, the master bedroom windows may have views of the adjacent property (839 Carnation Place) due to the lack of privacy screening adjacent to the driveway. A condition (No. 4) has been added to incorporate fast growing evergreen trees along the rear property line to fill-in unscreened areas in the yard area immediately adjacent to the driveway. Therefore, as designed, and with the recommended condition, the project will maintain a reasonable degree of privacy.

Trees and Landscaping

The project will retain the five existing trees on the site, including one yellow oleander (No. 4) tree in the front yard, a carolina laurel (No. 1) in the exterior side yard, a walnut tree (No. 6) in the interior side yard, and a japanese maple (No. 2) and redwood pine (No. 5) trees in the rear yard. No trees are proposed for removal and all existing landscaping will be maintained. With the existing trees, front yard landscaping and hardscape, the project meets the City's landscaping regulations and street tree guidelines. Since the project does not rebuild more than 2,500 square feet of landscape area, it is not subject to compliance with the City's Water Efficient Landscape Regulations.

Public Correspondence

Staff received one comment letter from a nearby property owner that raised privacy concerns about the development of a two-story house in this predominantly one-story neighborhood. The letter is included in Attachment E.

Environmental Review

This project is categorically exempt from environmental review under Section 15301 of the California Environmental Quality Act because it involves the addition to an existing single-family house in a residential zone.

Public Notification

A public meeting notice was posted on the property and mailed to 14 nearby property owners on Carnation Court, Orchid Place, Starlite Lane, Nash Road and Renetta Court.

Cc: Gordon Wong, Architect/Applicant
Dan Shen, Property Owner

Attachments:

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

FINDINGS

18-SC-26 – 835 Orchid Place

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

- a. The proposed addition complies with all provision of this chapter;
- b. The height, elevations, and placement on the site of the 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 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 addition has been designed to follow the natural contours of the site with minimal grading, minimum impervious cover, and maximum erosion protection.

CONDITIONS

18-SC-26 — 835 Orchid Place

GENERAL

1. **Approved Plans**

The approval is based on the plans and materials received on April 30, 2019, except as may be modified by these conditions.

2. **Protected Trees**

Trees Nos. 1, 5 and 6 and privacy screening shall be protected under this application and cannot be removed without a tree removal permit from the Community Development Director.

3. **Screening Trees**

Incorporate new fast growing, evergreen trees into the landscaping plan along the rear property line adjacent to the driveway to fill-in unscreened areas of the property line.

4. **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.

5. **Fire Sprinklers**

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

6. **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

7. **Conditions of Approval**

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

8. **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."

9. **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.

10. **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.

11. 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

12. Tree Protection

Tree protection fencing shall be installed around the driplines, or as required by the project arborist, of trees Nos. 1,5 and 6 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

13. Landscaping Installation

All front yard and exterior side yard landscaping, street trees and privacy screening trees in the rear yard shall be maintained and/or installed as shown on the approved plans or as required by the Planning Division.

14. 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).

ATTACHMENT A



CITY OF LOS ALTOS GENERAL APPLICATION

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

Permit # 1108423

<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: 835 Orchid Pl, Los Altos CA 94024

Project Proposal/Use: ADDITION/SINGLE FAMILY Current Use of Property: SINGLE FAMILY

Assessor Parcel Number(s): 336-01-24 Site Area: 11,878.98 SF

New Sq. Ft.: 718.36 Altered/Rebuilt Sq. Ft.: 25 Existing Sq. Ft. to Remain: 2,578.97

Total Existing Sq. Ft.: 2603.97 Total Proposed Sq. Ft. (including basement): 3322.33

Is the site fully accessible for City Staff inspection? Yes

Applicant's Name: Gordon K. Wong

Telephone No.: 408-315-2125 Email Address: gordonkwong@gkwarchitects.com

Mailing Address: 710 E McGlinchy Lane, Suite 10

City/State/Zip Code: Campbell CA 95008

Property Owner's Name: Dan Shen

Telephone No.: 650-814-3384 Email Address: dashen1116@yahoo.com

Mailing Address: 835 Orchid Pl

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

Architect/Designer's Name: Gordon K. Wong

Telephone No.: 408-315-2125 Email Address: gordonkwong@gkwarchitects.com

Mailing Address: 710 E McGlinchy Lane, Suite 10

City/State/Zip Code: Campbell CA 95008

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

(continued on back)

ATTACHMENT B



City of Los Altos

Planning Division

(650) 947-2750

Planning@losaltosca.gov

NEIGHBORHOOD COMPATIBILITY WORKSHEET

In order for your design review application for single-family residential remodel/addition or new construction to be successful, it is important that you consider your property, the neighborhood's special characteristics that surround that property and the compatibility of your proposal with that neighborhood. **The purpose is to help you understand your neighborhood before you begin the design process with your architect/designer/builder or begin any formal process with the City of Los Altos.** *Please note that this worksheet must be submitted with your 1st application.*

The Residential Design Guidelines encourage neighborhood compatibility without necessarily forsaking individual taste. Various factors contribute to a design that is considered compatible with a surrounding neighborhood. The factors that City officials will be considering in your design could include, but are not limited to: design theme, scale, bulk, size, roof line, lot coverage, slope of lot, setbacks, daylight plane, one or two-story, exterior materials, landscaping et cetera.

It will be helpful to have a site plan to use in conjunction with this worksheet. Your site plan should accurately depict your property boundaries. The best source for this is the legal description in your deed.

Photographs of your property and its relationship to your neighborhood (see below) will be a necessary part of your first submittal. Taking photographs before you start your project will allow you to see and appreciate that your property could be within an area that has a strong neighborhood pattern. The photographs should be taken from across the street with a standard 35mm camera and organized by address, one row for each side of the street. Photographs should also be taken of the properties on either side and behind your property from on your property.

This worksheet/check list is meant to help *you* as well as to help the City planners and Planning Commission understand your proposal. Reasonable guesses to your answers are acceptable. The City is not looking for precise measurements on this worksheet.

Project Address 835 Orchid Pl, 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? 1959

Is the existing house listed on the City's Historic Resources Inventory? NO

Address: _____
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: 11,000 square feet
Lot dimensions: Length 110 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? 25 ft
What % of the front facing walls of the neighborhood homes are at the front setback 25 %
Existing front setback for house on left 25 ft./on right 25 ft.
Do the front setbacks of adjacent houses line up? NO

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

Indicate the relationship of garage locations in your neighborhood* only on your street (count for each type)
Garage facing front projecting from front of house face 9
Garage facing front recessed from front of house face 1
Garage in back yard 1
Garage facing the side 2
Number of 1-car garages ; 2-car garages 12; 3-car garages 1

Address: _____

Date: _____

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

What % of the homes in your neighborhood* are:

One-story 93

Two-story 7

5. **Roof heights and shapes:**

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

Are there mostly hip X, gable style _____, or other style _____ roofs*?

Do the roof forms appear simple X or complex _____?

Do the houses share generally the same eave height YES?

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

What siding materials are frequently used in your neighborhood*?

___ wood shingle ___ stucco ___ board & batten X 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?

woodshake/shingle
If no consistency then explain: _____

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: _____

Date: _____

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 X 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, landscape to street edge, big trees

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

Most of them visible or partially blocked by a big tree

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)?

There is a low-hedge along the property boundary.

10. Width of Street:

What is the width of the roadway paving on your street in feet? 35

Is there a parking area on the street or in the shoulder area? _____

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

There is no defined shoulder area

Address: _____

Date: _____

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.:

Roof material and shape: hip with wood shake / shingle
Siding: Clapboard
Deep front yard setbacks

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: _____

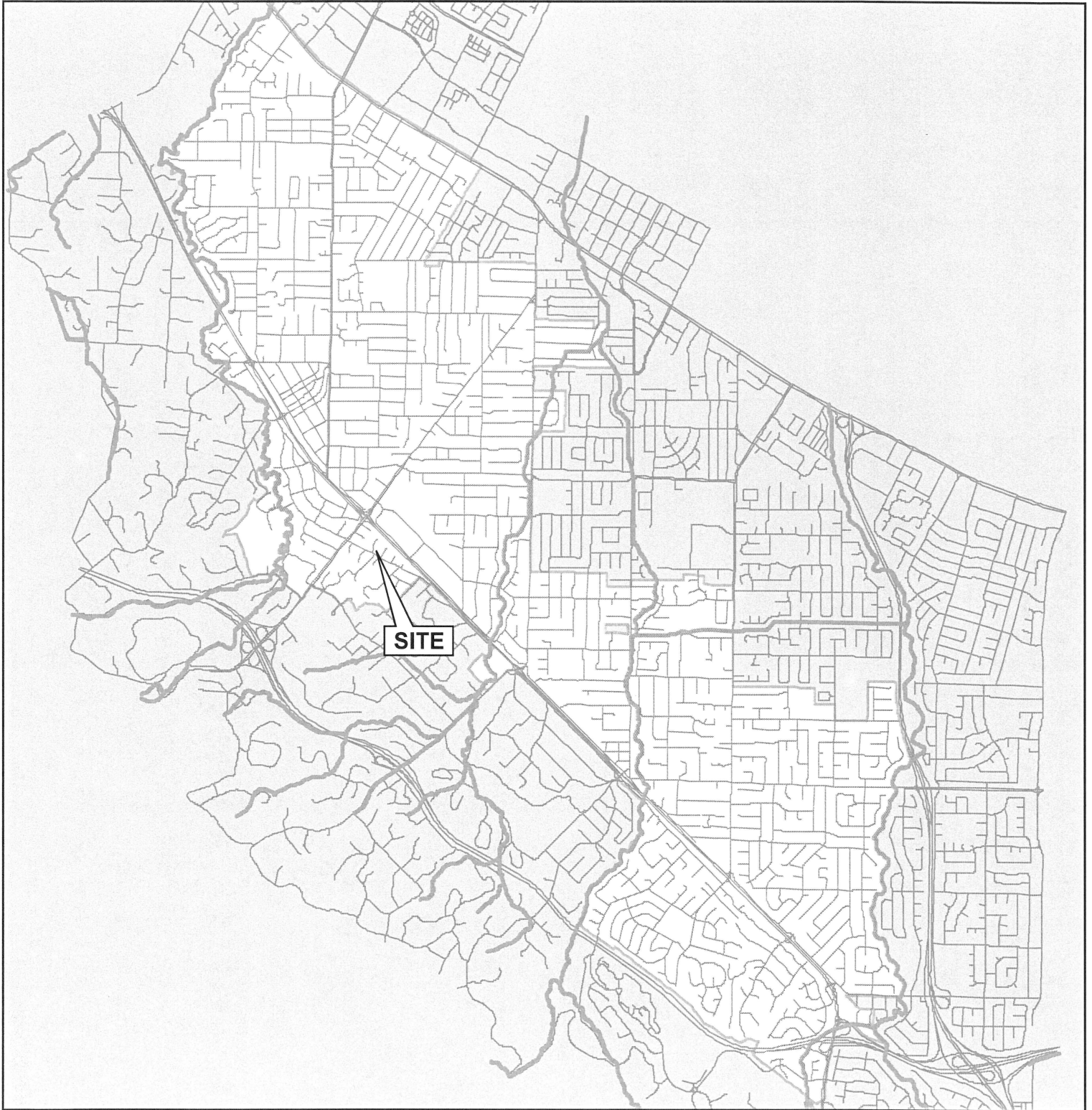
Date: _____

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)
839 Carnation Ct	25	25	side	1	14 ft	stucco + wood asphalt shingle	simple
833 Orchid Pl	25	25	front	1	17 ft	clapboard asphalt shingle	simple
829 Orchid Pl	25	25	front	1	14 ft	clapboard wood shingle	complex
827 Orchid Pl	25	25	front	2	23 ft	clapboard + brick asphalt shingle	complex
823 Orchid Pl	25	25	front	1	15 ft	clapboard wood shake	complex
821 Orchid Pl	25	25	front	1	15 ft	brick wood shake	simple
817 Orchid Pl	25	25	front	1	14 ft	board + batten + brick wood shake	simple
815 Orchid Pl	25	25	side	1	15 ft	clapboard asphalt shingle	simple
811 Orchid Pl	25	25	front	1	14 ft	stucco + brick asphalt shingle	simple
809 Orchid Pl	25	25	side	1	14 ft	clapboard wood shingle	simple

AREA MAP



CITY OF LOS ALTOS

APPLICATION: 18-SC-26
APPLICANT: Gordon K. Wong/ Dan Shen
SITE ADDRESS: 835 Orchid Place

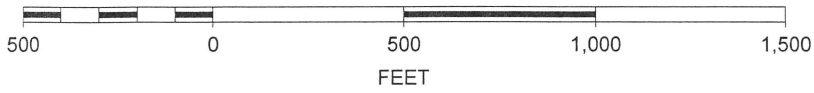


Not to Scale

VICINITY MAP



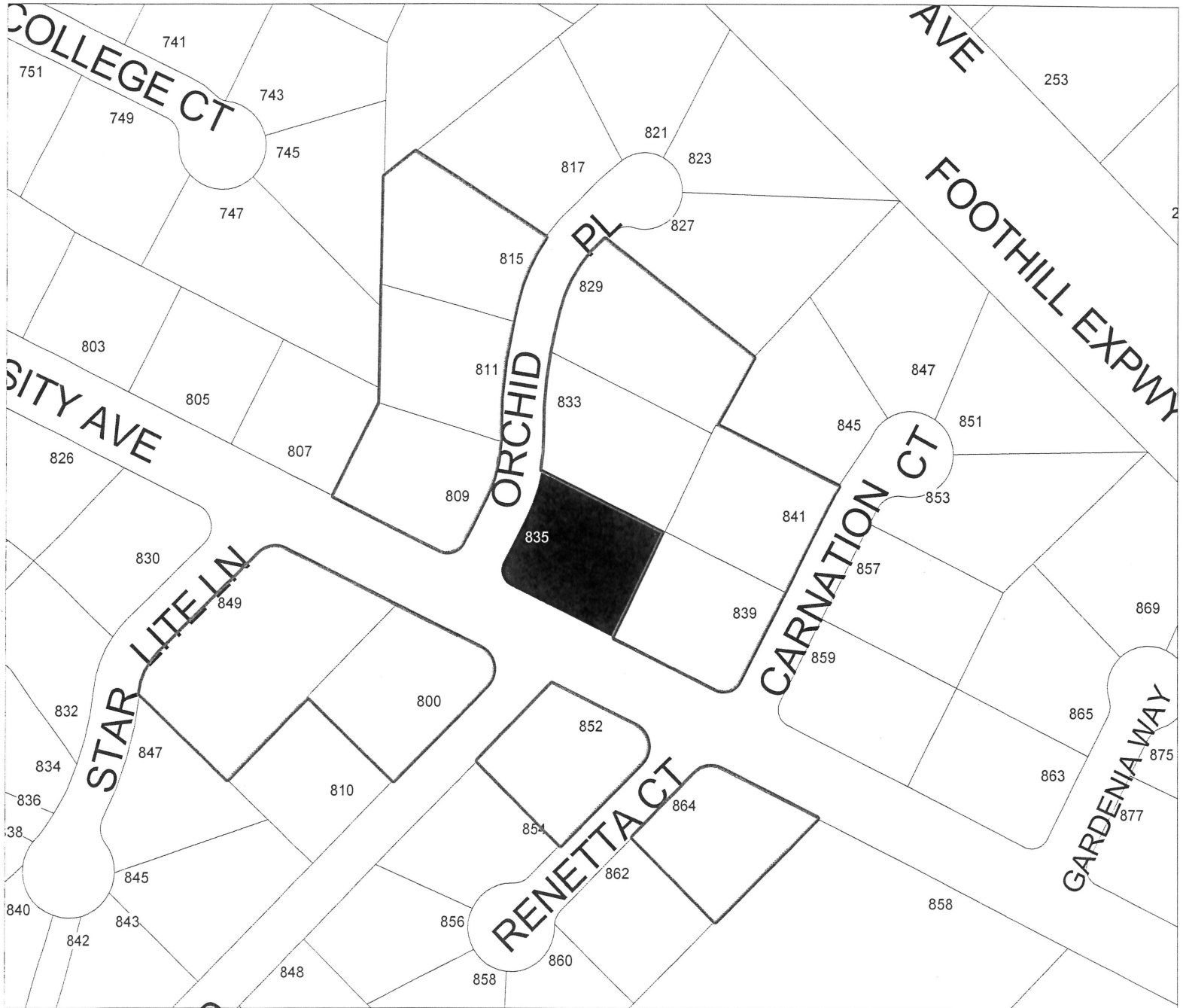
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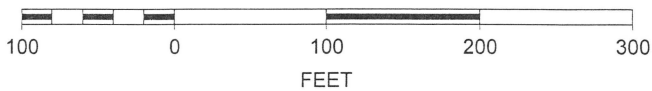
CITY OF LOS ALTOS

APPLICATION: 18-SC-26
APPLICANT: Gordon K. Wong/ Dan Shen
SITE ADDRESS: 835 Orchid Place

835 Orchid Place Notification Map



SCALE 1 : 1,500

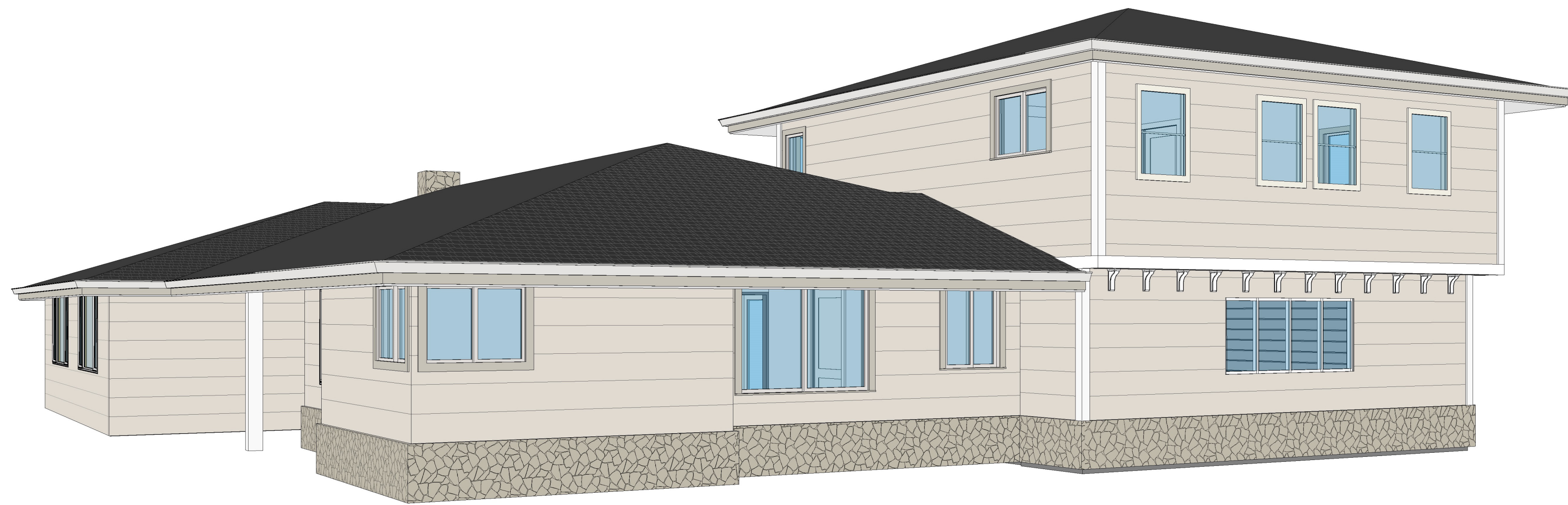


COLOR & MATERIAL BOARD | ORCHID RESIDENCE

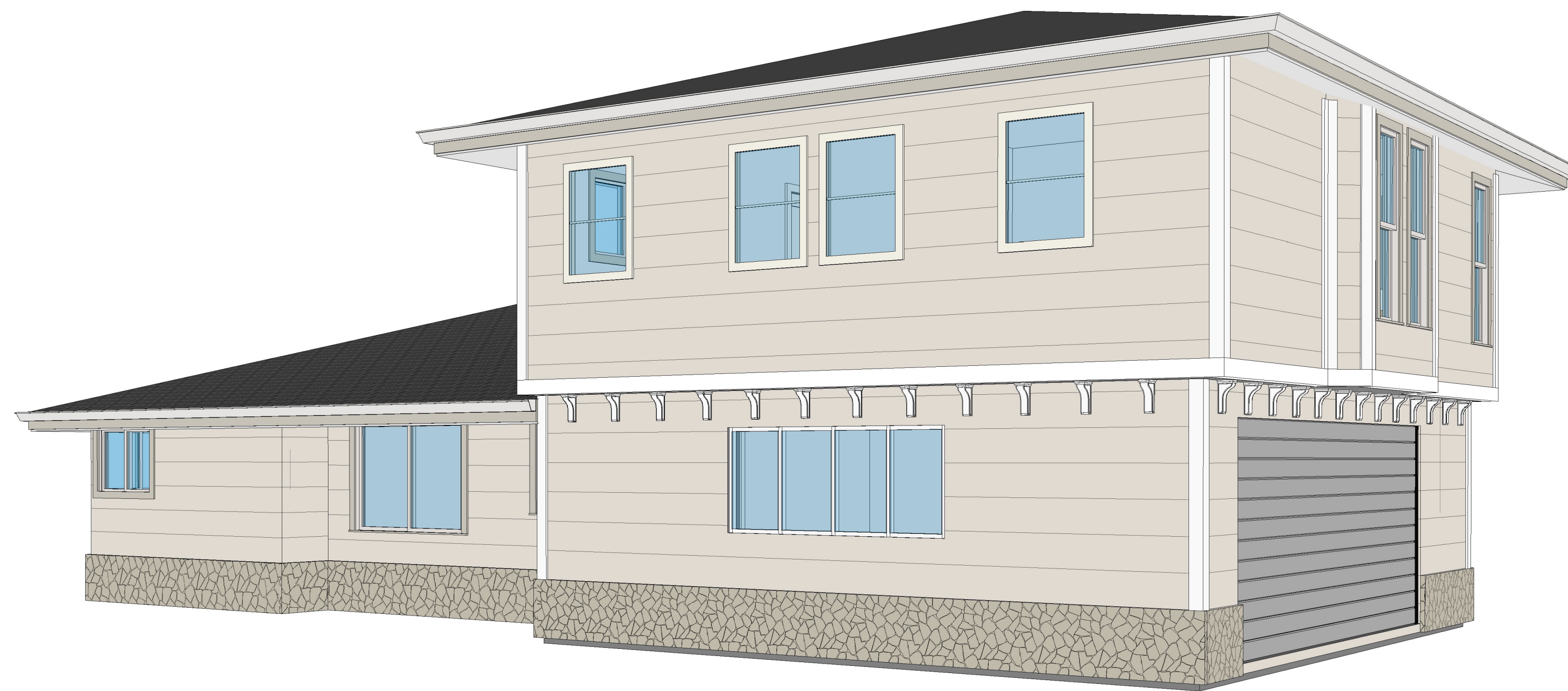
835 ORCHID PLACE
LOS ALTOS, CA 94024

ATTACHMENT D

PERSPECTIVE RENDERING



EXTERIOR SIDE VIEW, FRONT



EXTERIOR SIDE VIEW, REAR

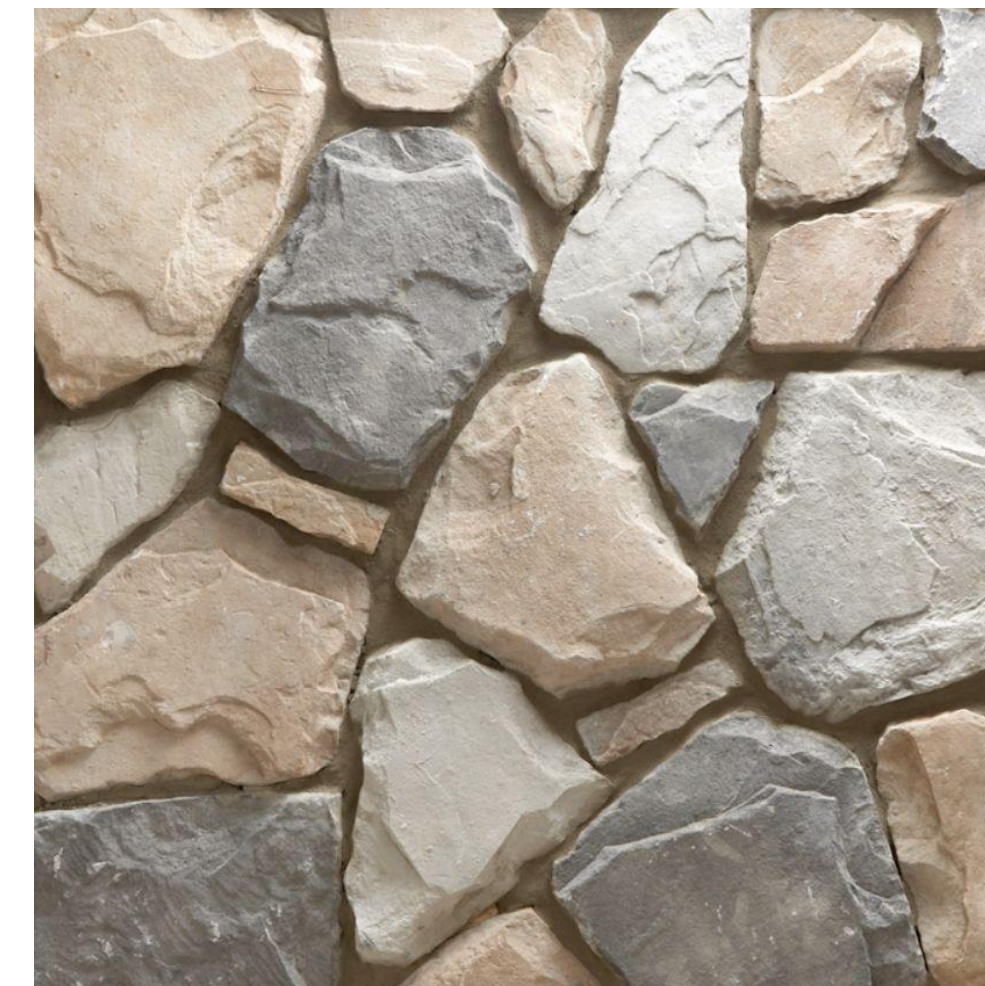
EXTERIOR MATERIALS



UPPER

MANUFACTURER: LP BUILDING PRODUCTS
PRODUCT: SMARTSIDE
TYPE: HORIZONTAL WOOD SIDING
PATTERN: PLAIN BEVEL

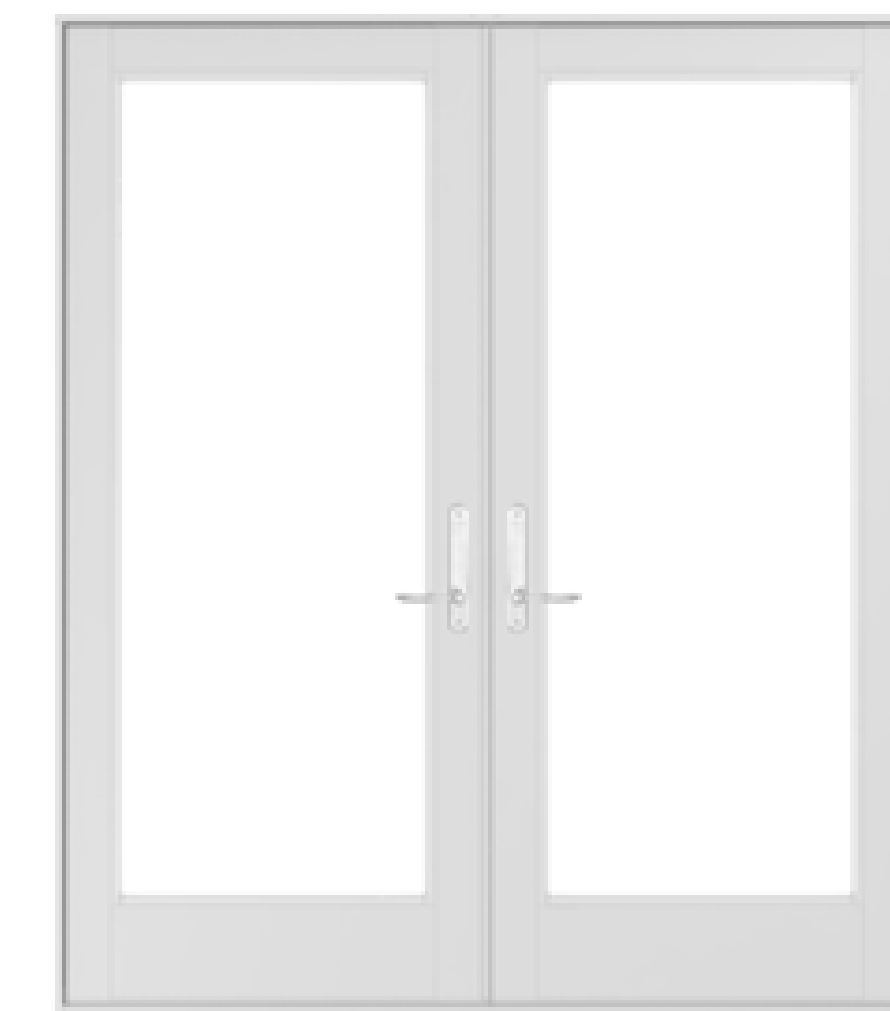
STONE



BASE ACCENT

MANUFAC.: VENEER STONE
COLOR: GAINSBORO
SIZE: 3" X 1.5" X 16"-18"
PATTERN: RANDOM
APPLICATION: MORTARED
1/2" JOINT

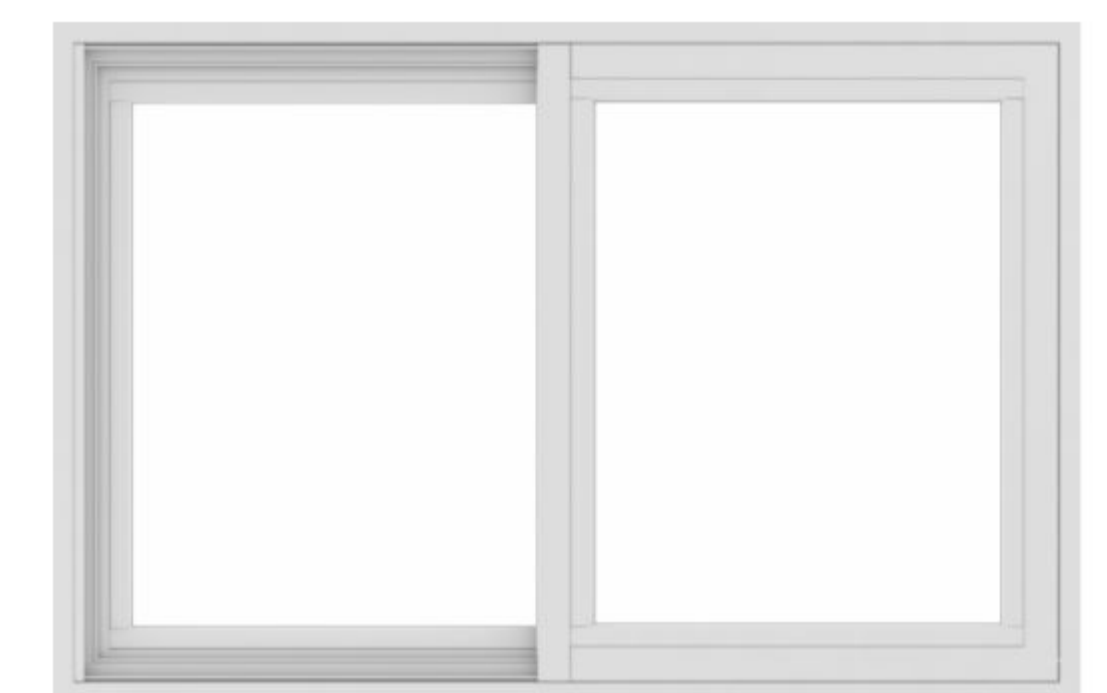
DOORS & WINDOWS



TYPE: FRENCH DOOR
PRODUCT: HINGED PATIO DOOR
MATERIAL: FIBERGLASS
FRAME COLOR: WHITE



TYPE: FIXED, SINGLE HUNG, SLIDER
MATERIAL: FIBREX
FRAME COLOR: WHITE
HARDWARE: WHITE



STANDING SEAM METAL ROOF



MANUFAC.: BEST BUY METALS, METRO SHAKE II
COLOR: BIRCH
WEIGHT: 1.5 LBS/ SF
GAUGE: 26 GA
FINISH: COLORED STONE CHIP FINISH

TRIM



TRIM ACCENT

MANUFAC.: CERTAINTED
COLOR: WHITE
SIZE: 1/2" THICK X
4.5" WIDTH
COMP.: CELLULAR PVC
FIRE RESIST.: CLASS A (1)

ATTACHMENT E

Sean Gallegos

From: RICHARD DESSLING <richarddessling@comcast.net>
Sent: Monday, May 6, 2019 2:03 PM
To: Sean Gallegos
Subject: Design Review for 835 Orchid Pl

Dear Sean,

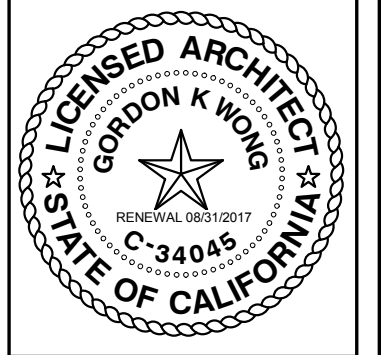
I live across the street from 835 Orchid Pl at 809 Orchid Pl. My issue/concern is the second-story addition related to this project. There is only one exception to the single-story houses in our neighborhood. This is a second-story over the garage at 827 Orchid Pl. The remaining homes in our tract/development located on Orchid Pl, Carnation Ct, Gardenia Way, Lilac Ln and University Ave are all single-story (28 total). In addition, there are many single-story houses across from us on University Ave and the side streets of Amber Ln, Starlite Ln and Nash Rd. The project second-story addition is incompatible with the surrounding neighborhood. This project should be revised to include a total single-story addition to preserve the character of the neighborhood. Respectfully submitted.

Richard Dessling

809 Orchid Pl

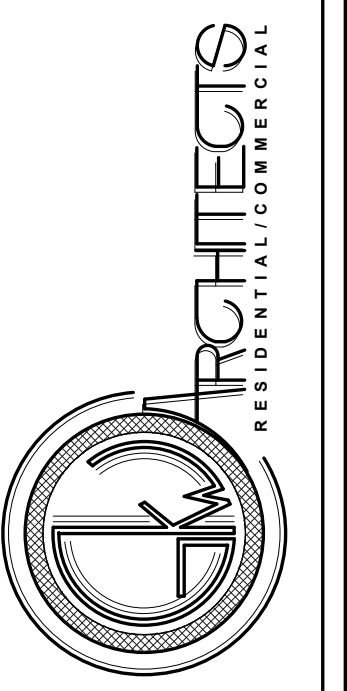
Los Altos, CA 94024

(650)492-0094



YUON OH, PROJECT REP.
CAROLINA SOLIS, DRAFTSMAN
710E MCGILLY LANE SUITE 109
CAMPBELL, CA 95121
(408) 796-1846
gordonk@jwarchitects.com
carolinaso@jwarchitects.com

GORDON K WONG
ARCHITECT AIA, LEED GA
710E MCGILLY LANE SUITE 109
CAMPBELL, CA 95121
(408) 312-1212
gordonk@jwarchitects.com
carolinaso@jwarchitects.com



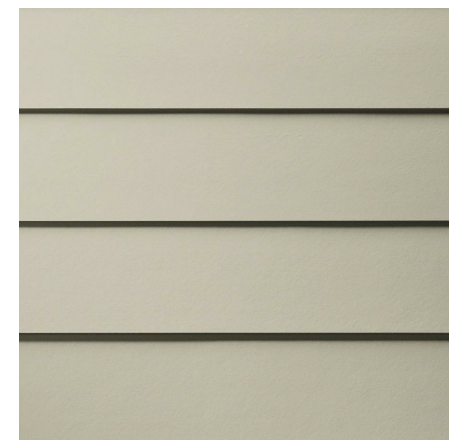
HENRY & DAN RESIDENCE
835 ORCHID PLACE
LOS ALTOS, CA 94024-4626

Existing & Proposed South Elevation

MATERIALS KEYNOTES



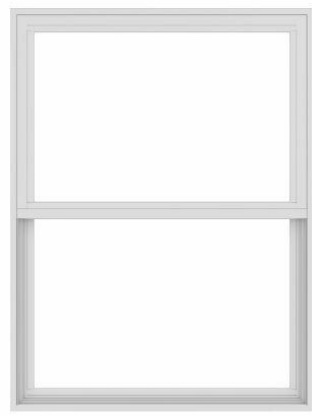
METAL SHAKE - DECRA SHAKE XD (DECRA ROOFING SYSTEMS)



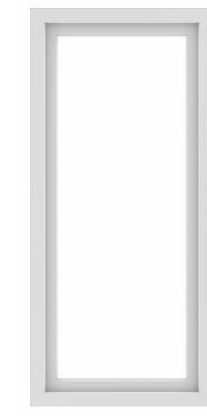
HORIZONTAL WOOD SIDING - SMART SIDE (LP BUILDING PRODUCTS)



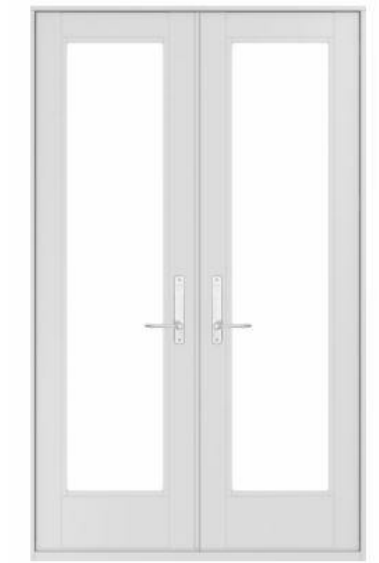
VENEERSTONE - FIELD STONE GAINSBORO FLATS (HOME DEPOT)



SINGLE-HUNG WINDOW - 100 SERIES (ANDERSEN)



FIXED PICTURE WINDOW - 100 SERIES (ANDERSEN)



FRENCH DOOR - HINGED PATIO DOOR 200 SERIES (ANDERSEN)

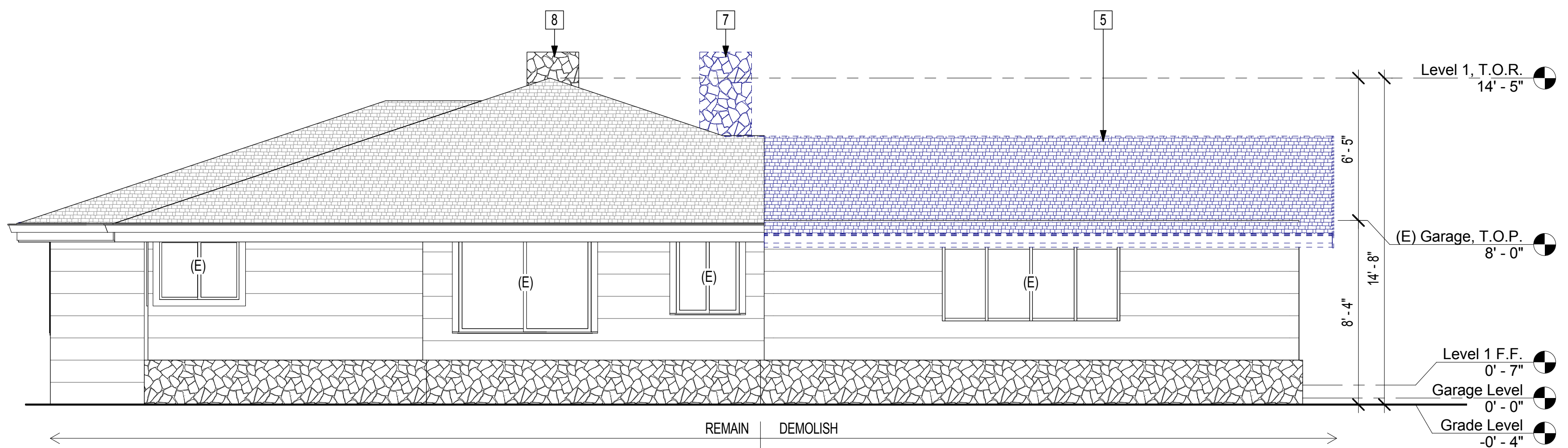
GENERAL ELEVATION NOTES

- ALL IN BLUE TO BE DEMOLISHED
- PROPOSED ADDITION ELEMENTS WILL MATCH EXISTING MATERIAL PALETTE

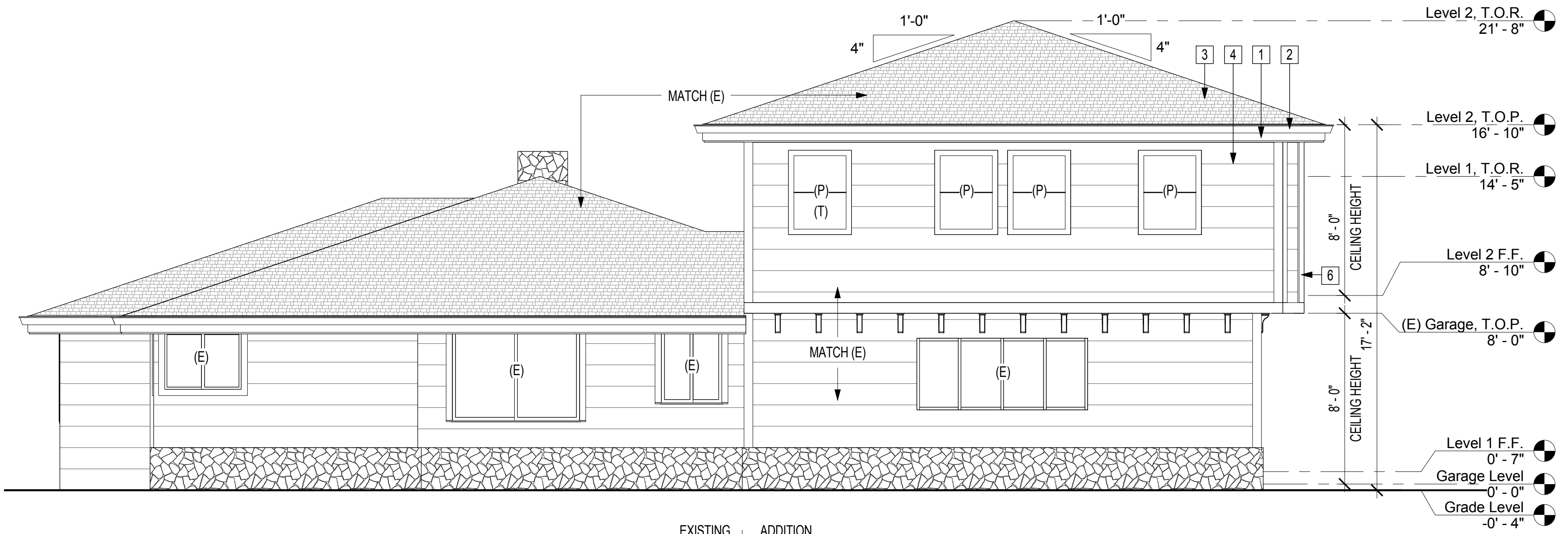
KEY NOTES

- TYP. FASCIA BOARD
- TYP. GUTTER
- (P) METAL ROOF TO MATCH EXISTING, CLASS A
- (P) HORIZONTAL WOOD SIDING TO MATCH EXISTING
- (E) ROOF TO BE DEMOLISHED
- (P) BAY WINDOW
- (E) CHIMNEY TO BE DEMOLISHED
- (E) CHIMNEY TO REMAIN

- (T) TEMPERED
(P) PROPOSED



1 South Elevation, Existing
1/4" = 1'-0"
0' 2' 4' 8' 16'



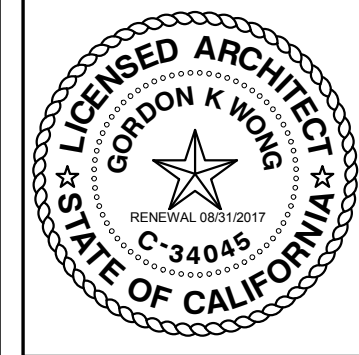
2 South Elevation, Proposed
1/4" = 1'-0"
0' 2' 4' 8' 16'

Project Schedule Revision

NO.	DATE	DESCRIPTION
1	03.26.2019	PLANNING RESUBMITTAL
2	05.01.2019	PLANNING RESUBMITTAL

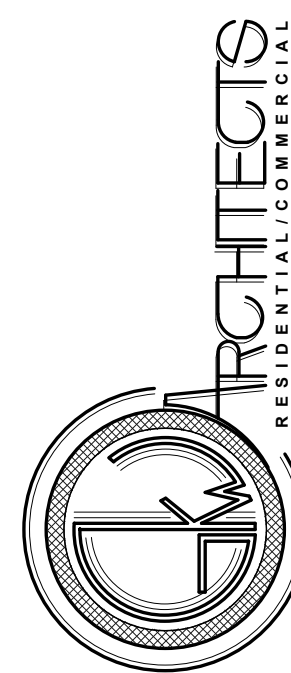
Existing & Proposed South Elevation

A200
SCALE 1/4" = 1'-0"
5/9/2019 2:11:33 PM



YUON OH, PROJECT REP.
CAROLINA SOLIS, DRAFTSMAN
710E MCGILLY LANE SUITE 109
CAMPBELL, CA 95121
(408) 796-1846
gordonkwoong@hwaarchitects.com
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carolinasis@hwaarchitects.com



HENRY & DAN RESIDENCE
835 ORCHID PLACE
LOS ALTOS, CA 94024-4626

Existing & Proposed North Elevation

Project Schedule Revision

NO.	DATE	DESCRIPTION
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2	05.01.2019	PLANNING RESUBMITTAL

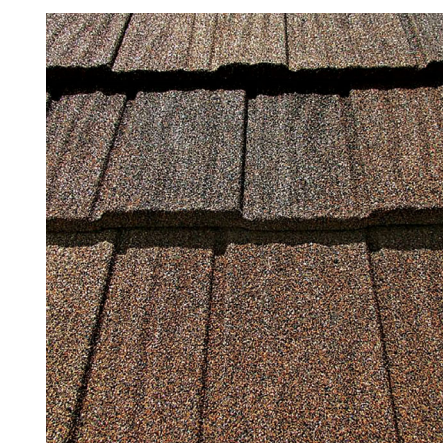
Existing & Proposed North Elevation

A201

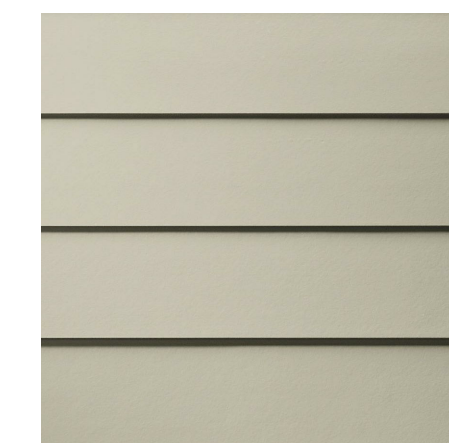
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5/9/2019 2:11:35 PM

MATERIALS KEYNOTES



METAL SHAKE - DECRA SHAKE XD (DECRA ROOFING SYSTEMS)



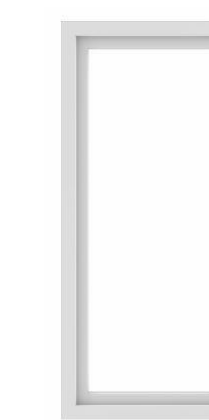
HORIZONTAL WOOD SIDING - SMART SIDE (LP BUILDING PRODUCTS)



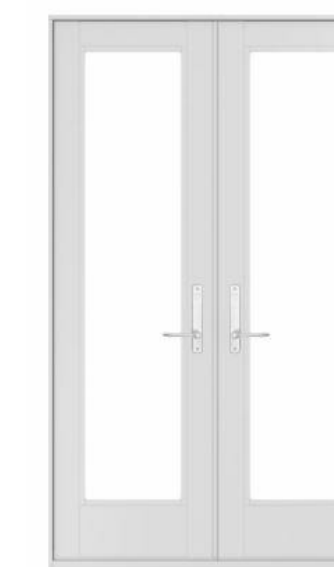
VENEERSTONE - FIELD STONE GAINSBORO FLATS (HOME DEPOT)



SINGLE-HUNG WINDOW - 100 SERIES (ANDERSEN)



FIXED PICTURE WINDOW - 100 SERIES (ANDERSEN)



FRENCH DOOR - HINGED PATIO DOOR 200 SERIES (ANDERSEN)

GENERAL ELEVATION NOTES

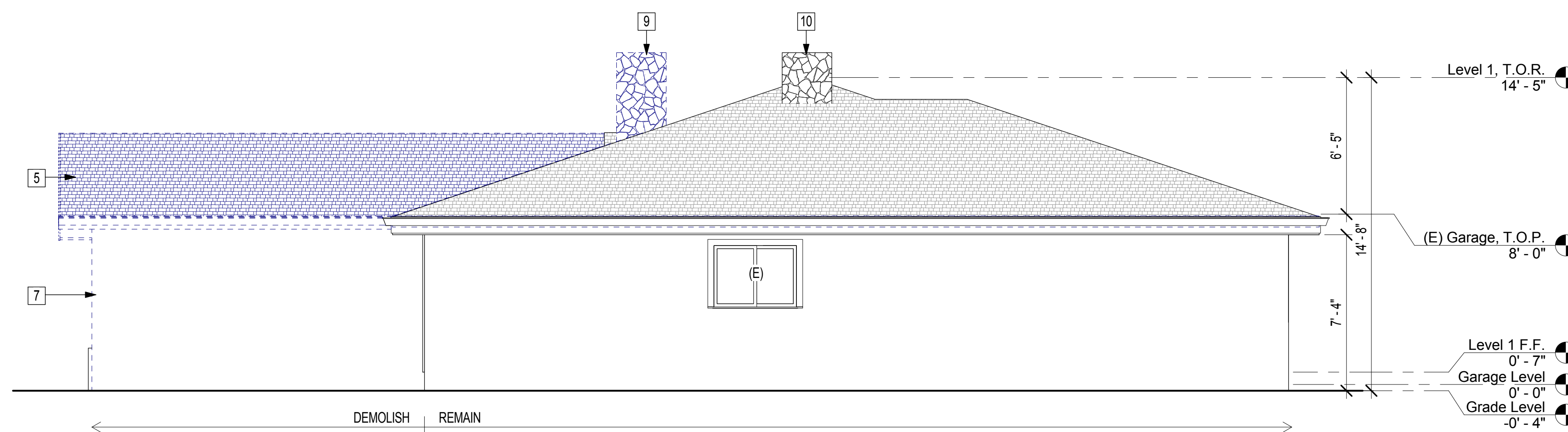
- ALL IN BLUE TO BE DEMOLISHED
- PROPOSED ADDITION ELEMENTS WILL MATCH EXISTING MATERIAL PALETTE

KEY NOTES

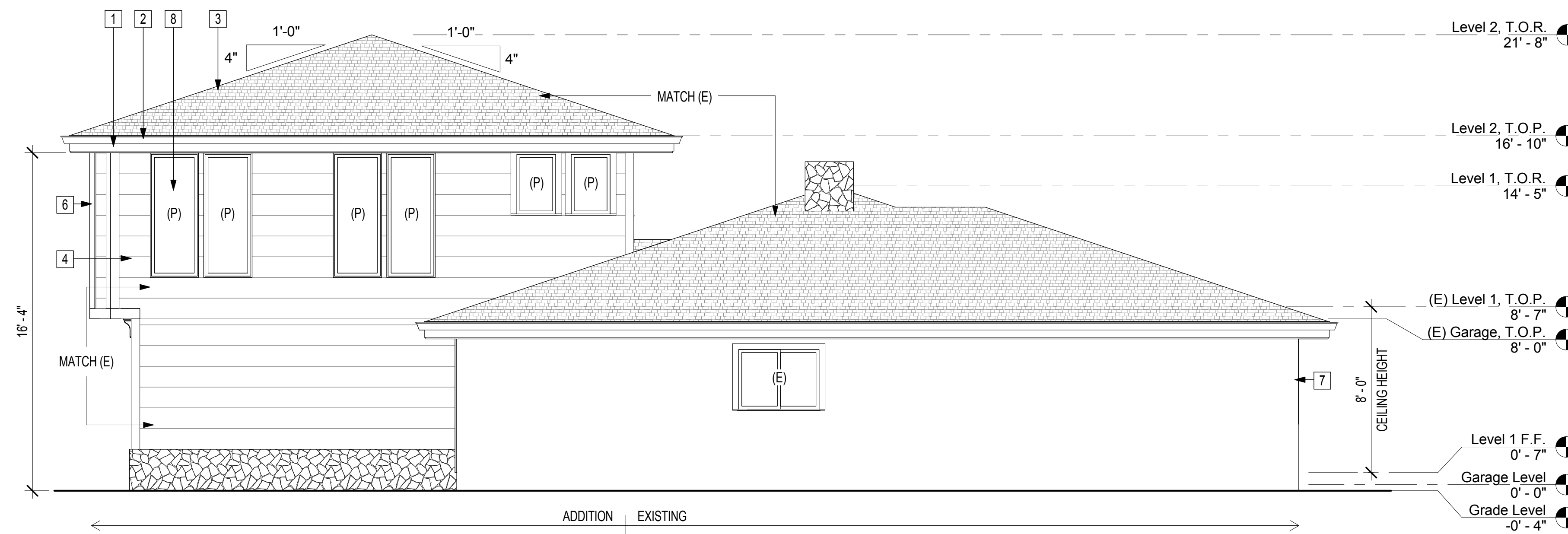
- 1 TYP. FASCIA BOARD
- 2 TYP. GUTTER
- 3 (P) METAL ROOF TO MATCH EXISTING, CLASS A
- 4 (P) HORIZONTAL WOOD SIDING TO MATCH EXISTING
- 5 (E) ROOF TO BE DEMOLISHED
- 6 (P) BAY WINDOW
- 7 (E) STUCCO SIDING
- 8 FIXED WINDOW, TYP.
- 9 (E) CHIMNEY TO BE DEMOLISHED
- 10 (E) CHIMNEY TO REMAIN

(E) EXISTING

(P) PROPOSED



2 North Elevation, Existing
1/4" = 1'-0"
0' 2' 4' 8' 16'



1 North Elevation, Proposed
1/4" = 1'-0"
0' 2' 4' 8' 16'

MATERIALS KEYNOTES



METAL SHAKE - DECRA SHAKE XD (DECRA ROOFING SYSTEMS)



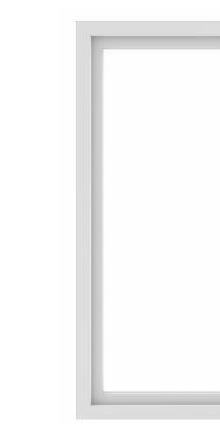
HORIZONTAL WOOD SIDING - SMART SIDE (LP BUILDING PRODUCTS)



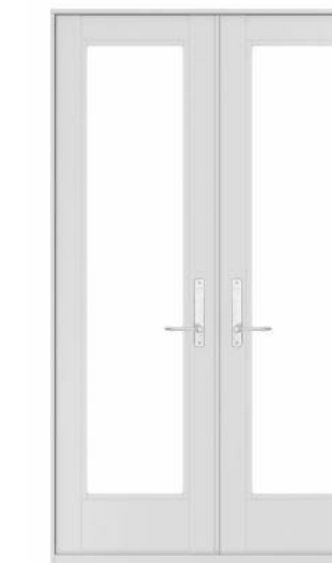
VENEERSTONE - FIELD STONE GAINSBORO FLATS (HOME DEPOT)



SINGLE-HUNG WINDOW - 100 SERIES (ANDERSEN)



FIXED PICTURE WINDOW - 100 SERIES (ANDERSEN)



FRENCH DOOR - HINGED PATIO DOOR 200 SERIES (ANDERSEN)

GENERAL ELEVATION NOTES

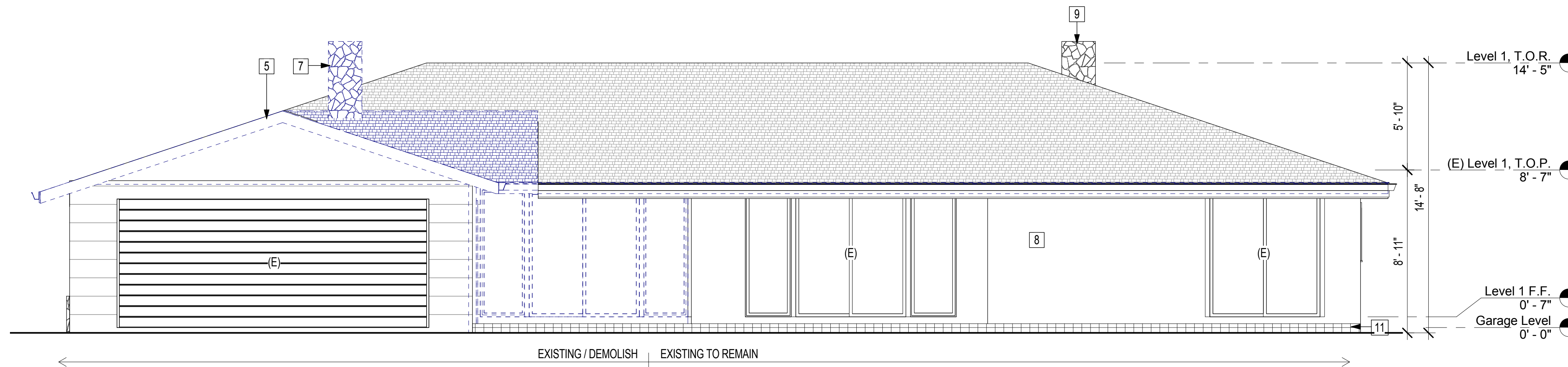
- ALL IN BLUE TO BE DEMOLISHED
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KEY NOTES

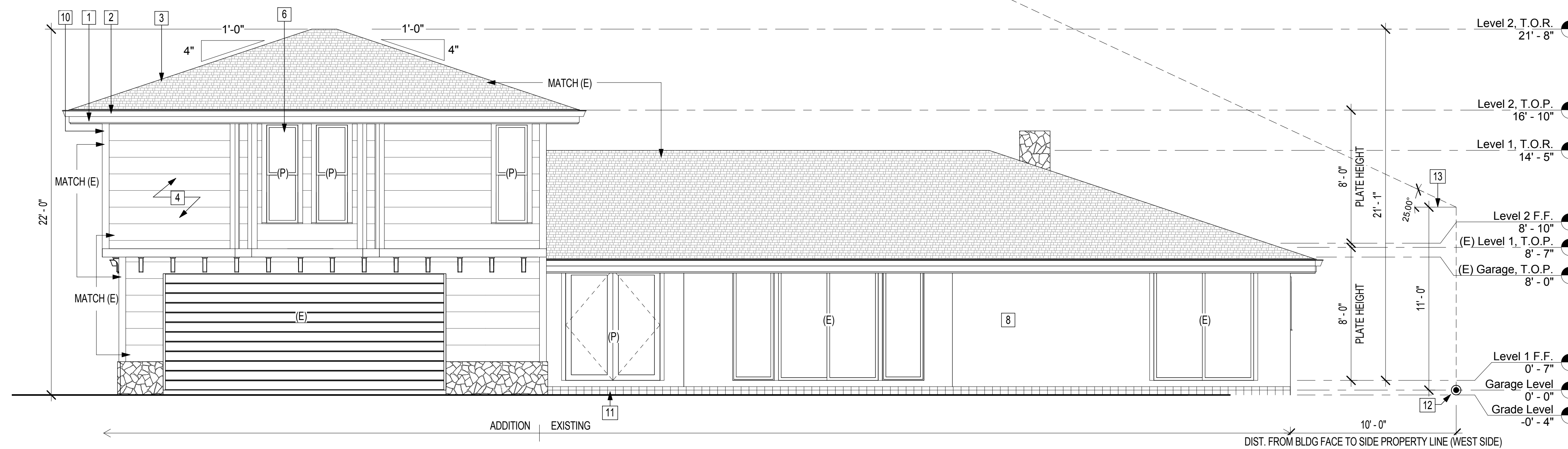
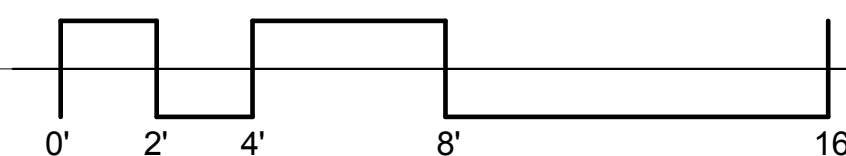
- 1 TYP. FASCIA BOARD
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- 6 (P) BAY WINDOW
- 7 (E) CHIMNEY TO BE DEMOLISHED
- 8 (E) STUCCO SIDING
- 9 (E) CHIMNEY TO REMAIN
- 10 (P) 1x TRIM TO MATCH EXISTING
- 11 (E) PERMEABLE PAVERS
- 12 DAYLIGHT PLACE REFERENCE POINT
- 13 **CITY OF LOS ALTOS ORDINANCE**

14.06.100 - DAYLIGHT PLACE (R1-10). NO STRUCTURE SHALL EXTEND ABOVE OR BEYOND A DAYLIGHT PLANE AS FOLLOWS:

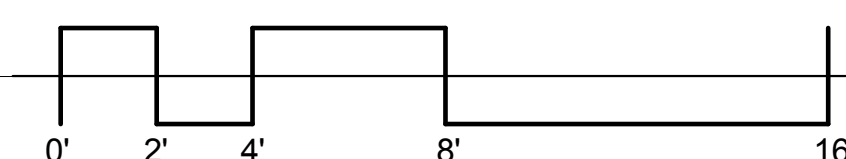
A. FOR LOTS SEVENTY (70) FEET OR GREATER WIDTH, THE DAYLIGHT PLANE STARTS AT A HEIGHT OF ELEVEN (11) FEET AT EACH SIDE PROPERTY LINE AND AT AN ANGLE OF TWENTY-FIVE (25) DEGREES FROM THE HORIZONTAL.



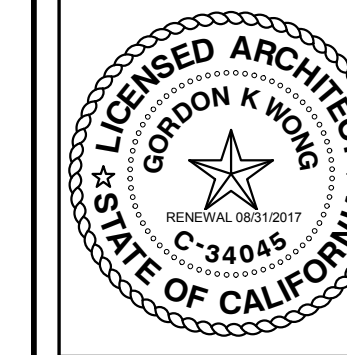
2 East. Elevation, Existing
1/4" = 1'-0"



1 East. Elevation, Proposed
1/4" = 1'-0"

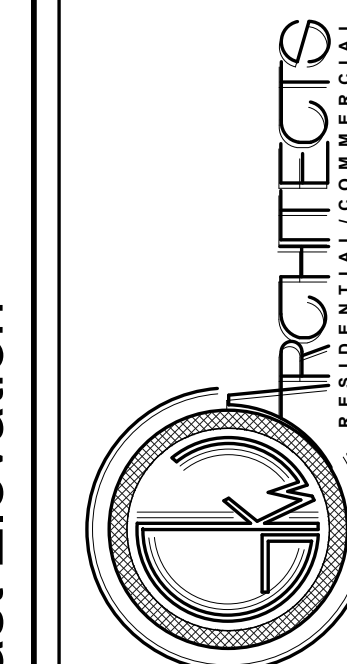


Existing & Proposed East Elevation



YUON OH, PROJECT REP.
CAROLINA SOLIS, DRAFTSMAN
710E MCGLINCY LANE SUITE 109
CAMPBELL, CA 95121
(408) 796-1846
carolinaso@ghwarchitects.com

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HENRY & DAN RESIDENCE
835 ORCHID PLACE
LOS ALTOS, CA 94024-4626

Project Schedule Revision

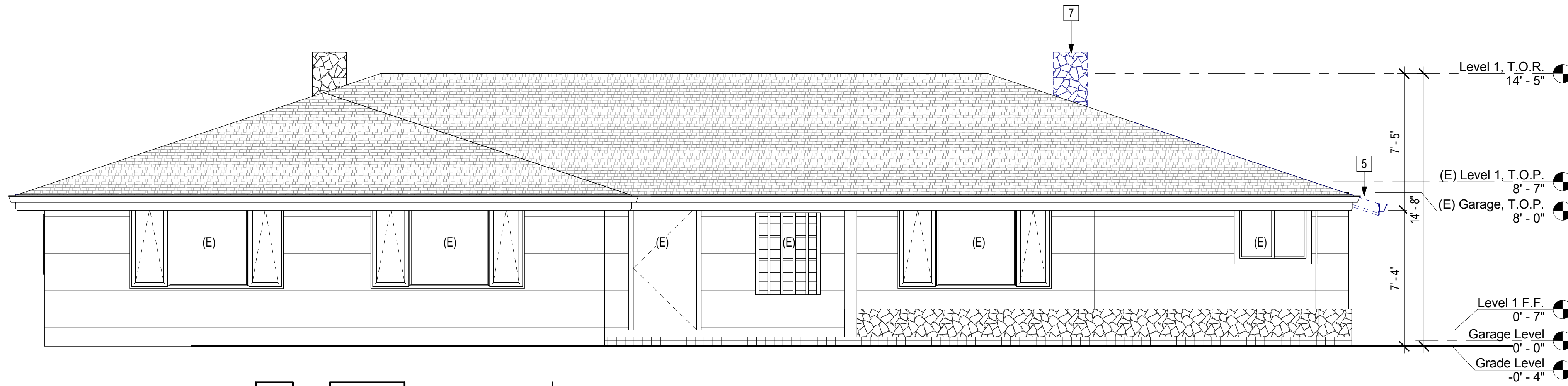
NO.	DATE	DESCRIPTION
1	03.26.2019	PLANNING RESUBMITTAL
2	05.01.2019	PLANNING RESUBMITTAL

Existing & Proposed East Elevation

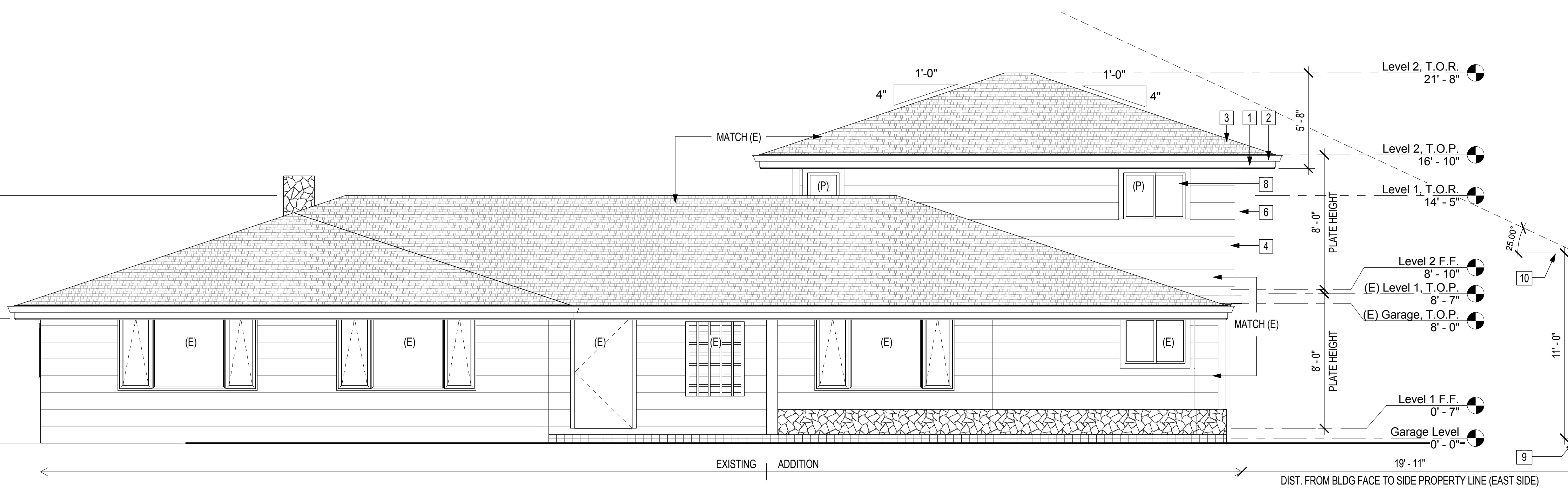
A202

SCALE 1/4" = 1'-0"

5/9/2019 2:11:38 PM



① West Elevation, Existing
1/4" = 1'-0"

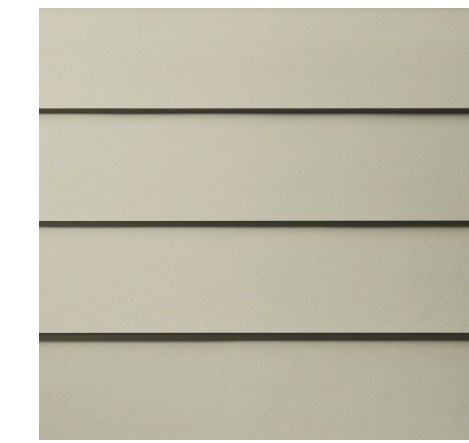


② West Elevation, Proposed
1/4" = 1'-0"

MATERIALS KEYNOTES



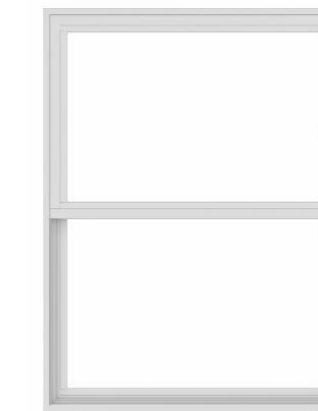
METAL SHAKE - DECRA SHAKE XD
(DECRA ROOFING SYSTEMS)



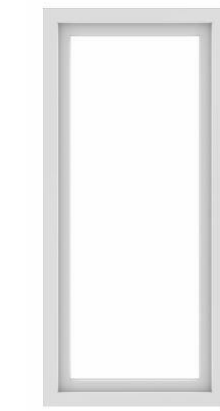
HORIZONTAL WOOD SIDING - SMART
SIDE (LP BUILDING PRODUCTS)



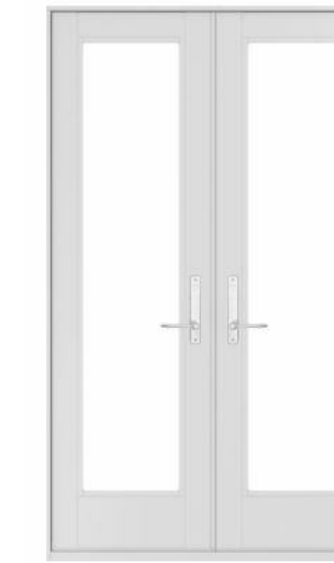
VENEERSTONE - FIELD STONE
GAINSBORO FLATS (HOME DEPOT)



SINGLE-HUNG WINDOW - 100 SERIES
(ANDERSEN)



FIXED PICTURE WINDOW - 100
SERIES (ANDERSEN)



FRENCH DOOR - HINGED PATIO DOOR 200
SERIES (ANDERSEN)

GENERAL ELEVATION NOTES

- ALL IN BLUE TO BE DEMOLISHED
- PROPOSED ADDITION ELEMENTS WILL MATCH EXISTING MATERIAL PALETTE

KEY NOTES

- 1 TYP. FASCIA BOARD
- 2 TYP. GUTTER
- 3 (P) METAL ROOF TO MATCH EXISTING, CLASS A
- 4 (P) HORIZONTAL WOOD SIDING TO MATCH EXISTING
- 5 (E) ROOF TO BE DEMOLISHED
- 6 (P) BAY WINDOW
- 7 (E) CHIMNEY TO BE DEMOLISHED
- 8 (P) PRIVACY WINDOW
- 9 DAYLIGHT PLACE REFERENCE POINT
- 10 "CITY OF LOS ALTOS ORDINANCE"

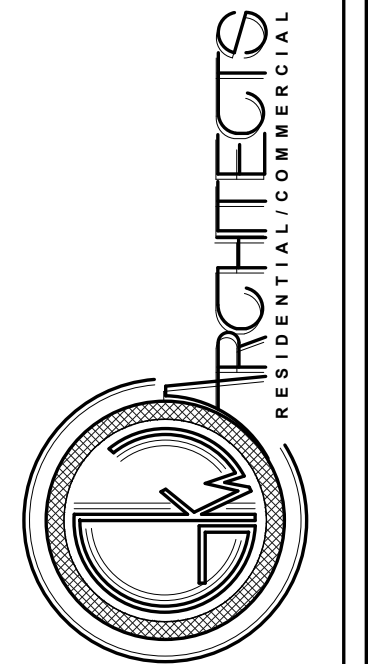
14.06.100 - DAYLIGHT PLACE (R1-10).
NO STRUCTURE SHALL EXTEND ABOVE OR BEYOND A DAYLIGHT PLANE AS FOLLOWS:

A. FOR LOTS SEVENTY (70) FEET OR GREATER WIDTH, THE DAYLIGHT PLANE STARTS AT A HEIGHT OF ELEVEN (11) FEET AT EACH SIDE PROPERTY LINE AND AT AN ANGLE OF TWENTY-FIVE (25) DEGREES FROM THE HORIZONTAL.



YUON OH, PROJECT REP.
CAROLINA SOLIS, DRAFTSMAN
710E MCGILVER LANE SUITE 109
CAMPBELL, CA 95121
(408) 796-1846
carolinawong@gkwarchitects.com

GORDON K WONG
ARCHITECT AIA, LEED GA
710E MCGILVER LANE SUITE 109
CAMPBELL, CA 95121
(408) 316-2123
gordonwong@gkwarchitects.com



HENRY & DAN RESIDENCE
835 ORCHID PLACE
LOS ALTOS, CA 94024-4626

Project Schedule Revision

NO.	DATE	DESCRIPTION
1	03.26.2019	PLANNING RESUBMITTAL
2	05.01.2019	PLANNING RESUBMITTAL

Existing & Proposed West Elevation

A203

SCALE 1/4" = 1'-0"

5/9/2019 2:11:43 PM

Existing & Proposed West Elevation

Sean Gallegos

From: Steve Lee <lee.steve@gmail.com>
Sent: Monday, May 6, 2019 11:53 PM
To: Sean Gallegos
Subject: 835 Orchid Place

Dear Mr. Gallegos,

I am writing in regard to the proposed two-story addition to 835 Orchid Place. My family and I live 2 houses down on the other side of the street, at 815 Orchid Place. Unfortunately I will not be able to make it to the 7PM meeting on May 15.

I have concerns about the addition of a second story. I believe that a two-story residence will be an aberration to the feel and appearance of our neighborhood. Our street currently has a very comfortable and homey feel that I believe will be altered by such an addition. Especially as the house is a corner building I fear that it will give a more imposing presence upon entry to our small cul de sac, as well as disrupting the single story tradition of our neighborhood.

My wife and my preference would be to avoid the second story addition, and we are available for questions or comments if you desire.

Thank you for your time.

Steve Lee,
Mia Kim

Sean Gallegos

From: Richard Caligaris <richard.caligaris@gmail.com>
Sent: Tuesday, May 14, 2019 7:42 PM
To: Sean Gallegos
Subject: Project at 835 Orchid Place

Sean

I am a resident that lives on Orchid place (at 811) and I can not attend the public meeting on Wednesday regarding 835 Orchid Place - Applicant Gordon Wong.

I am concerned that a two story house at the top corner of our street will not conform with the other houses on the street.

We only have one two story house on our street and it is at the very bottom of the cul-de-sac (and I believe was built in the 1950s with two stories as one of the original houses in the 1950s).

This proposal is on the corner at the top of the street.

I am concerned that this development will alter the future desirability of our neighborhood.

Thank you

Richard Caligaris
811 Orchid Place