



DATE: September 4, 2019

AGENDA ITEM # 2

TO: Design Review Commission
FROM: Steven Golden, Senior Planner
SUBJECT: V19-0003 and DR19-0009 – 219 Portola Court

RECOMMENDATION:

Approve variance application V19-0003 and design review application DR19-0009 subject to the listed findings and conditions

PROJECT DESCRIPTION

This is an application that includes a variance to allow for reduced front and side yard setbacks as part of a one-story addition to an existing house. The project includes a variance to allow a front yard setback of 13.5 feet where 25 feet is required, a left side yard setback of 10.3 feet where 15 feet is required, and a right side yard setback of 13.5 feet where 15 feet is required; and design review for a one-story addition/remodel that will result in a 3,973 square-foot main house. A 413 square-foot accessory dwelling unit is also proposed in the rear yard. The following table summarizes the project's technical details:

GENERAL PLAN DESIGNATION: Single-Family, Residential
ZONING: R1-10
PARCEL SIZE: 17,699.5 square feet (net)
MATERIALS: Smooth stucco with expansion joints and horizontal cedar exterior siding, flat roof, and aluminum cladded windows

	Existing	Proposed	Allowed/Required
COVERAGE:	2,380 square feet	5,149 square feet	6,195 square feet
FLOOR AREA:			
First floor (Main residence and garage)	2,235 square feet	3,972 square feet	
ADU	-	413 square feet	4,520 square feet
Total	2,235 square feet	4,385 square feet	
SETBACKS:			
Front	13.5 feet	13.5 feet	25 feet
Rear	196.25 feet	145.6 feet	25 feet
Right side	9.5 feet	9.5 feet	15 feet
Left side	10.3 feet	10.3 feet	15 feet
HEIGHT:	15 feet	15.75 feet	27 feet

BACKGROUND

Neighborhood Context

The subject property is located in a Diverse Character Neighborhood, as defined in the City's Residential Design Guidelines. The subject property is a flag lot with street access located on Portola Court, a curvilinear street that extends east of the subject property making a sharp bend and continuing as Delphi Circle. The flag lot is situated between Portola Court to the south and Marich Way to the north and share common property lines with a number of lots with mostly rear yard relationships on the abutting lots (see Sheet A1.07 of the design plans). The two-story residences on the south side of Portola Court have a larger scale appearance that were constructed simultaneously in 1981 with differing architectural styles, but similar massing and setbacks. The residences on the north side of Portola Court whose rear yards abut the right side yard of the subject property are mostly lower scale appearing, one story residences with low horizontal eave lines. The subject property's left side yard abuts the rear yards of one and two-story residences that have varying mass and scale fronting onto Marich Way to the north. The property at 211 Portola Court immediately adjacent to the subject property is a flag lot with a similar layout, but mirrors the subject site. The residence on that property is a low scale one-story residence that has a similar architecture style and massing. The street does not have a consistent street tree pattern, but does have a variety of mature trees and vegetation.

Application History

The existing residence has non-conforming front and left and right side yard setbacks. The applicant desired to maintain the existing structure to allow the nonconforming setbacks to remain; however, pursuant to Section 14.06.080(H) of the Zoning Code, when a structure that has an existing nonconforming setback and fifty percent or more of the floor area of that structure is voluntarily being eliminated or replaced, the entire structure shall be brought into conformance with current setback requirements. In the original plans submitted to the City, the architect. Functionally, staff has recognized that preserving the roof structure maintains the floor area underneath; therefore, the architect tried to show that at least fifty percent of the existing roof structure would be preserved. However, the proposed design with its more modern/contemporary style and flat roof elements did not integrate well with the existing pitched roof structure. Furthermore, in order to preserve some of the existing roof structures, tall parapet walls were proposed to screen the pitched roofs which further lead to a design that had the perception of taller walls giving the structure an appearance of additional bulk and mass. Staff determined that this design approach did not result in an overall well integrated architectural design in compliance with design review guidelines and approval findings. Also, based on staff's recent experience on other projects, once construction of the project is underway, there are often unforeseen (but sometimes necessary) structural changes based on site conditions that require modification of structural elements that were designated to be preserved. In these situations, the associated floor area within those structural elements should then be considered modified or replaced, which can cause compliance issues with Zoning Code requirements to maintain at least fifty percent of the floor area. In these situations, it often becomes challenging for both the applicant and staff to address these mid-construction issues.

In anticipation that the design and construction would likely not maintain fifty percent of the floor area in conflict with the Zoning Code setback requirements and the design review findings, staff

suggested to modify the design to comply accordingly or apply for a variance consideration for the setback encroachments. The applicant and property owner determined that the property was too constrained for an acceptable design with the required setbacks; therefore, submitted the variance application for setback encroachments with a modified design which does not preserve the roof structure, but results in a more integrated architectural design. The variance request for setback encroachment, if approved, eliminates the need to preserve fifty percent of the floor area.

One-story residences under 20 feet in height are typically reviewed administratively by staff for Design Review approval according to the Zoning Code; however, given the fact that the applicant is seeking an approval from the Design Review Commission, reviewing the design plans in isolation for the sole purpose of the variance is impractical, therefore, staff is deferring the design review to the Design Review Commission to be reviewed concurrently with the variance request.

DISCUSSION

Variance

The applicant is seeking variances to maintain the existing front yard encroachment of 13.5 feet where 25 feet is required by the Zoning Code and a left side yard setback of 10.3 feet and a right side yard setback of 9.5 feet where 15 feet is required. A variance justification letter from the applicant that provides additional information about the variance requests is included in Attachment A.

The property is 70 feet wide whereas the R1-10 Zoning District requires a minimum of 80 feet in width. For flag lots the standard side yard setback is 15 feet. On “narrow lots”, which are defined in the R1-10 Zoning District as lots less than 80 feet in width, the Zoning Code allows for a reduced first-story side yard setbacks of ten percent of the average lot width but in no case less than five feet (Section 14.06.080(E)); however, flag lots are excluded from this “narrow lot” provision and setback exception. If this setback exception was available to this property, a minimum seven-foot wide side yard would be required. With regard to the front yard setback, the applicant is seeking to maintain the existing setback of the structure that has existed since 1961 when the original residence was built.

In order to approve a variance, the Commission must make three positive findings pursuant to Section 14.76.070 of the Zoning Code:

1. The granting of the variance will be consistent with the objectives of the City’s zoning plan;
2. That the granting of the variance will not be detrimental to the health, safety, or welfare of persons living or working in the vicinity or injurious to property or improvements in the vicinity; and
3. Variances from the provisions of this chapter shall be granted only when, because of special circumstances applicable to the property, including size, shape, topography, location, or surroundings, the strict application of the provisions of this chapter deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classifications.

The granting of the variance is consistent with the objectives of the zoning plan because maintaining the encroachment into the yard areas would still ensure the Zoning Code’s objective of a harmonious, convenient relationship among the adjacent residential properties which have existed in this location since 1961 when the residence was constructed. The modified structure will maintain the existing

exterior wall setbacks at the front, left, and right side yard areas. The addition along the left side yard area will conform with the required 15-foot side yard setback. The addition along the right side yard will extend the existing wall setback 9.5 feet from the side property line approximately 39 feet to the rear of the existing structure.

The variance will not be detrimental to persons living or working in the vicinity or injurious to any properties in the vicinity because the proposed addition is maintaining and replacing floor area of a structure already encroaching into the side yard setback area, and would not further impact the relationship of the structure to surrounding properties and the persons living in those houses.

There is a special circumstance applicable to the property since the property is only 70 feet in width, whereas the Zoning Code requires properties to be 80 feet in width and would be considered a narrow lot if it were not a flag lot, which allows for reduced side yard setbacks pursuant to R1-10 Zoning District standards described above. If the reduced side yard setback were applicable, the proposed residence would exceed the minimum setbacks by 2.5 feet along the right side yard and 3.3 feet along the left side yard. The proposed design will eliminate the side facing gables that have higher ridge heights than the proposed roof structures, which have some benefit from the perspective views of the rear yards of the adjoining properties. With regards to the front setback encroachment, the location of existing garage structure will be maintained which has existed since 1961 and a new, lower scale roof structure will be constructed which should be beneficial to the perspective views of the neighboring flag lot at 211 Portola Court. Also, the angular lot line shared by the adjoining flag lots and orientation of the existing residences with the garages placed on opposing sides of the shared angular lot line results in more side yard relationships rather than front yard relationship. The exterior wall of the garage is not parallel with the property line, therefore a majority of the structure has a setback of 15 feet or more, which would be compliant with a standard side yard setback.

Staff recommends approval of the variance application subject to the findings and conditions attached to the agenda report.

Design Review

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

The proposed project maintains the existing building footprint with a 1,734 square foot addition to the rear of the existing house. The style of the residence will be converted from a more traditional Ranch style with side, front, and rear facing gables, to a more Contemporary Modern style residence with a more angular appearance and a flat roof. The garage will be maintained with a lower scale roof structure and will maintain the side facing garage door when viewed from the front elevation, but visible from the access corridor. The exterior walls along the side yard areas are proposed to be approximately 10 to 13 feet in height as measured from the grade to the top of the flat roof or horizontal awning/roof projection. The flat roof structure of the more centralized front entry that extends through the central portion of the building and towards the rear increases to approximately 15 feet in height as measured from the grade to the top of the roof.

A covered deck area is proposed at the rear of the residence that is covered by a horizontal canopy roof structure that projects outward from the rear of the residence and is approximately 12.5 feet in height measured from the grade to the top of the roof structure. The deck wraps around the rear to the left side which is covered by a horizontal roof/awning projection at a height of ten feet measured from the grade. Also, at the rear of the structure are clear story windows that are visibly located above the covered deck, but are setback 22 feet from the outside rear edge of the canopy structure and are directed towards the deep rear yard area.

Overall, the design of the residence with the lower scaled exterior walls at the attached garage located in the front and along the side elevations reduces the appearance of bulk and mass. The taller vertical massing elements of the structure are resolved at the roof with defined horizontal roof projections. Horizontal roof projections/awnings, stucco expansion joints, and changes of the exterior materials also break up the massing into smaller elements. Since the project is on a flag lot, it is not directly visible from the street. However, staff is concerned with the proposed taller wall heights along the side yard areas at the kitchen and master bedroom locations since these portions of the building are seeking exceptions to the standard setback requirements and could have the perception of being too imposing on the neighboring properties. Staff recommends the Commission condition the project to reduce the wall heights at these areas to be more compatible with the lower wall heights and scale along the side elevations which should further limit the perception of bulk and mass as perceived by neighboring properties (Condition #1a)

The project design includes high quality materials, which includes smooth stucco finish with expansion control joints, horizontal cedar siding, frosted glass garage door, and aluminum clad windows. The proposed materials have a good architectural composition and align well with the proposed Contemporary Modern style. Within the Diverse Character Neighborhood context, the proposed residence presents a new design style to the neighborhood that has its own design integrity. The design elements and materials are somewhat unique for this neighborhood, but since the lot and residence is not visible from the public street, there is less of a concern incorporating design elements and materials found within the neighborhood. Overall, with the incorporation of staff's recommended conditions to lower specific wall heights on the exterior of the structure, the project is consistent with the Residential Design Guidelines, meets the required design review findings and is compatible with the neighborhood context.

It should be noted that the applicant proposes an accessory dwelling unit (ADU) at the rear of the property as shown on the design plans. The ADU has a similar architectural design style and shares similar architectural elements of the primary residence. Pursuant to the Zoning Code, the ADU shall meet the specific site development and objective design standards in the Municipal Code, which staff will review, but is not subject to a discretionary design review.

Privacy

With the limited heights of one-story residences, they typically do not have direct views from windows into yard areas of neighboring lots or into windows of neighboring residences. Privacy impacts are further mitigated through building setbacks and the installation of good-neighbor fences and landscape screening where appropriate. In addition to privacy impacts, the Design Review Commission has recently expressed concern regarding designs that might expose neighboring

properties to excessive light and glare from the interior of the residence or from exterior lighting. The proposed design has some taller windows along the side elevations and at the rear of the residence and as mentioned above, there are some clearstory windows located along the rear elevation. Furthermore, as shown in the 3D perspective drawings (see Sheet A2.04 of the design plans), exterior recessed lighting is proposed under many of the horizontal roof projections at the front and sides and under the rear covered deck area. While the recessed lights will be directed downward, the combination of the taller windows and exterior lights with the minimized setbacks might create a nighttime lighting issue that is disruptive to neighboring properties. To mitigate these impacts, the design includes evergreen landscape screening along the side elevations where there is an absence of existing tree canopy. Staff also recommends as a condition of approval that the subject site property owner coordinates with abutting property owners to replace the good-neighbor fence where necessary at an agreeable height to address potential privacy and light impact concerns (Condition No. 1b).

Landscaping

The property includes a variety of tree species of varying sizes along the side property lines and at the rear of the property (see table and locations in Sheets A1.01 and A1.02 of the design plans). There are also many trees on neighboring properties close to their rear property line with driplines within the subject site. Staff concurs with the table provided in the plans which identify trees to be retained or removed (Condition No. 2). With regards to a landscape plan, the site plan shows the location of existing trees, privacy screening, and proposed planter boxes located adjacent to the structure (Sheet A1.11), but doesn't provide the specific landscape design for the balance of the site. Since this site is not visible from the public street, beyond preserving the trees and providing privacy screening, the context of the landscaping is more particular to the property owner's interests and their desire to have some assurance regarding the placement of the building prior to moving forward with a complete landscape plan on such a large property. Since more than 2,500 square feet of landscape will be disturbed, a detailed landscape plan will be required to be submitted and approved prior to issuing the building permit which complies with the City's Water Efficient Landscape Ordinance (Condition No. 13) and completed prior to final inspection (Condition No. 16)

ENVIRONMENTAL REVIEW

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

PUBLIC CONTACT

A public meeting notice was posted on the property and mailed to 113 property owners within 500 feet of the subject property. The applicant has expressed that they shared the design plans with the surrounding property owners (see attachment to justification letter) and many of the neighbors have acknowledged the plans. No further correspondence was received prior to publication of this report.

Cc: Malika Junaid, Applicant and Architect
Amir and Revital Panush, Property Owne

Attachments:

- A. Justification Letter
- B. Area, Vicinity and Public Notification Maps
- C. Materials Sample Board

FINDINGS

V19-0003 and DR19-0009 – 219 Portola Court

1. With regard to the front, left and right setback variances, the Design Review Commission finds the following in accordance with Section 14.76.070 of the Municipal Code:
 - a. The granting of the variance is consistent with the objectives of the zoning plan set forth in Article 1 of Chapter 14.02 because maintaining the encroachment into the yard areas would still ensure the Zoning Code's objective of a harmonious, convenient relationship among the adjacent residential properties which have existed in this location since 1961; the modified structure will maintain the existing exterior wall setbacks at the front, left, and right side yard areas; and
 - b. The granting of the variances will not be detrimental to the health, safety, or welfare of persons living or working in the vicinity or injurious to property or improvements in the vicinity because the proposed addition is maintaining and replacing floor area of a structure already encroaching into the side yard setback area, and would not further impact the relationship of the structure to surrounding properties and the persons living in those houses.
 - c. There is a special circumstance applicable to the property since the property is only 70 feet in width, whereas the Zoning Code requires properties to be 80 feet in width and would be considered a narrow lot if it were not a flag lot, which allows for reduced side yard setbacks pursuant to R1-10 Zoning District standards and for which other properties would enjoy by other properties in the vicinity. If the reduced side yard setback were applicable, the proposed residence would exceed the minimum setbacks by 2.5 feet along the right side yard and 3.3 feet along the left side yard. With regards to the front setback encroachment, the angular lot line shared by the adjoining flag lots and orientation of the existing residences with the garages placed on opposing sides of the shared angular lot line results in more side yard relationship rather than a front yard relationship. The exterior wall of the garage is not parallel with the property line, therefore a majority of the structure has a setback of 15 feet or more, which would be compliant with a standard side yard setback.
2. With regard to one-story addition and remodel of the existing residence, the Design Review Commission finds the following in accordance with Section 14.76.060 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

V19-0003 and DR19-0009 – 219 Portola Court

GENERAL

1. Approved Plans

The approval is based on the plans and materials received on August 22, 2019, except as may be modified by these conditions and specifically as follows:

- a) Reduce the wall heights along the side elevations at the kitchen and master bedroom to be more compatible with the lower wall heights and scale along the side elevations.
- b) Coordinate with abutting property owners to replace the good-neighbor fence where necessary at an agreeable height to address potential privacy and light impact concerns.

2. Protected Trees

Trees Nos. 1-10 and 13-18 shall be protected under this application and cannot be removed without a tree removal permit from the Community Development Director.

3. Landscaping

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

4. 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.

5. Fire Sprinklers

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

6. 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.

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.

INCLUDED WITH THE BUILDING PERMIT SUBMITTAL

8. Conditions of Approval

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

9. Tree Protection Note

On the grading plan and/or the site plan, show all tree protection fencing for the trees listed in Condition #2 and also for trees on neighboring properties where dripline areas encroach into the subject site 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."

10. 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.

11. Air Conditioner Sound Rating

Show the location of any air conditioning units on the site plan with the model number and provide the manufacturer's specifications showing the sound rating for each unit. The air conditioning units must be located to comply with the City's Noise Control Ordinance (Chapter 6.16) and in compliance with the Planning Division setback provisions. The units shall be screened from view of the street.

12. Underground Utility Location

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

13. Water Efficient Landscape Plan

Provide a landscape documentation package prepared by a licensed landscape professional showing how the project complies with the City's Water Efficient Landscape Regulations and include signed statements from the project's landscape professional and property owner. The landscape plan shall address landscaping over the whole project site and provide considerable planting material (i.e. trees, shrubs, or similar) or planted ground cover (i.e. not just covered with mulch) .

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 trees Nos. 1-10 and 13-18 and for trees on neighboring properties where dripline areas encroach into the subject site. 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).

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Steve Golden, Senior Planner
Los Altos Planning Department
One North San Antonio Road
Los Altos, California 94022

Subject: **Variance Justification Letter**
Regarding Property: 219 Portola Court
Los Altos, California 94022

Dear Member of the Design Review Committee,

On behalf of our clients Amir and Revital Panush we would like to apply for a variance for the project at 219 Portola Court, Los Altos. We believe that the current design is following all the City's municipal codes and regulations. We have been thorough throughout the process regarding the design and neighboring properties to acknowledge the diversity of the neighborhood and the flag lot constrains of the property.

A short chronology follows:

- Prior to the official submittal to the Planning Department we have presented and communicated several times with the City's Staff members to make sure that our proposed design would be within the City's regulations. We have been aware of the existing non-conforming main house conditions as well as the narrow width of the lot since the beginning when we started the project.
- On February 13th, 2019 was our initial submittal to the Planning Department
- We worked really hard to design with the existing constrains of the site plus the narrow lot conditions. The idea was to preserve as much of the existing house plus the roof as much as possible to keep the non-conforming setback.
- Planning Staff has been instrumental in guiding us plus we believe the project benefited with their feedback and support. After several iterations we discussed with Steve Golden and our clients on June 6th, 2019 how to proceed forward with this project. After discussing multiple possibilities Steve had a great idea that because the lot has some irregularities with regards to standard lot widths for flag lots we can ask for a setback variance. The current situation is as follows;
 - The existing building is situated on a flag lot. No portion of the house is visible from the street. Due to the narrow lot size, 70ft in width, this would have been considered a "narrow lot" according to the Zoning ordinance if it wasn't a flag lot. Due to this ordinance the current building is considered Non-conforming.
 - We are also non-confirming in the front setback but since we are retaining most of the existing foundation except upgrading where needed due to code, we would like to keep the garage where it is as well as the footprint of the house. It is critical that we retain the existing house footprint and

foundation to make it financially feasible for the homeowners as well as reduce the grading that we will need to do on site if we moved the house.

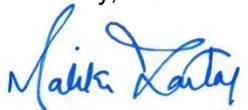
- We would like to ask for a setback variance to allow an addition to the master bedroom along the existing building plane as well as maintain existing building footprint. This addition will be a major advantage to the family and the lifestyle of the 3 energetic boys.

We hope that all the design and homeowners' sacrifices made to this project will satisfy the Design Review Committee. Major alterations are reducing the overall ceiling height throughout the house, complete removal of the basketball court for the 3 kids, relocating the pool house outside the tree dripline therefore minimizing the play area for the energetic 3 boys, and complete elimination of attic space for storage for the kids toys, seasonal sports gear.

Throughout the design and planning phases the homeowners have been informing neighboring properties about their plans and remodel + addition. All adjacent neighbors have been supportive and enthusiastic about their construction project. They have been expressing their acknowledgment and approval by signing the attached sheet.

We hope that all provided information will contribute to a successful recommendation, and a positive Design Review Committee outcome for this proposed project for the Panush family. They would love to start construction this year and start living in this neighborhood.

Sincerely,



Malika Z. Junaid *cu*
Architect

July 31, 2019



Amir Panush and Revital Panush
219 Portola Court
Los Altos, California 94022

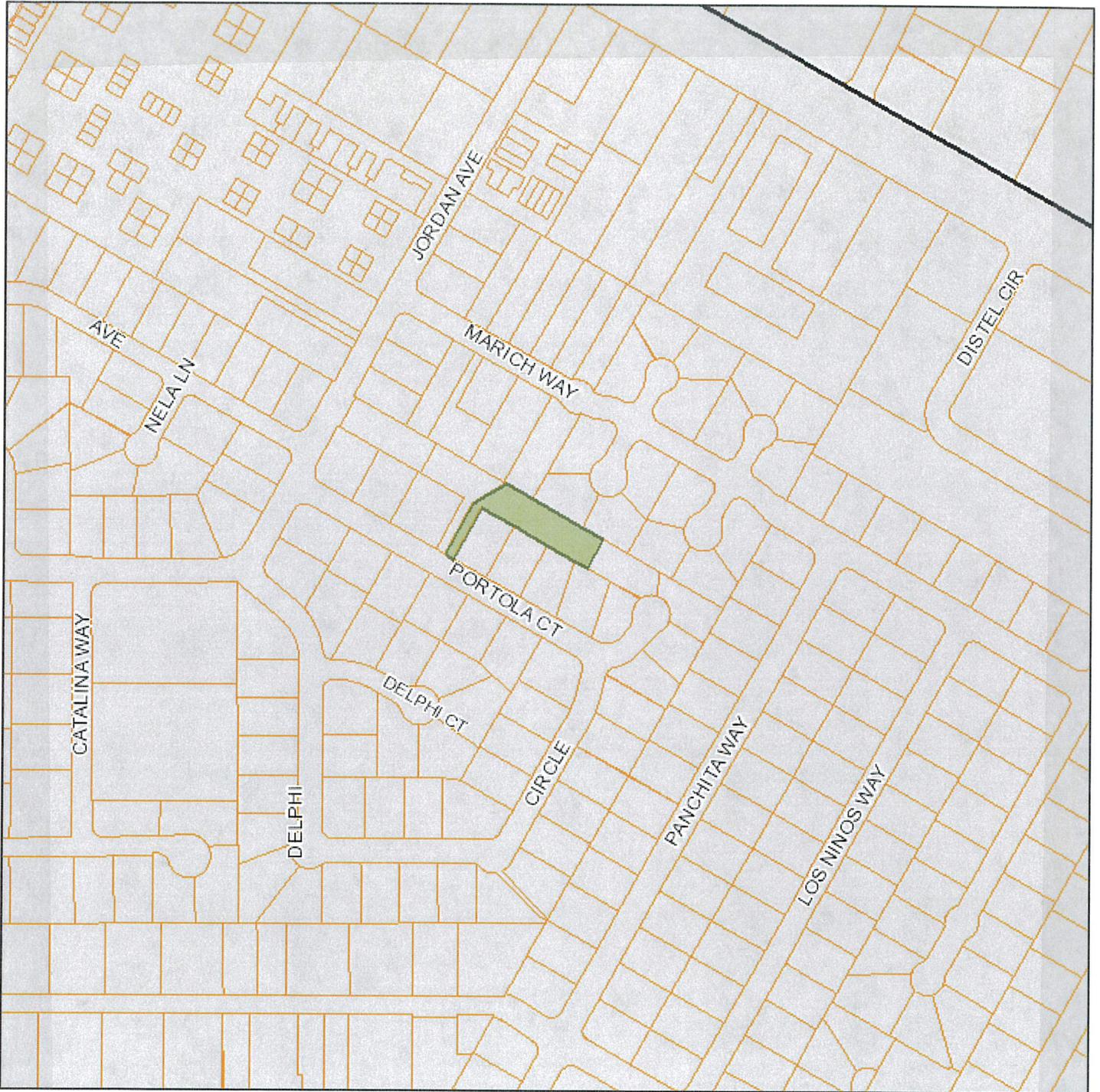
Subject: **Neighbor's acknowledgement and approval**
Regarding Property: 219 Portola Court
Los Altos, California 94022

"We have looked at the drawings and support Amir & Revital Panush on their construction project"

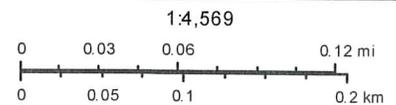
PROPERTY ADDRESS	NAME	SIGN OFF
229 Portola Ct Los Altos, CA 94022	Yaoli Song	Yaoli Song
262 Marich Way Los Altos, CA 94022	Brian Jackson	[Signature]
282 Marich Way Los Altos, CA 94022	Thinh Han	[Signature]
25 PORTOLA CT. LOS ALTOS, CA	HUGH DURIAN	[Signature]
211 Portola CT Los Altos, CA	Vikas kedia	Approved online
230 Portola Ct LOS ALTOS CA	TOM KLEIN	TOM KLEIN
207 Portola Ct LOS ALTOS, CA 94022	LYNN HAQQ	[Signature]

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VICINITY MAP ATTACHMENT B



Print Date: August 12, 2019



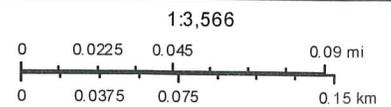
CITY OF LOS ALTOS

APPLICATION: V19-0003
APPLICANT: Malika Z. Junaid
SITE ADDRESS: 219 Portola Court

NOTIFICATION MAP



Print Date: August 12, 2019



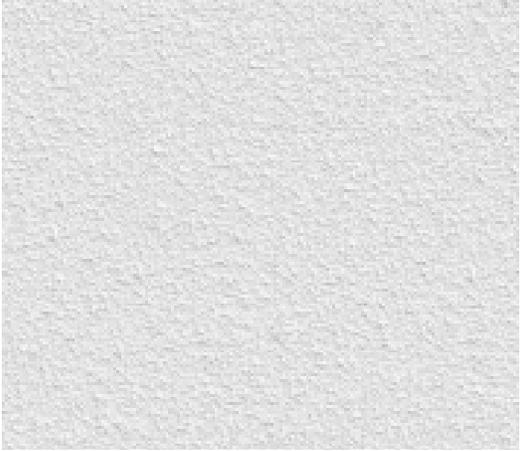
CITY OF LOS ALTOS

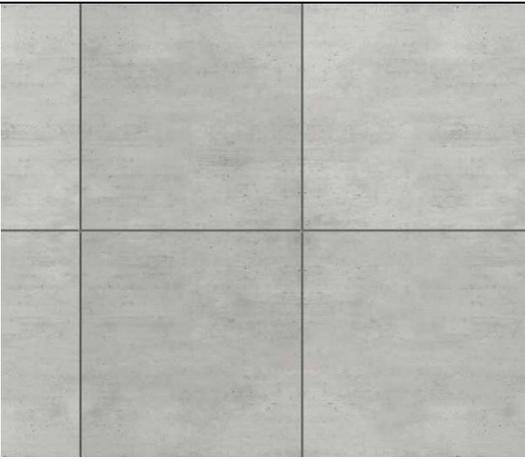
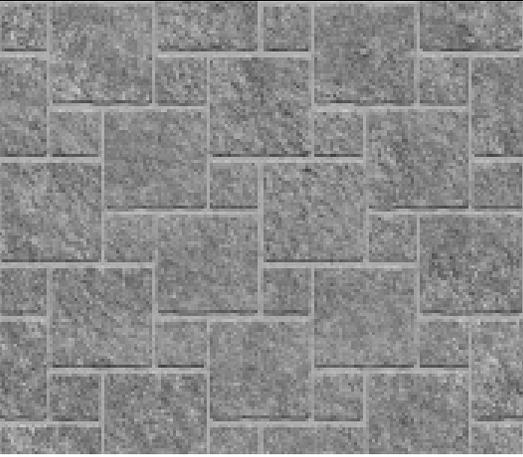
APPLICATION: V19-0003
APPLICANT: Malika Z. Junaid
SITE ADDRESS: 219 Portola Court



Steve Golden, Senior Planner
Los Altos Planning Department
One North San Antonio Road
Los Altos, California 94022

Subject: **Material Board**
Regarding Property: 219 Portola Court
Los Altos, California 94022

	
Metal Roofing Grey Friars - LRV: 10	Siding Mataverde Cedar Siding – LRV: 23
	
Stucco 1 Moonlit Orchid - LRV: 29	Stucco 2 Dove Grey - LRV: 29

	
Covered Deck Finish Medium Wood Planks	Terrace Finish Concrete Pavers
	
Walkway Pavers Concrete Block Pavers	