



DATE: October 2, 2019

AGENDA ITEM # 2

**TO:** Design Review Commission  
**FROM:** Eliana Hassan, Assistant Planner  
**SUBJECT:** 19-SC-01 – 119 Coronado Ave

**RECOMMENDATION:**

Approve design review application 19-SC-01 subject to the listed findings and conditions

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**PROJECT DESCRIPTION**

Design review for a new two-story house. The project includes 3,170 square feet at the first story and 1,280 square feet on the second story. This project was continued from the May 1, 2019 Design Review Commission meeting. The following table summarizes the project's technical details:

<b>GENERAL PLAN DESIGNATION:</b>	Single-Family Medium Lot (SF-4)
<b>ZONING:</b>	R1-10
<b>PARCEL SIZE:</b>	16,997 square feet
<b>MATERIALS:</b>	Horizontal wood siding, smooth stucco, stone veneer, aluminum frame windows and garage door, steel railing, steel sliding and folding doors, G.I. sheet metal gutters and downspouts

	<b>Existing</b>	<b>Proposed</b>	<b>Allowed/Required</b>
<b>COVERAGE:</b>	3,798 square feet	3,801 square feet	5,099 square feet
<b>FLOOR AREA:</b>			
First floor	3,390 square feet	3,170 square feet <sup>1</sup>	
Second floor	712 square feet	1,280 square feet	
Total	4,102 square feet	4,450 square feet	4,450 square feet
<b>SETBACKS:</b>			
Front	33 feet	28 feet	25 feet
Rear	36 feet	54.1 feet	25 feet
Right side (1 <sup>st</sup> /2 <sup>nd</sup> )	9.5 feet	12 feet/22.8 feet	10 feet/17.5 feet
Left side (1 <sup>st</sup> /2 <sup>nd</sup> )	7.67 feet	16.2 feet/22 feet	10 feet/17.5 feet
<b>HEIGHT:</b>	20.33 feet	23.33 feet	27 feet

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<sup>1</sup> The first-floor square footage includes a 40 sq. ft bathroom in a detached pool accessory structure

## **BACKGROUND**

### **Previous Commission Meeting**

On May 1, 2019, the Design Review Commission held a public meeting to consider the proposed project. Staff recommended denial of the project due to a lack of Design Review Findings in Section 14.76.050 (A), (D), and (E) of the Zoning Code. Staff found that the design of the proposed house created the perception of excessive bulk through higher wall plate heights, a lack of horizontal eave extensions, and large windows at the front elevation that accentuated the vertical elements. Staff also made the finding that the architectural considerations of the proposed design appeared to conflict with the character of adjacent buildings. The variation of depths in the project's forms, combined with the exterior material differences, created a complex structure that deviated from the uniform materials and simplified forms in the existing neighborhood. Following staff presentation and a presentation from the architect and property owner, six neighbors provided public comments. One neighbor requested that additional evergreen screening be planted along the rear property line to provide privacy from their existing accessory structure. All the neighbors who spoke at the meeting expressed support for the project. Following the public comment, the Commission discussed the proposed project and voted unanimously (3-0) to continue the project with direction to revise the front elevation to reduce the massing and scale of front entry, and to update the landscape plan to clarify screening along the rear (specifically adjacent to the neighbor's shed). The May 1, 2019 Design Review Commission agenda report and meeting minutes are attached for reference (Attachments A and B).

## **DISCUSSION**

### **Design Review**

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

- The stairwell has been relocated from the front entry to the rear of the residence, resulting in a reconfigured floor plan on both the first and second floors and a reduction in bulk and mass to the front elevation;
- The rear deck has been relocated and reduced in size;
- The stone veneer material has been reduced on first-story forms and removed from all second-story forms. The material has been replaced with smooth stucco and horizontal wood siding;
- The rear elevation includes an increase in window sizes and mass from the relocated stairwell;
- The Site Plan has been revised to reflect the existing and proposed plantings for the site; and
- The Landscape Plan has been revised relative to the floor plan changes, includes the location of the existing shed on the neighbor's property, and identifies all screening plant material along the property lines.

Applicants appeared to address concerns with the mass of the front stairwell element by relocating it to the rear. The stairwell appears well integrated into the rear elevation and results in a front elevation with reduced bulk and mass when viewed from the street. Overall, the project appears to have addressed the Commission's direction with regards to the design of the residence.

## **Privacy**

The project proposes window modifications to the rear elevation that increase glazing relative to the original rear elevation. The stairwell has been relocated to the rear and includes additional windows that appear to span two-stories in height. Staff was concerned that the revised glazing may create privacy concerns of the neighboring property owner, however these concerns were addressed by the property owner in a follow-up correspondence with staff (Attachment C).

## **Trees and Landscaping**

At the May 1, 2019 Design Review Commission meeting, one neighbor requested additional evergreen screening to be planted along the rear property line to provide privacy. The Landscape Plan was revised to include the approximate location of the neighbor's shed, which appears to be screened by a row of proposed five-gallon English Laurel plants. In order to provide an initial increase in privacy screening, staff recommends the planting of fifteen-gallon English Laurel Plants rather than the proposed five-gallon containers. There have been some other changes to the overall landscape plan as the overall uses and programming has evolved and modification to the plans reflect those changes. However, those modifications are more internal within the property and do not reduce the privacy screening along the abutting property lines.

Staff has determined that the revised design of the residence and further clarity of the landscape plans addresses the Commission's concerns expressed at the May 1, 2019 meeting; and therefore, staff is recommending approval of the project subject to the findings and conditions contained as attachments.

## **Environmental Review**

This project is categorically exempt from environmental review under Section 15303 of the California Environmental Quality Act because it involves the construction of an addition to an existing single-family dwelling in a residential zone.

## **Public Notification**

A public meeting notice was posted on the property and mailed to 13 nearby property owners on Coronado Ave, Cherry Ave, and Sylvian Way. The Notification Map is included in Attachment D. Public correspondence was received from two neighbors, which both showed support for the proposed project. The emails are included in Attachment E.

Cc: Upendra Chinta and Durga Bhavani, Property Owners  
Daryl Harris, Applicant and Architect

### Attachments:

- A. Agenda Report for May 1, 2019 Design Review Commission Meeting
- B. Minutes from the May 1, 2019 Design Review Commission Meeting
- C. Applicant Correspondence
- D. Area, Vicinity and Public Notification Maps
- E. Public Correspondence

## FINDINGS

19-SC-01 – 119 Coronado Avenue

With regard to the addition to the existing two-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 proposed addition, when considered with reference to the nature and location of residential structures on adjacent lots, will avoid unreasonable interference with views and privacy and will consider the topographic and geologic constraints imposed by particular building site conditions;
- c. The natural landscape will be preserved insofar as practicable by minimizing tree and soil removal; grade changes shall be minimized and will be in keeping with the general appearance of neighboring developed areas;
- d. The orientation of the proposed addition in relation to the immediate neighborhood will minimize the perception of excessive bulk 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

19-SC-01 – 119 Coronado Avenue

### **GENERAL**

**1. Expiration**

The Design Review Approval will expire on September 17, 2021 unless prior to the date of expiration, a building permit is issued, or an extension is granted pursuant to Section 14.76.090 of the Zoning Code.

**1. Approved Plans**

This approval is based on the plans received on August 14, 2019 and the materials provided by the applicant, except as may be modified by these conditions.

- a. Revise the location of any outdoor kitchens, barbeques, firepits, and similar structures to be within the allowable setbacks per Ch. 14.06.120 of the Municipal Code.
- b. Screening plant material shall be a minimum of 15-gallon container size.

**2. Protected Trees**

Trees nos. 1-4, 6, and 8-13 shall be protected under this application and cannot be removed without a tree removal permit from the Community Development Director.

**3. Encroachment Permit**

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

**4. New Fireplaces**

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

**5. Landscaping**

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

**6. Fire Sprinklers**

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

**7. Underground Utilities**

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

**8. Indemnity and Hold Harmless**

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

### **INCLUDED WITH THE BUILDING PERMIT SUBMITTAL**

**9. Conditions of Approval**

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

**10. Tree Protection Note**

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

**11. Water Efficient Landscape Plan**

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

**12. Green Building Standards**

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

**13. Underground Utility Location**

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

**14. Air Conditioner Sound Rating**

Show the location of any air conditioning units on the site plan including the model number of the units. 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. All units shall be screened from view of the street.

**15. Storm Water Management**

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

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

**16. Tree Protection**

Tree protection fencing shall be installed around the driplines, or as required by the project arborist, of tree nos. 1-4, 6, and 8-13 as shown on the site plan. Tree protection fencing shall be chain link and a minimum of five feet in height with posts driven into the ground and shall not be removed until all building construction has been completed unless approved by the Planning Division.

**PRIOR TO FINAL INSPECTION**

**17. Landscaping Installation and Verification**

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

**18. Green Building Verification**

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



DATE: April 17, 2019

AGENDA ITEM # 2

**TO:** Design Review Commission

**FROM:** Eliana Hassan, Assistant Planner

**SUBJECT:** 19-SC-01 – 119 Coronado Avenue

**RECOMMENDATION:**

Deny design review application 19-SC-01 subject to the listed findings

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**PROJECT DESCRIPTION**

This is a design review application for a new two-story house. The project includes 3,156 square feet at the first story and 1,294 square feet at the second story. The following table summarizes the project's technical details:

**GENERAL PLAN DESIGNATION:** Single-Family, Residential  
**ZONING:** R1-10  
**PARCEL SIZE:** 16,997 square feet  
**MATERIALS:** Horizontal wood siding, smooth stucco, stone veneer, aluminum frame windows and garage door, steel railing, G.I. sheet metal gutters and downspouts

	<b>Existing</b>	<b>Proposed</b>	<b>Allowed/Required</b>
<b>COVERAGE:</b>	3,778 square feet	3,908 square feet	5,099 square feet
<b>FLOOR AREA:</b>			
First floor	3,390 square feet	3,156 square feet	
Second floor	712 square feet	1,294 square feet	
Total	4,102 square feet	4,450 square feet	4,450 square feet
<b>SETBACKS:</b>			
Front	33 feet	28 feet	25 feet
Rear	36 feet	56 feet	25 feet
Right side (1 <sup>st</sup> /2 <sup>nd</sup> )	9.5 feet	12.5 feet/22.8 feet	10 feet/17.5 feet
Left side (1 <sup>st</sup> /2 <sup>nd</sup> )	7.67 feet	15.17feet/22 feet	10 feet/17.5 feet
<b>HEIGHT:</b>	20.33 feet	23.33 feet	27 feet

## **BACKGROUND**

### **Neighborhood Context**

The subject property is located near the intersection of Coronado Avenue and Cherry Avenue. The surrounding neighborhood is considered a Consistent Character Neighborhood as defined in the City's Residential Design Guidelines. The characteristics are derived from the similar style and streetscape character within the neighborhood. The homes in the immediate neighborhood context are predominately one-story homes, with two-story homes at 258 Cherry Ave and 120 Sylvian Way. The exterior materials commonly used include stucco and wood siding with brick veneer and wood trim accents. Roof forms are mostly intermediately pitched side gables with composition shingles, apart from tile roofing on 91 Coronado Ave. The residences have low scale horizontal eave lines with wall plates that appear to be between eight to nine feet in height and garages that face the street. The neighborhood character appears consistent through rustic materials, similar house scale, and roof forms. The homes appear to have been remodeled and altered throughout different periods of time but maintain a similar neighborhood character. Landscapes in the front consist of mature street trees on most properties with dense screening shrubs further in.

## **DISCUSSION**

### **Design Review**

According to the Design Guidelines, in Consistent Character Neighborhoods, good neighbor design has design elements, material, and scale found within the neighborhood and sizes that are not significantly larger than other homes in the neighborhood. The emphasis should be on designs that fit-in and lessen abrupt changes.

The proposed two-story structure uses a modern contemporary architectural style with taller wall plate heights, flat or low-pitched roof elements, and modern exterior design materials. Although the setbacks exceed the minimum standards on all sides, the proposed structure will result in the perception of excessive bulk when viewed from the street and adjacent properties. The flat roofs, combined with the decorative parapets of at least 1.5 feet in height, create an appearance of increased exterior wall height and bulk when compared to neighboring properties, particularly at the garage and stairwell areas. The shortest overall roof height on the first story appears to be at least ten feet in height, which exceeds the maximum plate height of many neighboring houses. Although the project will not necessarily be taller than the overall height of the neighboring houses, the project's forms and massing along with the higher wall plate heights, lack of horizontal eave extensions that result in a lower exterior wall appearance, the large windows at the front elevation that accentuate the vertical elements, in relation to the immediate neighborhood, will create a perception of excessive bulk. Based on these characteristics, the design of the proposed house appears to conflict with the required finding that the perception of excessive bulk and mass be minimized in relation to the immediate neighborhood (Finding d attached below).

The modern contemporary style architecture and building forms are not compatible within the context of the immediate neighborhood. A majority of houses in the neighborhood are one-story homes that have simple roof forms, lower scale eave lines, and utilize rustic materials. The proposed residence includes taller flat roof elements, a high degree of building articulation, and modern exterior finishes. The design includes a variety of wall planes at varying depths that results in complex forms. The forms are not consistent with the overall pattern of the residences in the neighborhood, which have more



uniform planes and simple forms. The variation of depths in the project's forms, combined with the exterior material differences, create a complex structure that deviates from the uniform materials and simplified forms in the existing neighborhood. A majority of houses in the immediate neighborhood use wood siding or stucco as their main material choices for exterior walls, which are typically lighter materials. While the proposed project has stucco to tie it into the existing neighborhood, the other materials are not commonly seen. The use of horizontal wood siding rather than traditional wood siding, along with a stone veneer, vary from typical material choices in the neighborhood. The stone veneer is shown on columns and portions of the second-story, including a vertical two-story tall portion on the stairwell form. The use of stone veneer on these portions of the residence accentuates the bulkiness of the building. Overall, the design of the proposed house appears to conflict with the required finding that the project's general architectural considerations, its relationship with the site and other nearby buildings, and its exterior materials be compatible with the character of adjacent buildings (Finding e attached below).

### **Privacy**

With regards to privacy, the Residential Design Guidelines are most concerned with second story sight lines having direct line of sight into neighboring yards and residences, especially at the side elevations. Some visual impacts may occur if they are found to avoid unreasonable interference with views and privacy impacts (Finding d attached below).

On the front elevation, there are two decks on the second story. The leftmost deck is about 49 square feet while the rightmost deck is about 60 square feet. The decks are approximately 54 feet from the front property line and are recessed in a manner that limits views to the side properties. The decks overall design and placement in relation to the adjacent properties should mitigate any unreasonable impacts to privacy. There are numerous windows on the second-story of the front elevation; screening from the existing front yard olive trees and proposed landscaping helps mitigate impacts from the larger windows, and the windows do not appear to unreasonably impact privacy.

The second story that is closest to the left-side property line does not have any windows. The only visible windows on second story of the left elevation are a small 1.5-foot-wide bedroom window and the stairwell window, which are 56 feet or more from the side property line. Based on the setback distances, there are not any unreasonable privacy impacts related to the left side elevation.

On the right elevation, there are four windows at the second story, all of which are located in bedrooms and bathrooms. The sill heights for these windows is approximately four feet and they are at least 22.8 feet or more from the right-side property line. In general, staff recommends four and a half feet sill heights to reduce the direct line of sight into neighboring yards and residences. However, privacy impact concerns should be mitigated by the placement of the windows in the bathrooms, window dimensions, distance to property lines, and proposed pittosporum hedges, which will provide screening.

On the rear elevation, there are several larger two-story windows and a deck area. The deck is 168 square feet in area and is 66.8 feet from the rear property line. A section cut diagram on Sheet A9 shows that the deck is 122.6 feet from the rear neighbor's deck. The rear deck is designed similarly to the front second story decks and is recessed into the house. The recessed design helps limit views to the adjacent neighbors on the sides. The distance between the decks, along with the placement, helps mitigate any unreasonable privacy concerns from the rear deck. Although the second-story

rear windows are approximately 5 feet tall, they are distanced at least 63 feet from the rear neighbor's property. There are also existing mature trees and proposed topiary trees. The distance and vegetation should reduce any unreasonable privacy impact concerns. Overall, the proposed residence mitigates privacy concerns through careful deck placement, landscaping, and setbacks that exceed the minimum requirements for a second story.

### **Trees and Landscaping**

There is a total of 13 trees on the project site, most of which are proposed to remain on the site. The only trees scheduled for removal are a 14-inch diameter tree (Tree No. 7), which must be removed in order to construct a new driveway, and a small 6-inch diameter plum tree (Tree No. 5). The mature trees to remain include an 18 inch and 50-inch diameter redwoods (Tree Nos. 1 and 2), several 12-24-inch diameter olive trees, and a smaller 6-inch oak. The oak and redwoods are located in the rear yard and should provide screening for the northwest portion of the property. The olive trees in the front could potentially help screen the proposed house and hide the mass and bulk of the design. The existing mature trees on site should help provide screening and potentially mitigate concerns with mass and bulk.

The proposed landscaping includes numerous screening species, particularly on the right and rear sides of the property. Pittosporum hedges will be planted along the right-side property line, which will span most of the length of the proposed residence. English laurel hedges will be planted along the central rear property line, which will provide a dense hedge-like appearance consistent with other hedges in the neighborhood. The front yard proposes dwarf varieties of magnolia and fruit trees, which will provide additional screening with the existing mature olive trees. Overall, the landscaping appears to be designed to maintain existing mature trees, be consistent with the landscaping throughout the neighborhood, and screen the residence from adjacent neighbors.

### **Alternatives**

If the Commission disagrees with the staff recommendation, the Commission could: 1) make positive design review findings and approve the project; or 2) modify the project and/or conditions in order to make positive design review findings. If the Commission votes to approve this project, staff recommends the Commission direct staff to incorporate standard conditions of approval pertaining to the development of the property including but not limited to tree protection, grading and drainage, green building, fire sprinklers, water efficient landscaping and undergrounding utilities, etc. into the approval.

### **Environmental Review**

This project is categorically exempt from environmental review under Section 15303 of the California Environmental Quality Act because it involves the construction of a single-family dwelling in a residential zone.

### **Public Notification**

A public meeting notice was posted on the property and mailed to 13 nearby property owners on Coronado Ave, Cherry Ave, and Sylvian Way. The Notification Map is included in Attachment C.

Cc: Upendra Chinta and Durga Bhavani, Property Owners  
Daryl Harris, Applicant and Architect

Attachments:

- A. Application and Letters from Applicant
- B. Neighborhood Compatibility Worksheet
- C. Area, Vicinity and Public Notification Maps
- D. Material Boards
- E. Renderings
- F. Neighbor Feedback

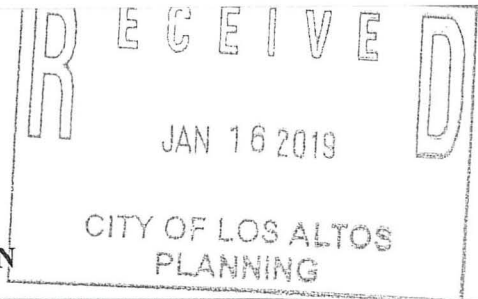
## FINDINGS

19-SC-01 – 119 Coronado Avenue

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

- a. The proposed new house does NOT comply with all provisions of this chapter;
- b. The height, elevations, and placement on the site of the proposed new house, when considered with reference to the nature and location of residential structures on adjacent lots, will avoid unreasonable interference with views and privacy and will consider the topographic and geologic constraints imposed by particular building site conditions;
- c. The natural landscape will be preserved insofar as practicable by minimizing tree and soil removal; grade changes shall be minimized and will be in keeping with the general appearance of neighboring developed areas;
- d. The orientation of the proposed new house in relation to the immediate neighborhood will NOT 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 NOT been incorporated in order to insure the compatibility of the development with its design concept and the character of adjacent buildings; and
- f. The proposed new house has been designed to follow the natural contours of the site with minimal grading, minimum impervious cover, and maximum erosion protection.

# ATTACHMENT A



## CITY OF LOS ALTOS GENERAL APPLICATION

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

Permit # 1108630

<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: 119 Coronado Avenue

Project Proposal/Use: Single Family Residence Current Use of Property: Single Family Residence

Assessor Parcel Number(s): 167-29-051 Site Area: 16.997

New Sq. Ft.: 4,450 Altered/Rebuilt Sq. Ft.: 0 Existing Sq. Ft. to Remain: 0

Total Existing Sq. Ft.: 4490 Total Proposed Sq. Ft. (including basement): 4450

Is the site fully accessible for City Staff inspection? Yes

Applicant's Name: Daryl Harris

Telephone No.: (530) 268-3055 Email Address: rhassoc@sbcglobal.net

Mailing Address: 11010 Combie Rd Suite 210

City/State/Zip Code: Auburn, CA 95602

Property Owner's Name: Upendra Chinta and Durga Bhavani

Telephone No.: (925) 890-0760 Email Address: upencv@gmail.com

Mailing Address: 579 Lassen St

City/State/Zip Code: Los Altos, CA 94022

Architect/Designer's Name: RH Associates Architects

Telephone No.: (530) 268-3055 Email Address: steve.collom@gmail.com

Mailing Address: 11010 Combie Rd Suite 210

City/State/Zip Code: Auburn, CA 95602

*\* 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)*

To  
Design Review Commissioners/Planning Staff,  
Los Altos

We have been living in Los Altos for the last several years and can't think of living anywhere else. Our house search finally came to an end when we saw 119 Coronado Ave. It is a wide and deep lot perfect to build our dream house. Infact, we sold a house(just few blocks away) that we bought a year earlier and even had the plans ready for submission.

We have been working with our architects for the last two years. Our design philosophy was to keep it simple and clean. Being in California we wanted to bring in as much of outdoors inside with lot of glass in a contemporary design. We balanced that with fitting into the neighborhood. by cutting down on the glass, vertical elements and emphasised more on the horizontal elements. Also added traditional elements like wood siding, stone and stucco to fit into the neighborhood.

Since the beginning we kept the neighbors privacy in mind. One cannot see into the side neighbors backyard from the side windows on the second story. Towards the back, the balcony and the windows are very far from the back neighbors(60 feet from the fence). We also put the pool away from the neighbors.

One of the reasons for buying this property was the view of foothill preserve mountains as well the olive trees at the front of the property. To enjoy the views we went with a glass stair well. The glass stair would also allow sunlight into the house throughout the day. This vertical element is in the center and tucked away from the street(50 feet from the center of the street). The top of the stairwell is obscured by the olive trees on the street. It won't add to the bulk. We plan to install smart glass (electrochromic) in the stairwell to cut down on light pollution at night.

To reduce the bulk, we didn't go all the way up to the max. allowed height. The second story is broken, indented and setback from the street. There is no grand entrance to the house as well.

We believe it is a simple design that complies with Los Altos Design guidelines and fits into the neighborhood well. The immediate neighbors are happy with design and are in support of it.

Regards,  
Upendra & Durga

**Reconsideration of 119 Coronado Ave. neighborhood character.**

I would kindly request the staff/DRC to please reconsider the characterization of 119 Coronado neighborhood.

137 Sylvian Way was recently reviewed(18-SC-33 – 137 Sylvian Way) by staff and was characterized as diverse though initially it was characterized as consistent.

137 Sylvian Way is on the street behind Coronado and is in very close proximity to 119 Coronado Ave. The neighborhood is very similar. I feel that section of Coronado is more diverse especially if you are looking towards Cherry Ave. from 119 Coronado where there is two story house (258 Cherry Ave.) and a modern craftsman(158 Coronado).

Another home, 170 Sylvian Way with single story ranch homes was characterized as diverse in 16-SC-38 170 Sylvian Way in 2016.

Can the staff/DRC please take a look at immediate neighborhood pictures of all three houses below(119 Coronado Ave., 137 Sylvian Way and 170 Sylvian Way) and reconsider their decision. All being similar, I believe that section of Coronado should be characterized as diverse too.

**Immediate neighbors of Coronado**



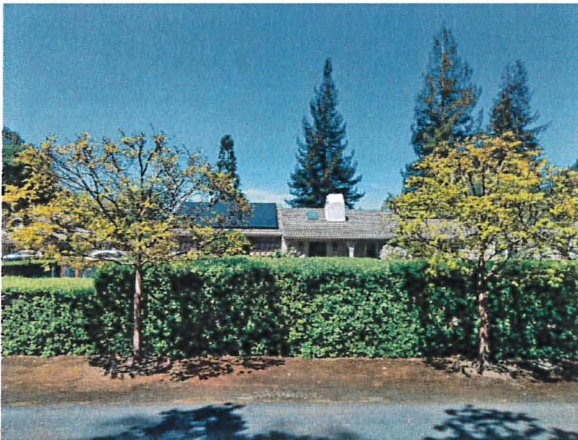
105 Coronado



120 Coronado



134 Coronado



135 Coronado





View towards cherry(258 Cherry Ave. and 158 Coronado

137 Sylvian way neighborhood



137 Sylvian



121 Sylvian



120 Sylvian Way



136 Sylvian Way

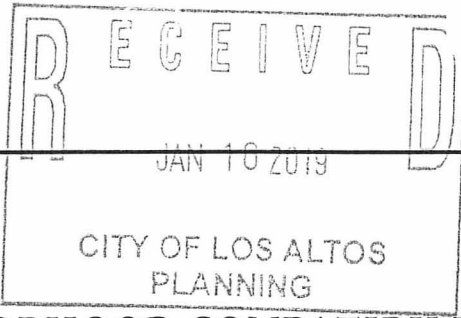


View towards cherry from 137 Sylvian

170 Sylvian way neighborhood







**City of Los Altos**

Planning Division

(650) 947-2750

[Planning@losaltosca.gov](mailto:Planning@losaltosca.gov)

**NEIGHBORHOOD COMPATIBILITY WORKSHEET**

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

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

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

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

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

Project Address 119 Coronado Avenue

Scope of Project: Addition or Remodel  or New Home

Age of existing home if this project is to be an addition or remodel? \_\_\_\_\_

Is the existing house listed on the City’s Historic Resources Inventory? No

Address: 119 Coronado Avenue

Date: 1/8/2019

## 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: \_\_\_\_\_ square feet

Lot dimensions: Length \_\_\_\_\_ feet

Width \_\_\_\_\_ feet

If your lot is significantly different than those in your neighborhood, then note its: area 16997, length 142, and width 120.

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

Existing front setback if home is a remodel? \_\_\_\_\_

What % of the front facing walls of the neighborhood homes are at the front setback 40 %

Existing front setback for house on left 50 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 2

Garage facing front recessed from front of house face 3

Garage in back yard 1

Garage facing the side 1

Number of 1-car garages    ; 2-car garages 7; 3-car garages

Address: 119 Coronado Avenue

Date: 1/8/2019

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

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

One-story 80

Two-story 20

5. **Roof heights and shapes:**

Is the overall height of house ridgelines generally the same in your neighborhood\*? No

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

Do the roof forms appear simple  or complex ?

Do the houses share generally the same eave height No?

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

What siding materials are frequently used in your neighborhood\*?

wood shingle  stucco  board & batten  clapboard  
 tile  stone  brick  combination of one or more materials  
(if so, describe) \_\_\_\_\_

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

Mix

If no consistency then explain: 5 Shake, 2 Tile, 2 Comp, 1 Slate

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

Does your neighborhood\* have a consistent identifiable architectural style?

YES  NO

Type?  Ranch  Shingle  Tudor  Mediterranean/Spanish

Contemporary  Colonial  Bungalow  Other



Address: 119 Coronado Avenue

Date: 1/8/2019

**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)

Slight slope toward rear of property from the street

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

**9. Landscaping:**

Are there any frequently used or typical landscaping features on your street (i.e. big trees, front lawns, sidewalks, curbs, landscape to street edge, etc.)?

Big trees, some small front lawns, landscaped front yards to street edge

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

Visibility is limited due to trees and shrubs

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)?

Mature trees along the front, landscaping to asphalt street edge

**10. Width of Street:**

What is the width of the roadway paving on your street in feet? 22

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

Is the shoulder area (unimproved public right-of-way) paved, unpaved, gravel, landscaped, and/or defined with a curb/gutter? The paved shoulder for parking is inconsistent. The area out front of this property is not paved

Address: 119 Coronado Avenue

Date: 1/8/2019

### 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.:

The neighborhood has various styles and setbacks. The only things that is  
cohesive is mature landscaping.

#### General Study

- A. Have major visible streetscape changes occurred in your neighborhood?  
 YES  NO
- B. Do you think that most (~ 80%) of the homes were originally built at the same time?  
 YES  NO
- C. Do the lots in your neighborhood appear to be the same size?  
 YES  NO
- D. Do the lot widths appear to be consistent in the neighborhood?  
 YES  NO
- E. Are the front setbacks of homes on your street consistent (~80% within 5 feet)?  
 YES  NO
- F. Do you have active CCR's in your neighborhood? (*p.36 Building Guide*)  
 YES  NO
- G. Do the houses appear to be of similar size as viewed from the street?  
 YES  NO
- H. Does the new exterior remodel or new construction design you are planning relate in most ways to the prevailing style(s) in your existing neighborhood?  
 YES  NO

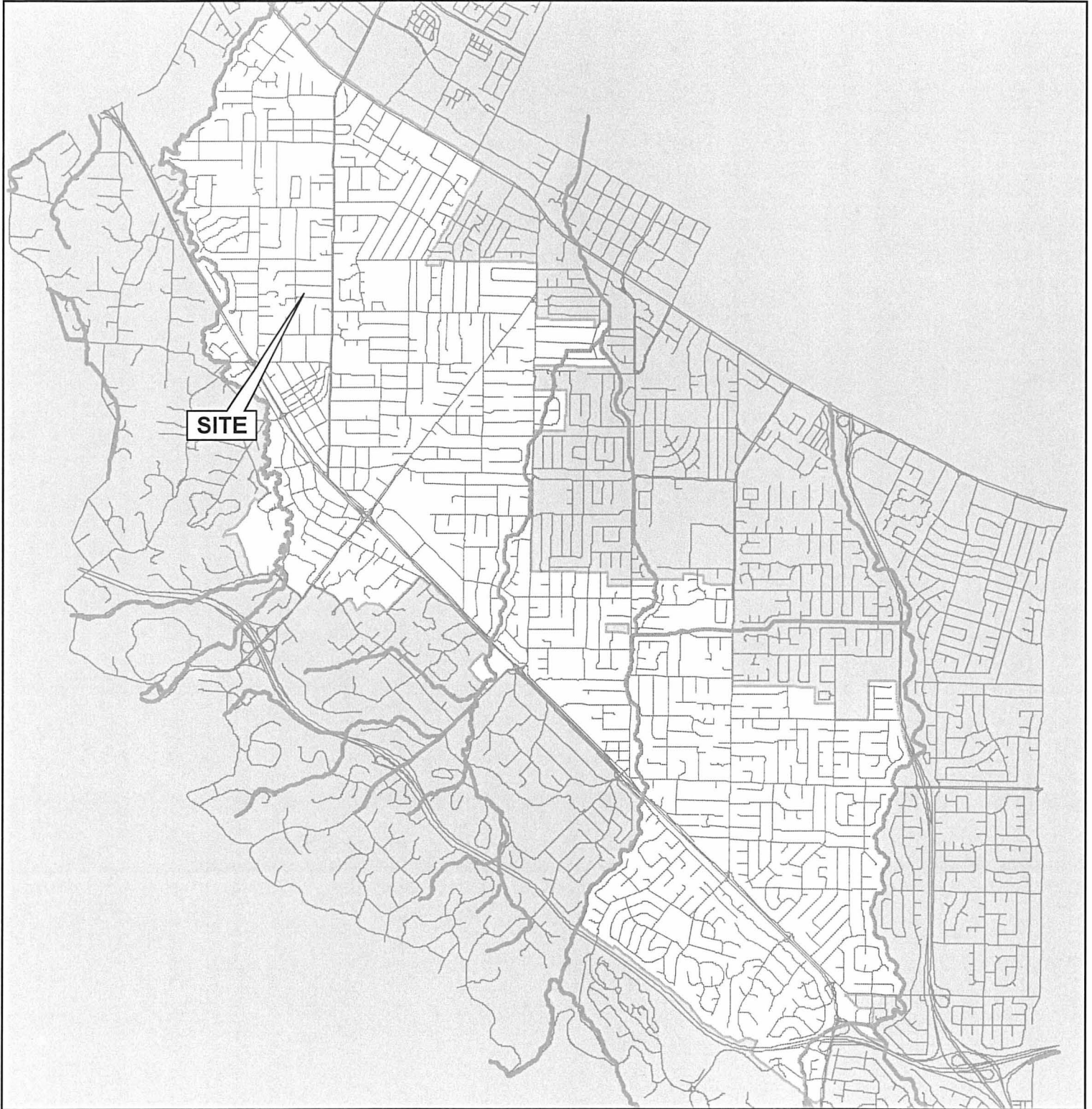
Address: 119 Coronado Avenue  
 Date: 1/8/2019

## 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)
258 Cherry Av	25	15	Front	Two	26	Shake/Wd/Stucco	Simple
135 Coronado Av	50	20	Side	One	18	Tile/Stucco	Simple
105 Coronado Av	25	23	Front	One	16	Comp/Wd	Simple
91 Coronado Av	30	45	Front	One	16	Tile/Stucco	Complex
90 Coronado Av	55	45	Front	One	18	Comp/Stucco/Brk	Simple
108 Coronado Av	40	50	Front	One	18	Shake/Stucco	Simple
120 Coronado Av	35	50	Rear	One	18	Shake/Stucco	Simple
134 Coronado Av	40	25	Front	One	16	Shake/Stucco	Simple
108 Sylvian Way	25	45	Front	One	18	Slate/Stucco/Ston	Complex
120 Sylvian Way	25	54	Front	Two	24	Shake/Stucco	Simple

# AREA MAP



CITY OF LOS ALTOS

**APPLICATION:** 19-SC-01  
**APPLICANT:** Daryl Harris /Upendra Chinta and Durga Bhavani  
**SITE ADDRESS:** 119 Coronado Avenue

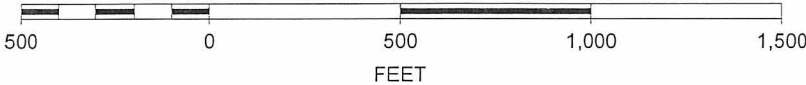


Not to Scale

# VICINITY MAP



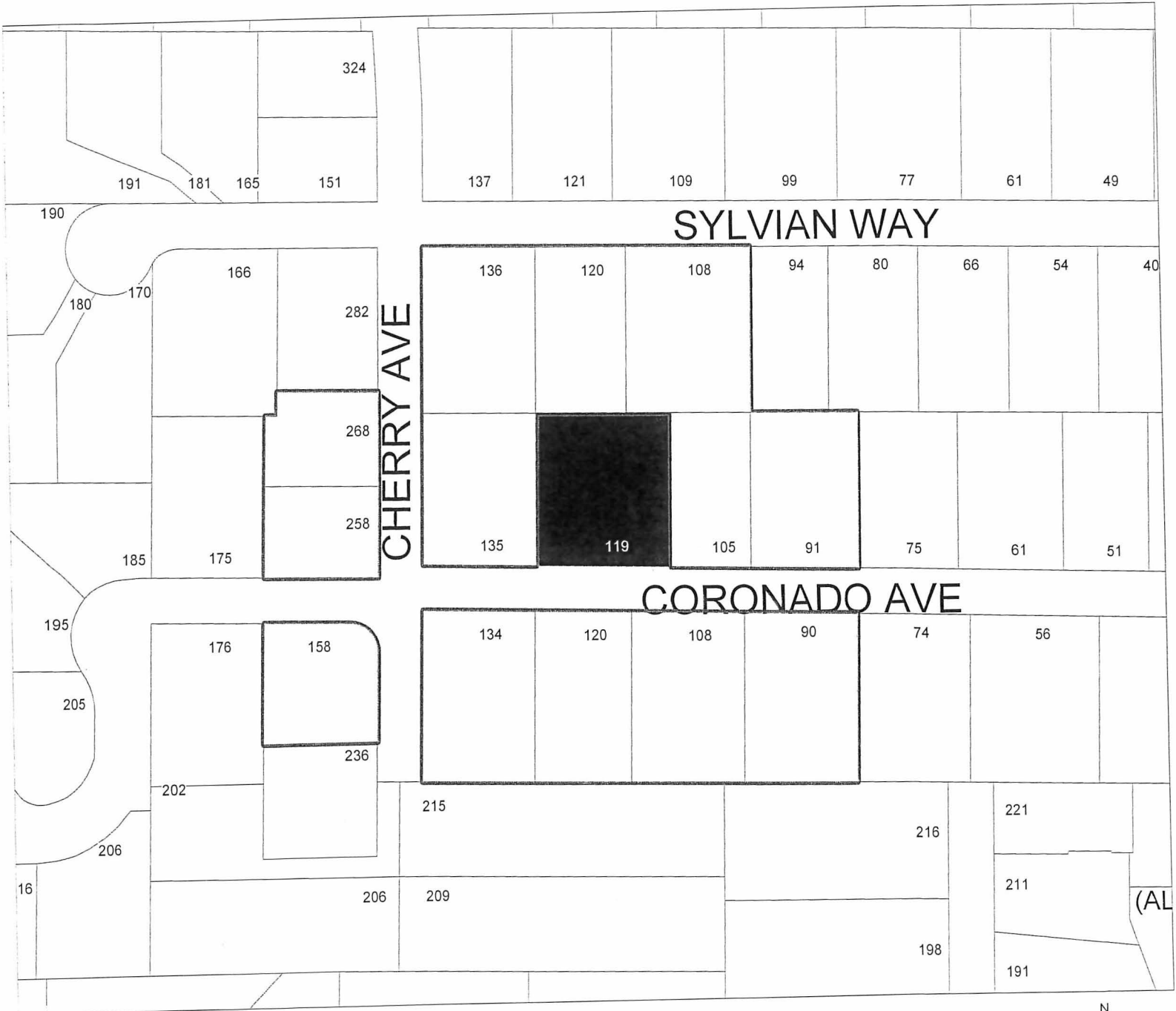
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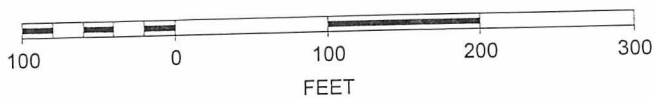
## CITY OF LOS ALTOS

**APPLICATION:** 19-SC-01  
**APPLICANT:** Daryl Harris /Upendra Chinta and Durga Bhavani  
**SITE ADDRESS:** 119 Coronado Avenue

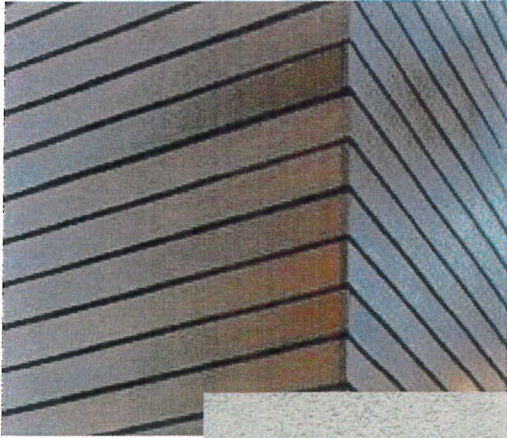
# 119 Coronado Avenue Notification Map



SCALE 1 : 1,500



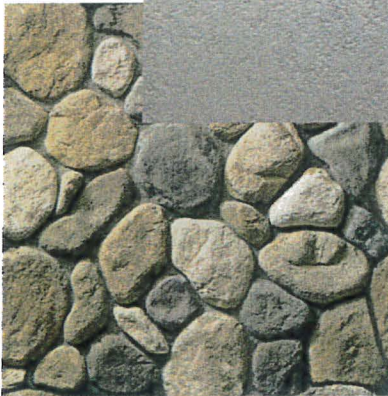
# EXTERIOR MATERIALS BOARD



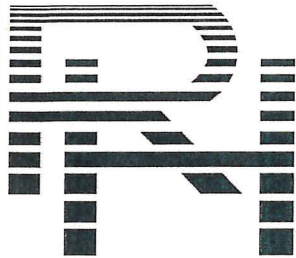
WALLS  
HORIZONTAL WOOD SIDING



STUCCO W/ SMOOTH TROWEL  
FINISH



STONE VENEER



ASSOCIATES  
ARCHITECTS

11010 combie rd. ste 210  
auburn, ca 95602

530-268-3055

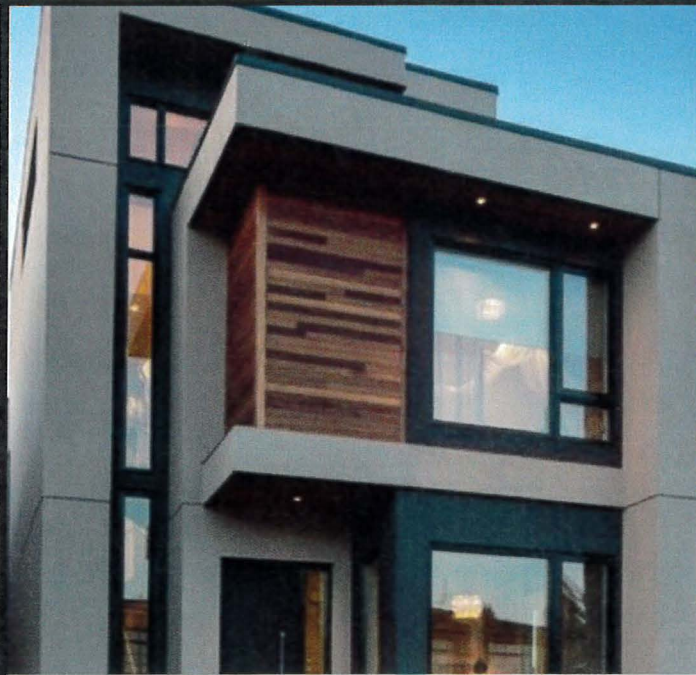


ronald h. harris  
daryl v. harris aia  
rhaarchitects.com  
rhassoc@sbcglobal.net

PROPOSED RESIDENCE  
*for*  
CHINTA - BHAVANI

119 CORONADO AVENUE  
LOS ALTOS, CA

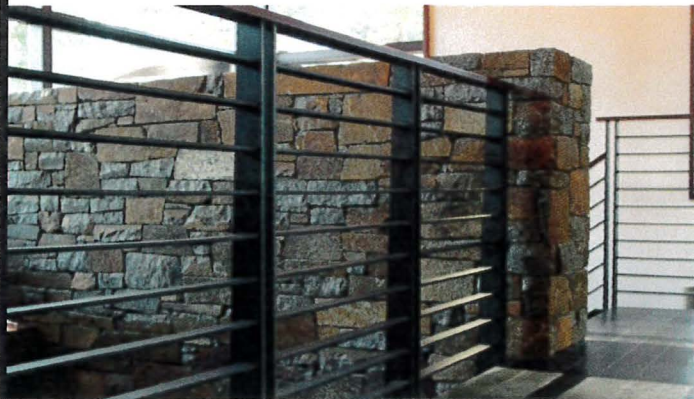
# EXTERIOR MATERIALS BOARD II



DOORS AND WINDOWS  
FLEETWOOD WINDOWS AND  
DOORS OR EQ.



GARAGE DOOR  
GOLDEN STATE OVERHEAD  
DOORS OR EQ.



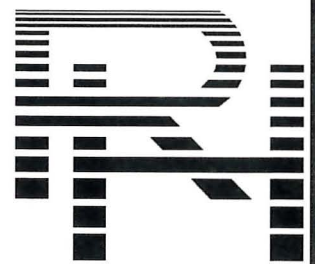
BALCONY RAILING  
CUSTOM MADE STEEL RAILING



GUTTERS & DOWNSPOUTS  
G.I. SHEET METAL

PROPOSED RESIDENCE  
*for*  
CHINTA - BHAVANI

119 CORONADO AVENUE  
LOS ALTOS, CA



ASSOCIATES  
ARCHITECTS

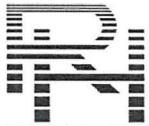
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daryl v. harris aia  
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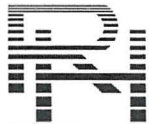
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119 Coronado Ave (19-SC-01)



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rhasoc@sbcglobal.net

119 Coronado Ave (19-SC-01)



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daryl v. harris ala  
rhaarchitects.com  
rhassoc@sbcglobal.net

119 Coronado Ave (19-SC-01)



PLAN 1 & 2013

CITY OF LOS ALTOS  
PLANNING

















## Eliana Hassan

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**From:** Rafael Machado <rmacho1@yahoo.com>  
**Sent:** Wednesday, April 24, 2019 5:00 PM  
**To:** Eliana Hassan  
**Subject:** 119 Coronado Ave

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Ms. Hassan,

I'm a neighbor of the proposed project at 119 Coronado Avenue and would like to comment on this. While I haven't yet been able to review the actual plans, I do plan to do so as soon as possible. For now, my comments are solely based on the flyer posted at the property.

My first comment is that the design is extremely modern and also extremely busy looking. It would definitely stand out on the street, but not in a positive way nor even in a way that tries to fit into the character of the neighborhood. I see homes like this in Los Altos Hills often, but there is a lot more room between lots there and homes can stand alone. In this case, this home would be closely adjacent to traditional homes. There are some homes on both Coronado Ave and Sylvian Way that have modern design elements, but all of them try to strike a balance to fit into the character of the neighborhood.

My home is at 151 Sylvian Way and we did a extensive remodel in 2008. Our architect proposed a very similar design to the this one at 119 Coronado, all flat roofs of varied heights including a 2 story section. We didn't go that route mostly because we wanted the home to fit into the neighborhood, but we did do a quite modern looking remodel at the same time so it is possible.

My other comment is about the street trees. My hope is that those are all protected and kept intact. One of the special characteristics of both Coronado Ave and Sylvian Way is the extensive canopy of trees that line both streets. It's something that a lot of streets in Los Altos probably used to have, but many now do not. This canopy is evident looking down either street and a lot of people new to the neighborhood comment on how nice the trees are. Even on our two streets, some trees have been removed, but this was before residents realized what would be missing and it was too late. Our residents are now more aware of this and we tend to keep an eye out for the street trees. Again, my hope is that these trees are protected.

Feel free to reply with any questions if you need to.

Thank you!

Rafael Machado

**MINUTES OF THE REGULAR MEETING OF THE DESIGN REVIEW  
COMMISSION OF THE CITY OF LOS ALTOS, HELD ON WEDNESDAY,  
MAY 1, 2019 BEGINNING AT 7:00 P.M. AT HILLVIEW SOCIAL HALL,  
97 HILLVIEW AVENUE, LOS ALTOS, CALIFORNIA**

**ESTABLISH QUORUM**

PRESENT: Chair Kirik, Commissioners Harding and Ma  
ABSENT: Vice-Chair Bishop and Commissioner Glew  
STAFF: Planning Services Manager Dahl, Associate Planner Gallegos and Assistant Planner Hassan

**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 April 17, 2019.

Action: Upon a motion by Commissioner Harding, seconded by Commissioner Ma, the Commission approved the minutes from the April 17, 2019 regular meeting as written.

The motion was approved (3-0) by the following vote:

AYES: Kirik, Harding and Ma

NOES: None

ABSENT: Bishop and Glew

**DISCUSSION****2. MOD19-0002 – Via Builders, Inc. – 656 Benvenue Avenue**

Modification to a previously approved two-story house (17-SC-37) to allow for changes to the size, shape and placement of windows on the second story. This project was continued from the April 17, 2019 DRC meeting. *Project Planner: Gallegos*

Associate Planner Gallegos presented the staff report, recommending approval of modifications to an approved design review application 17-SC-27 subject to the listed findings and conditions.

Property owner Mike Corsa and Contractor Ralph Saviano of Via Builders, Inc. presented the project, providing an overview of the window changes and the reasons why they were changed.

**Public Comment**

Neighbor Jeff Calmere expressed concerns about the window changes and the impacts to his privacy.

Action: Upon a motion by Commissioner Harding, seconded by Commissioner Ma, the Commission denied modification application MOD19-0002.

The motion was withdrawn by Commissioner Harding.

Action: Upon a motion by Commissioner Ma, seconded by Commissioner Harding, the Commission approved modification application MOD19-0002 per the staff report findings and conditions, with the following changes:

- Consistent with Condition No. 3, the two master bathroom windows sill heights shall be raised to four feet, six-inches from the second story finished floor.
- Remove the proposed window at the stairs; and
- Allow a skylight above the stairs.

The motion was approved (3-0) by the following vote:

AYES: Kirik, Harding and Ma

NOES: None

ABSENT: Bishop and Glew

### **3. 19-SC-01 – Daryl Harris – 119 Coronado Avenue**

Design review for a new two-story house. The project includes 3,156 square feet at the first story and 1,294 square feet on the second story. *Project Planner: Hassan*

Assistant Planner Hassan presented the staff report, recommending denial of design review application 19-SC-01 subject to the listed findings.

Property owners Upendra Chinta and Durga Bhavani presented the project, outlining the reasons for their architectural design choice and why the project is consistent with the City's design findings.

Chair Kirik noted the multiple public correspondence letters that has been submitted to the commission via email.

#### Public Comment

Resident and neighbor David Zensius expressed support for the project, but noted that he would like additional evergreen screening planted along the rear property line to provide privacy.

Resident and neighbor Tom Riordan expressed support for the project.

Resident and neighbor Mark Lunsford expressed support for the project, noting that the neighborhood is evolving.

Resident and neighbor Linda Gass expressed support for the project, noting that it is a diverse character neighborhood.

Resident and neighbor Daniel Fisher expressed support for the project.

Resident and neighbor Pat Johnson expressed support for the project.

Action: Upon a motion by Commissioner Ma, seconded by Commissioner Harding, the Commission continued design review application 19-SC-01 with the following direction:

- Revise the front elevation design to reduce massing and scale of front entry; and
- Update the landscape plan to clarify screening along the rear (specifically adjacent to the shed).

The motion was approved (3-0) by the following vote:

AYES: Kirik, Harding and Ma

NOES: None

ABSENT: Bishop and Glew

## **COMMISSIONERS' REPORTS AND COMMENTS**

Chair Kirik reported on the April 23, 2019 City Council meeting.

## **POTENTIAL FUTURE AGENDA ITEMS**

None.

## **ADJOURNMENT**

Chair Kirik adjourned the meeting at 8:45 PM.

---

Zachary Dahl, AICP  
Planning Services Manager

**From:** upen c <upencv@gmail.com>  
**Sent:** Thursday, August 29, 2019 12:15 PM  
**To:** Eliana Hassan  
**Cc:** Steve Collom; Daryl V. Harris, AIA  
**Subject:** 119 Coronado Ave. (glazing at stairwell area)

Hi Ellie,

Regarding the staff concern

"The only concern that came up was with the amount of glazing/windows in the rear elevation, in particular with the stairwell. Is there a way that the project can have reduced glazing or broken up windows on the stairwell area?"

please consider the following points:

- 1) Glaze shouldn't be a concern at all as it is on the north side and there won't be direct sunlight falling onto it.
- 2) The stairwell is at the property boundary between the back two neighbors(108 Sylvian and 120 Sylvian). It is not in anyone's direct line of sight.
- 3) Both the back neighbors(108 Sylvian and 120 Sylvian) have seen the 3D rendering **video** and are **very well aware of the stairwell glass** and are in very much **support** of the design. I have forwarded their letters to you.
- 4) Also the neighbors would never see the whole glass because of the screening and large setback.

Keeping these points in mind, the glass shouldn't be a "concern" at all.

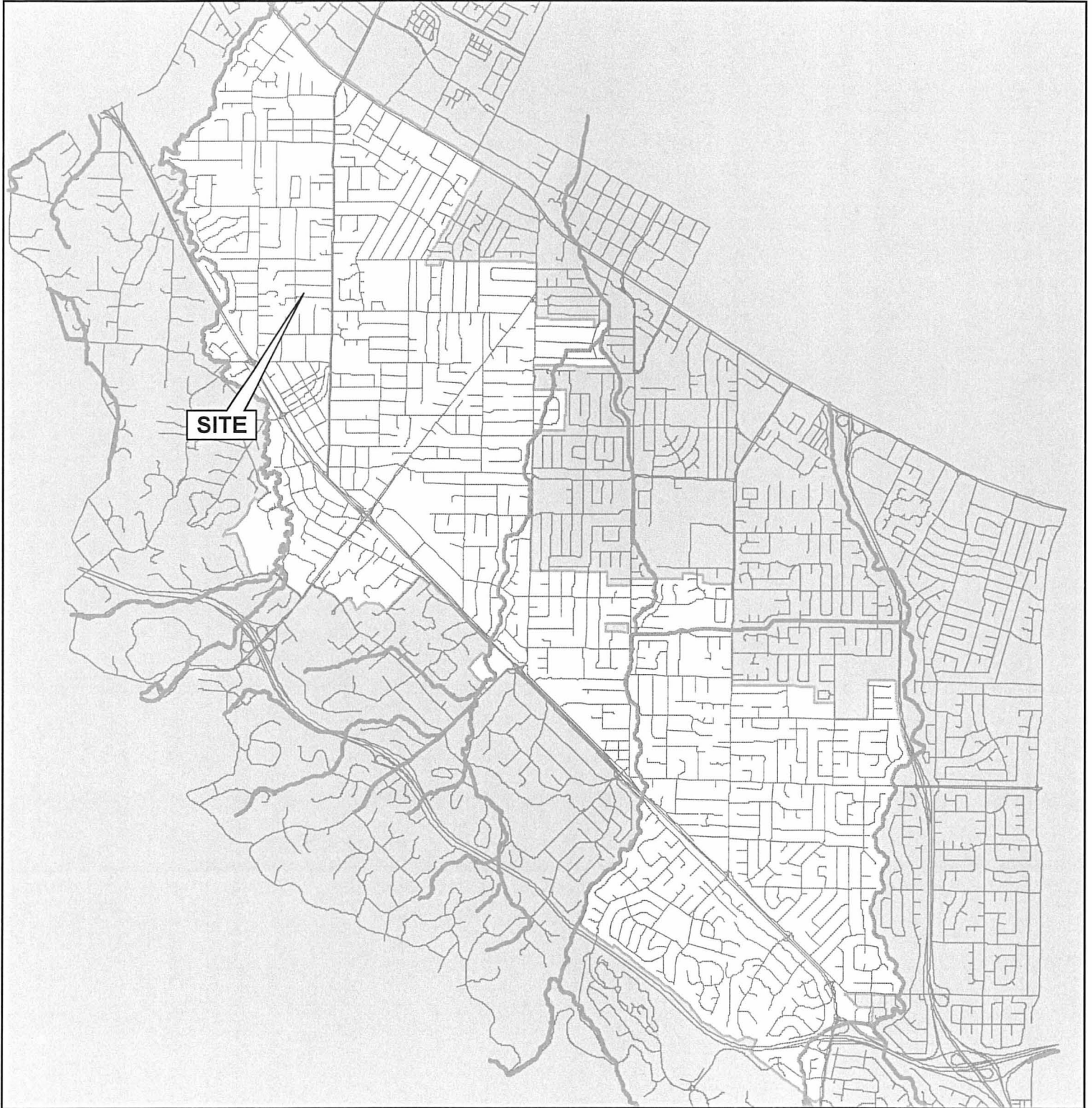
Could you please pass this or discuss with Zach and rest of the staff.

thanks

-Upen



# AREA MAP



## CITY OF LOS ALTOS

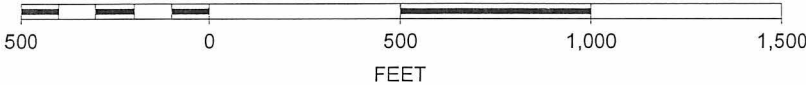
**APPLICATION:** 19-SC-01  
**APPLICANT:** Daryl Harris /Upendra Chinta and Durga Bhavani  
**SITE ADDRESS:** 119 Coronado Avenue



# VICINITY MAP



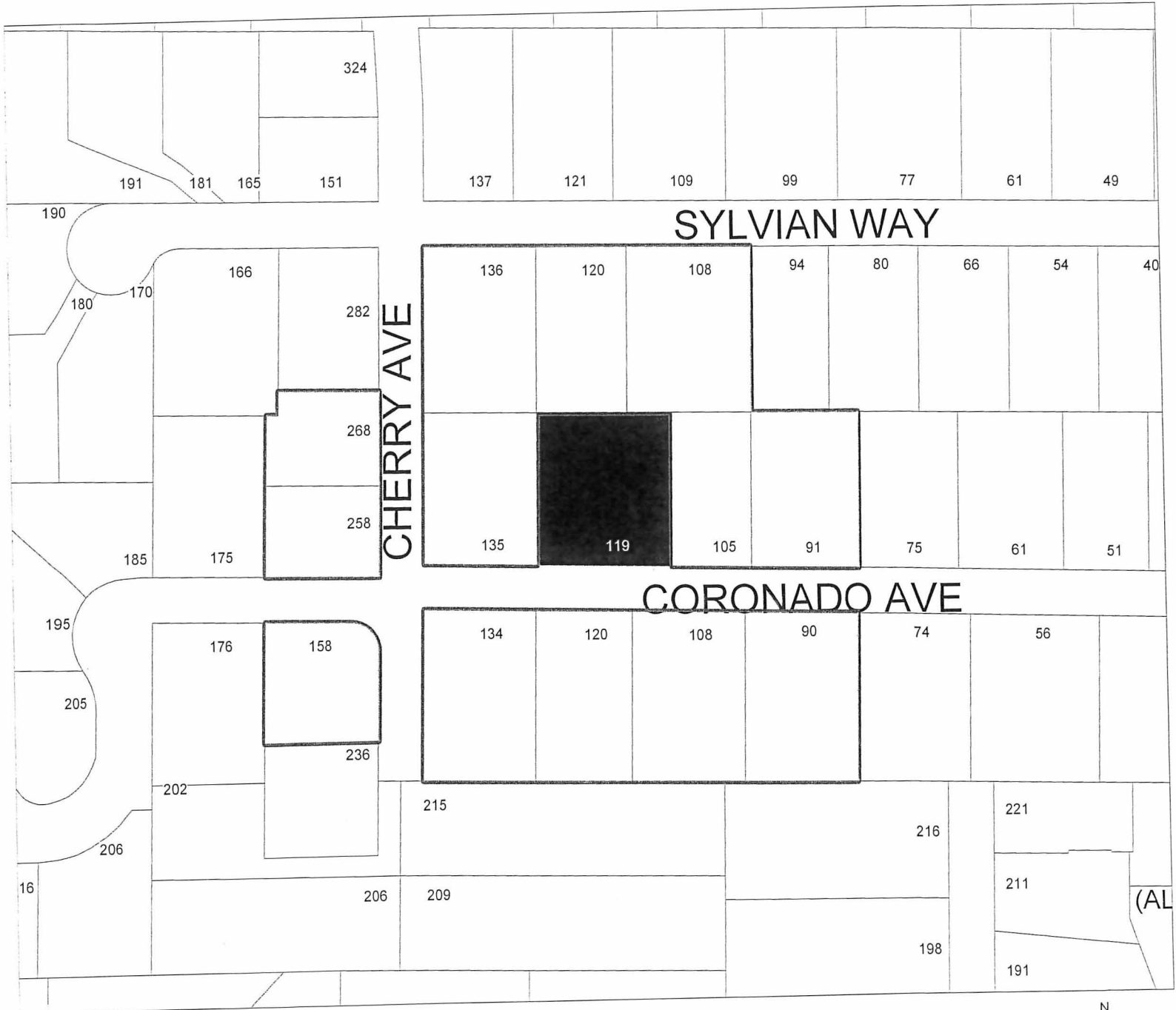
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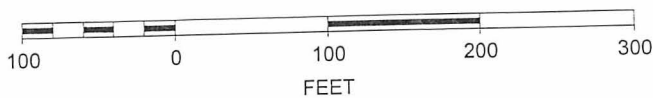
## CITY OF LOS ALTOS

**APPLICATION:** 19-SC-01  
**APPLICANT:** Daryl Harris /Upendra Chinta and Durga Bhavani  
**SITE ADDRESS:** 119 Coronado Avenue

# 119 Coronado Avenue Notification Map



SCALE 1 : 1,500



**Eliana Hassan**

---

**From:** gulshan knauer <gulshanbh@sbcglobal.net>  
**Sent:** Saturday, April 27, 2019 4:19 PM  
**To:** Eliana Hassan  
**Subject:** Proposed New 2 story home at 119 Coronado Avenue

**Categories:** Public Correspondence

Dear Ms Hassan

I am the next door neighbor at 135 Coronado Avenue of the above project. We have lived in our home since 1991.

My husband and I have reviewed all the architectural and landscape plans for the project. Our comments are outlined below:

We support the proposal for the project.

Although it is a modern design with flat roof lines, there are many such homes within walking distance and less than a mile away from this area, namely on Los Altos Avenue, Alta Vista Avenue and in downtown Los Altos to name a few. Coronado Avenue is pretty diverse with homes ranging in style from French Country, California craftsmen, Cape Cod to adobe style. There are several 2 story homes around in the immediate vicinity all of different styles.

We think that the new owners of the property have done their best to mitigate privacy concerns around the whole property. They have preserved the best street trees at the front of the house. We do believe that they should be able to build a reasonably sized home of their choice on this property.

We hope that the new owners will review their landscape plans again with reference to the proposed planting of 10 Prunus Caroliniana starting from under the existing canopy of the redwood tree at the north left corner of the property for approximately 25 or more feet. These trees whilst fast growing are invasive and toxic to humans and animals. We already have enough debris from the existing redwood tree and olive tree falling into our yard and really would appreciate the new owners giving thought to not creating further debris, encroachment or invasive issues with their landscape plans. Creating immediate privacy and screening within the landscape does not always end up to be the best choice.

We also hope that now that the property line has been verified that a true good neighbor fence that is mutually acceptable will be built as part of the project. We have lived in our home for nearly 3 decades. In that time we have been unable to have any sort of reasonable discussion at any time, with the previous owners regarding fences or the shared costs of fences, leaking irrigation lines, invasive encroaching uncared for landscaping etc. We hope that any existing plants/ tree branches etc will be pruned away appropriately if encroaching on our property and due attention paid to the future landscape maturing into the property.

We look forward to being able to work with the new owners regarding the issues raised above around landscaping and adequate pool enclosure/safety and privacy for both of our homes.

In conclusion, we support this design and hope that the committee will approve the plans. It is really time for this property to be improved in our opinion.

Please don't hesitate to contact me if you have further questions or need other information.

Sincerely

Gulshan Bhatia and Michael Knauer  
135 Coronado Avenue  
Los Altos

;

;

## Eliana Hassan

---

**From:** Rick Bell <rickbell60@gmail.com>  
**Sent:** Sunday, April 28, 2019 8:21 PM  
**To:** Eliana Hassan  
**Cc:** upency@gmail.com  
**Subject:** Neighbor Support For 119 Coronado Avenue, Los Altos Design Application

**Categories:** Public Correspondence

Hello Eliana,

I am reaching out to you in regard to the proposed project at 119 Coronado Avenue, in Los Altos. I am a resident at 40 Coronado Avenue and we also reconstructed our home in 2006, in fact, I believe that city at one point used our property as a suitable design reference.

I have reviewed the design of the proposed project with the owners and am pleased with their concept. It is my sense that the front elevation is attractive, has good movement and would be welcome by our neighbors. While our street does have a variety of architectural styles, we do not have any contemporary or modern homes, which I would personally welcome and hope would lead to the development of others. I have seen many contemporary and modern homes built throughout Los Altos over the past decade and have generally felt that they contribute to an interesting dynamic.

I hope that is letter of support is useful in helping the owners get their project approved and please feel free to reach out to me directly if further feedback would be useful.

Sincerely,

Rick Bell

(408)829-4853 mobile

## Eliana Hassan

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**From:** Kalil Jenab/USA <Kalil.Jenab@cushwake.com>  
**Sent:** Sunday, April 28, 2019 8:28 PM  
**To:** Eliana Hassan  
**Subject:** Fwd: Support Letter for 19-SC-01 | 119 Coronado Avenue

**Categories:** Public Correspondence

Dear Ms. Hassan:

We live at 108 Sylvian Way which is directly behind 119 Coronado, and we share partial rear property line/fence with it.

Unfortunately, we are unable to attend your Design Review Meeting on May 1<sup>st</sup> but wanted to send you this letter to let you know that we have carefully reviewed the plans and are in 100% Support of Upen and Durga's home design. We believe that it is tastefully designed and would be a welcome Modern addition which will help Tastefully Modernize our neighborhood. We believe that it will be a pleasant structure to have partial views of from our back yard. Furthermore, we would enjoy doing our daily walks and seeing it's stunning architectural elements which are masterfully designed and carefully softened to integrate this new modern and contemporary home into our "ranch" neighborhood. If we were to grade their design on a scale of 1-10 with 10 being the best, we would give them a 12!!!

We were shocked and saddened to hear yesterday that this home was denied at the Staff Level because we were so looking forward to seeing the finished product. Of course, it's different than most of the other homes, but in a good way. We viewed it as a much-needed facelift to our community and immediate neighborhood. We have seen several new modern homes which have been approved in Los Altos. Many of these homes are stacked box design, bulky, unattractive and cold. 119 Coronado is not one of them. Daryl Harris and the home owners did an amazing job with their planning and design. If you were to reconsider your decision, we are certain that you would be pleased with the outcome and proud of the addition you have allowed to be built into our community.

We would like to kindly ask the Planning Review Commission Staff to revisit their "Bulkiness Perception" issue of this home with an open mind because other than having a flat roof and a nice but tall architectural element at the entry, we don't see how this wonderfully designed Modern home could be considered Bulky.

Our Best, Kalil and Tiffany Jenab  
108 Sylvian Way  
408-810-3428

**Kalil Jenab**  
Vice Chairman  
CA License #00848988

Direct: 408-200-8800  
Mobile: 408-810-3428  
Fax: 650-856-1098  
[kalil.jenab@cushwake.com](mailto:kalil.jenab@cushwake.com)



## Eliana Hassan

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**From:** Daniel S Fisher <dsfisher@stanford.edu>  
**Sent:** Sunday, April 28, 2019 10:24 PM  
**To:** Eliana Hassan  
**Subject:** 119 Coronado Ave. proposed house

**Categories:** Public Correspondence

Dear Ms Hassan,

We are long-time residents of 51 Coronado Ave, a few houses down the street from 119 Coronado about which we understand a design for a new house is under consideration by the Los Altos planning and design review commission. We have looked at plans of the proposed house and discussed it with the new owners of the lot as well as some other neighbors. We believe that the proposed house would be a very good addition to the already diverse range of houses in the immediate neighborhood — Coronado, the southern end of Cherry, and Sylvian. Indeed, we expect the house will be more pleasing overall than many of the new houses in the area including what-appears-to-be the “standard” design of large new Los Altos houses with cramped-looking second floors and multi-segmented shallowly-sloped roofs. In any case, the trees along the street will shield much of the proposed house from view and it should not appear imposing in spite of its size.

There have been a number of houses on Coronado Ave replaced by new houses in recent years, and it seems likely that some of the other old ranch houses will be in the not-too-distant future. Our view is that the neighborhood would be further enhanced by a range of styles rather than artificially trying to make them fit a particular — and to us not very attractive — mold.

We hope you will approve the proposed house.

Thank you

Yours sincerely

Daniel and Tessa Fisher



## Eliana Hassan

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**From:** Mark Lunsford <mlunsford57@gmail.com>  
**Sent:** Monday, April 29, 2019 9:14 PM  
**To:** Eliana Hassan  
**Cc:** Kalil Jenab; upencv@gmail.com  
**Subject:** 119 Coronado - resend

**Categories:** Public Correspondence

Ms. Hassan  
Assistant Planner  
Los Altos City

Reference: 119 Coronado Avenue Design Review

Dear Ms. Hassan,

I have been made aware of your finding regarding the referenced property and have since spent quite some time reviewing the plans and talking to other neighbors on this subject. I don't know the family doing the remodel, so I have no personal motivation for this letter other than the goodness of Los Altos. We have lived here at 21 Sylvian Way for over 20 years and have seen many remodels and new construction projects over that time frame.

I appreciate the work you have done to review the project at 119 Coronado Ave., including the "Consistent Character Neighborhood" rules and guidelines. I do however disagree with your finding and hope that you will be able to reconsider your guidance.

I agree, that if this home was left out in the open, without landscaping it could risk looking "bulky" to some people. For me, I find it delightful and fresh. I believe that with the landscaping I saw in the plans this home would be an asset to the neighborhood. Something we need to be doing to our neighborhoods at all times, is refreshing the look without losing the Los Altos charm. While this is a more contemporary look, contemporary is not new in our neighborhood and as designs go this one does include the stone and wood features that soften the contemporary nature of the design. I like the increase in glass and the clean edges the design provides and would be proud to have this home in our neighborhood.

As for the windows on the sides of the building, I'll leave those decisions and details to the owners, you and the next-door neighbors, but overall, I like the design and hope you can see a way to letting it be built.

I am very pleased to see neighbors putting money into our neighborhoods and I would hope that we can accommodate these newer designs so we can continue to attract people willing to invest here. I fear, that if we stop allowing newer designs with edgy aspects to the design to be allowed, that we will scare off the very people we wish to attract to our neighborhoods.

Regards,

Mark A. Lunsford  
21 Sylvian Way  
Los Altos, CA 94022  
Mark@Lunsford.TO

## Eliana Hassan

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**From:** 3ballct24 <3ballct24@gmail.com>  
**Sent:** Monday, April 29, 2019 10:13 PM  
**To:** Eliana Hassan  
**Subject:** Home Design for 119 Coronado Avenue

**Categories:** Public Correspondence

Dear Ms. Hassan:

We understand that you and the Design Review Commission are evaluating an application for a new home at 119 Coronado Avenue (App # 19-SC-01). We reside at 105 Coronado Avenue in Los Altos and are next door neighbors of 119 Coronado Avenue. We have lived at 105 Coronado since 2001.

After meeting the new owners of the property of 119 Coronado Avenue, and having a chance to review their plans for a new home on the property, we believe they have developed and designed the architecture of the home in both a thoughtful and thorough manner. In addition to meeting all of the technical requirements set forth by the City of Los Altos, we believe the new owners have made efforts to safeguard the privacy of neighbors. Additionally, while the design is more contemporary than most of the homes on our street, we do see more and more of these more modern and contemporary home designs appearing each week in Los Altos, and we see many in Palo Alto. We believe that diversity within our community is of great value, and not only in ethnicity, age and economic background. These differences are emblematic of our town and help create the character of Los Altos. For different reasons, this diversity may also lead to differing tastes in home design. It is our personal opinion that there is and will continue to be an increasing demand for these more contemporary home designs and it would be a lost opportunity for our City to disallow them.

We appreciate that your commission seeks to safeguard the interests of the Los Altos homeowners from home designs that are invading our space and privacy or those that may be a safety hazard. While the proposed design is more contemporary in nature than what is currently on Coronado Avenue, we believe the design is well thought through and we support it. Over time, we anticipate that demand for this type of home design will be more typical within our immediate neighborhood on Coronado Avenue as well as other nearby home clusters in Los Altos.

Sincerely,  
The Tong Family  
105 Coronado Avenue

## **Eliana Hassan**

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**From:** 3ballct24 <3ballct24@gmail.com>  
**Sent:** Monday, April 29, 2019 11:14 PM  
**To:** Eliana Hassan  
**Subject:** Additional input on 119 Coronado Av

**Categories:** Public Correspondence



Dear Ms. Hassan:

As an added note to my prior email regarding 119 Coronado Avenue, please make note that given the two story nature of the home design, and the desire for privacy of neighboring home owners, we would recommend offsets that are beyond those that are required (I believe this may already be satisfied) and proper screening on right, left and rear sides of the property. For screening on the right hand side border of the property (adjacent to our residence at 105 Coronado Ave), we would recommend appropriate fencing and greenery for both visual screening and blocking noise (they plan to have a pool so there will be likely young children in their backyard). Tall trees and hedges would be advised.

Thank you for considering these issues as you evaluate 119 Coronado Avenue.

Sincerely,  
The Tong Family  
105 Coronado Avenue

## **Eliana Hassan**

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**From:** John Cameron <john\_cameron@trimble.com>  
**Sent:** Tuesday, April 30, 2019 1:08 AM  
**To:** Eliana Hassan  
**Subject:** 119 Coronado

**Categories:** Public Correspondence

Hello,

I am a home owner living at 91 Coronado Ave. My family has lived here since 1991 and we have enjoyed every minute of it.

I wish to state my support for the project that is proposed just two doors down, at 119 Coronado. My wife and I have reviewed the plans and very familiar with the lot as we walk past it daily.

Open (the property owner) has shared with us that Los Altos City may have some concerns that the design is "too modern" for the neighborhood. However, I do not share this opinion - I believe that this house design will fit in just fine. In fact, there are many other homes in the neighborhood of similar design and I think they also fit in well.

Please approve this project.

Best regards,  
John Cameron  
91 Coronado Ave  
Los Altos, CA 94022

--

John Cameron

General Manager

Trimble Field Service Management

+1 (408) 456-6644 direct

+1 (650) 279-9819 mobile



**Eliana Hassan**

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**From:** Peter Hung <peterwhung@gmail.com>  
**Sent:** Tuesday, April 30, 2019 8:11 AM  
**To:** Eliana Hassan

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

**Categories:** Public Correspondence

Hello,

I am writing to support in principle the idea of the design at 119 Coronado Ave. I do not believe the design is too modern for the neighborhood.

Regards,  
Peter Hung  
158 Coronado Ave

## Eliana Hassan

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**From:** guenter werner <guenter\_w@yahoo.com>  
**Sent:** Wednesday, May 1, 2019 5:07 PM  
**To:** Eliana Hassan  
**Subject:** two story design on 119 Coronado

**Categories:** Public Correspondence

Hello Eliana,

I wanted to let you know that I have reviewed the proposed design for this home on 119 Coronado and I support it. I feel that it will be a good addition to the neighborhood.

Regards,

Guenter Werner

Neighbor at 121 Sylvian Way

## **Eliana Hassan**

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**From:** Sheila <sheila\_nolte@yahoo.com>  
**Sent:** Wednesday, May 1, 2019 6:36 PM  
**To:** Eliana Hassan  
**Subject:** 119 Coronado-CONCERNS

**Categories:** Public Correspondence

Hi-

I am unable to attend the meeting but want to express my concerns about 119 Coronado Ave.

I would like to bring attention to my concerns about the height and size of the second story balconies, and the aerial views of our home and breach of privacy.

I am also concerned about the style and materials of the home and it not fitting into the neighborhood.

Finally, the footprint and density is out of scale with the neighborhood.

Also, we were curious why our home was not pictured in the design review and we live across the street.

Sincerely,  
Sheila and Kirk Nolte  
108 Coronado Ave

## Eliana Hassan

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**From:** Karen Zensius <karenzensius@gmail.com>  
**Sent:** Friday, August 16, 2019 10:30 AM  
**To:** Eliana Hassan  
**Cc:** David Zensius  
**Subject:** New house plans for 119 Coronado Avenue

**Categories:** Public Correspondence

We had a nice visit with Upen last week where we had the opportunity to review the updated plans for their new two story house at 119 Ccoronado Avenue. Upen also showed us the landscape design since we do have some privacy concerns. We are confident that any privacy concerns will be mutually resolved. We have no objection to the new changes or the home design and recommend Design Review approve the project.

Thank you.

Karen and David Zensius  
120 Sylvian Way  
Los Altos, CA  
(650) 575-7663 (Karen's cell)  
(415) 681-2730 (David's cell)



## Eliana Hassan

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**From:** Kalil Jenab/USA <Kalil.Jenab@cushwake.com>  
**Sent:** Thursday, September 26, 2019 11:54 AM  
**To:** Eliana Hassan  
**Subject:** RE: 119 Coronado Ave support | Tiffany and Kalil Jenab | Owners of 108 Sylvian Way

Ms. Hassan,

My wife and I who live at 108 Sylvian Way (and directly behind the subject Property) have reviewed the updated plans for the new 2 story house at 119 Coronado avenue and have no objection whatsoever to any of its modifications and designs. We would like to recommend Design Review Commission approve the project.

Please note that you have our permission to publish this (don't worry about the disclaimer) and feel free to call my cell with any questions.

Best, Kalil  
Cell 408-810-3428  
Sent from my iPhone  
Please excuse typos

Kalil Jenab  
Vice Chairman  
CA License #00848988

Direct: 408-200-8800  
Mobile: 408-810-3428  
Fax: 650-856-1098  
[kalil.jenab@cushwake.com](mailto:kalil.jenab@cushwake.com)



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

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**From:** Eliana Hassan <ehassan@losaltosca.gov>  
**Sent:** Thursday, September 26, 2019 11:44 AM  
**To:** Kalil Jenab/USA <Kalil.Jenab@cushwake.com>  
**Subject:** RE: 119 Coronado Ave support | Tiffany and Kalil Jenab | Owners of 108 Sylvian Way

Hello Kalil,

I am working on gathering public correspondence for the upcoming 119 Coronado Design Review Commission meeting. Due to the legal disclaimer of your email, I will need permission before it can be published as part of our Design Review Commission public packet. Please let me know if the City has permission to publish this email.

Sincerely,  
Ellie Hassan

**From:** Kalil Jenab/USA <[Kalil.Jenab@cushwake.com](mailto:Kalil.Jenab@cushwake.com)>  
**Sent:** Thursday, August 15, 2019 9:27 AM  
**To:** Eliana Hassan <[ehassan@losaltosca.gov](mailto:ehassan@losaltosca.gov)>  
**Subject:** Re: 119 Coronado Ave support | Tiffany and Kalil Jenab | Owners of 108 Sylvian Way

Ellie,

Thank you for confirming receipt.

PLEASE USE THIS CHAIN IF YOU LIKE BECAUSE I CORRECTED A SILLY TYPO BELOW.

Best, Kalil  
Cell 408-810-3428  
Sent from my iPhone  
Please excuse typos

On Aug 15, 2019, at 9:23 AM, Eliana Hassan <[ehassan@losaltosca.gov](mailto:ehassan@losaltosca.gov)> wrote:

Hello Kalil,

Thank you for your feedback. I will forward your correspondence to the Design Review Commission as well.

Sincerely,  
Ellie Hassan

<image001.jpg>**Eliana Hassan | Assistant Planner | City of Los Altos**  
Community Development Dept. | Planning Division  
(650)-947-2696  
[ehassan@losaltosca.gov](mailto:ehassan@losaltosca.gov)

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**From:** Kalil Jenab/USA <[Kalil.Jenab@cushwake.com](mailto:Kalil.Jenab@cushwake.com)>  
**Sent:** Wednesday, August 14, 2019 4:55 PM  
**To:** Eliana Hassan <[ehassan@losaltosca.gov](mailto:ehassan@losaltosca.gov)>  
**Subject:** RE: 119 Coronado Ave support | Tiffany and Kalil Jenab | Owners of 108 Sylvian Way

Sorry I forgot to mention that we live directly behind Upen's new home at 108 Sylvian Way. The beautiful 2 story element will be visible from our back yard, we like it and look forward to seeing the final product in the near future.

Best, Kalil and Tiffany Jenab

**Kalil Jenab**  
Vice Chairman  
CA License #00848988

Direct: 408-200-8800  
Mobile: 408-810-3428  
Fax: 650-856-1098  
[kalil.jenab@cushwake.com](mailto:kalil.jenab@cushwake.com)

<image004.png>

525 University Avenue, Suite 220  
Palo Alto, CA 94301 | USA  
[www.cushmanwakefield.com](http://www.cushmanwakefield.com)

**From:** Kalil Jenab/USA  
**Sent:** Wednesday, August 14, 2019 3:29 PM  
**To:** Hassan <[ehassan@losaltosca.gov](mailto:ehassan@losaltosca.gov)>  
**Cc:** Kalil Jenab/USA <[Kalil.Jenab@cushwake.com](mailto:Kalil.Jenab@cushwake.com)>  
**Subject:** Fwd: 119 Coronado Ave support

Ms. Hassan,

My wife and I have reviewed the updated plans for the new 2 story house at 119 coronado avenue and have no objection to any of its modifications and designs. We would like to recommend Design Review Commission approve the project.

Please call my cell with any questions.

Best, Kalil  
Cell 408-810-3428  
Sent from my iPhone  
Please excuse typos

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