



DATE: May 20, 2020

AGENDA ITEM #4

TO: Design Review Commission
FROM: Calandra Niday, Assistant Planner
SUBJECT: SC19-0026 – 1400 Richardson Avenue

RECOMMENDATION:

Approve design review application SC19-0026 subject to the listed findings

PROJECT DESCRIPTION

This is a design review application for a new two-story house. The project includes 2,504 square feet at the first story, 1,290 square feet at the second story, and a 1,541 square-foot basement. The following table summarizes the project's technical details:

GENERAL PLAN DESIGNATION: Single-Family, Residential
ZONING: R1-10
PARCEL SIZE: 10,903 square feet
MATERIALS: Standing seam metal roof, cement plaster siding, natural stone veneer accent siding, dark anodized aluminum windows and doors, and metal railings

	Existing	Proposed	Allowed/Required
COVERAGE:	2,090 square feet	2,934 square feet	3,271 square feet
FLOOR AREA:			
First floor	2,090 square feet	2,504 square feet	
Second floor	-	1,290 square feet	
Total	2,862 square feet	3,794 square feet	3,816 square feet
SETBACKS:			
Front (Juarez Ave)	28.5 feet	25 feet	25 feet
Rear	30.4 feet	43 feet	25 feet
Exterior side (Richardson Ave)	11.4 feet	17.4 feet	17.4 feet
Interior side (1 st /2 nd)	9.8 feet	11.5 feet/19.5 feet	10 feet/17.5 feet
HEIGHT:	13.9 feet	25.1 feet	27 feet

BACKGROUND

Design Review Commission Action

On April 17, 2019, the Design Review Commission held a public hearing to consider the proposed project. City staff presented the project and recommended denial of the design review application due to the excessive bulk and vertical emphasis of the front and exterior side elevations. The Commission also expressed concerns about the bulk and mass of the second story which appeared more prominent due to the project's location on a corner lot. Based on this consensus, the Commission voted unanimously (4-0), with Commissioner Glew absent, to deny the project subject to the staff report findings. The April 17, 2019 Design Review Commission agenda report and meeting minutes are attached for reference and can be found in Attachments A and B.

Zoning Compliance

The parcel width is approximately 87.2 feet, which is less than the minimum lot width of 90 feet for a standard corner lot in the R1-10 District. Corner lots that are less than 90 feet in width are described as a "narrow lot" in the Zoning Code and have a reduced exterior side yard setback from the standard 20 feet to twenty percent of the average lot width. For the subject lot, the exterior side yard setback is 17.4 feet for both the first and second stories. Since the average lot width of the corner lot is more than 80 feet, the interior side yard setback follows the standard requirements of 10 feet at the first story and 17.5 feet at the second story.

Neighborhood Context

The subject property is located on the corner of Richardson Avenue and Juarez Avenue, with the front door of the existing house facing Richardson Avenue. This section of Richardson Avenue is considered a Consistent Character Neighborhood while Juarez Avenue, between Ensenada Way and Richardson Avenue, is considered a Diverse Character Neighborhood. The houses in the Richardson Avenue neighborhood context are primarily single-story residences with consistent setbacks, simple massing and lower scales while the homes on Juarez Avenue consist of a mixture of one- and two-story houses with a variety of architecture styles, massing and scales. The front door of the proposed residence will be facing Juarez Avenue. A Neighborhood Compatibility Worksheet, prepared by the applicant, that provides additional information about the neighborhood context is included as Attachment C.

DISCUSSION

Design Review

According to the Design Guidelines, in Consistent Character Neighborhoods, such as on Richardson Avenue, 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. In a Diverse Character Neighborhood, such as on Juarez Avenue, good neighbor design has its own design integrity while incorporating some design elements, materials and scale found in the neighborhood. Due to these dueling neighborhood contexts, staff advised the applicant to design the portion of the house that is adjacent to Richardson Avenue to respect the lower scale and simple massing characteristics in this neighborhood context.

The existing one-story residence on the property will be demolished and a new two-story residence with a basement will be constructed. The basement will be accessible through a lightwell proposed

along the rear elevation and interior side (south elevation). The front of the house and the garage door are proposed to face Juarez Avenue, with the exterior side elevation facing Richardson Avenue. Based on the included Streetscape Elevation – found on Sheet A3.3 of the Plan Set – the proposed residence will be roughly the same overall height as the neighbors on Juarez Avenue – including the residences at 1675, 1685 and 1695 Juarez Avenue. Although the Richardson Avenue neighborhood context includes predominantly low scale single-story homes, the proposed two-story residence along the exterior façade relates well (consistent horizontal eave lines) to the corner property at 1668 Austin Avenue.

The proposed two-story structure uses a Contemporary architectural style consisting a mix of low-pitched hipped roofs (3:12 ratio pitch) with flat roofs being utilized over portions of the first story. Staff worked with the applicant to revise the design to minimize the overall bulk and mass of the second story. The applicant's response to staff's comments are attached for reference and can be found in Attachment F. On the Richardson façade, the applicant introduced a flat horizontal eave line that starts at the street corner and carries across the exterior side elevation and then transitions into a wood trellis structure towards the rear of the property. The horizontal roof line separates the first and second stories and reduces the overall perception of bulk. The relatively low wall plate heights of approximately 9.5 feet on the first story and eight feet on the second story in conjunction with the wrap-around roof element limits the impact of the bulk and mass as seen from the street. Overall, the project has an appropriate relationship in terms of bulk, mass and scale relative to other residences in the neighborhood setting.

The project proposes a natural stone entryway feature broken up by a wooden trellis over the first story, which helps create a focal point on the front elevation. There are several covered porch spaces proposed, including a front porch on the left side elevation and a covered porch area in the rear yard. The second story includes a rear balcony with a metal screen facing the exterior property line. The balcony appears to be well-integrated into the overall architecture and ties into the covered lightwell below. The project consists of high quality modern exterior materials such as a standing seam metal roof, cement plaster siding, natural stone veneer accent siding, aluminum windows and doors, and metal railings. The project's material board is included in Attachment E. While some materials are not seen elsewhere in the neighborhood, other materials such as the cement plaster, natural stone veneer, and aluminum windows help tie the project to the existing neighborhood context. Overall, the proposed two-story residence is an appropriate design within the unique dueling neighborhood contexts; therefore, staff is in support of the proposed house design.

Privacy

The second story includes three windows on the exterior side (north elevation) and four windows on the interior side (south elevation). Staff worked with the applicant to modify the windows on the north and south elevations to be more passive with taller sill heights. Along the exterior side elevation facing Richardson Avenue, there is one small window in the master bathroom, a passive window in the master closet, and a window in the master bedroom – all with sill heights of four-feet, eleven-inches. Small windows with sill heights greater than four-feet, six-inches in height limit direct views into adjacent properties and should reduce privacy concerns. There is a second-floor balcony oriented towards the exterior side yard and rear yard which is appropriately sized for passive use. Staff worked with the applicant to reduce the depth of the balcony to four feet and to replace the original glass guardrails with metal guardrails to lessen privacy invasion to neighbors. On the exterior side elevation,

additional metal screening was added above the required railing height to obscure sight lines into neighboring properties.

On the interior side elevation, which faces toward the property at 1675 Juarez Avenue, there is one passive window in Bedroom 1 and two small windows in the accompanying shared bathroom – each with a sill height of five-feet, six-inches. These windows exceed the City’s minimum sill height recommendation of four-feet, six-inches. In addition, there is one medium-sized wrap-around window adjacent to the front elevation in Bedroom 2 with a sill height of two-feet, four-inches. However, this window is approximately 20 feet from the side property line where 17.5 feet is typically required. In addition, the project proposes to plant 28 new evergreen screening trees (*Pittosporum tenuifolium* and *Prunus caroliniana*) along the sides and rear property lines to further screen the views of adjacent neighbors.

On the rear elevation, there is a large clearstory window above the first story living room, a large window in Bedroom 1 and a glass door from the master bedroom that accesses the balcony. There are no privacy impacts with the clearstory window above the living room since this is a double height space with no direct views from that area. As mentioned previously, the second-floor balcony is appropriately sized for passive use. Additionally, the project proposes an increased rear yard setback of approximately 43 feet, where a setback of 25 feet is required in a R1-10 District. To mitigate any remaining privacy concerns, there are proposed street trees as well as adequate evergreen screening trees along the rear property line to help screen views into the adjacent neighboring properties. Overall, due to the increased setbacks combined with the street trees and extensive evergreen screening trees proposed along the sides and rear property lines, the privacy impacts should be minimized and not considered unreasonable.

Trees and Landscaping

There are 14 existing trees on the project site; however, all the trees are smaller in size and not considered “protected” under the City’s Tree Protection Regulations (Municipal Code Chapter 11.08). All existing trees are proposed for removal, with the exception of one medium-sized Juniper tree (Tree No. 5), located on the Richardson Avenue right-of-way, adjacent to the rear corner of the site. The landscape plan – found on Sheet L-1 of the Plan Set – includes eight new trees (Desert Museum Palo Verde, Australian Willow, Green Showers Maytenus, Majestic Beauty Fruitless Olive, and California Pepper) in the front, exterior side and rear yard spaces to replace the trees that will be removed. In addition to the street trees, evergreen screening trees (*Pittosporum tenuifolium* and *Prunus caroliniana*) are proposed along both sides and rear property lines. Overall, the proposed new trees and landscape plan appears to adequately comply with the City’s landscaping and street tree guidelines. Since the project includes a new house and more than 500 square feet of new landscape area, it would be subject to the City’s Water Efficient Landscape Ordinance.

Environmental Review

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

Public Notification and Outreach

A public meeting notice was posted on the property and mailed to 12 nearby property owners on Richardson Avenue and Juarez Avenue. The Public Notification Map is included in Attachment D. Prior to the mailed notices going out, the property owner conducted neighborhood outreach and collected letters of support, which is included as Attachment G.

Cc: Bahi Oreizy, Applicant and Architect
Ifat Piekarz and Guy Piekarz, Property Owners

Attachments:

- A. Design Review Commission Meeting Agenda Report, April 17, 2019
- B. Design Review Commission Minutes, April 17, 2019
- C. Neighborhood Compatibility Worksheet
- D. Vicinity and Public Notification Maps
- E. Materials Board
- F. Response to Comments from Applicant
- G. Support Letters

FINDINGS

SC19-0026 – 1400 Richardson Avenue

With regard to 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 structure complies with all provision of this chapter;
- b. The height, elevations, and placement on the site of the proposed structure, when considered with reference to the nature and location of residential structures on adjacent lots, will avoid unreasonable interference with views and privacy and will consider the topographic and geologic constraints imposed by particular building site conditions;
- c. The natural landscape will be preserved insofar as practicable by minimizing tree and soil removal; grade changes shall be minimized and will be in keeping with the general appearance of neighboring developed areas;
- d. The orientation of the proposed structure in relation to the immediate neighborhood will minimize the perception of excessive bulk 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 structure has been designed to follow the natural contours of the site with minimal grading, minimum impervious cover, and maximum erosion protection.

CONDITIONS

SC19-0026 – 1400 Richardson Avenue

GENERAL

1. Expiration

The Design Review Approval will expire on May 20, 2022 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.

2. Approved Plans

This approval is based on the original plans and materials received on December 30, 2019 and then resubmitted on April 9, 2020, except as may be modified by these conditions.

3. Protected Tree

As shown in the site plan, Tree No. 5 shall be protected under this application and cannot be removed without a tree removal permit from the Community Development Director.

4. Encroachment Permit

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

5. Change of Address

A Change of Address application must be submitted to the Building Division to correlate the project site address with the street that the front of the house faces.

6. Landscaping

The project shall be subject to the City's Water Efficient Landscape Ordinance pursuant to Chapter 12.36 of the Municipal Code if over 500 square feet or more of new landscape area—including irrigated planting areas, turf areas, and water features—is proposed.

7. Underground Utility and Fire Sprinkler Requirements

Additions exceeding fifty (50) percent of the existing living area (existing square footage calculations shall not include existing basements) and/or additions of 750 square feet or more shall trigger the undergrounding of utilities and new fire sprinklers. Additional square footage calculations shall include existing removed exterior footings and foundations being replaced and rebuilt. Any new utility service drops are 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 IN BUILDING PERMIT SUBMITTAL

9. Conditions of Approval

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

10. Applicant Acknowledgement of Conditions of Approval

The applicant shall acknowledge receipt of the final conditions of approval and put in a letter format acceptance of said conditions. This letter will be submitted during the first building permit submittal.

11. Tree Protection Note

On the Site Plan, show tree protection fencing around Tree No. 5 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.”

12. 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.

13. 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.

14. 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.

15. Air Conditioner Sound Rating

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

16. 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

17. Tree Protection

Tree protection fencing shall be installed around the dripline of Tree No. 5, as shown in 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

18. 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.

19. Green Building Verification

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

ATTACHMENT A



DATE: April 17, 2019

AGENDA ITEM # 6

TO: Design Review Commission

FROM: Calandra Lewis, Assistant Planner; and
Zachary Dahl, Planning Services Manager

SUBJECT: 18-SC-37 – 1400 Richardson Avenue

RECOMMENDATION:

Deny design review application 18-SC-37 subject to the listed findings

PROJECT DESCRIPTION

This is a design review application for a new two-story house. The project includes 2,406 square feet at the first story and 1,410 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: 10,903 square feet
MATERIALS: GAF flat roofing, smooth finish stucco siding and chiseled stone veneer siding, dark bronze anodized aluminum clad windows, doors and metal railing

	Existing	Proposed	Allowed/Required
COVERAGE:	2,090 square feet	2,793 square feet	3,271 square feet
FLOOR AREA:			
First floor	2,090 square feet	2,406 square feet	
Second floor	-	1,410 square feet	
Total	2,862 square feet	3,816 square feet	3,816 square feet
SETBACKS:			
Front (Juarez Ave)	29.28 feet	25 feet	25 feet
Rear	30.45 feet	57.7 feet	25 feet
Exterior side (Richardson Ave)	28.6 feet	20.1 feet	20 feet
Interior side (1 st /2 nd)	9.9 feet	10 feet/24.7 feet	10 feet/17.5 feet
HEIGHT:	13.9 feet	24.5 feet	27 feet

BACKGROUND

Neighborhood Context

The subject property is located on the corner of Richardson Avenue and Juarez Avenue, with the front door of the existing house facing Richardson Avenue. This section of Richardson Avenue is considered a Consistent Character Neighborhood while Juarez Avenue, between Ensenada Way and Richardson Avenue, is considered a Diverse Character Neighborhood. The houses in the Richardson Avenue neighborhood context are primarily single-story residences with consistent setbacks, simple massing and lower scales with rustic exterior materials. However, the homes on Juarez Avenue consist of a mixture of one- and two-story houses with a variety of architecture styles, massing and scales. Richardson Avenue and Juarez Avenue do not have improved shoulders nor a consistent landscaping and street tree pattern.

DISCUSSION

Design Review

According to the Design Guidelines, in Consistent Character Neighborhoods, such as on Richardson Avenue, 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. In a Diverse Character Neighborhood, such as on Juarez Street, good neighbor design has its own design integrity while incorporating some design elements, materials and scale found in the neighborhood. Due to these dueling neighborhood contexts, staff advised the applicant to design the portion of the house that is adjacent to Richardson Avenue to respect the lower scale and simple massing characteristics in this neighborhood context.

The proposed two-story structure uses a Contemporary architectural style with taller wall plate heights, flat or low-pitched roof elements, and modern exterior design materials. The front of the house and the garage door are proposed to face Juarez Avenue, with exterior side elevation facing Richardson Avenue. The massing of the new house on both street elevations stacks the first and second stories, which, when combined with the taller wall plate heights, results in a bulky appearance and vertical emphasis. Additionally, the flat and low-pitched roof forms with shallow eave overhangs and a significant amount of stone veneer further accentuates the excessive bulk and vertical emphasis of the house. 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)

Since the Richardson Avenue neighborhood context includes predominantly low scale single-story homes with simple massing and rustic exterior materials, staff recommended that the design be updated to provide lower scale design elements and reduce the wall plate heights to nine feet on the first story and eight feet on the second story to provide a smoother transition to the surrounding neighborhood. In addition, staff recommend that the second story be setback from the first story and the balcony be eliminated or decreased in size to further reduce the scale and vertical emphasis of this elevation. And, staff recommended that the applicant consider a different mix of exterior materials to better relate to the surrounding neighborhood. However, the applicant did not make any meaningful design changes to address these concerns. Thus, 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).

Privacy

Along the exterior side elevation facing Richardson Avenue, there is a medium sized bedroom window, a glass door hallway door that accesses the medium sized balcony (4.25 feet x 19 feet) and a larger clearstory window above the living room on the first story. Since this elevation faces Richardson Avenue, there are not any unreasonable privacy impacts related to these proposed windows. However, staff is concerned about the proposed balcony due to the design issues outlined above.

On the interior side elevation, which faces toward the property at 1675 Juarez Avenue, there are five proposed second story windows at a setback of 24.5 feet. These windows, which are located in bedrooms 2 and 3, and the master bathroom are small to medium in size and provide a 4.5-foot sill height. In addition, pittosporum evergreen screening trees and two Pepper trees are proposed along the interior side property line to further screen the views from these windows. Based on the 4.5-foot sill heights and proposed evergreen screening, there are not any unreasonable privacy impacts related to these proposed windows.

On the rear elevation, there is a large clearstory window above the first story living room, a large window in the master bedroom and a glass door from the master bedroom that accesses the larger balcony (six feet x 13.5 feet). The second story elevation has a rear setback of 57 feet and the balcony has a rear setback of 51 feet, an interior side setback of 24.5 feet and a floor height of 11.5 feet above the ground with open metal railings. Staff recommended that the applicant eliminate or reduce the size of this balcony to ensure that there would not be any privacy impacts on the adjacent properties, however the applicant chose to maintain it as part of the project. Therefore, based on the potential privacy concerns related to this new balcony and the design concerns outlined above, it does not appear that the project will avoid unreasonable interference with views and privacy and has not been appropriately designed to respect the constraints of the existing site (Finding b).

Based on the issues outlined above, the design of the proposed two-story house does not appear to meet the City's required design findings or be consistent with the Residential Design Guidelines. And, given that the project design would need to be significantly revised to address these issues, staff is recommending denial as opposed to a continuance with specific direction. The applicant has submitted a cover letter that outlines the basis for the proposed design and makes the case for why the project meets the required design findings (Attachment A).

It should also be noted that since the project is moving the front door from Richardson Avenue to Juarez Avenue, an address change will be required when a new house is approved.

Trees and Landscaping

There is a total of 14 trees on the project site, however all are smaller in size and not considered "protected" under the City's Tree Protection Regulations (Municipal Code Chapter 11.08). All are proposed for removal, with the exception of a medium sized Juniper tree (tree no. 5) in the Richardson Avenue right-of-way adjacent to the rear corner of the site. The landscape plan includes nine new trees (pepper, willow and fruitless olive) in the front, exterior side and rear yard spaces to replace the trees that will be removed. In addition to the trees, pittosporum trees (evergreen) are proposed along both side and the rear property lines. Overall, the proposed new trees and landscape plan appears adequate

to comply with the City's landscaping and street tree guidelines. Since the project includes a new house and more than 500 square feet of new landscape area, it would be subject to the City's Water Efficient Landscape Ordinance.

Environmental Review

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

Public Notification

A public meeting notice was posted on the property and mailed to 12 nearby property owners on Richardson Avenue and Juarez Avenue. The Notification Map is included in Attachment C.

Cc: Ifat Piekarz and Guy Piekarz, Applicants and Property Owners
Ravit Kaplan, Architect

Attachments:

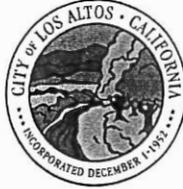
- A. Application and Applicant Cover Letter
- B. Neighborhood Compatibility Worksheet
- C. Area, Vicinity and Public Notification Maps
- D. Materials Board

FINDINGS

18-SC-37 – 1400 Richardson 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 NOT 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.



CITY OF LOS ALTOS GENERAL APPLICATION

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

Permit # 11085597

<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: 1400 Richardson Ave.

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

Assessor Parcel Number(s): _____ Site Area: 10903

New Sq. Ft.: 3816 Altered/Rebuilt Sq. Ft.: 3816 Existing Sq. Ft. to Remain: ✓

Total Existing Sq. Ft.: ✓ Total Proposed Sq. Ft. (including basement): 3816

Is the site fully accessible for City Staff inspection? Yes

Applicant's Name: Ifat Piekarz

Telephone No.: 408 505 5859 Email Address: [REDACTED]@[REDACTED].com

Mailing Address: 1810 Newcastle Dr. Los Altos 94024

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

Property Owner's Name: Ifat and Guy Piekarz

Telephone No.: 408 505 5860 Email Address: [REDACTED]

Mailing Address: 1810 Newcastle Dr. Los Altos

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

Architect/Designer's Name: Ravit Kaplan

Telephone No.: 513 237 8673 Email Address: [REDACTED]

Mailing Address: 166 DOWNEY St.

City/State/Zip Code: San Francisco CA 94117

** 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)

April 10, 2019

Members of the Design Review Commission
Zachary Dahl, AICP - Planning Services Manager
Calandra Lewis - Assistant Planner
Planning Department
One North San Antonio Road
Los Altos, California 94022

Subject: 1400 Richardson Avenue, Los Altos 94024

This cover letter is in addition to the city's staff report related to our application for a new two-story house, which includes a total of 2406 square feet on the first floor and 1410 square feet on the second floor.

We have been living in the neighborhood for the past five years and love its spirit and unique character. Among other things, we love this corner lot and its curve appeal. We chose to position the house on this rectangular lot consistent with the adjacent three two-story houses located next to it on Juarez Ave, thereby maximizing our neighbours' privacy.

The proposed design was carefully crafted to ideally fit the neighborhood with great attention to the surrounding houses. The initial design was significantly revised to address the staff's concerns and recommendations. Based on our correspondences with the city's staff we believe that all but one concern have been met. The last outstanding issue relates to the massing of the house on the Richardson elevation.

Here ia a summary of the main actions we have taken in order to satisfy staff requirements:

- Building height - the initial height of the house was significantly reduced by more than 2.5'. We replaced the crawl space with slab on grade foundation and lowered the house wall plates resulting in the following heights: 24.6' being the top roof ridge (located in the center of the lot with maximum setback from property lines), 21.10' on the Juarez right side, 21.11' on the Juarez-Richardson corner (set back of this section is more than 22') and 18.4' on the Richardson rear corner.
- Design to minimize bulk and increase privacy-
 - The Juarez front elevation of the house resembles the three houses located next to it on Juarez Ave., both in scale and in mass as well as in design elements such as recessed and centered front porch next to a side garage.

- The Richardson side elevation - staff expressed a concern that "...the exterior side on Richardson is about 18 feet of straight vertical mass; we are looking for a stronger one-story emphasis to integrate more with the neighbourhood context."

In our opinion, the Richardson elevation is minimal in its bulk and scale and blends nicely in the street:

- Rear elevation height is 18' which is very close to a one-story scale.
- The mass is broken down into smaller elements by: (i) the recessed courtyard (hosting an evergreen tree) that breaks the mass into two areas; and (ii) the step out balcony that adds horizontal emphasis, and (iii) the horizontal metal channel that creates two smaller horizontal rectangles.
- The facade varies with high quality materials including stone cladding, stucco and glass. The facade design is softened with the use of elements such as over-hungs and different planes. The simplicity of the design and organic materials reduce the bulk perception as noted in the city guidelines.
- While the house is on a corner lot, this facade is a side elevation and as such it will be significantly hidden from the street by the fence, hedges and trees. In fact, based on our landscape plan, we assume it will be obscured from the street view in a relatively short time. Attached to this letter in **Exhibit 1** are photos of corner houses in the neighbourhood with an obscured side elevation.
- Staff noted that references should be made only to homes located in the immediate vicinity. However, the two story houses that are within the immediate vicinity are not corner houses, so there are no houses to compare with. For your reference, we attach in **Exhibit 2** photos of several side facade of corner houses in the neighbourhood, which are greater in mass and bulk and have a much stronger vertical emphasis.

To summarize, the proposed facade is refined with simple and clean lines and a relatively low height scale. The materials we chose (stucco, stone cladding, glass and wood) further reduce the perception of bulk. Adding an horizontal emphasis will interfere with the integrity of the design and might look misplaced. We believe that not only this facade fits in the surrounding area but also it will significantly upgrade the otherwise neglected street intersection.

- Juarez right facade - proposed balconies were completely eliminated to increase adjacent house privacy, second story includes only four small windows with 54" sill height. Landscape plan includes massive hedge screening.

- Rear facade - the facade is located 57' away from the rear adjacent house property line. Per staff's recommendation, we have significantly reduced the proposed size of the rear balcony. The small balcony and pergola creates shade and increase the house overall energy efficiency. The use of glass and the small balcony break down the mass. This facade will be **fully** screened out with fast growing evergreen hedges and trees as outlined in the landscape plan.
- Landscape - all existing trees are planned to be replaced due to their location (within the area of the proposed house footprint), their small scale (which does not serve privacy and screening purposes) and their poor condition. The proposed landscape plan includes eleven (11) trees and multiple hedges all around the lot, all of which are fast growing and medium to large scale, which ensures appropriate screening and privacy to be achieved quickly. The plan includes an extensive softscape area with an abundance of evergreen grass and shrubs. The proposed design accentuates the corner with a sculptural evergreen Australian Willow tree surrounded by evergreen grass.
- Neighbours outreach - we discussed the design of the house with five of our prospective neighbours including the one on the right side of our lot on Juarez ave, the neighbour on the rear side of our lot, two neighbours across our lot on Juarez and one neighbour across our lot on Richardson. We sent them renderings of the proposed house. No one expressed any concern. One of them noted she loved the design and thought it was beautiful. Attached as **Exhibit 3** is a copy of the email we received. We have made several attempts to meet with two more neighbours diagonal to our lot on Richardson Ave, however, we were unable to meet them yet. We still hope to do so prior to the Design Review Commission.

The proposed design was made with an emphasis on its relationship to the neighbourhood spirit and its surrounding properties both design-wise and privacy-wise. We believe it fits the neighbourhood context very well while applying our design aesthetics and some progressive concepts.

The design complies with the city's guidelines in terms of setbacks, lot coverage, height, daylight plane and landscape/hardscape ratio. We have done our best to fully address other concerns raised by the city, and to that end made significant compromises. When comparing to other corner houses in the neighbourhood, which exhibit stronger vertical appearance and greater bulk, we are asking our design to be considered equitably.

Regards,
Ifat and Guy Piekarz

Exhibit 1 - Corner Houses with an Obscured Side Elevation

1500 Oakley Dr.



1735 Austin Ave.



1432 Richardson Ave. (at the corner of Austin)



1685 Alexander Way



Exhibit 2 - Corner Houses with Vertical Side Facade

1685 Cacade Way



1644 Fallen Leaf Lane



1431 Morton Ave.



1655 Alexander Ct.



Exhibit 3 - Neighbours Response to House Design

Lynn Membreno <lynn.membreno@comcast.net>
to Guy, me ▾

Wed, Apr 3, 3:31 PM (7 days ago)



Hi Ifat and Guy,

Thanks so much for sharing this. It looks like a beautiful and modern style home. Looking forward to having you for neighbors in the future!

Lynn and Marc



ATTACHMENT B

City of Los Altos

Planning Division

(650) 947-2750

Planning@losaltosca.gov

NEIGHBORHOOD COMPATIBILITY WORKSHEET

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

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

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

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

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

Project Address 1400 Richardson Ave. Los Altos
Scope of Project: Addition or Remodel _____ or New Home
Age of existing home if this project is to be an addition or remodel? 65
Is the existing house listed on the City's Historic Resources Inventory? No

Address: 1400 Richardson Ave., Los Altos

Date: _____

What constitutes your neighborhood?

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

Streetscape

1. Typical neighborhood lot size*:

Lot area: 10,700 square feet

Lot dimensions: Length 130 feet

Width 83 feet

If your lot is significantly different than those in your neighborhood, then

note its: area _____, length _____, and

width _____. *Similar to the other houses on the Suarez row but corner lot.*

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

Existing front setback if home is a remodel? 25'

What % of the front facing walls of the neighborhood homes are at the front setback 100 %

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

none - corner lot.

Do the front setbacks of adjacent houses line up? yes

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

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

Garage facing front projecting from front of house face

Garage facing front recessed from front of house face

Garage in back yard

Garage facing the side

Number of 1-car garages ; 2-car garages 6; 3-car garages 2

Address: 1400 Richardson Ave. Los Altos
Date: _____

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

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

5. **Roof heights and shapes:**

Is the overall height of house ridgelines generally the same in your neighborhood*? no
Are there mostly hip ✓, gable style ✓, or other style flat 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?
shingle
If no consistency then explain: there is also metal roof and clay roofing

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: 1400 Richardson Ave. Los Altos

Date: _____

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

Does your property have a noticeable slope? No

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

Horizontal

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? No.

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.)?

No

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

Quite Visible, We plan on planting heavy screening all around.

Are there any major existing landscaping features on your property and how is the unimproved public right-of-way developed in front of your property (gravel, dirt, asphalt, landscape)?

No major existing landscaping features

The unimproved public right-of-way is dirt/gravel

10. **Width of Street:**

What is the width of the roadway paving on your street in feet? ~31'

Is there a parking area on the street or in the shoulder area? No.

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

Address: 1400 Richardson Ave. Los Altos
Date: _____

11. What characteristics make this neighborhood* cohesive?

Such as roof material and type (hip, gable, flat), siding (board and batten, cement plaster, horizontal wood, brick), deep front yard setbacks, horizontal feel, landscape approach etc.:

The houses differ from each other, and
They all seem to be quite simple with an
emphasis on landscaping and green.

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: 1400 Richardson Ave. Los Altos
 Date: 27.11.2018

Summary Table

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

Address	Front setback	Rear setback	Garage location	One or two stories	Height	Materials	Architecture (simple or complex)
1675 Suarez Ave.	25'	~ 50'	front	two	27'	stucco & stone	simple
1685 Suarez Ave.	25'	~ 40'	front	two	27'	board & batten	simple
1695 Suarez Ave.	25'	~ 35'	front	two	25'	under construction	more complex
1668 Austin Ave.	25'	~ 35'	side	one	~ 18'	board & batten	simple
1672 Suarez Ave.	~ 35'	~ 25'	front	one	~ 18'	board & batten	simple
1345 Ensenada Way	25'	less than 25'	side	one	~ 18'	stucco	simple.
1378 Ensenada Way	~ 25'	~ 25'	front	one	~ 18'	stucco	simple
1722 Suarez Ave.	25-35'	~ 35'	side	one	~ 18'	board & batten	simple
1378 Don Kirk st.	~ 25'	~ 25'	side	one	~ 18'	stucco	simple

Juarez Ave - across side



1672 Juarez Ave



1345 Ensanada Way



1378 Ensanada Way



1722 Juarez Ave



1378 Don Kirk St

Austin Ave - behind

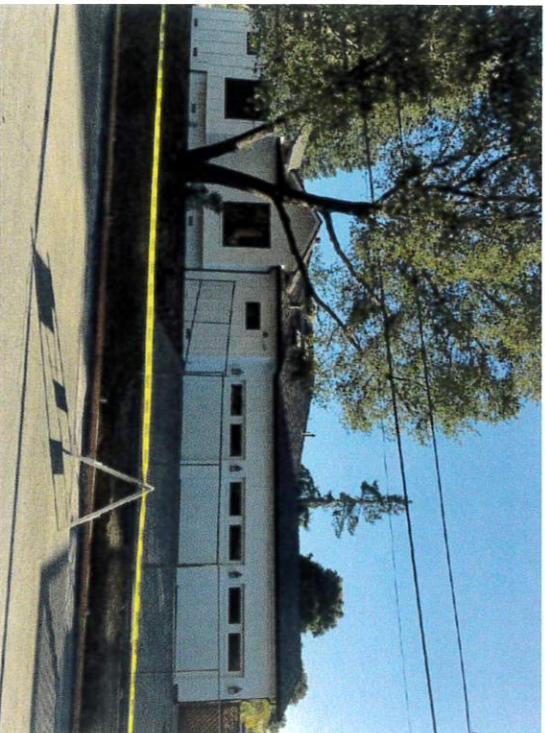


1668 Austin Ave



1676 Austin Ave

Richardson Ave - same side



1668 Austin Ave



1672 Juarez Ave



1336 Richardson Ave



1326 Richardson Ave

Richardson Ave - across side



1403 Richardson Ave



1395 Richardson Ave



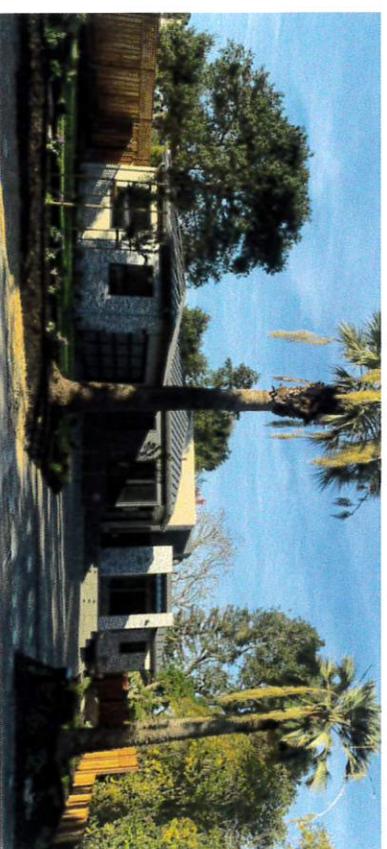
1391 Richardson Ave



1385 Richardson Ave

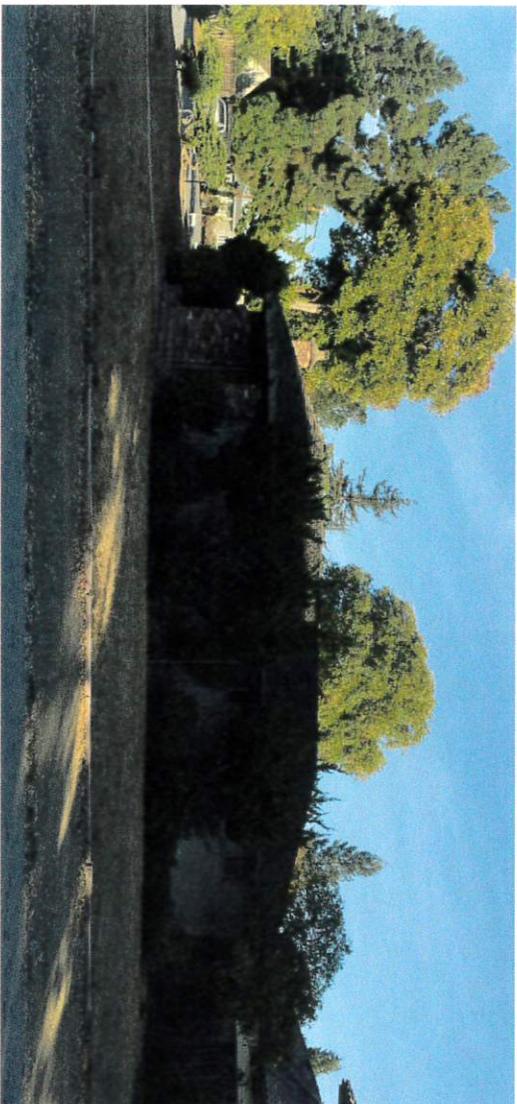


1377 Richardson Ave

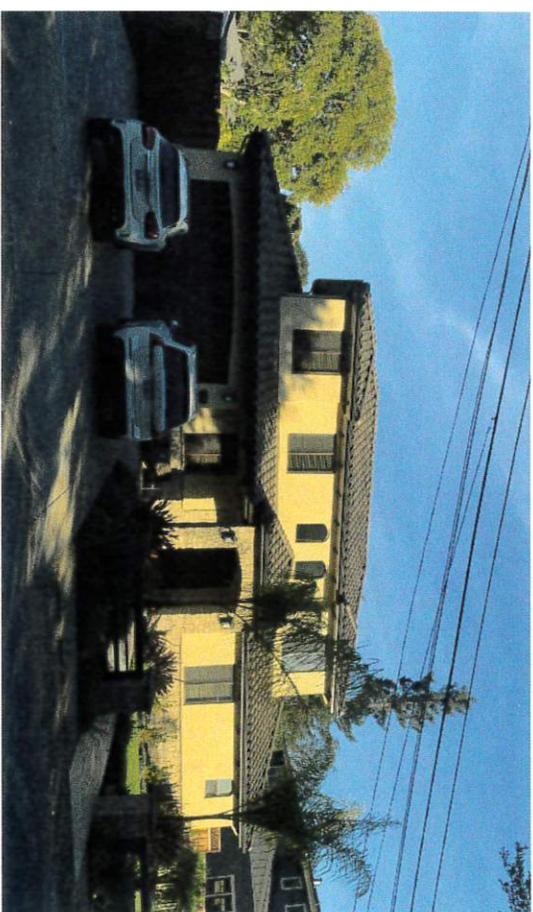


1367 Richardson Ave

Juarez Ave - same side



1400 Richardson Ave



1675 Juarez Ave

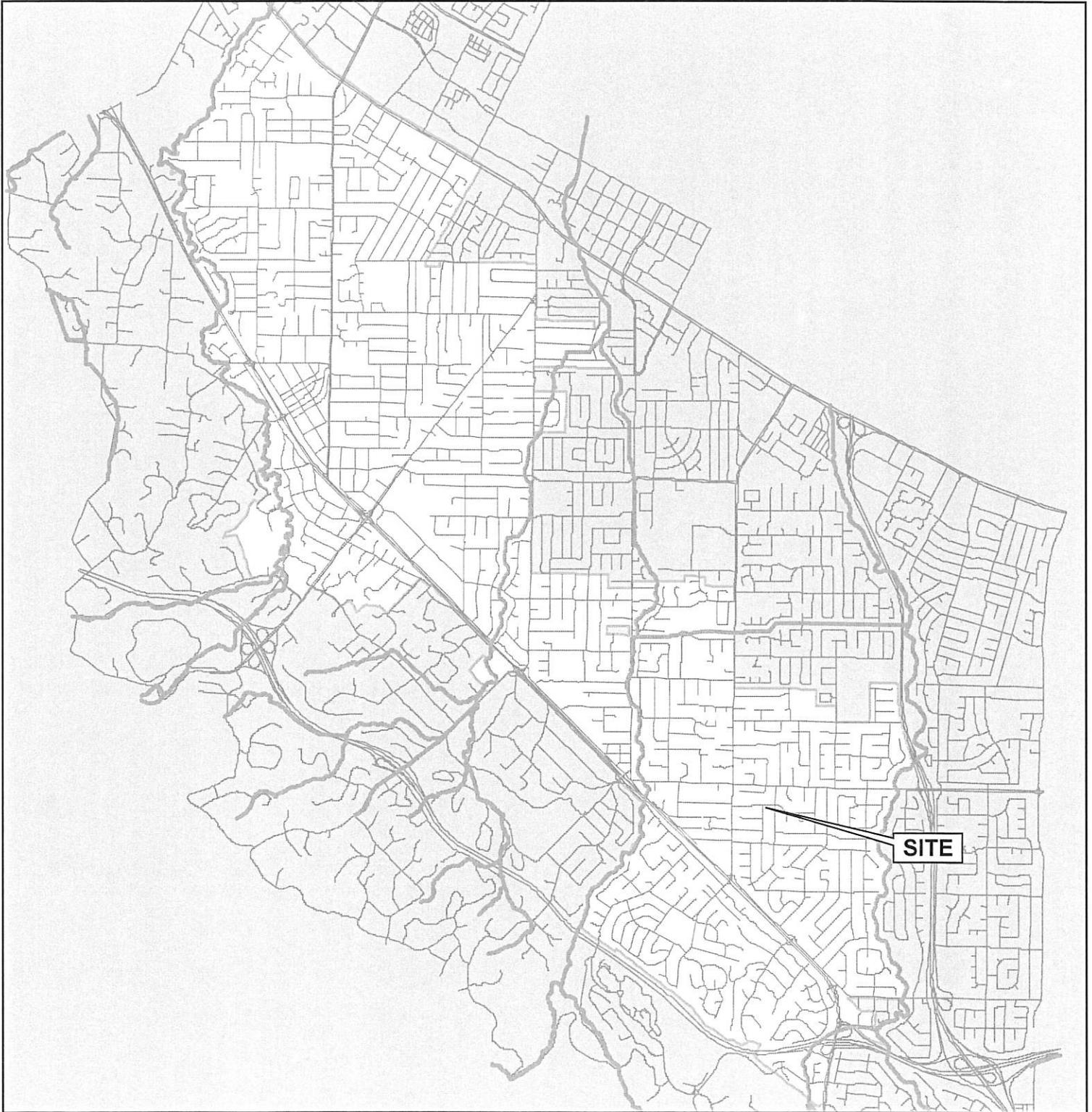


1685 Juarez Ave



1695 Juarez Ave

AREA MAP



CITY OF LOS ALTOS

APPLICATION: 18-SC-37
APPLICANT: Ifat Piekarz/ Ravit Kaplan
SITE ADDRESS: 1400 Richardson Avenue

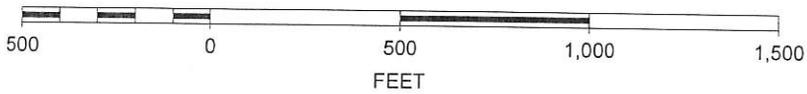


Not to Scale

VICINITY MAP



SCALE 1 : 6,000



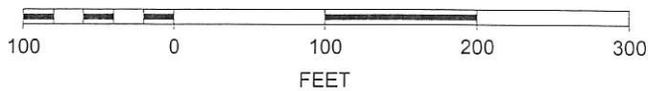
CITY OF LOS ALTOS

APPLICATION: 18-SC-37
APPLICANT: Ifat Piekarz/ Ravit Kaplan
SITE ADDRESS: 1400 Richardson Avenue

1400 Richardson Avenue Notification Map



SCALE 1 : 1,500

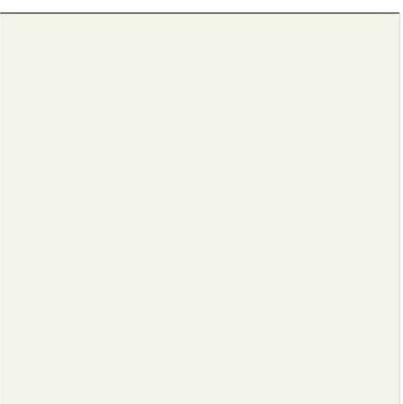


MATERIAL BOARD

MATERIAL	COLOR	MANUFACTURER
1. CONCRETE FLAT ROOF	CHARCOAL -BEL AIR	ARCAT OR EAGLE ROOFING OR EQUAL
2. STUCCO -SMOOTH FINISH	BM 967 CLOUD WHITE	BENJAMIN MOORE OR EQUAL
3. STONE CLADDING - BLUE TUNDRA STONE OR NEOLITH STONE PANELS		AGORA OR NEOLITH
4. GARAGE DOOR - STEEL GARAGE DOOR WITH FLUSH PANELS	GRAY	LUX GARAGE DOORS OR EQUAL
5. METAL WINDOWS FRAME AND SLIDING DOORS	BLACK	FLEETWOOD OR EQUIVALENT
6. HARDSCAPE - POURED GRAY EXTERIOR CONCRETE	GRAY	PBM COMPANY OR EQ
7. BLUE STONE GARDEN PATHWAY	GRAY	PBM COMPANY OR EQ
8. FENCE AND EVE - 2X4 WESTERN RED CEDAR	CEDAR	



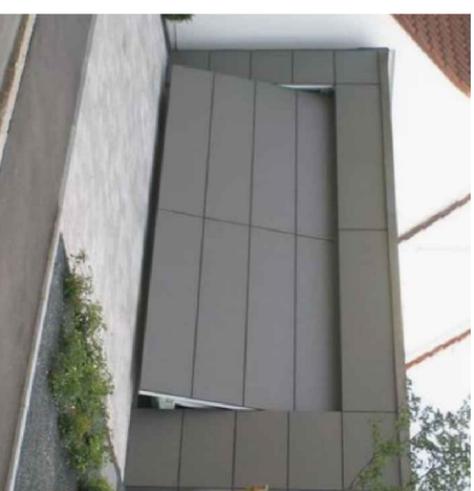
#1 CONCRETE FLAT ROOF



#2 BM-967 Cloud White



#3 Blue Tundra Stone - Chisled



#4 GARAGE DOORS



#5 WINDOWS AND SLIDING DOORS



#6 Poured Gray Exterior Concrete



#7 Blue Stone Garden Pathway



#8 2X4 Western Red Cedar

Material Board

Piekarz Residence
 1400 Richardson Ave
 Los Altos, CA 94024

NO.	DATE	REVISION	plan check comments
DATE	2/19/2019		
SCALE	AS SHOWN		
DRAWN			
JOB			

ATTACHMENT B

**MINUTES OF THE REGULAR MEETING OF THE DESIGN REVIEW
COMMISSION OF THE CITY OF LOS ALTOS, HELD ON WEDNESDAY,
APRIL 17, 2019 BEGINNING AT 7:00 P.M. AT LOS ALTOS CITY HALL,
ONE NORTH SAN ANTONIO ROAD, LOS ALTOS, CALIFORNIA**

ESTABLISH QUORUM

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

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

None.

ITEMS FOR CONSIDERATION/ACTION

SPECIAL ITEM

1. **Commission Reorganization**
Election of Chair and Vice Chair

Action: Upon motion by Chair Harding, the Commission voted unanimously to elect Commissioner Kirik as Chair.

Action: Upon motion by Chair Harding, the Commission voted unanimously to elect Commissioner Bishop as Vice-Chair.

Following the votes, Chair Kirik accepted the gavel and took over as chair of the meeting.

CONSENT CALENDAR

2. **Design Review Commission Minutes**
Approve minutes of the regular meeting of April 3, 2019.
3. **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. *Project Planner: Gallegos*
4. **SC19-0003 – Rucha Shah – 570 University Terrace**
Design review for a second story addition to an existing two-story house. The project includes a 234 square-foot addition to the second story within the existing building, with no changes to the exterior elevations. *Project Planner: Golden*

Action: Upon a motion by Commissioner Harding, seconded by Vice-Chair Bishop, the Commission approved the minutes from the April 3, 2019 regular meeting as amended with a correction to the vote because Commissioner Ma was absent; and approved the rest of the Consent Calendar.

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

AYES: Harding, Kirik, Bishop and Ma
NOES: None
ABSENT: Glew

DISCUSSION

5. **18-SC-31 – Christine Boles/Beausoleil Architects – 871 Clinton Road**

Design review for a new two-story house. The proposed project will include a new house with 2,393 square feet at the first story and 902 square feet at the second story. *Project Planner: Hassan*

Assistant Planner Hassan presented the staff report, recommending approval of design review application 18-SC-31 subject to the listed findings and conditions.

Property owners Jim and Nancy Yang presented the project. Landscape architect Jeff Hyde and architect Bob Boles provided an overview of the project design and landscape plan.

Public Comment

None.

Action: Upon a motion by Commissioner Harding, seconded by Commissioner Ma, the Commission approved design review application 18-SC-31 per the staff report findings and conditions.

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

AYES: Harding, Kirik, Bishop and Ma

NOES: None

ABSENT: Glew

Action: Upon a motion by Chair Kirik, seconded by Commissioner Harding, the Commission reconsider agenda item No. 3 to accept public comment and discuss.

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

AYES: Harding, Kirik, Bishop and Ma

NOES: None

ABSENT: Glew

3. **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. *Project Planner: Gallegos*

Public Comment

Neighbor Jeff Calmere expressed concerns about the proposed window changes, noting that he does not want more side facing second story windows and that he never notified by the owner in advance of the meeting.

Contractor Jonathan Fales, Via Builders, outlined the requested changes to the size and placement of the side facing second story window changes. Property owner Michael Corso noted that evergreen screening will be planted along the west side of the property.

Action: Upon a motion by Commissioner Harding, seconded by Vice-Chair Bishop, the Commission continued modification application MOD19-0002 to the May 1, 2019 Design Review Commission meeting with the following direction:

- Provide additional information about the views from the new side facing windows and reconsider the potential privacy impacts on the adjacent properties.

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

AYES: Harding, Kirik, Bishop and Ma

NOES: None

ABSENT: Glew

7. 18-SC-37 – Ifat Piekarz – 1400 Richardson Avenue

Design review for a new two-story house. The proposed project will include 2,406 square feet at the first story and 1,410 square feet at the second story. *Project Planner: Lewis*

Assistant Planner Lewis presented the staff report, recommending denial of design review application 18-SC-37 subject to the listed findings.

Property owners Guy and Ifat Piekarz presented the project, noting that they had made many design revisions to address the staff concerns, that the house was compatible with the Juarez Avenue neighborhood and would be minimally visible from Richardson Avenue, that views from the rear facing balcony are screened, and that they reached out to several adjacent properties on Juarez Avenue and did not receive any opposition. Project architect Ravit Kaplan noted that the house is consistent with the neighborhood context and the balcony facing Richardson breaks up the vertical massing.

Public Comment

None.

Action: Upon a motion by Commissioner Harding, seconded by Commissioner Ma, the Commission denied design review application 18-SC-37 subject to the staff report findings.

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

AYES: Harding, Kirik, Bishop and Ma

NOES: None

ABSENT: Glew

8. 18-SC-38 – Chapman Design Associates – 935 Hayman Place

Design review for a first and second story addition to an existing two-story house. The project includes an addition of 512 square feet at the first story and 281 square feet on the second story.

Project Planner: Hassan

Assistant Planner Hassan presented the staff report, recommending approval of design review application 18-SC-38 subject to the listed findings and conditions.

Project designer Walter Chapman presented the project.

Public Comment

None.

Action: Upon a motion by Commissioner Bishop, seconded by Commissioner Ma, the Commission approved design review application 18-SC-38 per the staff report findings and conditions.

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

AYES: Harding, Kirik, Bishop and Ma

NOES: None

ABSENT: Glew

COMMISSIONERS' REPORTS AND COMMENTS

None.

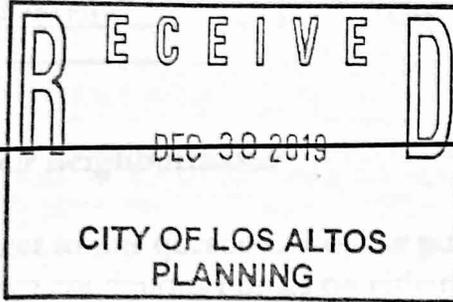
POTENTIAL FUTURE AGENDA ITEMS

None.

ADJOURNMENT

Chair Harding adjourned the meeting at 8:52 PM.

Zachary Dahl, AICP
Planning Services Manager



City of Los Altos

Planning Division

(650) 947-2750

Planning@losaltosca.gov

NEIGHBORHOOD COMPATIBILITY WORKSHEET

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

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

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

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

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

Project Address 1400 Richardson Ave.
Scope of Project: Addition or Remodel _____ or New Home X
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: 1400 Richardson Ave.

Date: 12/05/2019

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: +/- 10,000 square feet

Lot dimensions: Length 130 feet

Width 87.167 feet

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

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

Existing front setback if home is a remodel? -

What % of the front facing walls of the neighborhood homes are at the front setback 100 %

Existing front setback for house on left [corner lot] ft./on right 27 ft.

Do the front setbacks of adjacent houses line up? Yes

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

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

Garage facing front projecting from front of house face 8

Garage facing front recessed from front of house face 8

Garage in back yard 0

Garage facing the side 2

Number of 1-car garages 0; 2-car garages 8; 3-car garages 2

Address: 1400 Richardson Ave.

Date: 12/05/2019

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

What % of the homes in your neighborhood* are:

One-story 30%

Two-story 70%

5. **Roof heights and shapes:**

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

Are there mostly hip X, gable style X, 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 X stucco X board & batten X clapboard

___ tile X stone ___ brick X combination of one or more materials

(if so, describe) Typical combination is stucco or vinyl with stone or brick

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

asphalt composition roof shingles

If no consistency then explain: _____

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

* See "What constitutes your neighborhood", (page 2).

Address: 1400 Richardson Ave.

Date: 12/05/2019

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)

Horizontal

Is your slope higher _____ lower _____ same X in relationship to the neighboring properties? Is there a noticeable difference in grade between your property/house and the one across the street or directly behind? **No**

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 and shrubs

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

Not visible as one backyard and their garage separates the living spaces.

Are there any major existing landscaping features on your property and how is the unimproved public right-of-way developed in front of your property (gravel, dirt, asphalt, landscape)?

No major existing landscaping features on the property.

The unimproved public right-of-way is dirt/gravel.

10. **Width of Street:**

What is the width of the roadway paving on your street in feet? +/- 60

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

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

Address: 1400 Richardson Ave.

Date: 12/05/2019

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.:

Composition roof shingles, majority hipped roof, stucco siding or similar front setback. Neighborhood is not very cohesive and is in transition. Many 1960s homes are being replaced with new modernized homes.

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: 1400 Richardson Ave.
 Date: 12/05/2019

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).

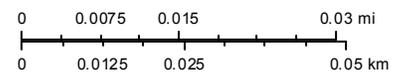
Address	Front setback	Rear setback	Garage location	One or two stories	Height	Materials	Architecture (simple or complex)
1668 Austin Ave.	+/- 25'	+/- 25'	side	one story	+/- 20'	comp. roof shingle, board & batten (b&b)	simple
1672 Juarez Ave.	+/- 25'	+/- 25'	front	one story	+/- 20'	shake roof shingles, vinyl siding	simple
1336 Richardson Ave.	+/- 25'	+/- 25'	front	two stories	+/- 27'	comp. roof shingle, stucco	simple
1391 Richardson Ave.	+/- 25'	+/- 25'	front	one story	+/- 20'	comp. roof shingle, shake siding, brick base	simple
1395 Richardson Ave.	+/- 25'	+/- 25'	front	one	+/- 20'	comp. roof shingle, board & batten	single
1403 Richardson Ave.	+/- 25'	+/- 25'	front	one story	+/- 20'	comp. roof shingle, b&b, brick base	simple
1650 Austin Ave.	+/- 25'	+/- 25'	front	one story	+/- 20'	shake roof shingle, shake siding, brick accent	simple
1675 Juarez Ave.	+/- 25'	+/- 25'	front	two stories	+/- 27'	tile roof, stucco, stone	simple
1685 Juarez Ave.	+/- 25'	+/- 25'	front	two stories	+/- 27'	comp. roof shingle, vinyl siding, stone base	simple
1345 Ensenada Way	+/- 25'	+/- 25'	side	one story	+/- 20'	comp. roof shingle, stucco, stone	simple

Notification Map



Print Date: January 2, 2020

1:1,159



-  Schools
-  Park and Recreation Areas
-  City Limit
- Road Names
- Situs Label
-  TaxParcel

The information on this map was derived from the City of Los Altos' GIS. The City of Los Altos does not guarantee data provided is free of errors, omissions, or the positional accuracy, and it should be verified.

ATTACHMENT E

360 design studio
ARCHITECTURE

1491 Ben Roe Drive, Los Altos, CA 94024
650-360-2905 || info@360designstudio.net

PIEKARZ RESIDENCE TWO STORY DESIGN REVIEW

MATERIAL PALETTE

1400 Richardson Ave
Los Altos, CA 94024

ROOF

Standing Seam Metal



WINDOWS AND EXTERIOR DOOR FRAMES, GUTTERS, DOWNSPOUTS

Dark Anodized Aluminum, Windows by
Fleetwood or Western



EXTERIOR WALLS

A. Off-white Cement Plaster
Exterior Wall System
Kelly-Moore "Swiss Coffee" or Similar



B. Natural Stone Veneer @ Front and
Rear volume + side yard popout



PATIO

Slate Tiles



GARAGE

Flat painted steel door to match house



GUARDRAIL AT BALCONY, LIGHTWELL & CORNER PATIO

Cable & Metal



360 Design Studio

Letter in support of Design Review Application

Date: 03-04-2020
To: Community Development Department
Application Number: SC19-0026
Site location: 1400 Richardson Los Altos 94024

Dear Callie,

In response to your recent comments on 1400 Richardson Design review application, we'd like to present updated drawings which we hope have addressed your concerns. We'll make a formal re-submittal addressing all the concerns, but for now, I wanted you to have a quick look at the changes and let me know if you think the planning department can recommend approval. Once we get your go ahead, we will show the drawings to the neighbors so that we can incorporate their input into the re-submittal.

So, here's a quick draft of our response to some of your major concerns:

Regarding the second **floor balcony**: This balcony is positioned in the corner facing the rear and exterior side-yard. The view from the balcony is the neighbor's garage in the rear (more than 70 ft away). On the exterior side-yard, the balcony is over 100 ft from the front door of the two houses across the street. (illustrated on sheet A3.3)

To comply with the city's regulations, we've reduced the depth of the balcony to 4 ft and removed the glass guardrails. Instead, we're showing wood guardrails and a screen on the Richardson side to maintain privacy for our client. Also, the landscape plan shows continuous evergreen screening in all of the rear and both side yards.

Regarding **windows** facing **Richardson**, we've reduced all the sill heights to be 4'-11 above finish floor to improve privacy. A cohesive pattern of windows is proposed on this facade, with alignments from top and bottom.

Regarding **windows facing rear yard**, there should not be any privacy concerns for these reasons:

- We have an extra deep rear yard
- The neighbor's garage is the structure closest to the house, so no privacy impact
- We've proposed adequate evergreen screening to protect views and privacy out of these windows

- Central volume in the rear is a double height space so there will not be any direct views from that area

Regarding the **first finding**, Character, size, scale and quality of the design & this house's relationship with the site and neighboring houses:

Due to the fact that the house does not have a crawl space (slab and partial basement), the ground floor on the proposed project is only 8" to 12" above finish grade. Most houses in the neighborhood have a standard crawl space with a finish floor of 18 to 24" above grade. The two story houses on both Juarez and Richardson seem to be about the same height as the proposed height (between 23' to 26' above finish grade). For these reasons, the proposed house will match most of the neighbor's houses in terms of proportion, mass and bulk as perceived from the street. Please note that many of the houses nearby have entry elements or bay window elements that have significantly higher plates.

On the **Richardson** facade, in keeping with Los Altos Design guidelines, we've introduced a flat horizontal eave line that starts at the street corner (with a covered porch below). The covered porch gives a very warm and inviting feel to the project and enhances the character of the neighborhood. There are several examples of front yard, or corner covered porches in the neighborhood (see photos) This eave line carries across over the pop-out on the ground floor and transitions into a wood trellis structure below the balcony. The second story is set back from the ground floor and exceeds the required exterior setback by a couple of feet. The horizontal roof line separates first and second floor and reduces the perception of bulk.

On the **Juarez** facade, the parapet walls around the garage have been removed. Careful attention has been given to separating the first and second story by introducing a horizontal eave line that continues around the house with a covered porch on the street corner. This is in keeping with neighboring houses (see photos) which have similar separation between the two levels.

As for **windows and the entry element**, horizontal lines (mullions and lines in the stucco or siding) have been introduced to de-emphasize the vertical and continue the theme of horizontal lines wrapping around the building.

The **stone facade of the front entry volume** is broken up and softened by use of the trellis as an accent to give it a rich and natural texture.

High quality materials similar to other homes in the neighborhood are used around the exterior facade: ie natural color stone veneer, dark anodized windows/doors, Smooth painted stucco finish with decorative horizontal lines, Solid eaves with painted or stained cedar planks, and a

shallow slope standing seam metal roof. Guardrails and wood trellis structures are used to soften the texture and give the house a rich and everlasting quality.

Regarding the **second finding**, Minimizing the perception of excessive bulk

The lower finish floor height at ground floor helps keep the eave heights consistent with the neighborhood. The two story volume is broken up by adding a trellis/roof element that wraps around the building on both street fronts. Double height walls are removed from the original design and horizontal lines/divisions in the windows and exterior facade are introduced as well to avoid excessive bulk.

Neighbors in the immediate vicinity have used similar methods of extending the ground floor footprint with the second floor setback as shown in photos.

Houses on Juarez ave





Houses on Richardson





ATTACHMENT G

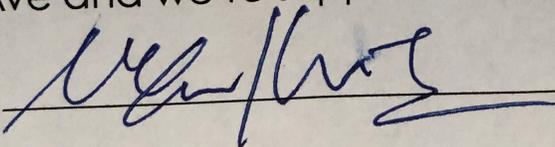
City of Los Altos Application Number: SC19-0026

To: City of Los Altos Planning department and Design Review committee

From: MENG LEE / LINTAW

My Address: 1391 Richardson Ave, Los Altos

I/we have reviewed the proposed drawings for the new two story home on 1400 Richardson Ave and we're supportive of the application.

Signature: 

Los Altos Planning Commission

Los Altos, CA 94024

Re: 1400 Richardson Avenue, Los Altos, CA 94024

Dear Members of the Los Altos Planning Commission,

As residents of Richardson Avenue since 1984, we would like to express our enthusiastic support for the new house proposed for 1400 Richardson Avenue.

We have reviewed the two-story plan by 360 design studio architecture and found the design appealing and exciting.

As a former city planner and member of the Los Altos Planning Commission (1989-1990), I (Lu) think this proposal meets the intent of the design review process to promote new constructions and renovations that both enhances and fits with the character of the existing neighborhood.

We look forward to having a new quality house at this very visible location in our neighborhood.

Sincerely,

Catherine Lu

H. Keith Nishihara

1468 Richardson Ave, Los Altos, CA. 94024



1400 Richardson-New house project

Lynn Membreno <lynn.membreno@comcast.net>
Reply-To: Lynn Membreno <lynn.membreno@comcast.net>
To: Bahi Oreizy <bahi@360designstudio.net>

Thu, May 7, 2020 at 9:24 AM

Hi Bahi,

Sorry I didn't get back to you. Online work is over the top and I barely check my personal email. We are fine with the design. Since the house looks into our front yard it doesn't affect us in the same way it might if they could see into our back yard. We learned that the hard way with the neighbors next door to the house you are designing. Their second story windows look right into our backyard. :(Anyway, we are fine with the new design and thank you for taking the extra time to send us the plans and check in with us. We really appreciate it!

Lynn (and Marc) Membreno

[Quoted text hidden]

1672 Juarez

City of Los Altos Application Number: SC19-0026

To: City of Los Altos Planning department and Design Review committee

From: Gregory & Valerie Gillen

My Address: 1644 Austin Avenue

I/we have reviewed the proposed drawings for the new two story home on 1400 Richardson Ave and we're supportive of the application, if the neighbors on Richardson approve.

Signature: Gregory Gillen Valerie Gillen

If the house were on Austin, we would not support - very unlike the houses on Austin.



Bahi Oreizy <bahi@360designstudio.net>

1400 Richardson-New house project

Todd Gotham <tgotham@gmail.com>

Tue, Apr 7, 2020 at 12:12 PM

To: Bahi Oreizy <bahi@360designstudio.net>

Cc: Ifat <ipiekarz@gmail.com>, Guy Piekarz <guypiekarz@gmail.com>

Hi Bahi

Thank you for sharing the new plans. My wife Kassie and I have taken a look and the plans look good. We are glad that you addressed the privacy concerns of the spaces overlooking our property. Thank you. Good luck with the city.

Thanks,
Todd

1675 Juarez

On Apr 3, 2020, at 10:25 AM, Bahi Oreizy <bahi@360designstudio.net> wrote:

[Quoted text hidden]

<Piekarz_DR_toneighbors_040320.pdf>

1400 richardson**1668 Austin**

Bahi Oreizy <bahi@360designstudio.net>

Sun, May 10, 2020 at 4:26 PM

To: Anand Shimpi <ashimpi@gmail.com>

Bcc: Ifat <ipiekarz@gmail.com>, Guy Piekarz <guypiekarz@gmail.com>

Hi Anand,

I hope you're having a wonderful Sunday!

Thank you for taking the time to review the plans. Here's the link to the more completed set of plans again in case you're interested:

https://www.dropbox.com/s/jxounl08d88k9z0/Piekarz_DR_Rev1_042920.pdf?dl=0

Regarding your concerns about the balcony, I wanted to point out that the balcony we're proposing is only 4 feet wide per city's request. This depth is really limiting any chance of an active/prolonged use. The balcony will be +/- 70 ft away from the corner of your garage and since the lot is curved (it becomes narrower towards the rear) the side of the house on Richardson is the farthest point away from your yard/living spaces. We purposefully chose this location for the balcony because we thought it primarily faces the street and a portion of your garage wall and not your yard. See sheet A3.3.

Regarding the second story windows, the Middle volume is a double height space, so there won't be a view into your yard from those windows. As for the window in bedroom 1, the sill of that window will be about 36" above the finish floor. Per fire department requirements, we have to meet egress out of a bedroom, and since taller windows are not allowed facing the interior side yard, we provided for egress with that window. To insure privacy for you and my client's child, we're proposing evergreen landscape screening along the entire rear fence to address this issue. Please see the landscape plan.

I hope that this explanation addresses your concerns. I'll forward the city's letter when it arrives. Feel free to reach out if there are any other concerns.

Regards,

Bahi Oreizy, Architect.Principal
360 Design Studio
650-360-2905
www.360designstudio.net

On Thu, May 7, 2020 at 10:43 PM Anand Shimpi <ashimpi@gmail.com> wrote:

Bahi,

Email would be best given the shelter in place order. Thanks.

Take care,
Anand

On Thu, May 7, 2020 at 6:00 PM Bahi Oreizy <bahi@360designstudio.net> wrote:

Hi Anand,

Thank you for your email.

The package that I presented to you was approved by the planning department after several back and forth meetings & adjustments. Their official letter will be ready next Tuesday and I'll be sure to forward it to you as soon as I receive it.

Meantime, if you have availability tomorrow or over the weekend, I'd like to stop by your house for a few minutes to introduce myself and discuss your concerns. Let me know if there's a time that works best for you. If you prefer a phone call or email, that's fine too.

Let me know,

Bahi Oreizy, Architect.Principal
360 Design Studio
650-360-2905
www.360designstudio.net

On Wed, May 6, 2020 at 9:27 PM Anand Shimpi <ashimpi@gmail.com> wrote:

Bahi,

I received your note about the new construction at 1400 Richardson Ave. It would be good to see the city's comments. Based on a quick review of the plans my primary concern is the second story balcony. Since it's elevated and facing my backyard I do have privacy concerns around it. The house next door on Juarez appears to address this type of concern by limiting the size/height of second story windows, at least those facing their backyard from what I can see.

Take care,
Anand



1400 Richardson Property Plan

1686 Austin

Tom Rigoli <trigoli@gmail.com>
To: Bahi Oreizy <bahi@360designstudio.net>
Bcc: bahi@360designstudio.net

Wed, May 13, 2020 at 3:07 PM

Thanks for your thoughtful response, Bahi, which I am forwarding to the several neighbors who received my earlier email.

I trust that neighbors who share a fence with your proposed home construction will be happy to hear that the windows facing the interior and exterior yards will be high enough so as to not to look into their yards. Hopefully, the additional proposed evergreen screening will provide sufficient privacy between the bedroom windows and the neighbor's backyard.

1400 Richardson has been an eyesore for some time. It's such a nice corner lot that deserves a thoughtful new construction that adds to the appeal of our neighborhood. We hope that the execution of your design will be done with good materials all around --and that it will complement the design of other well constructed new and/or nicely remodeled homes in the neighborhood.

Best, Tom

On Wed, May 13, 2020 at 1:37 PM Bahi Oreizy <bahi@360designstudio.net> wrote:

Hi Tom,

It's nice to meet you virtually! Thank you for including me in your email to your neighbors.

As I mentioned in my letter, over the course of the last several months, we've been working with the city to meet all of their regulations. I've attached the draft of the city's letter which will be available to the public tomorrow.

To answer your concern regarding size of the house, I'd like to explain that the basement area doesn't count towards the floor area limit, so the size of the house is less than the allowable 35% of lot size. The project is also well within the allowable setbacks.

As for windows, the windows facing interior and exterior side yards have no views into neighbor's houses as their sills are higher up. There are a couple of bedroom windows facing the backyard, and we've proposed evergreen screening in our landscape plan to provide for privacy. Please note that the second floor of the house is about 43 ft away from the rear property line, which is 18' further than the allowable 25 ft.

As for the "modern" style, I understand that this may not be your favorite look, but we have tried to use materials such as natural stone, wood trellis and stucco finish + a corner covered porch, to soften the look and relate well to the neighborhood. As mentioned in the city's letter, this is a transitional neighborhood and each house has a unique character.

Last but not least, I'll be happy to schedule a phone conversation to introduce myself in person and further discuss your concerns. I live very close to you and I'm sure we've run into each other many times!

Regards,

Bahi Oreizy, Architect.Principal
360 Design Studio
650-360-2905
www.360designstudio.net

On Mon, May 11, 2020 at 8:24 AM Tom Rigoli <trigoli@gmail.com> wrote:

Dear Neighbors,

A new home has been designed to replace the old at 1400 Richardson Avenue at the corner of Juarez. In case you have yet to see the plan for the new home, here is a link to all of the architect's details:

https://www.dropbox.com/s/jxounl08d88k9z0/Piekarz_DR_Rev1_042920.pdf?dl=0

This proposed two-story modern structure with basement looms to be one of the largest homes in our neighborhood comprising more than 5,000 square feet as follows:

GROUND FLOOR:1996SF

SECOND FLOOR:1,290SF
BASEMENT FLOOR:1,541SF
GARAGE:460SF
COVERED PORCH:430SF
ACCESSORY STRUCTURE:48SF

If you have any questions about the size of this proposed construction or modern design that contrasts sharply with homes nearby -- or the several windows on the second story -- you may want to attend a public meeting to review the design on May 20, 2020 (Wed.) at 7:00 PM. The meeting will be held at the Los Altos City Council Chambers, One San Antonio Road.

If you wish to contact the principal architect directly, his name is Bahi Oreizy (license # 32375) at 650.360.2905 who resides on Ben Roe.

Best, Tom



SC19-0026, 1400 Richardson DRC.rpt (1).pdf

220K