DATE: December 16, 2020

AGENDA ITEM #2

TO: Design Review Commission

FROM: Eliana Hassan, Assistant Planner

SUBJECT: SC20-0004 – 789 Raymundo Ave

RECOMMENDATION:

Approve design review application SC20-0004 subject to the listed findings and conditions.

PROJECT DESCRIPTION

This is a design review for a two-story addition to an existing one-story house. The project includes an addition of 936 square feet on the second story and a 49 square foot addition and remodel on the first story of the main house. A detached 790 square-foot Accessory Dwelling Unit is proposed in the rear yard area. The following table summarizes the project's technical details:

GENERAL PLAN DESIGNATION:	Single-Family, Small Lot (4du/net acre)
ZONING:	R1-10
PARCEL SIZE:	17,500 square feet
MATERIALS:	Smooth stucco, vertical Hardie panel siding, standing seam metal roof, fiberglass shingles, wood posts and beams, wood garage door, wrought iron balcony railing

	Existing	**Proposed**	**Allowed/Required**
COVERAGE:	3,042 square feet	3,959 square feet	5,250 square feet
FLOOR AREA:			
First floor	3,560 square feet	3,490 square feet[1]	
Second floor	-	936 square feet	
Total	3,560 square feet	4,426 square feet	4,500 square feet
SETBACKS:			
Front	43.5 feet	43.5 feet	25 feet
Rear	61.8 feet	61.8 feet	25 feet
Right side (1st/2nd)	16.3 feet/-	16.3 feet/27.8 feet	10 feet/17.5 feet
Left side (1st/2nd)	14.6 feet/-	14.6 feet/32.1 feet	10 feet/17.5 feet
HEIGHT:	13.8 feet	25.2 feet	27 feet

[1] The first story of the main house is increasing in size by 49 square feet. Loss of square footage between existing and proposed floor area is created from the demolition of the existing pool shed in the rear yard. The proposed 790 square-foot Accessory Dwelling Unit is also not counted towards floor area per Section 14.14.025 of the most recent ADU Ordinance Amendments.

BACKGROUND

Neighborhood Context

The subject property is located along an interior lot on Raymundo Avenue and is bordered by North Springer Road to the west and Mountain View Avenue to the east. The neighborhood along Raymundo Avenue is considered a Transitional Character Neighborhood, as defined in the City's Residential Design Guidelines. Transitional character neighborhoods are those that are in the process of changing their character and identity. Major changes include two-story additions in a one-story neighborhood, large homes in a neighborhood of small homes, and many upgraded homes in a neighborhood of older, smaller designs. The homes in the neighborhood context along Raymundo Avenue are predominantly one-story ranch homes with low horizontal eave lines with hipped or gable roofs. Older homes tend to have lower-scale wall plate heights and have similar character using materials such as stucco, horizontal wood siding, and vertical wood siding. Roof materials are diverse along Raymundo Avenue and include wood shake, composition shingles, standing seam metal, and barrel tile. Homes in this area have consistent setbacks along the front yard area but have a mix of landscaping designs. Many homes appear to have been built around the same time, with newer homes slowly transitioning to different materials and increased massing. A two-story project was built at 766 Raymundo Avenue in 2015, and many homes such as those at 735 Raymundo and 821 Raymundo are changing architectural styles to move way from the existing ranch home aesthetics.

DISCUSSION

Design Review

According to the Design Guidelines, in a transitional character neighborhood, a good neighbor design reduces the abrupt changes that result from juxtaposing radically different designs or sizes of structures; proposed projects should not set the extreme and should be designed to soften the transition.

The overall height of the structure with the second story addition increases the existing residence from 13.8 feet tall to 25.2 feet tall, which is of similar height to the existing second story home on 766 Raymundo Drive. According to building permit records, the home on 766 Raymundo Avenue is approximately 26 feet in height, making the height change less abrupt than if there were no houses of similar height in the immediate neighborhood context.

The existing residence has simple massing with hipped roofs and materials consistent with the design of the other houses in the neighborhood context. The forms on the existing first-story front elevation are mostly maintained, however the wall plate height is increased by another foot to form a 9-foot wall plate height. The proposed second story adds relatively simple forms and massing and has a 9-foot wall plate height. While lower scale wall plate heights are typically encouraged at the second-story, staff believes that the impacts of the bulk and mass from the second-story addition are adequately mitigated through the use of side gable roof forms along the side elevations. The front elevation is also 52-feet away from the front property line at its most contained point, which helps reduce the impact impacts of the second-story mass as viewed from the street.

The proposed second story addition and remodel alter the existing roofline by including a mix of side and front-facing gables to replace the existing hipped roof. The existing hipped roof is at a pitch of 4:12, however the front-facing gables are proposed at a pitch of between 6:12 and 7:12. While existing

gables are compatible because they are seen elsewhere in the neighborhood, the high roof pitches would potentially cause an abrupt transition. Staff can support the gable roof forms but would recommend a reduced pitch closer to the existing low scale 4:12 roof forms.

The house's overall proposed architecture is changing from a Spanish revival inspired ranch home to a modern farmhouse inspired style, including a new standing seam metal accent roof area on the front bedroom window and first story roofline. Mixed roof materials are typically undesirable, except in limited situations. The standing seam metal is incorporated in a thoughtful way that highlights a portion of the front roof forms when viewed from the street, which staff can support the usage of. The proposed addition and remodel imitate similar materials used in the immediate neighborhood context, such as stucco and vertical wood siding. While there are no modern farmhouse style houses in the immediate vicinity, there is a one-story modern farmhouse located down the street at 735 Raymundo Avenue that has a standing seam metal roof and metallic window trim. If the applicants wish to further utilize a modern farmhouse aesthetic, staff recommends the use of a board and batten siding similar to 735 Raymundo, however the existing proposed materials help soften the transition of architectural styles by utilizing a vertical siding material seen elsewhere in the neighborhood context.

Overall, with some recommended changes in the conditions of approval, the addition and remodel fir into this transitional character neighborhood by utilizing existing materials and forms.

Privacy

The project proposes to add several windows on the proposed second story and a rear-facing balcony with exterior spiral stairs. The proposed second-story front elevation contains five windows. The two windows closest to the front property line on the right-hand side of the second-story function as clerestory windows for the stairwell. The newly proposed front second-story window has sill heights of between 2.5 and 3.5 feet. Although the sill height is less than the minimum recommended in the Residential Design Guide, the windows are setback over 52 feet from the front property line and should therefore have minimal impacts to privacy.

The right-side elevation adds four windows. Two of the windows in the landing are at 4.5-foot sill heights. The two windows in the master suite are at lower sill heights, however the gable roof form helps mitigate views and creates the illusion of a 4.5 sill height window when viewed from neighboring properties. The left-side elevation proposes no added windows on the second-story and therefore creates no impacts to privacy.

The rear second-story elevation proposes two windows in the master suite and bathroom spaces, as well as a balcony and external spiral staircase. The balcony has been designed in a way that meets the intention of the Residential Design Guidelines. The guidelines recommend that second floor decks should be a size (generally four feet in depth) that limits the use of the deck to passive uses. The balcony is four feet in width, which meets the intent of the guidelines. The balcony is also adequately screened from neighbors with the gable roof forms and existing landscape screening in the rear. This rear balcony space is also connected to the covered porch below with an external spiral staircase. This type of element is not directly mentioned in the Residential Design Guidelines or the Zoning Code, so staff have analyzed it similarly to the balcony regarding privacy concerns. The stairs have a relatively small footprint and are not conducive to passive uses, and therefore do not appear to pose any immediate privacy concerns.

Trees and Landscaping
There is a total of 29 existing mature trees and screening species throughout the site. Aside from the potential removal of a 24" magnolia tree to accommodate a detached Accessory Dwelling Unit, the existing softscape is proposed to remain. The existing landscape trees and screening should help mitigate bulk, mass, and privacy concerns, particularly in the front, rear, and right-side yard areas. Because less than 2,500 square feet of new softscape is proposed, the project is not subject to the Water Efficient Landscape Ordinance (WELO).

Development and Design Standards for Accessory Dwelling Units
The project includes an accessory dwelling unit permit application for a new 790 square-foot detached Accessory Dwelling Unit (ADU), which is not part of the design review application. Once the Design Review Commission provides a recommendation for the new two-story addition, the accessory dwelling unit will be reviewed administratively by the Community Development Department.

Section 14.14.050 of the Municipal Code outlines the standards for single-family residential accessory dwelling units (ADUs). The unit complies with the maximum floor area permitted for an ADU, it is below the maximum permitted 16-foot height, complies with the four-foot setback standard, no portion of the detached ADU extends above the accessory dwelling unit daylight plane standard, and the project complies with ADU parking requirements by providing one uncovered on-site parking space. The accessory dwelling unit's architectural features, window styles, roof slopes, exterior materials, colors, appearance, and design is compatible with the proposed two-story single-family dwelling.

Prior to the issuance of the building permit for the ADU, Section 14.14.040 of the Zoning Code requires the owner must record a deed restriction stating that the ADU may not be rented for periods less than thirty (30) days, and that it may not be transferred or sold separate from the primary dwelling.

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 12 nearby property owners on Raymundo Avenue and Vista Grande Avenue. The Notification Map is included in Attachment A.

Cc: Glen Yonekura, Applicant
Tim Alatorre, Architect
West Valley Ventures LLC, Property Owner

Attachments:
A. Vicinity and Public Notification Maps
B. Neighborhood Compatibility Worksheet
C. Material Board

FINDINGS

SC20-0004 – 789 Raymundo Avenue

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

a. The proposed addition complies with all provision of this chapter;

b. The height, elevations, and placement on the site of the 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

SC20-0004 – 789 Raymundo Avenue

GENERAL

1. **Expiration**
   The Design Review Approval will expire on December 16, 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 plans received on November 23, 2020 and the materials provided by the applicant, except as may be modified by these conditions.

   a) In order to mitigate bulk and mass concerns resulting from the gable roof forms, revise the proposed gable roof forms to be a lower pitch

   b) Revise the vertical Hardie siding portions of the design to have board and batten siding or similar to be more compatible with the modern farmhouse architecture style

3. **Protected Trees**
   Tree nos. 1-3, 9-12, and the landscape screening (nos. 4-6, 8, and 14-29) 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. **Landscaping**
   The project shall be subject to the City's Water Efficient Landscape Ordinance (WELO) pursuant to Chapter 12.36 of the Municipal Code if 2,500 square feet or more of new or replaced landscape area, including irrigated planting areas, turf areas, and water features is proposed. Any project with an aggregate landscape area of 2,500 square feet or less may conform to the prescriptive measures contained in Appendix D of the City's Model Water Efficient Landscape Ordinance.

6. **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.

7. **Indemnity and Hold Harmless**
   The applicant/owner agrees to indemnify, defend, protect, and hold the City harmless from all costs and expenses, including attorney's fees, incurred by the City or held to be the liability of the City in connection with the City's defense of its actions in any proceedings brought in any State or Federal Court, challenging any of the City's action with respect to the applicant's project. The City may withhold final maps and/or permits, including temporary or final occupancy permits, for

failure to pay all costs and expenses, including attorney's fees, incurred by the City in connection with the City's defense of its actions.

INCLUDED WITH THE BUILDING PERMIT SUBMITTAL

8. **Conditions of Approval**
   Incorporate the conditions of approval into the title page of the plans.

9. **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.

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

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

13. **Air Conditioner Sound Rating**
    Show the location of any new 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. The units shall be screened from view of the street.

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

PRIOR TO ISSUANCE OF BUILDING OR DEMOLITION PERMIT

1. **Tree Protection**
   Tree protection fencing shall be installed around the dripline(s), or as required by the project arborist, of tree nos. 1-3, 9-12, and the landscape screening (nos. 4-6, 8, and 14-29) 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

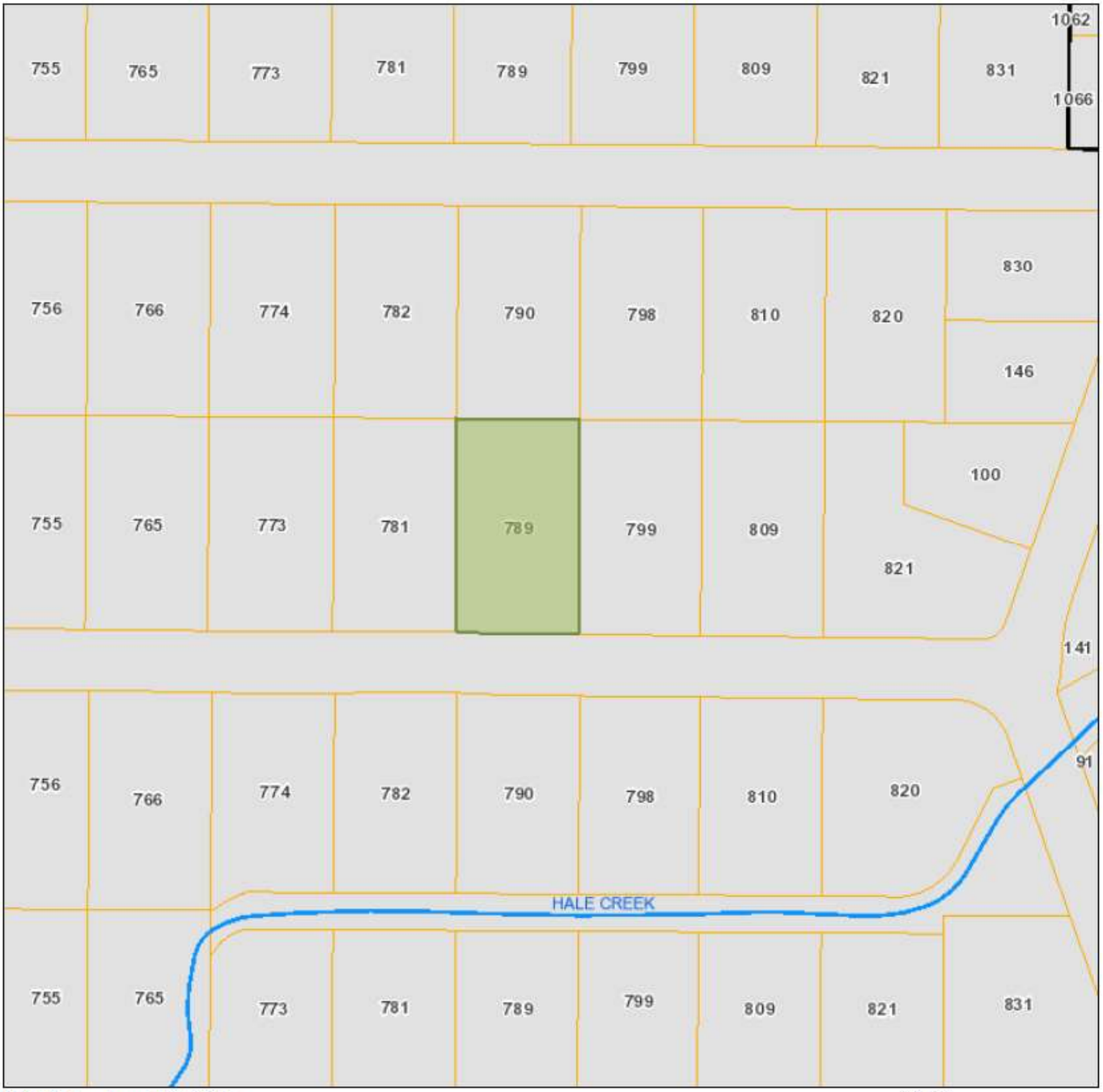
15. **Landscaping Installation**
    All front, rear, and side yard landscaping and privacy screening trees shall be maintained as shown on the approved plans or as required by the Planning Division.

16. **Landscape Privacy Screening**
    The landscape intended to provide privacy screening shall be inspected by the Planning Division and shall be supplemented by additional screening material as required to adequately mitigate potential privacy impacts to surrounding properties.

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

ATTACHMENT A

VICINITY MAP



Print Date: June 16, 2020

1:1,796

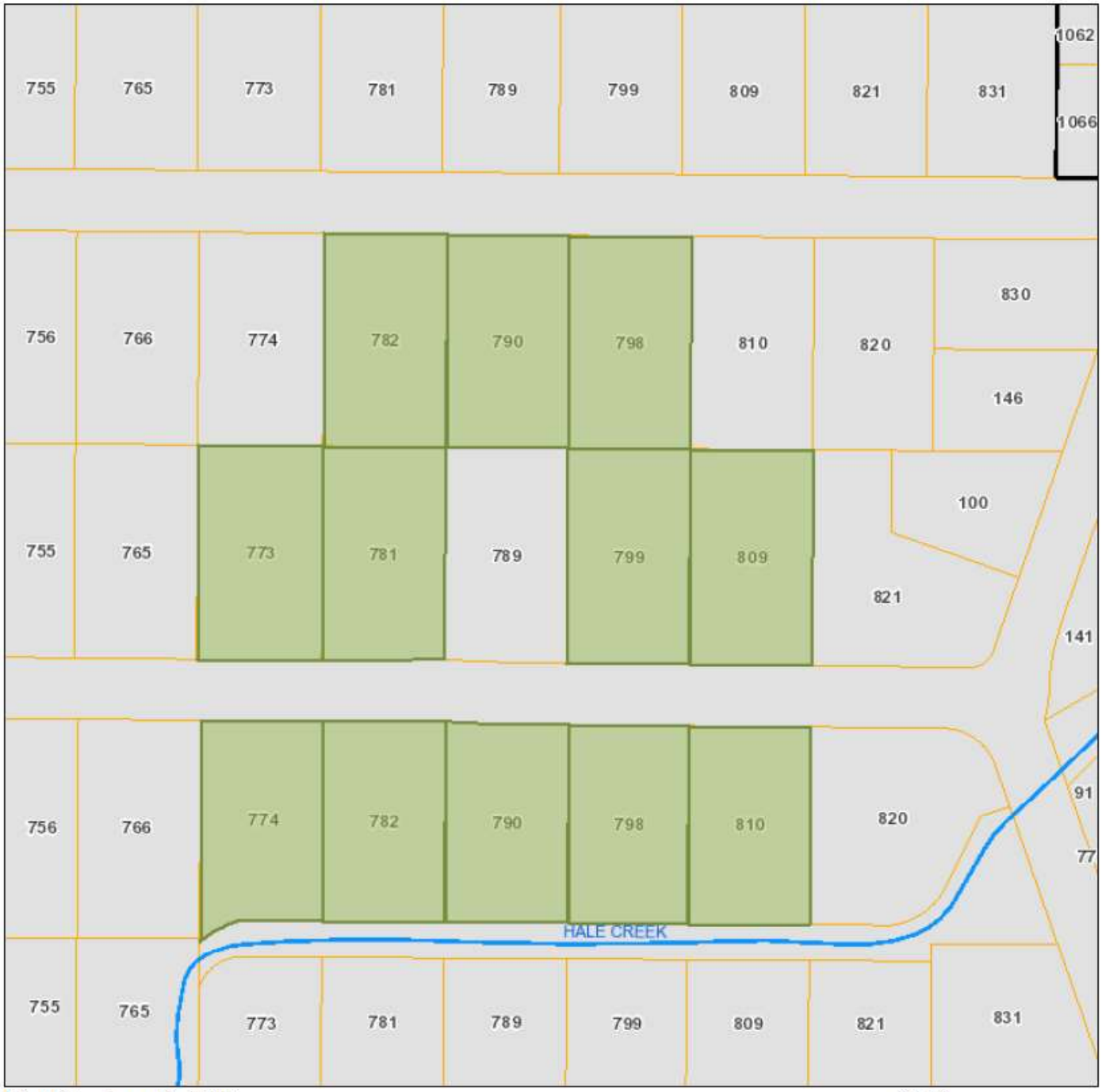
0 0.01 0.02 0.04 mi

0 0.0175 0.035 0.07 km

CITY OF LOS ALTOS

APPLICATION: SC20-0004
APPLICANT: Glen Yonkura
SITE ADDRESS: 789 Raymundo Avenue

NOTIFICATION MAP



Print Date: June 16, 2020

1:1,796

0 0.01 0.02 0.04 mi

0 0.0175 0.035 0.07 km

CITY OF LOS ALTOS

APPLICATION: SC20-0004
APPLICANT: Glen Yonkura
SITE ADDRESS: 789 Raymundo Avenue

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 789 RAYMUNDO AVE, LOS ALTOS, CA
Scope of Project: Addition or Remodel BOTH **or New Home** _____
Age of existing home if this project is to be an addition or remodel? 1992
Is the existing house listed on the City's Historic Resources Inventory? No

* See "What constitutes your neighborhood" on page 2.

Address: 789 RAYMUNDO AVE
Date: 12/09/19

What constitutes your neighborhood?

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

Streetscape

1. Typical neighborhood lot size*:

Lot area: AVERAGE 17,500 square feet
Lot dimensions: Length AVERAGE 175 feet
Width AVERAGE 100 feet
If your lot is significantly different than those in your neighborhood, then note its: area_____, length_____, and width_____.

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

Existing front setback if home is a remodel? 25 FEET
What % of the front facing walls of the neighborhood homes are at the front setback 0 %
Existing front setback for house on left ~ 43 ft./on right ~ 40 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 6
Garage facing front recessed from front of house face ?
Garage in back yard 3
Garage facing the side 0
Number of 1-car garages 2; 2-car garages 4; 3-car garages 2

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

Address: 789 RAYMUNDO AVE
Date: 12/11/19

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*? YES
Are there mostly hip X, gable style X, or other style ___ roofs*?
Do the roof forms appear simple X or complex _____?
Do the houses share generally the same eave height YES?

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

What siding materials are frequently used in your neighborhood*?

☑ wood shingle ☑ stucco ☐ board & batten ☐ 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?
Asphalt Shingle
If no consistency then explain: 70% Asphalt shingle, 20% Shake, and 10% Spanish Tile

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

Does your neighborhood* have a <u>consistent</u> identifiable architectural style?
❑ YES ■ NO

Type? ☑ Ranch ☑ Shingle ☐ Tudor ☑ Mediterranean/Spanish
☑ Contemporary ☐ Colonial ☐ Bungalow ☑ Other

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

Address: 789 RAYMUNDO AVE
Date: 12/11/19

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

Does your property have a noticeable slope? NO

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

Is your slope higher _____ lower __X__ 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.)?

Landscape to street edge. Low bushes at front of property. Trees at front and back of property.

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

There is clear visibility of most homes from the street with slight privacy from trees and bushes. Some homes have a more obstructed view from the street, due to large vegetation.

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

There is an existing, wooden fence with stone stacks along the entrance of the property. There are three large trees in the front yard. There is also shrubbery bushes along the fence by the sidewalk as well as along the house.

10. Width of Street:

What is the width of the roadway paving on your street in feet? ~30'
Is there a parking area on the street or in the shoulder area? Street
Is the shoulder area (unimproved public right-of-way) paved, unpaved, gravel, landscaped, and/or defined with a curb/gutter? N/A

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

Address: 789 RAYMUNDO AVE.
Date: 12/11/19

11. What characteristics make this neighborhood* cohesive?

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

The siding is either Stucco or horizontal board siding. Roof material is generally Asphalt with few homes having shake or spanish tile. Front yard setbacks appear to all be similiar in distance from road. Landscapes occupy different species of shrubs, plants, and trees.

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

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

Address: 789 RAYMUNDO AVE.
Date: 12/11/19

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).

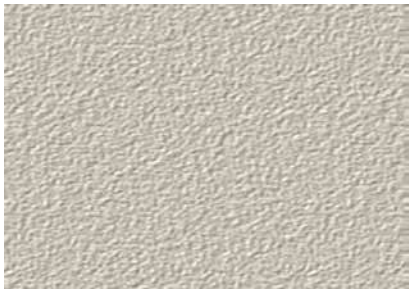
Address	Front setback	Rear setback	Garage location	One or two stories	Height	Materials	Architecture (simple or complex)
810 Raymundo Ave	39	78	Unknown	One	15	Stucco,Siding,Shake	Simple
798 Raymundo Ave	45	55	Projecting	One	17	Stucco, Asphalt	Simple
790 Raymundo Ave	45	25	Backyard	One	16	Stucco, Brick, Asphalt	Simple
781 Raymundo Ave	45	10	Backyard	One	15	Siding, Asphalt	Simple
774 Raymundo Ave	50	60	Projecting	One	16	Stucco, Shake	Simple
766 Raymundo Ave	50	75	Projecting	Two	29	Stucco, Spanish Tile	Complex
809 Raymundo Ave	45	45	Projecting	One	17	Stucco, Asphalt	Simple
799 Raymundo Ave	45	100	Unknown	One	15	Siding, Asphalt	Simple
773 Raymundo Ave	43	50	Projecting	One	15	Siding, Asphalt	Simple
790 Vista Grande Ave	37	30	Backyard	Two	25	Siding, Asphalt	Complex

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

ATTACHMENT C

DATE 10-30-2020
PROJECT NAME FAHEY – 391 RAYMUNDO
ADDRESS 789 RAYMUNDO AVENUE. LOS ALTOS, CA
APN 189-29-052

MATERIALS AND COLORS



M1 STUCCO –
OMEGA SEMI SMOOTH
COLOR: #9225 CHINCHILLA

M2 SIDING-
JAMES HARDIE
HARDIEPANEL VERTICAL SIDING – SMOOTH
COLOR: ARCTIC WHITE

M3 ROOF MATERIAL –
ABC METAL ROOFING
5V CRIMP
COLOR: CHARCOAL GREY

M4 ROOF MATERIAL –
GAF ROYAL SOVEREIGN
THREE- TAB SHINGLES
COLOR: CHARCOAL

M5 (E) WOOD POST AND BEAMS-
LA CATINA
COLOR: BRONZE ANODIZED

M6 GARAGE AND FRONT DOOR -
(E) WOOD GARAGE DOOR
COLOR: EXISTING WOOD

M7 WINDOW TRIM -
LA CANTINA
COLOR: BRONZE ANODIZED

M8 EXTERIOR LIGHTING -
REJUVINATION THORN BURN SCONCE
COLOR: DARK ALLUMINUM

BALCONY RAILING -
WROUGHT IRON