



DATE: June 19, 2019

AGENDA ITEM #4

TO: Design Review Commission
FROM: Sean K. Gallegos, Associate Planner
SUBJECT: SC20-0021– 1024 Highlands Circle

RECOMMENDATION:

Approve design review application SC20-0021, 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 422 square feet on the first story and 677 square feet on the second story. The following table summarizes the project's technical details:

GENERAL PLAN DESIGNATION: Single-family Medium Lot
ZONING: R1-10
PARCEL SIZE: 10,010 square feet
MATERIALS: Match existing – Composition shingle roofing, Hardie board horizontal siding, wood windows, and Hardie trim, and details

	Existing	Proposed	Allowed/Required
LOT COVERAGE:	2,786 square feet	2,990 square feet	4,028 square feet
FLOOR AREA:			
First floor	2,404 square feet	2,826 square feet	
Second floor	-	677 square feet	
Total	2,404 square feet	3,503 square feet	4,092 square feet
SETBACKS:			
Front	24.8 feet	24.8 feet	25 feet
Rear	43.1 feet	26.1 feet	25 feet
Right side (1 st /2 nd)	10.2 feet/-	10.2 feet/ 17.5 feet	10 feet/17.5
Left side (1 st /2 nd)	10.2 feet/-	10.2 feet/56 feet	10 feet/17.5 feet
HEIGHT:	17 feet	22 feet	27 feet

BACKGROUND

Neighborhood Context

The subject property is located on an interior lot on Highlands Circle between Kent Drive and Scott Lane. The surrounding neighborhood is considered a Consistent Character Neighborhood as defined in the City's Residential Design Guidelines. Along Highlands Circle, there are primarily one-story Ranch style houses that are similar in size, footprint, design characteristics, building scale, and rustic materials. The materials commonly seen include stucco, traditional and vertical wood siding, brick or stone veneer accents, and wood shake or composition shingle roofs. One new neighboring house is being rebuilt at 1025 Highlands Circle but maintains the one-story height and relatively similar facades and character. Front yard setbacks appear to be roughly 25 feet from the property lines. Landscapes in the front are predominantly concrete driveways with rolled curbs and varying amounts of grass lawns and mature deciduous street trees with lower evergreen street trees near the street edge.

Zoning Compliance

The existing house is non-conforming due to having a 24.8-foot front setback, where a 25-foot setback is required in the R1-10 (Single-Family) zoning district. The setback encroachment was created at the time of construction of the house (building permit No. A6811) in 1961, and it is therefore considered to be a legal nonconforming structure. Since the project will not eliminate or replace more than 50 percent of the floor area, the non-conforming setback can be maintained.

DISCUSSION

Design Review

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

According to the Residential Design Guidelines, house modifications should be designed consistent with the original house design and maintain compatibility with the neighborhood. The existing house has a traditional Ranch architectural style with hipped roof forms, low-scaled forms and simple details. The hipped roof form and overall façade has been maintained to minimize the impact of the two-story addition to the overall design of the one-story house. The lower-scale, 422 square feet first story mass is located along the southwest corner of the residence, and the 677 square-foot second story addition is located on the right (east) side of the residence behind the primary ridgeline. The project has low eave lines, which is appropriate and in keeping with the lower profile of the adjacent homes. The project's forms, as compared to surrounding structures, is in-keeping with the character of the neighborhood. The project design materials include composition shingle roofing, Hardie board horizontal siding, wood windows, and Hardie trim and details. Overall, the project's detailing and materials maintain an appropriate relationship to the rustic qualities of the area and are compatible with the character of the surrounding neighborhood. The project's materials board is included in Attachment B.

The project is designed to be compatible with the scale and bulk of surrounding houses. The existing residence has relatively simple massing with hipped roofs, and materials consistent with the design of the other houses in the neighborhood context. The proposed addition and remodel seek to maintain

the existing traditional horizontal wood siding, which is considered a more rustic material and helps to minimize the perception of bulk. The second story is positioned behind the primary ridgeline to diminish the perception of bulk when viewed from the street or adjacent properties along the sides. The massing of the second story is significantly smaller than the first story with the stairwell cantilevering beyond the vertical planes of first story along the right elevation. Overall, the design incorporates simple hipped roof forms and low horizontal eave lines to break up the two-story massing along the front and side elevations.

The height of the new two-story house is 20.8 feet, which is approximately six feet below the maximum permitted height of 27 feet, and it is compatible with the 17- to 20-foot tall one- and two-story houses in the immediate neighborhood context. The placement of the second story helps mitigate impacts of the proposed height and bulk as viewed from the street and neighboring properties. The project reduces the perception of bulk by proposing the eight-foot tall first and second story wall plate heights. Overall, the two-story design is well proportioned and articulated to reduce any perception of excessive bulk and mass, and it is an appropriate design within this Consistent Character Neighborhood context.

Privacy

On the left (northeast) side, there are two windows: a large three-panel bay window in the master bedroom with a one-foot, eight-inch sill height and one small window in the master bathroom with a five-foot sill height. The master bathroom window does not create potential privacy concerns due to the small window size and tall sill height of the window. The low sill bay window may be perceived to create a potential privacy issue. The landscape plan shows the retention of the red oak tree (No. 6) along the left property line, and two red cedar trees (Nos. 1 and 2), palm tree (No. 3), and Crabapple tree (No. 4) in the rear yard, which will minimize privacy impacts to neighboring properties. To ensure that there are no additional privacy impacts, the applicant is proposing fast growing evergreen screening along the left property line to maintain a reasonable degree of privacy along the property line. Therefore, as designed with the left facing windows, the proposed screening vegetation and the 56-foot setback from the left property line, staff finds that the project maintains a reasonable degree of privacy.

On the right (southwest) side elevation of the second story, there are two windows: one small window in the master bathroom, and a small two-panel in the stairwell. The windows have five-foot sill heights. Due to the small window size and the five-foot sill height for the windows, the proposed windows do not create any unreasonable privacy impacts.

On the rear (southeast) elevation of the second story, there are three small windows in the master bedroom with a five-foot sill height. Due to the small window size and the five-foot sill height for the windows, the proposed windows do not create any unreasonable privacy impacts.

Overall, the project's proposed window placement and sill height, along with the existing landscape screening, adequately minimizes views towards the adjacent properties and does not create any unreasonable privacy impacts.

Trees and Landscaping

There are ten trees on the property, and the project proposes to retain all trees. The site plan shows the retention of a modesto ash tree (No. 7), camphor tree (No. 9) and a cork tree (No. 10) in the front

yard, a red oak tree (No. 6) along the left property line, a Japanese maple tree (No. 5) in the right side yard, and two red cedar trees (Nos. 1 and 2), palm tree (No. 3), and Crabapple tree (No. 4) in the rear yard. The proposed landscaping screening plants along the right (north) side property line and rear (west) property line are outlined in Table 1 below. A document with a table of the existing on-site trees is provided as Attachment C.

Table 1: Screening Plant List

Location	Common Name	Size	Quantity	Description
Right Side Property Lines	American Arborvitae	15-gallon	3	40-60' tall x 10-15' wide

A document with the color photos of the proposed evergreen screening, American arborvitae is provided as Attachment D.

Staff requested a landscape plan for the project, but the applicant provided a site plan with general landscaping for the site. Due to the scope of work being limited to a 422 square-foot first story addition at the ground level, the applicant expects to preserve existing landscaping. Therefore, the applicant did not provide a detailed landscape plan for re-landscaping the entire site with the plan set. The site plan reflects the project will preserve the existing shrubs and groundcover type plants throughout the site. In addition to preserving the existing vegetation and trees on the site, the project will be installing new evergreen screening trees along the left property line. If the applicant rehabilitates more than 2,500 square feet of landscape area, Condition No. 5 will require the project to conform to the City's Water Efficient Landscape Ordinance (WELo) pursuant to Chapter 12.36 of the Municipal Code. Overall, the existing and proposed landscaping meets the intent of the City's landscape regulations and street tree guidelines.

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 Highlands Circle and Yorkshire Drive. The Notification Map is included in Attachment A.

Cc: Terry J. Martin, Applicant and Architect
Jonathan and Brenna Hess, Property Owners

Attachments:

- A. Public Notification Maps
- B. Materials Board
- C. On-Site Trees
- D. Evergreen Screening Trees Photographs
- E. Neighborhood Compatibility Worksheet

FINDINGS

SC20-0021– 1024 Highlands Circle

With regard to design review for the two-story addition, the Design Review Commission finds the following in accordance with Section 14.76.060 of the Municipal Code that:

- a. The proposed addition complies with all provisions 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;
- 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

SC20-0021– 1024 Highlands Circle

GENERAL

1. Expiration

The Design Review Approval will expire on May 19, 2023 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

The approval is based on the plans and materials received on April 5, 2021, except as may be modified by these conditions. The scope of work is limited to that shown on the plans and may not exceed rebuilding 50 percent of the existing floor area of the structure.

3. Protected Trees

Trees Nos. 1-7 and 9, and privacy screening shall be protected under this application and cannot be removed without a tree removal permit from the Community Development Director.

4. 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.

5. 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.

6. Indemnity and Hold Harmless

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

7. Conditions of Approval

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

8. 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.

9. Tree Protection Note

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

10. Reach Codes

Building Permit Applications submitted on or after January 26, 2021 shall comply with specific amendments to the 2019 California Green Building Standards for Electric Vehicle Infrastructure and the 2019 California Energy Code as provided in Ordinances Nos. 2020-470A, 2020-470B, 2020-470C, and 2020-471 which amended Chapter 12.22 Energy Code and Chapter 12.26 California Green Building Standards Code of the Los Altos Municipal Code. The building design plans shall comply with the standards and the applicant shall submit supplemental application materials as required by the Building Division to demonstrate compliance.

11. California Water Service Upgrades

You are responsible for contacting and coordinating with the California Water Service Company any water service improvements including but not limited to relocation of water meters, increasing water meter sizing or the installation of fire hydrants. The City recommends consulting with California Water Service Company as early as possible to avoid construction or inspection delays.

12. Green Building Standards

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

13. Underground Utility Location

Show the location of underground utilities pursuant to Chapter 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.

14. Air Conditioner Sound Rating

Show the location of any air conditioning unit(s) on the site plan including the model number of the unit(s) and nominal size of the unit. 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.

15. Storm Water Management

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

PRIOR TO ISSUANCE OF BUILDING OR DEMOLITION PERMIT

16. Tree Protection

Tree protection fencing shall be installed around the dripline(s), or as required by the project arborist, of trees Nos. 1-7 and 9 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.

17. School Fee Payment

In accordance with Section 65995 of the California Government Code, and as authorized under Section 17620 of the Education Code, the property owner shall pay the established school fee for each school district the property is located in and provide receipts to the Building Division. The City of Los Altos shall provide the property owner the resulting increase in assessable space on a form approved by the school district. Payments shall be made directly to the school districts.

PRIOR TO FINAL INSPECTION

18. Landscaping Installation

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

19. Landscape Privacy Screening

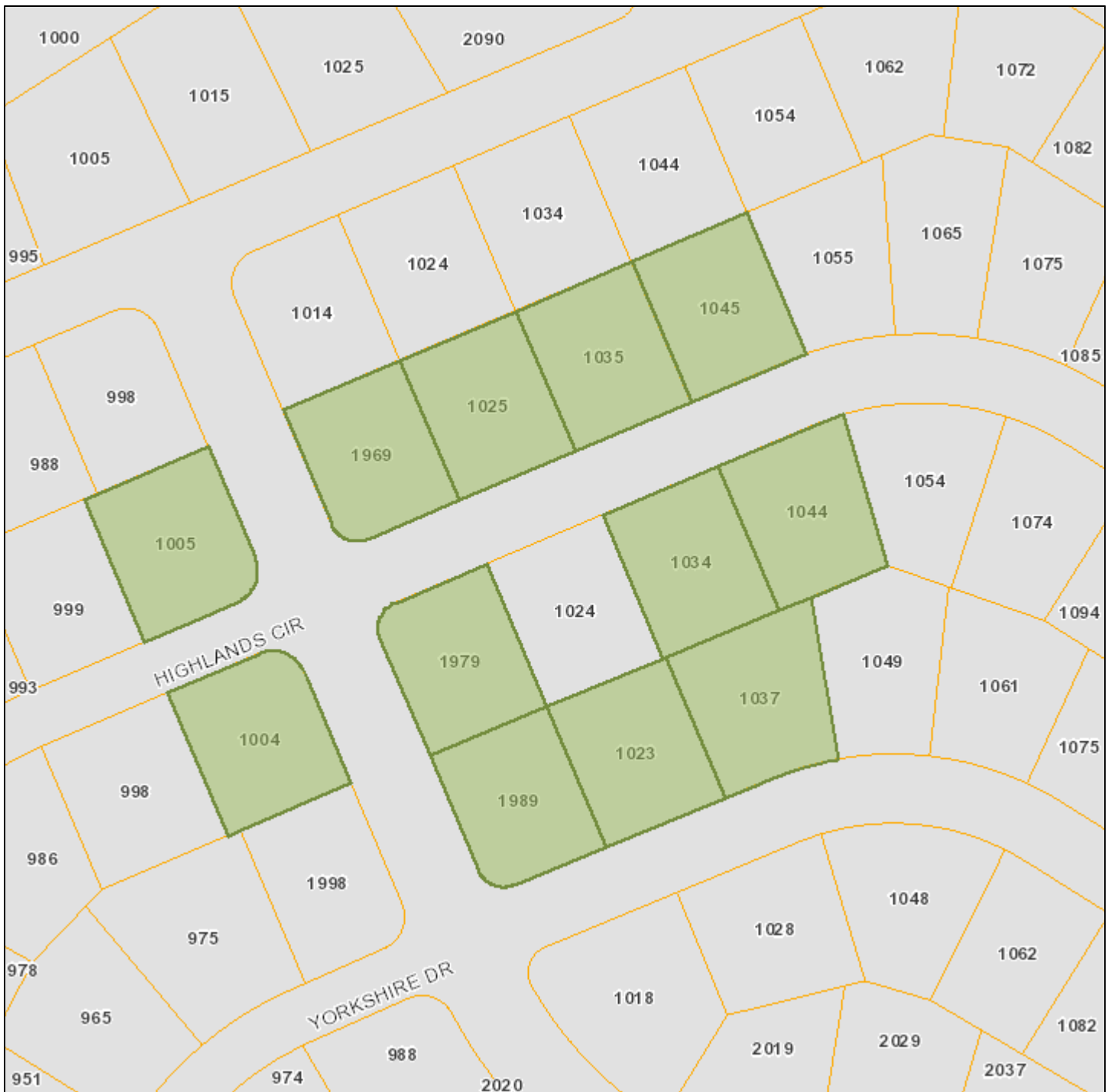
The landscape intended to provide privacy screening shall be inspected by the Planning Division and shall be supplemented by additional screening material as required to adequately mitigate potential privacy impacts to surrounding properties.

20. Green Building Verification

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

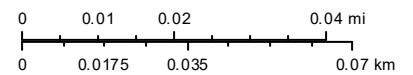
Notification Map








ATTACHMENT A



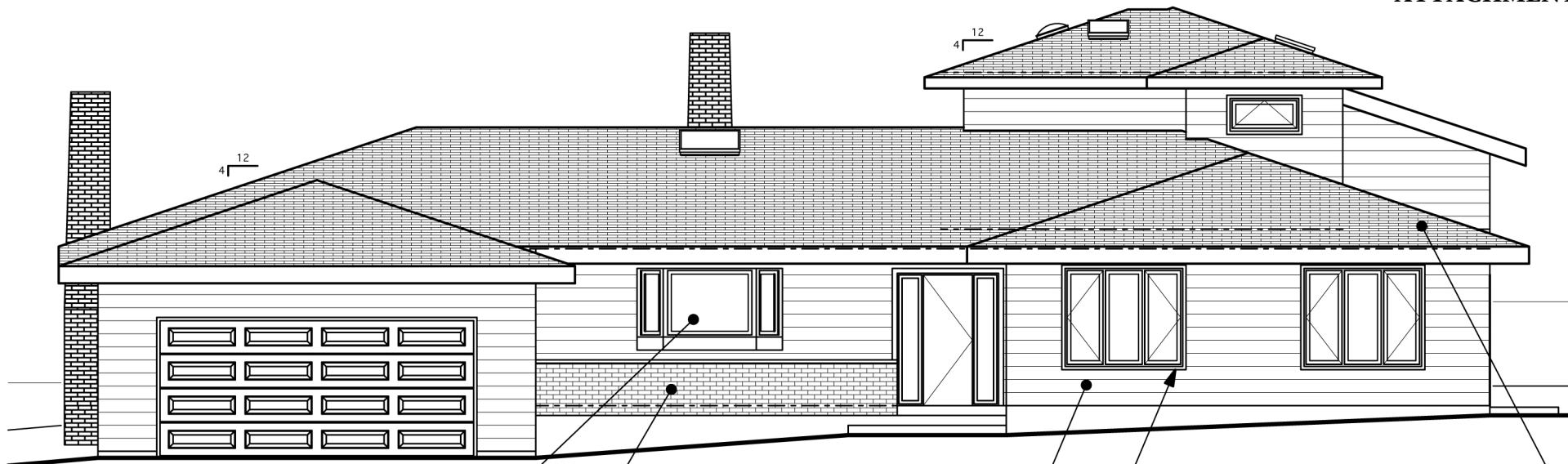
Print Date: December 29, 2020

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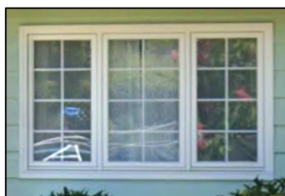


-  Schools
-  Park and Recreation Areas
-  City Limit
-  Road Names
-  Waterways
-  Situs Label
-  TaxParcel

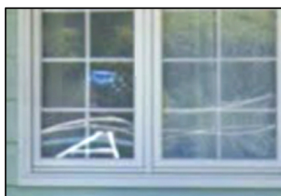
The information on this map was derived from the City of Los Altos' GIS. The City of Los Altos does not guarantee data provided is free of errors, omissions, or the positional accuracy, and it should be verified.



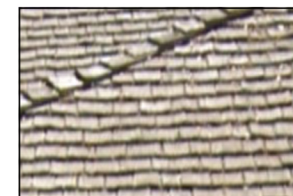
(E) Wood Windows & Doors to Remain, Typ. (N) to Match (E) @ Addition



(E) Painted Wood Trim to Remain. (N) Painted Trim, Hardietrim OAE, to Match (E) @ Addition



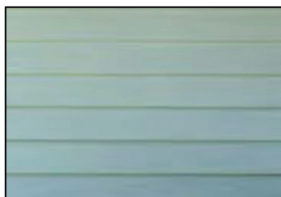
(E) Shingle Style Roofing System to Remain. (N) Class 'A' Shingle Style Roofing System, to Match (E) @ Addition



(E) Brick Wainscot to Remain



(E) Wood Siding to Remain. (N) Painted Siding, Hardieboard OAE, to Match (E) @ Addition




 1124 Meridian Ave, Suite 250-4
 San Jose, CA 95125
 Phone: 408-395-8016
 terry@tma-arch.com
TERRY J. MARTIN ASSOCIATES, A.I.A.
 RESIDENTIAL & COMMERCIAL ARCHITECTURE
 License # C23221

Hess Residence
Materials Board
 Custom Home Remodel & Addition
 1024 Highlands Circle
 Los Altos, CA 94024

Hess Residence
Custom Home Remodel & Addition
1024 Highlands Circle
Los Altos, CA 94024
April 8, 2021



Design Review Committee Meeting
Existing Trees Supplemental Info

Project No. SC20-0021
Page 1 of 1

Sean Gallegos
Associate Planner
City of Los Altos Community Development Department
1 North San Antonio Road, Los Altos, CA 94022

Re: Design Review Committee: Existing Trees Supplemental Info
Project No. SC20-0021
Address: 1024 Highlands Circle

Dear Mr. Gallegos & Team:

In response to your comments dated January 27, 2021 and our meeting on April 5, 2021, we offer the following supplemental information to our List of Trees, Sheet A-2.1:

TREE #	SPECIES	DIAM (in)	TREATMENT
1	Tree – Red Cedar	18	To Remain
2	Tree – Red Cedar	20	To Remain
3	Palm	18	To Remain
4	Tree – Crabapple	8	To Remain
5	Japanese Maple	Dbl 7	To Remain, w/ Fencing
6	Tree – Red Oak	30	To Remain
7	Tree – Modesto Ash	21	To Remain
8	Tree – American Sweet Gum	22	To Remain
9	Tree – Camphor	11	To Remain
10	Tree – Cork Oak	32	To Remain

Thank you for your time and consideration. Should you have any questions, please don't hesitate to call or email.

Best Regards,

Terry J. Martin, A.I.A.

Hess Residence
Custom Home Remodel & Addition
1024 Highlands Circle
Los Altos, CA 94024
March 30, 2021



Residential Design Review Submittal
Evergreen Screening Trees Info

Project No. SC20-0021
Page 1 of 2

Sean Gallegos
Associate Planner
City of Los Altos Community Development Department
1 North San Antonio Road, Los Altos, CA 94022

Re: Residential Design Review Submittal: Evergreen Screening Trees Info
Project No. SC20-0021
Address: 1024 Highlands Circle

Dear Mr. Gallegos & Team:

In response to your comments dated January 27, 2021, we propose 3 evergreen screening trees of the following type:

American Arborvitae
Thuja occidentalis



This native evergreen is a hard-working, versatile specimen. The narrow, pyramid shape makes it a natural choice for windbreaks. It requires almost no care when used as a hedge or screen.

Hess Residence
Custom Home Remodel & Addition
1024 Highlands Circle
Los Altos, CA 94024
March 30, 2021



Residential Design Review Submittal
Evergreen Screening Trees Info

Project No. SC20-0021
Page 2 of 2

Mature Size:

The American arborvitae grows to a height of 40–60' and a spread of 10–15' at maturity.

Growth Rate:

This tree grows at a slow to medium rate, with height increases of anywhere from less than 12" to 24" per year.

Sun Preference:

Full sun is the ideal condition for this tree, meaning it should get at least six hours of direct, unfiltered sunlight each day.

Soil Preference:

The American arborvitae grows well in acidic, loamy, moist, rich, sandy, silty loam, well-drained, wet and clay soils.

Attributes:

This tree:

- Features tiny, scale-like leaves that are packed closely together in overlapping rows on branchlets, displaying in a flattened, fan-like spray. The leaves change from bright green in the summer to a multitude of rich yellow-brown-green hues in the winter.
- Grows in a pyramidal shape.
- Adapts well to shearing and shaping.
- Releases a pleasing aroma when leaves are squeezed.
- Yields light brown or reddish-brown oblong cones that are 3/8–1/2" long and persist through winter. Cone scales are blunt-tipped and separate from each other at the base.
- Can be planted 3' apart for a low-maintenance hedge.

Thank you for your time and consideration. Should you have any questions, please don't hesitate to call or email.

Best Regards,

Terry J. Martin, A.I.A.



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 _____

Scope of Project: Addition or Remodel _____ **or New Home** _____

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

Is the existing house listed on the City’s Historic Resources Inventory? _____

Address: _____

Date: _____

What constitutes your neighborhood?

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

Streetscape

1. Typical neighborhood lot size*:

Lot area: _____ square feet

Lot dimensions: Length _____ feet

Width _____ 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 _____ %

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

Do the front setbacks of adjacent houses line up? _____

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 __; 3-car garages __

Address: _____

Date: _____

4. Single or Two-Story Homes:

What % of the homes in your neighborhood* are:

One-story _____

Two-story _____

5. Roof heights and shapes:

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

Are there mostly hip ____, gable style ____, or other style ____ roofs*? Equally
hip & gable

Do the roof forms appear simple _____ or complex _____?

Do the houses share generally the same eave height _____?

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?

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

Address: _____

Date: _____

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

Does your property have a noticeable slope? _____

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

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

9. Landscaping:

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

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

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)?

10. Width of Street:

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

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

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

Address: _____

Date: _____

11. What characteristics make this neighborhood* cohesive?

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

General Study

A. Have major visible streetscape changes occurred in your neighborhood?

YES NO

B. Do you think that most (~ 80%) of the homes were originally built at the same time?

YES NO

C. Do the lots in your neighborhood appear to be the same size?

YES NO

D. Do the lot widths appear to be consistent in the neighborhood?

YES NO

E. Are the front setbacks of homes on your street consistent (~80% within 5 feet)?

YES NO

F. Do you have active CCR's in your neighborhood? (*p.36 Building Guide*)

YES NO

G. Do the houses appear to be of similar size as viewed from the street?

YES NO

H. Does the new exterior remodel or new construction design you are planning relate in most ways to the prevailing style(s) in your existing neighborhood?

YES NO

Address: _____

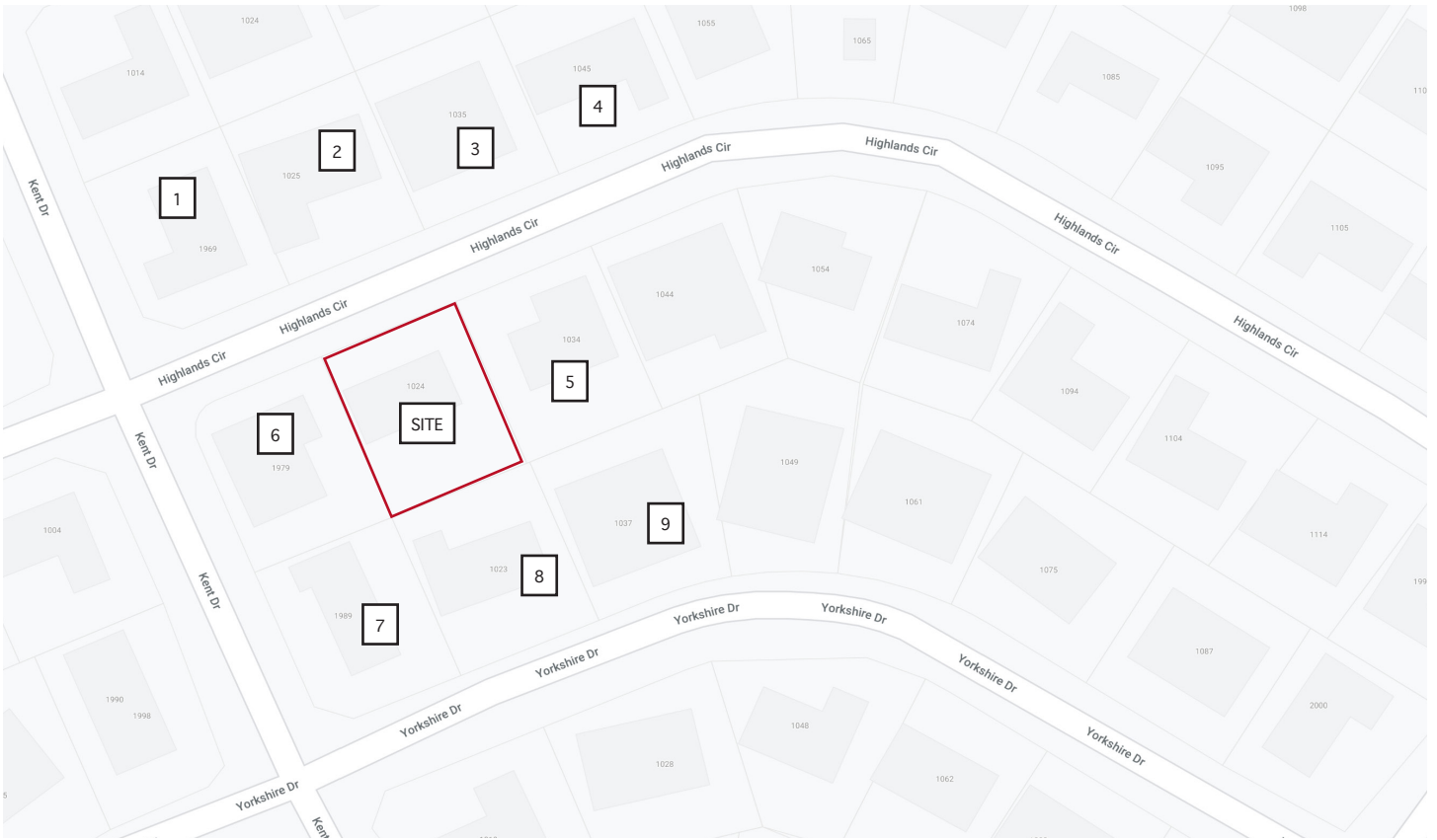
Date: _____

Summary Table

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

Address	Front setback	Rear setback	Garage location	One or two stories	Height	Materials	Architecture (simple or complex)
		25					

Neighborhood Reference Map



Neighbor #1: 1969 Kent Dr



Neighbor #2: 1025 Highlands Cir



Neighbor #3: 1035 Highlands Cir



Neighbor #4: 1045 Highlands Cir



Neighbor #5: 1034 Highlands Cir



Neighbor #6: 1979 Kent Dr



Neighbor #7: 1989 Kent Dr



Neighbor #8: 1023 Yorkshire Dr



Neighbor #9: 1037 Yorkshire Dr

