



DATE: May 19, 2021

AGENDA ITEM #5

**TO:** Design Review Commission  
**FROM:** Sean K. Gallegos, Associate Planner  
**SUBJECT:** SC21-0002 – 270 Sunkist Lane

**RECOMMENDATION:**

Approve design review application SC21-0002 subject to the listed findings and conditions

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**PROJECT DESCRIPTION**

Design review for a second story addition to a one-story house. The project will include a 313 square-foot addition at the second story. The project includes a 604 square-foot attached accessory dwelling unit, which is not part of the design review application. The following table summarizes the project's technical details:

**GENERAL PLAN DESIGNATION:** Single-Family, Residential  
**ZONING:** R1-10  
**PARCEL SIZE:** 13,000 square feet  
**MATERIALS:** Materials to match existing – composition shingle roof, horizontal wood siding, wood clad aluminum windows, and wood trim details

	<b>Existing</b>	<b>Proposed</b>	<b>Allowed/Required</b>
<b>COVERAGE:</b>	4,394 square feet	4,435 square feet	4,550 square feet
<b>FLOOR AREA:</b>			
First floor	4,050 square feet	3,732 square feet	
Second floor	-	313 square feet	
Total	4,050 square feet	4,045 square feet	4,050 square feet
<b>SETBACKS:</b>			
Front	25 feet	25 feet	25 feet
Rear	25.25 feet	25 feet	25 feet
Right side (1 <sup>st</sup> /2 <sup>nd</sup> )	10 feet/-	10 feet/37.1 feet	10 feet/17.5 feet
Left side (1 <sup>st</sup> /2 <sup>nd</sup> )	10 feet/-	10 feet/38.1 feet	10 feet/17.5 feet
<b>HEIGHT:</b>	19.25 feet	22.2 feet	27 feet

## **BACKGROUND**

### **Neighborhood Context**

The subject property is located on Sunkist Lane, which is a long cul-de-sac street on the north side of Almond Avenue. The neighborhood along Sunkist Lane is considered a Consistent Character Neighborhood, as defined in the City's Residential Design Guidelines. The residences in this neighborhood share similar setbacks, simple form hipped or gable roof structures, and exterior siding materials (horizontal wood and stucco siding). The homes in this neighborhood context along Sunkist Lane are primarily single-story homes; however, both homes next to the subject property at 270 and 300 Sunkist Lane are two-story homes. The street is wide with unimproved shoulders and a varied street tree pattern; however, most properties have mature trees, lawn, and other vegetation.

### **Zoning Compliance**

The existing house is non-conforming as the existing gable roof extends beyond the daylight plane along the right property line. No structure shall extend above or beyond the daylight plane on a lot that is greater than seventy (70) feet in width for its entire length, the daylight plane starts at a height of eleven (11) feet at each side property line and at an angle of twenty-five (25) degrees from the horizontal. The daylight encroachment was created by building permit No. 1999-634974 in 1999, 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, appropriate designs have elements, materials, and scale found in the neighborhood, and sizes that are not significantly larger than other houses in the neighborhood. The emphasis should be on designs that fit-in and lessen abrupt changes.

The project is a second-story addition to the existing one-story house. The existing home has a traditional style design with simple massing, front gable roof forms, and details consistent with the design of the other houses in the neighborhood context. The homes in this neighborhood have uniform eave lines, low scale first and second-story plate heights, and higher quality materials. On the front and right elevation, the overall building form is being maintained. The project design maintains the existing exterior materials, which include composition shingle roofing, horizontal wood siding, wood clad aluminum windows, and wood trim details. Overall, the project's detailing and materials maintain an appropriate relationship to the rustic qualities of the area. A materials board is provided as Attachment B.

The 313 square-foot second-story addition is for a new bedroom and bathroom and it is centered over the first story and will expand into existing attic area and is concealed in a new roof. The overall bulk and scale of all elevations are reduced by the incorporation of second story forms being recessed within the first story roofline. The project reduces the perception of bulk by proposing a low eight-foot tall wall plate height on the second story, and saltbox roof form and horizontal siding. Overall, the two-story design is well proportioned to reduce the any perception of excessive bulk and mass, and it is an appropriate design within this Consistent Character Neighborhood context.

## Privacy

On the left (south) and right (north) side elevations of the second story, there are no windows to create potential privacy impacts.

Along the rear (west) second story elevation, there two windows and french doors with sidelights: one medium-sized window in bedroom No. 4 with a 3.75-foot sill height, one set of french doors with sidelights in the bedroom No. 4, and a medium-sized window in bedroom No. 4 with a 3.75-foot sill height. The project also includes a balcony on the rear elevation off the master bedroom sliding door. The balcony is 10 feet wide and four feet deep, primarily faces the rear yard, and its views to the side property lines are diminished by the gable roof forms on each side of the balcony. The balcony size complies with the four-foot maximum balcony depth recommended in the Residential Design Guidelines, and it is passive in nature due to its depth. A sight line study (Sheet A-1D) shows the existing roof forms and existing and proposed trees along the side property line, and the proposed evergreen screening along the rear property line provides screening to obscure sight lines and maintain a reasonable degree of privacy. Due to the rear yard setback and existing and proposed evergreen screening, the rear windows, doors and balcony do not create any unreasonable privacy impacts.

The landscape plan shows the retention of the ash tree (No. 1) in the front yard, and an ash tree (No. 4), redwood tree (No. 5) and a flowering plum tree (No. 6) in the rear yard. To ensure that there are no additional privacy impacts, the applicant is proposing fast growing evergreen screening along the right and rear property lines to maintain a reasonable degree of privacy along the property lines. Therefore, as designed with the rear facing windows and a 55.8-foot setback from the rear property line, staff finds that the project maintains a reasonable degree of privacy.

## Landscaping

There are four trees on the property, and the project proposes to retain all trees. The four trees being retained are the following: ash tree (No. 1) in the front yard, and an ash tree (No. 4), redwood tree (No. 5) and a flowering plum tree (No. 6) 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.

**Table 1: Screening Plant List**

Location	Common Name	Size	Quantity	Description
Right Side and Rear Property Lines	Wax Myrtle	15-gallon	10	15-20' tall x 6-10' wide

The landscape plan also includes a variety of other shrubs and groundcover type plants throughout the site. In addition to preserving many of the existing trees on the site, the project will be installing new landscaping and hardscape in the front yard. Since the project includes a new house and new landscaping area that exceeds 500 square feet, it is subject to the City's Water Efficient Landscape regulations. Overall, the existing and proposed landscaping meets the intent of the City's landscape regulations and street tree guidelines.

## **Development and Design Standards for Accessory Dwelling Units**

The project includes an accessory dwelling unit permit application for a new 604 square-foot attached ADU, which is not part of the design review application. Once the Design Review Commission provides a recommendation for the new two-story house, the accessory dwelling unit will be reviewed administratively by the Community Development Director.

For informational purposes, staff has provided the following information related to the accessory dwelling unit.

Section 14.14.021 of the Municipal Code outlines the standards for second living units. These standards include meeting all current development regulations of the single-family residential accessory dwelling units (ADU). An ADU separate entrance may be provided from the unit to the exterior of the residence, and an interior connection is permitted to the main living area. The second unit is required to provide one uncovered parking space in addition to the parking spaces required for the main house, unless exempt under Section 14.14.050(i)1-6).

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 attached 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 spaces. 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 13 nearby property owners on Alicia Way, Sunkist Lane, and Avalon Drive. The applicant has provided an outreach letter, and it is provided as Attachment C. The Notification Map is included in Attachment D.

Cc: Christopher Kolstad, Property Owner  
Walter Chapman, Design

#### Attachments:

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

## FINDINGS

18SC-0002 – 270 Sunkist Lane

With regard to the 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

SC21-0001 – 270 Sunkist Lane

### **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 7, 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, 4 and 5, and privacy screening 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 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."

**11. Water Efficient Landscape Plan**

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

**12. 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.

**13. 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.

**14. 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.

**15. 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.

**16. 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.

**17. 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**

### **18. Tree Protection**

Tree protection fencing shall be installed around the dripline(s), or as required by the project arborist, of trees Nos. 1, 4 and 5 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.

### **19. 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**

### **20. 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.

### **21. 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.

### **22. 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).





## NEIGHBORHOOD COMPATIBILITY WORKSHEET

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

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

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

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

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

**Project Address** \_\_\_\_\_

**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 **Most lots are typical of 13,000, but**

Lot dimensions: Length \_\_\_\_\_ feet **lots are all configured differently**

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\*?

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)

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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.)?

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

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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)?

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**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? \_\_\_\_\_

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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.:

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**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)

# 270 SUNKIST LANE, KOLSTAD RESIDENCE ATTACHMENT B



**ROOFING**  
COMP SHINGLE  
MATCH EXISTING



**GUTTERS**  
OGEE  
SQUARE DOWNSPOUTS  
MATCH EXISTING



**WINDOWS**  
ALUMINUM CLAD  
DUAL GLAZED  
WOOD CASEMENT  
MATCH EXISTING

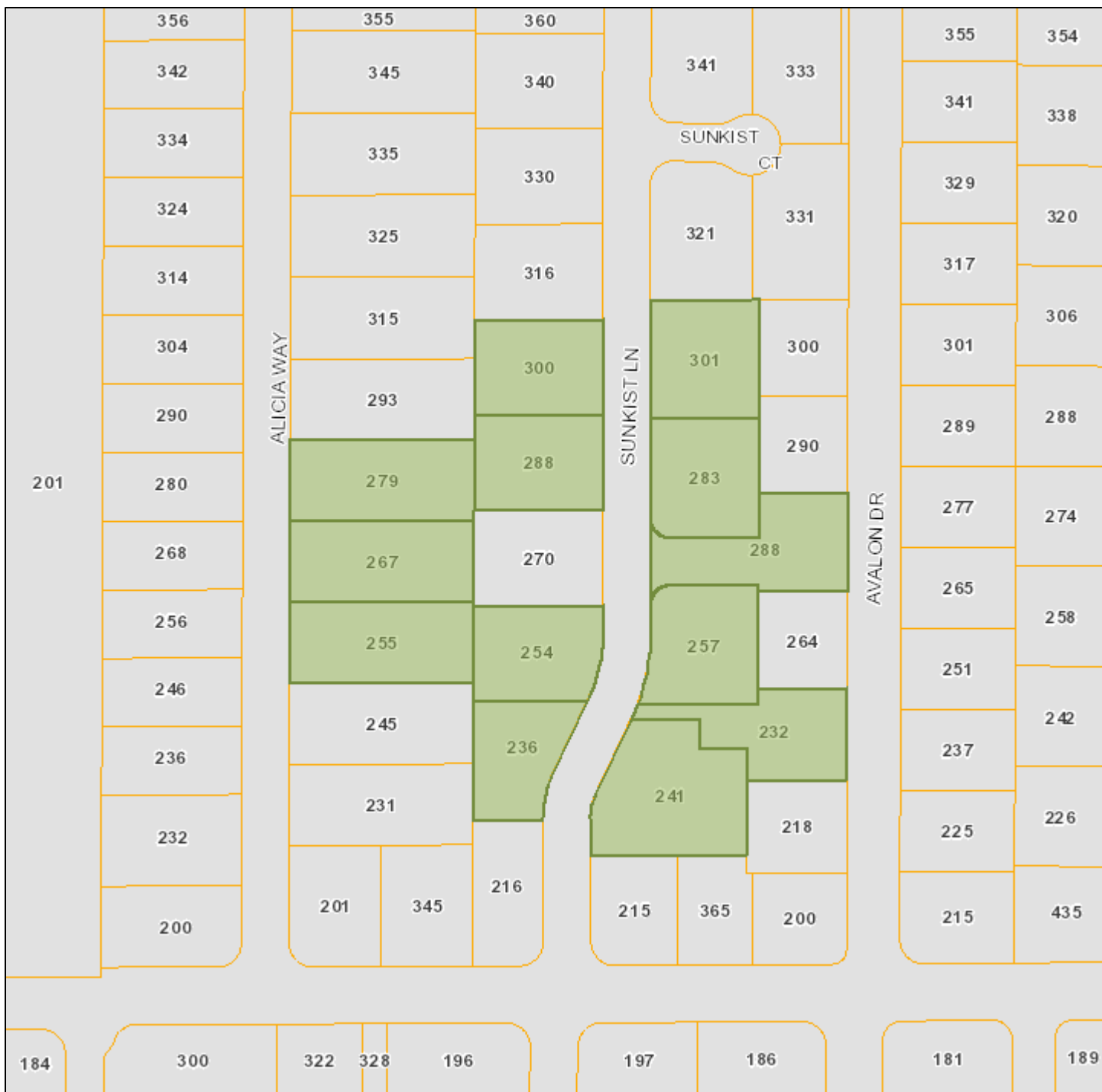


**WINDOW TRIM**  
HEADER /1X4  
1X4 JAMBS  
2X3 SILL & 2X3 APRON  
MATCH EXISTING



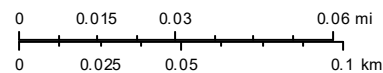
**EXTERIOR WALLS**  
1X6 LAP SIDING  
STUCCO TRIM  
MATCH EXISTING






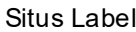

Notification Map



Print Date: March 3, 2021

12,333



-  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.



5/12/21

Hi Neighbor,

As you may have heard, I lost my wife 3 years ago to brain cancer. Just this past February, I married a wonderful woman who also has 2 kids, Kristen. Neither of our homes has enough bedrooms to meet the needs of our new family of 6, so we have been both looking for a new home, while also planning an addition to my home. After looking for over a year (since we got engaged), we have not found a new home to our liking and have decided to go ahead and remodel my home. The home is currently a 4 bedroom single story home. The plans are to add 1 bedroom as a second story within the space of the current home for my new 16 year old step daughter as well as a ~300sqft addition and conversion of ~300 existing square feet into an ADU for my son who is graduating college in June.

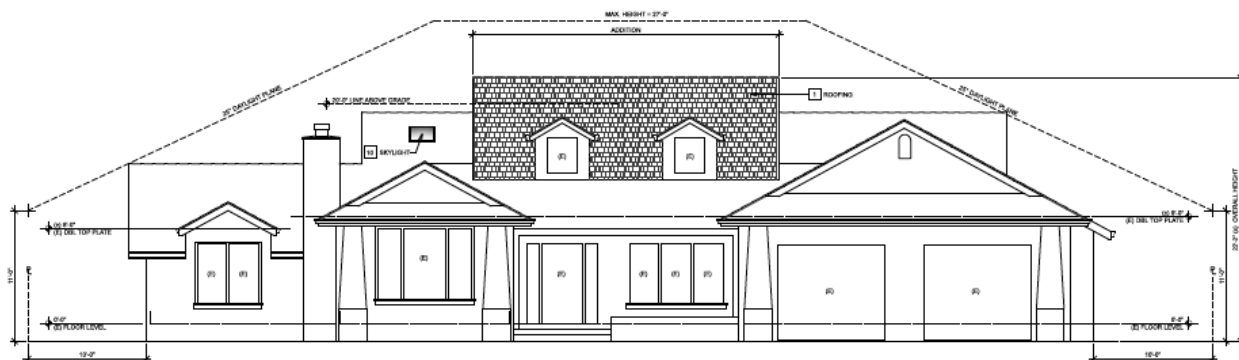
I have enclosed a rendering of the views to the sides as well as the back. The back view is 60'+ from the back fence and mostly obscured by the existing large tree (not shown in the rendering). The side views have no view at all of the neighboring homes. We have minimized the impact of the current view of the front of the house by keeping the same roof pitch and only elevating the new room section about 3 feet higher than the current home.

We would appreciate your support.

Thank you,

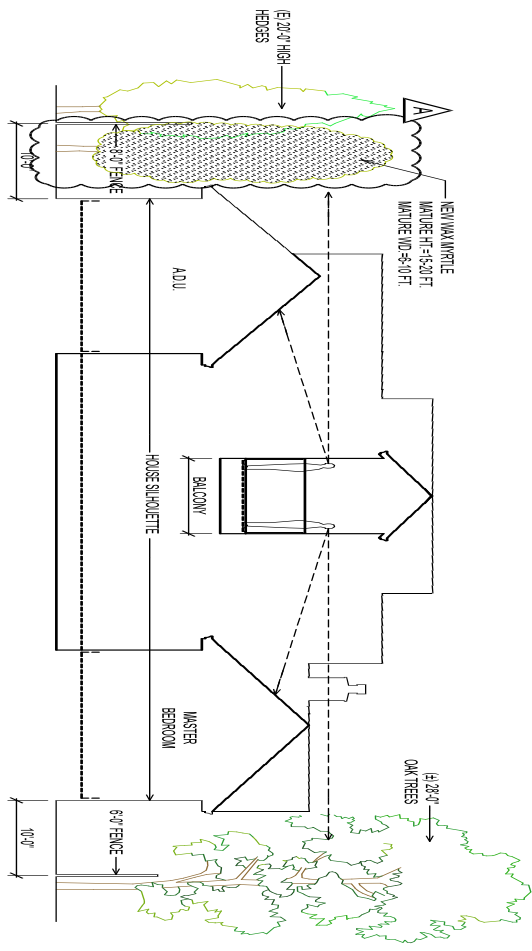


Chris and Kristen Kulstad



**REAR YARD SIGHT LINE CROSS SECTION**

1/8" = 1'-0"



**WAX MYRTLE SHRUBS**  
 MATURE HEIGHT = 15-20 FT.  
 MATURE WIDTH = 5-10 FT.  
 AVERAGE RATE OF GROWTH = 3.5 YEARS

Home Position	Address	Date Met	Notes
Directly Behind	267 Alicia Way	5/12/2021	spoke with him and he had some concern about viewing into his master bedroom which is 100'+ from our balcony. Left the letter with him.
Behind and South	255 Alicia Way	5/12/2021	rang doorbell and left the letter
Behind and North	279 Alicia Way	5/12/2021	rang doorbell and left the letter
To side and South 1	254 Sunkist Lane	5/12/2021	spoke with owner and he was fine with it, left the letter with him
To side and South 2	236 Sunkist Lane	5/12/2021	spoke with owner and he was fine with it, left the letter with him
To side and North 1	288 Sunkist Lane	5/12/2021	owned by our engineer, left on doorstep with renters
To side and North 2	300 Sunkist Lane	5/12/2021	spoke with owner and she was fine with it, left the letter with her
Directly Across	288 Avalon Drive	5/12/2021	directly across is ADU with no view of Sunkist. Rang doorbell and left the letter
Across and South 1	257 Sunkist Lane	5/12/2021	rang doorbell and left the letter
Across and South 2	251 Sunkist Lane	5/12/2021	front has gate, so I left the letter attached to the gate. When I went by later, the letter was gone, assume they got it.
Across and North 1	283 Sunkist Lane	5/12/2021	new owners, not occupied, left letter on doorstep
Across and North 2	301 Sunkist Lane	5/12/2021	spoke with owner and he was fine with it, left the letter with him