



DATE: June 2, 2021

AGENDA ITEM #3

TO: Design Review Commission
FROM: Steven Golden, Senior Planner
SUBJECT: SC20-0006 – 1720 Parkhills Avenue

RECOMMENDATION:

Approve design review application SC20-0006 subject to the listed findings and conditions

PROJECT DESCRIPTION

This is a design review application for a first and second story addition and remodel to an existing two-story residence. The project includes adding 188 square feet at the first story and 619 square feet to the second story. The following table summarizes the project's technical details:

GENERAL PLAN DESIGNATION: Single-Family, Medium Lot
ZONING: R1-10
PARCEL SIZE: 9,717 square feet
MATERIALS: Composition roof shingles; horizontal shiplap exterior siding, and vinyl windows

	Existing	Proposed	Allowed/Required
COVERAGE:	2,021 square feet	2,329 square feet	2,915 square feet
FLOOR AREA:	2,579 square feet	3,386 square feet	3,401 square feet
SETBACKS:			
Front	28.5 feet	25.2 feet	43.3 feet
Rear	49.2 feet	49.2	25 feet
Right side(1 st /2 nd)	10.1 feet/14.5 feet	10.1 feet/14.5 feet	7.5 feet/15 feet ¹
Left side (1 st /2 nd)	9.75 feet/37.1 feet	9.75 feet/17.5 feet	7.5 feet/15 feet
HEIGHT:	22 feet	22.33 feet	27 feet

¹ The lot is 75.5 feet in width; therefore, qualifies as a narrow lot under Section 14.060.080.E. The side yard setbacks for narrow lots are 10% of the lot width for the first story with seven and one half feet added for any portion of a structure that is two stories in height.

BACKGROUND

Neighborhood Context

The subject property is located on the west side of Parkhills Avenue, north of Ben Roe Drive. The neighborhood is best defined as a Consistent Character Neighborhood, according to the City's Residential Design Guidelines. The consistent character within this neighborhood is derived from the similar architectural style, front yard setbacks, the similar exterior materials, and streetscape character. The original tract homes in this neighborhood were all originally built in the 1950's using a Cape Cod architectural style that consisted of a mix of one and two-story residences with small livable areas over the garage with and without dormer windows. The original residences were predominantly side facing gable structures with similar low scale horizontal eave lines, steep pitch roof structures, and tall roof ridges. The residences had relatively similar facades, architectural features, and exterior materials including horizontal wood siding, brick and stone accent veneer, and wood shake shingled roofs (now replaced with composition shingle material). By and large, the majority of the residences in this neighborhood have maintained many of the original characteristics and architectural elements with many residences having added first and/or second story additions, many of which include dormers or cross gable roof structures. The properties share similar lot layout patterns and front yard setbacks of about 25 feet with two-car garages on the front elevation. The front yard landscaping varies with turf, shrubs, hedges, and mature street trees.

Property History

As noted above, the lot is 75.5 feet in width; therefore, qualifies as a narrow lot under Section 14.060.080.E of the Zoning Code. The side yard setback for narrow lots is 10% of the lot width for the first story with seven- and one-half feet added for any portion of a structure that is two stories in height. The existing house is non-conforming to the second-story setback along the right-side yard since the existing setback is 14.5 feet whereas a 15-foot second story side yard setback is required based on the narrow lot definition. The Zoning Code allows non-conforming setbacks to remain (Section 14.66.050), but requires non-conforming setbacks to be remedied when 50% or more of the floor area is being replaced or rebuilt (Section 14.06.080.H). In general, for major remodels and additions, the City has determined that rebuilt or replaced floor area is determined by examining the floor area under replaced or rebuilt roof structures and/or other structural components that would constitute rebuilding more than 50% of the floor area. Sheet A6 of the design plans (Attachment E) demonstrate that less than 50% of the floor area is being rebuilt; therefore, the non-conforming setbacks can remain.

The original one-story residence was built in 1954. According to the building permit on record (which do not include any plans), the second story was added in 1969. The current residence does not conform to the daylight plane requirements along either side property lines pursuant to Section 14.06.100 of the Zoning Code, but these encroachments are considered legal non-conforming since it is assumed the structure was permitted this way and can maintain these non-conformities as long as these portions of the structure are not rebuilt pursuant to Section 14.66.060 of the Zoning Code.

DISCUSSION

Design Review

According to the Design Guidelines, in a Consistent Character Neighborhood, 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.

The proposed project will maintain the majority of existing footprint, adding 188 square feet to the first story at the left front and rear portions of the structure. The left side facing gable ridge will be maintained, but the first story addition will modify the pitch of the lower portions of the roof structure. The unenclosed gable over the covered front entry porch will be removed and will be replaced with a wider covered front porch with a shed roof and columns. The new front porch will reduce the front setback from 28.75 feet to 25.2 feet, whereas a 25-foot front setback is required. The second story addition will add 619 square feet onto the existing second story, primarily over the center portion of the residence by adding two small gables to the front elevation and one gable to the rear elevation. The right-side setbacks at both the first and second stories will be maintained at 10.1 feet for the first story and 14.5 feet for the second story (see discussion above regarding existing non-conforming setback). The first story left side setback will be maintained at 10.1 feet whereas 7.5 feet is required, and the second story setback will be reduced to 17.5 feet, whereas 15 feet is required. The rear yard setback is being maintained at 49.2 feet, whereas 25 feet is required.

The design of the first and second story additions minimizes the appearance of bulk and the vertical massing by creating a horizontal break at the front façade where the two-story stairwell is located with the proposed horizontal eaves of the covered porch, using wall plates eight feet in height, continuing the horizontal lap siding, and using multiple gables to break up the massing into smaller elements. The addition proposes 4:12 roof pitches which matches the existing lower pitched roofs and replaces some of the steeper 8:12 roof pitch elements, which also reduces the perception of bulk. The front façade could be balanced better, with perhaps similar second story gables widths and centering the front door, however, this may not be as compatible with the floor plan.

The project design includes exterior materials to match the existing materials, which includes a composition roof, horizontal lap siding, and vinyl windows. The proposed materials are compatible with and integrate well with the existing house design and are similar to the materials used throughout the neighborhood. Overall, the project is consistent with the Residential Design Guidelines, meets the required design review findings and is compatible with the neighborhood context.

Privacy

The existing second story has one window on the left side and two windows on the right side which will be maintained and no new second story side facing windows are proposed. New windows will be placed on the second story at the front and rear elevations. Since there are already windows on the second story rear elevation and the setback exceeds the minimum required, additional perceived privacy impacts of neighbors should be minimized.

New evergreen screening is proposed along the left side and rear property lines to further reduce any perceived privacy impacts (see sightline photos provided in Attachment B). Staff recommends a condition of approval to provide additional privacy screening along the right side property line to mitigate views from the rear facing second story windows into the neighboring property (Condition #2). Supplemental privacy screening may be required at final inspection as a standard condition of approval.

Landscaping and Trees

The property includes mature trees and vegetation. The applicant proposes to maintain most of this with the project since the additions do not significantly change the footprint of the residence. In addition, staff recommends standard conditions of approval that requires the applicant to maintain or provide new landscaping as needed (including privacy screening), which will be inspected before final inspection. New or rebuilt landscaping would need to satisfy the Water Efficient Landscape Ordinance requirements should it exceed the 2,500 square-foot landscaping threshold for residential additions.

ENVIRONMENTAL REVIEW

This project is categorically exempt from environmental review under Section 15301 of the California Environmental Quality Act because it involves the construction of an addition to an existing single-family dwelling.

PUBLIC NOTIFICATION AND CORRESPONDENCE

A public meeting notice was posted on the property and mailed to 12 property owners on Parkhills Avenue, Ben Roe Drive and Orr Court (see Attachment A).

Staff suggested the applicant reach out to their neighbors to discuss their proposed design plans and address any concerns neighbors might have. The applicant has provided correspondence from the two abutting property owners, the property owner across the street, and another neighbor on Parkhills Avenue included in Attachment C, all of which are in support of the proposed design and did not express any concerns. No other public correspondence was received from the community at the time of this agenda report publication.

Cc: Shilpa Narwade, Applicant/Owner
Chris Spaulding, Architect

Attachments:

- A. Public Notification Map
- B. Neighborhood Compatibility Worksheet, Neighborhood Photos, and Sightline Photos
- C. Correspondence Submitted by the Applicant
- D. Material Board
- E. Design Plans

FINDINGS

SC20-0006 – 1720 Parkhills Avenue

With regard to the second story addition to an existing one-story house, the Design Review Commission finds the following in accordance with Section 14.76.060 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 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 OF APPROVAL

SC20-0006 – 1720 Parkhills Avenue

1. Expiration

The Design Review Approval will expire on December 2, 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 May 19, 2021, except as may be modified by these conditions and as specified below:

- a. Include the existing trellis structure in the lot coverage diagram and zoning conformance table (if structure is to remain)
- b. Provide evergreen privacy screening along the right rear side property line (minimum three plants)

3. Protected Trees

The existing trees as shown on the site plan 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. New Fireplaces

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

6. 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.

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. Landscape Plan

Provide the site plan and/or landscape plan showing the landscape privacy screening.

11. Tree Protection Note

On the grading plan and/or the site plan, show all tree/landscape 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."

12. Reach Codes

Building Permit Applications submitted on or after January 14, 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. 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.

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.).

16. 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.

17. 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.

PRIOR TO ISSUANCE OF BUILDING OR DEMOLITION PERMIT

18. Tree Protection

Tree protection shall be installed around the dripline(s) of the trees as shown on the site plan approved with the building permit plans. 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, exterior side, interior side, and rear 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. If new landscaping exceeds 2,500 square feet and subject to the Water Efficient Landscape Ordinance, provide a landscape Certificate of Completion, signed by the project's landscape professional and property owner, verifying that the trees, landscaping and irrigation were installed per the approved landscape documentation package.

21. Landscape Privacy Screening

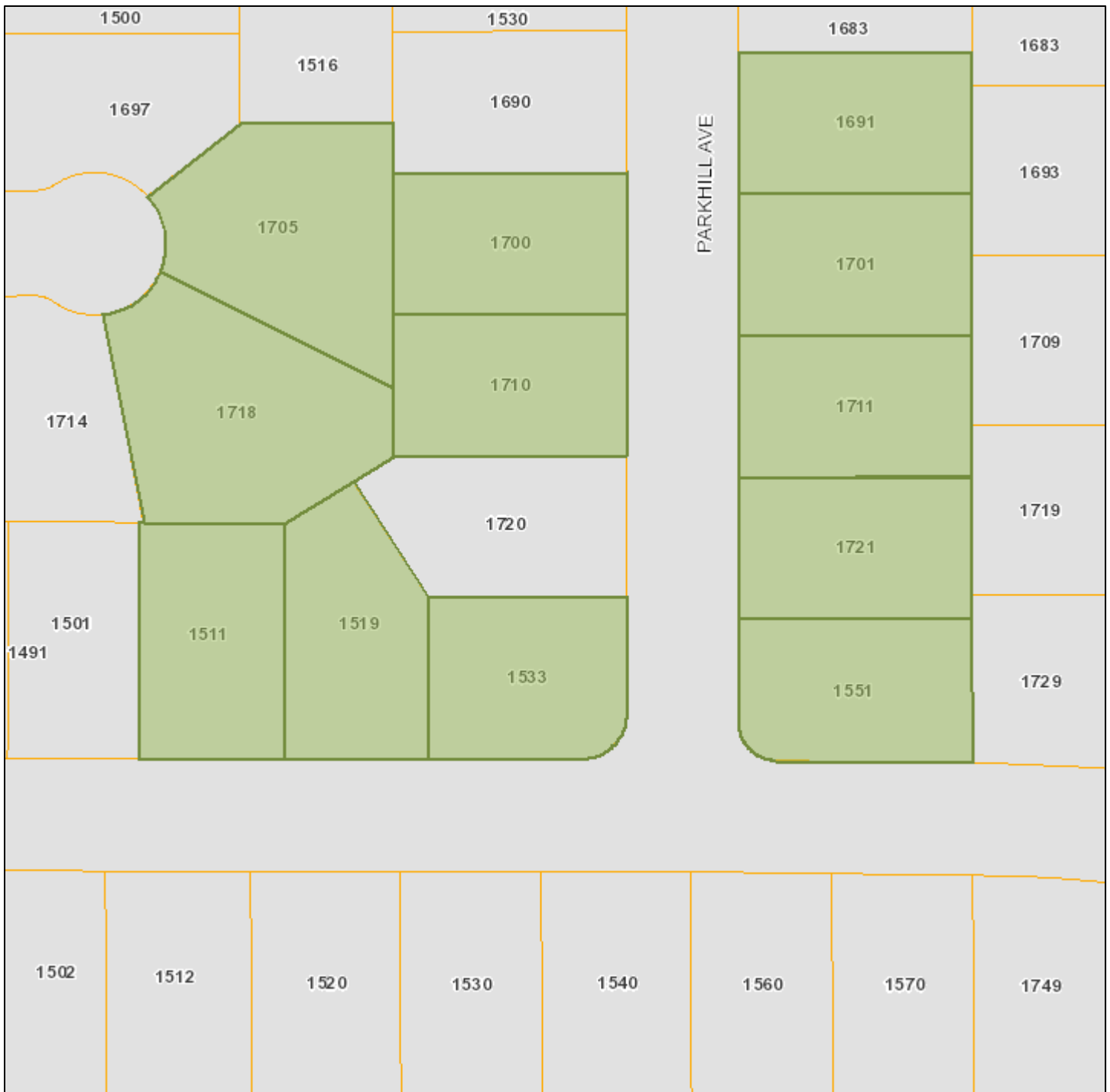
The landscape intended to provide privacy screening shall be inspected by the Planning Division and shall be supplemented by additional screening material as required to adequately mitigate potential privacy impacts to surrounding properties.

22. Green Building Verification

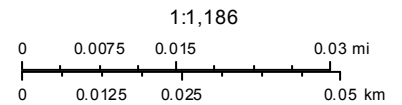
Submit verification that the house was built in compliance with the City's Green Building Ordinance (Chapter 12.26 of the Municipal Code).

ATTACHMENT A

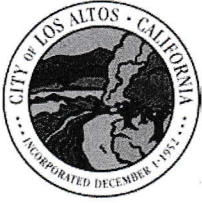
Notification Map



Print Date: September 2, 2020



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 1720 PARKHILLS AVE.
Scope of Project: Addition or Remodel or New Home
Age of existing home if this project is to be an addition or remodel? 1954
Is the existing house listed on the City's Historic Resources Inventory? NO

Address: 1720 PARKHILLS AVE.
Date: 10-26-20

What constitutes your neighborhood?

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

Streetscape

1. Typical neighborhood lot size*:

Lot area: 10,000 ± square feet
Lot dimensions: Length 128 feet
Width 75 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? 28.5'
What % of the front facing walls of the neighborhood homes are at the front setback 75 %
Existing front setback for house on left 25' ft./on right 25' ft.
Do the front setbacks of adjacent houses line up? NO

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

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

Garage facing front projecting from front of house face 9

Garage facing front recessed from front of house face 0

Garage in back yard 0

Garage facing the side 0

Number of 1-car garages 0; 2-car garages 9; 3-car garages 0

Address: 1720 PARKHILLS AVE.

Date: 10-26-20

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

What % of the homes in your neighborhood* are:

One-story 2/3

Two-story 1/3

5. **Roof heights and shapes:**

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

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 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: _____

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 TRACT

WITH SEVERAL
DIFFERENT
FACADES, MANY
NOW REMODELED
'CAPE COD'

Address: 1720 PARKHILLS AVE

Date: 10-26-20

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 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.)?

LAWNS, SMALL HEDGES

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

MOST ARE VISIBLE

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)?

LAWN, A COUPLE OF TREES

ASPHALT PARKING STRIP

10. **Width of Street:**

What is the width of the roadway paving on your street in feet? 38'

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

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

W/ ASPHALT VALLEY GUTTER

Address: 1720 PARKILLS AVE

Date: 10-26-20

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.:

HOUSES ARE MOSTLY SIMILAR
TRACT HOMES, ALTHOUGH MANY HAVE
HAD THEIR EXTERIOR ALTERED &
SOME WITH 2ND FLOOR ADDITIONS

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

HOUSE MAINTAINS MANY EXISTING ASPECTS, BUT ADDS A MODESTLY CONTEMPORARY ELEMENT. OTHER REMODELED HOMES IN NEIGHBORHOOD HAVE SIMILARLY DIFFERENT ELEMENTS

Address: 1720 PARKHILLS AVE
 Date: 10.26.20

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)
1710 PARKHILLS	25	56	FRONT	2	24	SIDING COMP. SHINGLE	MEDIUM
1700 PARKHILLS	28	55	FRONT	1 1/2	19	SHINGLES COMP. SHINGLE	SIMPLE
1721 PARKHILLS	25	57	FRONT	2	24	SHINGLES COMP SHINGLE	MEDIUM
1711 PARKHILLS	25	29	FRONT	2	20	SHINGLES WOOD SHINGLES	MEDIUM
1701 PARKHILLS	25	63	FRONT	1 1/2	19	SINGLES COMP SHINGLE	SIMPLE
1533 BEN ROE AVE	25	CORNER	FRONT	1 1/2	19	SHINGLES COMP SHINGLE	SIMPLE
1519 BEN ROE AVE	25	60	FRONT	1 1/2	19	SHINGLES COMP SHINGLE	SIMPLE
1551 BEN ROE AVE	25	CORNER	FRONT	1 1/2	19	STUCCO COMP. SHINGLE	SIMPLE
SITE (E)	28	49	FRONT	2	22	SHINGLE, BACK, COMP	MEDIUM
1718 ORR CT.	25	60	FRONT	2	21	SIDING FLAT TILE	COMPLEX

1710 PARKHILLS AVE.



1675 PARKHILLS AVE.



1530 BEN ROE DR.





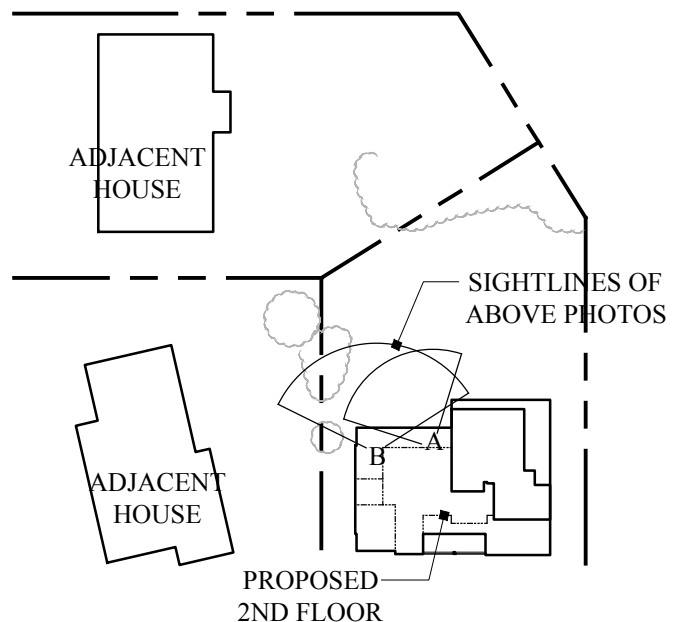
'A' VIEW FROM [E] ROOF AT PROPOSED [N] MASTER BEDROOM WINDOW LOCATION



'B' VIEW FROM [E] ROOF AT PROPOSED [N] MASTER BATHROOM WINDOW LOCATION

SIGHTLINE PHOTOS
1720 PARKHILLS AVE
 LOS ALTOS □ CALIFORNIA

FROM THE OFFICE OF
 CHRIS SPAULDING
 ARCHITECT
 801 CAMELIA STREET, SUITE E
 BERKELEY CA 94710



Dear Neighbor,

We, the Narwade & Golwala family, reside in 1720 Parkhills Ave with our two children and pup. We moved here in 2018, have grown to love this neighborhood, and plan to stay here for a long time!

We are writing to inform you of a remodeling project that we hope to get done this year (based on approvals, construction timelines will most likely be fall 2021 or spring 2022). We wanted to share our plans with you and would appreciate any feedback you might have. We are happy to walk through the designs prepared by our architect and address any concerns you might have. The plans are also available on the city website at the following location:

https://cityoflosaltos-my.sharepoint.com/:f/g/personal/planning_losaltosca_gov/En-8p0H2svZHt_xr8FsCfokoBrb-9PaKMCwyOmSR5V-05Gg?e=owPxmR

We have been working with the Los Altos Design Review Commissioners (DRC) to ensure our designs meet all the city guidelines. The DRC is holding a review meeting at 7pm on June 2nd and you are welcome to attend the meeting. The meeting will be conducted using a virtual platform. The meeting link information is below.

<https://meetings.ringcentral.com/j/1499168523>

You can also participate with conference calling: (650) 242-4929 (Meeting ID: 149 916 8523)

We really appreciate your time in reviewing this matter. Your support in the approval of our application would be greatly appreciated, which you can indicate by filling out your information below.

Thank you!
Sincerely,

Shilpa Narwade - [REDACTED]

Gautam Golwala - [REDACTED]

Name:	<i>W R Smith</i>	Contact:	
Address:	<i>7533 Ben Roe Dr</i>	Approve:	<i>Yes</i>
Signature:	<i>W R Smith</i>		

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Thank you!
Sincerely,

Shilpa Narwade - [REDACTED]

Gautam Golwala - (408) [REDACTED]

Name: VASANTH VAIDYANATHAN	Contact: (732) 7184272
Address: 1690 PARKHILLS AVE LOS ALTOS, CA 94024	Approve: ~/ES
Signature: N. Varma	

Dear Neighbor,

We, the Narwade & Golwala family, reside in 1720 Parkhills Ave with our two children and pup. We moved here in 2018, have grown to love this neighborhood, and plan to stay here for a long time!

We are writing to inform you of a remodeling project that we hope to get done this year (based on approvals, construction timelines will most likely be fall 2021 or spring 2022). We wanted to share our plans with you and would appreciate any feedback you might have. We are happy to walk through the designs prepared by our architect and address any concerns you might have. The plans are also available on the city website at the following location:

https://cityoflosaltos-my.sharepoint.com/:f/g/personal/planning_losaltosca_gov/En-8p0H2svZHt_xr8FsCfokoBrb-9PaKMCwyOmSR5V-05Gg?e=owPxmR

We have been working with the Los Altos Design Review Commissioners (DRC) to ensure our designs meet all the city guidelines. The DRC is holding a review meeting at 7pm on June 2nd and you are welcome to attend the meeting. The meeting will be conducted using a virtual platform. The meeting link information is below.

<https://meetings.ringcentral.com/j/1499168523>

You can also participate with conference calling: (650) 242-4929 (Meeting ID: 149 916 8523)

We really appreciate your time in reviewing this matter. Your support in the approval of our application would be greatly appreciated, which you can indicate by filling out your information below.

Thank you!
Sincerely,

Shilpa Narwade - (██████████)

Gautam Golwala - (██████████)

Name: <u>TIM CAHILL</u>	Contact: <u>408-718-2617</u>
Address: <u>1710 Parkhills Ave Los Altos</u>	Approve: <u>Yes</u>
Signature: <u>Tim Cahill</u>	

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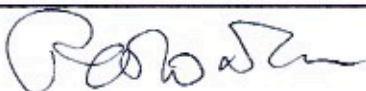
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Thank you!
Sincerely,

Shilpa Narwade - (650) 242-2010

Gautam Golwala - (650) 719-5955

Name: PAOLO DAU	Contact:
Address: 1721 PARKHILLS AVE	Approve: YES
Signature: 	

ATTACHMENT D



ROOFING:
COMPOSITION
SHINGLES TO MATCH
EXISTING COLOR



GARAGE DOOR: DARK
ALUMINUM FRAME WITH
ETCHED GLASS

WINDOWS:
WHITE TRIM AND
WINDOW FRAMES



SIDING: EXISTING
WOOD SHINGLES TO
MATCH EXISTING
COLOR AND MATERIAL

FROM THE OFFICE OF
CHRIS SPAULDING
ARCHITECT
801 CAMELIA STREET, SUITE E
BERKELEY CA 94710

COLOR & MATERIAL BOARD
1720 PARKHILLS AVE
LOS ALTOS □ CALIFORNIA