



DATE: May 4, 2022

AGENDA ITEM #4

TO: Design Review Commission
FROM: Jia Liu, Associate Planner
SUBJECT: SC21-0043 – 301 Spagnoli Court

RECOMMENDATION:

Approve design review application SC21-0043 subject to the listed findings

PROJECT DESCRIPTION

This is a design review application for an addition to an existing one-story single-family residence. The project includes a 935.67 square-foot addition at the second story. The project should be considered categorically exempt from further environmental review under Section 15301 of the California Environmental Quality Act. The following table summarizes the project's technical details:

GENERAL PLAN DESIGNATION: Single-Family, Residential
ZONING: R1-10
PARCEL SIZE: 11,348 square feet
MATERIALS: Composition shingle roof, stucco with fiber cement siding accent, fiberglass window frame

| | Existing | Proposed | Allowed/Required |
|--|---------------------|-----------------------|-------------------------|
| COVERAGE: | 2,567.9 square feet | 3,033.7 square feet | 3,404.4 square feet |
| FLOOR AREA: | | | |
| First floor | 2,545.9 square feet | 2,545.9 square feet | |
| Second floor | -- square feet | 935.67 square feet | 3,884.8 square feet |
| Total | 2,545.9 square feet | 3,481.57 square feet | |
| SETBACKS: | | | |
| Front | 21.70 feet | 21.70 feet | 25 feet |
| Rear | 38.67 feet | 31.35 feet | 25 feet |
| Right side (1 st /2 nd) | 20.69 feet/-- feet | 20.69 feet/31.15 feet | 17 feet/17 feet |
| Left side (1 st /2 nd) | 9.83 feet/-- feet | 9.83 feet/19.80 feet | 10 feet/17.50 feet |
| HEIGHT: | 14.88 feet | 24.71 feet | 27 feet |

BACKGROUND

Neighborhood Context

The subject property is located on Spagnoli Court – a cul-de-sac branching out from Los Altos Avenue between Pine Lane and West Portola Avenue. The surrounding neighborhood is considered a Consistent Character Neighborhood as defined in the City’s Residential Design Guidelines. The homes in the immediate neighborhood context are a combination of one-story and two-story houses, with two-story homes at 257 Alba Court. Residential properties on Spagnoli Court and Los Altos Avenue share similar front setback patterns with low scale horizontal eave lines between eight to nine feet at both first and second story. Most of the garages are attached to the existing homes in the front yard facing the street. Simple roof forms with composition shingle and wood shake materials are found in the immediate neighborhood. The exterior materials commonly used include stucco and horizontal and vertical siding with wood window trims. Landscapes in the front consist of mature street trees on most properties with dense screening shrubs further in. It should be noted that a variety of land uses that perform different architectural contexts in relation to the land uses exist within the vicinity including a public elementary school (Santa Rita Elementary School) at 700 Los Altos Avenue and a senior living facility (The Terraces at Los Altos) at 373 Pine Lane.

Zoning Compliance

The existing house is non-conforming due to having a 21.55-foot front setback from the front property line where a 25-foot setback is required and 9.83-foot side setback from the west side property lines where a 10-foot setback is required in the R1-10 (Single-Family) zoning district. As the existing structure with the setbacks are depicted in the topographic survey on Sheet 1 by a licensed land surveyor, the current house is considered as a legal non-conforming structure. Since the project will not eliminate or replace more than 50 percent of the floor area, the non-conforming setback can be maintained in compliance with Section 14.06.080 of the Zoning Code.

DISCUSSION

Design Review

According to the Residential Design Guidelines, in Consistent Character Neighborhoods, a good neighbor design has design elements, material, and scale found within the neighborhood and sizes that are not significantly larger than other homes in the neighborhood.

The existing residence will be modified from an existing one-story, ranch style house with crossed hipped roof forms to a two-story house with integrated gable and hipped roof forms. The proposed project consists of a 935.67 square-foot second story addition and interior remodeling and exterior modifications at the first story. Plate height at the first story will remain the same height of eight feet as the existing house. First story exterior modifications include the following:

- Exterior materials replacement from vertical wood siding to smooth stucco;
- Two new bay windows with gable roof will be added to the front elevation;
- Modification of garage door opening from the side to the front;
- Windows and doors will be replaced and adjusted to be consistent with interior remodeling; and
- 276 square feet of new open trellis will be attached to the rear of the building

At the second story, two bedrooms, one bathroom, and one family room will be constructed. The new second story will have an eight-foot and six-inch plate height with two gable elements fronting the street. The overall height of the proposed residence is 24.3 feet, consistent with the maximum height of 27 feet in the R1-10 zoning district.

The front elevation uses design elements that have integrated gable and hipped roof forms, application of exterior smooth stucco with horizontal siding accents, and a low-profile second story with hipped roof to soften the bulk and massing of the new façade appearance. Regarding the roof pitches, both first and second floor will have a consistent pitched roof of 5:12, the same as the existing roof pitch. The project is utilizing high-quality materials including composition shingle roof, smooth stucco with fiber cement siding accents, fiber glass framed window, and wood entry doors, which are integrated into the overall architectural design of the residence and found to be compatible with the surrounding neighborhood.

Overall, according to the Residential Design Guidelines, the project appears to be an appropriate design within this Consistent Character Neighborhood setting. The proposed addition has design elements, materials, and scale found in the neighborhood and meet the intent of the design review findings.

Privacy

The subject site is a corner lot fronting Spagnoli Court and Los Altos Avenue. As the Santa Rita Elementary School is also located to the back (north) side of the property, the only potential privacy impact may occur at the left (west) side property that is currently a one-story single-family residence. To mitigate the potential perceived privacy impact, the following design elements have been incorporated into the rear and left (west) side elevations. On the left (west) side elevation, two small sized windows and one medium sized window are proposed at the second story with a 4.33-foot sill height for the proposed two bedrooms and one shared bathroom. Along the left property line, new screening vegetation will be planted to further reduce the potential perceived privacy impact. On the rear elevation at the second story, because of the L shape design, only Bedroom #3 may result in a perceived privacy intrusion to the left neighbor. Views from the remaining windows from the family room should be blocked by the Bedroom #3 design that is projected outward. To reduce the privacy impact, the rear facing window will have the same 4.33-foot windowsill height as the other second story windows along the left elevation. The required egress and ingress window by the California Building Code for the bedroom will be opened facing the right (east) side yard and is presented on the right (east) side elevation.

In general, the Design Review Commission has previously considered second story windows with 4.5-foot windowsill heights acceptable to minimize direct views into neighboring properties. When there are perceived privacy impacts, installation of screening vegetation is another common practice to mitigate the interference with privacy. As discussed above, with the proposed design of second story windowsill heights, placement of windows, and new screening vegetation, staff considers the subject project is designed to avoid unreasonable potential privacy impacts to adjacent the residential neighbors.

Landscaping and Trees

There are six existing trees greater than four inches in diameter on the property site including two protected trees: one Eucalyptus (T11) and one Pepper tree (T12) located at the northeast side. One protected tree labeled as Tree No. T13 is a protected Pine tree but located within the City's public right-of-way. All the described trees will be protected and retained during the construction.

Additionally, four new 24-inch box container evergreen screening plants will be planted along the left side

property line to reduce potential privacy impacts. Proposed screening vegetation are outlined in the Table 1 below.

Table 1: Proposed Screening Plant List

| Location | Common Name | Number | Size | Description |
|-------------------------|-------------|--------|-------------|---------------------|
| Left side property line | Sweet Bay | 4 | 24-inch box | 20' tall x 12' wide |

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 dwelling in a residential zone.

Public Notification and Community Outreach

On November 18, 2021, a billboard of Notice of Development Proposal (Attachment C) was installed onsite for community early awareness. The applicant also reached out to the immediate neighbors to obtain neighbors' feedback. A copy of the outreach letters along with the receipts of certified mailings is provided in Attachment D.

A public meeting notice was posted on the property and mailed to 12 nearby property owners on Spagnoli Court, Alba Court, and Los Altos Avenue. The Notification Map is included in Attachment B.

Cc: Bindu Neelakantan & Suresh Muthu, Property Owners
Anat Shmariahu, Applicant and Designer

Attachments:

- A. Neighborhood Compatibility Worksheet
- B. Notification Map
- C. Pictures of Notice of Development Proposal
- D. Proof of Community Outreach
- E. Materials Board

FINDINGS

SC21-0043 – 301 Spagnoli Court

With regard to design review for the two-story addition to an 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 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

SC21-0043 – 301 Spagnoli Court

GENERAL

1. Expiration

The Design Review Approval will expire on May 4, 2024 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 21, 2022, except as may be modified by these conditions. The scope of work is limited to that shown on the plans and the project may not exceed rebuilding 50 percent of the existing floor area of the structure without bringing the structure into compliance with required setbacks per Section 14.06.080 of the Zoning Code.

3. Protected Trees

Tree Nos. T11, T12, and T13 along with the approved proposed privacy screening as outlined in the staff report 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 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 around the driplines of Tree

Nos. T11, T12, and T13 on the subject site 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 driplines of Tree Nos. T11, T12, and T13 on the subject site shown on the site plan. Tree protection fencing shall be chain link and a minimum of five feet in height with posts driven into the ground and shall not be removed until all building construction has been completed unless approved by the Planning Division.

PRIOR TO FINAL INSPECTION

17. 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.

18. 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.

19. 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 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 301 Spagnoli Ct

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

Age of existing home if this project is to be an addition or remodel? 1959

Is the existing house listed on the City's Historic Resources Inventory? No

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: 9,500-14,810 square feet

Lot dimensions: Length _____ feet

Width _____ feet

If your lot is significantly different than those in your neighborhood, then note its: area _____, length 141, and width 105.

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

Existing front setback if home is a remodel? Yes

What % of the front facing walls of the neighborhood homes are at the front setback 80 %

Existing front setback for house on left 22' ft./on right 20' 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 5

Garage facing front recessed from front of house face 1

Garage in back yard 2

Garage facing the side 1

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

4. Single or Two-Story Homes:

What % of the homes in your neighborhood* are:

One-story 90%

Two-story 10%

5. Roof heights and shapes:

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

Are there mostly hip , gable style , or other style 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 shingles

If no consistency then explain: _____

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

Does your neighborhood* have a consistent identifiable architectural style?

YES NO

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

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)
Existing- relative to the street, addition (second floor) to both sides.

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.)?
Front lawn, curb bot no sidewalk, one medium tree
it
The

How visible are your house and other houses from the street or back neighbor's property?
The house is on a corner lot so it's visible from 2 streets.

Are there any major existing landscaping features on your property and how is the unimproved public right-of-way developed in front of your property (gravel, dirt, asphalt, landscape)?
No major existng landscaping. We are going to switch the driveway location with the loan.
The garage door location is being relocated as part of the remodeling scope of work.

10. Width of Street:

What is the width of the roadway paving on your street in feet? court
Is there a parking area on the street or in the shoulder area? No
Is the shoulder area (unimproved public right-of-way) paved, unpaved, gravel, landscaped, and/or defined with a curb/gutter? no sidewalk, just
rolled curb and loan. The court is paved.

11. What characteristics make this neighborhood* cohesive?

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

The neighborhood has a simple traditional old style look. Walls: a combination of stucco and wood siding, sometimes additional bricks. Each lot has different dimensions so the houses are located differently. Most of the roof material is asphalt shingles but few of them left with wood shingles.

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: 301 Spagnoli Ct
 Date: 1.12.2022

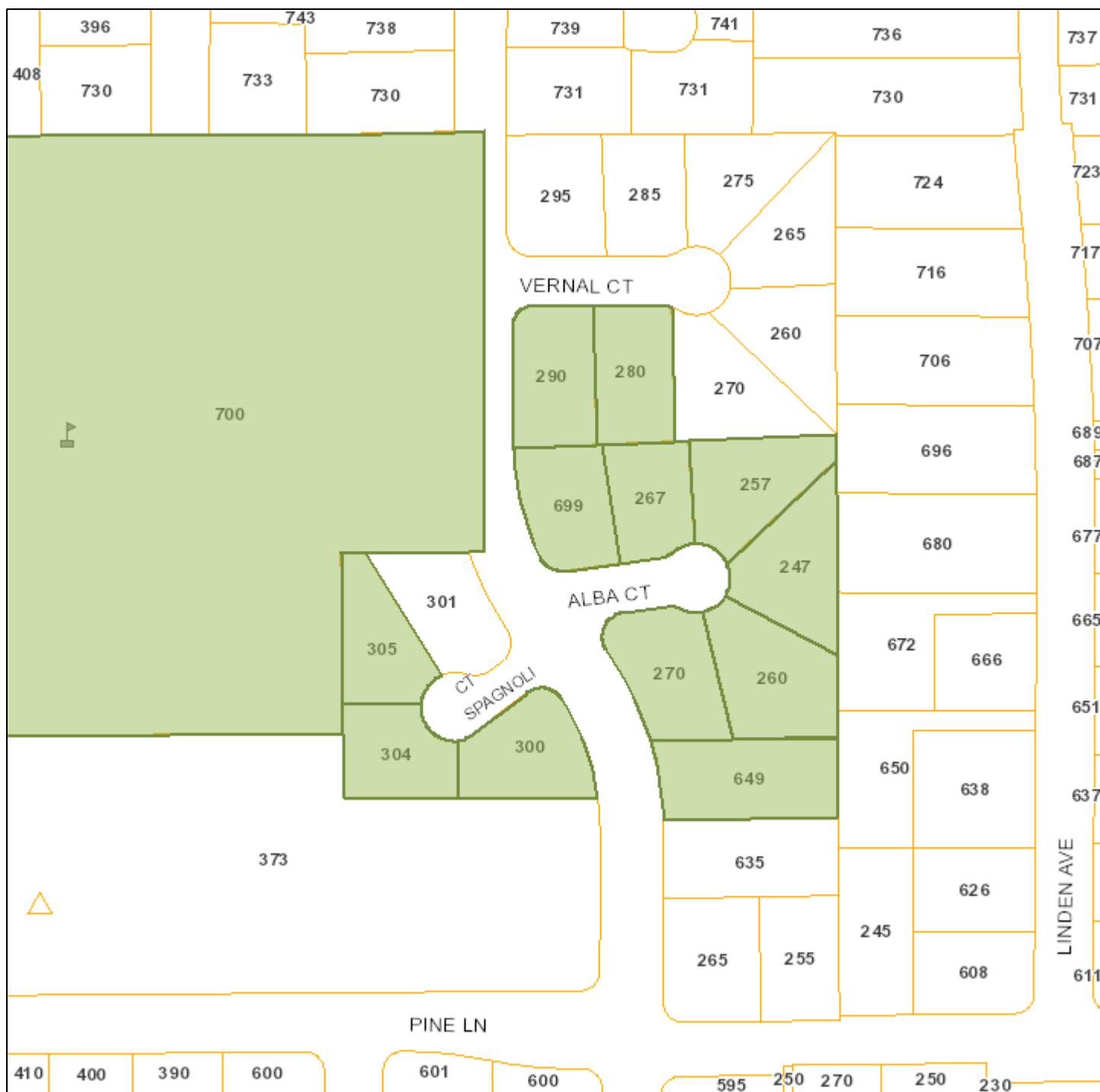
Summary Table

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).

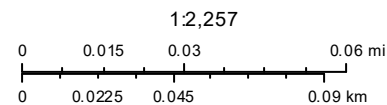
| Address | Front setback | Rear setback | Garage location | One or two stories | Height | Materials | Architecture (simple or complex) |
|-------------------|---------------|--------------|-----------------|--------------------|--------|--------------|----------------------------------|
| 305 Spagnoli Ct | 27' | 10'-40' | back | one | 16' | Stucco, wood | simple |
| 304 Spagnoli Ct | 29' | 20' | side | one | 17' | Wood siding | simple |
| 300 Spagnoli Ct | 22' | 10'-40' | front | one | 16' | wood, bricks | simple |
| 699 Los Altos Ave | 25' | 30' | front | one | 16' | wood, bricks | simple |
| 270 Alba Ct | 30' | 30' | side | one | 16' | wood | simple |
| 649 Los Altos Ave | 25' | 60' | front | one | 16' | wood, bricks | simple |
| 635 Los Altos Ave | 25' | 60' | side | one | 18' | wood | simple |
| 290 Vernal Ct | 25' | 60' | front | one | 16' | wood | simple |
| | | | | | | | |
| | | | | | | | |








ATTACHMENT B

Notification Map



Print Date: October 11, 2021



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

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.

Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community

ATTACHMENT C



ATTACHMENT D

City of Los Altos

Neighbor Notification Form

Project Address: 301 Spagnoli Ct Los Altos

A project is proposed at the above address. The City asks that you sign this form to indicate you have had an opportunity to review and comment on the proposal. Your signature is not an acceptance of the plans, only an acknowledgement that you have had an opportunity to comment.

IMPORTANT NOTE FROM CITY: These plans are PRELIMINARY ONLY and may change as the project moves forward. Architectural Plans are protected under copyright law. The applicant should allow you to view the plans but is not required to give you a physical copy. Once the application is submitted, you may review electronically the set of plans. The applicant will inform you when the plans will be submitted.

Please contact the City at 650-947-2750 if you have any questions.

This notice is being provided to all of the adjoining property owners and the property owner(s) across the street from the project address. The City will send an additional notice to adjacent neighbors prior to a decision being made on the project.

Neighbor Name: Dan Negus & Suzanne Moquire - Negus Date: Sept 9, 2021

Neighbor Address: 305 Spagnoli Ct.

Neighbor Contact Info: (phone or email): 415-640-4740 negus@scitron.com

- This enables the City to contact you if they have any questions

Please address any initial concerns below (attach additional sheets if necessary): Feel free to mail this form directly to the City: City of Los Altos Planning Department; 1 N. San Antonio Rd., Los Altos, CA 94022

- need to study sunlight blockage changes in rear yard
- need to adequately address view of pool and spa in backyard of 305 Spagnoli

My signature below certifies that I am aware of the proposal.

NEIGHBOR SIGNATURE: Dan Negus / Suzanne Moquire

City of Los Altos

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Please contact the City at 650-947-2750 if you have any questions.

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Neighbor Name: Christopher Lin Date: 9/21/21

Neighbor Address: 304 Spagnoli Ct. Los Altos, CA 94022

Neighbor Contact Info: (phone or email): 650-605-3546

- This enables the City to contact you if they have any questions

Please address any initial concerns below (attach additional sheets if necessary): Feel free to mail this form directly to the City: City of Los Altos Planning Department; 1 N. San Antonio Rd, Los Altos, CA 94022

My signature below certifies that I am aware of the proposal.

NEIGHBOR SIGNATURE: 

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Neighbor Name: Paul Erickson Date: 9-9-21

Neighbor Address: 270 Albu Ct

Neighbor Contact Info: (phone or email): erickson94022@yahoo.com

- This enables the City to contact you if they have any questions

Please address any initial concerns below (attach additional sheets if necessary): Feel free to mail this form directly to the City: City of Los Altos Planning Department; 1 N. San Antonio Rd, Los Altos, CA 94022

My signature below certifies that I am aware of the proposal.

NEIGHBOR SIGNATURE: Paul Erickson

City of Los Altos

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Neighbor Name: William Morton Date: SEP 9, 2021

Neighbor Address: 290 VERNAL CT., LOS ALTOS CA 94022

Neighbor Contact Info: (phone or email): BILLMORTON2@AOL.COM

- This enables the City to contact you if they have any questions

Please address any initial concerns below (attach additional sheets if necessary): Feel free to mail this form directly to the City: City of Los Altos Planning Department; 1 N. San Antonio Rd, Los Altos, CA 94022

My signature below certifies that I am aware of the proposal.

NEIGHBOR SIGNATURE: _____

William E. Morton

City of Los Altos

Neighbor Notification Form

Project Address: 301 Spagnoli Ct Los Altos

A project is proposed at the above address. The City asks that you sign this form to indicate you have had an opportunity to review and comment on the proposal. Your signature is not an acceptance of the plans, only an acknowledgement that you have had an opportunity to comment.

IMPORTANT NOTE FROM CITY: These plans are PRELIMINARY ONLY and may change as the project moves forward. Architectural Plans are protected under copyright law. The applicant should allow you to view the plans but is not required to give you a physical copy. Once the application is submitted, you may review electronically the set of plans. The applicant will inform you when the plans will be submitted.

Please contact the City at 650-947-2750 if you have any questions.

This notice is being provided to all of the adjoining property owners and the property owner(s) across the street from the project address. The City will send an additional notice to adjacent neighbors prior to a decision being made on the project.

Neighbor Name: Elaine Wang Date: 09/06/2021

Neighbor Address: 649, Los Altos Ave

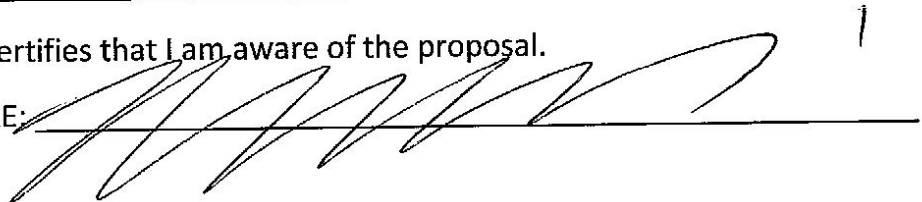
Neighbor Contact Info: (phone or email): (650) 2090857

- This enables the City to contact you if they have any questions

Please address any initial concerns below (attach additional sheets if necessary): Feel free to mail this form directly to the City: City of Los Altos Planning Department; 1 N. San Antonio Rd, Los Altos, CA 94022

My signature below certifies that I am aware of the proposal.

NEIGHBOR SIGNATURE: _____



7021 0350 0001 0992 4577

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

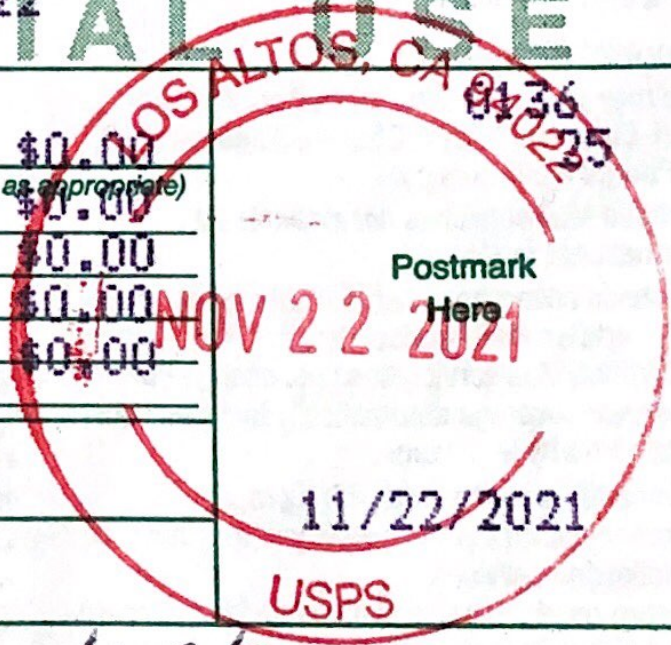
Los Altos, CA 94022

OFFICIAL USE

| | | |
|--|--------|--------|
| Certified Mail Fee | \$3.75 | \$0.00 |
| Extra Services & Fees (check box, add fee as appropriate) | | |
| <input type="checkbox"/> Return Receipt (hardcopy) | \$0.00 | \$0.00 |
| <input type="checkbox"/> Return Receipt (electronic) | \$0.00 | \$0.00 |
| <input type="checkbox"/> Certified Mail Restricted Delivery | \$0.00 | \$0.00 |
| <input type="checkbox"/> Adult Signature Required | \$0.00 | \$0.00 |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$0.00 | \$0.00 |

Postage \$0.58

Total Postage and Fees \$4.33



Sent To 300, Spagnoli Ct
 Street and Apt. No., or PO Box No.
 City, State, ZIP+4® Los Altos CA 94022

7021 0350 0001 0992 4539

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

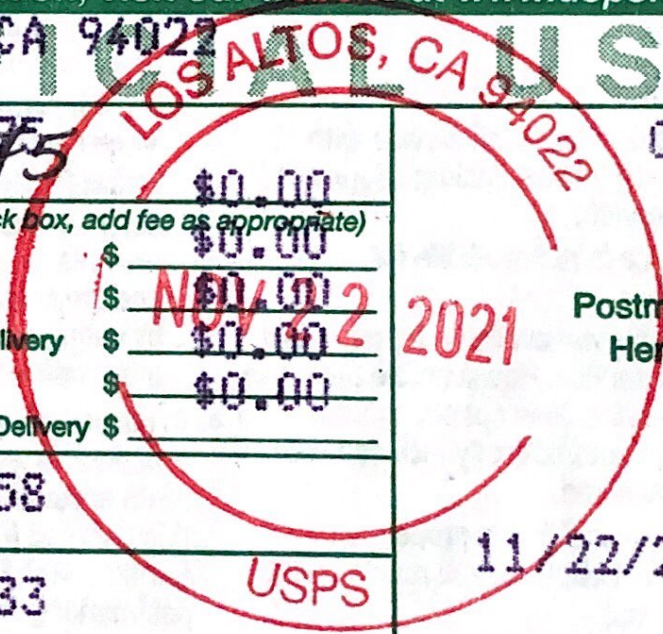
Los Altos, CA 94022
OFFICIAL USE

| | |
|--|--------|
| Certified Mail Fee | \$3.75 |
| Extra Services & Fees (check box, add fee as appropriate) | |
| <input type="checkbox"/> Return Receipt (hardcopy) | \$0.00 |
| <input type="checkbox"/> Return Receipt (electronic) | \$0.00 |
| <input checked="" type="checkbox"/> Certified Mail Restricted Delivery | \$0.00 |
| <input type="checkbox"/> Adult Signature Required | \$0.00 |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$0.00 |

0136
25

Postage \$0.58

Total Postage and Fees \$4.33



Postmark Here

11/22/2021

USPS

Sent To 635, Los Altos Ave, Los Altos
Street and Apt. No., or PO Box No.
City, State, ZIP+4® CA 94022

70221 0350 0001 0992 4546 9454 2660 1000 0560 1202

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Los Altos, CA 94022

OFFICIAL USE

Certified Mail Fee

\$

3.75

Extra Services & Fees (check box, add fee as appropriate)

- Return Receipt (hardcopy) \$
- Return Receipt (electronic) \$
- Certified Mail Restricted Delivery \$
- Adult Signature Required \$
- Adult Signature Restricted Delivery \$

\$0.70
 \$0.00
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 \$0.00

0136
25

Postmark
Here

NOV 22 2021

Postage

\$

\$0.58

Total Postage and Fees

\$

\$4.33

11/22/2021

Sent To

699, Los Altos Ave, ^{USPS}

Street and Apt. No., or PO Box No.

City, State, ZIP+4®

Los Altos, CA 94022

ATTACHMENT E

MATERIALS

301 SPAGNOLI CT
LOS ALTOS



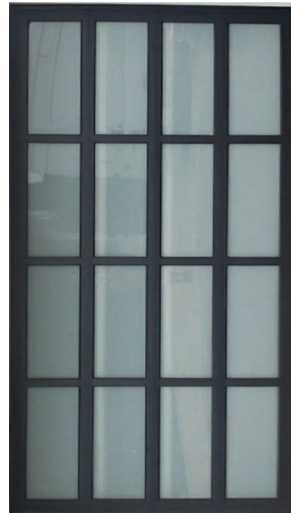
ASPHALT COMPOSITION SHINGELS



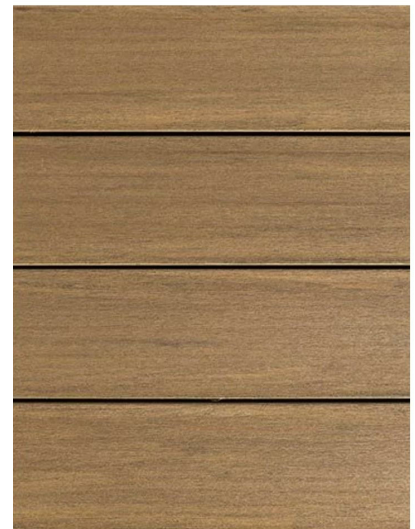
SUPERIOR EXTEIOR STUCCO 595
BOSTON CREAM BASE A LRV 80



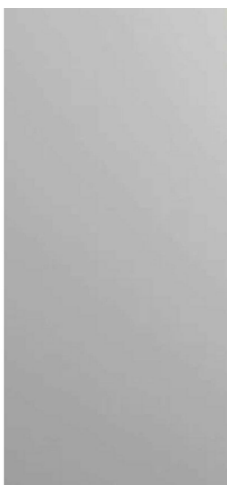
FIBER CEMENT SIDING NICHHA
VINTAGE CEDAR



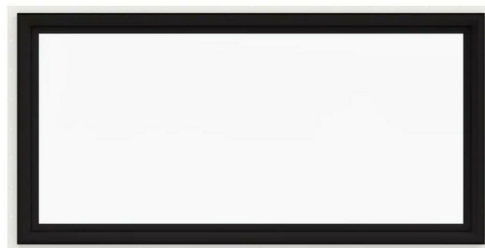
GLASS GARAGA
DOOR



TIMBERTECH
DECK WEATHERED TEAK



PAINTED METAL FASCIA



MILGARD ULTRA FIBERGLASS
WINDOW (BLACK FINISH)



WOOD ENTRY
CEDAR PIVOT DOOR