



City of Los Altos

Planning Division

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## 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** 1370 Ensenada Way Los Altos

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

**Age of existing home if this project is to be an addition or remodel?** 12

**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: 10,000 - 11,600+- square feet

Lot dimensions: Length 125 - 151 +- feet

Width 76 - 86+- 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? Yes

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

Existing front setback for house on left 25 ft./on right 25 ft.

Do the front setbacks of adjacent houses line up? Yes

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

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

Garage facing front projecting from front of house face 3

Garage facing front recessed from front of house face 3

Garage in back yard 0

Garage facing the side 1

Number of 1-car garages 0; 2-car garages 7; 3-car garages 1

Address: 1370 Ensenada Way  
Date: 1/20/2022

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

What % of the homes in your neighborhood\* are:

One-story 69%

Two-story 31%

**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

Address: 1370 Ensenada Way  
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**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)

Subject property is typical for the neighborhood.

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.)?

Most homes have some combination of lawn, bushes/shrubs and trees to street edge.  
Neighborhood does not have sidewalks. Subject property has a rolled curb/gutter, as is typical for the neighborhood.

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

Typical visibility/average screening for the street. Well screened from back neighbors.

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

There are no major landscape features for the property. Unimproved public right-of-way is paved for parking in front of subject with rolled curb/gutter and no sidewalk.

**10. Width of Street:**

What is the width of the roadway paving on your street in feet? +/- 45'

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? Shoulder area is paved with rolled curb/gutter in front of subject.

**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.:

Most homes have hip and gable composition roofs. Stucco is the predominant siding material. Landscapes typically composed of lawn with ornamental shrubs and trees. Subject property is typical for the neighborhood.

**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: 1370 Ensenada Way  
 Date: 1/20/2022

## 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)
1378 Ensenada Way	+ - 25'	+ - 20'	Front	One story	+ - 19'	WS/Stucco	Complex
1362 Ensenada Way	+ - 25'	+ - 45'	Front	One story	+ - 17'	AS/stucco/wood	Simple
1352 Ensenada Way	+ - 25'	+ - 25'	Front	One story	+ - 22'	AS/wood	Simple
1315 Ensenada Way	+ - 25'	+ - 25'	Front	One story	+ - 18'	T/wood/brick	Simple
1317 Ensenada Way	+ - 30'	+ - 25'	Front	Two story	+ - 25'	AS/stucco	Simple
1325 Ensenada Way	+ - 30'	+ - 25'	Front	Two story	+ - 26'	AS/wood	Complex
1337 Ensenada Way	+ - 25'	+ - 25'	Front	One story	+ - 20'	T/stucco/stone	Complex
1345 Ensenada Way	+ - 25'	+ - 25'	Side	One story	+ - 18'	T/stucco	Simple
1363 Don Kirk Street	+ - 25'	+ - 25'	Side	One story	+ - 18'	AS/stucco/wood	Simple
1371 Don Kirk Street	+ - 25'	+ - 25'	Side	One story	+ - 18'	WS/stucco	Simple

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Address	Front setback	Rear setback	Garage location	One or two stories	Height	Materials	Architecture (simple or complex)
1722 Juarez Ave	+ - 25'	+ - 25'	Side	One Story	+ - 18'	AS/stucco/wood	Simple
1685 Juarez Avenue	+ - 25'	+ - 30'	Front	Two Story	+ - 25'	AS/wood/brick	Complex
1695 Juarez Avenue	+ - 30'	+ - 25'	Front	Two Story	+ - 25'	AS/stucco/stone	Complex
1703 Juarez Avenue	+ - 25'	+ - 30'	Front	One story	+ - 18'	AS/stucco	Simple

**Project – 1370 Ensenada Way, Los Altos**



| View to west



| View to south



| View to east



## Neighbors to 1370 Ensenada Way, Los Altos



| 1378 Ensenada Way - E



| 1362 Ensenada Way - W



| 1352 Ensenada Way - W

## Neighbors to 1370 Ensenada Way, Los Altos



| 1315 Ensenada Way - NW



| 1317 Ensenada Wav -NW



| 1325 Ensenada Wav - NW

## Neighbors to 1370 Ensenada Way, Los Altos



| 1337 Ensenada Way - N



| 1345 Ensenada Way -NE



| 1345 Ensenada Wav facing Juarez

## Neighbors to 1370 Ensenada Way, Los Altos



| 1363 Don Kirk Street - SW



| 1371 Don Kirk Street - S



| 1722 Juarez Avenue facing Don Kirk

## Neighbors to 1370 Ensenada Way, Los Altos



| 1722 Juarez Avenue - SE



| 1685 Juarez Avenue - NE



| 1695 Juarez Avenue - E

**Neighbors to 1370 Ensenada Way, Los Altos**



| 1703 Juarez Avenue - SE