



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 530 Valencia Drive, Lost Altos CA 94022

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? No

Address: 530 Valencia Drive

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: 11,434 square feet

Lot dimensions: Length 153.71 feet

Width 94.5 feet

If your lot is significantly different than those in your neighborhood, then note its: area N/A, length N/A, and width N/A.

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

Existing front setback if home is a remodel? N/A

What % of the front facing walls of the neighborhood homes are at the front setback 0 %

Existing front setback for house on left 32'-2" ft./on right 31'-6" 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 7

Garage facing front recessed from front of house face 0

Garage in back yard 0

Garage facing the side 3

Number of 1-car garages 20%; 2-car garages 80%; 3-car garages 0%

Address: 530 Valencia Drive

Date: _____

4. Single or Two-Story Homes:

What % of the homes in your neighborhood* are:

One-story 80%

Two-story 20%

5. Roof heights and shapes:

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

Are there mostly hip Y, gable style Y, or other style N roofs*?

Do the roof forms appear simple Y or complex N?

Do the houses share generally the same eave height Y?

6. Exterior Materials: (Pg. 22 Design Guidelines)

What siding materials are frequently used in your neighborhood*?

x wood shingle x stucco x board & batten x clapboard
 tile x stone x brick x combination of one or more materials
(if so, describe) Mix between Masonry & Board and Batten _____

What roofing materials (wood shake/shingle, asphalt shingle, flat tile, rounded tile, cement tile, slate) are consistently (about 80%) used?

WOOD 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

Address: 530 Valencia Drive

Date: _____

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)

There is no clear slope, the site's slope is flat

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.)?

Big trees, front lawn, no sidewalk, curbs for garage, and frequently use street bushes.

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

Very visible from the front street.

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 existing landscaping features on your property and there seems to be no unimproved public right of way area

10. Width of Street:

What is the width of the roadway paving on your street in feet? 41ft

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? Curbed

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.:

Some of the characteristics of this neighborhood are that most houses have hip and gable roof types, and garages are built closer to the front

Use of siding, cement plaster, and masonry (stone & brick)

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: 530 Valencia Drive

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)
158 Valencia Drive, Los Altos, CA 94022	28'-4"	27'-6"	Front-Left	2	18'-2"	Wood Lap Siding	Simple
495 Valencia Drive, Los Altos, CA 94022	31'-11"	27'-3"	Front-Right	1	12'-11"	Board and Batten	Simple
509 Valencia Drive, Los Altos, CA 94022	32'-3"	38'	Front-Right	1	12'-11"	Stucco	Simple
510 Valencia Drive, Los Altos, CA 94022	36'-5"	33'-6"	Front-Left	1	10'-8"	Stucco / Board and Batten	Simple
519 Valencia Drive, Los Altos, CA 94022	33'-10"	33'	Front-Right	1	13'-3"	Stucco	Simple
520 Valencia Drive, Los Altos, CA 94022	32'-2"	28'	Front-Left	1	15'-6"	Wood Siding Shingle	Simple
527 Valencia Drive, Los Altos, CA 94022	31'-10"	44'	Front-Right	1	12'-11"	Stucco	Simple
539 Valencia Drive, Los Altos, CA 94022	31'-6"	44'	Front-Right	1	14'-0"	Board & Batten	Simple
540 Valencia Drive, Los Altos, CA 94022	31'-6"	48'	Front-Left	2	19'-6"	Masonry / Board & Batten	Simple
541 San Felicia Way, Los Altos, CA 94022	35'-0"	17'-6"	Front-Left	1	14'-0"	Brick	Simple