



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 1848 FALLEN LEAF LN, LOS ALTOS, CA 94024

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

Age of existing home if this project is to be an addition or remodel? 69

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: 9,386 square feet

Lot dimensions: Length 123.50 feet

Width 76 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? No

What % of the front facing walls of the neighborhood homes are at the front setback 85 %

Existing front setback for house on left 38 ft./on right 22 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 5

Garage facing front recessed from front of house face 4

Garage in back yard 0

Garage facing the side 0

Number of 1-car garages 1; 2-car garages 8; 3-car garages 0

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*? 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) Mostly stucco, partially brick/ board & batten

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

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.)?

Few big trees

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

They are totally visible from the street but they are mostly hidden from the back neighbor's Property by the trees located in the back yard of each property.

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)?

Asphalt

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? landscaped with a curb/gutter.

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.:

Gable roof shapes, same roof material (asphalt shingle), cement plaster siding
material

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: 1848 FALLEN LEAF LN, LOS
 Date: 1/6/2022

Summary Table

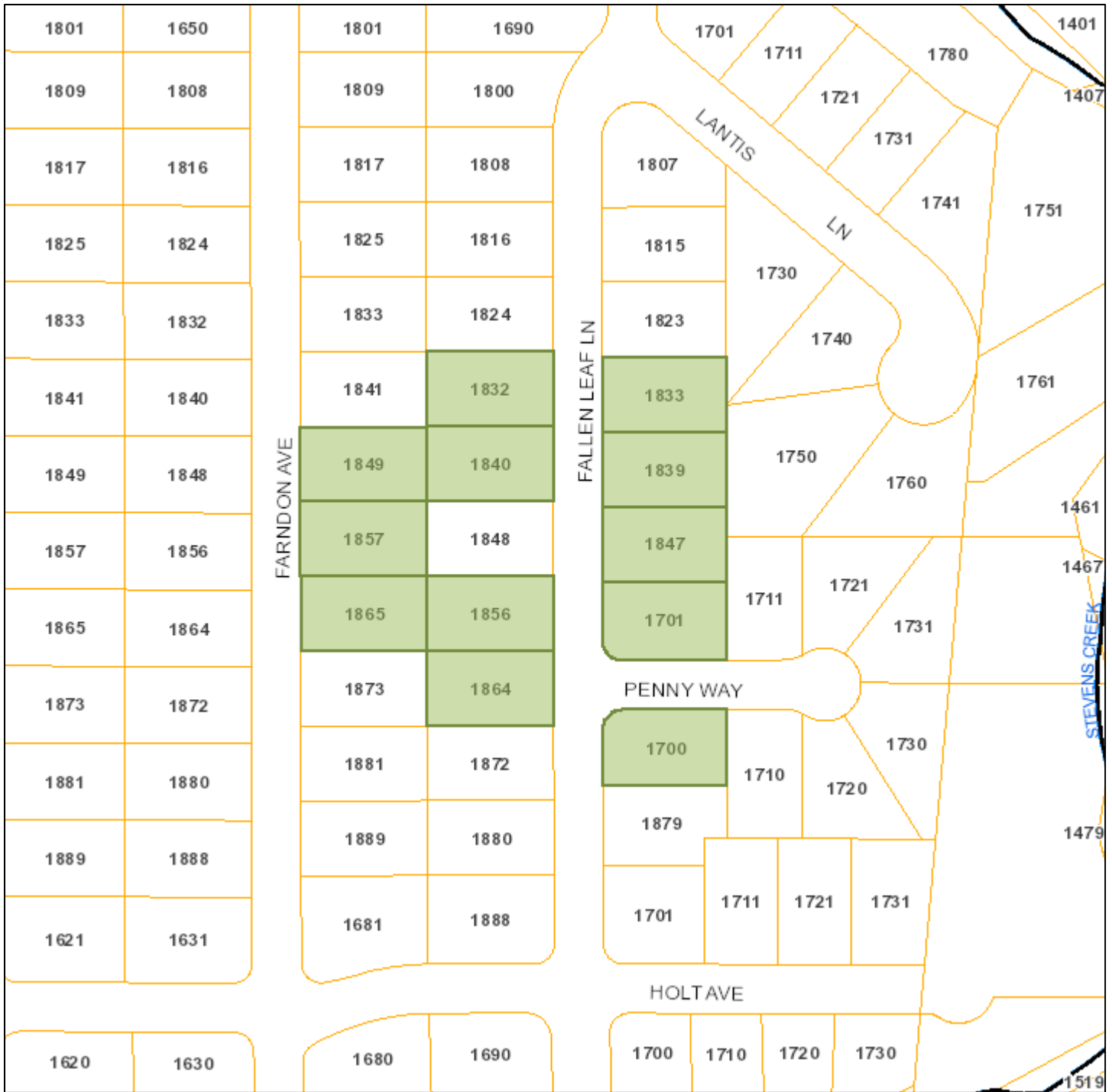
Please use this table to summarize the characteristics of the houses in your immediate neighborhood (two homes on either side, directly behind and the five to six homes directly across the street).

Address	Front setback	Rear setback	Garage location	One or two stories	Height	Materials	Architecture (simple or complex)
1840 Fallen Leaf Lane	22'-0"	50'-0"	Front Right	one	15'-6"	*1, 2, 5,	Simple
1856 Fallen Leaf Lane	38'-0"	35'-0"	Front Left	one	16'-0"	*1, 2, 5,	Simple
1857 Farndon Ave	24'-0"	72'-0"	Front Right	one	15'-6"	*3,5	Simple
1823 Fallen Leaf Lane	28'-0"	30'	Front Left	one	16'-0"	*1,3,4,5	Simple
1831 Fallen Leaf Lane	21'-0"	30'	Front Left	one	16'-0"	*1,4,5	Simple
1839 Fallem Leaf Lane	26'-0"	31'-0"	Front Right	one	18'-0"	*1,4,5	Simple
1847 Fallen Leaf lane	23'-0"	39'-0"	Front Right	one	15'-6"	*1,5	Simple
1701 Penny Way Lane	18'-0"	6'-0"	Front Left	one	16'-0"	* 2,3,5	Simple
1832 Fallen Leaf Lane	21'-0"	52'-0"	Front Right	two	25'-0"	*1, 3, 6	Modern

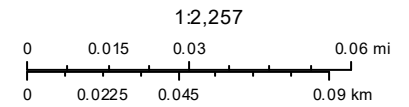
* 1. Wall- Stucco 2. Wall- Brick cladding on wall 3. Wall- Wood Siding 4. Wall-Stone cladding 5. Roof-Asphalt Shingles 6. Roof-Standing Seam Metal

ATTACHMENT B

Notification Map



Print Date: December 2, 2021



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

The information on this map was derived from the City of Los Altos' GIS. The City of Los Altos does not guarantee data provided is free of errors, omissions, or the positional accuracy, and it should be verified.

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



June 13, 2022

Planning Division
Community Development Department
One North San Antonio Road
Los Altos, California 94022

Subject: **Hold Harmless Letter**
Regarding Property: 1848 Fallen leaf lane
County's Permit #: SC21-0053

To Whom it May Concern:

On behalf of the owners, Priyanka Roshyan and Sachin Walia, who are proposing an addition & remodel, submitting the Hold Harmless Letter per County's request.

Priyanka Roshyan & Sachin Walia 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.

We are hopeful that our drawings and supporting documents are satisfactory. Please don't hesitate to call to clarify any items that come up.

Very truly yours,

A handwritten signature in black ink that reads 'Malika Junaid' with a small 'ca' or similar mark below it.

Malika Junaid AIA
Principal Architect
M•Designs Architects

Two handwritten signatures in black ink. The top one reads 'Sachin Walia' and the bottom one reads 'Priyanka Roshyan'.

06/08/2022

Dear Neighbors,

We moved into our home at 1848 Fallen Leaf Lane, Los Altos about two years ago. When we moved in, our plan was to live in the house for a while to discover what changes make the most sense for us and then do a cosmetic remodel. While we appreciate many aspects of the house, it has become clear that the house can adapt to our current needs with our growing family.

We've decided that it's time to remodel so we have a home that can support us going forward. We'd love your support of our home building project!

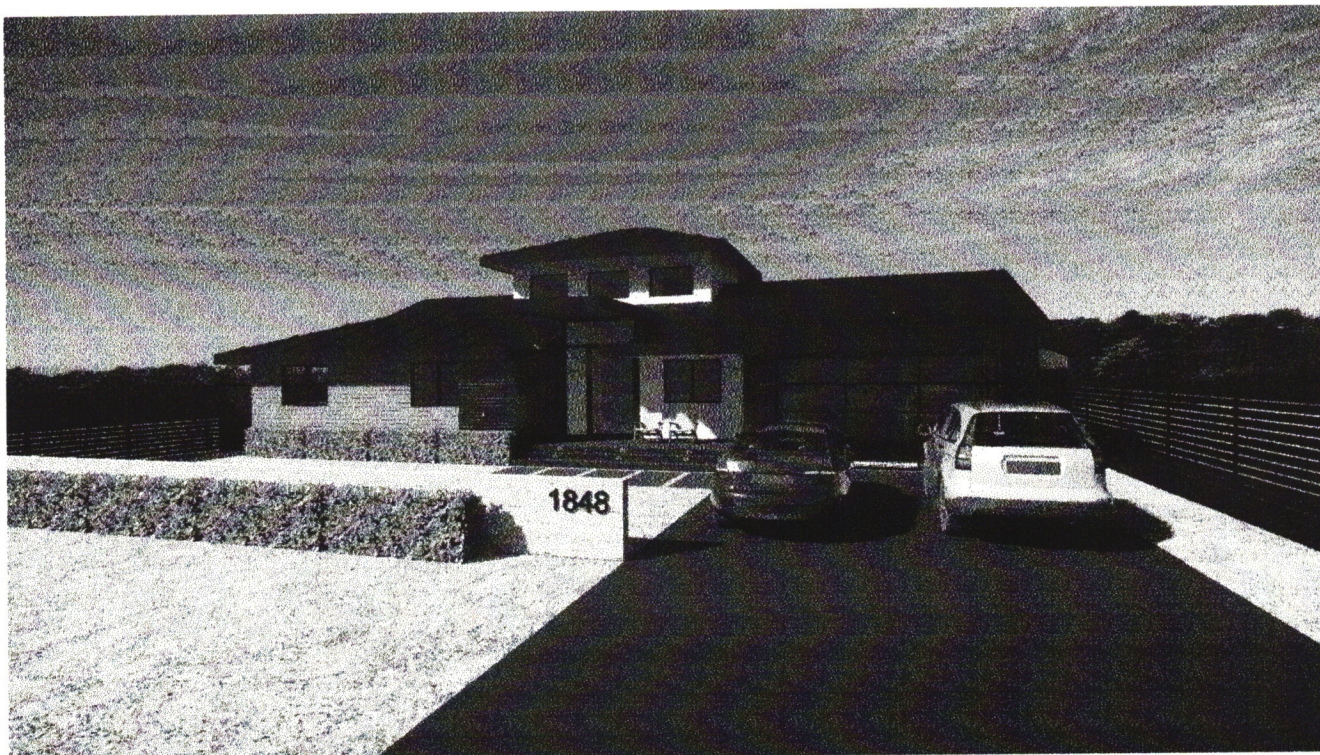
We have hired an architectural firm M·Designs Architects in Palo Alto. Our initial plans for the new home are ready and we would love to share them with you, & would love to hear any concerns, and answer any questions that you might have.

We want our house to be rebuilt in its same place as our existing home but with increased Square footage. We also want to maintain and improve upon the privacy that we and you currently enjoy. The new structure respects the current lines of the existing home, yet accentuating a bit more of an updated feel to it. We're very happy with the design and hope you will be too.

Many of you are familiar with our home, and you are not, here is a picture of our home:



Here is an initial rendering of the new design for our house:



We really love our neighborhood and would like to be a part of it for the rest of our lives.

Thank you for your support! If you have any questions or concerns, please reach out to us.

Your neighbors,

Priyanka Roshyan & Sachin Walia

Cell 408-505-1239

Email: priyankawalia@yahoo.com

Email: sachinwalia@yahoo.com

Our architect's contact information:

M·Designs Architects

Malika Junaid

malikajunaid@mdesignsarchitects.com

<https://www.mdesignsarchitects.com/>

4131 El Camino Real Suite #200, Palo Alto, CA 94306

Office 650-565-9036

Our Architectural Designer's contact information:

M·Designs Architects

Priyanka Bendre

priyanka@mdesignsarchitects.com

<https://www.mdesignsarchitects.com/>

4131 El Camino Real Suite #200, Palo Alto, CA 94306

Office 650-565-9036

June 9, 2022



Priyanka Roshyan and Sachin Walia
1848 Fallen Leaf Ln, Los Altos, CA 94024

Subject: **Neighbor's acknowledgement and approval**
Regarding Property: 1848 Fallen Leaf Ln, Los Altos, CA 94024

"We have looked at the drawings and support Priyanka & Sachin on their construction project"

PROPERTY ADDRESS	NAME	SIGN OFF
1840 Fallen Leaf Ln, Los Altos, CA 94024, USA	FAY	Signed off through email.
1832 Fallen Leaf Ln, Los Altos, CA 94024, USA	Vikram VIKRAM KASHABABA	
1856 Fallen Leaf Ln, Los Altos, CA 94024, USA	Mehrdad MEHRDAD POURMAND	
1864 Fallen Leaf Ln, Los Altos, CA 94024, USA	Sam	SD
1857 Farndon Ave, Los Altos, CA 94024, USA	Barry Nagataishi	Approved by email.
1701 Penny Way, Los Altos, CA 94024, USA		
1847 Fallen Leaf Ln, Los Altos, CA 94024, USA	KEVIN WADA 61122	

1839 Fallen Leaf Ln, Los Altos, CA 94024, USA	PRASANTHI GANTI	G.V.S.P. Prasadulni
1831 Fallen Leaf Ln, Los Altos, CA 94024, USA		
182 4 Fallen Leaf Ln, Los Altos, CA 94024, USA		

ATTACHMENT D

NOTICE OF DEVELOPEMENT PROPOSAL

Project Title = 1848 Kellan Leaf



Project Description

Apply for a permit to construct a new residential development consisting of 1848 Kellan Leaf.

Address

1848 Kellan Leaf

1848 Kellan Leaf

1848 Kellan Leaf

Project Dates

1848 Kellan Leaf

1848 Kellan Leaf

1848 Kellan Leaf

Project Status

1848 Kellan Leaf

1848 Kellan Leaf

1848 Kellan Leaf

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1848 Kellan Leaf

PUBLIC MEETING NOTICE

Wednesday, July 2, 2008 at 7:00 pm

The following information is being provided to the public for their information and to allow them to participate in the public meeting. The public meeting will be held at the following location:

1848 Kellan Leaf
1848 Kellan Leaf
1848 Kellan Leaf

The public meeting will be held at the following location:

1848 Kellan Leaf
1848 Kellan Leaf
1848 Kellan Leaf

The public meeting will be held at the following location:

1848 Kellan Leaf
1848 Kellan Leaf
1848 Kellan Leaf

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1848 Kellan Leaf
1848 Kellan Leaf
1848 Kellan Leaf

PROPOSAL

leaf

Description

Application for the remodel of a first story and a 440 square-foot second story
on a one-story house.

Projects Center

Priyanka Roshyan

(408) 936-1239

projectscenter.com

priyankaroshyan@yahoo.com

For more information, please contact
Senior Planner)

projectscenter.com

projectscenter.com

PUBLIC MEETING NOTICE

Wednesday, July 6, 2022 at 7:00 pm

The Orange County Commission will hold a public meeting to consider the project at the above date and time with an opportunity for public comment.

Project: [Redacted]
Address: [Redacted]
Project Description: [Redacted]

Project plans and information are available for review at the following address:

Orange County Commission, 1000 North Main Street, 2nd Floor, Orange, CA 92667. The project description, maps, photos, and other information are available for review at the meeting.

Public comment will be accepted at the meeting. Written comments will be accepted at the meeting. The project description, maps, photos, and other information are available for review at the meeting.

ATTACHMENT E



November 12, 2021

Subject: MATERIALS BOARD

Re: 2nd Story Addition - 1848 Fallen Leaf Ln, Los Altos, CA

	
ROOF- PAC CLAD STANDING SEAM - BLACK	SIDING - LONGBOARD - NATURAL WOOD
	
WINDOWS/DOORS -ANDERSON - BLACK	STUCCO - WHITE