

PLANNING COMMISSION MEETING AGENDA

7:00 PM - Thursday, July 06, 2023

*Community Meeting Chambers, Los Altos City Hall 1
North San Antonio Road, Los Altos, CA*

Members of the Public may call [\(253\) 215-8782](tel:2532158782) to participate in the conference call (**Webinar ID: 890 0226 2828**) or via the web at <https://tinyurl.com/3c2wb34d> with **Passcode: 703414**). Members of the Public may only comment during times allotted for public comments and public testimony will be taken at the direction of the Commission Chair. Members of the public are also encouraged to submit written testimony prior to the meeting at PCPublicComment@losaltosca.gov. Emails received prior to the meeting will be included in the public record.

ESTABLISH QUORUM

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

Members of the audience may bring to the Commission's attention any item that is not on the agenda. Please complete a "Request to Speak" form and submit it to the Staff Liaison. Speakers are generally given two or three minutes, at the discretion of the Chair. Please be advised that, by law, the Commission is unable to discuss or take action on issues presented during the Public Comment Period. According to State Law (also known as "the Brown Act") items must first be noticed on the agenda before any discussion or action.

ITEMS FOR CONSIDERATION/ACTION

CONSENT CALENDAR

These items will be considered by one motion unless any member of the Commission or audience wishes to remove an item for discussion. Any item removed from the Consent Calendar for discussion will be handled at the discretion of the Chair.

1. Planning Commission Meeting Minutes

Approve the minutes of the Regular Planning Commission meeting of May 18, 2023.

PUBLIC HEARING

2. MOD23-003 - Melissa Bryant-Neal - 1150 Riverside Drive

Modification to a conditional use permit for the expansion of an animal clinic in a Commercial Neighborhood District and variance to the 50-foot separation requirement to an R1 District. The applications are considered categorically exempt pursuant to Section 15301 of the California Environmental Quality Act (CEQA) because it involves the use of an existing building. *Project Planner: Golden*

3. V23-0001 and SC23-0003– Walter Chapman – 236 Eleanor Avenue

Request for Design Review for a 1,647 square-foot first-story and 326 square-foot second-story addition to an existing two-story house and Variance to allow a basement 2.5 feet above grade that exceeds the maximum height limit of two feet, a 326 square-foot second-story addition on a flag lot which allows only one-story structures, a height of 26.2 feet that surpasses the maximum limit of 20 feet for flag lots, and the placement of an accessory structure in the required front

yard, where such structures are not permitted. This project is categorically exempt pursuant to Section 15301 (“Existing Facilities”) and Section 15331 (Historical Resource Restoration/Rehabilitation) of the California Environmental Quality Act (CEQA). *Project Planner: Gallegos*

COMMISSIONERS' REPORTS AND COMMENTS

POTENTIAL FUTURE AGENDA ITEMS

ADJOURNMENT

SPECIAL NOTICES TO PUBLIC: In compliance with the Americans with Disabilities Act, the City of Los Altos will make reasonable arrangements to ensure accessibility to this meeting. If you need special assistance to participate in this meeting, please contact the City Clerk 72 hours prior to the meeting at (650) 947-2720. Agendas, Staff Reports and some associated documents for Commission items may be viewed on the Internet at www.losaltosca.gov/meetings. In compliance with the Americans with Disabilities Act, the City of Los Altos will make reasonable arrangements to ensure accessibility to this meeting. If you need special assistance to participate in this meeting, please contact the City Clerk at least 48 hours prior to the meeting at (650) 947-2720. If you wish to provide written materials, please provide the Commission Staff Liaison with 10 copies of any document that you would like to submit to the Commissioners in order for it to become part of the public record. If you challenge any planning or land use decision made at this meeting in court, you may be limited to raising only those issues you or someone else raised at the public hearing held at this meeting, or in written correspondence delivered to the City Council at, or prior to, the public hearing. Please take notice that the time within which to seek judicial review of any final administrative determination reached at this meeting is governed by Section 1094.6 of the California Code of Civil Procedure. For other questions regarding the meeting proceedings, please contact the City Clerk at (650) 947-2720.



PLANNING COMMISSION MEETING MINUTES

7:00 PM - Thursday, May 18, 2023

*Telephone/Video Conference and In-Person
Community Meeting Chambers, Los Altos City Hall
1 North San Antonio Road, Los Altos, CA*

CALL MEETING TO ORDER

At 7:00 p.m. Vice-Chair Ahi called the meeting to order.

ESTABLISH QUORUM

PRESENT: Vice-Chair Ahi, Commissioners Beninato, Disney, Doran, Roche and Steinle

ABSENT: Chair Mensinger

STAFF: Development Services Director Zornes, Planning Services Manager Williams, and Associate Planner Liu

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

Commissioner Doran made comments about electric bike parking.

ITEMS FOR CONSIDERATION/ACTION

CONSENT CALENDAR

1. Planning Commission Minutes

Approve the minutes of the special Joint Planning Commission/Complete Streets Commission meeting of March 23, 2023.

Action: Upon motion by Commissioner Steinle, seconded by Commissioner Roche, the Commission recommended approval of the minutes of the special Joint Planning Commission/Complete Streets Commission meeting of March 23, 2023 as written.

The motion was approved (6-0) by the following vote:

AYES: Doran, Ahi, Beninato, Disney, Roche and Steinle

NOES: None

ABSENT: Mensinger

PUBLIC HEARING

2. SC22-0029 and V23-0002 - Bryan Lee - 5790 Arboretum Drive

Design Review for a 190 square-foot addition at the first story and a 327 square-foot second story deck to an existing single-family home. A variance is requested for a 16-foot and six-inch, second-story side setback for the second-story deck, where a 25-foot side setback is required in the R1-20 Zoning District. The project is exempt under the California Environmental Quality Act (CEQA) pursuant to Section 15301 ("Existing Facilities"). *Project Planner: Liu*

Associate Planner Liu gave the staff report presentation and answered Commissioner questions.

Project architect Bryan Lee provided a project presentation and went over the project details.

Vice-Chair Ahi opened the public comment period.

PUBLIC COMMENT

Resident Jerry Schoening and Evangeline provided public comments.

Vice-Chair Ahi closed the public comment period and Commission discussion proceeded.

Action: Upon a motion by Commissioner Beninato, seconded by Commissioner Steinle, the Commission recommended denial of the requested design review application (SC22-0029) and variance application (V23-0002) per the findings contained in the attached resolution and find the project exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to Section 15270 (“Projects Which are Disapproved”).

The motion was approved (6-0) by the following vote:

AYES: Ahi, Beninato, Doran, Disney, Roche and Steinle

NOES: None

ABSENT: Mensinger

COMMISSIONERS' REPORTS AND COMMENTS

Commissioners Beninato made comments.

ADJOURNMENT

Vice-Chair Ahi adjourned the meeting at 8:25 PM.

Stephanie Williams
Planning Services Manager



PLANNING COMMISSION AGENDA REPORT

Meeting Date: July 6, 2023

Subject: MOD23-0003 and VCMF23-0001 - 1150 Riverside Drive: Modification of Conditional Use Permit and Variance for the Expansion of an Animal Clinic

Prepared by: Steve Golden, Senior Planner

Initiated by: Melissa Bryant-Neal, Applicant

Attachments:

- A. Draft Resolution
- B. Applicant CUP and Variance Justification Letter
- C. Public Correspondences

Recommendation

Approve Modification of the Conditional Use Permit (Modification Application No. MOD23-0003 for CUP19-0003) and a Variance (Application No. VCMF23-0001), per the recommended findings and conditions of approval in the attached resolution; and find the project is categorically exempt from environmental review pursuant to Section 15301 (“Existing Facilities”) of the California Environmental Quality Act (CEQA).

Summary

The project includes a request for a modification of a conditional use permit (CUP) for the Los Altos Veterinary Clinic approved in 2019 and variance to allow an expansion of the use into an adjacent tenant space in an existing multi-tenant commercial building located at 1150 Riverside Drive. The subject property is located along Riverside Drive, just north of Foothill Expressway to the west of the main Rancho Shopping Center area in the Commercial Neighborhood (CN) Zoning District. In the CN District, animal clinics are listed as a limited conditional use requiring a conditional use permit and a minimum 50-foot separation from an R1 District. The subject property abuts an R1 District with single-family residences along the rear property line. The variance request is seeking to allow the expansion of the animal clinic as a limited conditional use even though there is not a minimum 50-foot separation from the adjacent R1 District.

Background

Subject: MOD23-0003 and VCMF23-0001 - 1150 Riverside Drive

An animal clinic use is considered a limited conditional use in the Commercial Neighborhood (CN) District pursuant to Section 14.40.050 of the Los Altos Municipal Code (LAMC). Limited conditional uses are permitted with the approval of a CUP, except within 50 feet of an R1 District. The applicant previously applied for a CUP to establish the use and a variance for an exception to the 50-foot mandated separation to operate the Los Altos Veterinary Clinic in a 3,037 square-foot tenant space within the existing multi-tenant commercial building. At the November 21, 2019 Planning Commission meeting, the Commission approved the CUP and variance applications.

Analysis

The Los Altos Veterinary Clinic has been operating at the current location since November 2020 and the clinic has been in the community at different locations for over 60 years. The CUP approved for the animal clinic in November 2019 relocated the practice from a location downtown into its current location. Since relocating, the animal clinic clientele has grown significantly, and the applicant is requesting an expansion of the clinic into an adjacent 1,672 square-foot space for a total combined area of 4,709 square feet. No changes to the exterior of the building are proposed except a new entry door for a second lobby area at the front elevation and staff anticipates potential changes to exterior signage, both of which would be considered under administrative permit reviews. Based on the applicant's justification letter (see Attachment B) and proposed design plans (See Exhibit C of Attachment A), the expanded space will allow for additional exam rooms, treatment rooms, waiting areas, and more useable area for staff. The expansion will allow the clinic to separate dog and cat reception areas thereby eliminating interactions between the animals. The proposed veterinary care services remain virtually unchanged including wellness checkups, minor surgeries, vaccines, sick pet diagnostics and treatment and dental procedures. A summary of the statement of proposed operations is included as an exhibit to the draft resolution including office hours, number of staff, and additional details.

Variance Application

As outlined above, the applicant requests a variance from the required 50-foot separation requirement to an R1 District to operate the animal clinic as a limited conditional use pursuant to Section 14.40.050 LAMC. Pursuant to Section 14.78.070 LAMC, the Planning Commission has the authority to grant variances upon making positive findings as follows:

1. That the granting of the variance will be consistent with the objectives of the zoning plan set forth in Article 1 of Chapter 14.02;
2. That the granting of the variance will not be detrimental to the health, safety, or welfare of persons living or working in the vicinity or injurious to property or improvements in the vicinity; and
3. That variances from the provisions of this chapter shall be granted only when, because of special circumstances applicable to the property, including size, shape, topography, location, or surroundings, the strict application of the provisions of this chapter deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classifications.

Subject: MOD23-0003 and VCMF23-0001 - 1150 Riverside Drive

The justifications to support the findings are similar to those made for the previous variance granted in 2019. The granting of a variance to allow the animal clinic at 1150 Riverside Road would be consistent with the objectives set forth in the Zoning Code because it would promote a beneficial service for the community and creates synergy with the other businesses in the Rancho Shopping Center while also ensuring a harmonious and convenient relationship to the residential land uses close by.

The granting of the variance will not be detrimental to the health, safety, or welfare of persons living or working in the vicinity or injurious to property or improvements in the vicinity. The animal clinic has already been in operation at this location for nearly three years and based on city records, there has not been any history of complaints or code enforcement cases. The expansion of the animal clinic into the adjacent tenant space will have similar services as the existing clinic and will be operated in a similar manner. Furthermore, as further discussed below, Hale Creek at the rear of the property acts as a natural buffer and separation of land uses to the residential properties to the west.

With regards to special circumstances applicable to the subject property to allow an exception to the 50-foot separation to the R1 District for the proposed animal clinic use, the topography, location, and relationship of the subject property to the abutting R1 zoned properties is not typical of similar related properties. To the rear of the existing building at 1150 Riverside Drive is Hale Creek which generally flows along the rear property line with steep banks on either side with mature, riparian vegetation. The building has an average 20-foot setback to the rear property line¹ much of which encompasses the creek bank. On the abutting rear property at 1139 Parma Way is a 30-foot easement Santa Clara Valley Water District (Valley Water) easement that precludes development of the easement area and allows for Valley Water to maintain and repair the creek channel. While there is no known easement on the abutting property at 1129 Parma Way that is adjacent to the expanded tenant space for the animal clinic use, the natural creek conditions at the rear of that property are similar to the adjacent residential property and a fence is located at the rear, approximately 30 feet from the rear property line. In addition, there are no windows or doors on the rear of the commercial building and the applicant has no intent on using the rear of the building for any business activities. This is dissimilar to most abutting residential and commercial properties that are not separated by a creek. In addition, the fact that the commercial building doesn't have any rear facing windows or doors and the topography of the creek limits the potential activity at the rear which is another unique characteristic of this property. If the intent of the 50-foot separation is to limit potential conflicts between dissimilar land uses by distance alone, then the circumstances outlined above including the setback of the building, the natural barrier of the creek and vegetation, easement, and the fact that the rear of the building has no openings, and the area behind the building is not going to be used for veterinary services should qualify as similar factors in limiting potential land use conflicts. As such, a strict application of the zoning code would deprive this property of privileges enjoyed by the other commercial properties in the City, which operate under the identical zoning classification and are located greater than 50 feet from residential land uses.

Modification of the Conditional Use Permit

With regards to the modification of the previously approved conditional use permit (Application No. CUP19-0003), the applicant requests an expansion of the existing 3,037 square-foot animal clinic into the adjacent 1,672 square-foot tenant space for a total combined area of 4,709 square feet. Since the previous

¹ The building is irregularly shaped and a skewed to the property line. The maximum setback distance to the rear property line of the proposed animal clinic tenant space is 20.5 feet and the minimum distance is approximately 19 feet.

Subject: MOD23-0003 and VCMF23-0001 - 1150 Riverside Drive

CUP approval was only for the 3,037 square-foot space, the CUP modification will recognize the expanded space. The applicant is not proposing any significant changes to the operations of the animal clinic as outlined in their justification letter (Attachment B) and summary provided in Exhibit C of the draft resolution (Attachment A).

With regards to parking supply, the Rancho San Antonio Shopping Center is a large shopping center with 24 parking spaces on the subject property directly adjacent to the building and approximately 305 parking spaces in the main shopping area east of Riverside Drive. Per Chapter 14.74, Off-Street Parking and Loading LAMC, the parking demand for retail and personal services is one space for each 200 square feet of building space per Chapter. There is no specific parking standard for animal clinics, however, the use is most similar to this use is an office use with a parking demand of one space for each 300 square feet. Since previous uses occupying the tenant space the animal clinic is expanding into have been retail and personal services with higher parking demands and the fact that there is large number of parking spaces shared within the Rancho San Antonio Shopping Center, there should not be a parking deficiency. Other justifications for making positive findings for the modification of condition use permit similar to the justifications made in 2019 are also included in the draft resolution.

Environmental Review

The project is categorically exempt from environmental review under Section 15301 (“Existing Facilities”) of the California Environmental Quality Act (CEQA) Guidelines because it involves the operation of a commercial use in an existing private building and none of the circumstances stated in CEQA Guidelines Section 15300.2 apply.

Public Notification and Community Outreach

A public meeting notice was posted on the property, mailed to property owners within a 300’ radius, and published in the Town Crier. The applicant also posted the public notice sign (11” x 17”) in conformance with the Planning Division posting requirements. Three letters of support for the applications have been received and are included in Attachment C.

Los Altos Veterinary Clinic

Melissa Bryant-Neal, DVM

1150 Riverside Drive Los Altos, CA 94024

650-948-8287

mneal@losaltosvet.com

April 20, 2023

Los Altos Planning Commission
1 N. San Antonio Road
Los Altos, CA 94022

Dear Honorable Commissioners:

We are pleased to submit our application for a Conditional Use Permit for the expansion of the Los Altos Veterinary Clinic (LAVC). LAVC has been a fixture in the community for over 60 years. Since Dr. Glynn Echerd purchased the practice more than 32 years ago, and continuing through my ownership today, the clinic has been dedicated to its mission of improving the relationship between pets and their owners in a comfortable and compassionate atmosphere. LAVC currently serves over 4,400 active clients and provides the highest quality personalized veterinary care.

We moved LAVC to our new location at 1150 Riverside Drive within the Rancho Shopping Center in November 2020. Since relocating, we have not only continued the excellent standards of care and client service the clinic has been known for for decades, but been able to see many more patients and greatly expand access to care for the local community. Part of the requirements for the move to this location was obtaining a CUP approval to allow the use of the space as a veterinary clinic. We were grateful that the Planning Commission shared our vision to provide veterinary care to the community, and that at the Planning Commission meeting on November 21, 2019, our application for the use of the space was approved. Our current 3,037sf space allowed for additional examination rooms and modern diagnostic equipment vs. the old prior location. It also has a dedicated location removed from the main shopping plaza for convenient client parking to bring pets comfortably inside the clinic.

In a short span of about two years, the community has embraced our new location, and our clientele has grown significantly. We now need more space to better serve our clients' needs. Our landlord has presented the opportunity to expand to two spaces adjacent to our clinic. Total available space for expansion is 1,672sf. This will give us a total combined area of 4,709sf. At 4,709sf, the expanded space will allow for additional exam rooms, expanded hospitality for clients, and a state-of-the-art additional treatment area. This will enable us to meet our client growth as well as our continuous desire to improve our service.

We understand the importance of protecting the health, safety, and welfare of persons living or working in the vicinity of our clinic. To this end, we believe that the property meets the intent of the separation between CN and the R1 district. The back of the entire building (1144-1150 Riverside) has no doors or windows. In addition, the rear of the building borders a steep drop-off and the natural buffer which is Hale Creek. The Santa Clara Valley Water District has an easement on the creek that measures 30 feet wide by 90 feet in length. We will continue the current use and hours of the clinic. There will be no activity behind the building and there will be no pets kept in the clinic overnight or for boarding. We foresee no impact whatsoever to neighbors behind our expanded space.

The proposed use of the additional space is for the practice of veterinary medicine including: wellness checkups, minor surgery, vaccines, sick pet diagnostics and treatments, and dental procedures. These will be conducted Monday through Friday 8am-7pm, Saturday 8am-5pm, and only by special appointment on Sunday (*unlike* emergency hospitals which are open 24 hours a day, 7 days a week.) We expect 3-4 doctors to see appointments each day with approximately 12 patient visits per doctor per day. The employees will include 6 doctors, 5-6 receptionists/support staff/practice manager, and 7-8 veterinary technicians for a total of approximately 20 employees working on different shifts. Staff will park in designated shopping center spaces as stipulated by our lease agreement.

The reception areas will continue to have separate cat and dog waiting spaces as well as retail displays (i.e. prescription diets, shampoos, and other recommended over the counter products.) Furthermore, the new design will allow us to totally separate the cat and dog receptions into separated rooms, a huge benefit to clients and animals alike by eliminating interaction between cats and dogs. There will be 3 new exam rooms, a dental suite, a lab/pharmacy area, treatment area, dog and cat cages for daytime procedures, storage, and a spacious break room. Clients and patients will enter the clinic via the front doors on Riverside, and dogs will be walked out by staff members and led to designated areas as needed.

We are grateful for your guidance and time in our pursuit of the expansion of Los Altos Veterinary Clinic at the Rancho Shopping Center. We look forward to your review of our application.

Attachments:

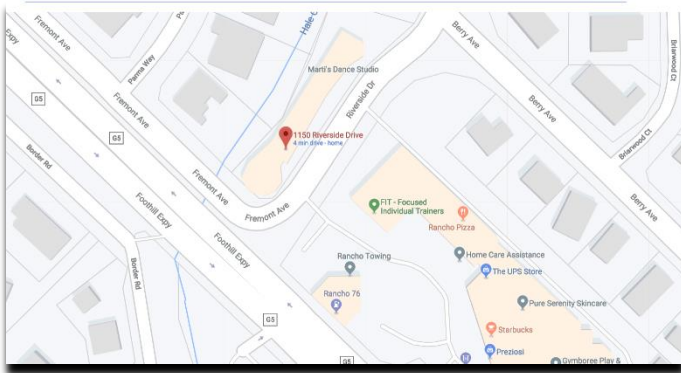
1. Variance
2. General Application
3. Rancho Shopping Center- Tenant List
4. Map of Santa Clara Valley Water County Easement
5. Letter to neighbors
6. Rancho Shopping Center Plans
7. Floor Plan- 1150 Riverside Drive +1148 + 1144 Riverside Drive

Sincerely,

Melissa Bryant-Neal, DVM

PROJECT PLANS- LOS ALTOS VETERINARY CLINIC

Vicinity Map/Site Map



Description

Rancho Shopping Center- Existing veterinary hospital to expand into the adjacent vacant spaces on the right side- (previously 1148 Zenibella Nail Salon and 1144 Zoom Rug Store)

Property Owner: DeAnza Properties

Site Plan

As existing- Rancho Shopping Center

Building Elevations

As existing- Rancho Shopping Center

Roof Plan

As existing- Rancho Shopping Center

Landscape Plan

There are existing mature trees surrounding the property. We intend to enhance the main entrance with the addition of planter boxes. All other landscape as existing.

Signage:

Current rooftop sign inserts (one facing Fremont Ave, and one facing Riverside Drive) “Los Altos Veterinary Clinic” will remain. The existing signs of the nail salon and the rug store will be replaced by additional signs for the veterinary hospital (see existing signs photo below).

Current signs:



VARIANCE FOR 1150 RIVERSIDE DRIVE

1. That the granting of the variance will be consistent with the objectives of the zoning plan as set forth:
 - It promotes to meet the growing needs of our community and complements and supports the businesses in the shopping center.
 - Granting of the variance provides job opportunities and increased tax revenues to guide community growth. Approximately 60.2 million of US households own a dog and 47.1 million own a cat. The average veterinary expenditure per household per year is \$410.
 - The granting of this variance will fill unoccupied spaces of the center with a tenancy that is proven to invest significant dollars in the most advanced veterinary medical equipment and remain for decades to come. This will protect and enhance the real property values while bringing greater vibrancy to this location.
 - The variance will continue to promote the safe, workable traffic circulation system with excellent public parking, a separate restricted parking area for staff, and multiple ways to approach and depart the clinic.
 - The location is enhanced by mature trees and natural landscape conserving the city's natural beauty. The building exterior structure is to remain in its current state, continuing the charmed character of the Rancho Shopping Center.

2. That the granting of the variance will not be detrimental to the health, safety, or welfare of persons living or working in the vicinity or injurious to property or improvements in the vicinity: as our many years on First Street have shown, situated between offices, across from retail and next door to multi-unit residential condos. In addition to our past 2.5 years at our current Riverside Drive location.

3. The strict application of the provisions of this chapter deprives this portion of the Rancho Shopping Center the privileges enjoyed by the other property in the center and under identical zoning classifications due to the shape and topography of its specific location. The 30' Hale Creek Easement denies any R1 use, acts as a natural buffer, and provides the required 50 ft' setback when added to the more than 20' at the rear of the subject building. The rear of the building has a steep drop off and no doors or windows.

The special circumstances for our use as a Veterinary Clinic requiring a 50' distance to R1 zoning is a specific measurement whose intent is fulfilled by the granting of this variance.

RESOLUTION NO. 2023-xx

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALTOS APPROVING THE MODIFICATION OF A CONDITIONAL USE PERMIT AND VARIANCE FOR AN ANIMAL CLINIC AT 1150 RIVERSIDE DRIVE, AND FINDING THAT THE PLANNING COMMISSION'S ACTION IS EXEMPT FROM REVIEW UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

WHEREAS, the City of Los Altos received applications for the Modification of a Conditional Use Permit (File Number MOD23-0003) for the expansion of an animal clinic in a CN District and Variance (File Number VCMF23-0001) for an exception to the 50-foot separation of a limited conditional use to an R1 District;

WHEREAS, said proposed use is located in the CN District, which allows the use for an animal clinic as a limited conditional use per Los Altos Municipal Code Section 14.40.050; and

WHEREAS, the limited conditional uses are prohibited from operating within 50 feet of an R1 District pursuant to Section 14.40.050 of the Los Altos Municipal Code; and

WHEREAS, on November 21, 2019, the Planning Commission approved a conditional use permit (Application No. CUP19-0003) to operate an animal clinic in a 3,037 square-foot tenant space at 1150 Riverside Drive; and

WHEREAS, the applicant requests a modification of the conditional use permit to expand the existing use into the adjacent 1,672 square-foot tenant space for a total of 4,709 square feet and continue to provide veterinary services to the community in a similar manner as the existing operations; and

WHEREAS, the applicant requests a variance from the 50-foot separation requirement of the code to operate a limited conditional use because of unique circumstances of the property including the existing building setback to the rear property line, the location of Hale Creek and associated vegetation along the rear of the property, a Valley Water easement on the abutting property that precludes development of the rear 30 feet of one of the abutting properties in the R1 District, and the fact the building has no rear openings and there will be no use by the business in the area adjoining the R1 District; and

WHEREAS, the Planning Commission has reviewed the modification of the conditional use permit and variance applications, including staff reports and public comments, and has determined that the requested modification of the conditional use permit and variance meet the findings as set forth in the Los Altos Municipal Code Sections 14.80.060 and 14.78.070 B; and

WHEREAS, said Project is exempt from environmental review under Section 15301 of the California Environmental Quality Act ("CEQA") Guidelines because it involves occupying an existing building in a commercial district and none of the circumstances stated in CEQA Guidelines Section 15300.2 applies; and

WHEREAS, on June 21, 2023, the city gave public notice of the Planning Commission’s public hearing on the applicant’s requests by advertisement in a newspaper of general circulation and to all property owners within a 300-foot radius; and

WHEREAS, on July 6, 2023, the Planning Commission conducted a duly noticed public hearing at which members of the public were afforded an opportunity to comment upon the applicant’s requests, and at the conclusion of the hearing, the Planning Commission approved said project; and

WHEREAS, all other legal prerequisites to the adoption of this Resolution have occurred.

NOW THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Los Altos hereby finds that the foregoing recitals are true and correct and approves the requested variance and modification of conditional use permit applications subject to the Findings in Exhibit A and Conditions of Approval in Exhibit B attached hereto and incorporated by reference.

I HEREBY CERTIFY that the foregoing is a true and correct copy of a Resolution passed and adopted by the Planning Commission of the City of Los Altos at a meeting thereof on the 6th day of July 2023 by the following vote:

- AYES:
- NOES:
- ABSENT:
- ABSTAIN:

Susan Mensinger, Chair

Attest:

Stephanie Williams, AICP
Staff Liaison

EXHIBIT A

FINDINGS

MOD23-0003 and VCMF23-0001 - 1150 Riverside Drive

Modification of Conditional Use Permit

With regard to the modification of the conditional use permit to allow the expansion of an animal clinic in a CN District, the Planning Commission finds the following in accordance with Section 14.80.060 of the Municipal Code:

- A. The proposed location of the conditional use is desirable or essential to the public health, safety, comfort, convenience, prosperity or welfare because it would promote a beneficial service for the community and would help support the other businesses in the Rancho Shopping Center;
- B. The proposed location of the conditional use is in accordance with the objectives of the zoning plan as stated in Chapter 14.02 of this title because it is an appropriate location for a needed animal clinic, and it is an appropriate use to be located in a Commercial Neighborhood District;
- C. The proposed location of the conditional use, under the circumstances of the particular case, will not be detrimental to the health, safety, comfort, convenience, prosperity or welfare of persons residing or working in the vicinity or injurious to property or improvements in the vicinity because the operations of a veterinary clinic as detailed by the applicant is not anticipated to have impacts on the surrounding neighborhood. The use will occupy an existing space, will be operating during normal business hours, and will not result in any additional traffic to the neighborhood;
- D. The proposed conditional use will comply with the regulations prescribed in Chapter 14.40 and animal clinics in a Commercial Neighborhood District because it is use that is occupying an existing space, it will maintain the existing character and appearance of the Rancho Shopping Center, and it meets all other regulations prescribed for commercial spaces;
- E. The proposed animal clinic will be served by adequate available on-site parking to meet the needs of the animal clinic use as well as the other existing uses in the shopping center. The subject site has 24 existing parking spaces and the related San Antonio Shopping Center has an additional 305 parking spaces. The San Antonio Shopping Center is mostly occupied by retail and personal services having a required parking demand ratio of one space per 200 square feet of floor area whereas an animal clinic has a lower parking demand.

Variance

With regards to a variance to the requirement that a limited conditional cannot operate within 50 feet of an R1 District, the Planning Commission finds the following in accordance with Section 14.78.070 B. of the Municipal Code:

1. The granting of the variance will be consistent with the objectives of the zoning plan set forth in Article 1 of Chapter 14.02 because it would promote a beneficial service for the community and

creates synergy with the other businesses in the Rancho Shopping Center while also ensuring a harmonious and convenient relationship to the residential land uses close by.

2. The granting of the variance will not be detrimental to the health, safety, or welfare of persons living or working in the vicinity or injurious to property or improvements in the vicinity because the animal clinic has already been in operation at this location for nearly three years and based on city records, there has not been any history of code enforcement cases. The expansion of the animal clinic into the adjacent tenant space in an existing multi-tenant commercial building will not impact the surrounding area and will have similar services and will be operated in a similar manner as the existing animal clinic.
3. The variance from operating a limited conditional use within 50 feet of an R1 District is granted because of special circumstances applicable to the property, including size, shape, topography, location, or surroundings, the strict application of the provisions of this chapter deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classifications. As further detailed in the applicant's justification letter and agenda report the unique circumstances of the property including the existing building setback to the rear property line, the location of Hale Creek and associated vegetation along the rear of the property, a Valley Water easement on the abutting property that precludes development of the rear 30 feet of one of the abutting properties in the R1 District, and the fact the building has no rear openings and there will be no use by the business in the area adjoining the R1 District which are all dissimilar to most properties in the CN District that adjoin an R1 District.

EXHIBIT B

CONDITIONS OF APPROVAL

MOD23-0003 and VCMF23-0001 - 1150 Riverside Drive

GENERAL

1. **Approved Plans**
The modification of the conditional use permit for the Los Altos Veterinary Clinic will allow the clinic to operate in a 4,709 square-foot space in the existing building at 1150 Riverside Drive as shown in the approved project plans and the applicant's statement of operations as contained in Exhibit C as submitted by the applicant on May 10, 2023 and on file with the Planning Division, except as modified by the conditions of approval below.
2. **Previous Approvals**
Approval of this conditional use permit modification incorporates and updates conditions of approval from prior permits, including, but not limited to, CUP Application No(s). CUP19-0003 as applicable to the proposed modification(s) to the approved use and/or development. For regulatory purposes, all previous permits and conditions of approval shall remain valid.
3. **Applicability of This Permit**
This Permit shall apply to any business/owner entity whose use and operational characteristics match those of the approved use. Intensification of the approved use shall require an amendment to this Permit. This Permit shall continue to be valid upon a change of ownership/operator of the site, business, service, use(s), or structure that was the subject of this approval provided the new owner/operator agrees in writing to all applicable conditions and operating standards prior to reopening or maintaining the use or structure(s) under the new ownership. Any new owner/operator must submit a wet (original) signed letter to the Planning Division noting agreement with the enclosed conditions which includes notation of this permit number and the new business/operator's name.
4. **Abandonment of Use**
The approved use shall be considered abandoned if the approved use in this tenant space (or building) ceases for a period of six months or more, at which point this Permit shall have expired and a new permit shall be required. Determination of the abandonment of the use shall be based on the best available data, which may include business license, tax payment records, utility records, and other government agency permits or licenses.
5. **Days/Hours of Operation**
The approved days and hours of operation are Monday through Friday from 8:00AM to 6:00PM and Saturday from 8:00AM to 4:00PM. Any proposed change to the approved days and/or hours of operation will require review and approval by the Development Services Director and may require a modification to this permit.
6. **Operational Limitations**
The animal clinic shall be subject to the following operation limitations:
 - a. The use of the site as a kennel is prohibited.

- b. The parking lot and landscape areas shall be kept clean and sanitary. All necessary measures shall be taken to ensure that odors from the mechanical ventilation equipment and usage of the parking lot and landscape areas do not impact adjacent properties.
- c. No business activities are allowed outside the structure.

7. Operational Limitations

Any changes to the exterior signage shall require approval of a sign permit from the Planning Division.

8. Building Permit Required

Details of interior tenant improvements are to be shown on building permit drawings and shall be reviewed for consistency with the operational characteristics of the approved project prior to building permit issuance.

9. 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.

Melissa Neal, DVM*Medical Director, Owner*

Los Altos Veterinary Clinic

1150 Riverside Drive

Los Altos, CA 94024

(650) 948-8287

mneal@losaltosvet.com**Los Altos Veterinary Clinic Statement of Operations**

Los Altos Veterinary Clinic is a small animal clinic that provides comprehensive medical care for dogs and cats. One of our doctors also treats small mammals (rabbits and rodents.)

Our clinic is open Monday through Friday 8am-6pm and Saturdays 8am-4pm. We currently have 7 doctors and 25 staff members. We do not hospitalize or board animals overnight. On a given weekday there are 4-5 doctors seeing appointments and performing surgeries. These doctors are supported daily by 9 technicians, 4 customer service representatives, and our practice manager. All of our staff members park in the lot at the corner of Berry Ave. and Riverside Dr. per our lease agreement with De Anza Properties.

We have 3 doctors seeing 2-3 appointments per hour each day. An additional doctor performs surgeries and dental procedures- admitting 4 patients between 8-9am and discharging them in the early afternoon. Clients park in the spaces directly in front of the clinic on Riverside Drive.

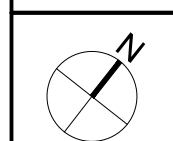
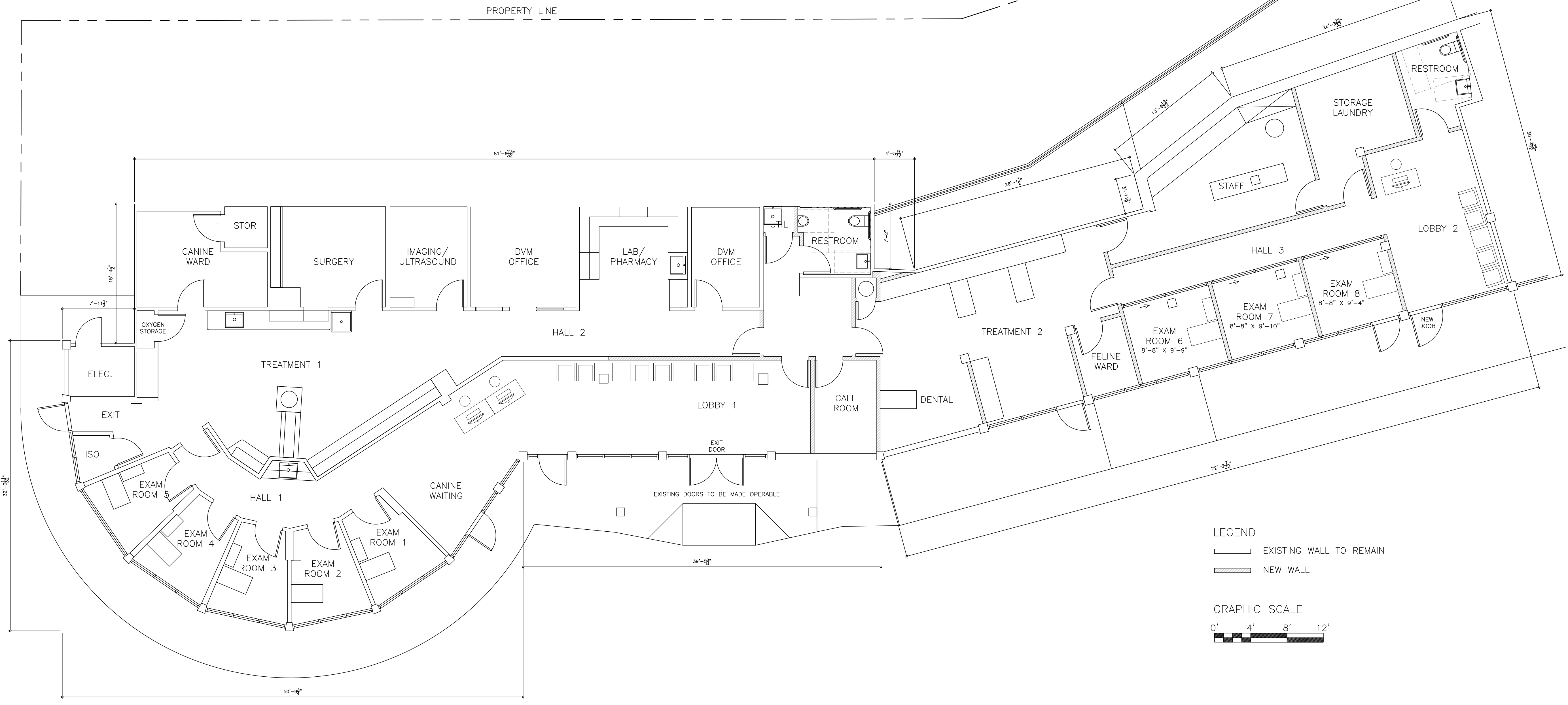
The proposed use of the additional space is for the practice of veterinary medicine including: wellness checkups, minor surgery, vaccines, sick pet diagnostics and treatments, and dental procedures. This new space will allow for a truly separate cat and dog experience (from separate waiting rooms, to cat specific exam rooms, and also to cat only treatment areas.)

REVISIONS	DATE



PROJECT SPONSOR:
LOS ALTOS VETERINARY CLINIC
 1150 Riverside Dr.
 Los Altos, CA 94024
 650.948.8287

ARCHITECT:
STANLEY SAIOWITZ |
NATOMA ARCHITECTS INC.
 1022 Natoma Street, No. 3
 San Francisco, CA 94103
 415.626.8977



FLOOR PLAN

**VETERINARY CLINIC
 REMODEL &
 EXPANSION**
 1150 RIVERSIDE DRIVE
 LOS ALTOS, CA 94024

SHEET TITLE:
PLANS

SET:	CUP APPROVAL SET
DATE:	04-26-23
SCALE:	3/16" = 1'-0"
DRAWN:	SSJAI

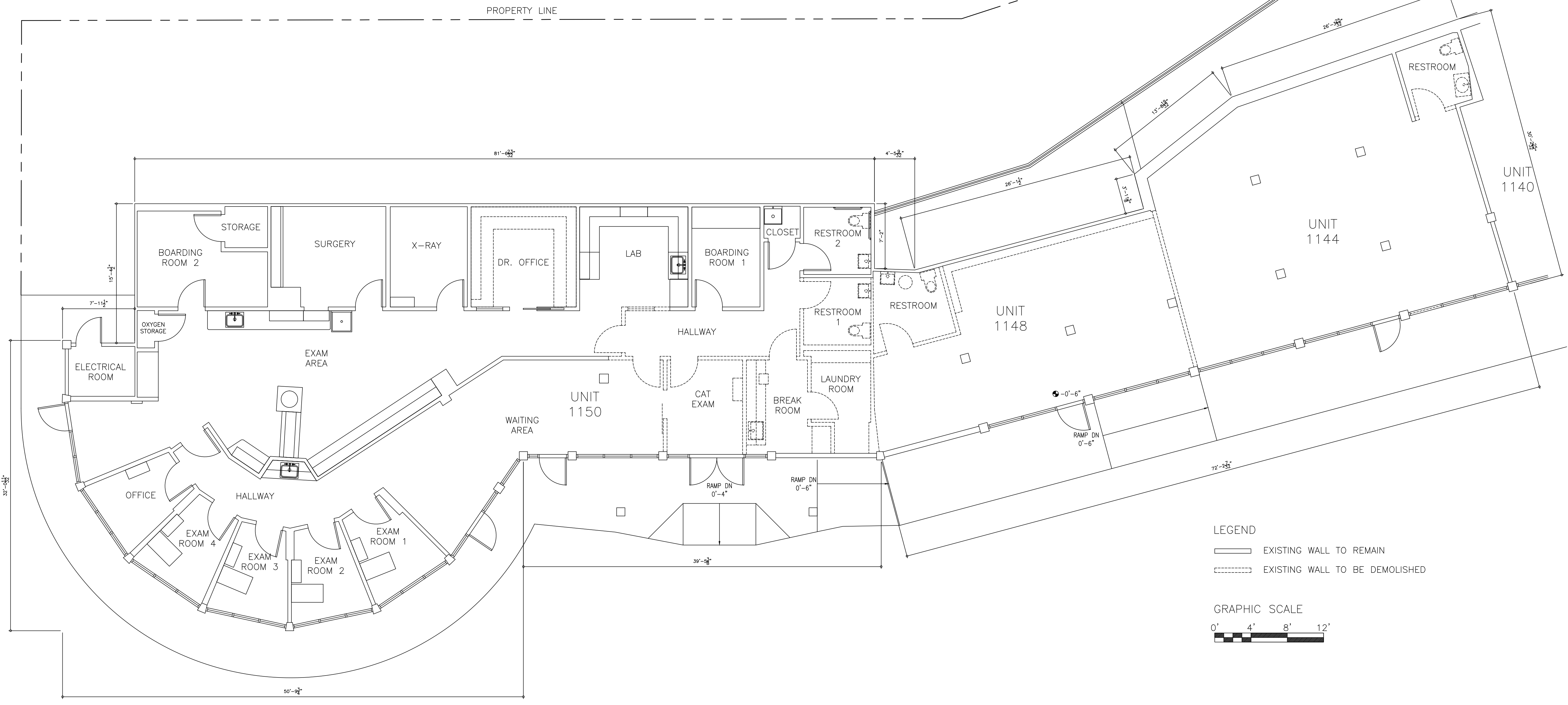
SHEET NO:
A1.0

REVISIONS	DATE



PROJECT SPONSOR:
LOS ALTOS VETERINARY CLINIC
1150 Riverside Dr.
Los Altos, CA 94024
650.948.8287

ARCHITECT:
STANLEY SAIOWITZ | NATOMA ARCHITECTS INC.
1022 Natoma Street, No. 3
San Francisco, CA 94103
415.626.8977



DEMOLITION PLAN

**VETERINARY CLINIC
REMODEL &
EXPANSION**
1150 RIVERSIDE DRIVE
LOS ALTOS, CA 94024

SHEET TITLE:
**DEMOLITION
PLAN**

SET:	CUP APPROVAL SET
DATE:	04-26-23
SCALE:	3/16" = 1'-0"
DRAWN:	SSJNAI

SHEET NO:
D1.0

Steve Golden

Subject: FW: Los Altos Veterinary Clinic.

From: Diane Ramelli <[\[REDACTED\]](mailto:[REDACTED])>
Sent: Sunday, April 2, 2023 2:03 PM
To: Planning@losaltos.gov <Planning@losaltos.gov>; Nzornes@losaltsotca.gov <Nzornes@losaltsotca.gov>
Cc: Jim McConnell <[\[REDACTED\]](mailto:[REDACTED])> Dr. Melissa Bryant-Neal <mneal@losaltosvet.com>
Subject: Los Altos Veterinary Clinic.

Los Altos Planning Commission

I am writing in support of the Los Altos Veterinary Clinic, located at 1150 Riverside Drive, expanding into the vacant offices next to the facility. We are located at [REDACTED] Parma Way directly behind the facility and have supported them relocating and will continue to support their expansion knowing that they will keep the same level of Operations (no boarding, change in hours, etc.). Aside from having them in the neighborhood we also utilize their services for our two cats and dogs. The ownership and staff have been very pleasant and an asset to the neighborhood.

Jim McConnell and Diane Ramelli

Steve Golden

Subject: FW: Expansion of Los Altos Veterinary Clinic

Los Altos Planning Commission,

This is a letter in support of the proposed expansion of Los Altos Veterinary Clinic at 1150 Riverside Drive, Los Altos, CA.

I am a homeowner in the neighborhood [REDACTED] Parma Way, Los Altos) and have been a client at the clinic for more than 6 years. I strongly urge you to approve the expansion of this vital and trusted resource in our local community for pet owners. Our home is one-street over from the clinic and expansion will in no way negatively impact our property.

Thank you for your consideration. If you have any questions, please contact me directly.

Julie Miller
[REDACTED] Parma Way
Los Altos, CA 94024
[REDACTED]



MARTI'S DANCE STUDIO

1140 Riverside Drive – Los Altos, California 94024 Telephone (650) 947-8699
www.martisdancestudio.com • Email martidance@aol.com

Steve Golden

My name is Marti Gibeau and I have owned Marti's Dance Studios for the past 48 years. My studios are at the Rancho Shopping center, 1140 and 1142 Riverside Drive.

I am writing this letter for the Los Altos Veterinary Hospital located at my location. The owner Melissa wants to expand her business into the rest of our building. I hope you will vote to allow the expansion at Riverside Drive. This Hospital is very popular with the families in Los Altos. Melissa has an outstanding Clinic!

If you need more information please e-mail me.

I look forward to having the Los Altos Veterinary Hospital next to my business.

Sincerely,

Marti Gibeau

From: [Steve Golden](#)
To: [Lara McGurk](#)
Cc: [Melissa Neal](#)
Subject: RE: Supporting Los Altos vet - dr Neal!
Date: Friday, June 30, 2023 10:59:39 AM

I have received your correspondence and we will provide it to the Planning Commissioners.

Steve Golden
Senior Planner
City of Los Altos

Phone: 650-947-2675

Email: sgolden@losaltosca.gov

Web: <https://www.losaltosca.gov/development-services/page/planning-services>

Mail: One North San Antonio Rd, Los Altos, CA 94022

Schedule an Appointment with the Planning Division: <https://calendly.com/losaltosplanning>

From: Lara McGurk <laragmcgurk@gmail.com>
Sent: Friday, June 30, 2023 10:13 AM
To: Steve Golden <sgolden@losaltosca.gov>
Cc: Melissa Neal <mbryantneal@yahoo.com>
Subject: Supporting Los Altos vet - dr Neal!

Hi I'm a Los Altos resident and patient of dr Neal's at Los Altos vet and I'm writing in to support her request to expand their space at ranch shopping Center. Their practice is amazing and they need more space!

Thank you!

Lara

Sent from my iPhone

From: [Steve Golden](#)
To: [Public Comment - PC](#)
Subject: Fwd: Los Altos Veterinary Clinic
Date: Wednesday, July 05, 2023 7:00:53 PM

Steve Golden
Senior Planner
City of Los Altos

Sent from a mobile device. Sorry for any typos and formatting issues.

From: Woody Demayo <woodydemayo@gmail.com>
Sent: Wednesday, July 5, 2023 6:34:05 PM
To: Steve Golden <sgolden@losaltosca.gov>
Cc: mbryantneal@yahoo.com <mbryantneal@yahoo.com>
Subject: Los Altos Veterinary Clinic

Dear Mr. Golden,

I am writing to SUPPORT the expansion and variance for the Los Altos Veterinary Clinic. My home is directly behind the clinic and likely the closest in proximity to the building due to the creekline.

The clinic not only has been a great neighbor, they provide a valuable service to the community.

Please forward my support letter to the Planning Commission.

Sincerely,
Woody DeMayo

Woody DeMayo
DeMayo Restaurant Group
DeMayo LLC
Hungry Hospitality
360 Kiely Blvd. Suite 270
San Jose, Ca 9529
C 650-996-0105



PLANNING COMMISSION AGENDA REPORT

Meeting Date: July 6, 2023

Subject: Design Review, Variance and Historic Advisory Review for an Addition to a Single-Family Home at 236 Eleanor Avenue

Prepared by: Sean Gallegos, Senior Planner

Initiated by: Walter Chapman, Applicant

Attachments:

- A. Draft Resolution
- B. April 24, 2023 Historical Commission Meeting Minutes
- C. Historical Commission Agenda Report and Attachments
- D. Applicant Variance Justification Letter
- E. Project Plans

Recommendation

Approve the requested Design Review (SC23-0003), Variance (V23-0001), and Historic Advisory Review (H23-0001) applications per the recommended findings and conditions of approval contained in the attached resolution; and find the project is also exempt pursuant to CEQA Guidelines Section 15331 (Historical Resource Restoration/Rehabilitation) in that the project is consistent with the Secretary of the Interior’s Standards for Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, or Reconstructing Historic Buildings (the “Secretary’s Guidelines”). Additionally, none of the circumstances under CEQA Guidelines Section 15300.2 applies, including under Section 15300.2(f) in that the project is consistent with the Secretary’s Guidelines.

Summary

The proposed project is a request for Design Review, Variance and Historic Advisory Review to allow an addition to an existing historic two-story single-family residence consisting of an addition of 1,647 square-foot first story, 327 square-foot second story, and 832 square-foot basement to the existing house and a new one-story accessory structure. The Variance is requested to allow a basement 2.5 feet above grade that exceeds the maximum height limit of two feet, a 326 square-foot second-story addition on a flag lot which allows only one-story structures, a height of 26.2 feet that surpasses the maximum limit of 20 feet for flag lots, and the placement of an accessory structure in the required front yard, where such structures are not permitted.

Subject: SC23-0003, V23-0001 & H23-0001- 236 Eleanor Avenue

Background

Property History

The C.W. Morris House, a 1914 farmhouse located at 236 Eleanor Avenue, is listed as a Historic Resource in the Los Altos Historic Resource Inventory as one of the few farmhouses remaining in the City. The two-story, wood-frame Craftsman Style residence has a square plan and a side-gabled roof, with decorative wood knee brackets supporting the gable ends and exposed rafter tails visible from the open eaves. The ground floor entry porch features a large front-facing gable with a balcony, supported by paired, square wood porch posts. Although the balcony has been remodeled since 1997, it still retains its original design elements. Other paired porch posts, connected by simple wood railings, are located at either end of the full-width porch. The entrance is offset to the right, with two large plate glass windows to the left, while other original wood sash windows with smaller panes across the top remain intact. A circular driveway surrounds a single mature palm tree in the front yard.

The bungalow was originally associated with agriculture, specifically orchards, and was part of the 1911 Adams Subdivision. According to oral history transcripts, the Morris family owned the surrounding 14 acres of orchards, and C.W. Morris was listed as an orchardist in city directories beginning in 1922. However, it is not clear if the Morris family was the original occupant of the home. The house is one of the few remaining farmhouses left in the city today.

Although the house has undergone several alterations, it retains the aspects of location, overall design, materials, and workmanship, making it a significant representation of the Craftsman Style. The house does not retain the feeling of a farmhouse due to the loss of acreage and the house's current location on a back parcel flag lot, not facing the street, diminishing the feeling of a farmhouse and the historical association with the property. Additionally, Charles Morris's retirement and lack of significant contribution to the history of the area further reduces the property's historical significance. The conclusion is that the design, materials, and workmanship of the Craftsman Style house is sufficient to consider that the house continues to retain sufficient historical integrity and significance to continue to be deemed a historic resource. The property's historic report is included in Attachment C.

The 1,852 square foot home was approved by the County of Santa Clara when the property was within the County's jurisdiction. The non-conformities include the basement 3.5 feet above grade that exceeds the maximum height limit of two feet for a basement, an existing second story on a flag lot which allows only one-story structures, and a height of 26.4 feet that surpasses the maximum limit of 20 feet for flag lots.

A subdivision was approved by the City in 1996, which created a flat lot with the 1914 house on the back parcel, where it is accessed by a driveway from Eleanor Avenue. The property has a minor slope from the east to the west of the property and it is sloped with a 1- to 1.5-foot elevation difference within a 111-foot width.

Historical Commission Meeting

When adding new structures or making additions to existing historic properties, it is essential to prioritize the principles of historic preservation and architectural integrity. The objective should be to uphold and safeguard the original character and significance of the historic property while

Subject: SC23-0003, V23-0001 & H23-0001- 236 Eleanor Avenue

incorporating any necessary updates or additions. It is important to avoid false historicism, as it can compromise the authenticity and historical value of the property.

In the case of the proposed addition, careful consideration has been given to preserving the historic materials that define the building. The addition has been designed to be compatible with the existing historic structure, utilizing wood construction, shingles with a different off-set pattern, and slightly different stucco siding to differentiate it from the historic materials. Importantly, the addition does not exceed the height of the historic building and is situated on a remodeled elevation. It has been ensured that the addition does not diminish the presence or character of the historic building.

Regarding the detached garage, it follows a simple gabled roof design without historicist ornamentation. Its demolition does not impact the historic significance or integrity of the property.

At the Historical Commission meeting held on April 24, 2023, the application for the Historic Advisory review of the proposed addition was thoroughly discussed. After careful consideration, the Historical Commission determined that the Design Review application and Variances would not negatively affect the physical integrity or historic significance of the property. Furthermore, they deemed the proposal complies with the required findings for historic advisor review and it is consistent with the Secretary of the Interior's Standards for the Treatment of Historic Structures. The Commission unanimously voted 5-0 to recommend approval of the application of the Design Review, Variance and Historic Advisory review applications. The meeting minutes and agenda report are in Attachment B and C.

Analysis

Design Review Application

Addition to House

In accordance with Chapter 14.76 of the LAMC, the proposed two-story addition to the existing two-story residence adheres to the guidelines outlined in the Single-Family Residential Design Guidelines. The addition's design also maintains the historical integrity and significance of the house resource house, and the proposed two-story addition to the existing residence aligns with the Secretary of the Interior's Standards for Rehabilitation. The design adheres to the Single-Family Residential Design Guidelines, emphasizing the integration of elements, materials, and scale that harmonize with the diverse neighborhood character while maintaining the house's distinctive historical integrity. Careful consideration is given to avoid inauthentic representations of historical architecture in the proposed addition, ensuring compatibility with the neighborhood.

To provide a comprehensive understanding of the neighborhood, a neighborhood context map is included on Sheet A1.4.A of the plan set, visually illustrating the physical attributes of the area, including boundaries, streets, buildings, and natural elements.

In accordance with the design guidelines and review findings, minimizing the bulk of the structure is a key consideration. The proposed design addresses this through the implementation of staggered shingle-side materials on both the first and second stories, effectively softening the appearance and

Subject: SC23-0003, V23-0001 & H23-0001- 236 Eleanor Avenue

reducing bulk, particularly at the second-story level. Strategic articulation of the building forms further breaks down the massing, resulting in a reduced perceived bulk and mass.

The Residential Design Guidelines place importance on a house being consistent with its surroundings and avoiding an excessively conspicuous appearance. In line with these guidelines, the proposed project considers the scale of the neighborhood and incorporates massing that blends with the existing context. While the 10-foot plate height of the first-story addition may initially seem to contribute to the overall massing, the applicant has implemented measures to alleviate any perceived bulkiness. This includes the use of shingle siding to diminish the appearance of bulk and the introduction of fenestration and articulation to add variation to the wall plan. Furthermore, the project proposes increased setbacks, such as a right interior side setback of 20.8 feet (exceeding the required 15 feet), a front setback of 36.5 feet (where 25 feet is required), and a rear setback of 26.2 feet (where 25 feet is required) that contribute to a more visually balanced and contextually sensitive design.

The design of the second-story addition aligns with the surrounding residences, featuring an eight-foot second-floor wall plate height that is consistent with neighboring homes ranging between eight and nine feet.

To prevent a monolithic appearance, the first-story roof form and horizontal eave line have been thoughtfully designed to break up the wall plane and introduce visual interest. Additionally, deliberate articulation and roof forms at the second story contribute to further reducing the massing of the building, creating distinct portions that enhance visual appeal and minimize bulkiness.

The views towards the right (west) interior side of the site are limited due to the absence of proposed second-story windows in that direction. Additionally, the views from the second-story windows on the front and rear elevations are minimized due to substantial setbacks of 36.75 feet and 74.3 feet, respectively. Mature trees and vegetation on the property further contribute to limiting potential views towards the front and rear, ensuring a reasonable level of privacy is maintained.

Despite the Variance allowing for the basement height and expansion of the second story on the flag lot, resulting in a deviation from the Zoning Code's restrictions, the design, location, and configuration of the first floor and second story additions have been carefully selected to ensure compatibility with the historic house's siting and existing architecture. This meticulous approach aims to preserve the historical integrity and significance of the property as a historic resource. By adhering to this thoughtful design strategy, the two-story addition seamlessly integrates into the property's overall composition and character, while remaining respectful of its historical significance. Overall, the proposed project demonstrates a thoughtful and contextual approach, considering historical integrity, design guidelines, and neighborhood compatibility.

Accessory Structure

The proposed detached garage is designed to provide a functional addition to the property while preserving the historical integrity of the house. The garage has a height of 12 feet, complying with the maximum allowable height for accessory structures.

Although the location of the garage deviates from Section 14.15.020.A (Placement) of the Zoning Code, which restricts accessory structures in the required front yard, it has been carefully selected to

Subject: SC23-0003, V23-0001 & H23-0001- 236 Eleanor Avenue

ensure compatibility with the historic house's siting and the functional front of the property. This thoughtful consideration ensures that the garage is compatible with the overall composition and character of the property, while still honoring its historical significance.

The design of the garage complies with the principles of bulk and scale to maintain a balanced relationship with the historic property. The low eight-foot plate height, combined with the 12-foot overall height and low roof pitch, contributes to a structure that exhibits a modest bulk and scale. This approach ensures that the garage aligns proportionally with the existing property, creating a visually pleasing composition. Additionally, the use of materials such as stucco and horizontal shingle siding, along with aluminum windows and composition shingle siding, further softens the appearance of any bulk and maintains its compatibility with the historic house.

To further minimize any impacts from the structure, privacy hedges will be installed to screen the garage, reducing any potential bulk impacts along the 7.5-foot setback. These measures ensure that the garage does not create any detrimental or injurious impacts on the individuals residing or working in the area.

The proposed garage is deemed appropriate as it complements the historic house, respects the surrounding environment, and upholds the character of the property. Despite the Variance for its location in the front yard, the significance of preserving the property's historical value while incorporating necessary functional elements is recognized. The design strives to achieve a harmonious integration of the garage, ensuring that it becomes an integral part of the overall composition without compromising the property's historical integrity.

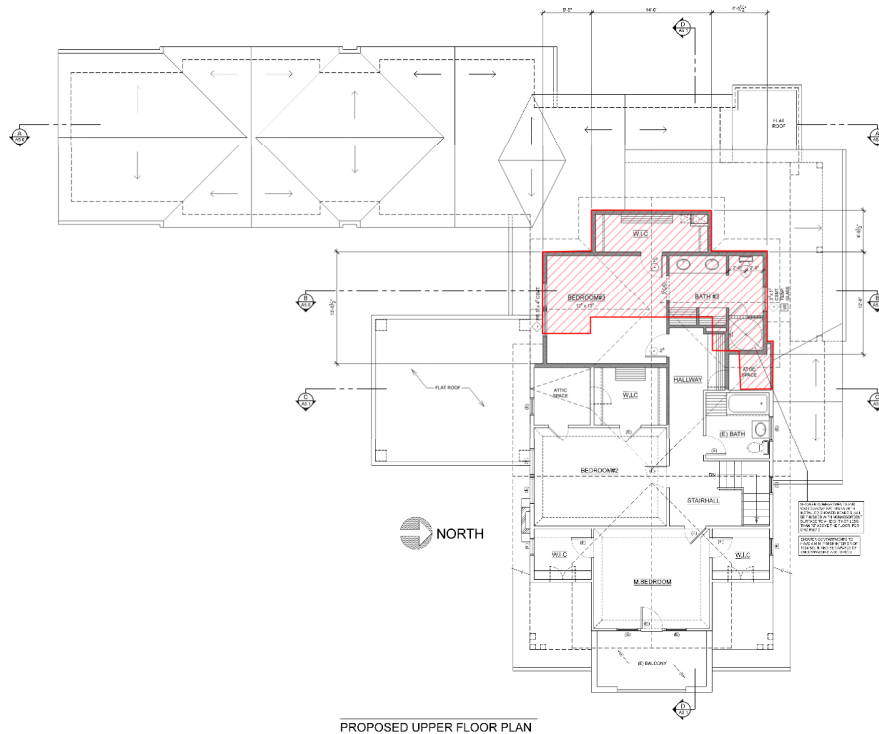
Overall, the proposed two-story house addition and accessory structure meets the development standards in the R1-10 zoning district and complies with the Single-Family Residential Design Guidelines because it is compatible with the character of the neighborhood as the design maintains an appropriate relationship with adjacent structures, minimizes bulk, and preserves existing trees to the extent possible.

Variance Application

The Variance being requested to allow a basement 2.5 feet above grade that exceeds the maximum height limit of two feet, a 326 square-foot second-story addition on a flag lot which allows only one-story structures, a height of 26.2 feet that surpasses the maximum limit of 20 feet for flag lots, and the placement of an accessory structure in the required front yard, where such structures are not permitted.

Subject: SC23-0003, V23-0001 & H23-0001- 236 Eleanor Avenue

Figure 1: Second Story Addition



Pursuant to LAMC Section 14.76.070 B., a Variance may be granted only when all three findings cited below can be made. The third criterion derives from state law (see Government Code Section 65906) and shall be strictly construed.

1. That the granting of the Variance will be consistent with the objectives of the zoning plan set forth in Article 1 of Chapter 14.02;
2. That the granting of the Variance will not be detrimental to the health, safety, or welfare of persons living or working in the vicinity or injurious to property or improvements in the vicinity; and
3. That Variances from the provisions of this chapter shall be granted only when, because of special circumstances applicable to the property, including size, shape, topography, location, or surroundings, the strict application of the provisions of this chapter deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classifications.

Finding No. 1

As part of the Variance application submittal requirements, the applicant provided a Variance justification letter enclosed in Attachment D for the Commission's reference. This letter outlines the applicant's explanation why they believe the requested Variance should be granted by demonstrating how each finding is met. Regarding Finding No. 1, the applicant believes the project meets two objectives set forth in LAMC Chapter 14.02 including Subsection F – To protect and enhance real property values within the City; and Subsection G – To conserve the City's natural beauty, to improve its appearance, and to preserve and enhance its distinctive physical character.

Upon reviewing the submittal, staff finds the Variance project aligns with Finding No. 1 and the objectives of the zoning plan. It allows for the addition to an existing single-family house in a manner that establishes

Subject: SC23-0003, V23-0001 & H23-0001- 236 Eleanor Avenue

a compatible relationship with the surrounding neighborhood. Additionally, it contributes to the conservation of the City's natural beauty, enhances its appearance, and preserves its distinctive physical character by respecting and preserving a historic property while improving its functionality and usability.

Moreover, the Variance maintains the convenient relationship among the adjacent residential properties that have coexisted in this location since the construction of the residence in 1914. This consistency with the existing character and relationships contributes to the preservation of the neighborhood's historical context.

The granting of the Variance ensures a balanced approach that respects the objectives of the zoning plan. It allows for the addition to the single-family house in a manner that promotes harmony, respects historical significance, and maintains established compatibility in the immediate neighborhood context.

Additionally, granting the Variance will serve to protect and enhance real property values within the City. By allowing for responsible modifications that maintain the integrity of the historic property and its relationship to the surrounding properties, the value and quality of real estate in the area can be positively impacted.

Finding No 2

Regarding Finding No. 2, the applicant believes that it can be justified for multiple reasons. Firstly, the proposed project will adhere to the California Building Code, ensuring the health, safety, and welfare of individuals. Secondly, the need for an increased basement height is necessary due to the existing non-conforming finished floor height of the historic house. Despite the potential increase in overall structure basement height, the project incorporates increased setbacks to minimize impacts on neighboring properties. Lastly, the expansion of the second floor and maintaining the height of the main house are a result of the nonconforming nature of the existing historic house, which requires preserving its historical integrity and limits alternative development options. These reasons collectively support the finding that the project satisfies Finding No. 2 while considering health, safety, welfare, and the preservation of historical significance.

Staff found that the granting of the Variance will not have any detrimental effects on individuals residing or working in the vicinity, nor will it cause harm to neighboring properties. The proposed addition, designed with appropriate relationships to the surrounding properties and the people living or working in those areas, ensures minimal impact on the structure's relationship to its surroundings.

First, both the house and accessory structure are situated on a flag lot, resulting in their invisibility and inconspicuousness from the streets. This positioning helps maintain privacy and prevents any significant visual impact on neighboring properties.

Second, the first and second story additions to the main house exceed the minimum setback standards for the R1-10 district applicable to flag lot properties. By adhering to these setback requirements, potential concerns regarding privacy or bulk are minimized, thus preserving a harmonious relationship with neighboring properties.

Third, although the proposed garage is located in the front yard, it has been designed with careful consideration. It features an eight-foot plate height and setbacks of 7.5 feet from the front property line,

Subject: SC23-0003, V23-0001 & H23-0001- 236 Eleanor Avenue

27.7 feet from the right (south) side property line, and 49.5 feet from the left (north) property line. Furthermore, privacy hedges will be installed to screen the structure, reducing any potential bulk impacts along the 7.5-foot setback. These measures ensure that the garage does not create any detrimental or injurious impacts on the individuals residing or working in the area.

In summary, the granting of the Variances takes into account the well-being of the community. The proposed design, including the flag lot location, setbacks, and screening measures, ensures minimal disturbance to neighboring properties and individuals, promoting a harmonious and respectful coexistence within the area.

Finding No. 3

Regarding Finding No. 3, the applicant argues that a special circumstance exists on the property due to the “location” of a historic resource house. The historic house is non-conforming with the Zoning Ordinance in terms of its height and the prohibition of second-story structures and structures with heights exceeding 20 feet on flag lots. Preserving the historical integrity of the house imposes limitations on alternative development options. These specific circumstances provide a rationale for the requested Variance, as they necessitate careful consideration to uphold the property’s historical significance.

It is the staff’s position that the house being a historic resource is a factor that significantly influences and restricts the development potential of the property compared to sites without historic houses. The historical significance of the property, as indicated by its Historic Resource designation, combined with the existing second story of the main house exceeding the height constraints for structures on flag lots. Preserving these historic structures is a key priority outlined in the General Plan. The maintenance of the existing height intrusion, even though it deviates from the prescribed limits, aligns with this objective and ensures the integrity of the historic property. Strictly enforcing the provisions of this chapter in this context would unjustly deprive the property of the opportunities for responsible modifications that uphold its historical value.

As for the proposed accessory structure, specifically the garage, its construction allows for the addition of a functional element to the property without compromising the historical integrity of the house. Although the location of the garage does not conform with Section 14.15.020.A (Placement) of the Zoning Code that restricts accessory structures in the required front yard, it has been carefully chosen to be compatible with the historic house's siting and the functional front of the property. This approach ensures that the garage harmonizes with the overall composition and character of the property while respecting its historical significance.

In conclusion, Finding No. 3 acknowledges the special circumstances presented by the location of a historic resource house on the property and the General Plan emphasizes the importance of preserving its integrity. Granting the variance enables responsible modifications in line with the General Plan's priorities, ensuring equitable treatment and allowing for the development of the property without compromising its historical value.

Subject: SC23-0003, V23-0001 & H23-0001- 236 Eleanor Avenue

Following the zoning code amendments to implement the City's 2023-2031 Housing Element earlier this year, the Design Review Commission has since been dissolved and the review authority for Design Review applications for single-family residential developments has been delegated to the Zoning Administrator and the review for Variance applications delegated to the Planning Commission. Because the Variance request is subject to Planning Commission review, the Design Review request is being bundled with the Variance request for the Commission's consideration.

Environmental Review

The project is categorically exempt from environmental review under Section 15301 ("Existing Facilities") and Section 15331 ("Historical Resource Restoration/Rehabilitation") of the California Environmental Quality Act (CEQA) Guidelines because it involves an alteration and addition to an existing single-family dwelling in a residential zone within the allowable size limitations and rehabilitation and preservation of a historic resource consistent with the Secretary of the Interior Standards.

Public Notification and Community Outreach

A public meeting notice was posted on the property, mailed to property owners within a 300' radius, and published in the Town Crier. The applicant also posted the public notice sign (24" x 36") in conformance with the Planning Division posting requirements.

The applicant contacted the adjacent neighbors to the southside and northside in the immediate area for the community outreach. No comments from neighbors have been received by staff as of the writing of this report.

RESOLUTION NO. 2023-XX

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALTOS
APPROVING THE DESIGN REVIEW, HISTORIC ADVISOR REVIEW AND
VARIANCE FOR A SINGLE-FAMILY RESIDENTIAL PROJECT AT 236 ELEANOR
AVENUE, AND FINDING THAT THE PLANNING COMMISSION'S ACTION IS
CATEGORICALLY EXEMPT UNDER THE CALIFORNIA ENVIRONMENTAL
QUALITY ACT (CEQA)**

WHEREAS, the City of Los Altos received applications for Design Review (File Number SC23-0003), Historic Advisor Review (H23-0001) and Variance (File Number V23-0001) from Walter Chapman, (Applicant), for the construction of additions to an existing historical two-story single-family residence consisting of a 1,647 square-foot first story addition, a 327 square-foot second story addition, an 832 square-foot basement, and a new 588 square-foot accessory structure, hereafter referred to as the “Project”;

WHEREAS, said Project is located in the R1-10 District, which allows single-family housing as a permitted use and to be developed per Los Altos Municipal Code Chapter 14.10; and

WHEREAS, the variance requested allows a basement 2.5 feet above grade that exceeds the maximum height limit of two feet, a 326 square-foot second-story addition on a flag lot which allows only one-story structures, a height of 26.2 feet that surpasses the maximum limit of 20 feet for flag lots, and the placement of an accessory structure in the required front yard, where such structures are not permitted; and

WHEREAS, the Planning Commission has reviewed the design review, historic advisory review and variance applications, including staff reports and public comments, and has determined that the requested design review, historic advisor review, and variance applications meet the findings as set forth in the Los Altos Municipal Code Section 14.76.060, 14.76.070, and Section 12.44.140;

WHEREAS, said Project is exempt pursuant to CEQA Guidelines Section 15331 (Historical Resource Restoration/Rehabilitation) in that the project is consistent with the Secretary of the Interior’s Standards for Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, or Reconstructing Historic Buildings (the “Secretary’s Guidelines”). Additionally, none of the circumstances under CEQA Guidelines Section 15300.2 applies, including under Section 15300.2(f) in that the project is consistent with the Secretary’s Guidelines; and

WHEREAS, on April 24, 2023, the Historical Commission held a public meeting to discuss the design review, variance and historic advisory review of said Project and continued to the project to a meeting date uncertain; and

WHEREAS, on February 28, 2023, upon the approval of the zoning code amendments to implement the adopted 2023-2031 Housing Element by the City Council, the Planning Commission is the approval authority for said Project; and

WHEREAS, on June 21, 2023, the City gave public notice of the Planning Commission’s public hearing on the proposed Project by advertisement in a newspaper of general circulation and to all property owners within a 300-foot radius; and

WHEREAS, on July 6, 2023, the Planning Commission conducted a duly noticed public hearing at which members of the public were afforded an opportunity to comment upon the Project, and at the conclusion of the hearing, the Planning Commission approved said project; and

WHEREAS, all other legal prerequisites to the adoption of this Resolution have occurred.

NOW THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Los Altos hereby finds that the foregoing recitals are true and correct and approves the requested variance and design review applications subject to the Findings in Exhibit A and Conditions of Approval in Exhibit B attached hereto and incorporated by reference.

I HEREBY CERTIFY that the foregoing is a true and correct copy of a Resolution passed and adopted by the Planning Commission of the City of Los Altos at a meeting thereof on the 6th day of July 2023 by the following vote:

- AYES:
- NOES:
- ABSENT:
- ABSTAIN:

Susan Mensinger, Chair

Attest:

Stephanie Williams, AICP
Staff Liaison

EXHIBIT A

FINDINGS

SC22-0029 & V23-0002 5790 Arboretum Drive

Design Review

With regard to the improvements to the existing two-story residence, the Planning Commission finds the following in accordance with Section 14.76.060 of the Municipal Code:

- A. The proposed addition of a 1,647 square-foot first story, 327 square-foot second story, and 832 square-foot basement to the existing house and the new one-story accessory structure complies with all provisions of this chapter because the proposed residence is granted a variance requested for the reduction to the second-story side yard requirement; and the project is otherwise consistent with the development standards of the R1-10 zoning district and policies and implementation techniques described in the Single-Family Residential Design Guidelines.

- B. The height, elevations, and placement on the site of the proposed addition to the existing house is compatible when considered with reference to the nature and location of residential structures on adjacent lots and will consider the topographic and geologic constraints imposed by particular building site conditions as the proposed project is planned to maintain a comparable finished floor elevation and minimize grading, ensuring consistency with the nearly flat topography and the geology of the site and the lot orientation in relation to the existing house, ensuring consistency with the property's layout. It also adheres to the permissible limits for floor area, lot coverage, and height as stipulated by the applicable regulations, such as the LAMC Chapter 14.06. Furthermore, the design meets the daylight plane requirement, ensuring adequate access to natural light in accordance with the regulations. The proposed house complies with the Residential Design guidelines to ensure its appropriate placement and adherence to the specified design guidelines.

- C. The natural landscape will be preserved insofar as practicable by minimizing tree and soil removal; grade changes shall be minimized because the existing trees on the property, which are protected by city ordinance, are planned to be retained as part of the proposed project. There will be no significant alterations to the grade or removal of soil during the construction of the addition and accessory structure. In terms of landscaping, the proposed plan aligns with the surrounding neighborhood by incorporating new trees, shrubs, and ground cover that complement the existing environment. This approach ensures the preservation of the natural elements and contributes to the overall aesthetics and character of the neighborhood.

- D. The orientation of the house in relation to the immediate neighborhood will minimize excessive bulk because the addition to the house will primarily occur along the right interior side elevation. The proposed structure incorporates architectural features such as horizontal eave lines, shingle siding, and roof forms that effectively break up the massing and minimize excessive bulk. The first- and second-story roof forms, along with the horizontal eave line, add visual interest and prevent a monolithic appearance by creating distinct sections. The wall plate heights of 10 feet for the first story and 8 feet for the second story, and eight feet for the accessory structure will reduce the overall appearance of bulk. The project includes measures to alleviate any perceived bulkiness, such as the use of shingle siding to diminish the appearance of bulk and the introduction of

fenestration and articulation to add variation to the wall plan.

- E. General architectural considerations, including the size and scale, 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 on the same project site. The Craftsman design upholds and safeguards the original character and significance of the historic property while incorporating any necessary updates or additions. The addition has been designed to be compatible with the existing historic structure, utilizing wood construction, shingles with a different off-set pattern, and slightly different stucco siding to differentiate it from the historic materials. The building's size and scale have been carefully considered to align with the neighborhood, ensuring compliance with building height standards.
- F. The proposed new house has been designed to follow the natural contours of the site with minimal grading, minimum impervious cover, and maximum erosion protection because the proposed residential improvements are minimized, and the proposed grading provides for drainage away from the home and away from adjacent properties and conforms to existing grades along the property lines.

Variance

With regard to the improvements to the existing two-story residence and the new accessory structure, the Planning Commission finds the following in accordance with Section 14.76.070 B. of the Municipal Code:

- A. That the granting of the variance will be consistent with the objectives of the zoning plan set forth in Article 1 of Chapter 14.02 because the subject project is found to conserve the city's natural beauty, to improve its appearance, and to preserve and enhance its distinctive physical character by respecting and preserving a historic property while improving its functionality and usability.
- B. That the granting of the variance will not be detrimental to the health, safety, or welfare of persons living or working in the vicinity or injurious to property or improvements in the vicinity because the proposed improvements will adhere to the California Building Code, ensuring the health, safety, and welfare of individuals. Both the house and accessory structure are situated on a flag lot, resulting in their invisibility and inconspicuousness from the streets. This positioning helps maintain privacy and prevents any significant visual impact on neighboring properties. The first and second story additions to the main house exceed the minimum setback standards for the R1-10 district applicable to flag lot properties. By adhering to these setback requirements, potential concerns regarding privacy or bulk are minimized, thus preserving a harmonious relationship with neighboring properties. Privacy hedges will be installed to screen the structure, reducing any potential bulk impacts along the 7.5-foot setback.
- C. That variances from the provisions of this chapter shall be granted only when, because of special circumstances applicable to the property, including size, shape, topography, location, or surroundings, the strict application of the provisions of this chapter deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classifications. The variance is granted with the consideration of existing special circumstances on the property due to the "location" of a historic resource house. The historic house is non-conforming with the

Zoning Ordinance in terms of its height and the prohibition of second-story structures on flag lots. Preserving the historical integrity of the house imposes limitations on alternative development options and deprives the homeowners' enjoyment of their property, when compared to properties without historic houses.

Historic Advisory Review

With regard to the to the existing historic two-story residence, the Planning Commission finds the following in accordance with Section 12.44.140 of the Municipal Code:

- A. The project complies with all provisions of the Historic Preservation Ordinance (Chapter 12.44) due to the project not adversely affecting the physical integrity or the historic significance of the subject property and the projects compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties; and
- B. The project does not adversely affect the physical integrity or the historic significance of the subject property. Although the house has undergone alterations, it still retains enough historic fabric to be considered as having integrity. The house is significant as a variant of the Craftsman style, and although the aspects of setting, feeling, and association are not present, the design, materials, and workmanship from around 1919 are still evident enough to convey the historical importance of the building. The addition has been designed to be compatible with the existing historic structure, utilizing wood construction, shingles with a different off-set pattern, and slightly different stucco siding to differentiate it from the historic materials. The addition does not exceed the height of the historic building and is situated on a remodeled elevation. The addition does not diminish the presence or character of the historic building. The demolition of the existing detached garage and the construction of a new accessory structure does not impact the historic significance of integrity of the historic house.

EXHIBIT B

CONDITIONS OF APPROVAL

SC23-0003, V23-0001 & H23-0001- 236 Eleanor Avenue

GENERAL

1. Expiration

The Design Review, Historic Advisory Review and Variance Approval will expire on July 6, 2025 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 17, 2023, except as may be modified by these conditions.

3. Protected Trees

All the existing trees along with the existing and proposed privacy screening shall be protected under this application and cannot be removed without a tree removal permit from the Development Services 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. 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

6. Conditions of Approval

Incorporate the conditions of approval into the title page of the plans and provide a letter which explains how each condition of approval has been satisfied and/or which sheet of the plans the information can found.

7. Water Efficient Landscape Plan

Provide a landscape documentation package prepared by a licensed landscape professional showing how the project complies with the City's Water Efficient Landscape Regulations and include signed statements from the project's landscape professional and property owner.

8. Tree Protection Note

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

9. Reach Codes

Building Permit Applications submitted on or after January 1, 2023 shall comply with specific amendments to the 2022 California Green Building Standards for Electric Vehicle Infrastructure and the 2022 California Energy Code as provided in Ordinances No 2022-487 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.

10. 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.

11. 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.

12. California Water Service Upgrades

The applicant is 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.

13. 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

14. Tree Protection

Tree protection fencing shall be installed around the driplines, or as required by the project arborist, of trees Nos. 1 to 7, 11 to 13, 16 to 21, and 23 to 27 as 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.

15. 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 with 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

16. Landscaping Installation and Verification

All landscaping materials, including plants or trees intended to provide privacy screening, as provided on the approved landscape plans shall be installed prior to final inspection. The applicant shall also 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.

17. 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).

**MINUTES OF THE SPECIAL MEETING OF THE HISTORICAL COMMISSION OF
THE CITY OF LOS ALTOS, HELD ON WEDNESDAY, APRIL 24, 2023, AT 7:00 P.M AT
LOS ALTOS CITY HALL, ONE NORTH SAN ANTONIO ROAD, LOS ALTOS,
CALIFORNIA**

ESTABLISH QUORUM

PRESENT: Commissioners Adams, Bartlett, Coe, Lang, and Paige

ABSENT:

PUBLIC COMMENTS

No public comments.

ITEMS FOR CONSIDERATION/ACTION

DISCUSSION

1. H23-0001 – Walter Chapman – 236 Eleanor Avenue
Historic Advisory Review for a 1,647 square-foot first story, 327 square-foot second story addition, and 832 square-foot basement to an existing two-story house, and a new 588 square-foot detached accessory structure (garage) to a historic resource property.

Project Planner Sean Gallegos presented the staff report.

Public Comment: The following members of the public spoke: Walter Chapman (applicant), Todd Parmacek (property owner), Gary Hedden, and Jon Baer.

The Commission discussed the application.

Action: Upon a motion by Commissioner Paige, seconded by Commissioner Bartlett, the Commission moved to recommend approval of H23-0001 subject to the findings and conditions listed in the staff report.

Chair Lang stated for the record that the Historical Commission urges the Planning Commission to have an open mind and to give consideration to facilitating the need to work with the existing structure and preserve its historic status.

AYES: Adams, Bartlett, Coe, Lang, and Paige; NOES: None; ABSENT: None.

COMMISSIONERS' REPORTS AND COMMENTS

The Commission discussed the process of adding properties to the HRI and changes to the Commission being considered by the City Council.

ADJOURNMENT

Chair Lang adjourned the meeting at 8:30 p.m.

Nazaneen Healy
Staff Liaison



DATE: April 24, 2023
AGENDA ITEM #1

AGENDA REPORT

TO: Historical Commission
FROM: Sean Gallegos, Senior Planner
SUBJECT: H23-0001 – 236 Eleanor Avenue

RECOMMENDATION:

Recommend approval of an addition and exterior alterations to a Historic Resource property subject to the listed findings and conditions

PROJECT DESCRIPTION

This application seeks advisory review for a proposed project involving the addition of a 1,647 square-foot first story, 327 square-foot second story, and 832 square-foot basement to an existing two-story house that is a designated historic resource. Additionally, a new 588 square-foot detached accessory structure (garage) is also proposed as part of this project.

BACKGROUND

The C.W. Morris House, a 1914 farmhouse located at 236 Eleanor Avenue, is listed in the Los Altos Historic Resource Inventory as one of the few farmhouses remaining in the city. The property was owned by Charles Wadsworth Morris and his family, including wife Alice, daughter Dorothy, and son David, in 1921. Morris, who had retired from managing the W.W. Montague Company in San Jose, moved to the Fremont District (Los Altos) with his family in 1921. Although the original owner of the property is unknown, it is believed to have been occupied by the Morris family during this time.

The two-story, wood-frame Craftsman Style residence has a square plan and a side-gabled roof, with decorative wood knee brackets supporting the gable ends and exposed rafter tails visible from the open eaves. The ground floor entry porch features a large front-facing gable with a balcony, supported by paired, square wood porch posts. Although the balcony has been remodeled since 1997, it still retains its original design elements. Other paired porch posts, connected by simple wood railings, are located at either end of the full-width porch. The entrance is offset to the right, with two large plate glass windows to the left, while other original wood sash windows with smaller panes across the top remain intact. A circular driveway surrounds a single mature palm tree in the front yard.

The bungalow was originally associated with agriculture, specifically orchards, and was part of the 1911 Adams Subdivision. According to oral history transcripts, the Morris family owned the

surrounding 14 acres of orchards, and C.W. Morris was listed as an orchardist in city directories beginning in 1922. However, it is not clear if the Morris family was the original occupant of the home. The house is one of the few remaining farmhouses left in the city today.

Although the house has undergone several alterations, it retains the aspects of location, overall design, materials, and workmanship, making it a significant representation of the Craftsman Style. The house does not retain the feeling of a farmhouse due to the loss of acreage and the house's current location on a back parcel flag lot, not facing the street, diminishing the feeling of a farmhouse and the historical association with the property. Additionally, Charles Morris's retirement and lack of significant contribution to the history of the area further reduces the property's historical significance. The conclusion is that the design, materials, and workmanship of the Craftsman Style house is sufficient to consider that the house retains integrity. The property's historic report is included in Attachments A and B.

DISCUSSION

The proposed project entails adding a 1,647 square-foot first story, 327 square-foot second story, and 832 square-foot basement to the existing 1,790 square-foot, two-story historic house. The addition will be attached to the back utility porch area, which will be remodeled. The landscaping, including the rose gardens and most trees, will remain unchanged.

The site plan illustrates the existing house in white, with the proposed addition connecting to the rear façade and extending to the north façade. The plan also highlights the location of a new 588 square-foot one-story accessory structure (garage, which will replace the current pergola (carport) on the property.

The house at 236 Eleanor Avenue may not be a classic example of the Craftsman style, but it still incorporates many of its distinctive design elements. Originating from the Arts and Crafts Movement, this style emphasizes the use of natural materials and showcases the design, structure, and construction skills through exposed beams, rafters, and a combination of shingles, stucco, and timbers on the front paired posts of the porch. The following are the main design features of the house:

1. Wood construction with partial wood siding, including shingles
2. Low-pitched gable roofs
3. Overhanging eaves with exposed rafters and beams
4. Knee braces under the eaves, at the corners, and along the eave line (similar to those found in barn construction and farmhouses of the period)
5. Heavy timber, paired columns at the front porch
6. Patterned windowpanes on the upper sections of the sash
7. Full-width covered front porch with a low or half-lower wall

According to the National Park Service, integrity of a historic resource is defined by seven aspects: location, design, materials, workmanship, setting, feeling, and association. Although the house has undergone some alterations, there is still enough historic fabric to maintain its integrity and make a finding of historical importance. The house's design, materials, and workmanship from c. 1919 are significant enough to communicate its reason for being designated as a historic resource, even though the aspects of setting, feeling, and association may not be as present.

Historical professional, Bonnie Bamburg with Urban Programmers reviewed the project to ensure consistency with the Secretary of the Interior's Standards for the Treatment of Historic Structures (SOIS) (Attachment A and B), and the historian's and staff's comments are provided below:

1. *A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.*

Response: The application proposes to maintain the house's current use as a single-family residence while expanding its footprint through the proposed additions and alterations, including the construction of a new garage. These changes have been carefully planned to ensure that the defining characteristics of the building, as well as its site and environment, remain unchanged.

2. *"The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided."*

Response: The rear façade has undergone significant alterations that removed historic materials, including a protruding section with a multi-pane glass door and three non-original wood windows. The original design of the farmhouse included a utility porch with a wood back door with a glass panel at the top, small and plain framed windows, and stairs along the side of the house. The current windows, which appear to be from an earlier remodel, are not character defining.

While the original style roof framing may have been used, it is unusual. Typically, the roof was straight across, and a second shed roof covered the utility portion. The roof has been extended over the protruding section with exposed rafter tails. The shed dormer seen on the front of the house would have dictated a cross gable or gable dormer on this house, making the shed dormer out of proportion with the rest of the house. It appears to have been added to create a bedroom in the attic storage area, and is not an original character defining feature.

In addition, a deck has been added to the rear of the house, which is also not a character defining feature. In summary, the rear of the house has been remodeled and the original style and materials have been changed. The rehabilitation plan proposes to remove characteristic elements such as the roof slope with exposed rafter tails, which is a defining element of the Craftsman style, and the siding on half of the rear wall, which is typical of the Craftsman Style and this house. The removal of these elements will alter the design and character of the house's rear façade. However, the proposed rehabilitation plan retains the existing historic character of the Craftsman design and construction in the building along the front and side elevations.

3. *"Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken."*

Response: The proposed addition to the building does not include any conjectural features. Instead, it utilizes compatible forms without any stylistic decoration. Additionally, any similar materials used in the addition are offset or textured to distinguish the different eras of construction and maintain the historic integrity of the original building.

4. *“Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.”*

Response: The historic building did not showcase any artistic or significant changes, and the alterations made, especially to the rear of the house, are not of historical importance. A more detailed explanation of the significance of alterations along the rear elevation is discussed under Standard 3.

5. *“Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.”*

Response: The original design and construction, workmanship and materials are preserved in the historic house and the addition is located on the rear of the building.

6. *“Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.”*

Response: There are no known deteriorated features.

7. *Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.*

Response: Because the work is limited, there will be no physical or chemical treatments that will affect the wood shingle or wood trim.

8. *Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.*

The project scope does not include invasive foundation work or landscaping that would affect the site. Because the ground was disturbed previously in 1911, and subsequently with landscape improvements, it is unlikely that undisturbed archeological resources are present at the site.

9. *“New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and environment.*

Response: The proposed new rear addition is designed to be compatible with the historic building, using wood construction and shingles with an off-set pattern that differentiates it from the historic materials. Additionally, stucco siding with a slightly different texture is also used. The addition does not exceed the height of the historic building and is located on the secondary rear, which has already undergone remodeling. This design is in keeping with the massing, size, and scale of the historic building and does not diminish its feeling or presence.

Moreover, the proposed detached garage is a simple gabled roof design without any historical ornamentation. The materials used in its construction will match those used in the addition, and it will not appear as a historic structure.

10. *“New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.”*

Response: If the new addition were to be removed, the historic building could be repaired without significant damage to the historic envelope of the building. This is because the alterations and addition are made of wood construction, and therefore the original could be recreated in the roof and rear façades. Additionally, the proposed new garage is a separate structure and does not affect the historic envelope of the building in any way. However, it should be noted that the new addition and garage have been designed to be compatible with the historic building, and their removal would alter the building's current design and character.

As outlined in the report from the Historical professional, Bonnie Bamburg with Urban Programmers, the proposed demolition, addition, and exterior alterations do not adversely affect the physical integrity or the historic significance of the property and are consistent with the Secretary of the Interior's Standards for the Treatment of Historic Structures.

In order to make a positive advisory recommendation, the Commission will need to find that the project is consistent with the provisions of the Historic Preservation Ordinance and does not adversely affect the physical integrity or the historic significance of the property. Once the Commission provides a recommendation, the project will be reviewed by the Planning Commission.

Variance

As part of the application for a two-story addition to the existing two-story historic structure and the new one-story accessory structure, a variance will need to be approved with the design review application.

As part of the proposal for a two-story addition to the existing house, a variance is requested for the following:

1. The applicant is seeking a variance from the current definition of a "basement" as per the Zoning Code, which specifies that a basement can only extend a maximum of two feet above the surrounding ground level. The applicant is requesting permission to build a basement that exceeds this height limit and still be classified as a basement under the Zoning Code.
2. The applicant is requesting a variance to allow for the construction of a second-story addition to an existing two-story house on a flag lot, where the Zoning Code currently prohibits the construction of second stories.

The applicant is also seeking a variance to allow for the construction of an accessory structure in the front yard, which is currently prohibited by the Zoning Code. The proposed structure is a one-story building that would serve as a garage. The applicant has argued that the location in the front yard is necessary for the structure's intended use and that it would not be feasible to locate it in the rear yard due to site constraints due to being a historic resource.

In order to grant the requested variances, the applicant will need to demonstrate that:

1. That the granting of the variance will be consistent with the objectives of the zoning plan set forth in Article 1 of Chapter 14.02;
2. That the granting of the variance will not be detrimental to the health, safety, or welfare of persons living or working in the vicinity or injurious to property or improvements in the vicinity; and
3. That variances from the provisions of this chapter shall be granted only when, because of special circumstances applicable to the property, including size, shape, topography, location, or surroundings, the strict application of the provisions of this chapter deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classifications.

The applicant will provide evidence that there are unique or unusual circumstances related to the property due to the site being a historic resource that justifies the need for the variance. The applicant will show that the addition will not adversely affect the surrounding properties or the character of the neighborhood and that it will meet the requirements for setbacks, lot coverage, and other zoning regulations. The decision to grant the variance will ultimately be considered by the Planning Commission, which will consider the specific circumstances of the case and weigh the potential impacts on the neighborhood against the need for the proposed structure.

Community Outreach

The applicant conducted community outreach by mailing letters with renderings of the accessory structure to neighbors in the immediate neighborhood context. A copy of the letter mailed to neighbors is provided as attachment C. Staff has not received any public comment regarding the proposed project.

Cc: Walter Chapman, Applicant and Designer
Jennifer Jacobsen and Todd Parmacek, Owners

Attachments

- A. Secretary of the Interior's Standards Review Report, Urban Programmers
- B. Secretary of the Interior's Standards Review Addendum, Urban Programmers
- C. Community Outreach Letter
- D. Materials Board
- E. Project Plans

FINDINGS

H23-0001 – 236 Eleanor Avenue

With regard to the Advisory Review, the Historical Commission finds the following in accordance with Section 12.44.140 of the Municipal Code:

1. The project complies with all provisions of the Historic Preservation Ordinance (Chapter 12.44) due to the project not adversely affecting the physical integrity or the historic significance of the subject property, and the project being in compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties; and
2. The project does not adversely affect the physical integrity or the historic significance of the subject property. Although the house has undergone alterations, it still retains enough historic fabric to be considered as having integrity. The house is significant as a variant of the Craftsman style, and although the aspects of setting, feeling, and association are not present, the design, materials, and workmanship from around 1919 are still evident enough to convey the historical importance of the building.

CONDITIONS

H23-0001 – 236 Eleanor Avenue

GENERAL**1. Expiration**

The Historical Commission Advisory Review approval will expire on April 24, 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 April 11, 2023, except as may be modified by these conditions.

3. 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.

INCLUDED WITH THE BUILDING PERMIT SUBMITTAL**4. Conditions of Approval**

Incorporate the conditions of approval into the title page of the plans.

May 23, 2023

Sean Gallegos, Sr. Planner
City of Los Altos
1 North San Antonio Street
Los Altos, CA 94022

Via Email: [Sean Gallegos](mailto:Sean.Gallegos@losaltosca.gov) (SGallegos@losaltosca.gov)

Subject: 236 Eleanor Avenue, Los Altos

Dear Mr. Gallegos:

The 1914 farmhouse at 236 Eleanor Avenue is listed as the C.W. Morris House in the Los Altos Historic Resource Inventory. The house is recognized as one of the few farmhouses remaining in the City.¹ The original owner was not identified. The property is known to have belonged to Charles Wadsworth Morris and his wife (Alice), daughter (Dorothy), and son (David) in 1921, seven years after it was constructed. Morris retired from the hardware sales business, where he was the manager of W.W. Montague Company in San Jose before the family moved to the Fremont District (Los Altos) in 1921.¹ Charles W. Morris passed away in 1932; his family, and later his son, continued to live on the property. A lot split created a "flag lot" with the 1914 house facing the back fence of the parcel in front. Access from Eleanor Avenue is by a driveway on the side of the parcel.

Purpose of the study: Recently, the property was sold to a new owner who wishes to expand the living space of the house to accommodate the family and provide a modern living arrangement of spaces. Urban Programmers was asked to review the rehabilitation plans prepared by Chapman Design Associates, Inc. for compliance with the *Secretary of the Interior's Standards for the Treatment of Historic Property* and the *Secretary of the Interior's Standards for Rehabilitation* (<https://www.nps.gov/articles/000/treatment-standards-rehabilitation.htm>).

Methodology: The first task is to establish the integrity of the house, the setting, and the appropriate context from which we can identify the character-defining features and evaluate any proposed changes. Additional research added to what had been known about the C.W. Morris family but did not identify the original owner.¹ Observing the existing architecture, it is apparent that the house has been altered and enlarged several times over the years. The past alterations followed the basic Craftsman style, although the details differ considerably from one remodel to another. The integrity of a building is composed of seven aspects.¹ In assessing these aspects, we found the property met the aspects of location, that it retained overall Craftsman design, and that it retained sufficient original materials and workmanship to be recognized as c. 1914. However, the aspect of feeling and setting of a farmhouse among agricultural

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Footnotes from first page.

¹ Los Altos Historic Resources Inventory, DPR 523, prepared by Circe Historic Property Development, 2011.

² U.S. Census 1900, U.S. Census 1920.

³To identify the original owner would require a complete title search, and that is beyond the scope of a rehabilitation plan review.

⁴Integrity was defined by the National Park Service and has been adopted by California and CEQA. The seven aspects are location, design, materials, workmanship, feeling, setting, and association.

The current setting is suburban, with the house on a “flag lot” behind a parcel with a newer house. In addition to the loss of agricultural land, the house lost its orientation to the street and faces the back fence of the newer front parcel. The feeling of a c. 1914 rural house is also lost due to the alterations and loss of a rural setting. The aspect of association is also diminished because the Morris family were not the original owners who developed the house, and for the most part, Charles was retired and did not contribute in a significant way to the history of the area. The conclusion is that, overall, design, original materials, and workmanship of the Craftsman Style house are sufficient to conclude that the house retains integrity. It is also noted that most alterations were sensitive to the Craftsman design, which reinforces the building’s integrity. Following this analysis, the character-defining features were identified as primarily Craftsman details.

Character-defining features of the C.W. Morris house are found primarily on the front with fewer on the sides of the house. It appears the rear façade has been extensively remodeled. Character-defining features include;

1. Cross-gable roof with wide overhanging eaves showing exposed rafter tails and brackets.
2. Wood construction and partial wood siding, including shingles
3. Low-pitched gable (triangular) roofs
4. Overhanging eaves with exposed rafters and beams
5. Knee braces under the eaves, at the corners and along the eave line (This is a carryover from barn construction and often appears in farmhouses of the period)
6. Heavy timber, paired columns at the front porch
7. Patterned windowpanes on the upper sections of the sash, grouped windows in an assembly
8. Full-width covered front porch with a low or half lower wall.
9. Horizontal banding between floors.

Alterations to the historic building:

Large shed dormers on the rear roof

Enclosed utility porch and most of rear façade

Glass pane doors, windows, and wall of the rear façade.

With the information defining integrity and character-defining features to be preserved, we looked at the proposed addition to the building to determine if historic character-defining features were altered. Noting that the significant character-defining features were on the front façade where no alterations were proposed, we then looked at the changes to the character-defining features of the sides and rear. We compared the *Secretary of the Interior’s*

Standards for Rehabilitation to the proposed architectural plans prepared by Chapman Design Associates Inc. Due to the flag lot parcel, we also looked at the Los Altos Zoning Code for orientation or view corridor.

The Secretary of the Interior's Standards for Rehabilitation include a description of rehabilitation and 10 Standards.

The definition of rehabilitation is an *“act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.”*⁵

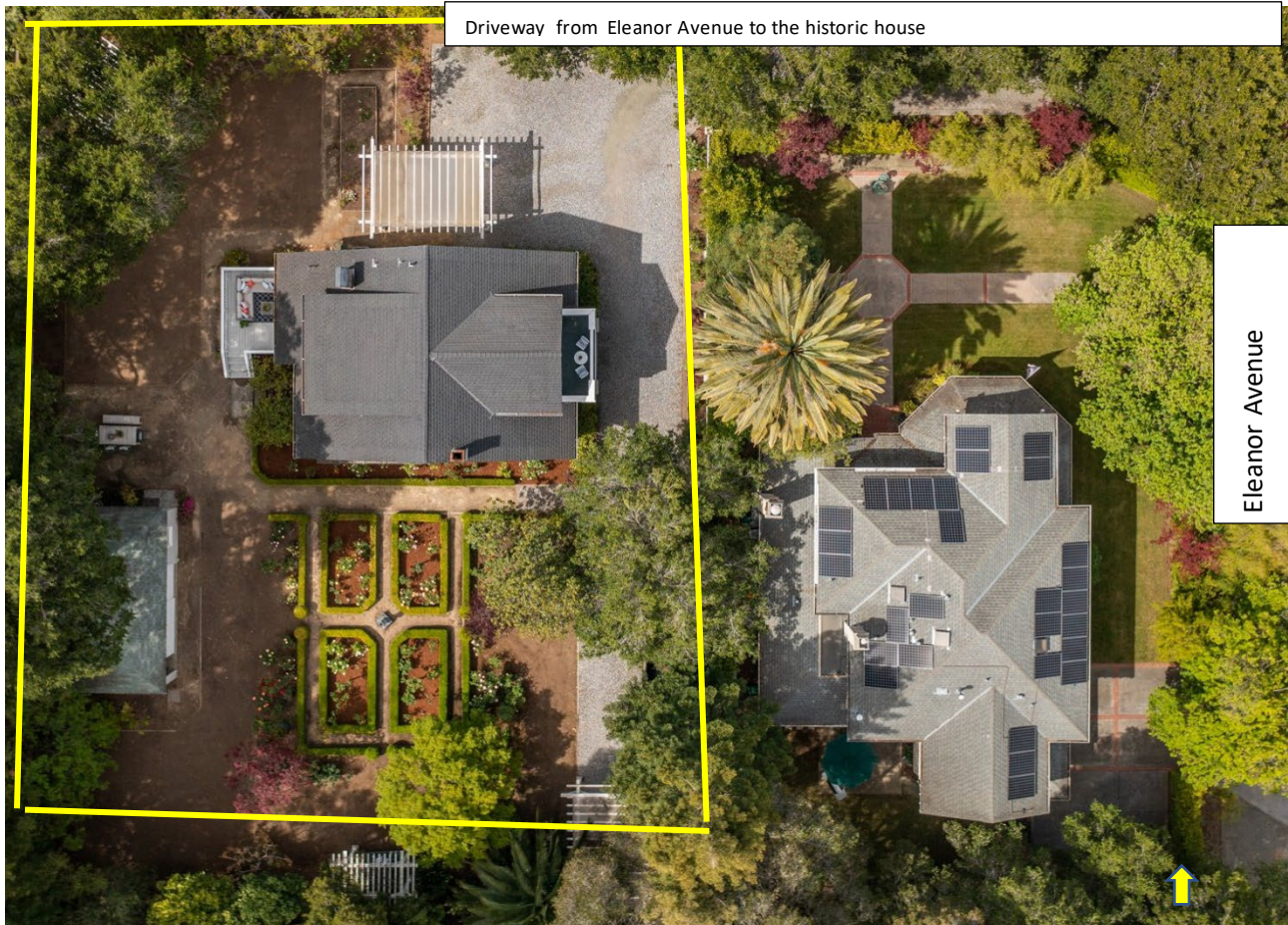
To allow the owners additional living space and modern conveniences while maintaining the character of the Craftsman style, the heavily remodeled rear façade was identified for the addition because it had the least character-defining features and original material. The rehabilitation plan will remove some historic material on the side and the rear roof frame where the addition connects to the existing framework of the house. Since the side has less important character-defining features than the front façade, the connection is not considered a significant loss of material and does not remove significant character-defining features.

Executive summary: Following the methodology above, Urban Programmers provided the architect with the character-defining features of the house and where we noted previous alterations to the original building. The architect agreed with the findings. After a review of the architectural plans for the rehabilitation, Urban Programmers concluded that the rehabilitation plans prepared by Chapman Design Associates, Inc. did not destroy significant character-defining features or remove extensive historic fabric to provide an addition to the rear façade which had been remodeled in the past. Urban Programmers determined that the proposed rehabilitation plan met the intent of the *Secretary of the Interior's Standards for Rehabilitation*.

The following pages describe the process and information used to reach the above conclusion.

⁵ <https://www.nps.gov/articles/000/treatment-standards-rehabilitation.htm>

Photographs of the existing house taken in 2022.



Photograph 1 236 Eleanor Avenue, Los Altos

View: An aerial view shows the house with a narrow setback from the property line across the front façade and larger areas on each side. On one side are raised gardens; otherwise, the house is surrounded by crushed stone. The orientation of the lot is north and south, while the original entry to the house was east on Eleanor Avenue. Currently, the functional “front” entry is on the north side. The house cannot be seen from the public way.



Photograph 2 236 Eleanor Avenue, Los Altos

View: The primary east or front façade showing a full-width covered porch and projecting entry porch on the first level. This level is raised above a basement. The first level is sheathed in stucco, which appears to be an alteration of the original horizontal wood siding. The second story shows a cross-gable roof with a second-story gable. Projecting above the porch is a balcony with side walls and a railing in front; this appears to be an early addition. The south side façade has a brick chimney and continues the Craftsman details with an assembly of windows on the first level and knee braces under the open eaves, and an exposed rafter. Cut shingles are the sheathing on the second level.



Photograph 3 236 Eleanor Avenue, Los Altos

View: Front entry porch showing the low base and walls for the paired columns and the six stairs to the porch. The entry door is off set to the left.



Photograph 4 236 Eleanor Avenue, Los Altos

View: The north side façade showing the window alteration to fill the side of the porch and the second-level gable. A carport is under the pergola structure and the side entrance to the house.



Photograph 5 236 Eleanor Avenue, Los Altos

View: West and rear façades showing the pop-out addition to the original design. The view shows the shed dormer addition on the rear roof, creating a second level.



Photograph 6 236 Eleanor Avenue, Los Altos

View: Rear and north side showing the rear and deck additions. A large shed dormer appears to be an addition that is out of proportion with the style and original dormer on the front façade. A contemporary shed is behind the house.



Photograph 7 236 Eleanor Avenue, Los Altos

View: Rear façade showing the extensive alterations, enclosing a utility porch on the right and remodeled wall with glass pane doors and windows.

The rear façade has been significantly altered from the original design as a farmhouse in a variation of the Craftsman style. A search for building permits did not find permits for this work,

Alterations that previously removed historic material include the protruding section with a multi-pane glass door and three wood windows that were not original to the location nor probably to the building. The rear façade facing an orchard would have a utility porch with a wood back door that might have had a glass panel in the top. The porch stairs were usually located to the side. This is the pattern of the existing foundation. The windows would be small with plain frames. All windows appear to be from a previous remodel. The rear of the house was not used for recreation but was utilitarian, with clotheslines, a barn, and other ancillary buildings behind. Windows on the rear were also less formal but operable.

Although this may be the original style roof framing, it would be unusual. Typically, the roof was straight across the building, with a second shed roof covering the utility portion. The roof appears to have been extended over the protruding section, continuing the design of exposed rafter tails.

While the Craftsman style may include a shed dormer, the style seen on the front would have dictated a cross gable or gable dormer that would have occurred on this house. The shed dormer is out of proportion with the rest of the house. It appears to have been installed to create a bedroom in the attic storage area. Although the shed roof incorporates exposed rafter tails and a knee brace (Craftsman elements) these are not original to the building. Looking at the front and sides of the house, a dormer would have had a gable and not a shed roof. The shed-roofed

dormer is not original, and because of the scale, it has not gained significance and is not a character-defining feature of this house.

The windows in the protruding section are neither original to that location nor likely to the house. Recycling windows during a remodel is not a new concept and may have happened, although the frames do not appear to be early twentieth century. The small, almost square, windows (rear of the house) may or may not be the original frame and lungsil. Prior to when central heat and ventilation became important, kitchen windows, in particular, would have been operable to expel kitchen odors and circulate air into the kitchen. The fixed pane kitchen window may have been relocated to this area or be a feature of the remodeling; it is not a character-defining element. The deck has also been added and is not a character-defining feature of the house.

236 Eleanor Avenue, Proposed Rehabilitation Plans

The two-story historic house of 1,790 sq. ft. is proposed to have an addition attached to the back utility porch area (previously remodeled). The addition is proposed to be 2,157.41 sq. ft. with two stories. The historic house is shown to remain, as is the landscaping with rose gardens along with most trees.

All architectural drawings were provided by Chapman Design Associates, Inc., February 10, 2023.

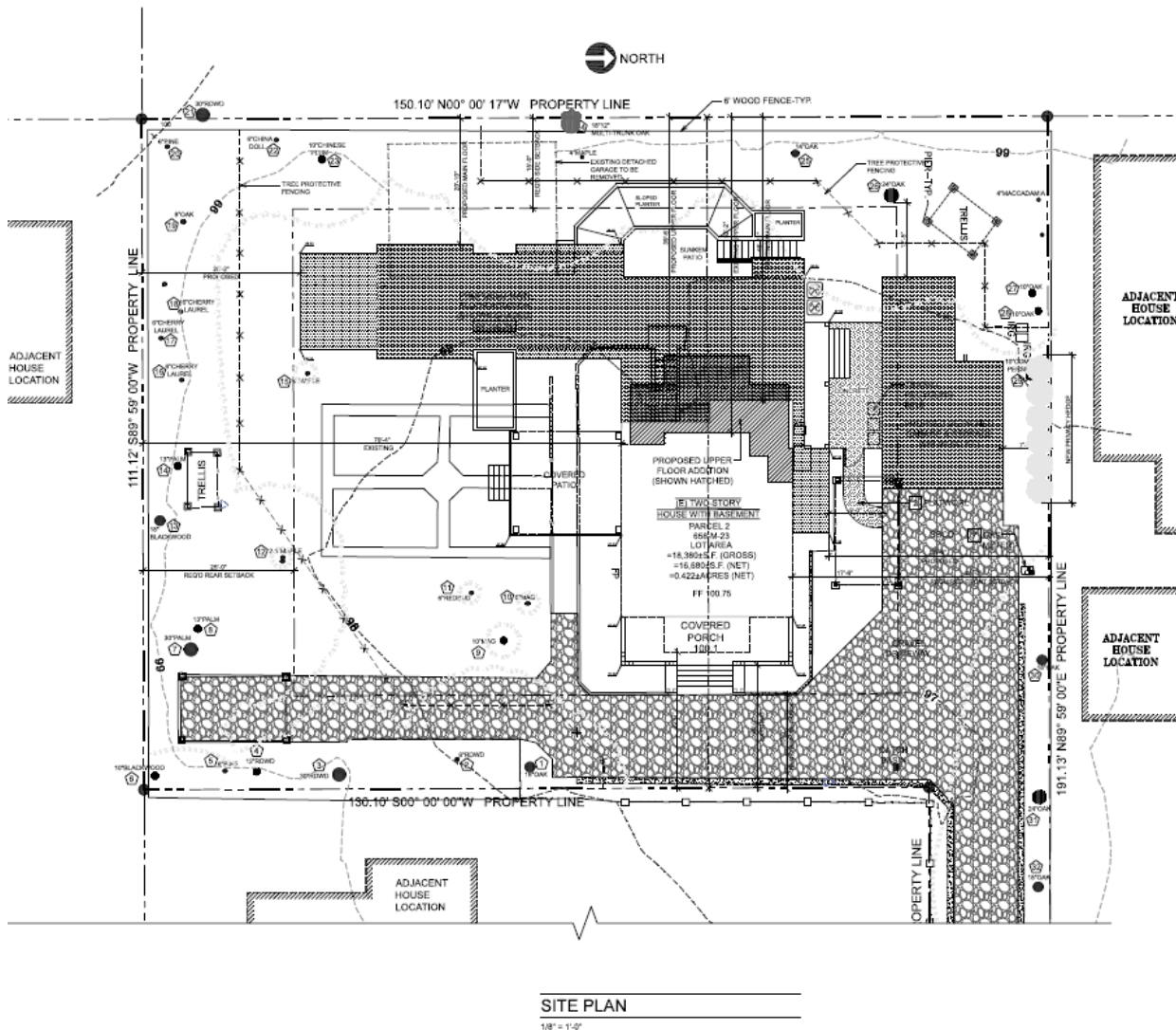


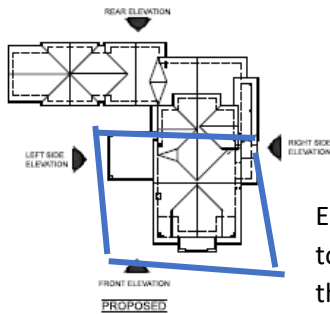
Figure 1 236 Eleanor Avenue -Rehabilitation Plan
View: The site plan shows the existing house in white and the proposed addition to the rear of the house connecting on the rear façade, extending to the north façade, and the location of a new garage where an existing pergola (carport) is located.

Source: Chapman Design Associates, Jacobsen/Parmacek Residence Sheet A10



Figure 2-A 236 Eleanor Avenue - Rehabilitation Plan
View: Existing front façade

EXISTING FRONT ELEVATION
1/4" = 1'-0"



Existing historic house to remain in front of the addition.



PROPOSED FRONT ELEVATION
1/4" = 1'-0"

Figure 2-B 236 Eleanor Avenue - Rehabilitation Plan
View: Front Façade showing the existing house in white, and the proposed addition set back to the rear from the front portico. The historic house and front roof structure are shown to remain. The proposed addition will attach to the existing roof structure and have compatible materials. The differentiation will be in a course laying pattern. An example is hanging the shingles in an offset, providing a different appearance for the new construction using compatible materials.

Source: Chapman Design Associates, Jacobsen/Parmacek Residence Sheet A4.

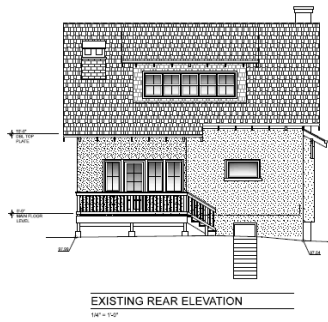


Figure 3-A 236 Eleanor Avenue - Rehabilitation Plan
View: Existing rear elevation

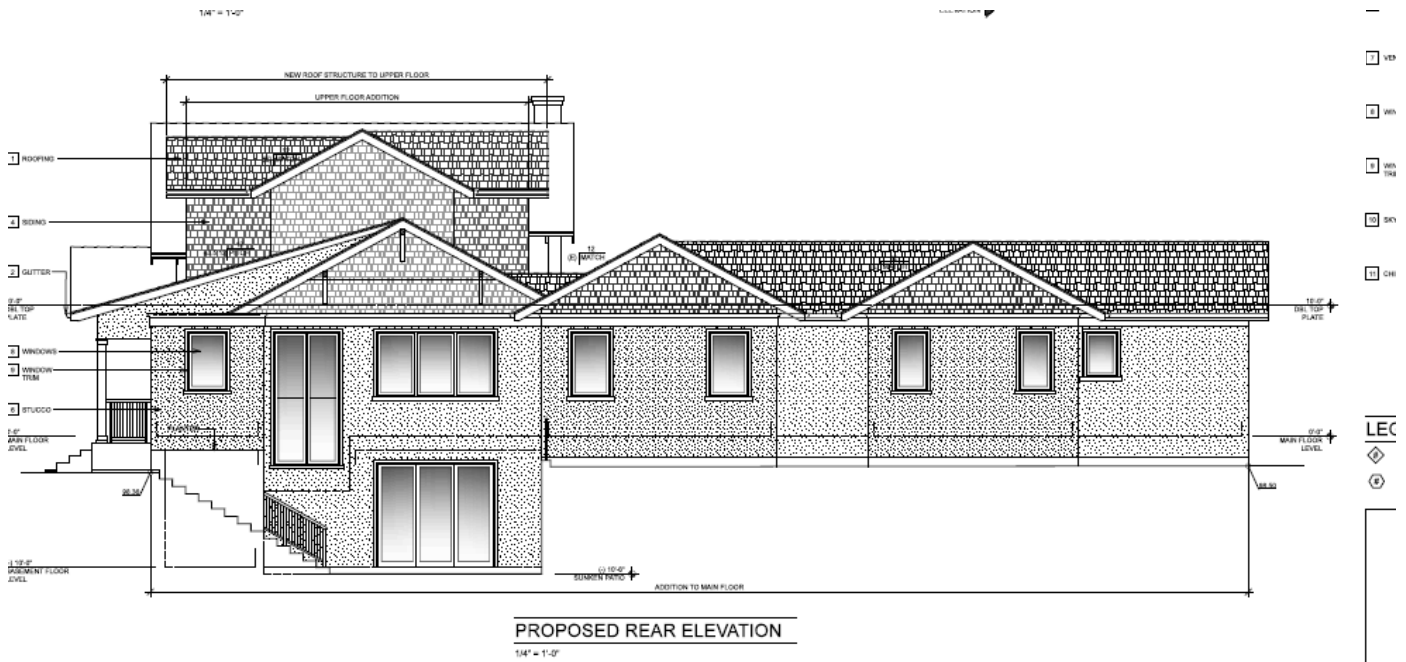


Figure 3 -B 236 Eleanor Avenue- Rehabilitation Plan
View: Rear Façade showing the proposed rear and side additions. The rear of the house had previously been remodeled and was not the original design. Maintaining the elevation of the floor plate in the historic house into the addition provides consistency with the raised elevation of the historic house.
Source: Chapman Design Associates, Jacobsen/Parmacek Residence Sheet A4.0



Figure 4 236 Eleanor Avenue- Rehabilitation Plan

View: North (right) Side Façade showing the side of the proposed rear addition and where the roof of the addition meets the historic roof structure. The roof intersection maintains the existing height of the historic building. A simple gable roof (without brackets or braces) is added to the rear as part of the new roof structure. Shingles will be offset in pattern to distinguish the new from the old. The stucco will be similarly slightly different to distinguish the different sections.

Northside façade historic material and features. The side exhibits character-defining features in the roof slope, fenestration with casement windows exhibiting small panes above a larger pane, and siding. There is a loss of historic material on the side and rear roof framing where the addition connects to the main building; composition roofing materials are not historic and are not character-defining elements. There is also a loss of siding and two plain windows. The loss of historic materials is unfortunate, yet placing the addition to the rear and connecting the roof frame and rear side façades appears to provide the addition with the least loss of historic fabric and features.

Source: Chapman Design Associates, Jacobsen/Parmacek Residence Sheet A4.0



Figure 5-A 236 Eleanor Rehabilitation Plan

View: Existing Historic Building, Left or South elevation.



Figure 5 -B 236 Eleanor Avenue- Rehabilitation Plan
 View: Left (South) Façade showing the proposed connection of the new wing. The historic house and front roof structure are shown to remain at a height above the proposed addition. The roof structure is intersected with the new roof structure to create a cross gable in the second story. The plan results in the loss of historic siding materials.
 Source: Chapman Design Associates, Jacobsen/Parmacek Residence Sheet A4.0

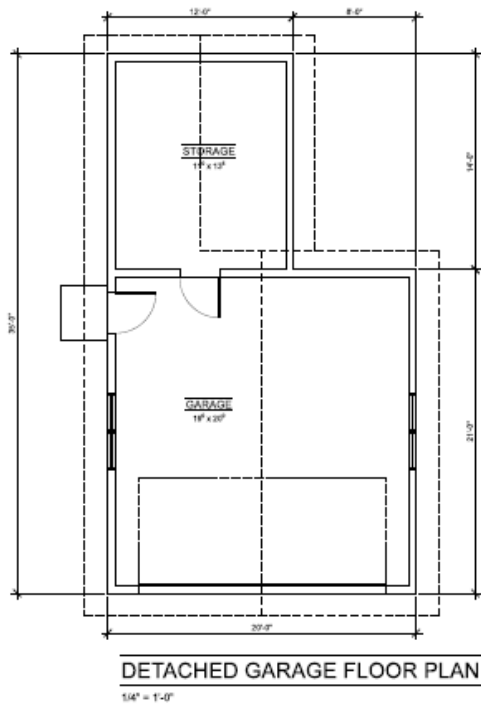


Figure 6-A 236 Eleanor Avenue -Rehabilitation Plan
View: Floor plan for a new detached garage.

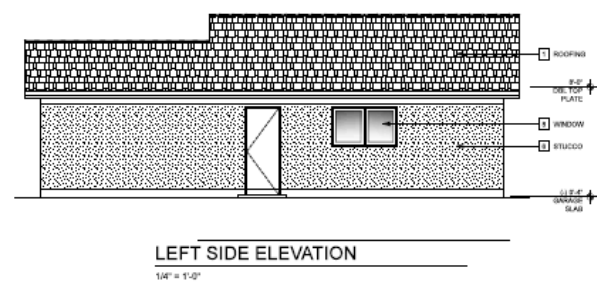
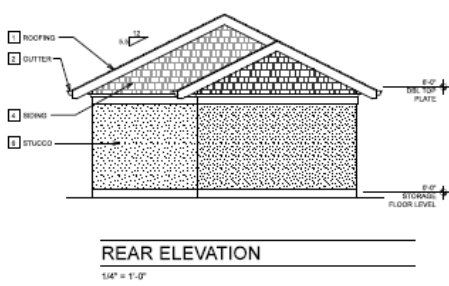
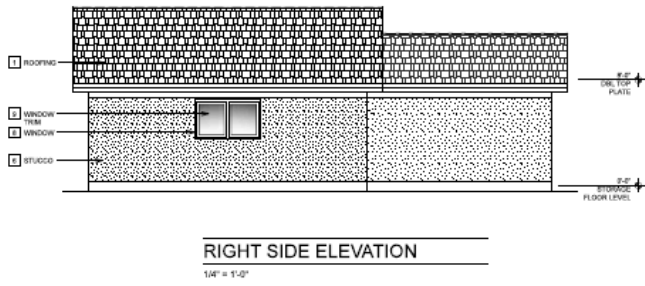
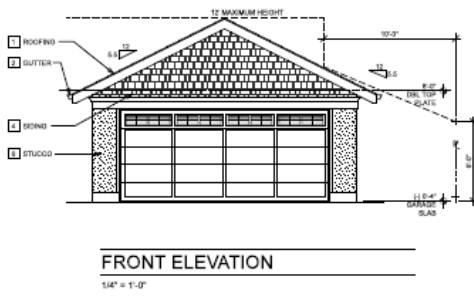


Figure 6-B 236 Eleanor Avenue- Rehabilitation Plan
View: Proposed new detached garage. The form is basic to garage structures that are wood-frame with a pitched (gable) roof. No stylistic or decorative embellishments have been added.
Source: Chapman Design Associates, Jacobsen/Parmacek Residence Sheet A4.1

Character-defining features of the Craftsman Style and Craftsman Bungalow

Although not a classic version of the Craftsman style, most of the distinctive design elements are present in the house at 236 Eleanor Avenue.

Coming from the Arts and Crafts Movement, the style features a natural use of materials and exposes the design, structure, and construction skill with exposed beams, rafters, and a mix of shingles, stucco, and timbers for the front paired posts of the porch.

1. Wood construction and partial wood siding, including shingles
2. Low-pitched gable (triangular) roofs
3. Overhanging eaves with exposed rafters and beams
4. Knee braces under the eaves, at the corners and along the eave line (This is a carryover from barn construction and often appears in farmhouses of the period)
5. Heavy timber, paired columns at the front porch
6. Patterned windowpanes on the upper sections of the sash
7. Full-width covered front porch with a low or half lower wall.
8. Horizontal banding between levels.

The Secretary of the Interior’s Standards for Rehabilitation and Guidance for Changes to historic buildings that preserve the character of the historic buildings while allowing modernization and additions that enhance the longevity of the historic resource.

The Secretary of the Interior’s Standards for Rehabilitating Historic Buildings were created by the National Park Service, Cultural Resources Division in 1978 to provide a framework to guide rehabilitation work for projects that were Certified Historic Structures and applied to use investment tax credits. Since that time, the “Standards” have been expanded by introducing element-specific recommendations in the “Guidelines.” These standards and guidelines have been adopted by many governmental agencies to promote the same level of preservation to projects that are determined to be local landmarks and/or historic resource properties. For buildings that are eligible for or are listed in the California Register of Historical Resources, compliance to the “Standards” is generally accepted to reduce the impact of a project to less than a significant adverse impact.⁶

*The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.*⁷

1. *A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.*

The property retains its historic use as a single-family residence.

2. *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*

⁶ <http://www.nps.gov/tps/standards/rehabilitation/rehab/stand.htm>

⁷ *ibid*

The historic character of the Craftsman design and most of the workmanship is retained in the proposed rehabilitation plan. There is no loss of character-defining features on the primary façade and minor loss of historic materials on the lesser side façades.

3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

No conjectural features were added to the building. The addition uses compatible forms without stylistic decoration. The architect will provide specifications showing the differentiation between similar materials.

4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

The historic building does not represent artistic or significant changes over time, and the alterations, particularly to the rear, are not historically important.

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

The original design, workmanship, and materials are mostly preserved by locating the addition onto the rear, already altered, façade.

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

Specifications are not available currently. However, the historic house appears to be in very good condition, requiring little repair.

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

Specifications are not available at this time. However, there is no need for harsh chemicals or treatments, and these should not be permitted.

8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

An archeological survey was not conducted as part of this review. However, it appears from the past uses and rather dense development around the property that it is unlikely to yield important information about prehistory or history. Should archeological material be uncovered, State and local laws must be followed.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

The proposed rear addition requires a small amount of historic siding and roof structure to be removed for the addition. The area is not a character-defining feature of the historic house. It is unfortunately necessary to lose some siding and roof framing, eave, and fascia to connect the addition to the main body of the house. There are materials and workmanship represented in large areas as part of the historic building. While the materials are characteristic of the Craftsman style, they are not individually character-defining features.

The proposed design for the addition is compatible with the historic building, using wood construction, shingles of a different off-set pattern as well as stucco siding that is a slightly different texture and differentiates the new from the historic materials. The architect shall provide specifications to show the differentiation.

The addition is not taller than the historic building and is located on the secondary rear façade, which has been remodeled, destroying much of the historic materials and workmanship. The proposed addition is compatible with the massing, size, and scale of the historic building, and by being located on the back of the historic house, it protects the integrity of the Craftsman style house.

The proposed detached garage is a simple gabled roof design without historicist ornamentation. The materials will follow those of the addition, and it will not appear to be a historic structure.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.⁸

Although highly unlikely, if the new addition were to be removed, the historic building could be repaired without significant damage to the historic envelope of the building. The historic building is wood construction, as is the proposed addition. Removing the addition would require repairing the original framing in wood and replacing the siding, knee brackets, and shingles.

The proposed new garage is a separate structure. The design is wood construction with a pitched roof and no ornamentation. The design is compatible with the character of the historic house. The location and construction do not change any aspects of the historic house.

Conclusion: Urban Programmers determined that the rehabilitation plan provided by Chapman Design Associates, Inc., for 236 Eleanor Avenue, including the addition to the historic house and the location and

⁸ <http://www.nps.gov/tps/standards/rehabilitation/rehab/stand.htm>

design of a new garage, complies with the *Secretary of the Interior's Standards for Rehabilitating Historic Buildings*. The property retains eligibility to be listed in the Los Altos Historic Resource Inventory.

General Comments on the rehabilitation plans prepared by Chapman Design Associates.

The historic house was listed in the Los Altos Historic Resource Inventory in 1997 on a flag lot where the house is not visible from the public right of way. The only way to see the house is to enter the property past the front house. History did not record the motivation for creating the flag lot- but they are not uncommon; often, it was to provide a modern house in the front (or back) for a younger generation while maintaining a very close relationship to the older generation, or simply as a source of income as agriculture became unprofitable. Some parcels were not legally divided, while others, when subdivided, created unusual shapes or "flag lots" where the entrance is often a long driveway from the side or rear. Some parcels include historic resources that should be preserved, but these lots and the location of historic buildings often do not comply with zoning or setback regulations, making the preservation of a historic resource more difficult.

When the parcel at 236 Eleanor Avenue was created, there was no consideration given to preserving the historic resource, providing a view corridor to the historic building, or even defining the new orientation of the parcel. After the parcel was recorded, zoning and setbacks were established. Functionally, the orientation of this parcel rotates to have the main entrance on the north and not the east. This does not conform with the Los Altos zoning regulations.

Historic preservation criteria generally do not provide guidance in a situation where zoning or setbacks have been adopted because the overarching philosophy is to protect the historic resource and, when necessary, use the best judgment to provide the most beneficial setting for the historic resource, thus contributing to the preservation of the historic resource. In some communities, historic buildings or properties are given a special overlay zone with different requirements to encourage the preservation and rehabilitation of historic buildings or sites.

Reuse of materials should always be a consideration. If it is not possible to reuse them in the rehabilitation, they could be recycled through a company or donated to a preservation organization such as Preservation Action Council San Jose or a history museum that recycles building materials. Characteristic elements are also exchanged on the internet.

Recommendation: An updated DPR should be prepared to identify the original owner and record changes that may be approved and completed as part of the current application.

Best regards,



Bonnie Bamburg

MEMO

To: Sean Gallegos, Los Altos Planning Department
From: Bonnie Bamburg, Urban Programmers

Subject: 236 Eleanor Avenue-Response to comments on the Historic Report DPR and Review of Rehabilitation Plans

Date: April 12, 2023

General Response to Methodology.

The Secretary of the Interior's Standards for the treatment of Historic Property and the Secretary of the Interior's Standards for Rehabilitation require an analysis of the character-defining features of a historic resource prior to beginning the rehabilitation plan. When this house was analyzed, it was apparent there had been many alterations and changes. The alterations are a mix of including existing details and new elements that were based upon Craftsman styles. We believe the designer studied the building and the styles and was not just a contractor remodel. The SOIS further requires a ranking or consideration of the primary and lesser character-defining features. This house exhibited the primary character-defining features to be primarily on the front facade, some on the side and less on the rear due to previous alterations.

To allow the owners additional living space and modern conveniences while maintaining the character of the Craftsman style, the rear façade was identified for the addition because it had the least character-defining features and original and as it had been remodeled. This allows for continued use and preserves the dramatic (although somewhat altered) front facade) and character of the side facades, although there is a loss of some historic materials and the side roof line... The rehabilitation plan was designed to require the least removal of character-defining features and historic materials. These are proposed to be removed as part of the rehabilitation addition.

Character defining features and original materials of the rear and side facade.

Rear Façade Historic materials and Character-defining



The rear façade has been significantly altered from the original design of a farmhouse in a variation of the Craftsman style.

Alterations that previously removed historic material include the protruding section that has a multi-pane glass door and three wood windows that are not original to the location and probably not to the building. The rear facade of an orchard would have the utility porch with a wood back door that might have had a glass panel in the top. Stairs usually were to the side. This is the pattern of the existing foundation. Windows would be small and plain frames. All windows appear to be from a previous remodel. The rear of the house was not used for recreation but was utilitarian with, clotheslines, a barn and other ancillary buildings behind. Windows on the rear were also less formal, but operable.

Although this may be the original style roof framing it would be unusual. Typically the roof was straight across and a second shed roof covered the utility portion. The roof appears to have been extended over the protruding section carrying the design of exposed rafter tails.

While the Craftsman style may include a shed dormer, the style seen on the front would have dictated a cross gable or gable dormer would have occurred on this house. The shed dormer is out of proportion with the rest of the house. It appears to have been installed to create a bedroom in the attic storage area. Although the shed roof incorporates exposed rafter tails and a knee brace - Craftsman elements- these are not original to the building. Looking to the front and sides of the house, a dormer would have had a gable and not a shed roof. The shed roofed dormer is not original and because of the scale it has not gained significance, and is not a character defining feature of this house.

The windows in the protruding section are not original to the location and not likely the house. Recycling windows during a remodel is not a new concept and may have happened although the frames do not appear early twentieth century. The small, almost square windows (rear of the house) may or may not be an original frame and lugsil. Prior to central heat and ventilation was important and kitchen windows particularly would have been operable to expell kitchen odors and circulate air into the kitchen. The fixed pane kitchen window may have been relocated to this area or is a feature of remodeling. It is not a character defining element.

The deck has also been added and is not a character defining feature of the house.

In summary, the rear of this house has been remodeled with original materials and style changed. The characteristic elements to be removed are; roof slope with exposed rafter tails is a defining element of the Craftsman style and siding on half the rear wall appears to be original and is typical of the Craftsman Style and this house.

The rehabilitation plan shows these elements will be removed. This will change the design and rear character of the house.

Side Façades Historic material and features. This is discussed in the report and expanded here. The side exhibits character-defining features in the roof slope, fenestration with windows exhibiting small panes above a larger pane in a casement style, and siding. There is a loss of historic material on the side and rear roof framing (composition roofing materials are not historic and are not character defining elements) where the addition connects to the main building and the loss of windows that are characteristic of the Craftsman style, and siding. The loss of characteristic windows on the first level is unfortunate yet placing the addition to the rear and connecting the roof frame and rear side facades appears to provide the addition with the least loss of historic fabric and features.

Responses to the questions and comments in the Summary of Comments on the Historic document Historic Report 236 Eleanor Ave.

Standard 2

Sean Gallegoas: There is no discussion of any potential character defining features, which are being removed/demolished due to the addition along the rear of the house.

At a minimum, the historian should be discussing the defining features along the rear elevation and whether the features or materials are relevant character defining features for the existing Craftsman style building.

In the report, the historian states: "the rear face with the pop-out addition to the original design. The view shows the shed dormer on the rear second level." If the historian does not believe the rear of the elevation is not historic due to addition not being historical significant or a character defining feature in its own right, it must discuss this issue in their response. While I agree the existing Craftsman design is retained along the front and the majority of the sides. This requires a more detailed discussion than the conclusory statements (without supporting analysis) which is provided in this response.

Finally, why is the applicant or the historian not utilizing the potentially historic windows or other features being removed from the rear of the house in the new house design. If a historic feature can be preserved, staff would expect the historian to require the preservation of any features, which could be preserved.

Urban Programmers Response. Above is the detailed description of the rear facade of 236 Eleanor Avenue.

Standard 3

Sean Gallegos. The historian states material textures will be offset or use different texture. Staff has identified stucco will be matching the existing house, and staff does not see the offset or the difference in texture. The historian should provide a greater discussion of the addition not creating a false sense of historic development.

Urban Programmers Response. Standard 3 and treatments were discussed with the architect Walter Chapman. Textures and colors would be included in the specifications. We did not see the color board. This would have been more appropriately stated that the architect will provide specifications and samples of color and textural differences to be approved by the Planning Staff.

Standard 4

Sean Gallegos. The historian states "the rear are not historically important." Why? If the rear elevation is not historic, the historian must provide a detailed explanation for the reasons under the City's historic preservation standards for the rear elevation not being historically important

Urban Programmers Response. This should have been explained in more detail as it is above.

Standard 5

Sean Gallegos. *While I understand an addition to the rear of a historic house is less impactful to the historical integrity and significance of the house, the historian is discussing the distinctive features being removed from the rear elevation. At a minimum this should be discussed by the historian, and the historian should outline the reasoning why the loss of the features are not significant under the Secretary of the Interior's Standards.*

Urban Programmers Response. This is discussed in detail above.

Standard 9

Sean Gallegos. *There is no discussion of any potential character defining features, which are being removed/demolished due to the addition along the rear of the house. At a minimum, the historian should be discussing the defining features along the rear elevation and whether the features or materials are relevant character defining features for the existing Craftsman style building.*

In the report, the historian states: "the rear face with the pop-out addition to the original design. The view shows the shed dormer on the rear second level." If the historian does not believe the rear of the elevation is not historic due to addition not being historical significant or a character defining feature in its own right, it must discuss this issue in their response.

While I agree the existing Craftsman design is retained along the front and the majority of the sides. This requires a more detailed discussion than the conclusionary statements (without supporting analysis) which is provided in this response. In your response, you state the stucco is slightly different and differentiates from the historic materials. However, the applicant's materials board shows the stucco will exactly match the existing stucco finish. Therefore, your original statement is not consistent with the proposed plans and materials. Staff requests a discussion of the proposed materials and their consistency under the SOISR.

Urban Programmers Response. The discussion and explanation of the affected facades is above.

Reuse of materials should always be a consideration. If it is not possible to reuse them in the rehabilitation, they could be recycled through a company or donated to a preservation organization such as Preservation Action Council San Jose or a history museum that recycles building materials. Characteristic elements are also exchanged on the internet.

236 Eleanor Notification list and notes

Address	Name	Notes
260 Eleanor Ave	Greg and Kendra Muscarello	In person discussion 2/17. Dropped packet 3/2 and have had add'l in-person discussions. Supports
192 Eleanor Ave	Ashish Patel, Neelam Goyal	Dropped packet 3/2 and have had positive email exchnages. Supports
246 Eleanor Ave	Steve and Celeste Hertzler	In-person discussions 2/17. Dropped packet in mb 3/2 and had in person discussions and positive text exchange. Supports
199/201 Elenor Ave	Ying Liu	Had in person discussion 2/17. Dropped packet off 3/2 personally and reviewed. Supports
241 Eleanor Ave	Rod Sugimoto	In person discussion 2/17. Dropped packet 3/2 and have had add'l in-person discussions. Supports
217 Eleanor Ave	Candice Maruyama	In-person discussion 2/17. Dropped packet 3/2 and had in person discussions and positive text exchange. Supports
161 Pepper Ct	Dee Gibson	In person discussion 2/17. Dropped packet 3/2 and have had add'l in-person discussions. Supports
166 Hawthorne Ave	Pia Camenzind	In person discussion 2/17. Dropped packet 3/2 and have had add'l in-person discussions. Supports
172 Hawthorne Ave	RENTAL / FOR SALE / NO OWNER LISTED AT CITY	
184 Hawthorne Ave	RENTAL / VACANT / NO OWNER LISTED AT CITY	
215 Hawthorne Ave	RENTAL / VACANT / Sent packet to listed owner in Cambell	
245 N Hawthorne	Western Title Guaranty Co Deane Furuichi	Name provided by city as additional notification APN: 170-26-046 : Sent Packet

NEWMATERIALS



ROOFING
40 YEAR COMPOSITION
SHINGLE



GUTTERS
OGEE & ROUND
DOWNSPOUTS



WINDOWS
DUAL GLAZED
ALUMINUM CLAD



WINDOW TRIM
2X2 WOOD TRIM
2X3 SILL & APRON



EXTERIOR
MATCH EXISTING
STUCCO

STAGGERED SHINGLES
AT GABLES



EXISTING MATERIALS



ROOFING
REMAIN AS EXISTING
40 YEAR
COMPOSITION



GUTTERS
REMAIN AS EXISTING
OGEE
ROUND DOWNSPOUT



WINDOWS
REMAIN AS EXISTING



WINDOW TRIM
REMAIN AS EXISTING
2X3 SILL & APRON
WITH CROWN



EXTERIOR
REMAIN AS EXISTING
STUCCO

GABLES
STRAIGHT LINED
SHINGLES



June 20, 2023

City of Los Altos
One North San Antonio Road
Los Altos, California 94022

Community Development Department
Attn: Sean Gallegos
Subject: 236 Eleanor Avenue (SC23-0003, V23-001& H23-001)

Dear Mr. Gallegos,

This letter is in response to the Incomplete Letter sent on May 15, 2023, regarding the variance request for 236 Eleanor. Some of the Planning Division Feedback is erroneous and cannot be applied to this project.

There is no request being made for a third-floor variance. We will be requesting a second-floor variance for the Historical structure, a floor-level variance for the addition (which will allow for a basement), and a front-yard variance for a detached garage.

Please include our variance request letter in the submission to the Planning Commission. We understand that the staff's report may include different findings and interpretations of the zoning code, however, that should not hold up our application.

Sincerely,



Walter Chapman

May 23, 2023

City of Los Altos
One North San Antonio Road
Los Altos, California 94022

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Subject: 236 Eleanor Avenue (SC23-0003, V23-001& H23-001)

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Please include our variance request letter in the submission to the Planning Commission. We understand that the staff's report may include different findings and interpretations of the zoning code, however, that should not hold up our application.

Sincerely,

Walter Chapman

May 23, 2023

City of Los Altos
One North San Antonio Road
Los Altos, California 94022

To: City of Los Altos Planning Commissioners
Subject: 236 Eleanor Avenue (SC23-0003, V23-001& H23-001

Dear Commissioners,

This letter is to explain the variances being requested for the property located at 236 Eleanor Avenue. This property is listed as a Historical Resource in the City of Los Altos. The plans that you will be reviewing have been approved by the Historical Commission with the full support of the Commission and the recommendation was made that the proposed variances be supported by the city.

Variances Requested:

1. Basement: Variance to the finish floor level above grade from 2' to 2.5' for the basement to not qualify as a floor. *Design Guidelines - 5.13 Basements*
2. Second-floor: Variance to expand an existing second floor by 326 square feet on a flag lot where only single-story structures are allowed. The height of the addition would be 26.2 ft. which surpasses the 20 ft. maximum limit on a flag lot. *Section 14.06.09 Height of structures (flag lots).*
3. The placement of an accessory structure (garage) in a required front yard where such structures are not permitted. *Section 14.15.120 Size, height and placement of accessory structures.*

The basis for these variances can be found in the Los Altos Municipal Code Chapter 14.02 specifically:

Subsection (F) - To protect and enhance real property values within the city.

Subsection (G) - To conserve the City's natural beauty, to improve its appearance, and to preserve and enhance its distinctive physical character.

Subsection (G) is particularly relevant in how it relates to a non-conforming Historical resource which is clearly a part of the distinctive character of Los Altos. Whereas a strict application of zoning rules would impose limitations on development options that are needed to uphold the property's historical significance.

The granting of these variances will not impact the health, safety, or welfare of the community. The second-floor addition will not increase the overall height of the structure as it is designed to not impact the historical residence.

The setbacks for the proposed single-story addition are generous so as not to impact neighbors.

The basement will not be visible to public view.

The detached garage is placed to be subordinate to the historical structure and will strengthen a front yard presence to Eleanor Avenue.

VariANCES:

1. Basement: Finish floor level above grade.

The finish floor level of the proposed addition is 100.75, aligning it with the finish floor of the Historic Home (this is the common practice, to match the existing floor level when adding to a historic structure). The height of finish floor above existing grade varies from as high as 3'-6" at the right front corner of the existing house to 2'-3" at the opposite corner of the proposed addition. The average height of the floor above grade along the western wall line of the addition is 2'-6" which is 6" higher than the current code of 24".

This code was introduced in order to minimize the visual impact of a structure as well as to maintain a privacy sight line into a neighbor's yard. The privacy concern is negated by the proposed side-yard setback of 20' which is twice the distance of a standard set-back of 10'.

The same 24" max. floor height for a main floor is applied when determining a distinction between a basement and a floor level. This is to avoid the appearance of a house having another story/floor. There is currently a non-habitable basement under a portion of the existing home and the addition on the rear of the home will have a partial basement.

This will provide/maintain access to the existing one.

The conversion of a portion of the current basement from a cellar to a habitable space, as well as the new partial basement, will require that there is natural light and ventilation. The proposed basement would have a light well located at the rear of the house (in this case, the Western/Right Side Elevation). The basement wall will not be visible unless a person is actually in that side yard.

A variance in the height of the finish floor will allow for this basement to be included in the scope of work. Otherwise, the basement will be interpreted as an additional floor and need to be removed from this application.

The overall height/impact of the existing structure is not affected by the elevated floor level of the proposed addition as it is placed behind the Historic Home and is not higher than 20', which qualifies the addition as a one-story structure.

A review of Historic Homes in Los Altos shows that finished floor levels over two feet in height are common. Many of these homes also have non-habitable basements or "Cellars". The expansion of the basement is a continuation of a non-conforming structure that cannot be altered.

Note: The justification for the requested Variance from an additional floor determination is tied to the Primary Hardship "A" the existence of the Historic Home.

2. Second-floor expansion of an existing two-story house on a flag lot.

The proposed alteration and expansion of the upper-floor bedroom number three is to provide egress from the bedroom. Currently, this bedroom faces the western side of the property where a main floor addition is proposed, once built, the roof of the addition will eliminate egress for the bedroom. This variance will allow the reorientation of the bedroom to face the southern property line instead. This will not only accommodate the egress window but will also remove a current privacy issue for the neighbor on the western boundary. This addition/remodel will be at the rear of the Historical Home and will not impact the integrity/significance of the home or property.

Note: The justification for the requested variance for an upper floor remodel/expansion is tied to the Primary Hardship "A" the existence of the Historic Home.

3. The location of an accessory structure in a required front yard.

The way the property at 236 Eleanor was carved up in relation to the existing house and surroundings resulted in the setback orientation for this property being rotated. The obvious front yard becomes a side yard and the side yard becomes the front. This definition creates a problem for the placement of the detached garage as it is now in a front yard location which is not allowed by code. If this had been retained as a side yard a variance for the garage would not be required.

Note: The justification for the requested variance for an accessory structure in a front yard is tied to the Primary Hardship "B" set-back interpretation for a flag lot and Primary Hardship "A" the existence of the Historical Home.

Conclusion:

The basis for these variance requests is the unique nature of the property, not that there is an unusual shape, size, or topography, but that it is designated as a historical resource. This designation restricts how the property can be developed resulting in the need for variances to offset the encumbrances.

If there were there no need to protect the historic structure, it could be removed and a house could easily be designed to meet all zoning ordinances. Once a property is designated a historical resource the city is obligated to make accommodations to not only preserve the structure but allow for reasonable rehabilitation.

The proposed upper floor expansion and remodel meet the city's regulations in terms of setback, height, and floor area for a conventional lot. The variance is to allow the expansion of an existing two-story structure on a flag lot, not approve a new one.

The proposed detached garage also complies with all regulations pertaining to size, height, and daylight plane if it were in a side yard. The variance would allow for it to be constructed in a location that is best suited to current site conditions for accessibility and context with the historical home.

- -The granting of these exceptions will not be a special privilege or create precedence. Variances have been granted in the past in Los Altos specifically to accommodate the preservation of historical resources.

Thank you for your consideration in this matter.

Sincerely,

Walter Chapman
Chapman Design Associates



NORTHEAST 3D RENDERING



SOUTHEAST 3D RENDERING

GENERAL NOTES

- A** VERIFICATION CONTRACTOR & ALL SUBCONTRACTORS SHALL VERIFY ALL GRADES, DIMENSIONS & CONDITIONS PRIOR TO START OF WORK
- B** DIMENSIONS DO NOT SCALE THESE DRAWINGS. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DRAWINGS
- C** DISCREPANCIES MINOR DISCREPANCIES BETWEEN DRAWINGS & ACTUAL CONDITIONS ARE TO BE EXPECTED. CONDITIONS REQUIRING CLARIFICATION SHALL BE BROUGHT TO THE ATTENTION OF C.D.A. IMMEDIATELY
- D** CONTRACT DOCUMENTS CONSTRUCTION DOCUMENTS TO POST DATE JOB COPY. VERIFY DOCUMENT DATE WITH C.D.A. PRIOR TO START OF WORK. CONTRACTOR TO ENSURE THAT ANY REVISED DOCUMENTS SHALL BE PROVIDED TO SUBCONTRACTORS IMMEDIATELY

CONSULTANT DIRECTORY

SURVEYOR NNR ENGINEERING SERVICES CO.
535 WEBRIDGE DRIVE
SAN JOSE, CA 95123
(408) 348-7813

SOILS ENGINEER GEOFUNDATION INC.
488 CHELSEA KING
SAN JOSE, CA 95138
(408) 710-6701

CIVIL ENGINEER GREEN CIVIL ENGINEERING
1900 S. NORFOLK ST. # 350
SAN MATEO, CA 94403
(510) 368-9863

STRUCTURAL ENGINEER T.B.D.

ENERGY CONSULTANT T.B.D.

LANDSCAPE ARCHITECT W. JEFFREY HEID, LANDSCAPE ARCHITECT
617 ONELDA DRIVE
SAN JOSE, CA 95123

SHEET INDEX

- ARCHITECTURAL SHEETS**
- A0.0 COVER SHEET
 - A1.0 SITE PLAN
 - A1.1 EXCAVATION PLAN CONSTRUCTION OPERATION PLAN
 - A1.2 OSHA LAYBACK SECTION & BASEMENT EXCAVATION PLAN
 - A1.3 FLOOR DIAGRAM & AREA CALCULATIONS
 - A1.4 NEIGHBORHOOD CONTEXT MAP
 - A2.0 MAIN FLOOR DEMOLITION PLAN
 - A2.1 UPPER FLOOR DEMOLITION PLAN
 - A3.0 PROPOSED BASEMENT PLAN
 - A3.1 PROPOSED MAIN FLOOR PLAN
 - A3.2 PROPOSED UPPER FLOOR PLAN
 - A3.3 PROPOSED ROOF PLAN
 - A4.0 EXISTING & PROPOSED FRONT ELEVATIONS
 - A4.1 EXISTING & PROPOSED REAR ELEVATIONS
 - A4.2 EXISTING & PROPOSED RIGHT SIDE ELEVATIONS
 - A4.3 EXISTING & PROPOSED LEFT SIDE ELEVATIONS
 - A4.4 DETACHED GARAGE PLAN & ELEVATIONS
 - A4.5 ARCHITECTURAL DETAILS
 - A5.0 CROSS SECTIONS "A-A" & "B-B"
 - A5.1 CROSS SECTIONS "C-C" & "D-D"
- CIVIL SHEETS**
- C1 GRADING & DRAINAGE PLAN
- LAND SURVEY SHEET**
- SHT-1 TOPOGRAPHIC SURVEY
- LANDSCAPE SHEETS**
- L-1 CONCEPTUAL LANDSCAPE PLAN (OVERALL)
 - L-2 CONCEPTUAL LANDSCAPE PLAN (FRONT)
 - L-3 CONCEPTUAL LANDSCAPE PLAN (REAR)

APPLICABLE CODES

THIS PROJECT SHALL COMPLY (AS REQUIRED) WITH THE:

- 2022 CALIFORNIA BUILDING CODE
- 2022 CALIFORNIA RESIDENTIAL CODE
- 2022 CALIFORNIA MECHANICAL CODE
- 2022 CALIFORNIA ELECTRICAL CODE
- 2022 CALIFORNIA PLUMBING CODE
- 2022 CALIFORNIA FIRE CODE
- 2022 CALIFORNIA ENERGY CODE
- 2022 CALIFORNIA GREEN BUILDING

PROPERTY DESCRIPTION

OWNER JENNIFER JACOBSEN & TODD PARMACEK

ADDRESS 236 ELEANOR AVE.
LOS ALTOS, CA 94022

PARCEL 170-41-093

ACREAGE 0.422 ac.

ZONING R1-10

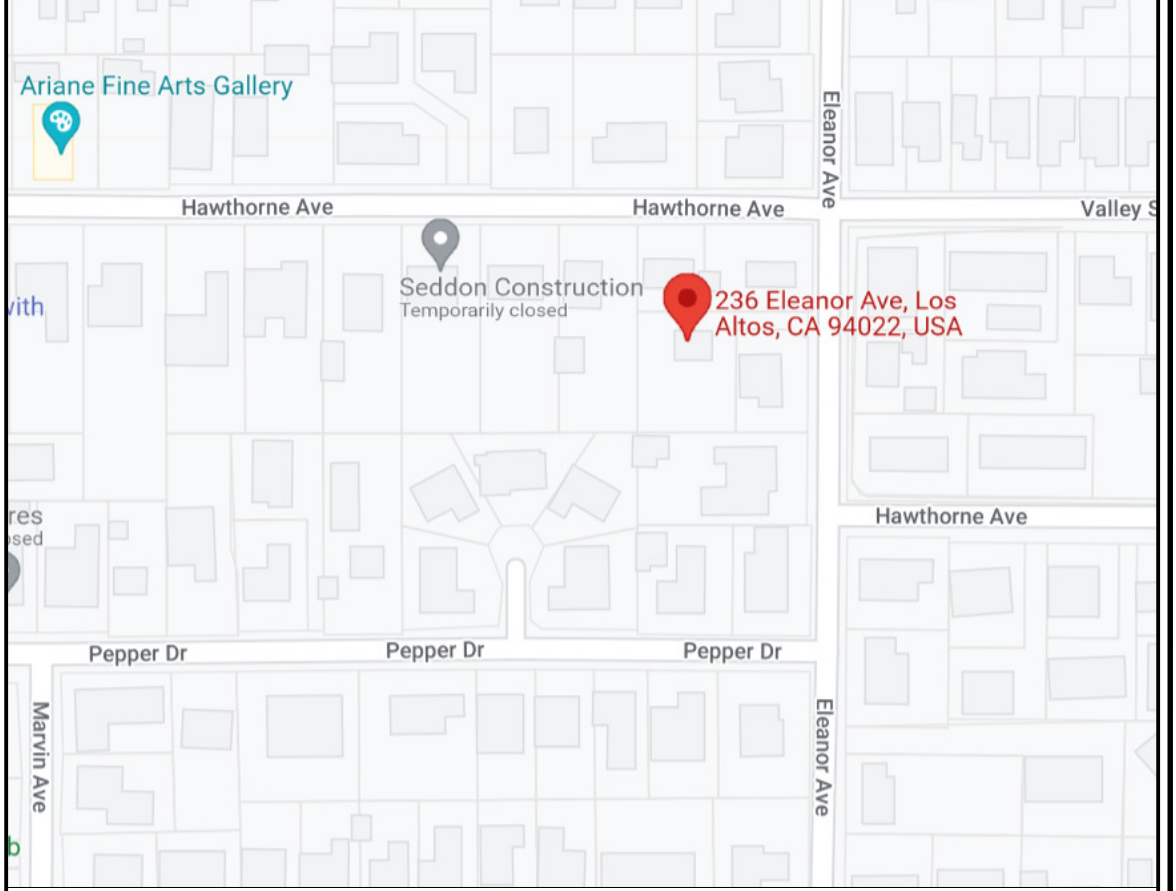
FLOOD HAZARD ZONE -X

OCCUPANCY R-3/U **2a**

CONSTR. TYPE V-B

PROJECT DESCRIPTION ADDITION TO MAIN, UPPER FLOOR AND BASEMENT OF EXISTING 2-STORY HISTORICAL HOUSE

VICINITY MAP



TABULATION

ALLOWABLE FLOOR AREA CALCULATIONS

Net Lot Size = 16,681.80 sq.ft.

35% for 1st 11,000 sq.ft. = 3,850.00 sq.ft.

10% for 5,681.80 sq.ft. = 568.18 sq.ft.

Allowable sq.ft. = 4,418.18 sq.ft. **2b**

	EXISTING	PROPOSED	ALLOWED / REQUIRED
LOT COVERAGE (land area covered by all structures that are over 6 feet in height)	1,531.48 s.f. (10.13 %)	3,851.35 s.f. (23.08 %)	5,004.54 (30.00%)
FLOOR AREA	1,851.67 s.f. (10.07 %)	4,413.60 s.f. (26.45 %)	4,418.18 s.f. (26.48%)
SETBACKS:			
Front (1st / 2nd)	42.50 feet / 42.50 feet	36.50 feet / 42.50 feet	25.00 feet
Rear (1st / 2nd)	79.33 feet / 79.33 feet	22.17 feet / 79.33 feet	25.00 feet
Right Side (1st / 2nd)	46.91 feet / 52.18 feet	20.93 feet / 59.50 feet	15.00 feet / 17.50 feet
Left Side (1st / 2nd)	22.58 feet / 22.58 feet	22.58 feet / 22.58 feet	15.00 feet / 20.00 feet
HEIGHT:	(s) 27'-0"	(s) 26'-0"	27'-0"

SQUARE FOOTAGE BREAKDOWN			
	EXISTING	CHANGE IN	TOTAL PROPOSED
HABITABLE LIVING AREA: (Includes habitable basement areas)	2,765.31 sq. ft.	(+) 2,805.20 sq. ft.	5,571.51 sq. ft.
NON-HABITABLE AREA: (Does not include covered porches or open structures)	606.73 sq. ft. (to be removed)		588.00 sq. ft.
TOTAL PROPOSED FLOOR AREA:			6,159.51 sq. ft.
LOT CALCULATIONS			
NET LOT AREA:			16,681.80 square feet
FRONT YARD HARDSCAPE AREA: (Hardscape area in the front yard setback shall not exceed 50%)			301.13 (18.13 %) 2b
LANDSCAPING BREAKDOWN:			
Total hardscape area (existing & proposed):			3,568.54 sq. ft.
Existing softscape (undisturbed area):			0 sq. ft.
New softscape area:			9,261.91 sq. ft.
Building footprint w/ all porches:			3,851.35 sq. ft.
Total (Net size of lot)			16,681.80 sq. ft.

NOTE

THE DRAWING AND THE IDEAS, DESIGNS, PLANS AND SPECIFICATIONS CONTAINED HEREIN ARE THE PROPERTY OF CHAPMAN DESIGN ASSOCIATES AND DEVELOPED FOR THE EXCLUSIVE USE OF THE CLIENT. ANY REUSE, REPRODUCTION, OR INTENDED OR UNINTENDED DISSEMINATION OF THESE DRAWINGS OR SPECIFICATIONS WITHOUT THE WRITTEN CONSENT OF CHAPMAN DESIGN ASSOCIATES IS STRICTLY PROHIBITED. THESE DRAWINGS ARE TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN AND NOT FOR ANY OTHER PROJECTS WITHOUT THE WRITTEN CONSENT OF CHAPMAN DESIGN ASSOCIATES.

DATE	REVISION / COMMENTS
11/2/2023	

CLIENT (22219)

JACOBSEN / PARMACEK RESIDENCE

384 HAWTHORNE AVE., LOS ALTOS, CA 94022

MAILING ADDRESS: 236 ELEANOR AVE., LOS ALTOS, CA 94022

(650) 245-7884

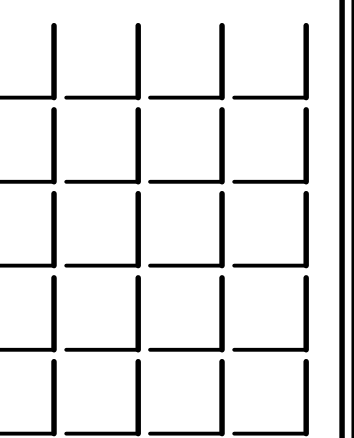
JOB SITE ADDRESS

236 ELEANOR AVE.
LOS ALTOS, CA 94022

WiliChapman

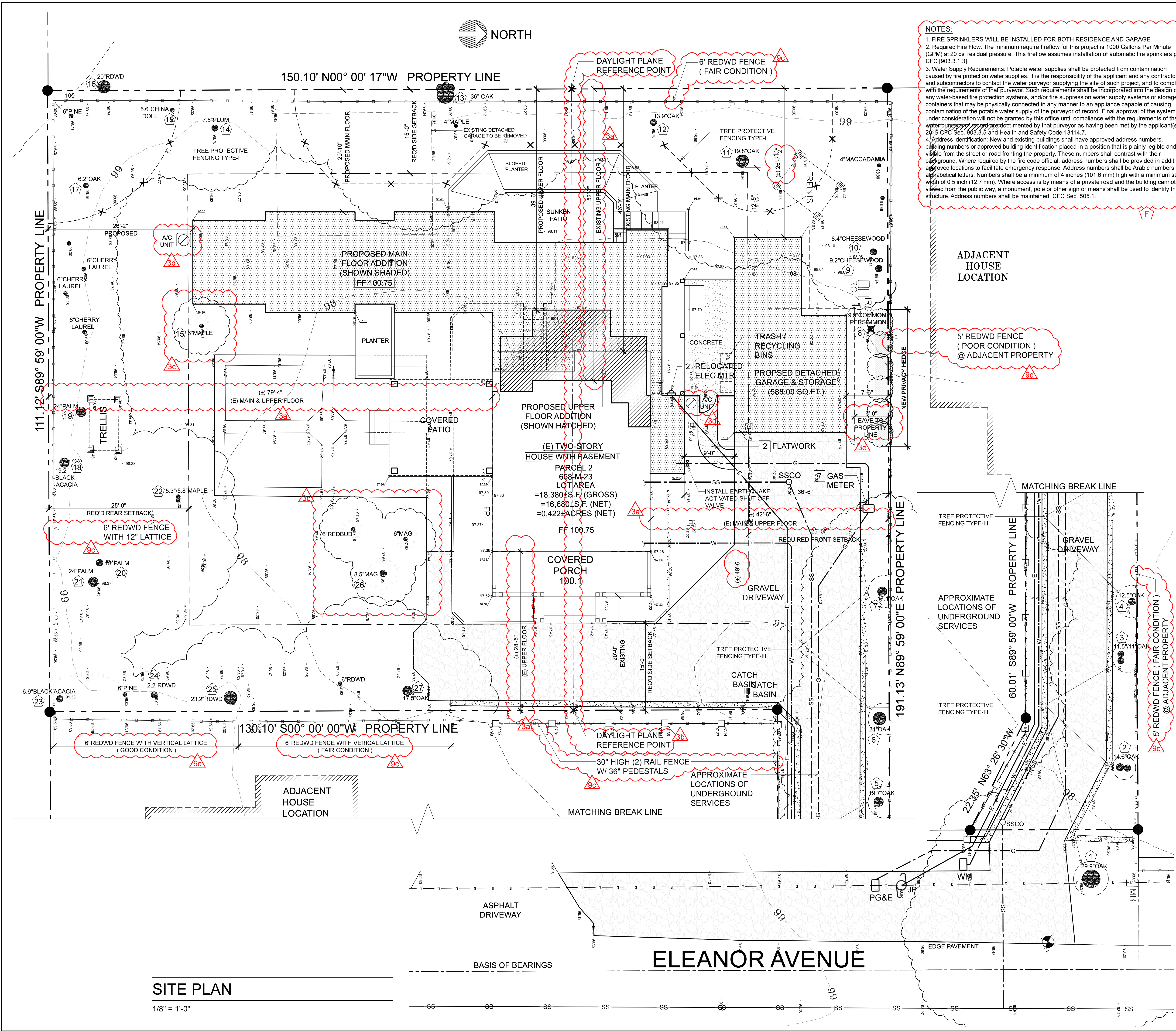
CHAPMAN DESIGN ASSOCIATES

620 S. EL MONTE AVENUE
LOS ALTOS, CA 94022 (650) 941-6880



SHEET

A0.0



- NOTES:**
- FIRE SPRINKLERS WILL BE INSTALLED FOR BOTH RESIDENCE AND GARAGE
 - Required Fire Flow: The minimum required fire flow for this project is 1000 Gallons Per Minute (GPM) at 20 psi residual pressure. This fireflow assumes installation of automatic fire sprinklers per CFC §903.3.1.3.
 - Water Supply Requirements: Potable water supplies shall be protected from contamination caused by fire protection water supplies. It is the responsibility of the applicant and any contractors and subcontractors to contact the water purveyor supplying the site of such project, and to comply with the requirements of that purveyor. Such requirements shall be incorporated into the design of any water-based fire protection systems, and/or fire suppression water supply systems or storage containers that may be physically connected in any manner to an appliance capable of causing contamination of the potable water supply of the purveyor of record. Final approval of the system(s) under consideration will not be granted by this office until compliance with the requirements of the water purveyor of record is documented by that purveyor as having been met by the applicant(s).
 - Address Identification: New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Where required by the fire code official, address numbers shall be provided in additional approved locations to facilitate emergency response. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall be a minimum of 4 inches (101.6 mm) high with a minimum stroke width of 0.5 inch (12.7 mm). Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address numbers shall be maintained. CFC Sec. 505.1.

SITE PLAN NOTES

- | | | |
|----|--------------------|---|
| 1 | DRIVEWAY | |
| 2 | FLATWORK | |
| 3 | GRADING | N/A (EXCEPT FOR EXCAVATION OF BASEMENT AND CRAWL SPACE) |
| 4 | DRAINAGE | SEE GRADING AND DRAINAGE PLAN |
| 5 | STORM DRAINAGE | SEE GRADING AND DRAINAGE PLAN |
| 6 | SEWER LATERAL | TIE INTO EXISTING SEWER LATERAL |
| 7 | GAS & ELEC SERVICE | UPGRADE AS REQUIRED PER NEW LOADS |
| 8 | SETBACKS | AS PER PLAN |
| 9 | TREES | SEE ARBORIST REPORT FOR DOCUMENTATION |
| 10 | FENCES | PROTECT EXISTING DURING CONSTRUCTION |
| 11 | LANDSCAPE | PROTECT EXISTING WHERE POSSIBLE |

COVERAGE & F.A.R.

NET:	SITE PLAN	16,681.80	SQ. FT. = 0.38 AC
COV:	ALLOWABLE	5,004.54	SQ. FT. = 30.00 %
	EXISTING	1,531.48	SQ. FT. = 09.18 %
	PROPOSED	3,851.35	SQ. FT. = 23.08 %
FAR:	ALLOWABLE	4,418.18	SQ. FT. = 26.48 %
	EXISTING	1,851.67	SQ. FT. = 11.09 %
	PROPOSED	4,413.60	SQ. FT. = 26.45 %

TREE SCHEDULE NO.	TREE TYPE	REMOVE	
		YES	NO
1	29.9" Ø COAST LIVE OAK TREE		✓
2	14.6" Ø COAST LIVE OAK TREE		✓
3	11.5"/11" Ø COAST LIVE OAK TREE		✓
4	12.5" Ø COAST LIVE OAK TREE		✓
5	19.7" Ø COAST LIVE OAK TREE		✓
6	21" Ø COAST LIVE OAK TREE		✓
7	17.1" Ø COAST LIVE OAK TREE		✓
8	9.9" Ø PERMIMON TREE	✓	
9	9.2" Ø CHEESEWOOD TREE		✓
10	8.4" Ø CHEESEWOOD TREE		✓
11	19.8" Ø COAST LIVE OAK TREE		✓
12	13.9" Ø COAST LIVE OAK TREE		✓
13	36" Ø COAST LIVE OAK TREE		✓
14	7.5" Ø PLUM TREE		✓
15	5.6" Ø CHINA DOLL TREE		✓
16	20" Ø COASTAL REDWOOD TREE		✓
17	6.2" Ø COAST LIVE OAK TREE		✓
18	19.2" Ø BLACK ACACIA TREE		✓
19	24" Ø CANARY ISLAND PALM TREE		✓
20	18" Ø CANARY ISLAND PALM TREE		✓
21	24" Ø CANARY ISLAND PALM TREE		✓
22	5.3"/5.8" Ø JAPANESE MAPLE TREE		✓
23	6.9" Ø BLACK ACACIA TREE		✓
24	12.2" Ø COASTAL REDWOOD TREE		✓
25	23.2" Ø COASTAL REDWOOD TREE		✓
26	8.5" Ø SOUTHERN MAGNOLIA TREE		✓
27	17.5" Ø COAST LIVE OAK TREE		✓

SITE PLAN
1/8" = 1'-0"

NOTE

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SHEET
A1.0

Item 3

NOTE
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SHEET

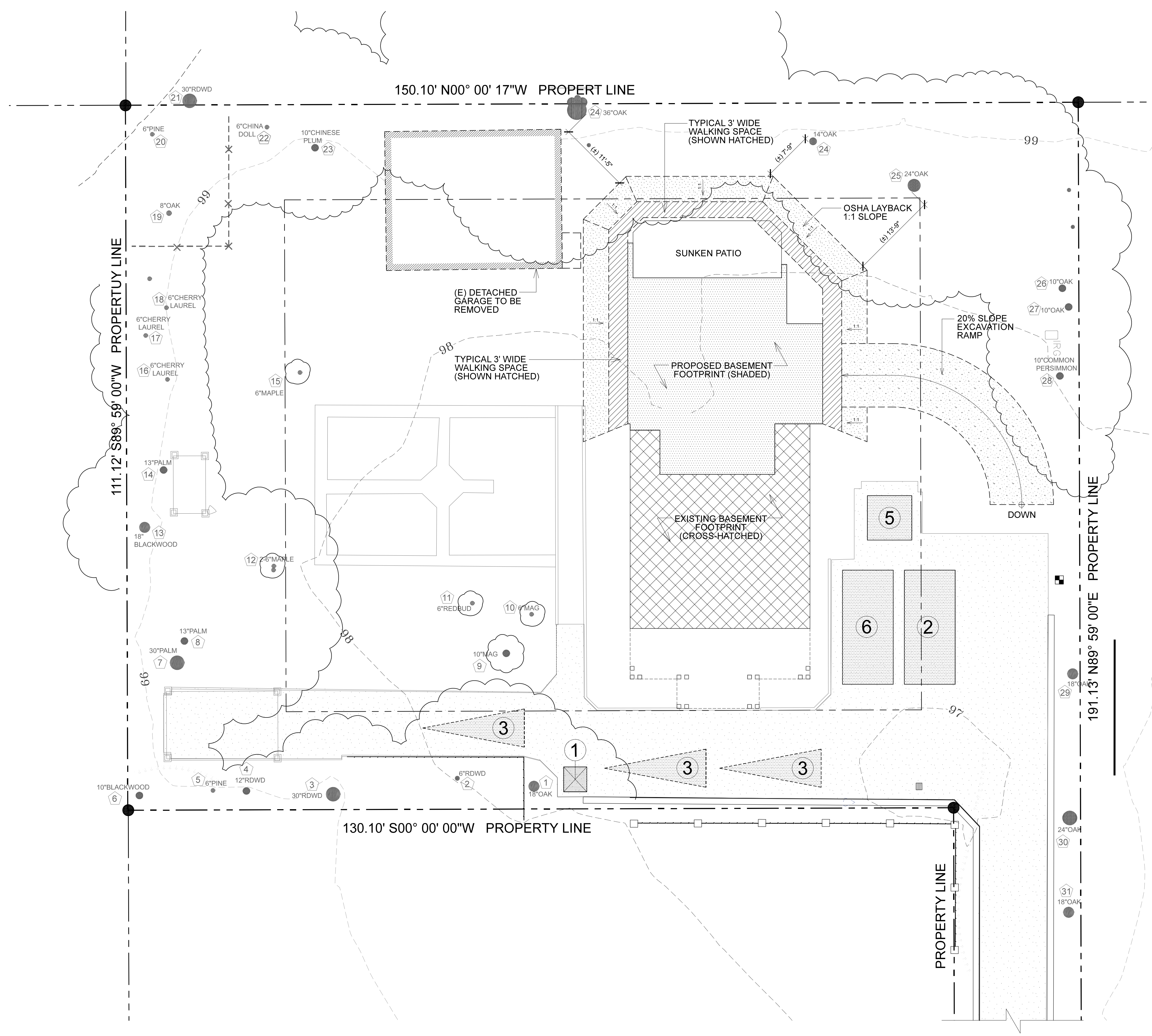
A1.1

CONSTRUCTION OPERATION PLAN

- SANITARY FACILITIES** - THE TEMPORARY SANITARY FACILITIES SHALL BE PLACED OUT OF VIEWS OF ADJACENT NEIGHBORING PROPERTIES. THE FACILITIES SHALL BE ABLE TO BE ACCESSED FROM A PAVED OR ROCKED ROAD OR DRIVEWAY. THE SANITARY FACILITIES MAY NOT BE LOCATED IN THE PUBLIC RIGHT-OF-WAY.
- DEBRIS BOX** - A DEBRIS BOX SHALL BE PLACED ONSITE FOR COLLECTION OF CONSTRUCTION DEBRIS. ARRANGEMENTS MUST BE MADE WITH THE GREEN WASTE RECOVERY, INC. FOR THE DEBRIS BOX, SINCE THEY HAVE A FRANCHISE WITH THE TOWN AND NO OTHER HAULER IS ALLOWED WITHIN THE TOWN LIMITS. THE DEBRIS BOX SHOULD BE ACCESSIBLE FROM A PAVED OR ROCKED ACCESS ROAD.
- PARKING AREA FOR CONSTRUCTION PERSONAL** - CONSTRUCTION PARKING TO BE LOCATED ONSITE
- TRUCK TRAFFIC ISSUES** - THE SITE SHALL HAVE A TEMPORARY CONSTRUCTION DRIVEWAY OF BASE ROCK OR ALTERNATE MATERIAL APPROVED BY THE ENGINEERING DEPARTMENT BEGINNING AT THE EDGE OF PAVEMENT AND EXTENDING A MINIMUM OF 100 FEET TO REDUCE DUST AND MUD TRACKING. SIGNS, DELINEATORS AND FLAG PERSONS SHALL BE AVAILABLE ONSITE IF NECESSARY. IF AN EXISTING PAVED DRIVEWAY MAINTAINED DURING CONSTRUCTION, A TEMPORARY ACCESS WILL NOT BE REQUIRED. IF THE PROJECT SITE IS LOCATED ADJACENT TO A TOWN PATHWAY, THE CONSTRUCTION ACCESS SHALL BE LIMITED TO A SINGLE DRIVEWAY FOR SAFETY PURPOSES. THE REMAINING FRONTAGE MAY REQUIRE TEMPORARY CONSTRUCTION FENCING TO RESTRICT ADDITIONAL ACCESS POINTS.
- CLEAN-UP AREA** - WHEN ONSITE CLEANING OF EQUIPMENT IS REQUIRED FOR CEMENT FORMS AND TRUCKS, PAINT BRUSHES, PLASTERING TOOLS AND SUCH, THEN A CLEAN-UP AREA MUST BE SPECIFIED AND POSTED WITH A SIGN. THIS AREA MUST NOT BE LOCATED BENEATH ANY TREE'S CANOPY OR IN ANY PROPOSED PLANTING AREA. RUN OFF FROM THE CLEAN-UP AREA CAN BE CONTAINED BY PROVIDING A TEMPORARY BASE OF WOOD CHIPS OR OTHER NATURAL ABSORBENT MATERIAL TO BE DISPOSED OF OFF SITE. (SEE DETAIL AT RIGHT)
- CONSTRUCTION MATERIALS STORAGE** - AN AREA SHALL BE DESIGNATED ONSITE FOR THE STORAGE OF CONSTRUCTION MATERIALS. THIS STORAGE AREA SHALL NOT BE LOCATED WITHIN THE DRIPLINES OF ANY TREES.

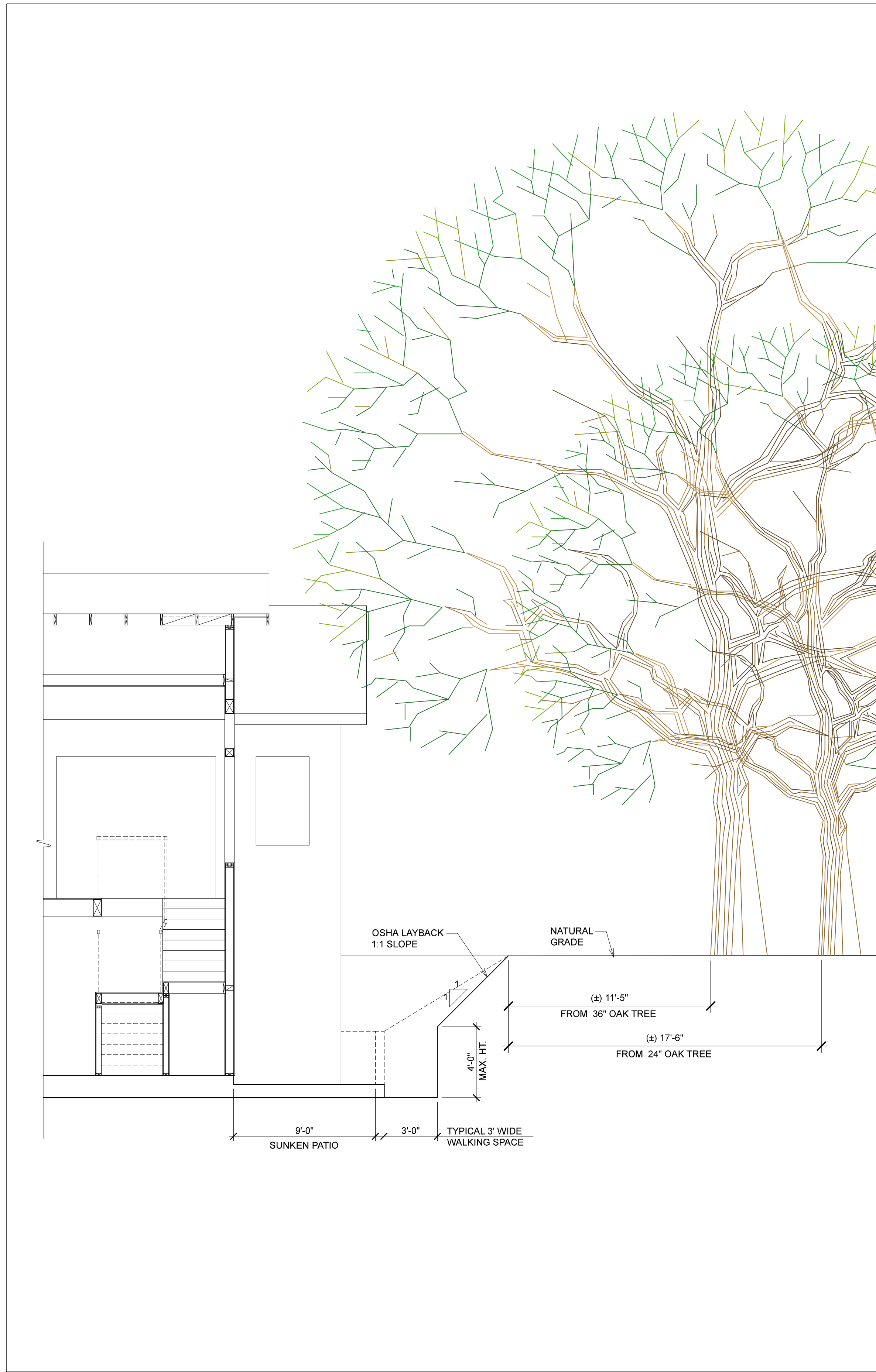
GENERAL NOTES

- WATER SHALL BE AVAILABLE ONSITE FOR DUST CONTROL DURING ALL GRADING OPERATIONS
- NO MATERIAL OR CONSTRUCTION EQUIPMENT SHALL BE STORED TO INTERFERE WITH THE FLOW OF TRAFFIC ON THE STREET. ALL CONSTRUCTION VEHICLES SHALL BE PARKED ON THE SITE.
- TOWN WORK HOURS: 8:00 A.M. - 5:30 P.M. (MONDAY - SATURDAY). NO WORK PERMITTED ON SUNDAYS OR HOLIDAYS. NO HAULING OR HEAVY EQUIPMENT PERMITTED ON SATURDAYS.
- THE PROPERTY OWNER SHALL INFORM THE TOWN OF ANY DAMAGE AND SHALL REPAIR ANY DAMAGE CAUSED BY THE CONSTRUCTION OF THE PROJECT TO PATHWAYS, PRIVATE DRIVEWAYS AND PUBLIC AND PRIVATE ROADWAYS PRIOR TO FINAL INSPECTION & RELEASE OF OCCUPANCY PERMIT.
- ORANGE CONSTRUCTION FENCE ACROSS CONSTRUCTION ACCESS WITH FLAG MAN TO ENSURE SAFETY DURING VEHICULAR ACCESS



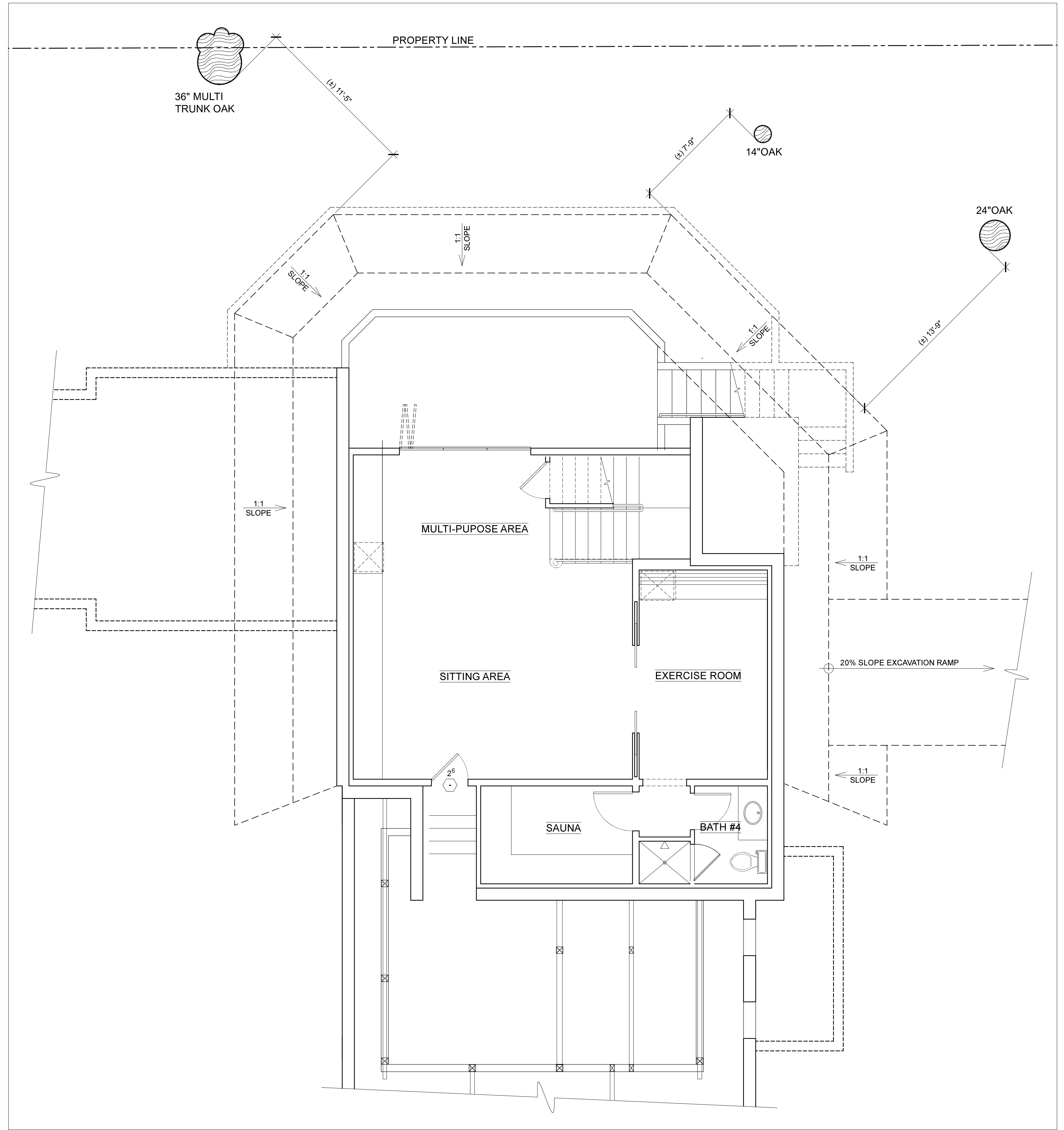
SITE EXCAVATION & CONSTRUCTION OPERATION PLAN

1/8" = 1'-0"



OSHA LAYBACK CROSS SECTION

1/4" = 1'-0"



BASEMENT EXCAVATION PLAN

1/4" = 1'-0"

NOTE

THE DRAWING AND THE LEGAL DESIGNATIONS AND SPECIFICATIONS CONTAINED HEREIN ARE THE PROPERTY OF THE ARCHITECT AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. THIS DRAWING IS INTENDED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE USED FOR OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF CPA, C.A.

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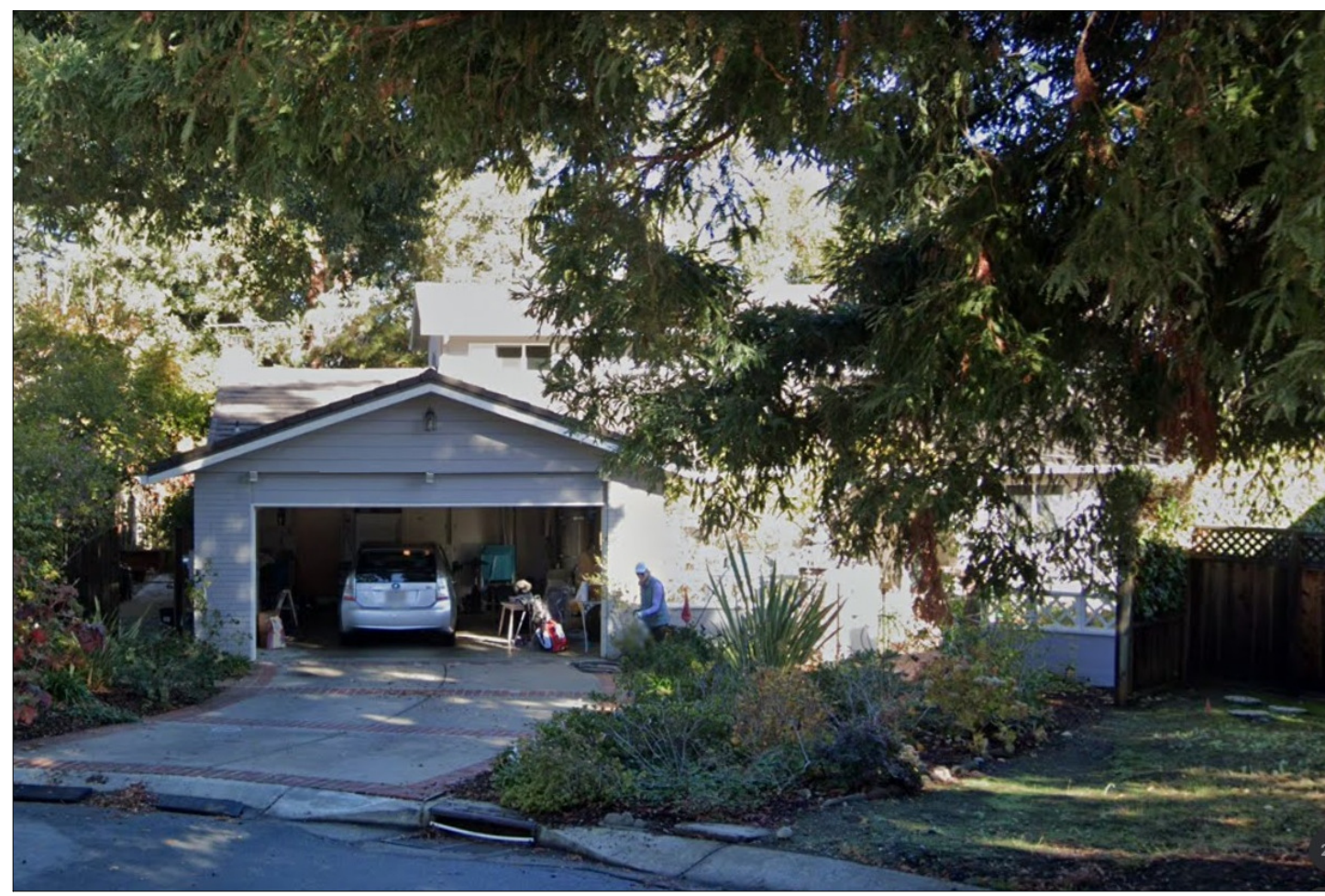
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SHEET

A1.2

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161 PEPPER COURT



166 HAWTHORNE AVENUE



172 HAWTHORNE AVENUE



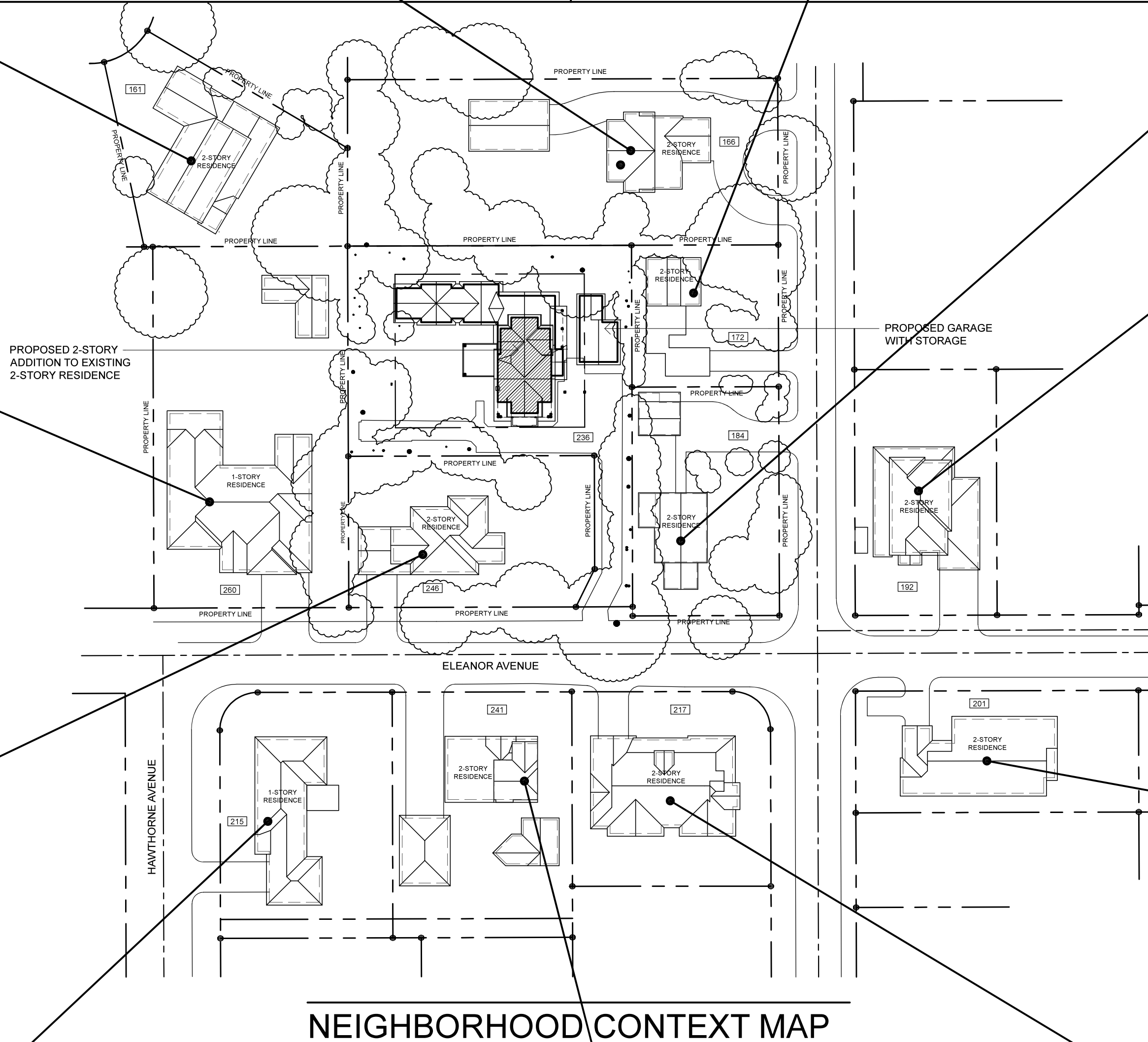
184 HAWTHORNE AVENUE



260 ELEANOR AVENUE



246 ELEANOR AVENUE



192 ELEANOR AVENUE



201 ELEANOR AVENUE



215 HAWTHORNE AVENUE



241 ELEANOR AVENUE



217 ELEANOR AVENUE

NOTE

THE DRAWING AND THE IDEAS, DESIGNS, PLANS AND SPECIFICATIONS CONTAINED HEREIN ARE THE PROPERTY OF THE ARCHITECT AND ARE TO BE USED ONLY FOR THE PROJECT AND SITE INTENDED EXCEPT UPON THE WRITTEN CONSENT OF THE ARCHITECT. NO PART OF THIS DRAWING OR SPECIFICATIONS SHALL BE REPRODUCED OR USED FOR OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF CHAPMAN DESIGN ASSOCIATES.

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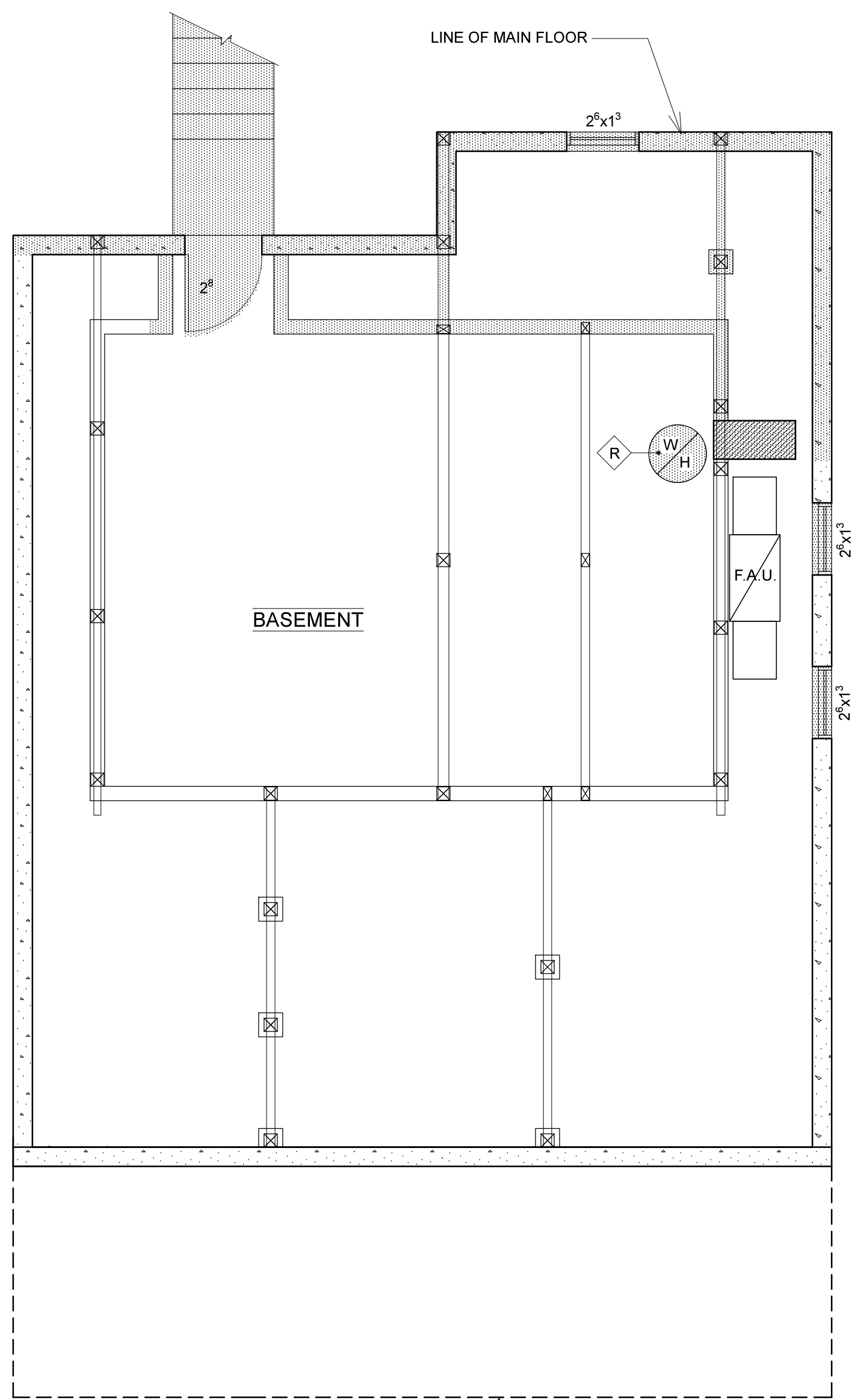
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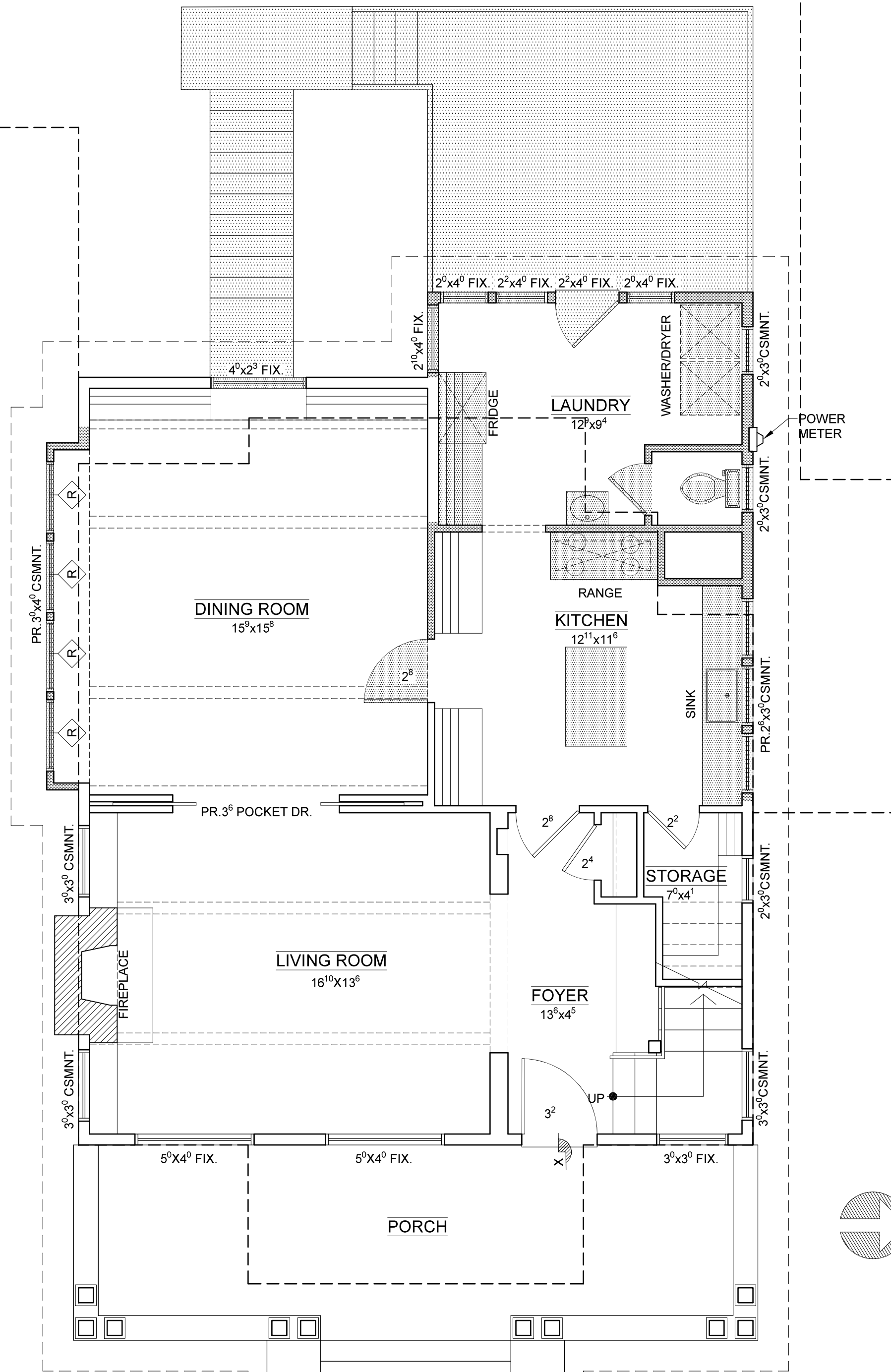
SHEET

A1.4



BASEMENT DEMOLITION PLAN

1/4" = 1'-0"



MAIN FLOOR DEMOLITION PLAN

1/4" = 1'-0"

GENERAL NOTES

- I PLUMBING CAP OFF, EXTEND OR RELOCATE AFFECTED WATER SUPPLY, DRAIN AND WASTE LINES AS REQUIRED
- II ELECTRICAL REPLACE (OR RELOCATE AS REQUIRED) ALL EXISTING WIRING DAMAGED OR REMOVED DURING CONSTRUCTION
- III DUCTWORK REPLACE, RELOCATE OR EXTEND (AS REQUIRED) ALL EXISTING DUCTWORK DAMAGED OR REMOVED DURING CONSTRUCTION
- IV BRACING CONTRACTOR TO PROVIDE BRACING (WHEN REQUIRED) FOR AREAS WHERE WALLS ARE REMOVED AND WHERE TEMPORARY SUPPORT IS REQUIRED
- V DISPOSAL ALL DEBRIS IS TO BE DISPOSED OF AT AN APPROVED DUMPING LOCATION
- VI HAZARDOUS MATERIALS IF LEAD PAINT, ASBESTOS, ETC., ARE FOUND AT THE JOB SITE, STOP WORK IMMEDIATELY AND CONTACT OWNER AND C. D. A. FOR INSTRUCTIONS

DEMOLITION NOTES

- 1 DOORS REMOVE, SALVAGE OR DISCARD PER OWNER
- 2 WINDOWS & SKYLIGHTS REMOVE, SALVAGE OR DISCARD PER OWNER
- 3 CABINETS REMOVE, SALVAGE OR DISCARD PER OWNER
- 4 FLOOR COVERINGS PROTECT EXISTING HARDWOOD FLOORS DURING CONSTRUCTION
- 5 LIGHT FIXTURES REMOVE, SALVAGE OR DISCARD PER OWNER
- 6 APPLIANCES REMOVE, SALVAGE OR DISCARD PER OWNER
- 7 LANDSCAPE PROTECT WHERE POSSIBLE
- 8 FLATWORK REMOVE AND DISCARD AS NEEDED
- 9 VENEER N/A
- 10 ELECTRICAL METER UPGRADE METER PER ELECTRICAL LOADS
- 11 GAS METER CONFIRM SIZE OF GAS LINE / PIPE PER LOADS

LEGEND

- EXISTING WALLS TO REMAIN
- EXISTING WALLS, CASEWORK, FIXTURES, ETC. TO BE REMOVED
- (E) EXISTING TO REMAIN
- (R) EXISTING TO BE REMOVED
- EXISTING TO BE RELOCATED

NOTE

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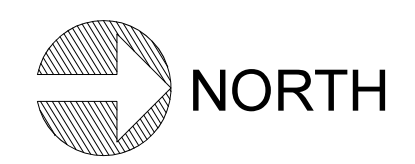
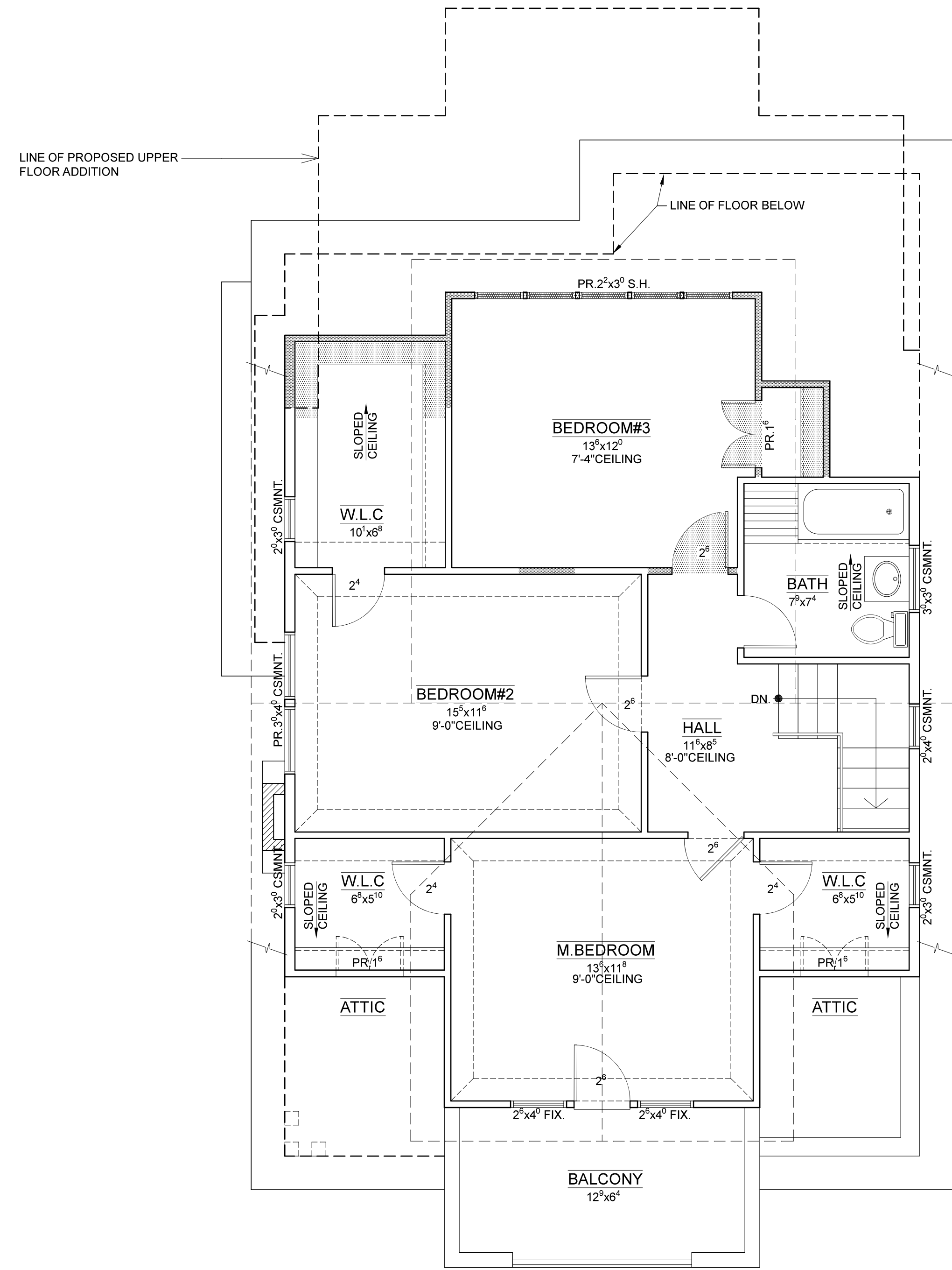
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SHEET

A2.0



UPPER FLOOR DEMOLITION PLAN

1/4" = 1'-0"

GENERAL NOTES

- I PLUMBING CAP OFF, EXTEND OR RELOCATE AFFECTED WATER SUPPLY, DRAIN AND WASTE LINES AS REQUIRED
- II ELECTRICAL REPLACE (OR RELOCATE AS REQUIRED) ALL EXISTING WIRING DAMAGED OR REMOVED DURING CONSTRUCTION
- III DUCTWORK REPLACE, RELOCATE OR EXTEND (AS REQUIRED) ALL EXISTING DUCTWORK DAMAGED OR REMOVED DURING CONSTRUCTION
- IV BRACING CONTRACTOR TO PROVIDE BRACING (WHEN REQUIRED) FOR AREAS WHERE WALLS ARE REMOVED AND WHERE TEMPORARY SUPPORT IS REQUIRED
- V DISPOSAL ALL DEBRIS IS TO BE DISPOSED OF AT AN APPROVED DUMPING LOCATION
- VI HAZARDOUS MATERIALS IF LEAD PAINT, ASBESTOS, ETC., ARE FOUND AT THE JOB SITE, STOP WORK IMMEDIATELY AND CONTACT OWNER AND C.D.A. FOR INSTRUCTIONS

DEMOLITION NOTES

- 1 DOORS REMOVE, SALVAGE OR DISCARD PER OWNER
- 2 WINDOWS & SKYLIGHTS REMOVE, SALVAGE OR DISCARD PER OWNER
- 3 CABINETS REMOVE, SALVAGE OR DISCARD PER OWNER
- 4 FLOOR COVERINGS PROTECT EXISTING HARDWOOD FLOORS DURING CONSTRUCTION
- 5 LIGHT FIXTURES REMOVE, SALVAGE OR DISCARD PER OWNER
- 6 APPLIANCES N/A
- 7 LANDSCAPE N/A
- 8 FLATWORK N/A
- 9 VENEER N/A
- 10 ELECTRICAL METER N/A
- 11 GAS METER N/A

LEGEND

- EXISTING WALLS TO REMAIN
- EXISTING WALLS, CASEWORK, FIXTURES, ETC. TO BE REMOVED
- (E) EXISTING TO REMAIN
- (R) EXISTING TO BE REMOVED
- EXISTING TO BE RELOCATED

NOTE
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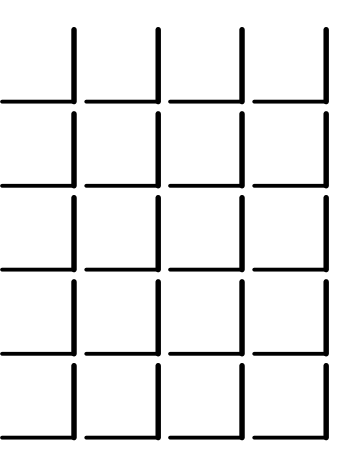
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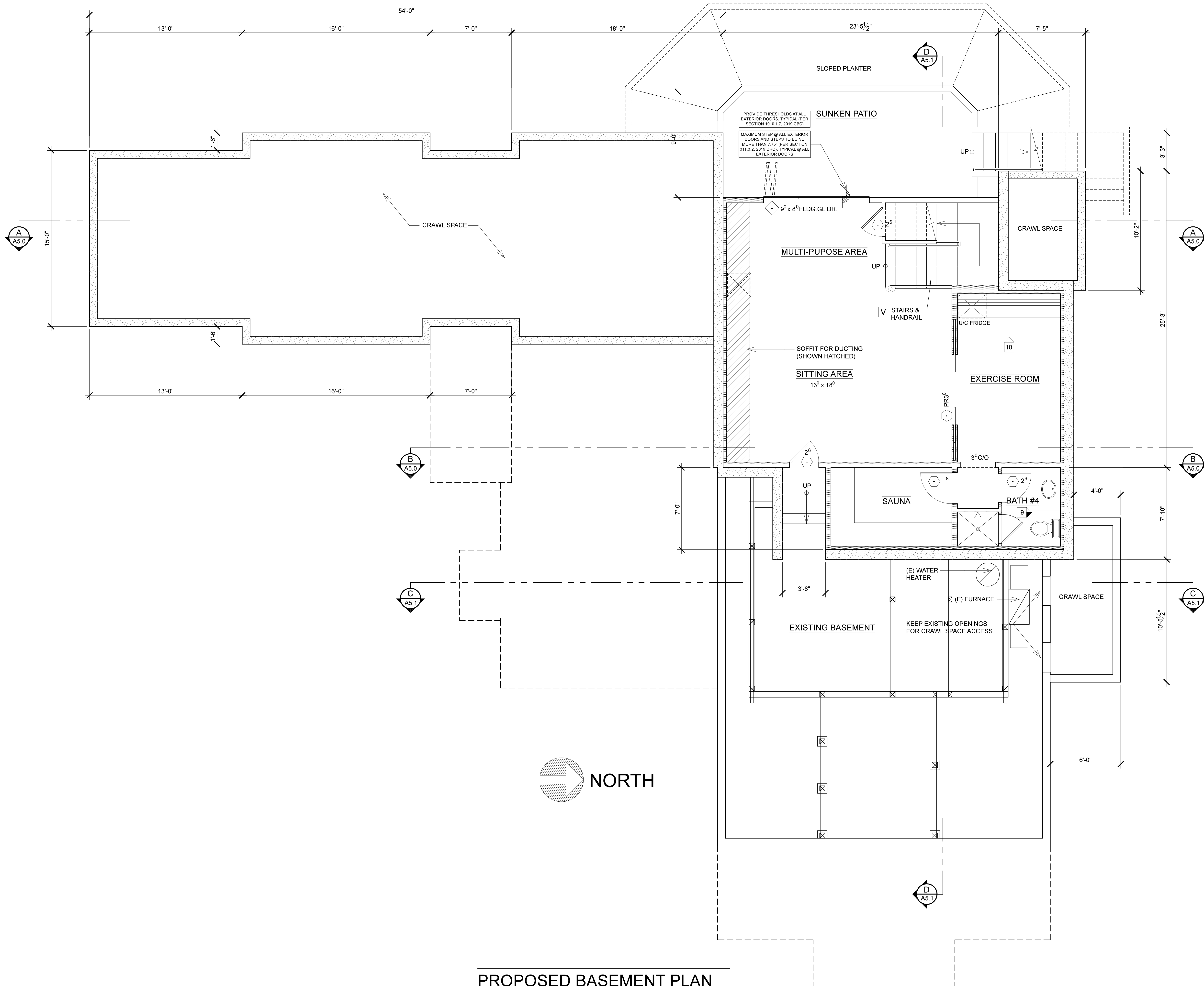
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SHEET

A2.1



PROPOSED BASEMENT PLAN

1/4" = 1'-0"

GENERAL NOTES

- I EGRESS** ALL BEDROOMS TO HAVE WINDOWS MEETING EGRESS REQUIREMENTS PER SEC. 310 & 311 CRC 2022.
 - MIN. NET CLEAR OPENABLE AREA 5.7 S.F.
 - MIN. NET CLEAR OPENABLE WIDTH = 20"
 - MIN. NET CLEAR OPENABLE HEIGHT = 24"
- II GARAGE COMMON WALL** GARAGE SHALL BE SEPARATED FROM THE DWELLING UNIT AND ITS ATTIC AREA BY MEANS OF MIN. 1/2" GYPSUM BOARD (5/8" MIN. @ ATTIC) APPLIED TO THE GARAGE SIDE PER CRC SEC. R302.588. DOOR OPENINGS BETWEEN A PRIVATE GARAGE AND DWELLING UNIT SHALL BE EQUIPPED WITH EITHER SOLID WOOD DOORS OR SOLID / HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1 3/4" THICK & SHALL BE SELF-CLOSING & SELF-LATCHING
- III STAIRWAYS** DESIGN SHALL CONFORM TO SEC. R311.7 CRC 2022. USABLE SPACE UNDER STAIR TO BE 1 HR. RATED CONSTRUCTION. 6"-8" MIN. HEADROOM CLEARANCE FROM TREAD NOSING TO SOFFIT ABOVE. STYLE & FINISH PER OWNER'S SPECIFICATIONS.
 - 36" MINIMUM CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT (PROJECTION OF HANDRAIL INTO STAIRWAY TO BE 4.5" MAXIMUM ON EITHER SIDE)
- IV GUARDRAILS** DESIGN SHALL CONFORM TO SEC. R312.2 CRC 2022. GUARDRAIL IS REQUIRED ON THE OPEN SIDE OF THE STAIR LANDINGS AT 42" HIGH, WITH INTERMEDIATE RAILS AT 34"-38" HIGH
- V STAIR & HANDRAILS** DESIGN SHALL CONFORM TO SEC. R311.7.7 & R311.8.3 CRC 2022. STYLE AND FINISH PER OWNER SPECIFICATIONS
- VI FIREPLACE** DESIGN SHALL CONFORM TO CH. 10 CRC 2022, WITH NON-COMBUSTIBLE FACE & HEARTH. SEE SEC. R1001.9 CRC 2022 FOR FURTHER INFORMATION REGARDING THE HEARTH. SEE INTERIOR ELEVATIONS FOR SPECIFICATIONS
- VII TEMPERED GLASS** PROVIDE TEMPERED SAFETY GLASS AT HAZARDOUS LOCATIONS PER SEC. R308.4 CRC 2022
- VIII FIRE BLOCKS** PROVIDE FIRE BLOCKING IN ALL AREAS AS DESCRIBED, OUTLINED & DEFINED IN SEC. R302.11, R302.8 & R1001.12 CRC 2022
- IX WATER CLOSETS** PROVIDE 24" MIN. CLEARANCE IN FRONT OF WATER CLOSET BOWL AND 30" MIN. CLEAR WIDTH FOR WATER CLOSET SPACE (SEC. 407.6 2022 CPC)
- X SHOWERS** ALL SHOWERS SHALL CONFORM TO SECTION R307 2022 CRC
 - ALL GLASS SHOWER ENCLOSURE TO BE OF TEMPERED GLASS
 - ALL SHOWER DOORS SHALL OPEN SO AS TO MAINTAIN NOT LESS THAN 22 INCHES UNOBSTRUCTED OPENING FOR EGRESS (2022 CPC 408.5)
- XI WATER CONSERVING FIXTURES** ALL (N) PLUMBING FIXTURES (AS OUTLINED IN SEC. 402, 2022 CPC) SHALL CONFORM TO SEC. 402, 2022 CPC
 - WATER CLOSETS TO HAVE A MAXIMUM WATER FLOW USE OF 1.28 GPF
 - SHOWERHEADS TO HAVE A MAXIMUM FLOW USE OF 1.8 GPM @ 80 psi
 - BATHROOM FAUCETS TO HAVE A MAXIMUM FLOW USE OF 1.2 GPM @ 80 psi
 - KITCHEN SINK FAUCETS TO HAVE A MAXIMUM FLOW USE OF 1.8 GPM @ 80 psi

ROOM FINISH SCHEDULE

SEE ARCHITECTURAL SPECIFICATIONS SHEET FOR ABBREVIATIONS

ROOM NAME	FLOOR	BASEBOARD	WALLS	CEILING	RE-MARKS

LEGEND

- ⊠ WINDOW - SEE "WINDOW SCHEDULE" ON SHEET A - FOR FURTHER SPECIFICATIONS
- ⊠ DOOR - SEE "DOOR SCHEDULE" ON SHEET A - FOR FURTHER SPECIFICATIONS
- ▨ EXISTING WALLS TO REMAIN
- ▨ NEW WALLS
- ▨ CONCRETE RET. WALL / FOOTING
- (E) EXISTING
- (N) NEW
- Ⓜ RELOCATED

NOTE

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WildChapman

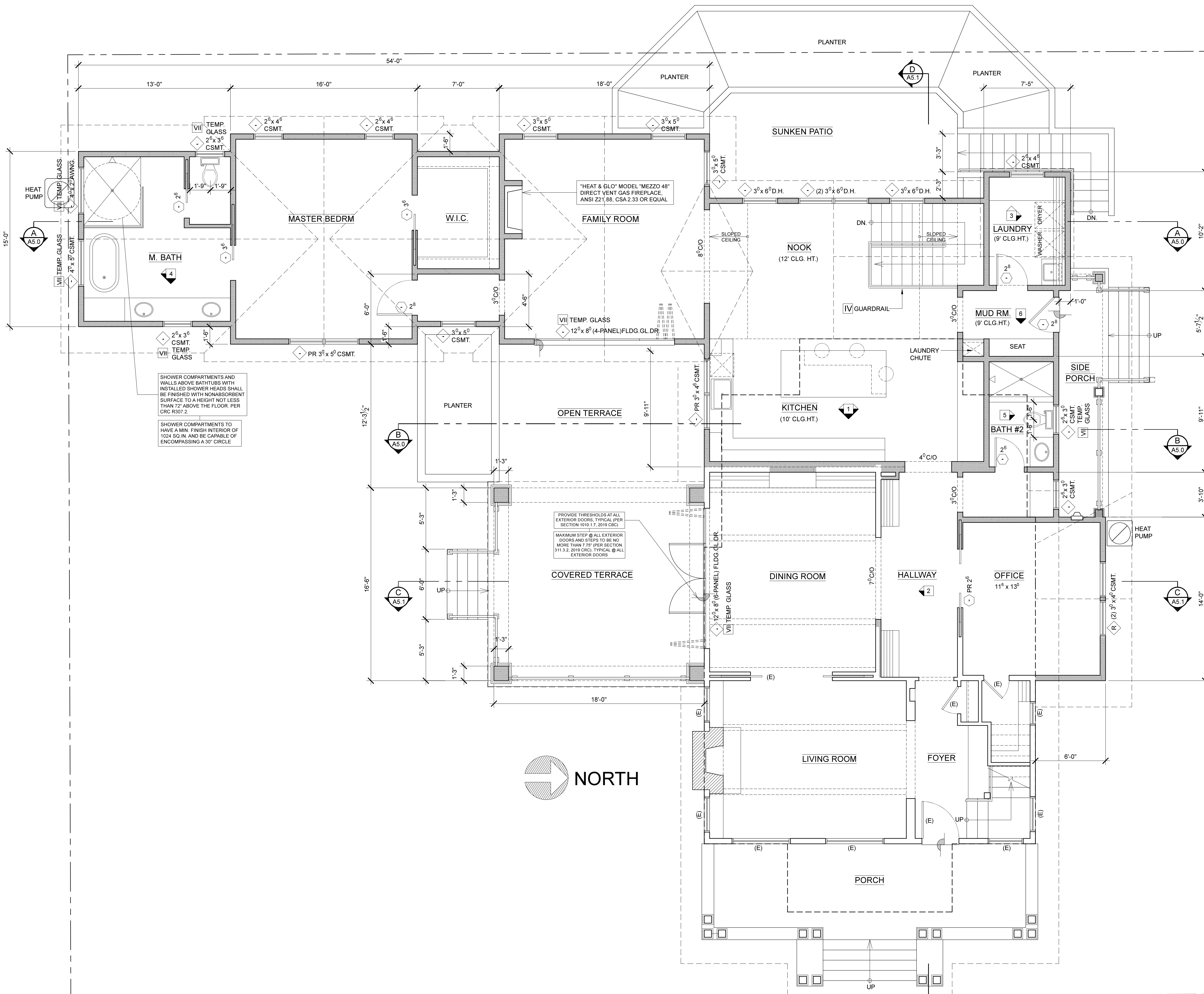
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LOS ALTOS, CA 94022 (650) 941-8890

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SHEET

A3.0



PROPOSED MAIN FLOOR PLAN
1/4" = 1'-0"

GENERAL NOTES

- I EGRESS** ALL BEDROOMS TO HAVE WINDOWS MEETING EGRESS REQUIREMENTS PER SEC. 310 & 311 CRC 2022.
 - MIN. NET CLEAR OPENABLE AREA 5.7 S.F.
 - MIN. NET CLEAR OPENABLE WIDTH = 20"
 - MIN. NET CLEAR OPENABLE HEIGHT = 24"
- II GARAGE COMMON WALL** GARAGE SHALL BE SEPARATED FROM THE DWELLING UNIT AND ITS ATTIC AREA BY MEANS OF MIN. 1/2" GYPSUM BOARD (5/8" MIN. @ ATTIC) APPLIED TO THE GARAGE SIDE PER CRC SEC. R302.588. DOOR OPENINGS BETWEEN A PRIVATE GARAGE AND DWELLING UNIT SHALL BE EQUIPPED WITH EITHER SOLID WOOD DOORS OR SOLID / HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1 3/4" THICK & SHALL BE SELF-CLOSING & SELF-LATCHING.
- III STAIRWAYS** DESIGN SHALL CONFORM TO SEC. R311.7 CRC 2022. USABLE SPACE UNDER STAIR TO BE 1 HR. RATED CONSTRUCTION. 6'-8" MIN. HEADROOM CLEARANCE FROM TREAD NOSING TO SOFFIT ABOVE. STYLE & FINISH PER OWNER'S SPECIFICATIONS.
 - 36" MINIMUM CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT (PROJECTION OF HANDRAIL INTO STAIRWAY TO BE 4.5" MAXIMUM ON EITHER SIDE)
- IV GUARDRAILS** DESIGN SHALL CONFORM TO SEC. R312.2 CRC 2022. GUARDRAIL IS REQUIRED ON THE OPEN SIDE OF THE STAIR LANDINGS AT 42" HIGH, WITH INTERMEDIATE RAILS AT 34"-38" HIGH.
- V STAIR & HANDRAILS** DESIGN SHALL CONFORM TO SEC. R311.7.7 & R311.8.3 CRC 2022. STYLE AND FINISH PER OWNER SPECIFICATIONS.
- VI FIREPLACE** DESIGN SHALL CONFORM TO CH. 10 CRC 2022, WITH NON-COMBUSTIBLE FACE & HEARTH. SEE SEC. R1001.9 CRC 2022 FOR FURTHER INFORMATION REGARDING THE HEARTH. SEE INTERIOR ELEVATIONS FOR SPECIFICATIONS.
- VII TEMPERED GLASS** PROVIDE TEMPERED SAFETY GLASS AT HAZARDOUS LOCATIONS PER SEC. R308.4 CRC 2022.
- VIII FIRE BLOCKS** PROVIDE FIRE BLOCKING IN ALL AREAS AS DESCRIBED, OUTLINED & DEFINED IN SEC. R302.11, R302.8 & R1001.12 CRC 2022.
- IX WATER CLOSETS** PROVIDE 24" MIN. CLEARANCE IN FRONT OF WATER CLOSET BOWL AND 30" MIN. CLEAR WIDTH FOR WATER CLOSET SPACE (SEC. 407.6 2022 CPC).
- X SHOWERS** ALL SHOWERS SHALL CONFORM TO SECTION R307 2022 CRC.
 - ALL GLASS SHOWER ENCLOSURE TO BE OF TEMPERED GLASS
 - ALL SHOWER DOORS SHALL OPEN SO AS TO MAINTAIN NOT LESS THAN 22 INCHES UNOBSTRUCTED OPENING FOR EGRESS (2022 CPC 408.5)
- XI WATER CONSERVING FIXTURES** ALL (N) PLUMBING FIXTURES (AS OUTLINED IN SEC. 402, 2022 CPC) SHALL CONFORM TO SEC. 402, 2022 CPC.
 - WATER CLOSETS TO HAVE A MAXIMUM WATER FLOW USE OF 1.2 GPM @ 80 psi
 - SHOWERHEADS TO HAVE A MAXIMUM FLOW USE OF 1.8 GPM @ 80 psi
 - BATHROOM FAUCETS TO HAVE A MAXIMUM FLOW USE OF 1.2 GPM @ 80 psi
 - KITCHEN SINK FAUCETS TO HAVE A MAXIMUM FLOW USE OF 1.8 GPM @ 80 psi

ROOM FINISH SCHEDULE

SEE ARCHITECTURAL SPECIFICATIONS SHEET FOR ABBREVIATIONS

ROOM NAME	FLOOR	BASEBOARD	WALLS	CEILING	RE-MARKS

LEGEND

- ◊ WINDOW - SEE "WINDOW SCHEDULE" ON SHEET A - FOR FURTHER SPECIFICATIONS
- ◻ DOOR - SEE "DOOR SCHEDULE" ON SHEET A - FOR FURTHER SPECIFICATIONS
- ▨ EXISTING WALLS TO REMAIN
- ▩ NEW WALLS
- (E) EXISTING
- (N) NEW
- ◻ RELOCATED

NOTE

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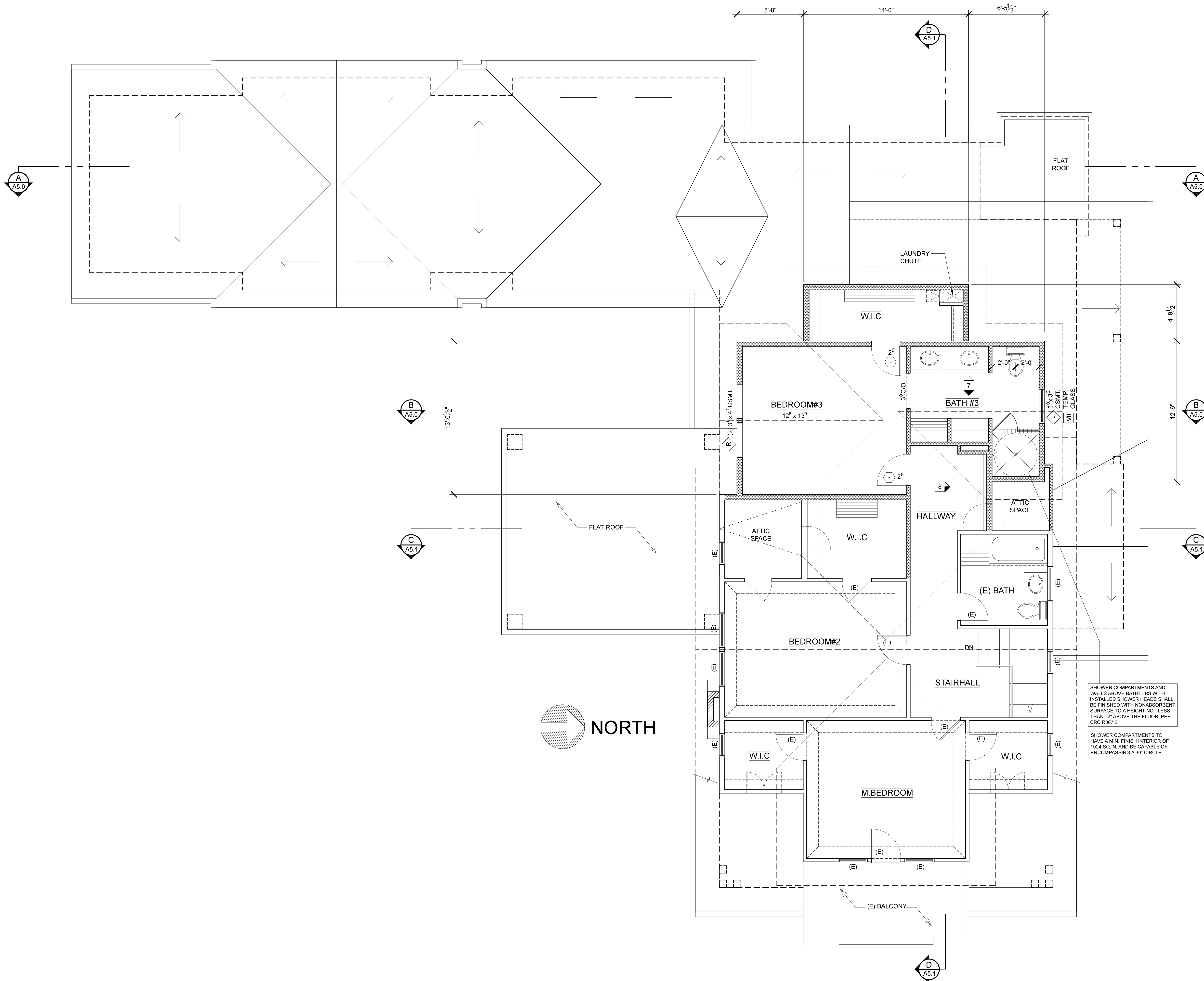
Willie Chapman

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SHEET

A3.1



PROPOSED UPPER FLOOR PLAN
1/4" = 1'-0"

GENERAL NOTES

- I EGRESS** ALL BEDROOMS TO HAVE WINDOWS MEETING EGRESS REQUIREMENTS PER SEC. 310 & 311 CRC 2022.
 - MIN. NET CLEAR OPENABLE AREA 5.7 S.F.
 - MIN. NET CLEAR OPENABLE WIDTH = 20"
 - MIN. NET CLEAR OPENABLE HEIGHT = 24"
- II GARAGE COMMON WALL** GARAGE SHALL BE SEPARATED FROM THE DWELLING UNIT AND ITS ATTIC AREA BY MEANS OF MIN. 1/2" GYPSUM BOARD (5/8" MIN. @ ATTIC) APPLIED TO THE GARAGE SIDE PER CRC SEC. R302.588. DOOR OPENINGS BETWEEN A PRIVATE GARAGE AND DWELLING UNIT SHALL BE EQUIPPED WITH EITHER SOLID WOOD DOORS OR SOLID / HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1 1/2" THICK & SHALL BE SELF-CLOSING & SELF-LATCHING
- III STAIRWAYS** DESIGN SHALL CONFORM TO SEC. R311.7 CRC 2022. USABLE SPACE UNDER STAIR TO BE 1 HR. RATED CONSTRUCTION. 6'-8" MIN. HEADROOM CLEARANCE FROM TREAD NOSING TO SOFFIT ABOVE. STYLE & FINISH PER OWNER'S SPECIFICATIONS.
 - 36" MINIMUM CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT (PROJECTION OF HANDRAIL INTO STAIRWAY TO BE 4.5" MAXIMUM ON EITHER SIDE)
- IV GUARDRAILS** DESIGN SHALL CONFORM TO SEC. R312.2 CRC 2022. GUARDRAIL IS REQUIRED ON THE OPEN SIDE OF THE STAIR LANDINGS AT 42" HIGH, WITH INTERMEDIATE RAILS AT 34"-38" HIGH
- V STAIR & HANDRAILS** DESIGN SHALL CONFORM TO SEC. R311.7.7 & R311.8.3 CRC 2022. STYLE AND FINISH PER OWNER SPECIFICATIONS
- VI FIREPLACE** DESIGN SHALL CONFORM TO CH. 10 CRC 2022, WITH NON-COMBUSTIBLE FACE & HEARTH. SEE SEC. R1001.9 CRC 2022 FOR FURTHER INFORMATION REGARDING THE HEARTH. SEE INTERIOR ELEVATIONS FOR SPECIFICATIONS
- VII TEMPERED GLASS** PROVIDE TEMPERED SAFETY GLASS AT HAZARDOUS LOCATIONS PER SEC. R308.4 CRC 2022
- VIII FIRE BLOCKS** PROVIDE FIRE BLOCKING IN ALL AREAS AS DESCRIBED, OUTLINED & DEFINED IN SEC. R302.11, R302.8 & R1001.12 CRC 2022
- IX WATER CLOSETS** PROVIDE 24" MIN. CLEARANCE IN FRONT OF WATER CLOSET BOWL AND 30" MIN. CLEAR WIDTH FOR WATER CLOSET SPACE (SEC. 407.6 2022 CPC)
- X SHOWERS** ALL SHOWERS SHALL CONFORM TO SECTION R307 2022 CRC
 - ALL GLASS SHOWER ENCLOSURE TO BE OF TEMPERED GLASS
 - ALL SHOWER DOORS SHALL OPEN SO AS TO MAINTAIN NOT LESS THAN 22 INCHES UNOBSTRUCTED OPENING FOR EGRESS (2022 CPC 408.5)
- XI WATER CONSERVING FIXTURES** ALL (N) PLUMBING FIXTURES (AS OUTLINED IN SEC. 402, 2022 CPC) SHALL CONFORM TO SEC. 402, 2022 CPC
 - WATER CLOSETS TO HAVE A MAXIMUM WATER USE OF 1.28 GPF
 - SHOWERHEADS TO HAVE A MAXIMUM FLOW USE OF 1.8 GPM @ 80 psi
 - BATHROOM FAUCETS TO HAVE A MAXIMUM FLOW USE OF 1.2 GPM @ 80 psi
 - KITCHEN SINK FAUCETS TO HAVE A MAXIMUM FLOW USE OF 1.8 GPM @ 80 psi

ROOM FINISH SCHEDULE

SEE ARCHITECTURAL SPECIFICATIONS SHEET FOR ABBREVIATIONS

ROOM NAME	FLOOR	BASEBOARD	WALLS	CEILING	RE-MARKS

LEGEND

- ◊ WINDOW - SEE "WINDOW SCHEDULE" ON SHEET A - FOR FURTHER SPECIFICATIONS
- ⊕ DOOR - SEE "DOOR SCHEDULE" ON SHEET A - FOR FURTHER SPECIFICATIONS
- ▬ EXISTING WALLS TO REMAIN
- ▬ NEW WALLS
- (E) EXISTING
- (N) NEW
- Ⓡ RELOCATED

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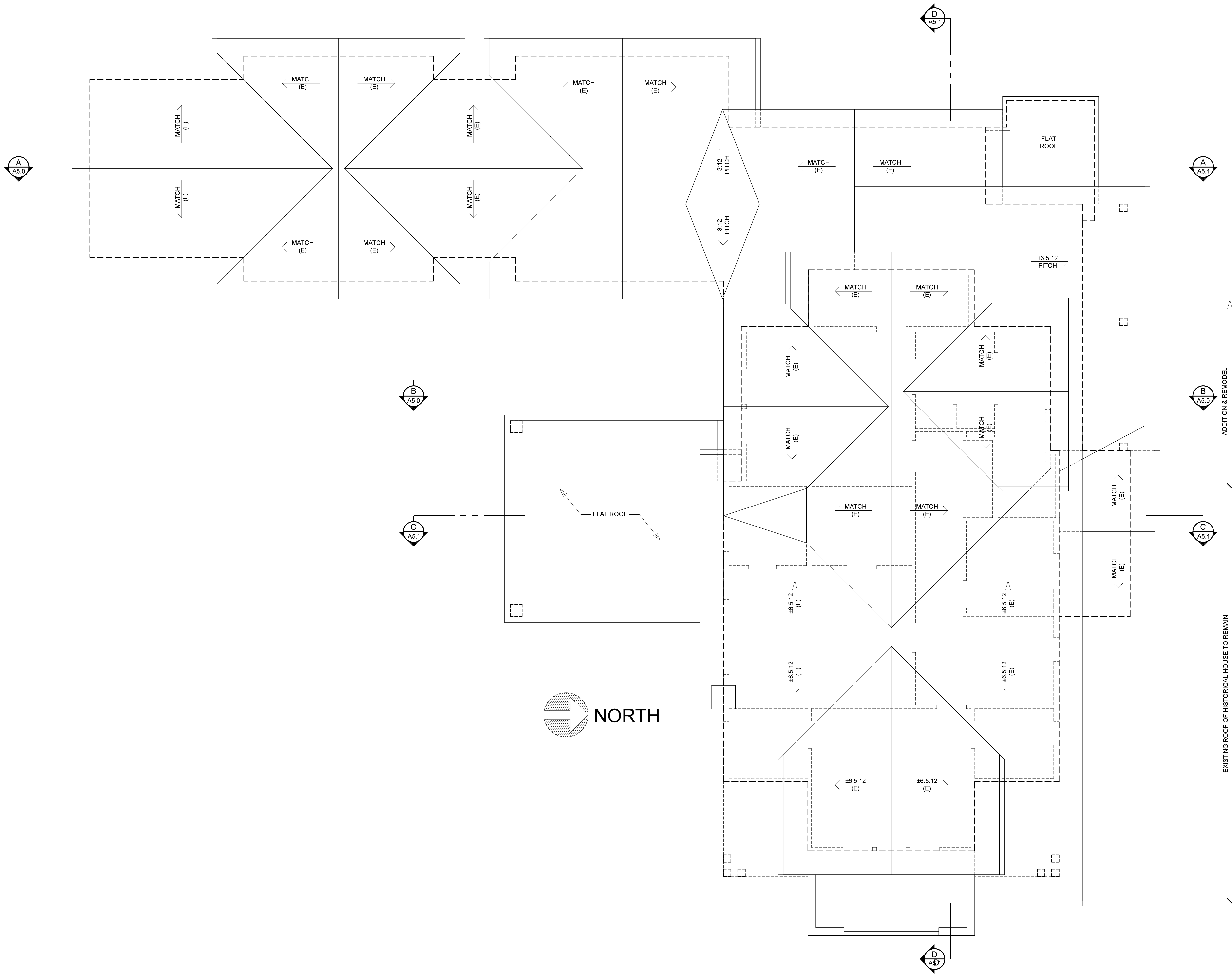
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SHEET

A3.2



PROPOSED ROOF PLAN

1/4" = 1'-0"

GENERAL NOTES

- I ROOF JACKS WHENEVER POSSIBLE, LOCATE ROOF JACKS WHERE THEY ARE NOT VISIBLE
- II VALLEY FLASHING 24 GA. G.I. "L" FLASHING @ ALL VALLEYS
- III CRICKET FLASHING 24 GA. G.I. OVER 1/2" D.F. CDX PLYWOOD (OR BETTER) - 1/2" MIN. SLOPE
- IV ATTIC VENTILATION PROVIDE ATTIC VENTILATION AS OUTLINED IN SEC. R806.2, 2022 CRC
- V FIREPLACE & CHIMNEY DESIGN AND CONSTRUCTION TO FOLLOW PARAMETERS AS OUTLINED IN CHAPTER 10 OF THE 2022 CRC

ROOF PLAN NOTES

- 1 ROOFING COMPOSITION SHINGLE
- 2 GUTTERS OGEE GUTTER
- 3 DOWN SPOUTS RECTANGULAR DOWNSPOUTS
- 4 SKYLIGHTS N/A

NOTE

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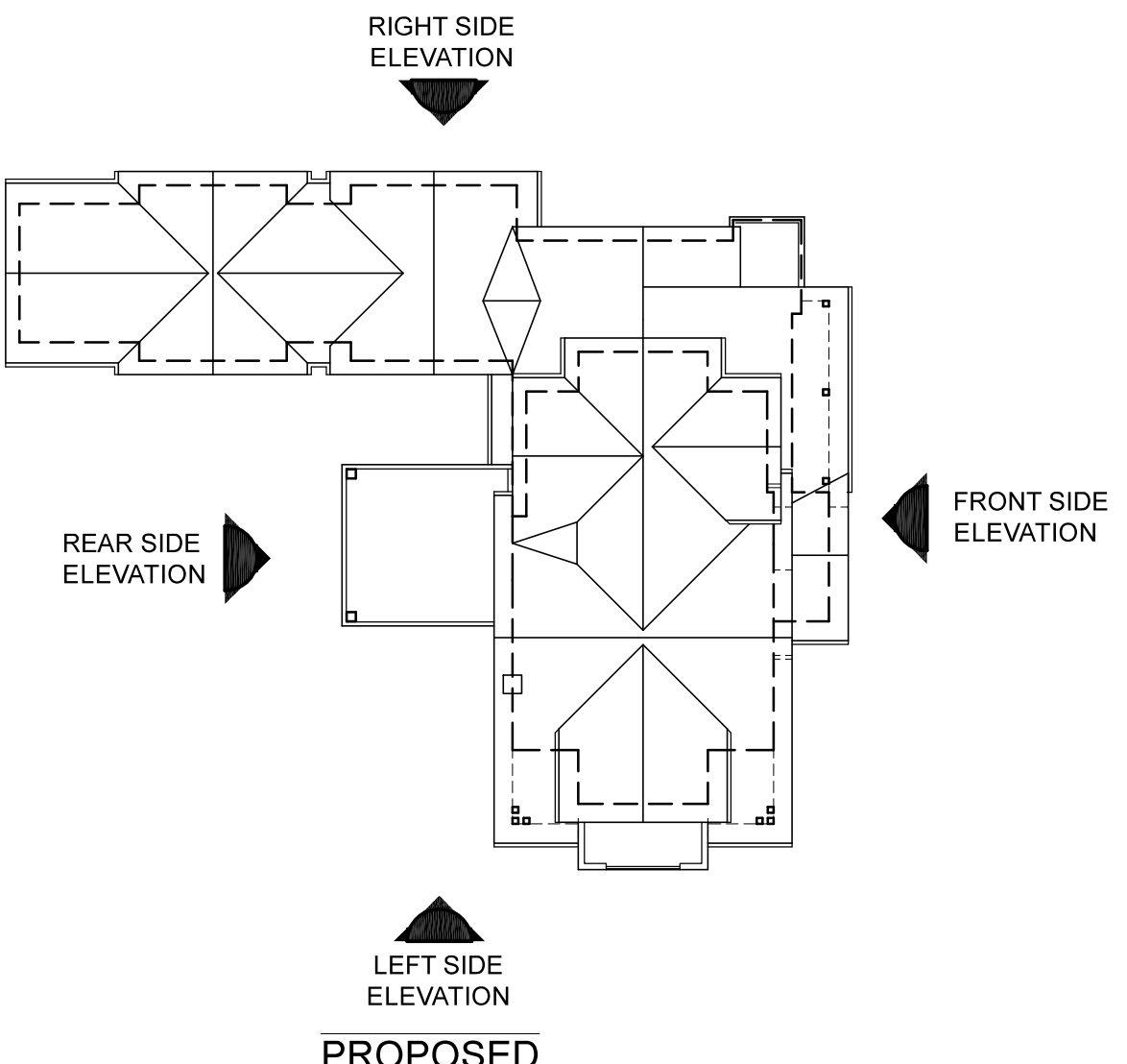
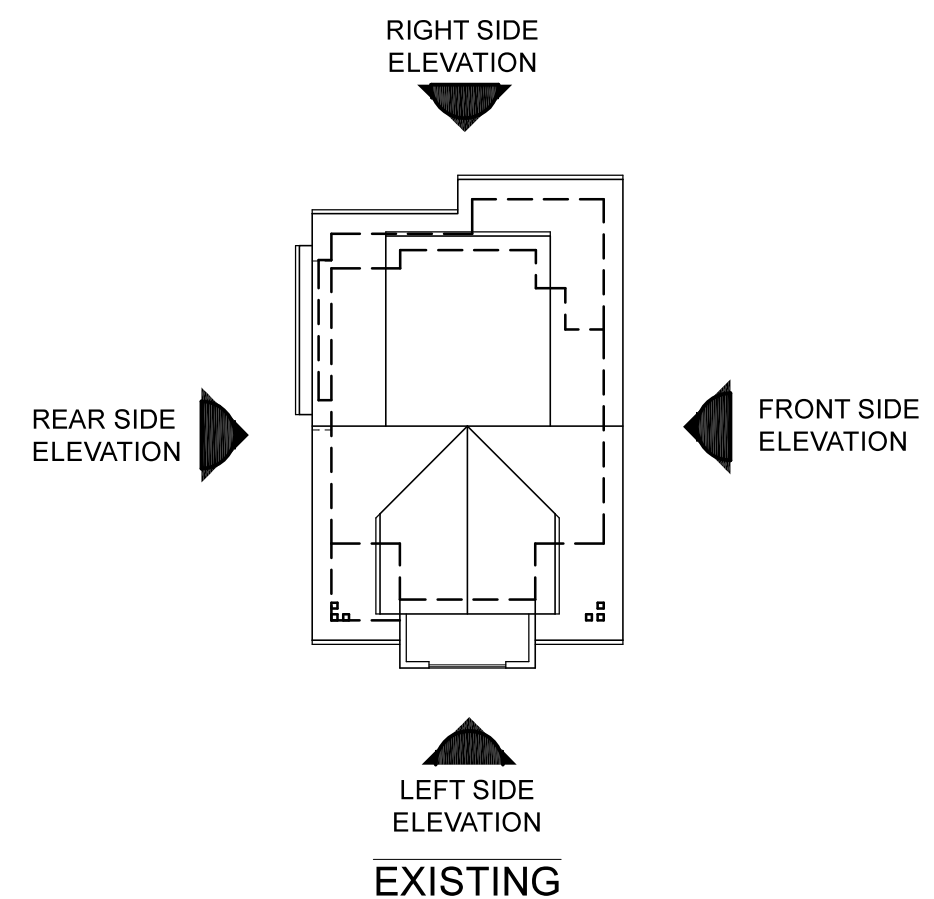
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Willi Chapman

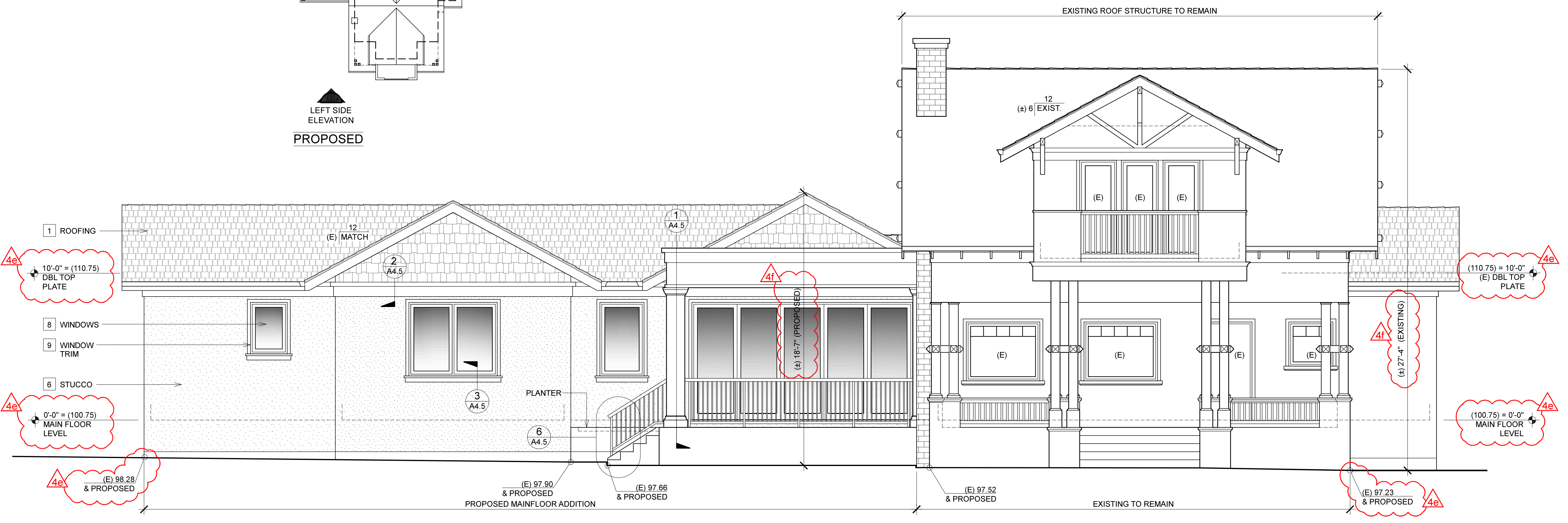
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620 S. EL MONTE AVENUE
LOS ALTOS, CA 94022 (650) 941-8890

SHEET

A3.3



EXISTING LEFT INTERIOR SIDE / EAST ELEVATION
1/4" = 1'-0"



PROPOSED LEFT INTERIOR SIDE / EAST ELEVATION
1/4" = 1'-0"

GENERAL NOTES

- I STUCCO REQUIREMENTS: 1) 3-COAT & 1/2" MIN. THICK 2) HAS 2 LAYERS OF GRADE D BUILDING PAPER 3) 26 GA. GALVANIZED WEEP SCREEN AT FOUNDATION PLATE LINE AT LEAST 4" ABOVE GRADE OR 2" ABOVE CONCRETE OR PAVING (SEC. 2512.11, 2510.6 & 2512.1.2 CBC 2022)
- II FLUE CLEARANCE AS PER SECTION R1003.18 CRC 2022. 2'-0" ABOVE COMBUSTIBLE CONSTRUCTION @ 10'-0" AWAY
- III CHIMNEY BRACING AS PER CH. 10 CRC 2022
- IV SPARK ARRESTOR PROVIDE AS PER SEC. R1003.4.1 CRC 2022
- V TEMPERED GLASS PROVIDE TEMPERED SAFETY GLASS @ HAZARDOUS LOCATIONS PER SEC. R308.4 CRC 2022

EXT. MATERIAL NOTES

- 1 ROOFING COMPOSITION SHINGLE
- 2 GUTTER OGEE GUTTER
- 3 DOWN SPOUTS RECTANGULAR DOWNSPOUTS
- 4 SIDING STAGGERED SHINGLE SIDINGS
- 5 TRIM N/A
- 6 STUCCO TEXTURE TO MATCH EXISTING
- 7 VENEER N/A
- 8 WINDOWS ALUMINUM CLAD DOUBLE GLAZED WINDOWS
- 9 WINDOW TRIM STUCCO MOULD TRIM AT TOP AND SIDES WITH 2x3 SILL & 2x3 APRON
- 10 SKYLIGHTS N/A
- 11 CHIMNEY EXISTING

LEGEND

- # WINDOW - SEE "WINDOW SCHEDULE" ON SHEET A - FOR FURTHER SPECIFICATIONS
- # DOOR - SEE "DOOR SCHEDULE" ON SHEET A - FOR FURTHER SPECIFICATIONS

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DATE	DESIGN REVIEW COMMENTS
4/5/2023	

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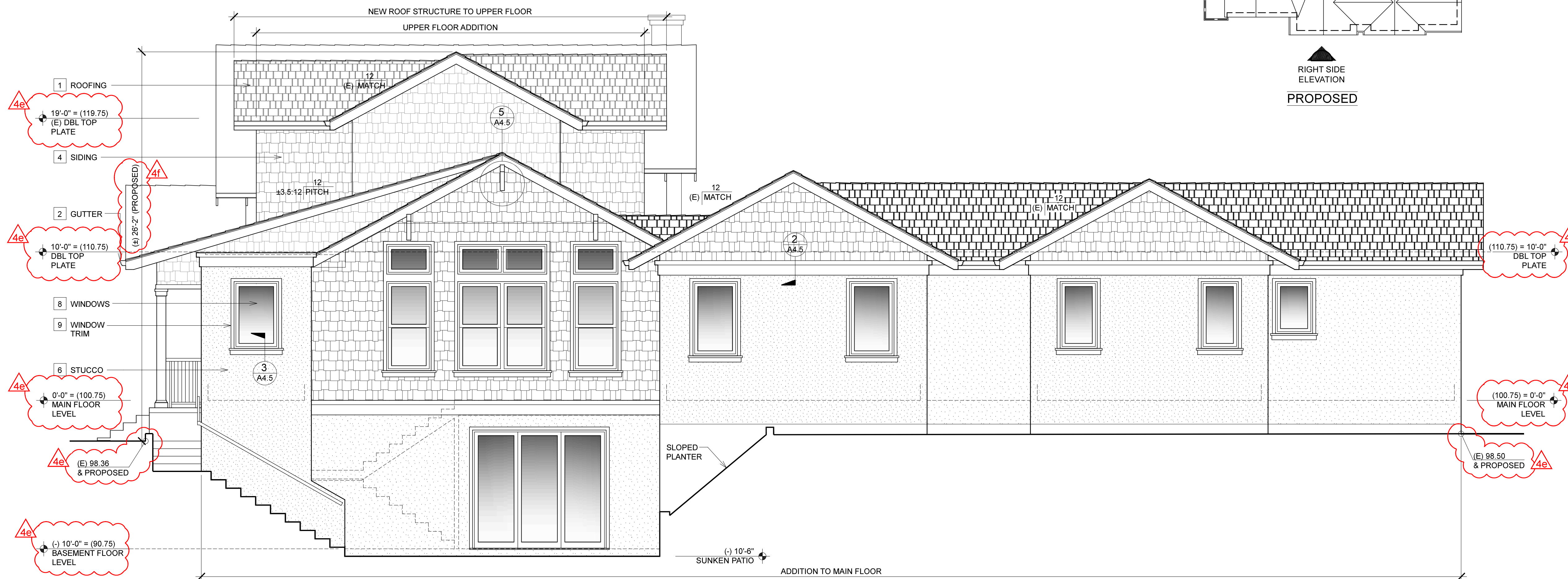
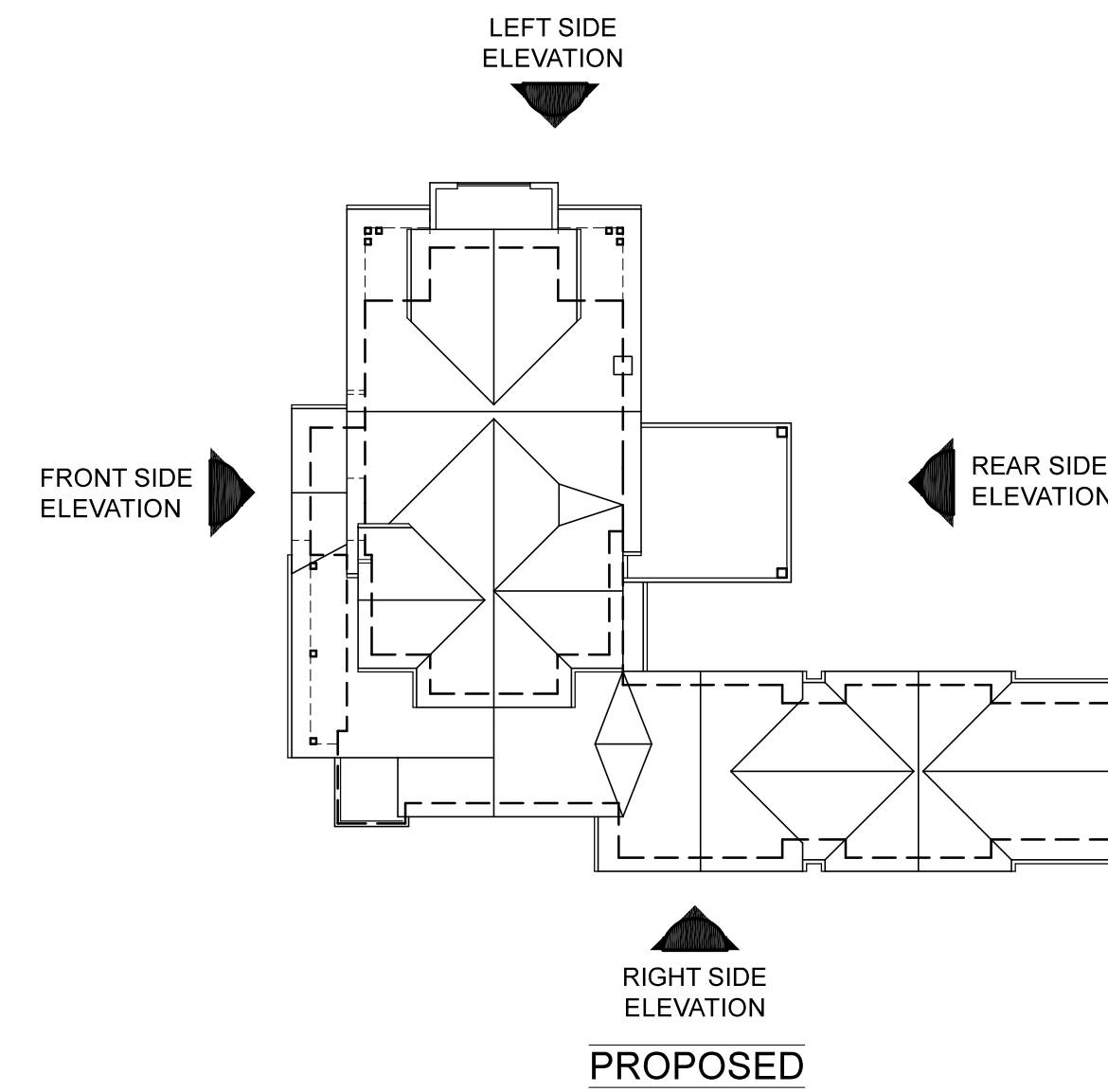
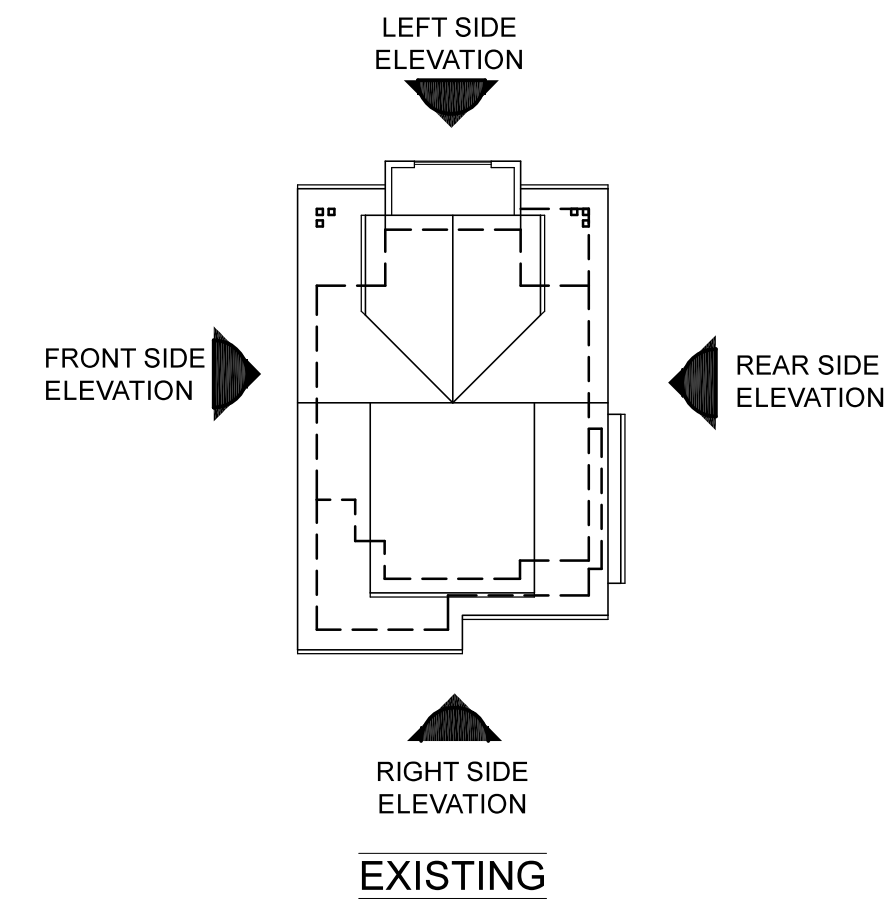
SHEET

A4.0



EXISTING RIGHT INTERIOR SIDE / WEST ELEVATION

1/4" = 1'-0"



PROPOSED RIGHT INTERIOR SIDE / WEST ELEVATION

1/4" = 1'-0"

GENERAL NOTES

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LEGEND

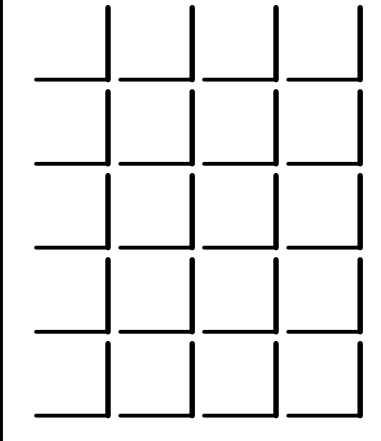
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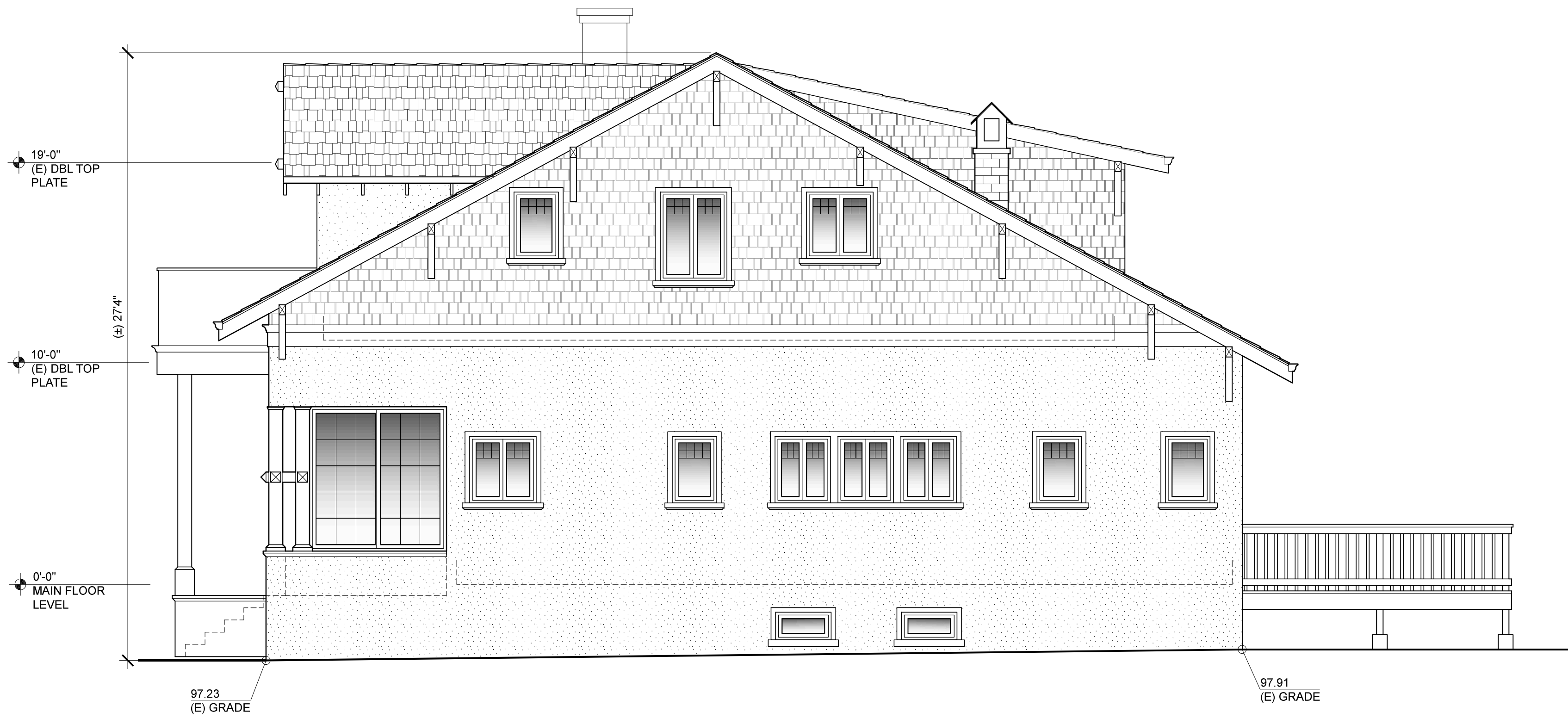
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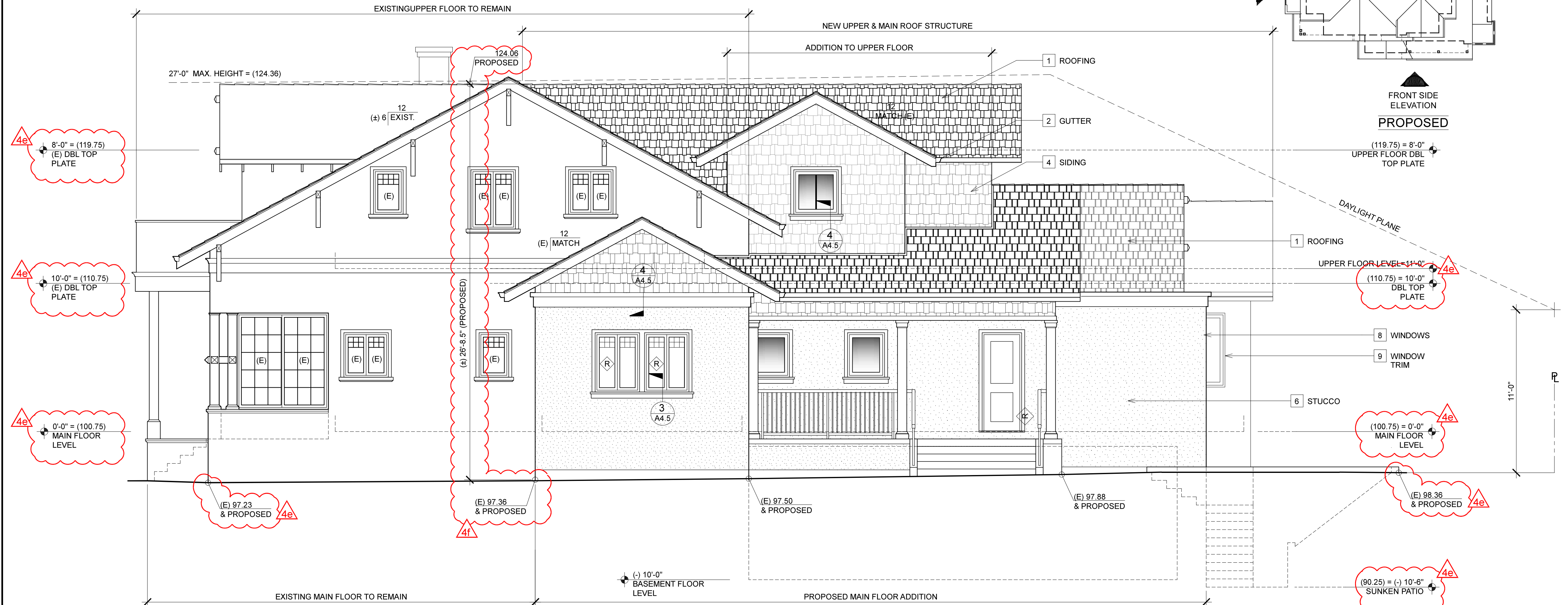
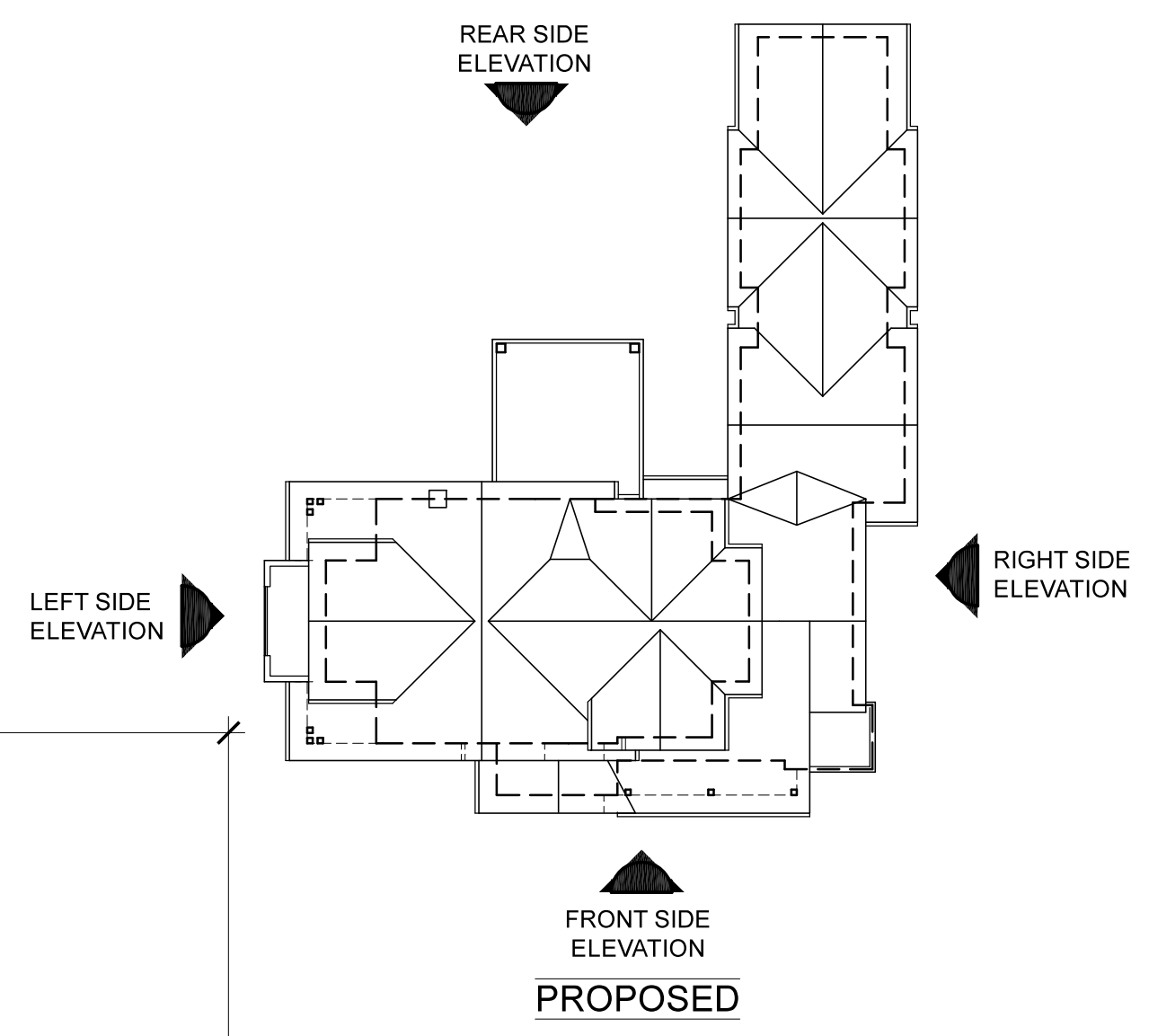
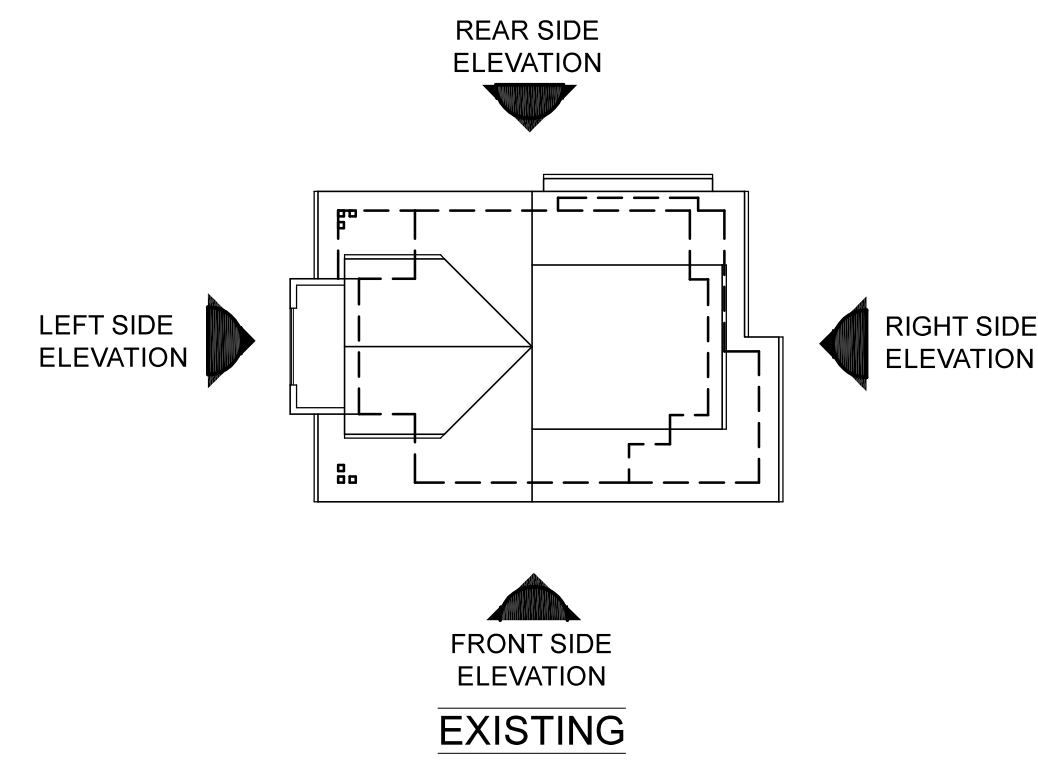
CHAPMAN DESIGN ASSOCIATES
 620 S. EL MONTE AVENUE
 LOS ALTOS, CA 94022 (650) 941-8890



SHEET
A4.1



EXISTING FRONT SIDE / NORTH ELEVATION
1/4" = 1'-0"



PROPOSED FRONT SIDE / NORTH ELEVATION
1/4" = 1'-0"

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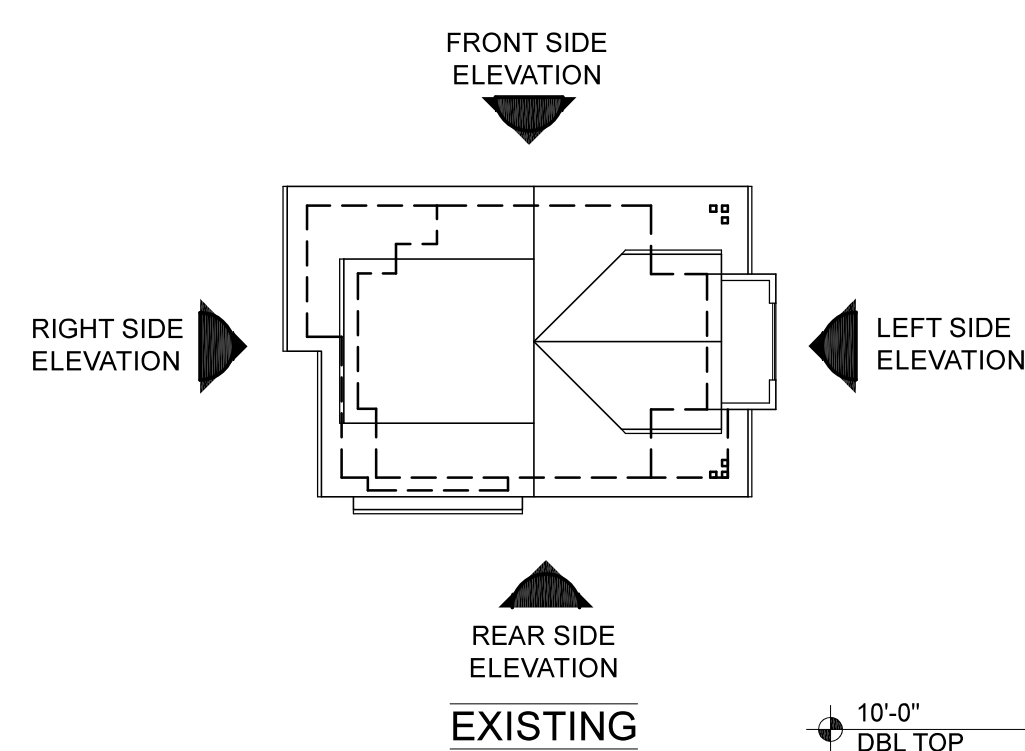
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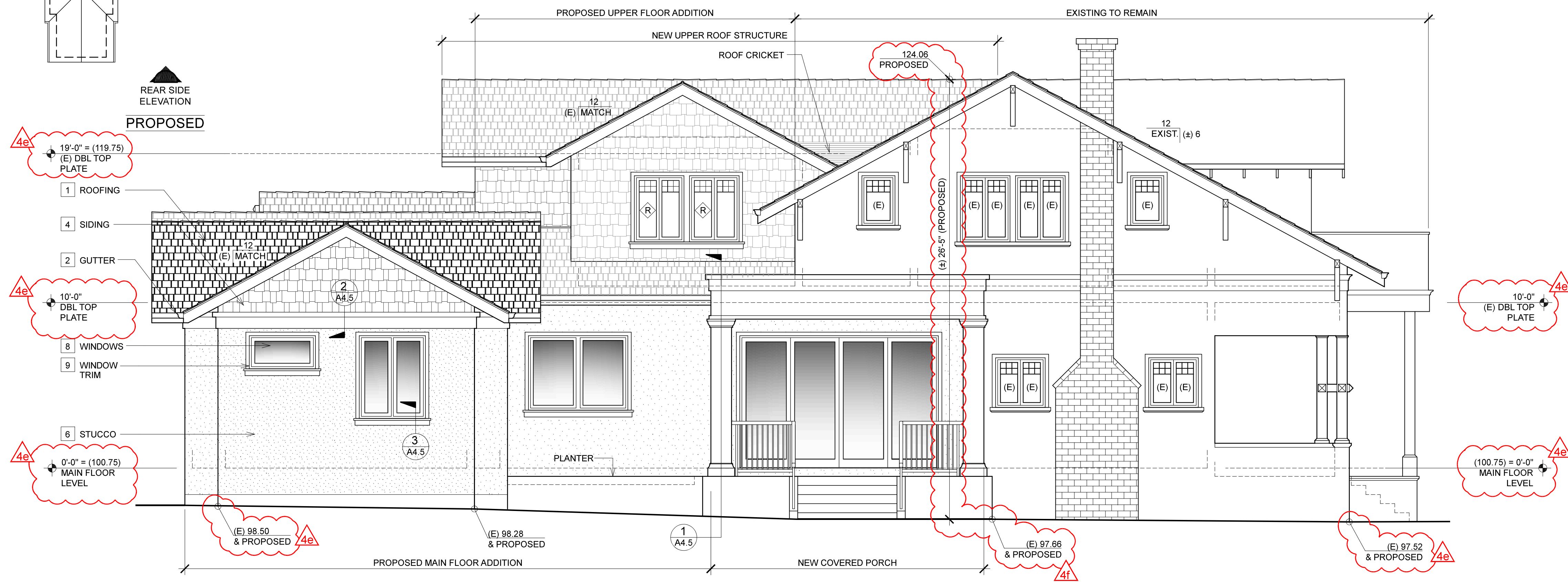
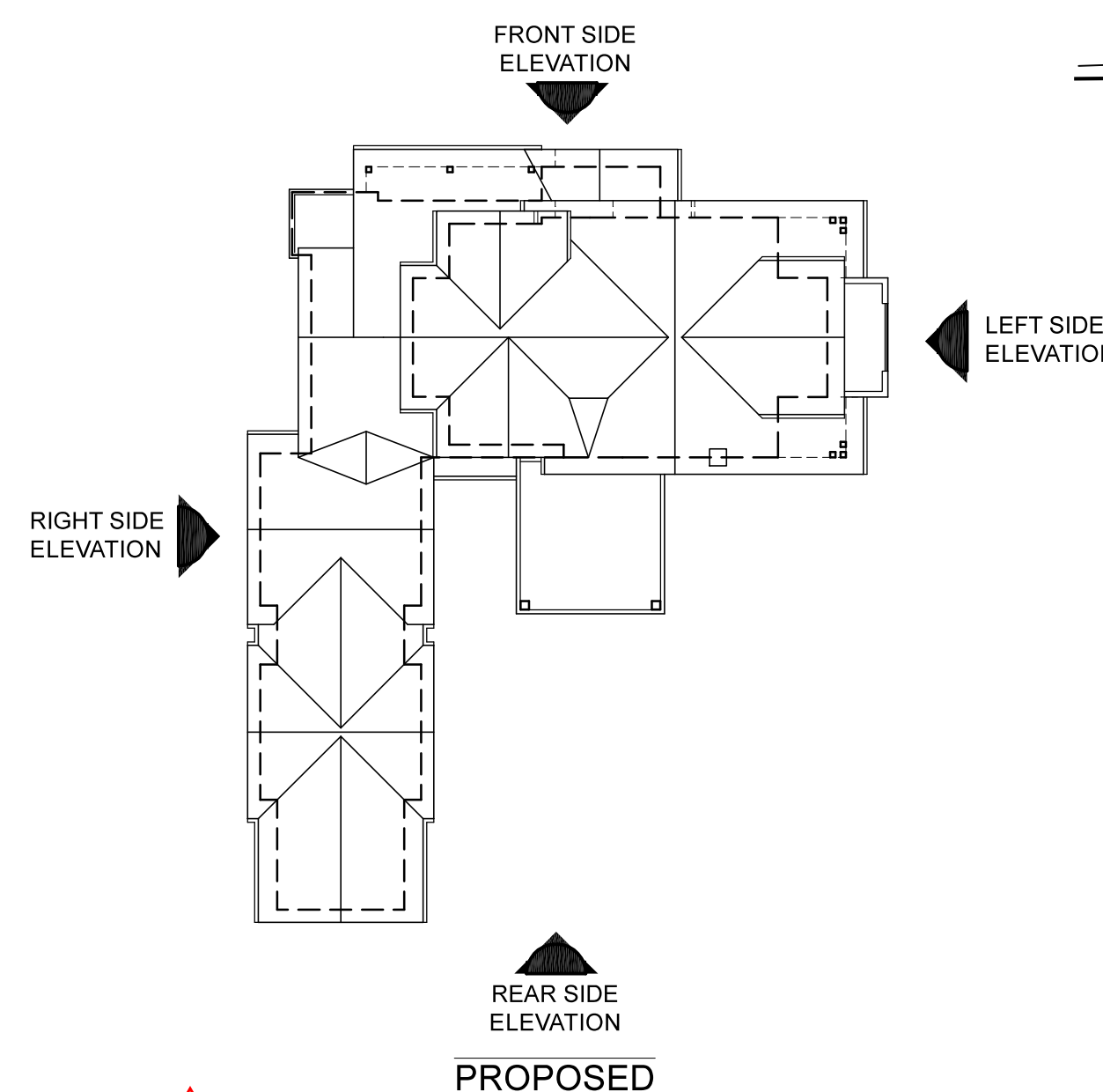
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EXISTING REAR SIDE / SOUTH ELEVATION

1/4" = 1'-0"



PROPOSED REAR SIDE / SOUTH ELEVATION

1/4" = 1'-0"

GENERAL NOTES

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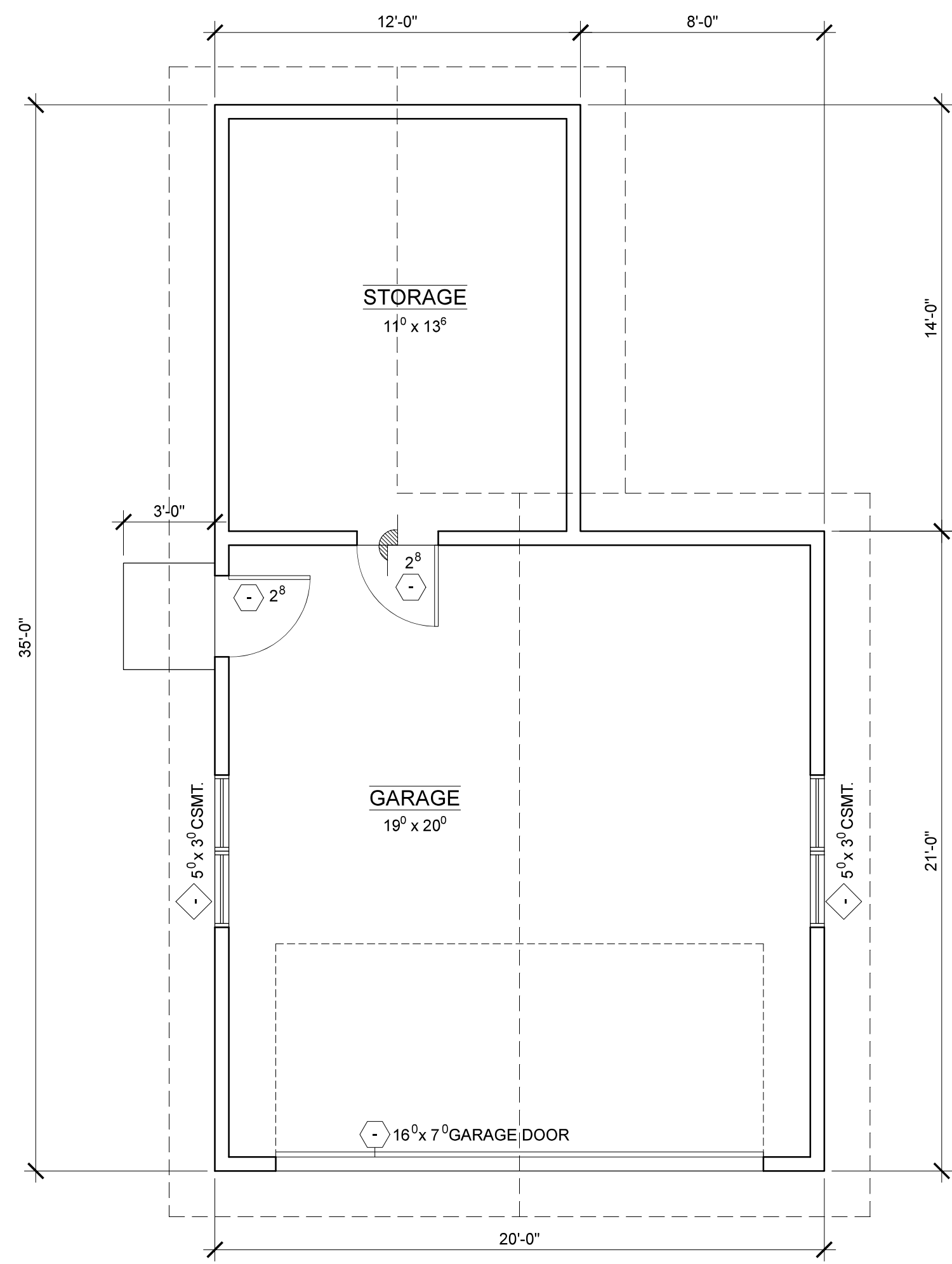
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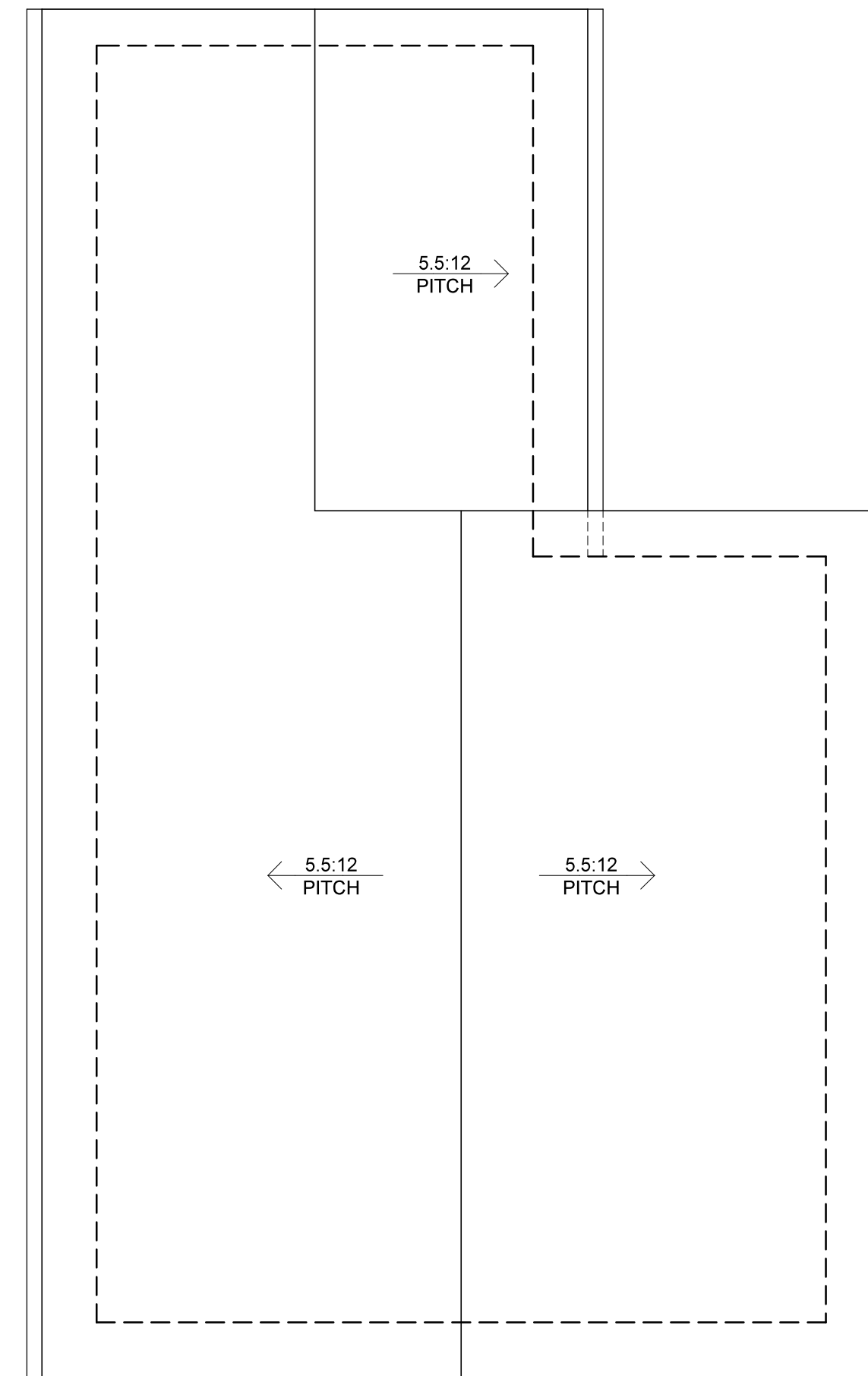
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SHEET
A4.3



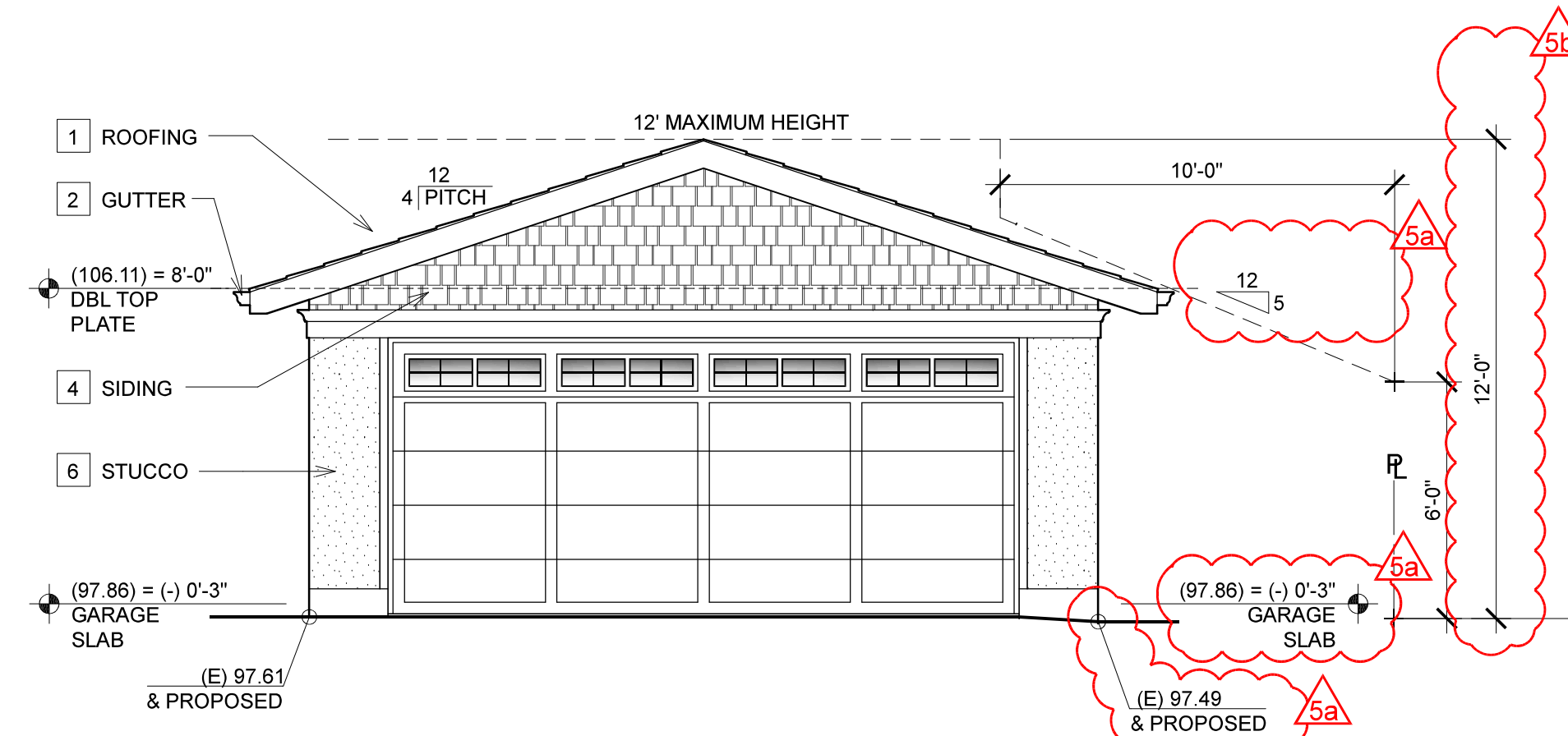
DETACHED GARAGE FLOOR PLAN

1/4" = 1'-0"



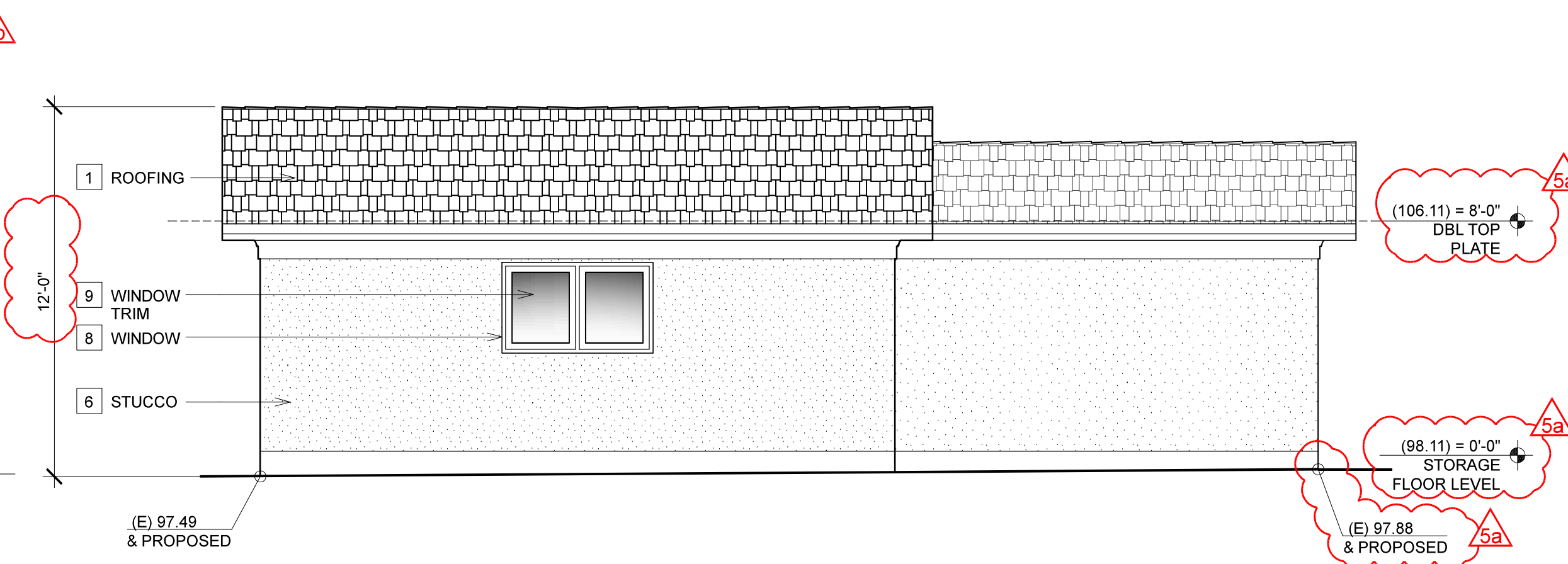
DETACHED GARAGE ROOF PLAN

1/4" = 1'-0"



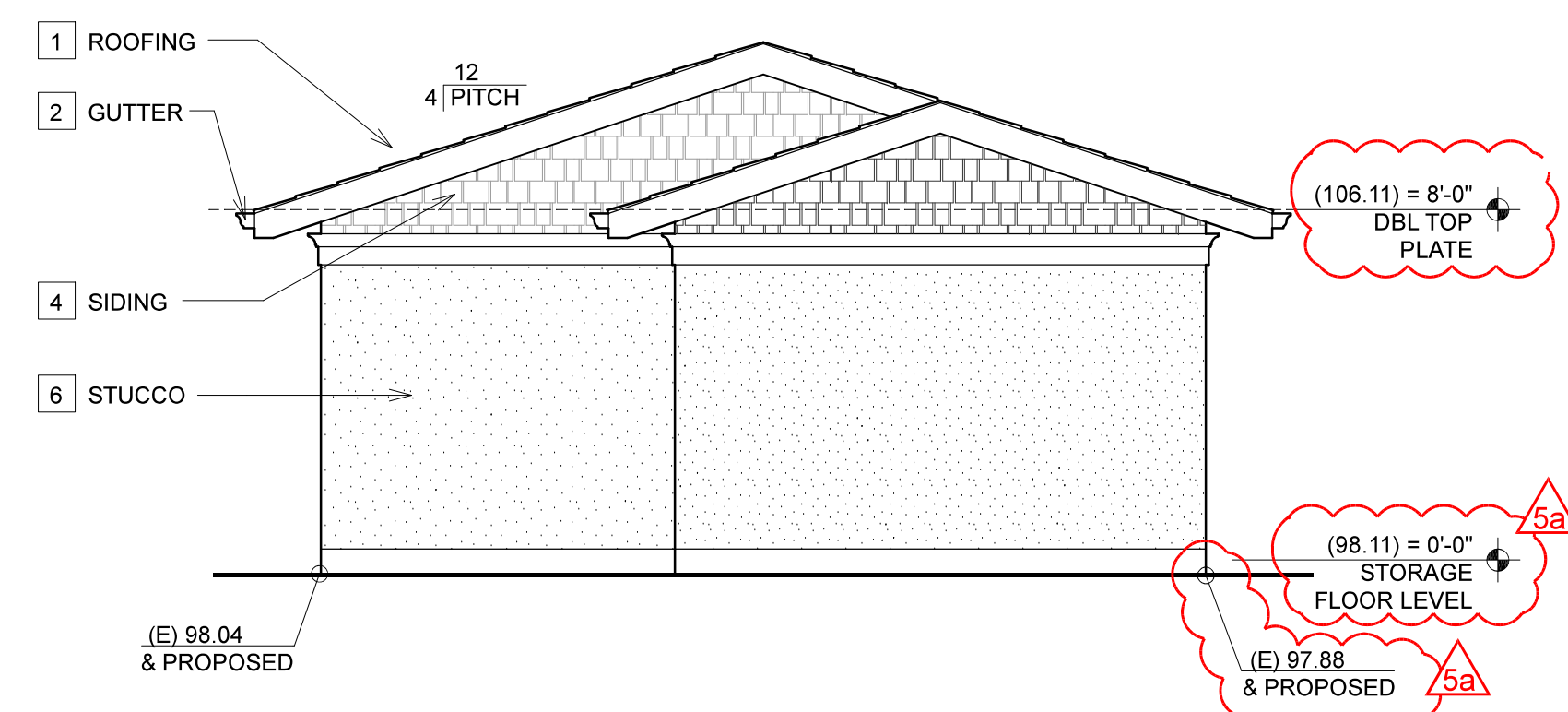
FRONT ELEVATION

1/4" = 1'-0"



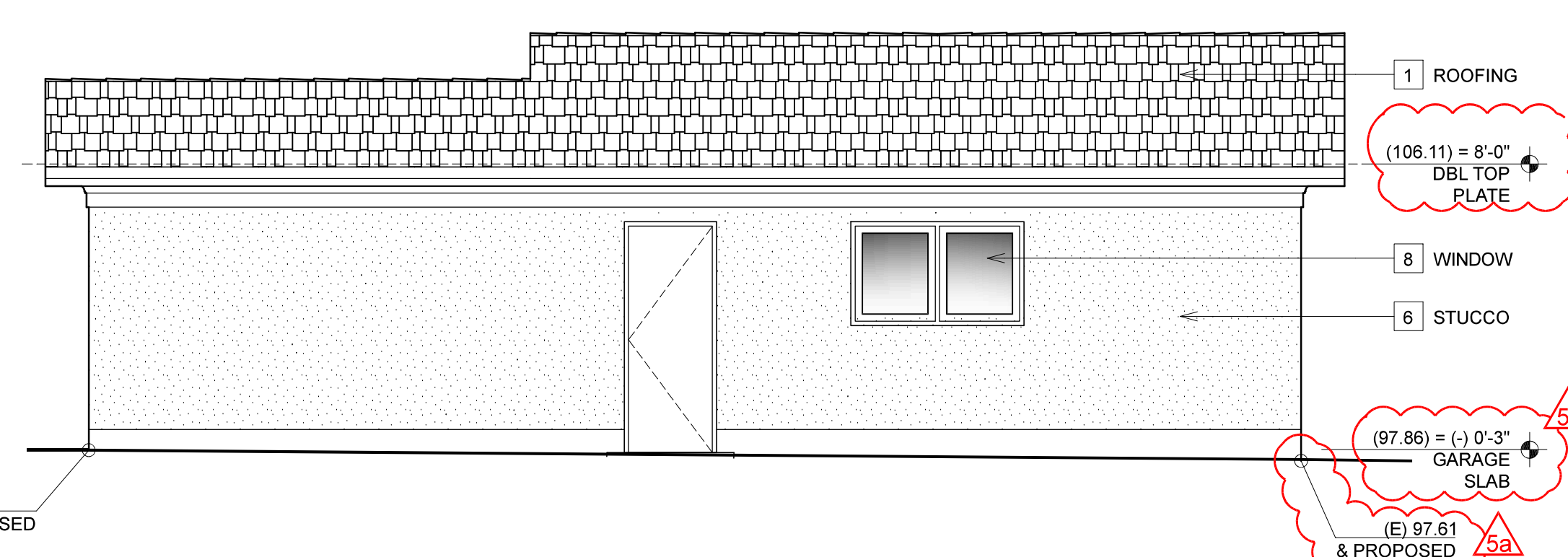
RIGHT SIDE ELEVATION

1/4" = 1'-0"



REAR ELEVATION

1/4" = 1'-0"



LEFT SIDE ELEVATION

1/4" = 1'-0"

GENERAL NOTES

- I** EGRESS ALL BEDROOMS TO HAVE WINDOWS MEETING EGRESS REQUIREMENTS PER SEC. 310 & 311 CRC 2022
 - MIN. NET CLEAR OPENABLE AREA 5.7 S.F.
 - MIN. NET CLEAR OPENABLE WIDTH = 20"
 - MIN. NET CLEAR OPENABLE HEIGHT = 24"
- II** TEMPERED GLASS PROVIDE TEMPERED SAFETY GLASS AT HAZARDOUS LOCATIONS PER SEC. R308.4 CRC 2022
- III** WATER CLOSETS PROVIDE 24" MIN. CLEARANCE IN FRONT OF WATER CLOSET BOWL AND 30" MIN. CLEAR WIDTH FOR WATER CLOSET SPACE (SEC. 407.6 2022 CPC)
- IV** SHOWERS ALL SHOWERS SHALL CONFORM TO SECTION R307 2022 CRC
 - ALL GLASS SHOWER ENCLOSURE TO BE OF TEMPERED GLASS
 - ALL SHOWER DOORS SHALL OPEN SO AS TO MAINTAIN NOT LESS THAN 22 INCHES UNOBSTRUCTED OPENING FOR EGRESS (2022 CPC 408.5)
- V** WATER CONSERVING FIXTURES ALL (N) PLUMBING FIXTURES (AS OUTLINED IN SEC. 402, 2022 CPC) SHALL CONFORM TO SEC. 402, 2022 CPC
 - WATER CLOSETS TO HAVE A MAXIMUM WATER USE OF 1.28 GPF
 - SHOWERHEADS TO HAVE A MAXIMUM FLOW USE OF 1.8 GPM @ 80 psi
 - BATHROOM FAUCETS TO HAVE A MAXIMUM FLOW USE OF 1.2 GPM @ 60 psi
 - KITCHEN SINK FAUCETS TO HAVE A MAXIMUM FLOW USE OF 1.8 GPM @ 60 psi

ROOM FINISH SCHEDULE

SEE ARCHITECTURAL SPECIFICATIONS SHEET FOR ABBREVIATIONS

ROOM NAME	FLOOR	BASEBOARD	WALLS	CEILING	RE-MARKS

GENERAL NOTES

- I** STUCCO REQUIREMENTS: 1) 3-COAT & 1/2" MIN. THICK 2) HAS 2 LAYERS OF GRADE D BUILDING PAPER 3) 26 GA. GALVANIZED WEEP SCREED AT FOUNDATION PLATE LINE AT LEAST 4" ABOVE GRADE OR 2" ABOVE CONCRETE OR PAVING (SEC. 2512.11, 2510.6 & 2512.1.2 CBC 2019)
- II** FLUE CLEARANCE AS PER SECTION R1003.18 CRC 2019. 2'-0" ABOVE COMBUSTIBLE CONSTRUCTION @ 10'-0" AWAY

EXT. MATERIAL NOTES

- 1** ROOFING COMPOSITION SHINGLE
- 2** GUTTER OGEE GUTTER
- 3** DOWN SPOUTS RECTANGULAR DOWNSPOUTS
- 4** SIDING HORIZONTAL STAGGERED SHINGLE SIDINGS
- 5** TRIM N/A
- 6** STUCCO TEXTURE TO MATCH EXISTING
- 7** VENEER N/A
- 8** WINDOWS ALUMINUM CLAD DOUBLE GLAZED WINDOWS
- 9** WINDOW TRIM STUCCO MOULD TRIM AT TOP AND SIDES WITH 2x3 SILL & 2x3 APRON
- 10** SKYLIGHTS N/A
- 11** CHIMNEY N/A

Item 3.

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DESIGN REVIEW COMMENTS

4/5/2023

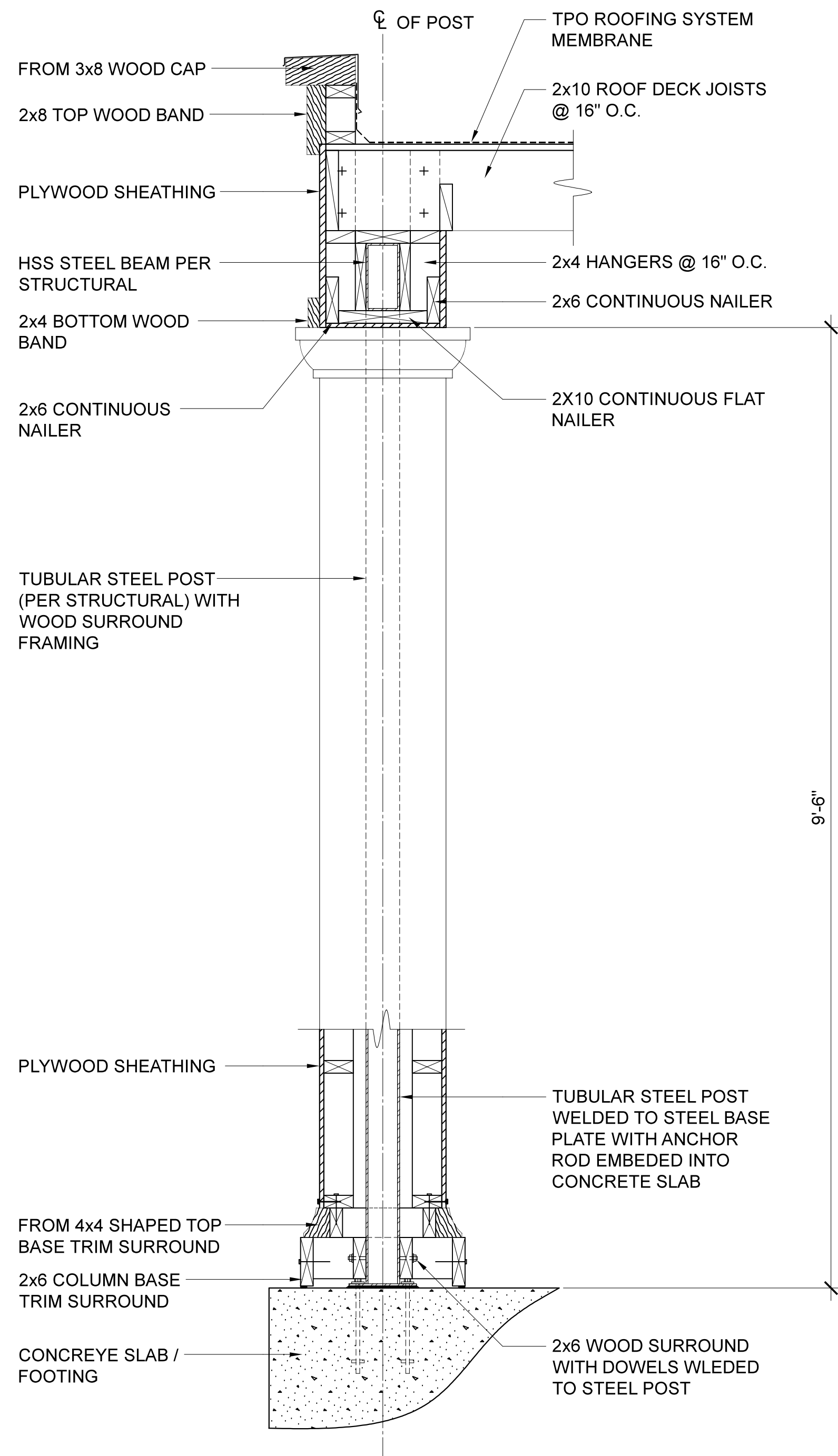
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JACOBSEN / PARMACEK RESIDENCE
MAILING ADDRESS
384 HAWTHORNE AVE., LOS ALTOS, CA 94022
(650) 245-7884

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SHEET
A4.4

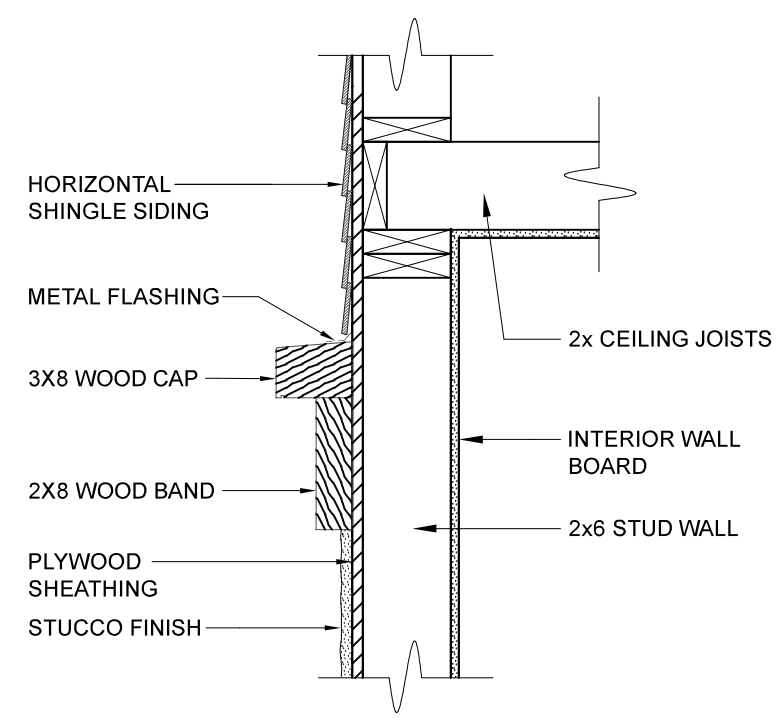
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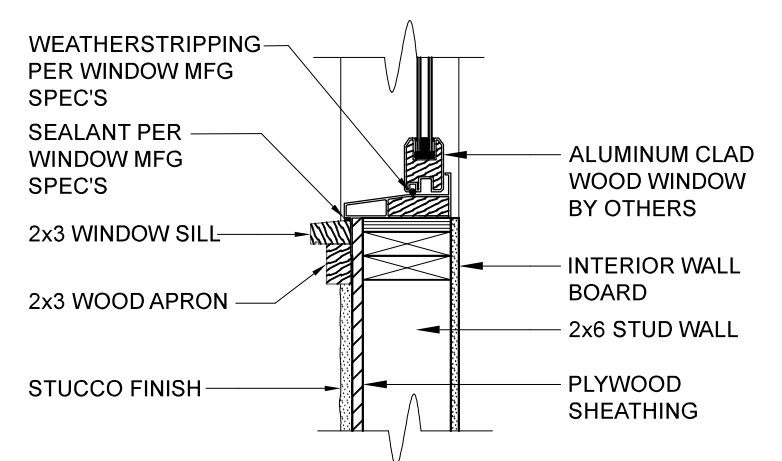
1 COLUMN DETAIL

ARCHITECTURAL DETAILS

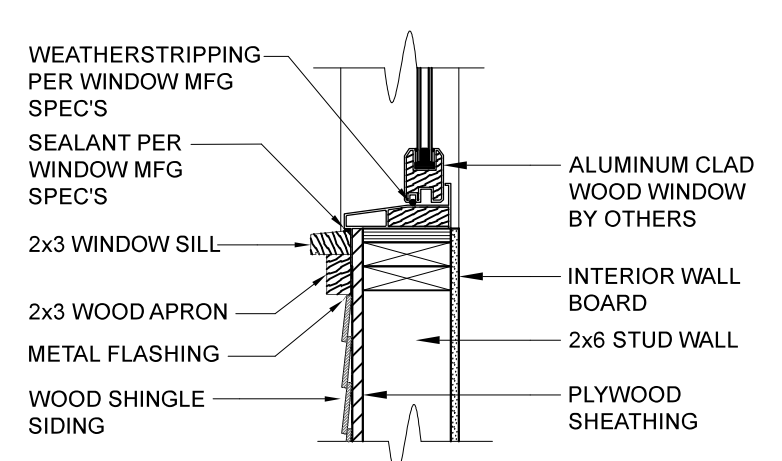
1/4" = 1'-0"



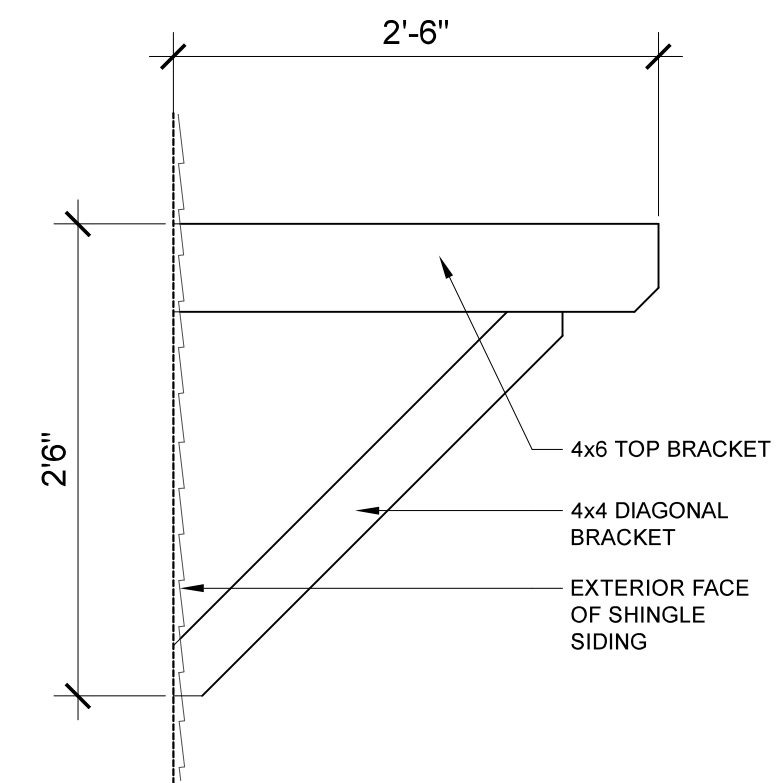
2 WINDOW SILL & APRON (STUCCO EXTERIOR WALL)



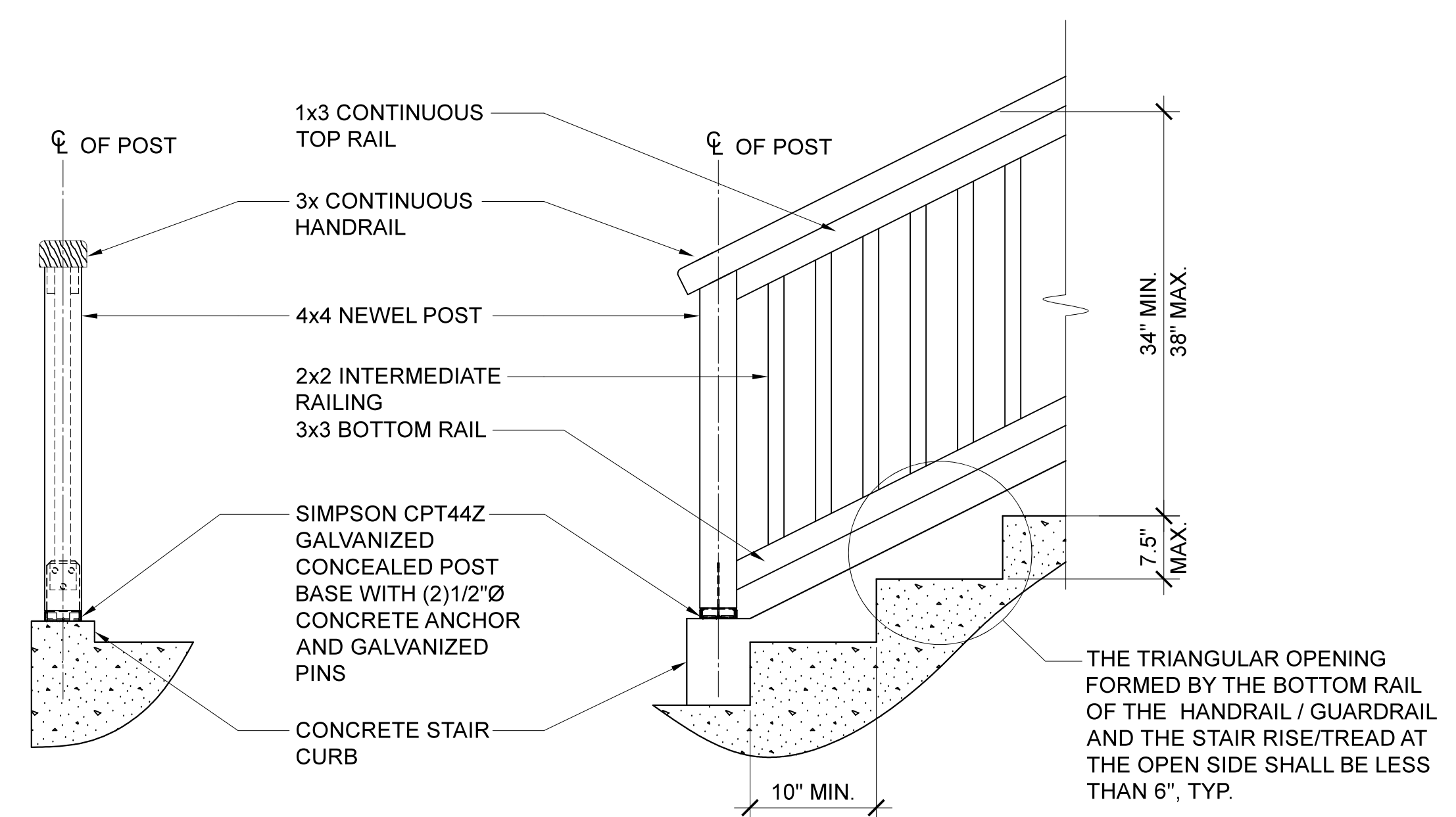
3 WINDOW SILL & APRON (STUCCO EXTERIOR WALL)



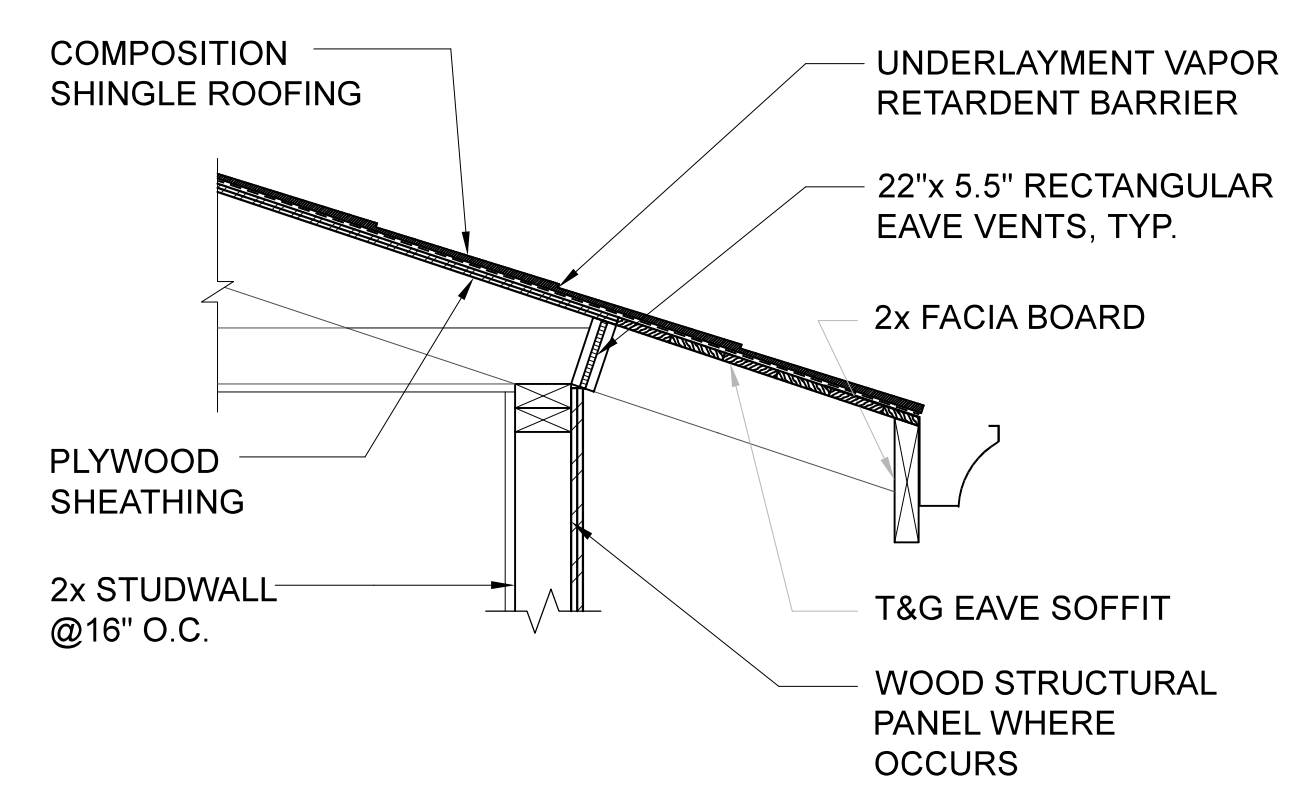
4 WINDOW SILL & APRON (WOOD SHINGLE EXTERIOR WALL)



5 GABLE BRACKET DETAIL



6 RAILING DETAILS



7 STANDARD EAVE DETAIL

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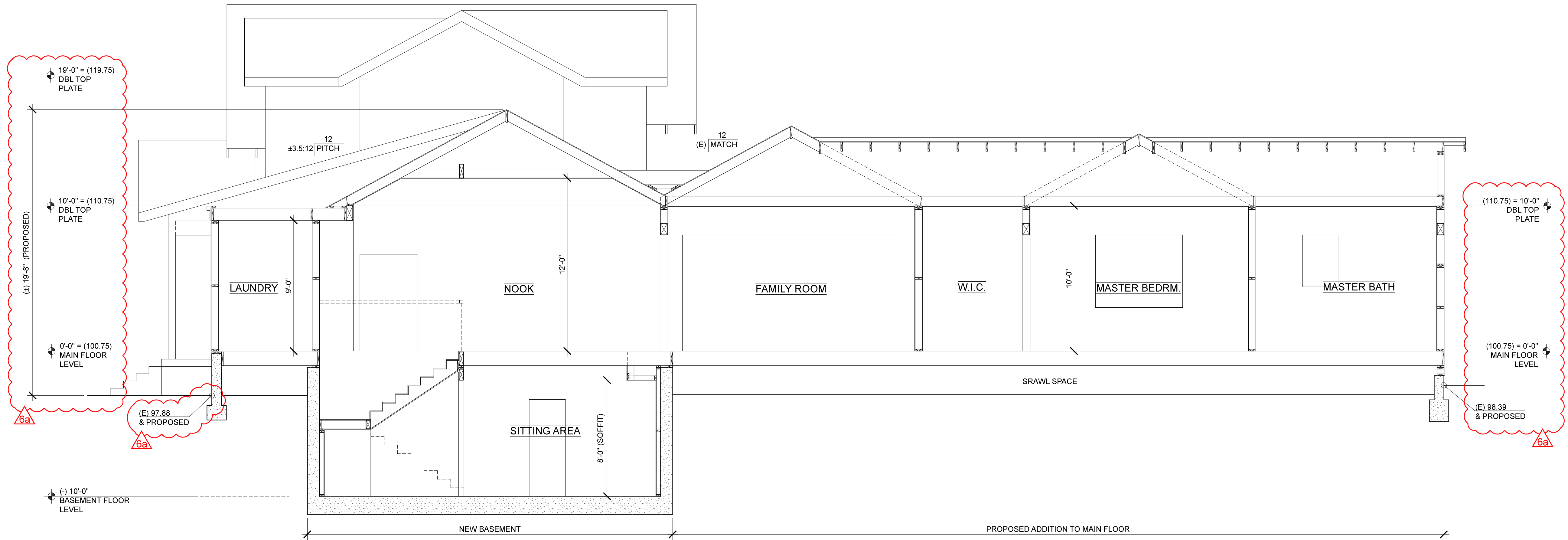
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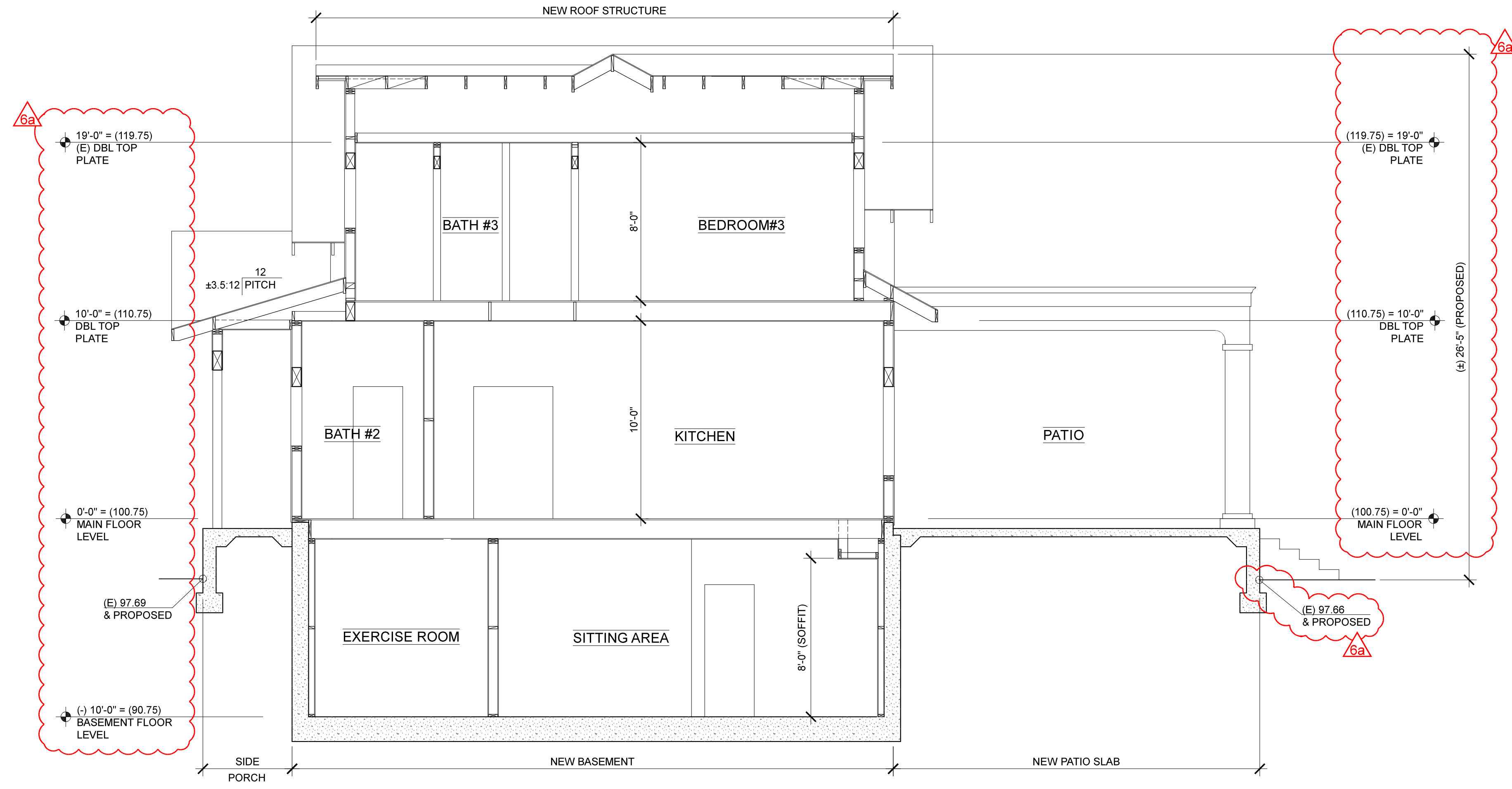
SHEET

A4.5



CROSS SECTION "A-A"

1/4" = 1'-0"



CROSS SECTION B-B"

1/4" = 1'-0"

SECTION NOTES

- 1 ROOF ROOF MATERIAL (SEE ROOF PLAN FOR TYPE) O/ 30# UNDERLAYMENT O/ SHEATHING (SEE SHEATHING SCHEDULE FOR TYPE) O/ RAFTERS (SEE ROOF PLAN AND/OR ROOF FRAMING SCHEDULE FOR TYPE/SIZE & SPACING). TYPICAL U.O.N.
- 2 CEILING @ ATTIC CEILING JOISTS (SEE FRAMING PLAN AND/OR FLOOR/CEILING FRAMING SCHEDULE FOR TYPE/SIZE & SPACING) w/ 1/2" SHETROCK. TYPICAL U.O.N.
- 3 EXTERIOR WALL EXTERIOR FINISH (SEE EXTERIOR ELEVATIONS FOR TYPE) O/ 2 LAYERS CLASS "D" BUILDING PAPER O/ SHEATHING (SEE SHEATHING SCHEDULE FOR TYPE) O/ 2x4 STUDS @ 16" o.c. (2x6 STUDS @ MAIN PLUMBING WALLS) W/ DOUBLE 2x4 TOP PLATE & 2x4 SOLE PLATE W/ 1/2" SHEET ROCK @ INSIDE FACE. TYPICAL U.O.N.
- 4 INTERIOR WALL 2x4 STUDS @ 16" o.c. (2x6 STUDS @ MAIN PLUMBING WALLS) W/ DOUBLE 2x4 TOP PLATE & 2x4 SOLE PLATE W/ 1/2" SHEET ROCK BOTH SIDES. TYPICAL U.O.N.
- 5 FLOOR FLOOR SHEATHING (SEE SHEATHING SCHEDULE FOR TYPE) O/ FLOOR JOISTS (SEE FRAMING PLAN AND/OR FLOOR/CEILING FRAMING SCHEDULE FOR TYPE/SIZE & SPACING). TYPICAL U.O.N.
- 6 FLOOR w/ CEILING FLOOR SHEATHING (SEE SHEATHING SCHEDULE FOR TYPE) O/ FLOOR JOISTS (SEE FRAMING PLAN AND/OR FLOOR/CEILING FRAMING SCHEDULE FOR TYPE/SIZE & SPACING) W/ 1/2" SHEET ROCK. TYPICAL U.O.N.
- 7 CRAWL SPACE SLAB 16" CONCRETE SLAB w/ #5 @ 6" O.C. EA. WAY @ BOTTOM & #5 @ 10" O.C. @ TOP O/ APPROVED WATER PROOF MEMBRANE O/ 4" CRUSHED ROCK
- 8 CONCRETE SLAB 5" CONCRETE SLAB w/ #4 BARS @ 18" O.C. O/ 8" CLASS II CLEAN CRUSHED ROCK
- 9 GARAGE SLAB 5" CONCRETE SLAB w/ #4 BARS @ 18" O.C. O/ 15 ml VISQ O/ 8" CLASS II CLEAN CRUSHED ROCK
- 10 INSULATION ATTIC INSULATION R -
EXTERIOR WALL INSULATION R -
RAISED FLOOR INSULATION R -

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DATE	DESIGN REVIEW COMMENTS
4/5/2023	

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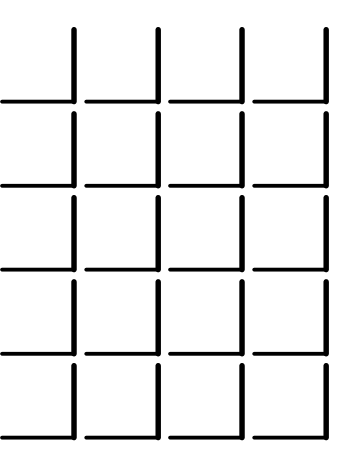
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Willie Chapman

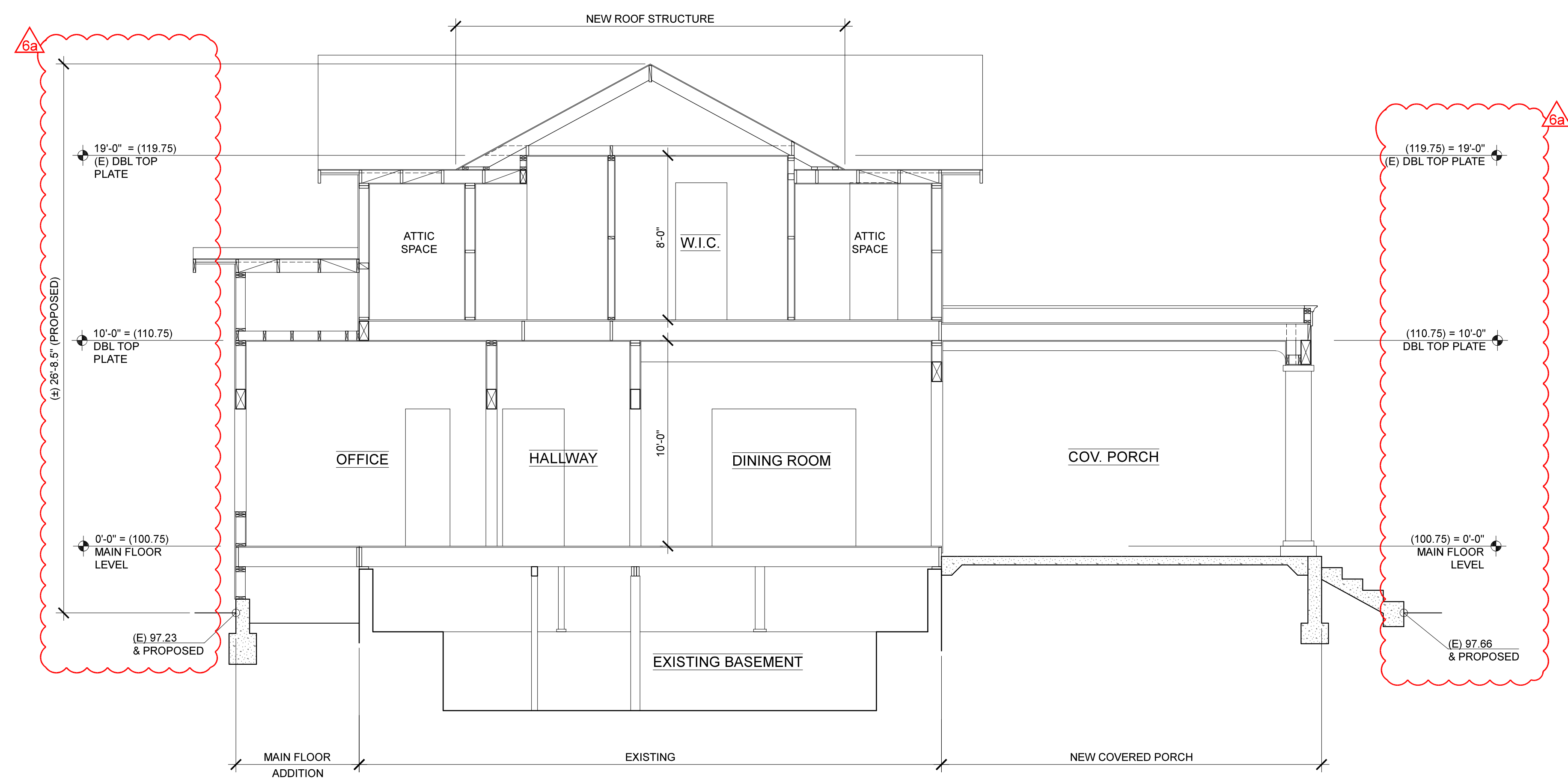
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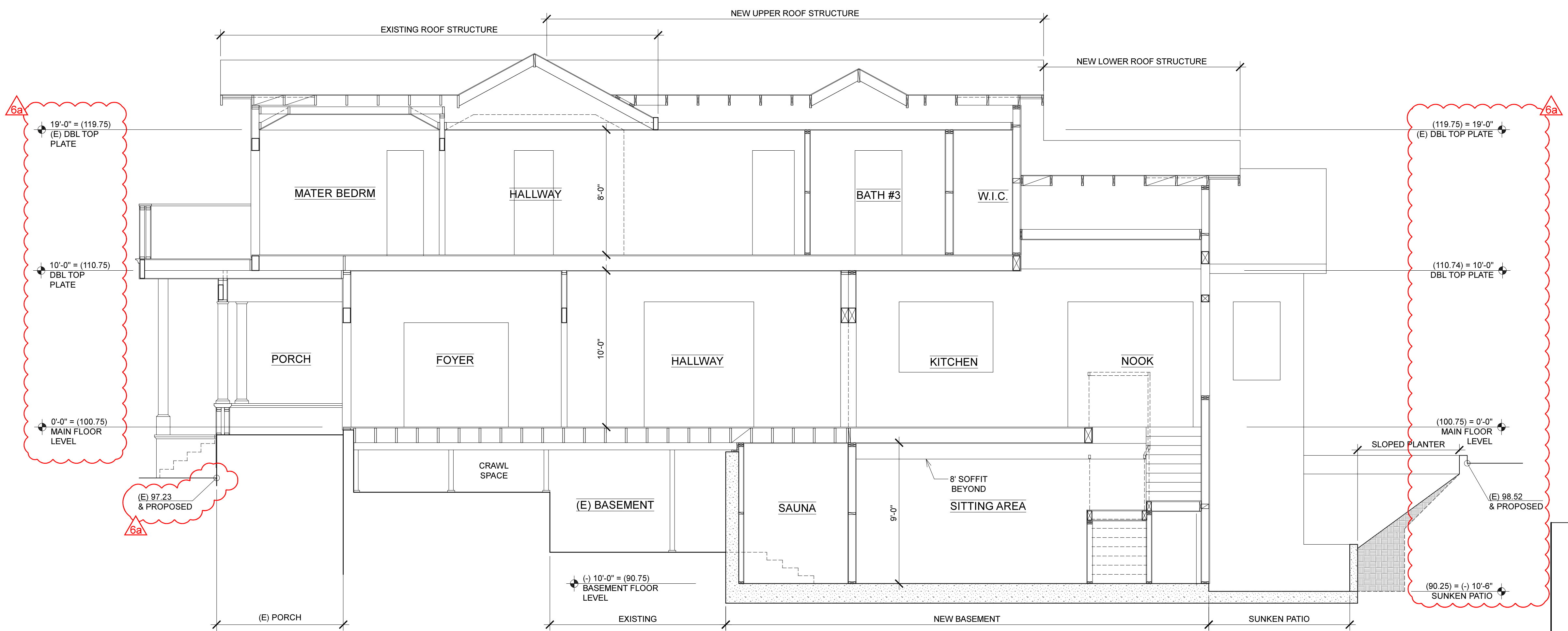
SHEET

A5.0



CROSS SECTION "C-C"

1/4" = 1'-0"



CROSS SECTION "D-D"

1/4" = 1'-0"

SECTION NOTES

- 1 ROOF ROOF MATERIAL (SEE ROOF PLAN FOR TYPE) O/ 30# UNDERLAYMENT O/ SHEATHING (SEE SHEATHING SCHEDULE FOR TYPE) O/ RAFTERS (SEE ROOF PLAN AND/OR ROOF FRAMING SCHEDULE FOR TYPE/SIZE & SPACING). TYPICAL U.O.N.
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- 5 FLOOR FLOOR SHEATHING (SEE SHEATHING SCHEDULE FOR TYPE) O/ FLOOR JOISTS (SEE FRAMING PLAN AND/OR FLOOR/CEILING FRAMING SCHEDULE FOR TYPE/SIZE & SPACING). TYPICAL U.O.N.
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- 9 GARAGE SLAB 5" CONCRETE SLAB w/ #4 BARS @ 18" O.C. of 15 mil VISQ or 8" CLASS II CLEAN CRUSHED ROCK
- 10 INSULATION ATTIC INSULATION R -
EXTERIOR WALL INSULATION R -
RAISED FLOOR INSULATION R -

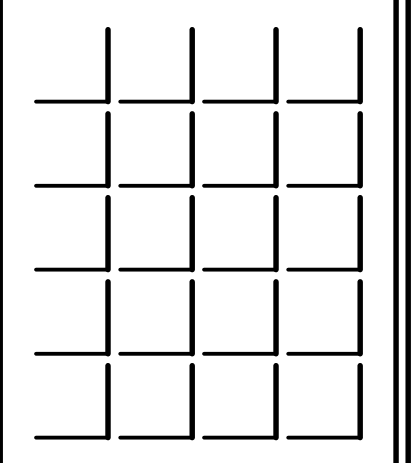
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DATE	REVISION	COMMENTS
11/2/2023		

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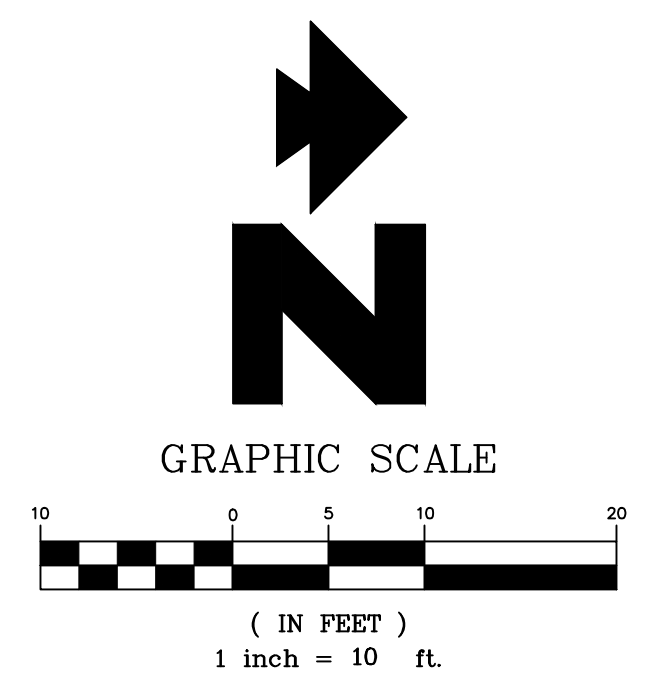
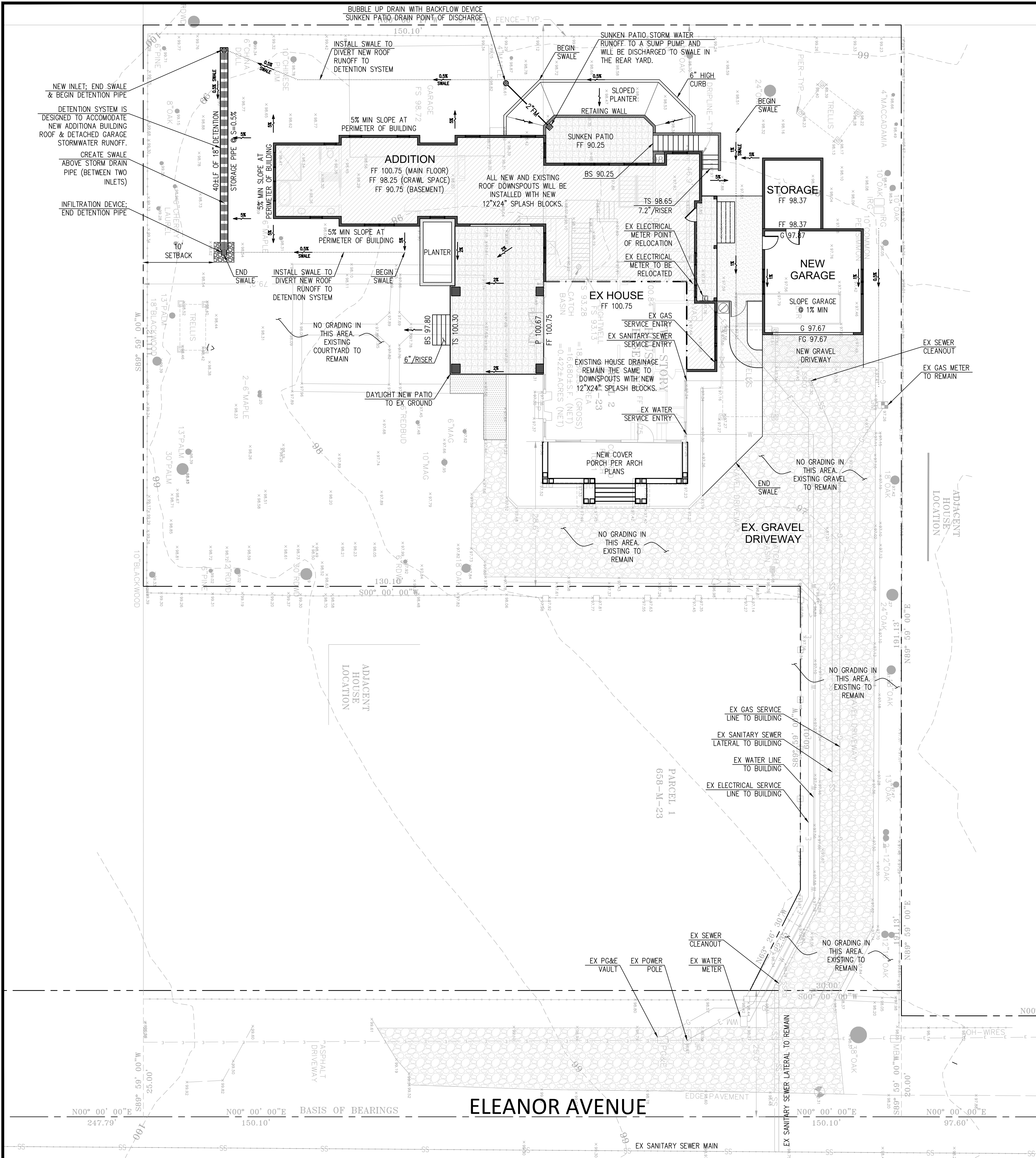
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SHEET

A5.1



EARTHWORK VOLUME:
(INCLUDES BUILDING PAD)

EARTHWORK QUANTITIES:	VOLUME (CUBIC YARD)
FILL	20
COMPACTION RATE: 15%	20 x 0.15 = 3
TOTAL FILL	23
CUT	715
TOTAL EARTHWORK	692 (HAUL OFF)

PRE & POST DEVELOPMENT PERVIOUS/IMPERVIOUS AREAS:

AREA TYPE	EXISTING (SF)	PROPOSED (SF)
LOT AREA	18,380 SF	18,380 SF
	0.422 ACRE	0.422 ACRE

HOUSE (ROOF)	962	3,969
GARAGE	607	756
EX. PATIO/HARDSCAPE	1,741	289
NEW PATIO/HARDSCAPE	N/A	605
TOTAL IMPERVIOUS AREA	3,310	5,619
NET IMPERVIOUS AREA INCREASED:		+2,309

STORM DRAIN VOLUME CALCULATION:
 TIME OF CONCENTRATION = 5 MIN
 INTENSITY = 10 YEAR = 2.57 IN/HR
 IMPERVIOUS AREA INCREASED = 2,309 SF = 0.053 ACRE

PRE-CONDITION
 Q=CIA C=0.35 V=1.5(Q POST - Q PRE) X 10 MIN
 Q=0.35 X 2.57 X 0.053 Q=1.5(0.123 - 0.048) X 600
 Q=0.048 CFS Q=67.5 CF

POST-CONDITION
 Q=CIA V=40 LF X 18" STORAGE PIPE
 Q=0.90 X 2.57 X 0.053 V=70.8 CF (TOTAL)
 Q=0.123 CFS

- GENERAL NOTES:**
- IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
 - CONTRACTOR SHALL PROTECT ALL PROPERTY CORNERS.
 - CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
 - CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
 - CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDING FOR ALL NATURAL AND PAVED AREAS.
 - THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
 - THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN GENERAL N.P.D.E.S. PERMIT FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
 - UTILITY VAULTS, TRANSFORMERS, UTILITY CABINETS, CONCRETE BASES, OR OTHER STRUCTURES CANNOT BE PLACED OVER WATER MAINS/SERVICES. MAINTAIN 1' HORIZONTAL CLEAR SEPARATION FROM THE VAULTS, CABINETS & CONCRETE BASES TO EXISTING UTILITIES AS FOUND IN THE FIELD. IF THERE IS CONFLICT WITH EXISTING UTILITIES, CABINETS, VAULTS & BASES SHALL BE RELOCATED FROM THE PLAN LOCATION AS NEEDED TO MEET FIELD CONDITIONS. TREES MAY NOT BE PLANTED WITHIN 10' OF EXISTING WATER MAINS/SERVICES OR METERS. MAINTAIN 10' BETWEEN TREES AND WATER SERVICES, MAINS & METERS.
 - CONTRACTOR SHALL REFER TO ARCH. PLANS FOR EXACT LOCATIONS OF UTILITIES SERVICES TO NEW BUILDING. COORDINATE WITH LOCAL UTILITIES COMPANIES FOR SERVICE CONNECTIONS.
 - ANY DAMAGED RIGHT-OF-WAY INFRASTRUCTURES AND OTHERWISE DISPLACED CURB AND GUTTER SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE CITY ENGINEER OR HIS DESIGNEE. CONTRACTOR SHALL COORDINATE WITH PUBLIC WORKS DEPARTMENT AT (650) 947-2680.
 - GROUND COVER IS PROVIDED IN AREAS WHERE THERE IS EXPOSED SOIL.
 - PRIOR TO THE COMMENCEMENT OF ANY WORK DONE IN THE PUBLIC RIGHT-OF-WAY, A PERMIT TO OPEN STREET AND/OR AN ENCROACHMENT PERMIT WILL BE REQUIRED.

- LEGEND**
- = PROPERTY LINE
 - = STREET CENTER LINE
 - = EX. ROLLED CURB
 - + 50.0 = EX. SPOT ELEVATION
 - = FLOW DIRECTION
 - = GRADE BREAK
 - = FLOW LINE
 - [Symbol] = INFILTRATION DEVICE
 - [Symbol] = AREA INLET
 - [Symbol] = LIGHTWELL SUMP PUMP
 - [Symbol] = STORM DRAIN PIPE
 - [Symbol] = CONCRETE SPLASH PAD
 - [Symbol] = STORM DRAIN PIPE
 - [Symbol] = LIMIT OF BASEMENT

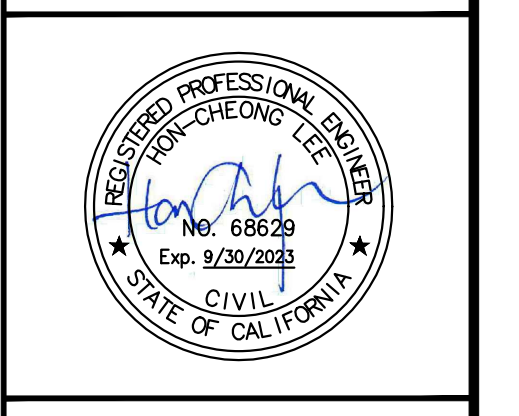
- ABBREVIATIONS:**
- BS = BOTTOM OF STEP
 - BOW = BACK OF WALK
 - BW = BOTTOM OF WALL
 - C = CONCRETE
 - DWY = DRIVEWAY
 - EG = EXISTING GRADE
 - EX = EXISTING
 - FF = FINISHED FLOOR
 - FG = FINISHED GRADE
 - FL = FLOW LINE
 - GB = GARAGE
 - GB = GRADE BREAK
 - IE = INVERT ELEVATION
 - L = LAWN
 - LF = LINEAL FOOT
 - LP = LOW POINT
 - N = NEW
 - P = PATIO OR PORCH
 - R.O.W. = RIGHT-OF-WAY
 - S = SLOPE
 - SD = STORM DRAIN
 - SR = STRAW ROLL
 - TC = TOP OF CURB
 - TG = TOP OF GRATE
 - TP = TOP OF PAVEMENT
 - TS = TOP OF STEP
 - TW = TOP OF WALL
 - TYP = TYPICAL

- GRADING NOTES**
- MATCH EXISTING ELEVATION. GRADING LIMIT IS TO PROPERTY LINE. NO GRADING ALLOWED ON ADJACENT PROPERTIES
 - DOWNSPOUT WITH CONCRETE SPLASH PAD PER DETAIL #1A/C4
 - BEGIN/END SWALE PER DETAIL #2A/C4
 - DRAIN INLET PER DETAIL #3A/C4
 - SUNKEN PATIO OR LIGHTWELL. PROVIDE MINIMUM OF 2% SLOPE TOWARDS AREA DRAIN.
 - AREA DRAIN AT SUNKEN PATIO PLANTER. COORDINATE WITH PROJECT ARCHITECT FOR TYPE OF DRAIN INLET. SEE SHEET C2, UTILITY PLAN FOR PIPE CONTINUATION TO SUMP PUMP
 - SUNKEN PATIO SUMP PUMP PER DETAIL #5/C5; THE LOCATION OF THE SUMP PUMP SHALL COMPLY WITH SECTION 314.1 TRENCHES. TRENCHES DEEPER THAN THE FOOTING OF A BUILDING OR STRUCTURE, AND PARALLEL TO THE SAME, SHALL BE LOCATED NOT LESS THAN 45 DEGREES FROM THE BOTTOM EXTERIOR EDGE OF THE FOOTING, OR AS APPROVED IN ACCORDANCE WITH SECTION 314.1 CPC.
 - INSTALL BACKFLOW PREVENTION VALVE
 - FLOW REDUCTION BOX AT LANDSCAPE AREA PER DETAIL #4B/C4
 - FLOW REDUCTION BOX AT LANDSCAPE AREA PER DETAIL #4B/C4

REV.	DATE	DESCRIPTION

SCHEMATIC GRADING AND DRAINAGE PLAN
JACOBSEN & PARMACEK RESIDENCE
 236 ELEANOR AVENUE
 LOS ALTOS, CA 94022

GREEN CIVIL ENGINEERING, INC
 INFO@GREEN-CE.COM
 1900 S. NORFOLK ST. SUITE #350
 SAN MATEO, CA 94403



SCALE

VERTICAL: 1"= AS SHOWN
 HORIZONTAL: 1"= AS SHOWN

DATE: 02/08/2023
 DESIGNED: HCL
 DRAWN: BL
 REVIEWED: HCL
 JOB NO.: 20230009

SHEET C1
 1 OF 1 SHEETS

W. Jeffrey Heid
Landscape Architect
C-2235

1465 Winzer Place
Gilroy, Ca. 95020
tel 408 691-5207
email wjeidaa@gmail.com



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CONCEPTUAL PLANT LEGEND



Groundcovers and Shrubs

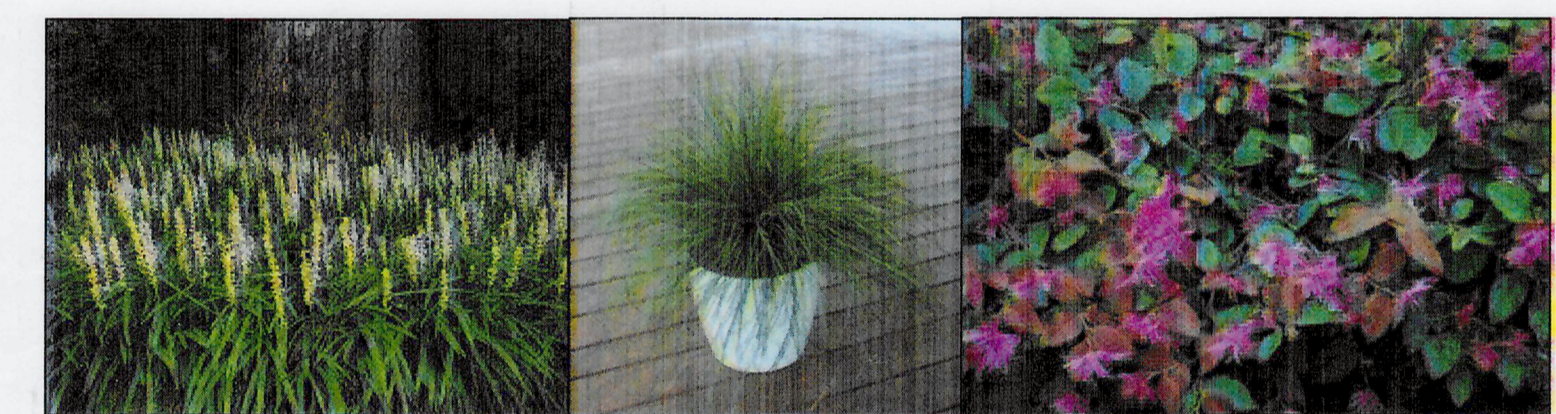
-  Liriope
-  Lomandra
-  Loropetalum
-  Teucrium
-  Trachelosperum

Screening Shrubs

-  Pittosporum
-  Prunus

Small Trees

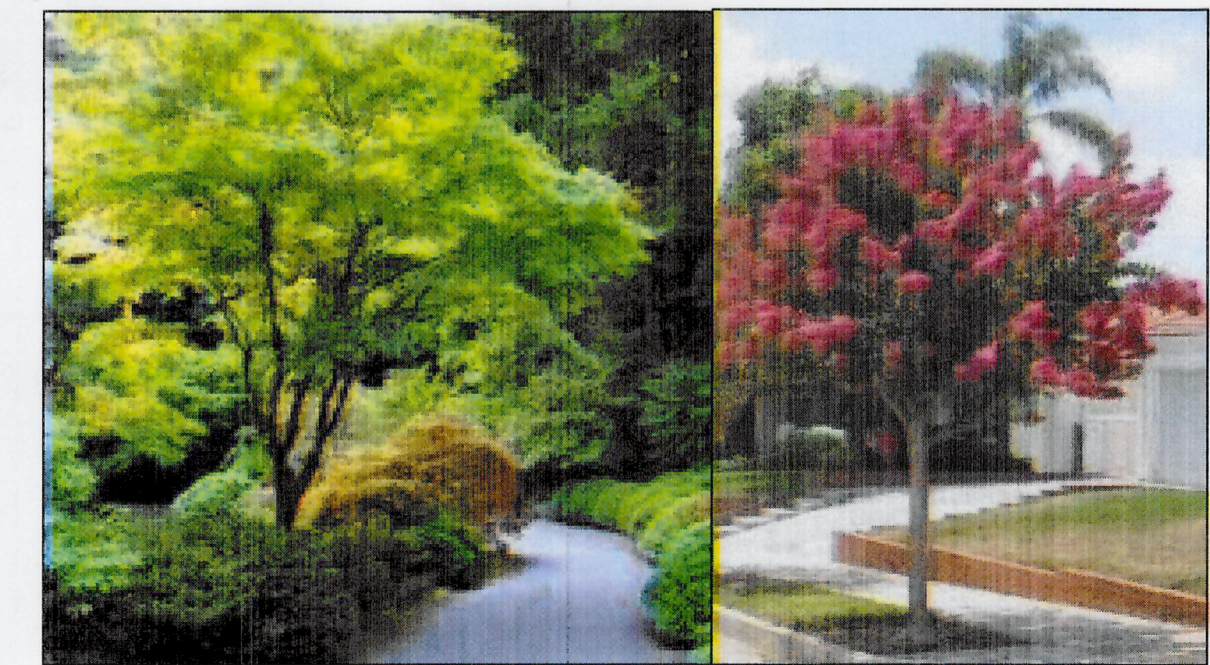
-  Acer/ Maple
-  Lagerstroemia/ Crape Myrtle



LIRIOPE LOMANDRA LOROPETALUM



TEUCRIUM TRACHELOSPERUM PITTOSPORUM PRUNUS



ACER LAGERSTROEMIA



CONCEPTUAL LANDSCAPE PLAN - OVERALL

1/16" = 1'-0"

JACOBSEN
RESIDENCE

for:
236 ELEANOR AVENUE
LOS ALTOS, CA. 94022

CONCEPTUAL LANDSCAPE
PLAN

date: 2/14/23
scale: NOTED
drawn by: W.JH
job no. 202305
sheet

L I

3/30/2023
6/20/2023

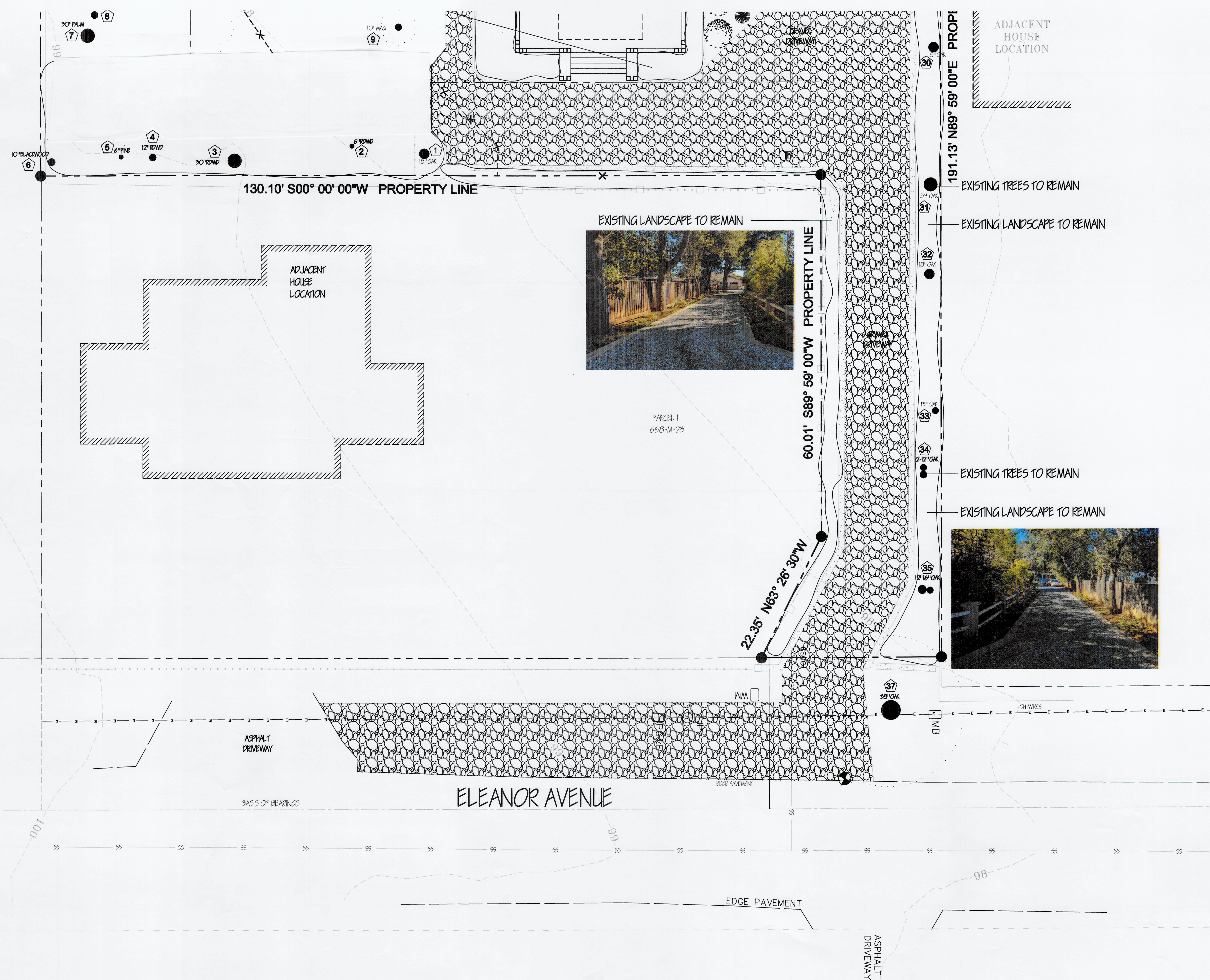


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tel 408 691-5207
email wjheldasla@gmail.com

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CONCEPTUAL LANDSCAPE PLAN - FRONT

1/8" = 1'-0"

JACOBSEN
RESIDENCE

for:
236 ELEANOR AVENUE
LOS ALTOS, CA. 94022

CONCEPTUAL LANDSCAPE
PLAN

date: 2/14/23
scale: NOTED
drawn by: WJH
job no. 202305
sheet

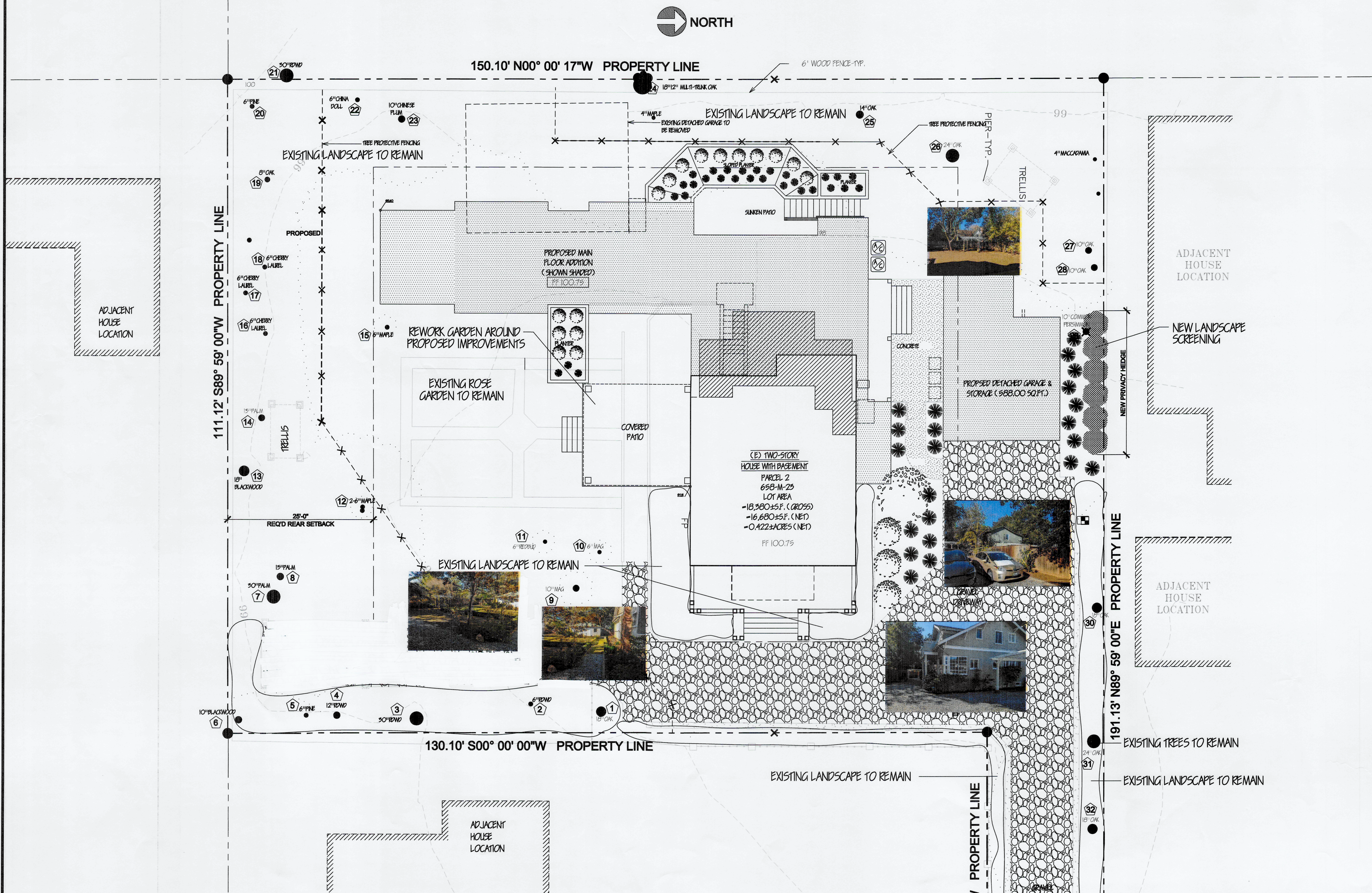
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3/6/2023

W. Jeffrey Heid
Landscape Architect
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CONCEPTUAL LANDSCAPE PLAN - REAR

1/8" = 1'-0"

3/20/2023
3/6/20/2023



JACOBSEN
RESIDENCE

for:
236 ELEANOR AVENUE
LOS ALTOS, CA. 94022

CONCEPTUAL LANDSCAPE
PLAN

date: 2/14/23
scale: NOTED
drawn by: W.J.H.
job no. 202305
sheet

L 3