DATE: April 30, 2014

AGENDA ITEM # 4

TO: Design Review Commission

FROM: Sierra Davis, Assistant Planner

SUBJECT: 14-SC-02 – 1055 Ray Avenue

RECOMMENDATION:

Approve design review application 14-SC-02 subject to the listed findings and conditions

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BACKGROUND

This application was reviewed by the Design Review Commission on April 2, 2014. The Commission discussion included the bulk of the structure, privacy and use of the attic area and resolving a floor area mistake. The application was continued pursuant to a staff concern about the height of the attics and the Commission's direction to:

1. Reduce the project's general appearance of bulk; and
2. Clarify floor area calculations.

In response to the Commission's concerns the project has been revised in the following ways:

1. The floor area was reduced by approximately 190 square feet to meet the floor area limit and reduce the general bulk;
2. The roof above the attics were revised to hipped roofs to reduce the bulk of the element on the front facade;
3. The windows in the attic were omitted and replaced with skylights; and
4. The landscaping in the side yard was clarified to help mitigate the bulk of the side facing walls.

The report and minutes from the April 2, 2014 Design Review Commission meeting are attached for reference.

DISCUSSION

The architect offered an analysis of the neighborhood during the presentation at the April 2, 2014 Design Review Commission meeting that differed from staff's evaluation that it is a Consistent Character neighborhood. The architect's analysis was that the immediate neighborhood context is a Transitional Neighborhood because of the design of the three, two-story houses across the street and the commercial context at the end of the cul-du-sac with the Marriott structure, which differs from the consistent single-story context to the sides and rear of the property. After re-evaluating the

neighborhood context staff agrees with the determination that it is a Transitional Character Neighborhood. Transitional Character Neighborhoods are in the process of changing their character and identity. Major changes include two-story additions in a one-story neighborhood, large homes in a neighborhood of small homes, and many upgraded homes in a neighborhood of older, smaller designs (Residential Guidelines, pg. 10). According to the Design Guidelines, in Transitional Character Neighborhoods good neighbor design should seek to reduce abrupt changes and avoid setting the extreme.

The previous plans, dated March 18, 2014, included an interior courtyard that was mistakenly not included in the floor area calculation. Staff regrets this oversight and the floor area has been revised to omit 190 square feet to meet the floor area limit. The width of the building was narrowed by two feet, seven inches and the depth of the building was reduced by eight inches. The house was also setback an additional two feet at the first and second story on the south (right) side of the house. The second story was setback an additional four feet on the north (left) side of the house. The reduction of the floor area and the increased setbacks help to reduce the general bulk of the house.

The attic areas of the first story were revised from shed roofs to hipped roofs. The hipped roof design minimizes the visible wall and de-emphasizes the mass of the attics. There was a concern about the use and privacy impacts of the attic areas because of the windows. The windows in the attic areas were omitted and skylights were added in the attics which address the privacy concerns.

The applicant included two evergreen trees in the north (left) side yard to help mitigate the bulk and massing of the structure. While landscaping should not be relied on to mitigate the bulk and mass issues, it is an option to soften the appearance of bulk (Residential Design Guideline lines, page 17). Staff supports this approach in the Transitional Character neighborhood context.

Correspondence

Three letters of were received from the rear neighbors with bulk, scale, glare, noise and privacy concerns. The letters cite the massing of the rear of the structure and its design with higher windows as an issue as well as the second story deck to the front of the structure.

Staff notes that the clearstory element does not present a privacy concern; however, there may be a perceived privacy concern because of windows and false door at a second story height. The landscape plan includes fast growing evergreen vegetation at the sides and rear fence line that will help to mitigate the bulk and scale concerns as perceived from the adjacent properties to the rear property line. Moderate height landscape screening along the rear property line (approximately 12 to 13 feet tall) should buffer the appearance from the property to the rear.

Although glare is not a Design Guideline concern or related to a required finding, the proposed landscape should mitigate views of the upper story and its windows that might be illuminated from within. The correspondence raises a concern about potential noise issues from the project. In staff's view the project does not place any active outdoor use areas in a way that presents a design guideline concern. Noise disturbances are a matter of code enforcement.

CC: M-Design Architects, Applicant
Stefi and Anand Ganesan, Owners

Attachments:

A. Design Review Commission Minutes from the April 2, 2014 Meeting
B. Memorandum to Design Review Commission from the April 2, 2014 Meeting
C. Correspondence

FINDINGS

14-SC-02—1055 Ray Avenue

With regard to the new two-story house, the Design Review Commission finds the following in accordance with Section 14.76.050 of the Municipal Code:

a. The proposed project complies with all provision of this chapter;

b. The height, elevations, and placement on the site of the proposed structure, when considered with reference to the nature and location of residential structures on adjacent lots, will avoid unreasonable interference with views and privacy and will consider the topographic and geologic constraints imposed by particular building site conditions;

c. The natural landscape will be preserved insofar as practicable by minimizing tree and soil removal; grade changes shall be minimized and will be in keeping with the general appearance of neighboring developed areas;

d. The orientation of the proposed structure in relation to the immediate neighborhood will minimize the perception of excessive bulk and mass;

e. General architectural considerations, including the character, size, scale, and quality of the design, the architectural relationship with the site and other buildings, building materials, and similar elements have been incorporated in order to insure the compatibility of the development with its design concept and the character of adjacent buildings; and

f. The proposed structure has been designed to follow the natural contours of the site with minimal grading, minimum impervious cover, and maximum erosion protection.

CONDITIONS

14-SC-02—1055 Ray Avenue

1. The approval is based on the plans received on April 21, 2014 and the written application materials provided by the applicant, except as may be modified by these conditions.

2. An encroach permit must be obtained from the Engineering Division prior to any work within the public street right-of-way.

3. Only gas fireplaces, pellet fueled wood heaters or EPA certified wood-burning appliances may be installed in all new construction pursuant to Chapter 12.64 of the Municipal Code.

4. Prior to the issuance of a demolition permit, install tree protection fencing around the dripline, or as required by the project arborist, of the following trees (nos. 6 and 7) 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.

5. **Prior to submittal of a building permit, the project plans shall contain/show:**

   a. The conditions of approval shall be incorporated into the title page of the plans.

   b. 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." The tree protection fencing shall be installed prior to issuance of the demolition permit and shall not be removed until all building construction has been completed.

   c. Verification that the house will comply with the California Green Building Standards pursuant to Section 12.26 of the Municipal Code from a Qualified Green building Professional.

   d. Fire sprinklers to be installed pursuant to Section 12.10 of the Municipal Code.

   e. The location of underground utilities pursuant to Section 12.68 of the Municipal Code. Underground utility trenches should avoid the drip-lines of all protected trees.

   f. The location of any air conditioning units on the site plan and the manufacturer's sound rating for each unit.

   g. 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.).

6. **Prior to final inspection:**

   a. All front yard, interior side yard and rear yard privacy screening shall be provided according to the approved plan and installed and maintained as required by the Planning Division.

   b. Submit verification that the house was built in compliance with the California Green Building Standards pursuant to Section 12.26 of the Municipal Code.

ATTACHMENT A

MINUTES OF A REGULAR MEETING OF THE DESIGN REVIEW COMMISSION OF THE CITY OF LOS ALTOS, HELD ON WEDNESDAY, APRIL 2, 2014, BEGINNING AT 7:00 P.M. AT LOS ALTOS CITY HALL, ONE NORTH SAN ANTONIO ROAD, LOS ALTOS, CALIFORNIA

ESTABLISH QUORUM

PRESENT:	Commissioners MEADOWS, BLOCKHUS, KIRIK and MOISON
ABSENT:	Chair WHEELER
STAFF:	Planning Services Manager KORNFIELD, Senior Planner DAHL and Assistant Planner DAVIS

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

None.

ITEMS FOR CONSIDERATION/ACTION

CONSENT CALENDAR

1. **Design Review Commission Minutes**
   Approve minutes of the regular meeting of March 19, 2014

MOTION by Commissioner MEADOWS, seconded by Commissioner MOISON, to approve the minutes of the March 19, 2014 regular meeting.
THE MOTION PASSED BY A 3/0/1 VOTE, WITH Commissioner KIRIK ABSTAINED.

DISCUSSION

2. **14-SC-02 – M. Junaid – 1055 Ray Avenue**
   Design review for a new, two-story house with a basement. The project includes 2,223 square feet on the first floor and 616 square feet on the second floor. *Project Planner: Davis*

Assistant Planner DAVIS presented the staff report recommending continuance of design review application 14-SC-02 recommending reducing the bulk of the single-story elements facing the sides.

Commissioner MOISON noted that the orange tree No. 5 was not shown on the plans. Additionally Commission MOISON said that she received an ex parte image of the bridge element to the entry, which was subsequently shared with the Commission at the meeting.

Commissioner KIRIK asked if the inner court was counted in the floor area calculations, questioned the effectiveness of the Master Bedroom egress to the second floor deck, and the purpose of the Master Bedroom's interior window. Assistant Planner DAVIS and Planning Services Manager KORNFIELD confirmed that the 184-square-foot inner court was mistakenly not included in the floor area calculation and that was staff's oversight.

Project architect, Malika Junaid, stated that the project was in a neighborhood with a Transitional Character, that she had included similar interior courts in projects without counting as floor area, that the Master Bedroom egress met the requirements of the building code, that the Master Bedroom interior window was to provide desired views to the bedroom below, and made a graphic

presentation emphasizing relevant design guidelines and showing the relationship of the project to the surroundings.

Neighbor Mike Posett (Ray Avenue) spoke in support of the project. Neighbor Mariel Stoops (Rilma Lane) spoke in opposition to the project with concerns that the plans did not show the locations of adjacent structures on neighboring properties and that there was not much communication with the neighbors on Rilma Lane. There was no other public comment.

The Commission discussed the project and expressed the following concerns: Commissioner MEADOWS stated that there was good privacy and bulk mitigation and did not agree with staff's concerns about bulk, and was concerned that the inner court and clearstory areas potentially counted as floor area. Commissioner KIRIK remarked that the intensity of the project was a concern because it used every opportunity to develop building area (e.g., the attic and clearstory areas); that the attics and clearstory elements appear bulky and that the project should reduce the bulk and architectural elements not true to the space (e.g. reduce the clearstory element and faux balcony at the rear); that the windows into the bathrooms on the front elevation were atypical; and, that overall he could not see this design fitting in with the character of the neighboring houses. Commissioner MOISON agreed with Commissioner KIRIK'S bulk concerns about the attic and clearstory areas. Commissioner BLOCKHUS stated that with regard to the 3D images that they appear as a device to minimize the appearance of the project; and that he preferred to see more typical building perspectives such as straight on to front because it seemed like the house was large on site.

MOTION by Commissioner KIRIK, seconded by Commissioner MOISON, to continue design review application 14-SC-02 per the recommended direction in the staff report and the following additional direction to:

- Reduce the project's general appearance of bulk; and
- Clarify floor area and calculations.

THE MOTION CARRIED UNANIMOUSLY.

3. <u>14-SC-05 – L. Hill, Architect – 569 University Avenue</u>

Design review for a second story addition to an existing two-story house. The project includes 220 square feet on the second story and a 254-square-foot detached garage. *Project Planner: Dahl*

Senior Planner DAHL presented the staff report recommending approval of design review application 14-SC-05 subject to the findings and conditions in the report.

Project architect, Lorin Hill, described the project and noted that the neighbor submitted a letter of concern regarding removing an accessory structure. There was no other public comment.

The Commission discussed the project and expressed their general support. Commissioner MOISON stated that the project conforms to the guidelines and neighborhood character. Commissioner KIRIK noted that it was a creative solution to providing the required parking areas to increase the usable space. Commissioner MEADOWS stated her support for the project and the letter of concern in absentia did not present any design concerns. Commissioner BLOCKHUS agreed with the other Commissioners in support of the project.

MOTION by Commissioner MEADOWS, seconded by Commissioner KIRIK, to approve design review application 14-SC-05 per the staff report findings and conditions.
THE MOTION CARRIED UNANIMOUSLY.

COMMISSIONERS' REPORTS AND COMMENTS

None.

POTENTIAL FUTURE AGENDA ITEMS

None.

ADJOURNMENT

Commissioner BLOCKHUS adjourned the meeting at 8:00 PM.

_____

David Kornfield, AICP
Planning Services Manager

ATTACHMENT B

DATE: April 2, 2014

AGENDA ITEM # 2

TO: Design Review Commission

FROM: Sierra Davis, Assistant Planner

SUBJECT: 14-SC-02 – 1055 Ray Avenue

RECOMMENDATION:

Continue design review application 14-SC-02 subject to listed recommended direction

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PROJECT DESCRIPTION

This is a design review application for construction of a two-story residence with a basement. The following table summarizes the project:

GENERAL PLAN DESIGNATION:	Single-family, Residential
ZONING:	R1-10
PARCEL SIZE:	9,375 square feet
MATERIALS:	Stucco, aluminum clad windows, stained wood garage door with privacy glass, stained wood doors, stained wood trellis, wrought iron details, ceramic tile roof

	Existing	**Proposed**	**Allowed/Required**
LOT COVERAGE:	1,769 square feet	2,664 square feet	2,812 square feet
FLOOR AREA:			
First floor	1,769 square feet	2,664 square feet	
Second floor	n/a	616 square feet	
Total	1,769 square feet	3,280 square feet	3,281 square feet
SETBACKS:			
Front	25 feet	25 feet	25 feet
Rear	62 feet	37 feet	25 feet
Right side	8 feet	7.5 feet/15 feet	7.5 feet/15 feet
Left side	10 feet	7.5 feet/15 feet	7.5 feet/15 feet
HEIGHT:	16 feet	26 feet	27 feet

BACKGROUND

Neighborhood Context

The subject property is located in a Consistent Character Neighborhood as defined in the City's Residential Design Guidelines. The homes in the neighborhood are a mix of one- and two-story homes with low horizontal eave lines with gable accents, consistent setbacks, simple forms and rustic materials. The street has unimproved shoulders and does not have a consistent street tree pattern.

DISCUSSION

Design Review

The house is a contemporary style with a Mediterranean inspired design that incorporates varying forms, scales and materials. The basic form of the house is a two-story design at the front of the property with taller single-story and clearstory elements at the sides and rear. The massing of the front facade is compatible with the surrounding homes in the neighborhood because of the low nine-foot plate height on the first story, uniform eave lines and single-story massing at the garage.

The small second story includes 616 square feet of enclosed habitable floor area with a large roof garden and parapet wall at the front and a two-story tall clearstory element at the rear. The second story has a more varied design with a deck and hipped roof element at the front of the structure and a recessed roof line toward the rear. The applicant has worked with staff to resolve design concerns related to the second story massing, including the master bathroom area, parapet wall around the deck and shed roofs over the attic areas flanking the second story. The main concern regarding design of the second story was bulk because the second story presented blank walls and flat roofs to the street. The project was revised to include two windows in the master bathroom that presents a friendlier facade to the street (Residential Design Guidelines pg. 24). The addition of the windows and hipped roof on the bathroom projection also helps to break up the massing on the second story into familiar forms within the neighborhood context.

Although the applicant has worked to resolve the design concerns, there is still concern that beyond the front facade the design could appear bulky to neighbors. The first story walls adjacent to the side property lines include an approximately 13-foot tall eave line. The house was designed for the interior spaces, which includes attic areas over the first story at the sides of the structure. The interior height of the attic area is approximately three-feet at the exterior wall, which is stacked over the first story. Although the house meets the daylight plane, the eave heights appear as tall first story elements and contribute to the appearance of a bulky design.

The basic form of the structure has design integrity and incorporates high quality materials that meet specific Design Review findings. However, the project is required to meet all Design Review findings for approval, including making a finding that the proposed orientation of the structure will be compatible within the immediate context and reduce the perception of excessive bulk and mass. Staff is unable to make a recommendation that the project meets all of the Design Findings. Therefore, it should be continued to address the bulk and mass concern, Staff recommends with the following specific direction:

- Reduce prominence and height of single-story walls and attic areas at the sides of the structure.

Should the Commission support the application, the commission would need to make positive design findings and apply the standard conditions of approval. The required design findings are included with the report.

Privacy and Landscaping

The windows on the right (south) and left (north) side of the house include windows in attic space, windows with approximatley 11-foot sill heights and windows in the clearstory element at the rear of the structure. The house was designed to minimize privacy impacts and the side facing windows do not present a substantial privacy concern.

There are large windows at the rear of the structure; however the house is set back 37 feet from the rear property line and the large windows are at the first story with clearstory windows at the second story.

The existing trees at the rear of the property include two large Monterey pine trees and two smaller trees and are proposed to be removed. The proposed site plan includes a re-landscaping plan with high vegetation along the side property lines and rear property line. The applicant has also included two evergreen trees in the left (north) side yard to help mitigate the bulk and massing of the structure. While landscaping should not be relied on to mitigate the bulk and mass issues, it is an option to soften the appearance of bulk (Residential Design Guideline lines, page 17).

ENVIRONMENTAL REVIEW

This project is categorically exempt from environmental review under Section 15303 of the Environmental Quality Act because it involves the construction of a single-family home.

CC: M-Design Architects, Applicant
Stefi and Anand Ganesan, Owners

Attachments:

A. Application
B. Neighborhood Compatibility Worksheet
C. Area Map and Vicinity Map
D. Architect Correspondence, dated March 26, 2014

REQUIRED FINDINGS

14-SC-02—1055 Ray Avenue

With regard to the construction of a new two-story house, the Design Review Commission finds the following in accordance with Section 14.76.050 of the Municipal Code:

a. The proposed project complies with all provision of this chapter;

b. The height, elevations, and placement on the site of the proposed structure, when considered with reference to the nature and location of residential structures on adjacent lots, will avoid unreasonable interference with views and privacy and will consider the topographic and geologic constraints imposed by particular building site conditions;

c. The natural landscape will be preserved insofar as practicable by minimizing tree and soil removal; grade changes shall be minimized and will be in keeping with the general appearance of neighboring developed areas;

d. The orientation of the proposed structure in relation to the immediate neighborhood will not minimize the perception of excessive bulk and mass;

e. General architectural considerations, including the character, size, scale, and quality of the design, the architectural relationship with the site and other buildings, building materials, and similar elements have not been incorporated in order to insure the compatibility of the development with its design concept and the character of adjacent buildings; and

f. The proposed structure has been designed to follow the natural contours of the site with minimal grading, minimum impervious cover, and maximum erosion protection.

RECOMMENDED DIRECTION

14-SC-02—1055 Ray Avenue

With regard to minimizing bulk and promoting an appropriate relationship to the adjacent structure:

- Reduce prominence and height of single-story walls and attic areas at the sides of the structure.

ATTACHMENT A

CITY OF LOS ALTOS

GENERAL APPLICATION

Type of Review Requested: ***(Check all boxes that apply)*** **Permit #** 1105978

	One-Story Design Review		Sign Review		Multiple-Family Review
X	Two-Story Design Review		Sidewalk Display Permit		Rezoning
	Variance(s)		Use Permit		R1-S Overlay
	Lot Line Adjustment		Tenant Improvement		General Plan/Code Amendment
	Tentative Map/Division of Land		Preliminary Project Review		Appeal
	Subdivision Map Review		Commercial Design Review		Other:

Project Address/Location: 1055 RAY AVE

Project Proposal/Use: TWO STORY RESIDENCE

Current Use of Property: RESIDENTIAL

Assessor Parcel Number(s) 167-12-023 **Site Area:** 9375 Sq Ft.

New Sq. Ft.: 3280 **Remodeled Sq. Ft.:** 0 **Existing Sq. Ft. to Remain:** 0

Total Existing Sq. Ft.: 1769 **Total Proposed Sq. Ft. (including basement):** 5327

Applicant's Name: MALIKA JUNAID

Home Telephone #: (650) 565 9036 **Business Telephone #:** (408) 431 9289

Mailing Address: 4546 EL CAMINO REAL, STE 223

City/State/Zip Code: LOS ALTOS, CA 94022

Property Owner's Name: STEFI & ANAND GANESAN

Home Telephone #: _____ **Business Telephone #:** _____

Mailing Address: 1055 RAY AVE

City/State/Zip Code: LOS ALTOS, CA 94022

Architect/Designer's Name: MALIKA JUNAID **Telephone #:** (408) 431 9289

*** * * If your project includes complete or partial demolition of an existing residence or commercial building, a demolition permit must be issued and finaled prior to obtaining your building permit. Please contact the Building Division for a demolition package. * * ***

(continued on back)

ATTACHMENT B

City of Los Altos
Planning Division
(650) 947-2750
Planning@losaltosca.gov

RECEIVED
JAN 2 2
CITY OF LOS ALTOS
PLANNING

NEIGHBORHOOD COMPATIBILITY WORKSHEET

In order for your design review application for single-family residential remodel/addition or new construction to be successful, it is important that you consider your property, the neighborhood's special characteristics that surround that property and the compatibility of your proposal with that neighborhood. **The purpose is to help you understand your neighborhood before you begin the design process with your architect/designer/builder or begin any formal process with the City of Los Altos.** *Please note that this worksheet must be submitted with your 1st application.*

The Residential Design Guidelines encourage neighborhood compatibility without necessarily forsaking individual taste. Various factors contribute to a design that is considered compatible with a surrounding neighborhood. The factors that City officials will be considering in your design could include, but are not limited to: design theme, scale, bulk, size, roof line, lot coverage, slope of lot, setbacks, daylight plane, one or two-story, exterior materials, landscaping et cetera.

It will be helpful to have a site plan to use in conjunction with this worksheet. Your site plan should accurately depict your property boundaries. The best source for this is the legal description in your deed.

Photographs of your property and its relationship to your neighborhood (see below) will be a necessary part of your first submittal. Taking photographs before you start your project will allow you to see and appreciate that your property could be within an area that has a strong neighborhood pattern. The photographs should be taken from across the street with a standard 35mm camera and organized by address, one row for each side of the street. Photographs should also be taken of the properties on either side and behind your property from on your property.

This worksheet/check list is meant to help *you* as well as to help the City planners and Planning Commission understand your proposal. Reasonable guesses to your answers are acceptable. The City is not looking for precise measurements on this worksheet.

Project Address 1055 RAY AVE
Scope of Project: Addition or Remodel _____ **or New Home** X
Age of existing home if this project is to be an addition or remodel? _____
Is the existing house listed on the City's Historic Resources Inventory? No

* See "What constitutes your neighborhood" on page 2.

Address: 1055 RA AVE
Date: 01/22/14

What constitutes your neighborhood?

There is no clear answer to this question. For the purpose of this worksheet, consider first your street, the two contiguous homes on either side of, and directly behind, your property and the five to six homes directly across the street (eight to nine homes). At the minimum, these are the houses that you should photograph. If there is any question in your mind about your neighborhood boundaries, consider a radius of approximately 200 to 300 feet around your property and consider that your neighborhood.

Streetscape

1. Typical neighborhood lot size*:

Lot area: 9375 - 9875 square feet
Lot dimensions: Length 125 feet
Width 75 feet
If your lot is significantly different than those in your neighborhood, then note its: area_____, length_____, and width_____.

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

Existing front setback if home is a remodel? 25'-0"
What % of the front facing walls of the neighborhood homes are at the front setback 80 %
Existing front setback for house on left 9'-11" ft./on right 8'-4" ft.
Do the front setbacks of adjacent houses line up? YES

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

Indicate the relationship of garage locations in your neighborhood* only on your street (count for each type)
Garage facing front projecting from front of house face 8
Garage facing front recessed from front of house face 0
Garage in back yard 2
Garage facing the side 0
Number of 1-car garages 0; 2-car garages 10; 3-car garages 0

* See "What constitutes your neighborhood" (page 2)

Address: 1055 R AVE
Date: 10/22/14

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

What % of the homes in your neighborhood* are:
One-story 70
Two-story 30

5. **Roof heights and shapes:**

Is the overall height of house ridgelines generally the same in your neighborhood*? NO
Are there mostly hip X, gable style ____, or other style ___ roofs*?
Do the roof forms appear simple X or complex _____?
Do the houses share generally the same eave height YES ?

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

What siding materials are frequently used in your neighborhood*?

__ wood shingle X stucco __ board & batten __ clapboard
__ tile __ stone __ brick X combination of one or more materials
(if so, describe) STUCCO & BRICK

What roofing materials (wood shake/shingle, asphalt shingle, flat tile, rounded tile, cement tile, slate) are consistently (about 80%) used?
ASPHALT SHINGLE / CERAMIC TILE
If no consistency then explain: SOME HOUSES HAVE CERAMIC TILE

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

Does your neighborhood* have a consistent identifiable architectural style?
☐ YES ☒ NO

Type? __ Ranch __ Shingle __Tudor __Mediterranean/Spanish
__ Contemporary __Colonial __ Bungalow __Other

* See "What constitutes your neighborhood?" (page 2)

Address: 1055 R/ AVE
Date: 01/22/14

8. **Lot Slope:** *(Pg. 25 Design Guidelines)*

Does your property have a noticeable slope? NO

What is the direction of your slope? (relative to the street)

Is your slope higher _____ lower _____ same _____ in relationship to the neighboring properties? Is there a noticeable difference in grade between your property/house and the one across the street or directly behind?

9. **Landscaping:**

Are there any frequently used or typical landscaping features on your street (i.e. big trees, front lawns, sidewalks, curbs, landscape to street edge, etc.)?
BIG TREES, FRONT LAWNS, NO SIDEWALK, NO CURB

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

Are there any major existing landscaping features on your property and how is the unimproved public right-of-way developed in front of your property (gravel, dirt, asphalt, landscape)?
39" REDWOOD TREE & 32" OAK TREE
DIRT

10. **Width of Street:**

What is the width of the roadway paving on your street in feet? 60'
Is there a parking area on the street or in the shoulder area? YES
Is the shoulder area (unimproved public right-of-way) paved, unpaved, gravel, landscaped, and/or defined with a curb/gutter? UNPAVED

Address: 1055 RA AVE
Date: 01/22/1.

11. What characteristics make this neighborhood* cohesive?

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

FRONT SETBACK, FRONT FACING GARAGE, STUCCO

General Study

A. Have major visible streetscape changes occurred in your neighborhood?
☐ YES ☒ NO

B. Do you think that most (~ 80%) of the homes were originally built at the same time? ☐ YES ☒ NO

C. Do the lots in your neighborhood appear to be the same size?
☒ YES ☐ NO

D. Do the lot widths appear to be consistent in the neighborhood?
☒ YES ☐ NO

E. Are the front setbacks of homes on your street consistent (~80% within 5 feet)? ☒ YES ☐ NO

F. Do you have active CCR's in your neighborhood? *(p.36 Building Guide)*
☐ YES ☒ NO

G. Do the houses appear to be of similar size as viewed from the street?
☐ YES ☒ NO

H. Does the new exterior remodel or new construction design you are planning relate in most ways to the prevailing style(s) in your existing neighborhood?
☒ YES ☐ NO

* See "What constitutes your neighborhood" (page 2)

Address: 1055 RAY AVE
Date: 01/21/14

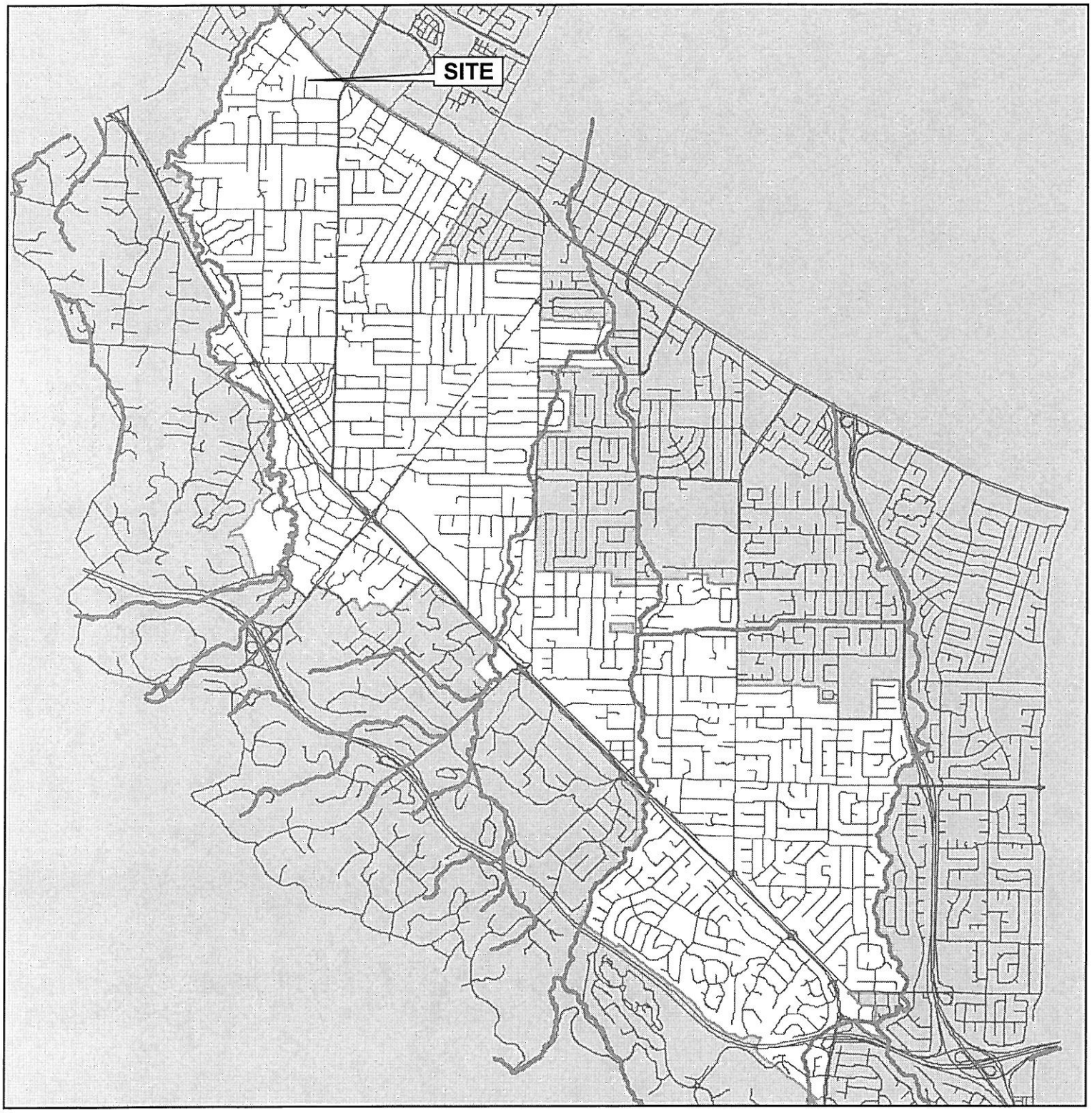
Summary Table

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

Address	Front setback	Rear setback	Garage location	One or two stories	Height	Materials	Architecture (simple or complex)
1065 RAY AVE	± 25'	± 60'	FRONT	1	± 15'	STUCCO/BRICK ASPH. SHINGLE	SIMPLE
1045 RAY AVE	± 25'	± 25'	BACK	1	± 15'	STUCCO / BRICK ASPH. SHINGLE	SIMPLE
1035 RAY AVE	± 25'	± 60'	BACK	1	± 15'	STUCCO/BRICK ASPH. SHINGLE	SIMPLE
1062 RAY AVE	± 25'	± 50'	FRONT	2	± 25'	STUCCO ASPH SHINGLE	COMPLEX
1052 RAY AVE	± 25'	± 40'	FRONT	2	± 25'	STUCCO/STONE VENEER/CERAMIC TILE ROOF	COMPLEX
1044 RAY AVE	± 25'	± 60'	FRONT	2	± 25'	STUCCO/BRICK ASPH SHINGLE	COMPLEX
1034 RAY AVE	± 25'	± 50'	FRONT	1	± 15'	STUCCO/BRICK ASPH. SHINGLE	SIMPLE
1024 RAY AVE	± 25'	± 50'	FRONT	1	± 15'	STUCCO ASPH. SHINGLE	SIMPLE
1040 PILMA LANE	± 25'	± 25'	FRONT	1	± 15'	STUCCO CER. TILE ROOF	SIMPLE

ATTACHMENT C

AREA MAP



CITY OF LOS ALTOS

APPLICATION: 14-SC-02
APPLICANT: M. Junaid/S. and A. Ganesan
SITE ADDRESS: 1055 Ray Avenue

N

Not to Scale

VICINITY MAP

SCALE 1 : 6,000

500 0 500 1,000 1,500

FEET

N

CITY OF LOS ALTOS

APPLICATION: 14-SC-02
APPLICANT: M. Junaid/S. and A. Ganesan
SITE ADDRESS: 1055 Ray Avenue

Sierra Davis

ATTACHMENT D

From: Malika Junaid [malikajunaid@mdesignsarchitects.com]
Sent: Wednesday, March 26, 2014 10:40 AM
To: Sierra Davis
Cc: David Kornfield; Stefi Zertus & Anand Ganesan; Stefi Zertus & Anand Ganesan
Subject: Neighbors signatures
Attachments: NeighborSign.pdf; ATT00001..htm

Hi Sierra,

We had a very nice meeting with the neighbors on Monday. Please see the attached letter that they all signed. Apparently some of then are planning to attend the meeting as well. If you hear from any neighbors please let us know. I was amazed to see such unity in a neighborhood. They were amazingly friendly with each other. Please send us staff report so we can ask to meet the A&S

Thank you for all your support.

Malika

1055 Ray Avenue, Los Altos, CA 94022. March 24th, 2014

We the neighbors have seen the project proposed by Stefi and Anand Ganesan, and at this point we would like to show our support for the project and hope Planning gives the approval so they can move forward.

Address	Name	Signature
1045 Ray Ave Los Altos 94022	Julia Amir Weiner	
1062 Ray Ave 94022	Renata Bradley	
1044 Ray Avenue	Patsy Mellen	P Mellen
1027 RAY AVE	DAVID GRAFFUND	
" " "	Gretchen Graffund	
1050 Pilma Ln	Lisa Martinez	
1034 RAY	Carolyn Posch	
1035 PILMA LANE	S KOWCHARD	
1040 PILMA LANE	RAMAN TENNETI	
1044 RAY AVE	Mellen	Mellen
1035 Ray Ave	Liz Gibbs	Elizabeth V. Gibbs
1034 RAY AV	MICHAEL POSCH	

Sierra Davis

ATTACHMENT C

From: Mariel Stoops [mariel.stoops@gmail.com]
Sent: Thursday, April 24, 2014 1:35 PM
To: Sierra Davis
Subject: Living Space Definitions
Attachments: Definitions of Space for LA Planning.pdf

Hi Sierra,

Attached are the definitions of various living spaces. We think it would be useful to have them included it in the packet for the Design Commission.

Our neighbor will print and drop off copies if that will make it easier to include. If it is too late, we can have them for exhibit at the Design Review. If you can provide clarification to our neighborhood distribution before then, that would be welcomed too.

Another neighbor is just returning from Europe tomorrow. He will be sending a letter in support of the Tenneti's separately.

Thanks,
mariel

Balcony vs Rooftop Terrace

Italian Balcony

European Balcony

Webster Definition: Balcony

a raised platform that is ***connected to the side*** of a building and surrounded by a low wall or railing.

The word 'Balcony' comes from the Italian word 'Balcone' which means a large window. A balcony is an elevated platform extending from the wall of a building. It is usually a small area with a railing and can be attached to any of the rooms of a house.

Balconies are accessible only through the room that they are attached with and terraces will usually have independent entrances.

Roof top Terraces or Courtyards

Non Habitable Living Space

Webster Definition: Courtyard

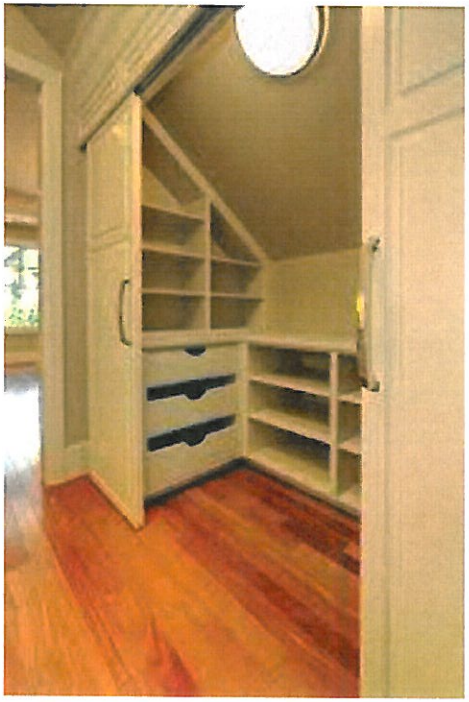
an ***open space*** that is surrounded completely or partly by a building or group of buildings

Terrace: a level paved area or ***platform next to a building***; a patio or veranda.

Terraces have come to serve many functions in the modern times. Terrace gardens are cultivated with invigorating plants and flowers.
In more modern times, the term is also used for open or communal areas found on the rooftops of homes or buildings

Attic Floor Bedrooms

Space to the side of an Attic Floor level Bedroom is a Closet or Living space



Closet

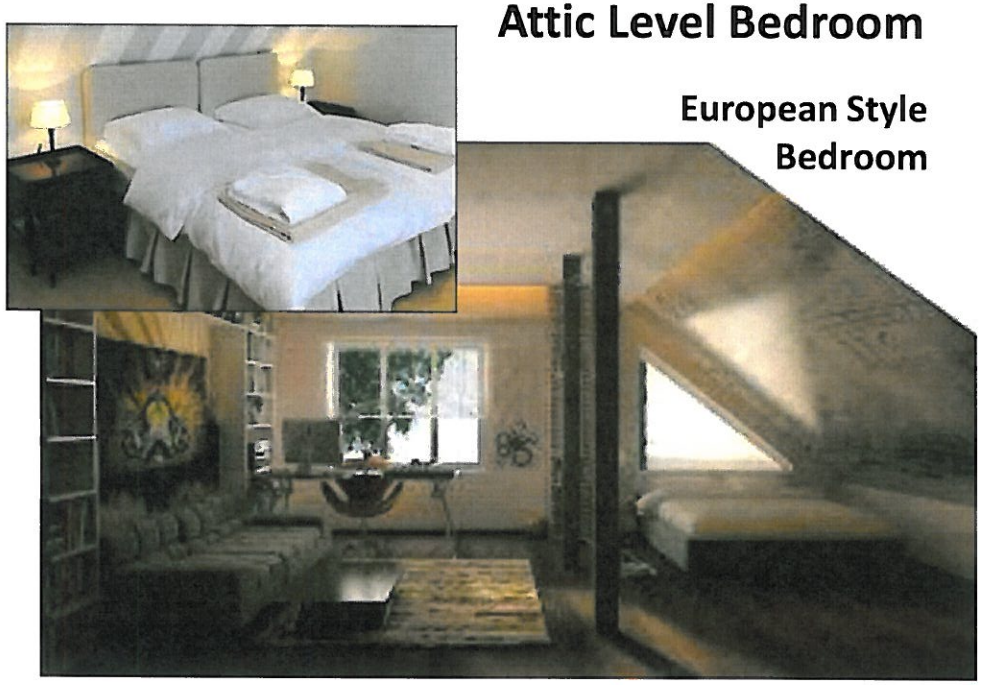
Expanded Bedroom

Attic vs
Side Closet or Living Extension

Attic

Space to the side of an Attic Level Bedroom

European Style Bedroom



Webster Definition: Attic
the space enclosed by the attic : ***the top story of a house***

Storage, Closet, or Bed room

Habitable Living Space

Attic vs
Side Closet or Living Extension

Webster Definition: Attic
the space enclosed by the attic :
the top story of a house

Space to the side of an Attic level Office

Storage, Closet, or Office Extension

Habitable Living Space

Sierra Davis

From:	Mariel Stoops [mariel.stoops@gmail.com]
Sent:	Wednesday, April 23, 2014 11:14 AM
To:	David Kornfield
Cc:	James Walgren; Sierra Davis; mike.stoops@yahoo.com; Janaki Tenneti; Mary Skougaard; Lisa Martinez; luc.bousse@gmail.com; Jennifer Jones; Darren Jones; Emily Walther; Dave Walther; Mariel Stoops
Subject:	1055 Ray Avenue Design: Bulk, Mass, Visual/Sound Intrusion
Follow Up Flag:	Follow up
Flag Status:	Red

Dear David,

Thank you for contacting us. Please include our letters and all 5 pages of illustrations in your packet. The illustrations will be sent in the next e-mail. We will also bring display copies to the Design meeting so the Board can better visualize our concerns.

We believe the 1055 Ray design is more massive than city regulations intended – not only for Ray Avenue neighbors but for the residents of neighboring Rilma Lane. (When the mass of a structure on a neighboring street looms over not only its rear neighbor but its rear neighborhood, it is too massive and impacts the lifestyle, curb appeal and thus value of these properties.)

We also feel the new design does not fully include the modifications requested at the last Design meeting. The overall square footage/bulk (5,174 sq. ft.) was reduced only 2.5%. There is over 1140 sq. ft. of intrusive bulk at the second floor level to a net total of 6,314sq. ft. on a substandard lot. And plans show the height at 25 ft. when it is actually 25' 5".

Our main design concern is the second floor.

Mass Over 500 sq. ft. of "livable" courtyard space is still not included in the projects square footage even though we had been told that it would be. It also includes the unnecessary designated unlivable "attic" space. If the space is intended for closets it should be included in the square footage allowance. No skylights or windows should be allowed for they magnify the mass. The door to the rear should be eliminated. It produces the effect of a physical presence. The Tenneti's have the entire mass directly behind their rear living area and master bedroom. Our neighbors across the street will see the upper windows, door, and skylights. We will see the entire second floor from our rear living space adjacent to the corner of the property.

Light Intrusion The back side of the house has 55 windows facing directly toward the Tennetis and at angle to our property. Skylights and clearstory windows also add nighttime intrusion to our street (directly opposite the Tennetis rear sleeping areas).

Sound Esthetics: The nearly 3 story structure will have a mega tall 1st floor that will echo noise with magnified acoustics much like a loud restaurant. The windows to the top will broadcast the noise loud and clear. Two opposing walls can allow sound waves to reflect back and forth in a repetitive manner, resulting in a blurred, out of focus, and delayed magnified sound. Trees are planned at 10 to 12 ft. There will be nothing to mitigate the commercial experience of the distinctive flutter eco noise level of a bar or restaurant.

Visual Esthetics: The second floor will be highly visible from Rilma Lane. With so many lights, bulk, and odd appearance, it will turn prospective buyers away from our properties.

Best regards,
Mariel & Mike Stoops

From: **David Kornfield** <DKornfield@losaltosca.gov>
Date: Tue, Apr 22, 2014 at 12:00 PM
Subject: RE: 1055 Ray - Rilma Lane Neighborhood Planning Concerns
To: Mariel Stoops <mariel.stoops@gmail.com>
Cc: "mike.stoops@yahoo.com" <mike.stoops@yahoo.com>, James Walgren <JWalgren@losaltosca.gov>, Sierra Davis <sdavis@losaltosca.gov>

Mr. and Mrs. Stoops:

I wanted to take a moment and clarify the intent of your recent letter. It was not clear to me if you wanted your prior letter included in our staff report to the Design Review Commission. Typically we include correspondence intended for the Commission; however, I interpreted your letter as a staff discussion.

Please let me or Sierra know if your intention was to include the letter in the Commission report, or if you are intending to submit a specific letter to the Commission. I'm asking since we are preparing our report and would need any correspondence by the end of the day on Wednesday to include it in our report.

Sincerely,

David Kornfield, AICP
Planning Services Manager

Community Development Department
City of Los Altos
One North San Antonio Road
Los Altos, CA 94022

tel: 650-947-2632
fax: 650-947-2733
email:dkornfield@losaltosca.gov

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From: Mariel Stoops [mailto:mariel.stoops@gmail.com]
Sent: Friday, April 18, 2014 4:51 PM
To: David Kornfield
Cc: mike.stoops@yahoo.com; James Walgren; Sierra Davis
Subject: Re: 1055 Ray - Rilma Lane Neighborhood Planning Concerns

Dear David,

Thank you very much.

4/24/2014

We have invited Sierra to visit our neighborhood and validate the research that our neighborhood completed. 5 families impacted by this structure would welcome her into our homes to view our living spaces.

Below is our neighborhood e-mail invitation to Sierra. The cost of a new precedent would adversely impact our entire neighborhood. Many other neighbors outside of Rilma Lane who have built in recent years would share in our concerns. No one that we have spoken to would want this mass overlooking their rear yard. We would like to work and assist Planning however needed.

Thank you again and have a good weekend.

Mariel Stoops

From: Mariel Stoops [mailto:mariel.stoops@gmail.com] 11:34 AM (4 hours ago)

to sdavis

cc Jan & Raman Tenneti, Lisa & Luke Bousse, Mary & Bob Skougaard, Jennifer & Darren Jones, Mike.Stoops

Hi Sierra,

The e-mail below was sent to David Kornfield. Regarding 1055 Ray Ave, what the city presented as the design guidelines to the architect on the project had us presume that the architect understood the design limitations. The architect apparently mislead the design to the city and to our neighborhood and the project received an unfair inconsistency.

Here are a few examples:

- **Court-yards:** Two courtyards were not factored into the overall square footage until the design review

- **Sun orientation:** Image rendering has the sun rising from the North, thus hiding the mass facing the sun

- **Image rendering:** Strange angles hide the mass of a 27ft wall with a 6ft fence. The ratio is nearly 5 to 1.

- **Attic Spaces:** It also has just come to our attention that the attic spaces adjoining other rooms is technically closet spaces and should be included in the overall square footage.

It is appropriate that the city take extra steps to correct these inconsistencies. Not only for this project but for future developments. The precedent for what the city allowed on Rilma Lane and for other projects in the neighborhood needs to be protected.

Finally, we would like to extend an invitation to you to visit our neighborhood and validate the information we have provided over the past week. I will be dropping off hard copies of our e-mail and attachments later today. The Tenneti Family will do the same. The neighbors copied here (5) will have full view of the second story structure and have expressed a strong interest in working with you as you see needed. Please let us know if or when your schedule will allow for a tour of our neighborhood.

We hope that all of this research and communication will be helpful to you.

Thank you for your support.

Mariel & Mike Stoops

(650) 823-3046c

On Fri, Apr 18, 2014 at 1:34 PM, David Kornfield <DKornfield@losaltosca.gov>wrote:

Mr. and Mrs. Stoops:

I received your letter and attachments. We'll include them in our staff report to the Commission.

David Kornfield, AICP
Planning Services Manager

Community Development Department
City of Los Altos
One North San Antonio Road
Los Altos, CA 94022

tel: 650-947-2632
fax: 650-947-2733
email:dkornfield@losaltosca.gov

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From: Mariel Stoops [mailto:mariel.stoops@gmail.com]
Sent: Thursday, April 17, 2014 2:17 PM
To: David Kornfield
Cc: Mariel Stoops; mike.stoops@yahoo.com; James Walgren; Sierra Davis
Subject: 1055 Ray - Rilma Lane Neighborhood Planning Concerns

Dear David,

We continue to be concerned with the lack of consistent enforced requirements for Los Altos R1 properties. The original Design Review for 1055 Ray (5,000-6000 sq. ft. living area on a less than 10,000 sq. ft. lot) (1) excluded rear properties as being "adjacent", (2) did not include courtyard areas as living spaces (reclassified at Design meeting as living space areas), (3) and did not include ANY mention of the over 2,000 sq. ft. "basement" living area or any "depth" limitations – under or adjacent to the structure. This "basement" includes bedrooms, sauna, theatre and 2 of their 7 bathrooms.

Most existing homes in our neighborhood have minimal "crawl spaces" under the main floor. A "living area" basement could not only raise the final height of the structure but unduly impact roots of nearby trees and plants. (Note: Commercial properties have underground excavation limits to 25 ft. from adjacent trees/R1 properties.) The need for extra high clear story windows above this basement living area could also produce unwanted light/glare for neighbors.

Our personal concerns with 1055 Ray's second story are privacy as well as visual and sound intrusion. Our main indoor/outdoor living area connects visually with our common rear corner. We have 4 windows and a 10ft wide glass door that will face 1055 Ray Avenue from the rear. We feel it could be a real problem and would like to discuss details with you before the next design meeting. Please let us know when we can meet or give us a call.

Further, we and our neighbors want assurance that certain approvals of this project do not leave the door ajar for future detrimental development. Any second story modifications or extensions should require re-approval by the City as well as swimming pool excavation and safety measures. We would like to point out that approving this massive project without proper limitations and considerations could set a precedent detrimental not only to us but to our entire neighborhood – near and far.

Attached are 5 illustrations that show the impact to us and to the concerned residents of neighboring Rilma Lane.

We look forward to hearing from you at your earliest convenience.

Mariel& Mike Stoops

1030 Rilma Lane

Mariel.stoops@gmail.com

4/24/2014

Sierra Davis

From: Mariel Stoops [mariel.stoops@gmail.com]
Sent: Wednesday, April 23, 2014 11:36 AM
To: David Kornfield
Cc: James Walgren; Sierra Davis; mike.stoops@yahoo.com; Janaki Tenneti; Mary Skougaard
Subject: Attachments: 1055 Ray Avenue Design: Bulk, Mass, Visual/Sound Intrusion
Follow Up Flag: Follow up
Flag Status: Red
Attachments: 1055 Ray Ave Design Mass Bulk Light Esthetic Intrusion 042314 MS3.pdf

Dear David,

Attached are the 5 illustrations for the Design Committee Packet.
Let us know if hard copies are required.

We have an additional concern in that we are going into a second design review of a design that has had little change. Only 2.5% of the mass adjusted. We find it hard to believe that this would be in line with the Planning process.

Please let us know when we can pick up an advance copy of the packet.

Thank you and regards,
Mariel & Mike Stoops

1055 Ray Ave - Enormous Bulk

Does not fit into Neighborhood

only 2.5% adjustment from original design

Summary of Measurements

	Initial Design	Current Proposal	% change in Bulk	Mass Effect of Un-habitable Living Area	Effective Bulk	Comment Square footage - Effective Space or Bulk
Basement	2,472	2,337				
First Floor	2,223	2,243				
Second Floor	616	594				
Closet Space				**Closet labeled as Attic**	361	It should count into square footage as it is a closet. Not consistent with neighborhood.
Court-yard				**Not accounted**	500	This is a courtyard not a shallow balcony. It should count into square footage. Not consistent with enforced neighborhood guidelines.
effective 3rd story mass				**BULK**	279	Adds to Bulk and instruction to rear. The entire room is 22 x 30 x 25. 660 sq ft. 279sq reflects 2nd floor bulk area that extends into the rear.
Total	5,311	5,174			**1,140**	**Calculated Bulk**

Habitable Living Area

Basement	2,472	2,337			2,337
First Floor	2,223	2,243			2,243
Second Floor	616	594			594
Total	**5,311**	**5,174**	**2.58%**		**5,174**

	5,174	This is massive	**6,314** **18%**

Total Bulk on 9375 sq ft lot

Percent over total square footage

Largest new home on Rilma Lane is

3,200 sq ft on over .26 acres

Rilma Lane Today

Spring 2014

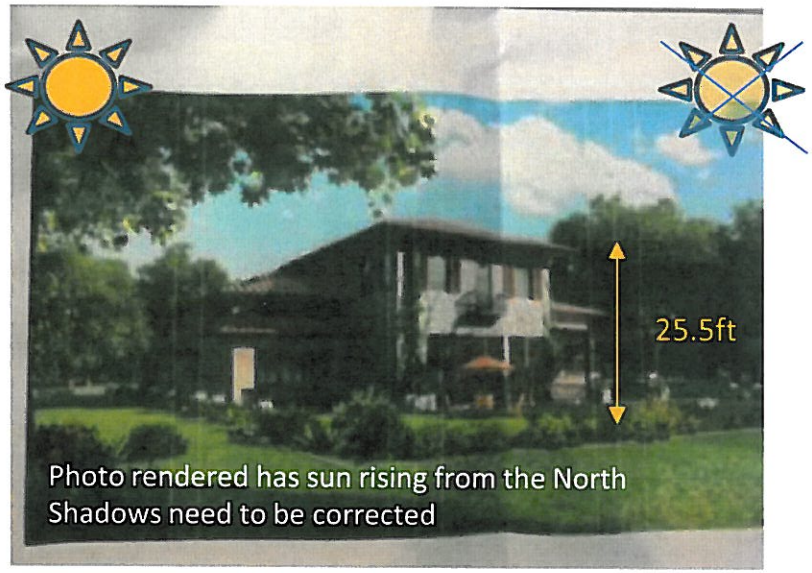
30 ft. tall trees on 1035 Ray can be seen from the street of 1030 Rilma Lane

40 ft. tall trees in rear yard planned for removal without replacement on 1055 Ray Ave.

11 Homes
All one story
8 homes have been renovated and expanded
4 homes built new or expanded in the last 4 years

No spaces that could be turned into living spaces were allowed
Courtyards could not have walls or lattices
Building standards by planning were very strict
on noise, unnecessary mass, privacy, and landscaping

What Rilma Lane could look like with oversized structures



"Balance is needed. One family's new massive home cannot come at the expense of other families who live on Rilma Lane"

Rilma Lane Families

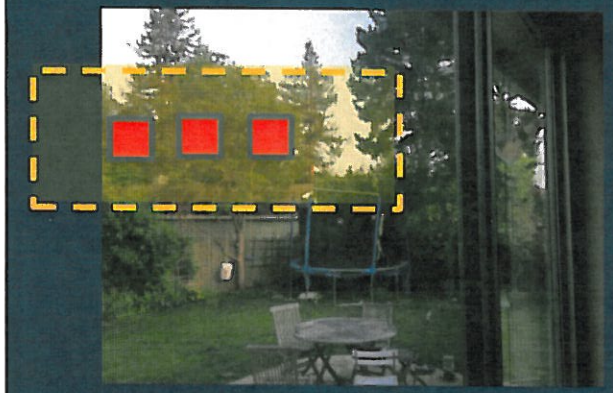
Note to Planning:

Please ensure that future renderings reflect that the sun rises from the East

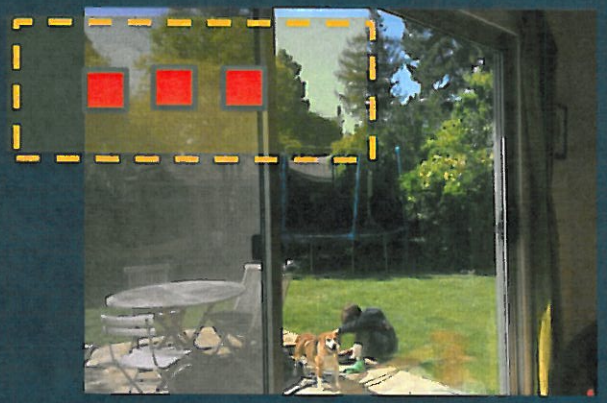
Rear Window Views

1030 Rilma Lane Interior

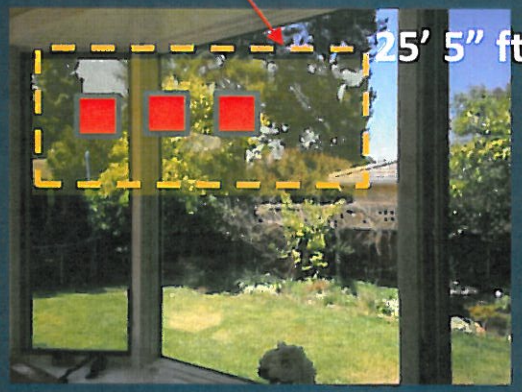
Trees in rear and front yards are deciduous
Will expose Entire Mass of Second Floor



Living Room Window
Facing the rear yard



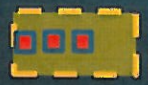
10ftx6ft wide
Dining Room Doors
Full rear view of Interior Family Life



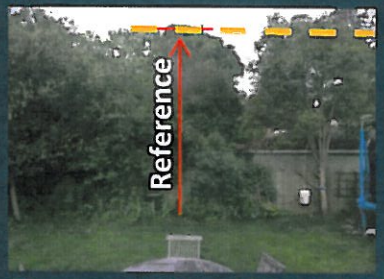
8ftx5ft Bay Window
Dining Room Window
Side Yard

30 ft. trees (reference scale)
65 ft set-back to neighbors trees

Fall and Winter View

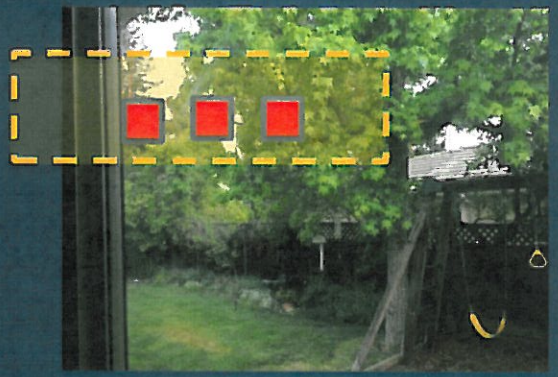


Night Time View



Trees seen from Rilma Lane

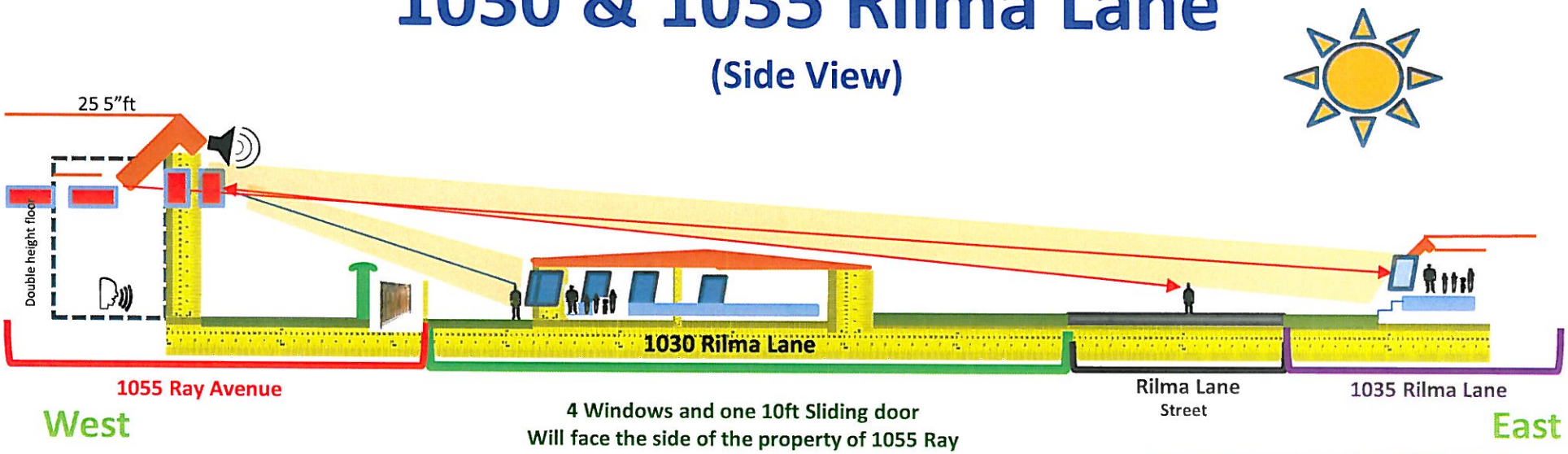
Kitchen Window 1
Side Yard



Kitchen Window 2
Side Yard

Privacy Encroachment on 1030 & 1035 Rilma Lane

(Side View)



The Sun will Illuminate the upper floor all day

- Nighttime and Daytime Privacy & Glare intrusion
- View into interior family life of 1030 Rilma Lane
- Open windows from effective triple height floor will broadcast Noises
- Privacy Intrusion – Interior and Exterior family life in full view

Cross-Section
(Side View)

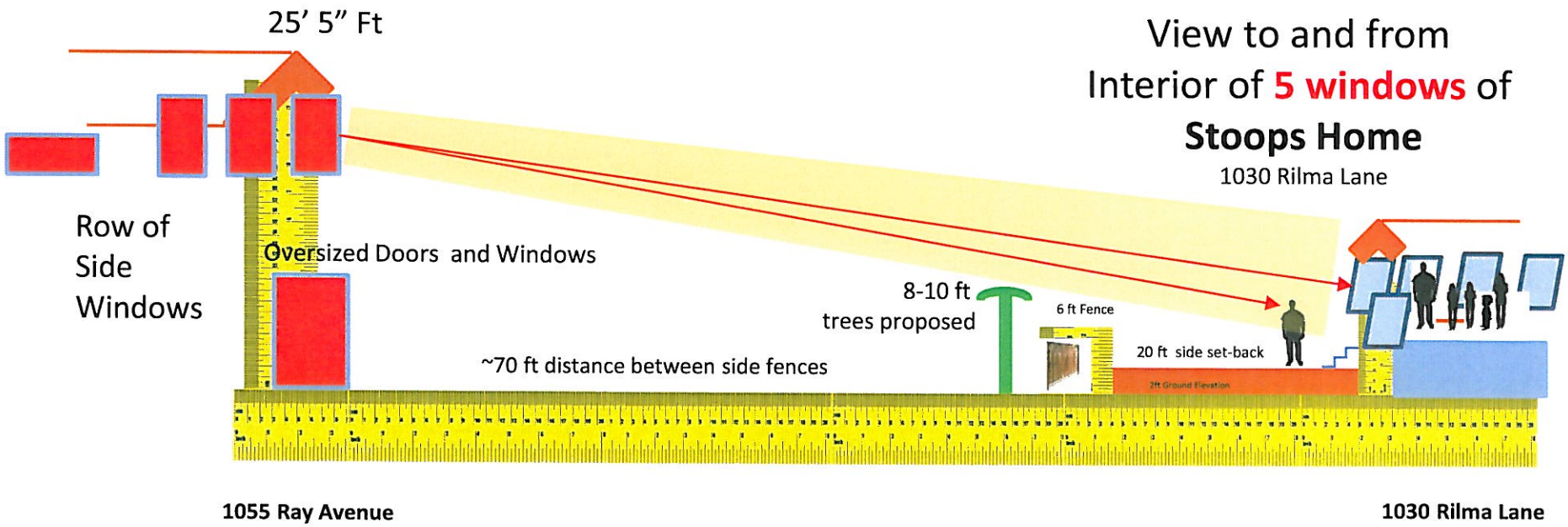
Impacted Properties on Rilma Lane
All will have view of 2nd Floor
(Top View)

20ft Segment Scale

5'10" Person

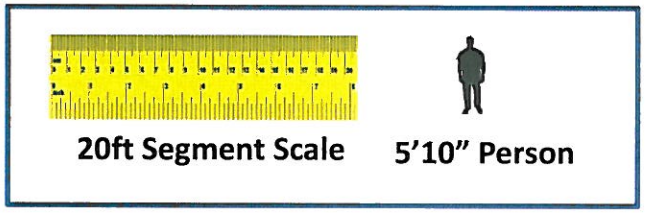
Privacy Encroachment on 1030 Rilma Lane

(Side View)



Notes:

- Attic windows being one foot from the floor will induce glaring and expose clutter if space is used for storage or light if turned into living space. Skylights add to bulk and should be eliminated.
- Once approved, they will be uncontrolled for contents and use.
- This type of attic space was not approved on Rilma Lane.



Sierra Davis

From:	Janaki Tenneti [jtenneti2010@gmail.com]
Sent:	Wednesday, April 23, 2014 1:20 PM
To:	David Kornfield
Cc:	Sierra Davis; Raman; Mariel Stoops; Mary Skougaard; Jennifer Jones; Emily Walther; James Walgren; mike.stoops@yahoo.com; Lisa Martinez; luc.bousse@gmail.com; Darren Jones; Dave Walther
Subject:	Re: 1055 RAY AVE IMPACT
Follow Up Flag:	Follow up
Flag Status:	Red

Hello David,

Please include the following along with the illustrations in the design meeting packet for April 30th meeting. We will send the illustrations in a separate email. We presume that this is adequate and we do not need to bring hard copies. Please also let us know when this material will be provided to design committee and when we can pick up our advance copy of the packet.

Thanks

Raman and Janaki Tenneti

To: Los Altos Design Committee April 30th, 2014

Subject : Impact of 1055 Ray Ave remodel on 1040 Rilma Lane .

Our home at 1040 Rilma Lane is immediately adjacent and directly behind the proposed massive remodel of 1055 Ray Ave. However, we were not considered "adjacent" enough to be shown on submitted plans or apparently considered in the architectural design.

The mass of this project will completely overwhelm us. Despite the "reworked" plans the remodel remains bulky, formidable, unappealing and intrusive. The design element, scale and size is not in alignment with the rest of the neighborhood. It does not " fit in" and is very disruptive in character. Three main areas of concern. 1) Bulk 2) Privacy 3) Sound and light pollution

- The reduction in bulk is minimal and the reported " living area" continues to be under reported. It is not consistent with the requirements imposed on other remodels in the neighborhood.

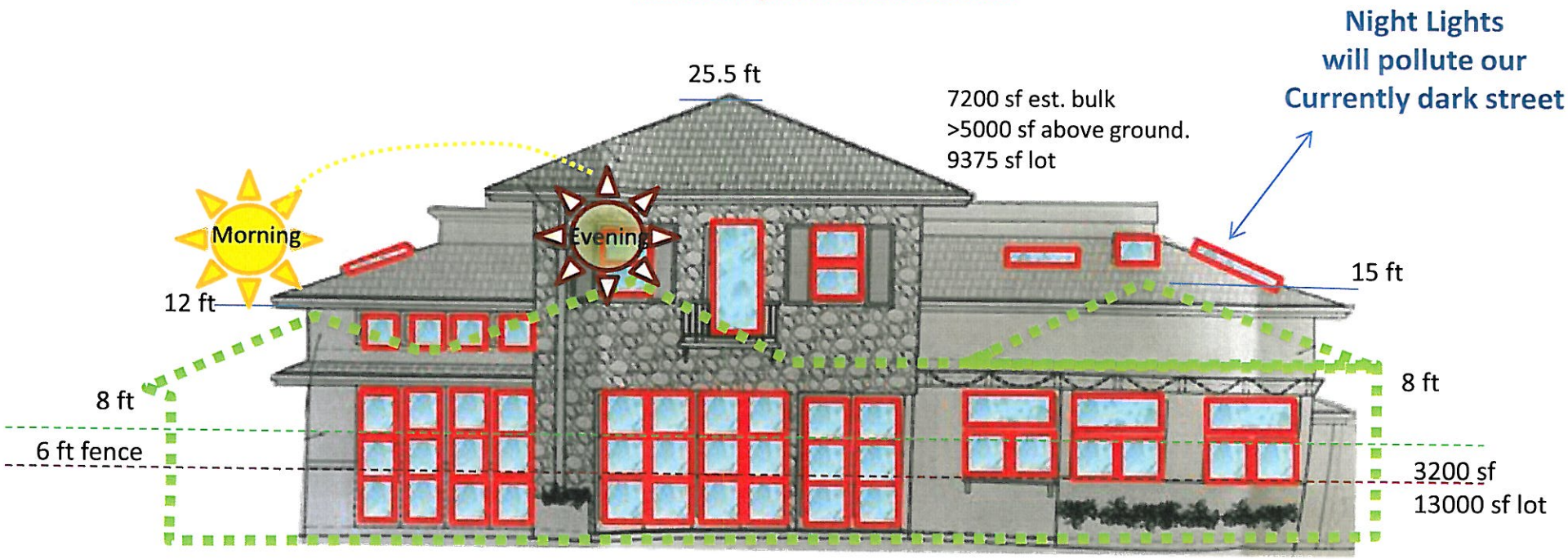
- The stark rear wall 20 x 20 x 9(left side) with multiple (50!!!) windows appears like a warehouse by day and in the night with all the lights on will look like a massive electronic dashboard. When combined with the noise amplification due to open spaces we will be subject to a very unwelcome sound and light show. Very intrusive and unsightly.

- The remodeled house will loom large over our property and deter any prospective buyers due to the impact on curb appeal of the neighborhood. Direct financial impact to all of us on Rilma Lane.

Overcrowding impact on 1055 Rilma Lane

Warehouse View from Rilma Lane

Original Design Virtually Intact
Minimal impact of **2.5%** reduction



About 55 glass windows facing 1040 Rilma Lane
Top floor visible from the street
Top floor has bout 1500 sq ft of Bulk

Outline for 1040 Rilma Lane

Top Floor Mass/Bulk will be Highly Invasive

14ft roof top at 67 ft Set-back

View from Family room.

Master Bedroom View

1040 Rilma -Actual Photo

12'ft trees will not screen Mass and Bulk on 2nd floor

Top Floor Bulk
will be Highly Visible

25' 5" ft
to this level

adjusted for 37/38
ft set back

12 ft Level
on 1040 Side

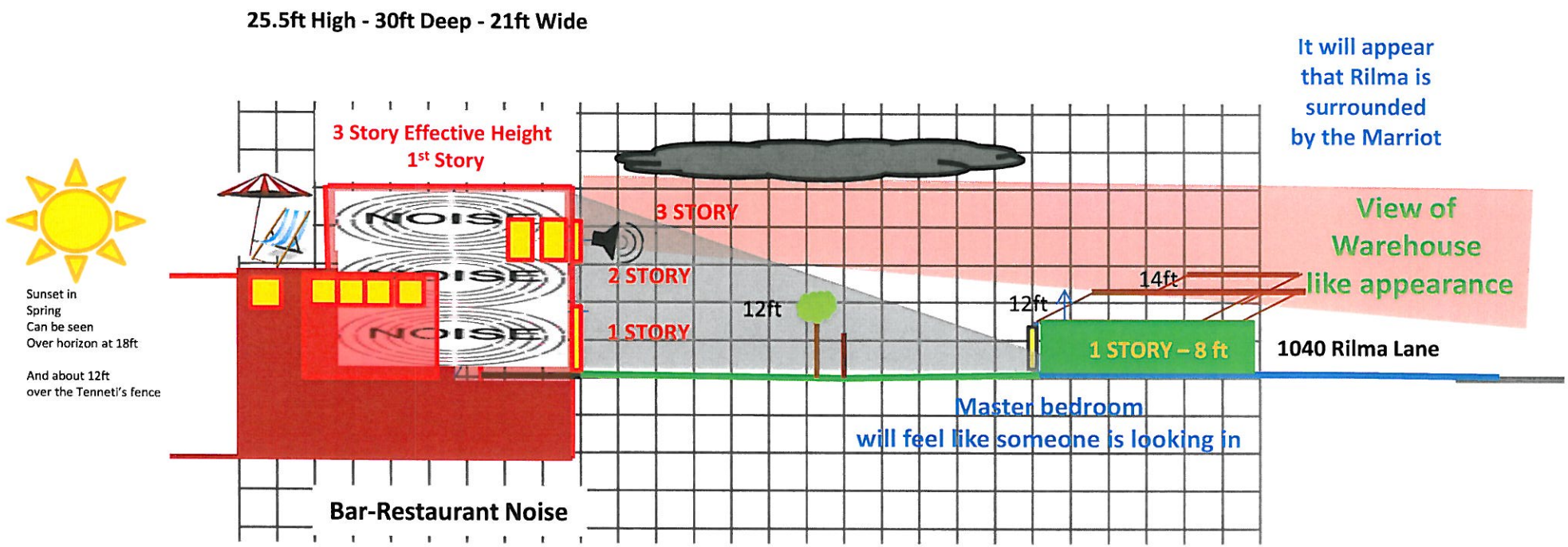
Objects slightly
smaller with
Longer distance

14 ft to this level
(67ft set back)

9ft to this level

Visual & Sound Impact of Warehouse-like Design

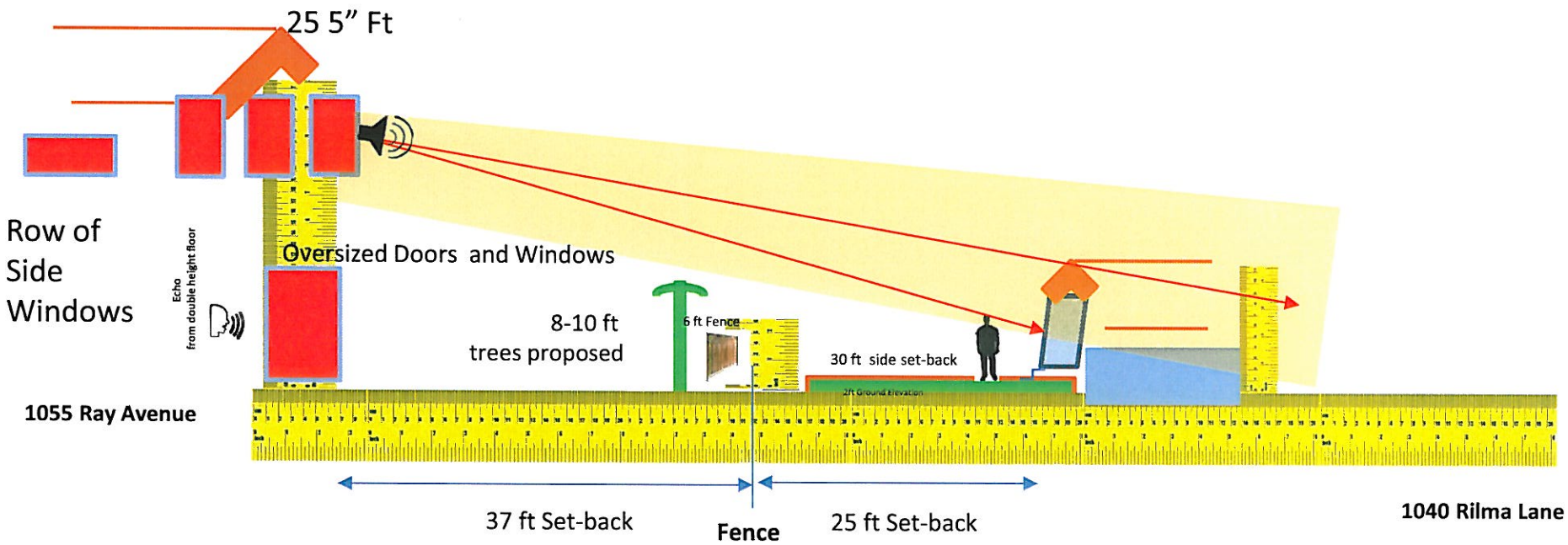
3 Story – Effective Height Home
of 1055 Ray Avenue

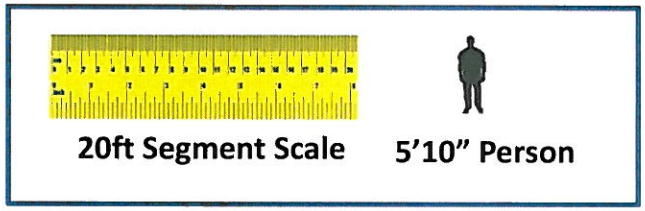


Sunset Effect at 6pm in the evening
12 ft tree are dwarfed in covering 25.5ft' structure with

Privacy Encroachment on 1040 Rilma Lane

(Side View)





Sierra Davis

From:	Janaki Tenneti [jtenneti2010@gmail.com]
Sent:	Wednesday, April 23, 2014 2:38 PM
To:	David Kornfield
Cc:	Sierra Davis; Raman; Mariel Stoops; Mary Skougaard; Jennifer Jones; Emily Walther; James Walgren; mike.stoops@yahoo.com; Lisa Martinez; luc.bousse@gmail.com; Darren Jones; Dave Walther
Subject:	Re: 1055 RAY AVE IMPACT
Follow Up Flag:	Follow up
Flag Status:	Red
Attachments:	1055 Ray Bulk Impact Summary (Tenneti).pdf

Hello David,

Please find attached the illustrations and photos to be included as per previous email.

Regards
Raman and Janaki Tenneti
650-947-1203

On Wed, Apr 23, 2014 at 1:20 PM, Janaki Tenneti <jtenneti2010@gmail.com> wrote:

> Hello David,
>
> Please include the following along with the illustrations in the design meeting packet for April 30th meeting. We will send the illustrations in a separate email. We presume that this is adequate and we do not need to bring hard copies. Please also let us know when this material will be provided to design committee and when we can pick up our advance copy of the packet.
>
> Thanks
>
> Raman and Janaki Tenneti
>
> To: Los Altos Design Committee April 30th, 2014
>
> Subject : Impact of 1055 Ray Ave remodel on 1040 Rilma Lane .
>
> Our home at 1040 Rilma Lane is immediately adjacent and directly behind the proposed massive remodel of 1055 Ray Ave. However, we were not considered "adjacent" enough to be shown on submitted plans or apparently considered in the architectural design.
>
> The mass of this project will completely overwhelm us. Despite the "reworked" plans the remodel remains bulky, formidable, unappealing and intrusive. The design element, scale and size is not in alignment with the rest of the neighborhood. It does not " fit in" and is very disruptive in character. Three main areas of concern. 1) Bulk

2) Privacy 3) Sound and light pollution

- The reduction in bulk is minimal and the reported " living area" continues to be under reported. It is not consistent with the requirements imposed on other remodels in the neighborhood.

- The stark rear wall 20 x 20 x 9(left side) with multiple (50!!!) windows appears like a warehouse by day and in the night with all the lights on will look like a massive electronic dashboard. When combined with the noise amplification due to open spaces we will be subject to a very unwelcome sound and light show. Very intrusive and unsightly.

- The remodeled house will loom large over our property and deter any prospective buyers due to the impact on curb appeal of the neighborhood. Direct financial impact to all of us on Rilma Lane.

We request the committee to please take into consideration the following and require these elements be incorporated into the remodel plan.

1. Reduce the overall height of the rear roof by another 5 feet to 20 feet.

2. Include multi-pitched roofline to offset the rigid appearance of the roof.

3. Reduce the number of over sized windows and doors.

4. Non reflective windows to cut off all glare and include blinds to cut off night light. Windows cannot be opened.

5. Bring further changes to the massive rear wall - 21 by 20 by 9 (one side) wall. Reduce the boxy fortress like appearance.

6. Choose a non intrusive exterior building color to blend into the neighborhood.

7. Choose a neutral roof color to blend in.

8. No exterior lights above 6 feet from the ground.

9. Include adequate fencing – either new or old with maximum lattice top

10. Fence and trees should be evergreen with filtered foliage and installed prior to construction

We also want to express our deep concern with the direct impact this proposed remodel will have not only on our personal life and property but also on the entire neighborhood. Our neighbors on Rilma Lane concur and support our request for modifications which will also affect them.

Raman & Janaki Tenneti

1040 Rilma Lane, Los Altos, CA 94022

650-947-1203

4/24/2014

On Tue, Apr 22, 2014 at 3:30 PM, Janaki Tenneti <jtenneti2010@gmail.com> wrote:

Hello David,

Thanks much for your note. Yes, We will be sending an updated materials that you may include in your report to the committee. We will get it to you by EOD tomorrow. It would be good to meet with you as well. Do let me know your availability.

Also thanks to Sierra for being so patient with us yesterday.She spent quite a bit of time trying to explain the plans to us. This is quite a shock as well as challenge for us.

Regards
Janaki and Raman Tenneti

On Tue, Apr 22, 2014 at 11:57 AM, David Kornfield <DKornfield@losaltosca.gov> wrote:

Mr. and Mrs. Tenneti:

I wanted to make myself available if you have any follow-up questions after meeting with Sierra yesterday.

It was not clear to me if you wanted your prior letter included in our staff report to the Design Review Commission. Typically we include correspondence intended for the Commission; however, I interpreted your letter as a staff discussion.

Please let me or Sierra know if your intention was to include the letter in the Commission report, or if you are intending to submit a specific letter to the Commission. I'm asking since we are preparing our report and would need any correspondence by the end of the day on Wednesday to include it in our report.

Sincerely,

David Kornfield, AICP
Planning Services Manager

Community Development Department
City of Los Altos
One North San Antonio Road
Los Altos, CA 94022

tel: 650-947-2632
fax: 650-947-2733
email:dkornfield@losaltosca.gov

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From: Janaki Tenneti [mailto:jtenneti2010@gmail.com]

Sent: Sunday, April 20, 2014 7:33 PM

To: David Kornfield
Cc: Sierra Davis; Raman
Subject: Re: 1055 RAY AVE IMPACT

Dear David

Thank you very much for your prompt response. We appreciate and welcome the offer to discuss our concerns further. We invite you to visit our home at any time. Raman and I plan to visit the city hall and review the plans around 3 PM tomorrow. If time permits, please come over immediately after. This is will provide you with an opportunity to personally evaluate and understand our concerns and the impact on us as well as the neighborhood.

Regards

Raman and Janaki Tenneti

1040 Rilma Lane

650-947-1203

On Fri, Apr 18, 2014 at 4:49 PM, David Kornfield <DKornfield@losaltosca.gov> wrote:

Mr. and Mrs. Tenneti:

After reading your letter I wanted to take a moment and respond to a few of the concerns.

Please note that basements do not add height to a structure as by code they must be set low under the floor above. In this subject proposal the first floor of the structure is set to approximately 6 inches above the existing grade. Additionally, basements are also exempt from our floor area regulations because they are essentially invisible and therefore not a design consideration.

Among other things, the City's design regulations stress maintaining a reasonable degree of privacy. While there are no viewing windows from the second story the subject application includes planting a landscape screen along the rear and side property lines to buffer the visual impacts. I calculate that landscape screening along their property line at an approximately 12-foot tall height will block any views of the structure from your property. I believe that this is a realistic solution in that the existing pine trees are in substantial decline and will not survive much longer. And that it is best, in these cases, to re-landscape with a new structure to ensure proper screening over the life of the structure.

I would also point out that any new floor area at the second story requires a public review by the City. And in the case of the subject project, if built, there would be no floor area available under our code to expand the second story; so the clear-story area above the living room could not be converted to floor area in the future.

I'm available next week to discuss and understand your concerns in more detail if you wish. Please feel free to call me in that regard.

Sincerely,

David Kornfield, AICP
Planning Services Manager

Community Development Department
City of Los Altos
One North San Antonio Road
Los Altos, CA 94022

tel: 650-947-2632
fax: 650-947-2733
email:dkornfield@losaltosca.gov

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From: Janaki Tenneti [mailto:jtenneti2010@gmail.com]
Sent: Thursday, April 17, 2014 5:24 PM
To: David Kornfield; Sierra Davis
Cc: Raman
Subject: 1055 RAY AVE IMPACT

Dear David cc Sierra

Our home at 1040 Rilma Lane is immediately adjacent and directly behind the proposed massive remodel of 1055 Ray Ave. However, we were not considered "adjacent" enough to be shown on submitted plans or apparently considered in the architectural design. We were unable to attend the initial Design meeting or adequately evaluate the impact of this project's many elements on our property until now.

The mass of this project will overwhelm us. Our lot is wider than deeper with 5 neighbors making our rear living area and master bedroom extra vulnerable to intrusion from 1055 Ray structures and activity. (See Google maps aerial photo.) Attached photos show our current view (above our fence) of 1055 Ray's first floor living area at a 67 ft. setback. The remodel setback is 37 ft. adding another story (to 27 ft. height) with an institutional style straight rear wall with warehouse style windows. We will see these 24/7 through the glass doors and windows along the entire rear side of our house...particularly after all the rear 1055 trees are removed. Also attached is an illustration showing pre and post view from the front of our property!

We are also concerned that plans for the huge (2,000 sq ft.) multi-use basement were not presented to neighbors – or included in the Design Review packet . We wonder if this will raise the actual overall height of the buildings and why a more intrusive second floor development would be then necessary and suitable on a less than 10,000 sq. ft. lot. Note that signatures from neighbors presented at the Design meeting were represented to be acknowledgment that attendees had seen (all) the plans – not approval of the entire project.

We hope the reworked plans will include a less stark rear overall appearance and remove or modify excess non-living spaces in the structure. Architectural elements and windows should be aesthetically placed relative to our main rear living areas. Any upper windows should not open and be soundproofed as much as possible. They should incorporate non-reflective glass and nighttime shades to help divert inside light and outside glare and reflections from our bedroom and family room views.

Plans should also include adequate fencing – either new or old with the maximum lattice top. Replacement trees should be evergreen with filtered – not solid – foliage. Fence and trees to be installed prior to construction.

It is also imperative that any second story modification or extensions or swimming pool excavations be either currently limited or require future re-approval by the city .

We also want to express our deep concern with the direct impact this proposed remodel will have not only on our personal life and property but also on the entire neighborhood. Our neighbors on Rilma Lane concur and support our request for modifications which will also affect them.

Thank you for your thoughtful consideration of our concerns.

Raman and Janaki Tenneti
1040 Rilma Lane
Los Altos, CA 94022
650-947-1203

--

Thanks

Janaki Tenneti

--
Thanks
Janaki Tenneti

--
Thanks
Janaki Tenneti

--
Thanks
Janaki Tenneti

4/24/2014

Sierra Davis

From: Dave Walther [dave.walther@gmail.com]
Sent: Wednesday, April 23, 2014 7:32 PM
To: David Kornfield
Cc: Janaki Tenneti; Sierra Davis; Raman; Mariel Stoops; Mary Skougaard; Jennifer Jones; Emily Walther; James Walgren; mike.stoops@yahoo.com; Lisa Martinez; luc.bousse@gmail.com; Darren Jones
Subject: Re: 1055 RAY AVE IMPACT
Follow Up Flag: Follow up
Flag Status: Red

David-
Thank you for your attention and care in the matter of the proposed 1055 Ray Ln. plans.

Our family moved to Los Altos last August from the Oakland hills area (which had many LARGE homes placed on small lots after the firestorm) and so I offer our general comments for your consideration. One of the primary reasons we love Los Altos is that despite the surrounding hustle and bustle of Mountain View, El Camino and so on, when you enter the single family residential areas of Los Altos, the large lots and large standoffs make for a very tranquil feeling. We could not (and still can not) believe how quiet Rilma Ln is, despite being situated very close to the busy Village Court, San Antonio Ave and El Camino Real. In many ways, this tranquility is a microcosm of Los Altos as a whole, with many quiet streets and neighborhoods, despite being located in the very busy Mountain View, Sunnyvale, Palo Alto region.

Having seen some of the documentation regarding the proposed project, it does raise concerns about (1) reflected noise, (2) light pollution, (3) natural light blockage, and (4) a general disruption to sightlines. Point (4) is interesting, as it currently stands, driving, walking, or having a block party on Rilma Ln does not currently offer views of any structures not located on Rilma Ln (with a view of the Mariott through the trees being an exception).

On the west side of Ray Ln, there are some large 2 story homes, so I understand the precedent for their street. I please ask that you consider the impact of the Ray Ln project on Rilma Ln.

We are very happy to be in Los Altos, and offer this letter in support of our Rilma Ln neighbors.
Best regards
The Walther family
1025 Rilma Ln

On Wed, Apr 23, 2014 at 3:16 PM, David Kornfield <DKornfield@losaltosca.gov> wrote:

> Received.
>
> David Kornfield, AICP
> Planning Services Manager
>
> Community Development Department
> City of Los Altos
> One North San Antonio Road
> Los Altos, CA 94022
>
> tel: 650-947-2632
> fax: 650-947-2733
> email:dkornfield@losaltosca.gov