



DATE: July 16, 2014

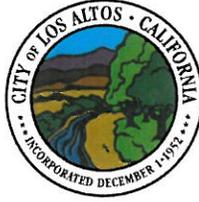
AGENDA ITEM # 3

TO: Design Review Commission
FROM: Zachary Dahl, Senior Planner
SUBJECT: 14-SC-17 – 178 Santa Rita Court

RECOMMENDATION:

Approve design review application 14-SC-17 subject to the findings and conditions

This project was originally scheduled for review by the Design Review Commission on July 2, 2014. However, the Commission continued the application to July 16th in order to allow staff to correct the neighborhood notification. The original agenda report is attached.



DATE: July 2, 2014

AGENDA ITEM # 4

TO: Design Review Commission
FROM: Zachary Dahl, Senior Planner
SUBJECT: 14-SC-17 – 178 Santa Rita Court

RECOMMENDATION:

Approve design review application 14-SC-17 subject to the findings and conditions

PROJECT DESCRIPTION

This project will construct a new two-story house with a basement and demolish the existing house and accessory structures. The new two-story house includes 2,055 square feet on the first floor, 1,138 square feet on the second floor and 1,117 square feet in the basement. The following table summarizes the project's technical details:

GENERAL PLAN DESIGNATION:	Single-Family, Residential
ZONING:	R1-10
PARCEL SIZE:	9,128 square feet
MATERIALS:	Composition shingle roofing, horizontal wood siding, wood trim and details, aluminum clad wood windows, wood doors and stone veneer

	Existing	Proposed	Allowed/Required
COVERAGE:	2,148 square feet	2,391 square feet	2,738 square feet
FLOOR AREA:			
First floor	2,148 square feet	2,055 square feet	
Second floor	N-A	1,138 square feet	
Total	2,148 square feet	3,193 square feet	3,195 square feet
SETBACKS:			
Front	20.5 feet	25 feet	25 feet
Rear	45 feet	25 feet	25 feet
Right side (1 st /2 nd)	10 feet/N-A	11.5 feet/17.5 feet	10 feet/17.5 feet
Left side (1 st /2 nd)	21 feet/N-A	17.5 feet/17.5 feet	10 feet/17.5 feet
HEIGHT:	16 feet	24 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. Santa Rita Court is a cul-de-sac street and the subject property is located at the end of the cul-de-sac, with the left side yard adjacent to the Mercedes Court Condominiums, a multiple-family development. The houses in this neighborhood are all one-story structures that have been designed using simple forms and rustic materials. The landscape along Santa Rita Court is varied with no distinct street tree pattern.

DISCUSSION

Design Review

According to the Design Guidelines, in Consistent Character Neighborhoods, good neighbor design has design elements, materials and scale found within the neighborhood and sizes that are not significantly larger than other homes in the neighborhood. Proposed projects should fit in and lessen abrupt changes.

The proposed two-story house uses a Craftsman inspired architectural design. The front elevation uses multiple gable roof forms and a recessed covered porch to create a balanced design that is in-keeping with the architectural style of the neighborhood and compatible with the lower scale of the adjacent houses. The right side, which is adjacent to a one-story house, uses a lower scale and simpler forms to minimize the transition and relate to the one-story form. The left side has a taller scale and includes a two-story element. However, this side is adjacent to an access road and a one and a half story condominium building, and is screened by multiple mature Redwood trees, so this additional bulk and mass does raise any design review or neighborhood compatibility issues. Due to its location, this property functions as a transition between the Santa Rita Court neighborhood and the multiple-family Mercedes Court Condominiums.

The project is using high quality materials, such as architectural composition shingles, horizontal wood siding, aluminum clad wood windows and stone veneer, which are compatible with the rustic materials in the neighborhood and integral to the architectural design of the house. The stepped setback of the second story elements and articulation of the front elevation, along with the preservation of the large mature Oak trees in the front yard, minimizes the perception of bulk and mass when viewed from the street. Overall, the project design has architectural integrity and the design, materials and form relate well with the surrounding neighborhood.

Privacy

The Residential Design Guidelines recommend that the finished floor be no more than 22 inches above grade. The lot is relatively flat and the house has been designed with a finish floor that ranges from 12 to 16 inches above grade. With this relatively low finish floor height, the proposed first floor side and rear elevations do not create any privacy issues.

The proposed design includes four second-story windows on the right (west) side elevation. Two of these windows are located in the master bathroom and the other two are located in the master bedroom. The two master bedroom windows have a sill height of four feet, eight inches above the finish floor. Based on their relatively small size, passive use (bathroom) and taller sill heights (bedroom), these windows do not create any significant or unreasonable privacy issues. The left (east) side elevation includes five second-story windows (four small windows and one larger bedroom window) and faces toward an access road and multiple-family condominiums. Due to the mature Redwood trees and large setback (over 50 feet), there are not any privacy issues associated with the second story windows on this side of the house.

There are also two second story windows on the rear elevation. The master bedroom has a larger window with a rear yard setback of 38 feet and bedroom #3 has a smaller window with a setback of 42 feet. The master bedroom window is required to be a minimum size in order to meet Building Code requirements for emergency exiting (ingress/egress) and the Design Review Guidelines encourage the placement of larger second story windows to be oriented toward the rear yard. The applicant has included four new evergreen screening trees along the right side and rear property lines to address potential privacy impacts related to the right side and rear properties. However, additional screening appears necessary in order to maintain a reasonable degree of privacy, thus, it is recommended that the project include additional evergreen screening trees along the right side and rear property lines (Condition No. 2). With this condition, staff finds that the project will not create any unreasonable privacy impacts.

The rear elevation design was revised in response to concerns raised by the neighbor to the rear (see comments below). The master bedroom window has been reduced in size from what was originally proposed and the ingress/egress window in bedroom #3 was relocated to the left side elevation and a smaller window with a higher sill is now shown on the rear elevation. These changes are reflected in the project plans (delta 2).

Landscaping

The project will preserve the three large mature trees (two Oaks and a Fir) in the front yard and remove five Palm trees in the side and rear yards. New hardscaping and landscaping will be installed in the front yard around the mature trees. With the preservation of the existing trees and new front yard landscaping, staff finds that the project meets the City's landscaping and street tree guidelines.

CORRESPONDENCE

Two letters were submitted from neighboring properties raising concerns about the proposed project (Attachment C). The neighbor to the right at 186 Santa Rita Court raises concerns about bulk/mass of the design, potential privacy impacts, loss of sun light, noise from the AC units and neighborhood compatibility. The neighbor to the rear at 175 Larson's Landing raises concerns about privacy impacts related to the two rear facing windows on the second story. With regard to the concern about noise from the AC units, the applicant has revised the site plan and moved the units to the left side yard. The other issues are further discussed above. With the implementation of the recommended conditions of approval, staff finds that the project has reasonably addressed these concerns.

ENVIRONMENTAL REVIEW

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

Cc: Willy Hui and Sandy Chang, Owners
Daryl Harris, Architect

Attachments

- A. Application
- B. Maps
- C. Correspondence

FINDINGS

14-SC-17 – 178 Santa Rita Court

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 addition complies with all provision of this chapter;
- b. The height, elevations, and placement on the site of the proposed addition, 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 addition 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 addition has been designed to follow the natural contours of the site with minimal grading, minimum impervious cover, and maximum erosion protection.

CONDITIONS

14-SC-17 – 178 Santa Rita Court

1. The approval is based on the plans received on June 23, 2014 and the written application materials provided by the applicant, except as may be modified by these conditions.
2. Update the site/landscape plan to show additional evergreen screening trees along the rear property line and rear portion of the right side property line in order to provide a continuous row of evergreen screening.
3. Existing trees 1, 2 and 3, and all new evergreen screening trees shall be protected under this application and cannot be removed without a tree removal permit from the Community Development Director.
4. Obtain an encroach permit issued from the Engineering Division prior to doing any work within the public street right-of-way.
5. 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.
6. The applicant/owner agrees to indemnify, defend, protect, and hold City harmless from all costs and expenses, including attorney's fees, incurred by the City or held to be the liability of City in connection with City's defense of its actions in any proceeding brought in any State or Federal Court, challenging any of the City's action with respect to the applicant's project.
7. **Prior to the issuance of a demolition permit**, install tree protection fencing around the dripline of the following trees (nos. 1-4, 8 and 9) 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.
8. **Prior to building permit submittal, the 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 all new additions and altered square footage will comply with the California Green Building Standards pursuant to Section 12.26 of the Municipal Code and provide a signature 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; and
 - g. The measures to comply 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.).
9. **Prior to final inspection:**
- a. All front yard landscaping and privacy screening trees shall be maintained and/or installed as required by the Planning Division; and
 - b. Submit verification that the house was built in compliance with the City's Green Building Ordinance (Section 12.26 of the Municipal Code).



CITY OF LOS ALTOS GENERAL APPLICATION

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

Permit # 1106123

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

Project Address/Location: 178 SANTA RITA CT.

Project Proposal/Use: SINGLE FAMILY RESIDENCE

Current Use of Property: SINGLE FAMILY RESIDENCE

Assessor Parcel Number(s) 167-11-010 Site Area: 9,128 S.F.

New Sq. Ft.: 3,193 Remodeled Sq. Ft.: NA Existing Sq. Ft. to Remain: NA

Total Existing Sq. Ft.: NA Total Proposed Sq. Ft. (including basement): 4,310

Applicant's Name: WILLY HUI & SANDY CHANG

Home Telephone #: _____ Business Telephone #: _____

Mailing Address: 178 SANTA RITA CT.

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

Property Owner's Name: WILLY HUI & SANDY CHANG

Home Telephone #: _____ Business Telephone #: _____

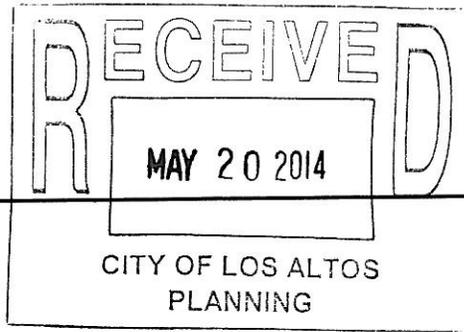
Mailing Address: 178 SANTA RITA CT.

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

Architect/Designer's Name: DARYL V. HARRIS Telephone #: (530) 268-3055

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

(continued on back)



City of Los Altos

Planning Division

(650) 947-2750

Planning@losaltosca.gov

NEIGHBORHOOD COMPATIBILITY WORKSHEET

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

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

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

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

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

Project Address 178 Santa Rita Ct., Los Altos, CA 94022
Scope of Project: Addition or Remodel _____ or New Home
Age of existing home if this project is to be an addition or remodel? N/A
Is the existing house listed on the City's Historic Resources Inventory? No

Address: 178 Santa Rita
Date: 5/15/14

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: 9,000 to 11,000 square feet
Lot dimensions: Length 129 feet
Width 80 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? N/A
What % of the front facing walls of the neighborhood homes are at the front setback 100 %
Existing front setback for house on left N/A ft./on right 20 ft.
Do the front setbacks of adjacent houses line up? _____

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 4
Garage facing front recessed from front of house face
Garage in back yard 1
Garage facing the side 3
Number of 1-car garages ; 2-car garages 8; 3-car garages

Address: 178 Santa Rita Ct.

Date: 5/15/14

4. Single or Two-Story Homes:

What % of the homes in your neighborhood* are:

One-story 7

Two-story 3

5. Roof heights and shapes:

Is the overall height of house ridgelines generally the same in your neighborhood*? No

Are there mostly hip 4, gable style 6, or other style ___ roofs*?

Do the roof forms appear simple 5 or complex 5?

Do the houses share generally the same eave height No?

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

What siding materials are frequently used in your neighborhood*?

___ wood shingle 5 stucco ___ board & batten 5 clapboard

___ tile ___ stone 5 brick 6 combination of one or more materials

(if so, describe) Brick veneer wainscot

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

4 concrete & 6 Asphalt shingle

If no consistency then explain: _____

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

Does your neighborhood* have a consistent identifiable architectural style?

YES NO

Type? ___ Ranch ___ Shingle ___ Tudor ___ Mediterranean/Spanish

___ Contemporary ___ Colonial ___ Bungalow ___ Other

Address: 178 Santa Rita Ct.
Date: 5/15/14

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.)?

Some houses have big trees in front. Simple front landscaping with lawns.

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

Subject house in on the corner of street and alley that is behind apartment buildings

9 houses very visible from street, 1 hidden by hedge.

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)?

2 large oak trees will remain.

Asphalt street, rolled concrete gutter then landscaping. No sidewalks.

10. Width of Street:

What is the width of the roadway paving on your street in feet? 30

Is there a parking area on the street or in the shoulder area? No

Is the shoulder area (unimproved public right-of-way) paved, unpaved, gravel, landscaped, and/or defined with a curb/gutter? _____

Address: 178 Santa Rita Ct.

Date: 5/15/14

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.:

The setbacks are the only thing consistent.

General Study

- A. Have major visible streetscape changes occurred in your neighborhood?
 YES NO
- B. Do you think that most (~ 80%) of the homes were originally built at the same time?
 YES NO
- C. Do the lots in your neighborhood appear to be the same size?
 YES NO
- D. Do the lot widths appear to be consistent in the neighborhood?
 YES NO
- E. Are the front setbacks of homes on your street consistent (~80% within 5 feet)?
 YES NO
- F. Do you have active CCR's in your neighborhood? (*p.36 Building Guide*)
 YES NO
- G. Do the houses appear to be of similar size as viewed from the street?
 YES NO
- H. Does the new exterior remodel or new construction design you are planning relate in most ways to the prevailing style(s) in your existing neighborhood?
 YES NO

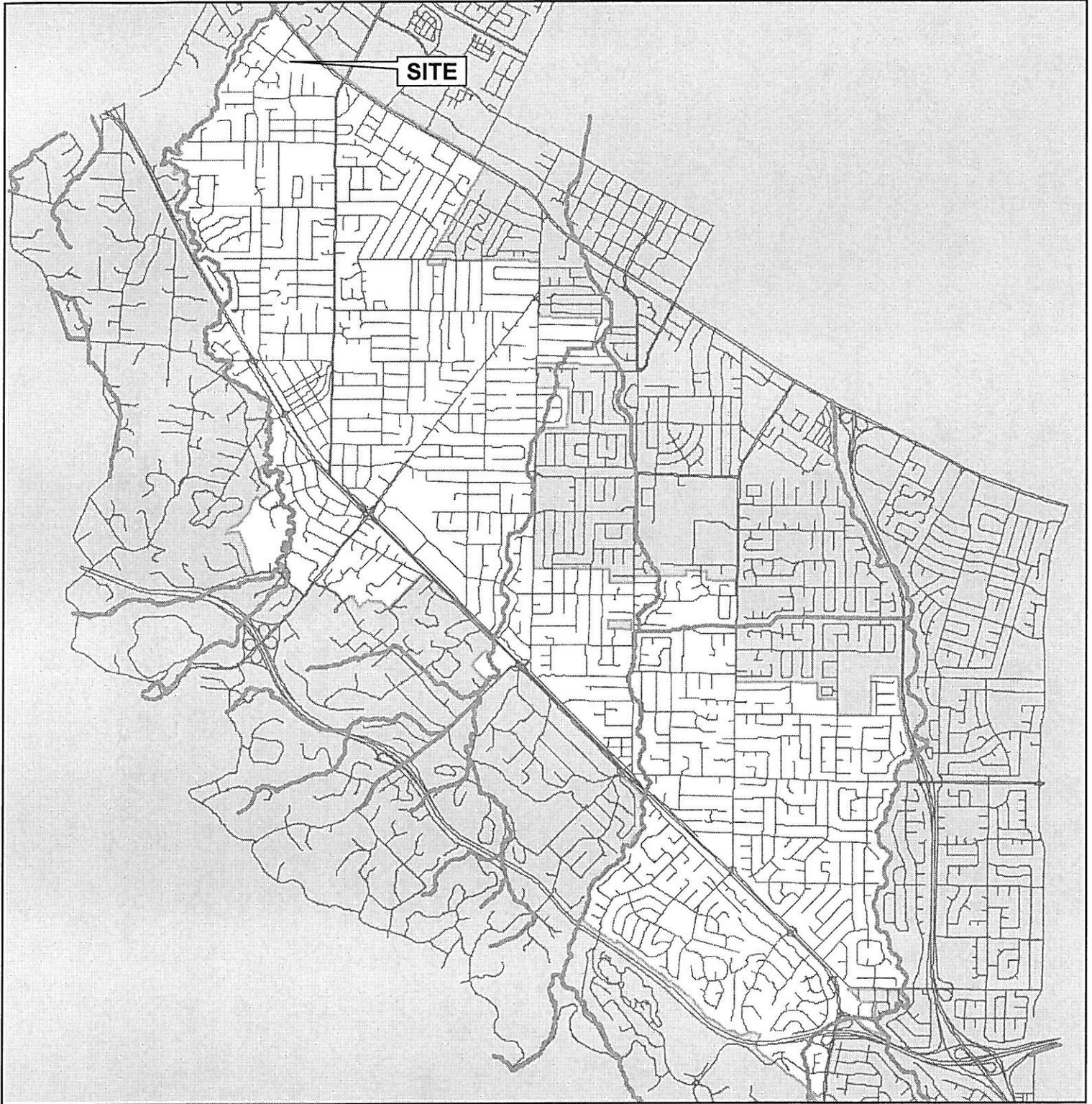
Address: 178 Santa Rita Ct.
 Date: 5/15/14

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)
186 Santa Rita Ct.	20	45	No garage	One story	14	Concrete roof tile Wood/brick siding	Simple
173 Santa Rita Ct.	20	30	Rear 2 car	One story	16	Asphalt shingles Stucco/wood siding	Simple
181 Santa Rita Ct.	20	30	No garage	One story	14	Asphalt shingles Stucco/brick siding	Complex
197 Santa Rita Ct.	20	40	Front 2 car	One story	14	Concrete roof tiles Stucco/brick siding	Simple
196 Santa Rita Ct.	20	30	Front 2 car	One story	14	Asphalt shingles Wood siding	Simple
211 Santa Rita Ct.	20	20	Front 2 car	One story	14	Asphalt shingles Wood siding	Simple
185 Larsens' Landing	20	20	Front 2 car	Two story	26	Asphalt shingles Wood siding	Complex
175 Larsens' Landing	20	30	Side 2 car	One story	16	Asphalt shingles Wood/brick siding	Complex
180 Larsens' Landing	20	20	Side 2 car	Two story	27	Concrete roof tile Stucco/brick siding	Complex
190 Larsens' Landing	20	20	Side 2 car	Two story	27	Concrete roof tile Stucco siding	Complex

AREA MAP



CITY OF LOS ALTOS

APPLICATION: 14-SC-17
APPLICANT: W. Hui and S. Chang
SITE ADDRESS: 178 Santa Rita Court

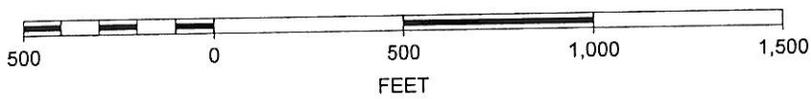


Not to Scale

VICINITY MAP



SCALE 1 : 6,000

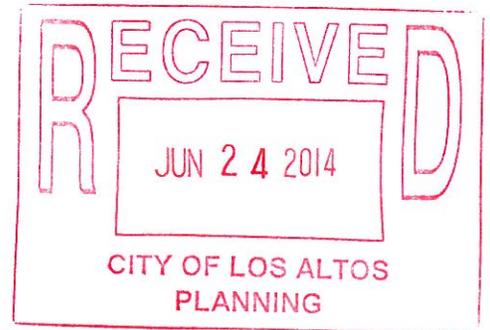


CITY OF LOS ALTOS

APPLICATION: 14-SC-17
APPLICANT: W. Hui and S. Chang
SITE ADDRESS: 178 Santa Rita Court

Zach Dahl

From: Wu Wang <wuwang@yahoo.com>
Sent: Monday, June 23, 2014 10:52 PM
To: Zach Dahl
Subject: design review feedback of 178 Santa Rita Court



Dear Design Review Commission,

We have lived at 186 Santa Rita Ct, right side of this new house, for 18 years. Over the years, there have been a few remodeling and new developments that were consistent with the ranch style low roof line feel and that were considerate of the impact to neighbors. However, the design of this big house will have significant impact to our living condition.

Here are the key concerns:

1. More bulk impact to neighbors, instead of less impact to neighbors:

The bulk of the new house design is set close to the right side with minimum 10' required setback close to our home, instead of on the left, which is designed to have 17.5" ~ 20" setback. The left side faces mature trees and a long driveway, which has the least impact to any neighbors.

-> Can the design change to have 10' setback on the left side and more setback on the right side?

2. Lost of privacy:

This is caused by the right side second story windows for the master bedroom and master bathroom: two 2' x 2' windows with window-sill only 4.5' from the floor; a 2.5' x 2.5' window and a 5'w x 2.5'h that are both only 3.5' from the floor. All these can easily look into our bedroom, living room, and kitchen besides our yard. The psychological impact is so great that we will never know when other people can easily look at us from next door.

-> Can the design change to have these windows with window-sill 6' from the floor or consider having skylights?

3. Lost of 5 hours of morning sunlight:

The bulky right side of the second story blocks our southeast morning sunlight. Currently the southeast sunlight shines into our windows from sunrise to noon. We will lose 5 hours of morning sunlight in the winter with this bulky design.

-> Can the second story move the bulk from the right to the left side, which has mature trees and a long driveway, or to the middle of the house, which is quite empty according to this design?

4. Noise from A/C units:

The A/C units are designed to be on the right side, which is right next to us.

-> Can the A/C units be placed on the left side, which has no impact to any neighbors because it's next to the long driveway of the next door condos?

5. Bulky 2-story not compatible with the neighborhood:

Santa Rita Court has all single story low roof line ranch style houses. Even the condos at the end of the street belonging to Mercedes Ave have only single story units facing the driveway that connects with Santa Rita Court. See pictures below:



Sincerely,

Wu Wang
Lynn Wang
186 Santa Rita Court, Los Altos

Zach Dahl

From: Ravi Dronamraju <ravi@dronamraju.com>
Sent: Thursday, June 26, 2014 12:27 AM
To: Zach Dahl
Subject: 178 Santa Rita Ct

Hi Zachary,

I am Ravi Dronamraju, owner of 175 Larsen's Landing - property right behind 178 Santa Rita Ct. Thank you very much for patiently explaining the process and options to me in detail today. You were amazingly helpful with your knowledge, communication style and approach.

I met Mr. Hui and Mrs. Chang when they moved into the neighborhood last fall. They have been very nice neighbors - quiet, yet friendly and approachable. In fact, they reached out to me before the notice from the city regarding their proposed changes.

While i fully support their desires to build a great home for their family and have no problems with them adding a two story home, I do want to bring up some concerns i have. We both share about 90 feet of fence in the back. There is 1 foot trellis on top of this fence as well. At this time, there are only small fruit trees on my side of the fence. While this is adequate to keep both our privacy, the proposed additions will drastically change that.

However, in the proposed plan, they are adding a second story with two large windows directly looking into my property. The way the line of sight works, anyone sitting at either of those windows will have complete view, not only into our backyard, but also, kitchen, living room, family room, office room and all the bedrooms. There won't be a single room where we would have privacy. there is a current proposal to add 3 trees, which I do not think would be sufficient. It would be great if changes can be made to the floor plan of 2nd story so that our privacy is protected in our home.

Specifically, it would be great if the location of master bedroom can be changed and window in the second bedroom be pointed towards condo complex.

thanks again for your thoughtful and insightful help this afternoon.

regards

-ravi

--

Ravi Dronamraju
Tel: (408)-505-3341



