



DATE: November 18, 2015

AGENDA ITEM # 2

TO: Design Review Commission
FROM: Zachary Dahl, Senior Planner
SUBJECT: 15-SC-38 – 1038 Mundell Court

RECOMMENDATION:

Continue design review application 15-SC-38 per the recommended direction

PROJECT DESCRIPTION

This is a design review application for a new two-story house. The project includes 2,996 square feet on the first story and 1,710 square feet on the second story, and a new 792 square-foot open accessory structure (pool cabana) in the rear yard. The following table summarizes the project's technical details:

GENERAL PLAN DESIGNATION: Single-Family, Residential
ZONING: R1-10
PARCEL SIZE: 19,602 square feet
MATERIALS: Clay barrel tile roof, cement plaster siding, aluminum clad windows, wood garage door, precast stone sills and trim, wood details and copper gutters

	Existing	Proposed	Allowed/Required
COVERAGE:	1,709 square feet	4,727 square feet	5,881 square feet
FLOOR AREA:			
First floor	1,452 square feet	2,996 square feet	
Second floor	-	1,710 square feet	
Total	1,452 square feet	4,706 square feet	4,710 square feet
SETBACKS:			
Front	25 feet	25 feet	25 feet
Rear	86 feet	58 feet	25 feet
Right side (1 st /2 nd)	24 feet	10 feet/19 feet	10 feet/17.5 feet
Left side (1 st /2 nd)	4 feet	10 feet/21 feet	10 feet/17.5 feet
HEIGHT:	14 feet	26.75 feet	27 feet

BACKGROUND

Neighborhood Context

The subject property is located at the end of Mundell Court, a narrow private street that includes six properties, in a Consistent Character Neighborhood as defined in the City's Residential Design Guidelines. The houses on Mundell Court are a mixture of one- and two-story structures with simple roof forms, low walls and rustic materials. A new two-story house at 455 Mundell Way, at the corner of Mundell Court and Mundell Way, was recently approved by the Design Review Commission. The landscape along Mundell 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. The emphasis should be on designs that "fit in" and lessen abrupt changes.

The new house uses a Mediterranean inspired design style with larger scale elements and formal architectural details. The front of the house features a formal front entry with a faux balcony above it and is flanked on either side by taller single-story gable elements with large windows. A three-car garage is included on the right side of the house, but due to the angle of the structure, it is visually separated from the main portion of the front elevation.

The bulk and mass of the second story is reduced due to the eight-foot wall plate heights and the setbacks from the first story walls. The design and placement of the structure on the lot and the narrow width of the private street further reduce the perception of excessive bulk and mass. The project uses high quality materials, such as clay barrel tile roofing, aluminum clad windows, exposed wood rafter tails, precast trim and copper details, which are integral to the architectural design of the house. While the project materials are more formal than the surrounding structures on Mundell Court, they are generally compatible with the larger neighborhood context.

While the design has individual architectural integrity, it is significantly larger in scale than the other houses in the neighborhood. The first story walls along the left side of the house, which are most visible from Mundell Court, have wall plate heights of 10 feet and the gable elements on the front have wall plate heights of 12 feet. The slab foundation will have a finished floor height of approximately 10 inches, which helps to reduce the perceived height of the walls, but the scale of the house will still be significantly larger than the surrounding neighborhood. Therefore, staff recommends that the project design be revised per the following direction:

- Reduce the height of the walls on the left side in order to better relate to the neighborhood and be more compatible with the residential structures on adjacent lots.

Privacy

Due to its location at the end of a narrow private street, the site relates to the adjacent properties similar to that of a flag lot. The front of the subject property is adjacent to the side yard space of 1041 Mundell Court, the left side is adjacent to the side yard of 1028 Mundell Court and the rear yard is adjacent to the rear yards of 465 and 475 Mundell Way. The right side is adjacent to the public path along the Hetch Hetchy aqueduct right-of-way, which is an 80-foot wide linear open space area with a public path, trees and natural vegetation. The Neighborhood Vicinity Map (Sheet T1.2) shows the placement of the site and proposed house in relation to the surrounding properties.

The front of the house has nine smaller second story windows and a decorative balcony (not usable) that face towards 1041 Mundell Court. These windows are located in the clearstory area above the foyer, above the stairs and in bedroom no. 2. The second story has a front yard setback that ranges from 32 feet on the right side above the garage to 62 feet on the left side. Due to the passive use of these second story windows, the large setback and proposed evergreen screening trees along the property line, there are not any unreasonable privacy impacts associated with this elevation.

The left side of the house is placed at an angle, which skews away from the side property line and faces toward the rear yard of the property at 465 Mundell Way. However, the left side second story elevation does not have any windows, so there are no privacy issues. There is a large covered balcony, 25 feet wide by 11 feet deep, that is located on the rear elevation and its side has views toward the left side. This side of the balcony has a setback of 35-40 feet from the left side property line. Due to its placement, which is angled away from the side property line, and the proposed evergreen screening trees, there are not any unreasonable privacy impacts associated with this elevation.

The right side and rear second story elevations face primarily toward the public path in the Hetch Hetchy right-of-way and is screened by existing matures trees and vegetation. The large covered balcony does have some potential views toward the rear yard of 475 Mundell Way. However, since it has a setback of 68 feet to the rear property line and is screened by existing mature trees and vegetation, there are not any unreasonable privacy impacts.

Trees and Landscaping

The lot does not have any existing landscaping, but does have three mature trees – two Redwoods and an Oak, along the perimeter. The project is proposing to remove both Redwood trees and maintain the Oak tree. The smaller Redwood tree along the front property line is crowded by the canopies of larger nearby trees and appropriate to remove. The larger Redwood tree in the left rear corner of the lot is placed in an area that would typically merit preservation; however, it has a poor condition rating due to the structure at the top of the tree and it poses a higher than normal risk to the nearby structures. An arborist report that provides additional information is included as Attachment D. Based on this information, staff supports the removal of this tree.

The project will be planting new trees along all property lines and installing new trees, landscaping and hardscape in the front yard area. Due to the size of the lot and amount of new landscaping, the project will be subject to the City's Water Efficient Landscape Ordinance. With the new trees, front

yard landscaping and hardscape, the project meets the City's landscaping regulations and street tree guidelines.

Alternatives

Overall, as discussed above and outlined in the required design review findings (page 5), staff is unable make positive findings related to neighborhood compatibility and is recommending that the project be continued to address this issue. Should the Commission vote to approve the project, the action should include positive design review findings and standard conditions of approval related to tree protection, grading and drainage, green building, fire sprinklers, undergrounding utilities and Water Efficient Landscape Ordinance compliance.

PUBLIC CORRESPONDENCE

Three comment letters from neighboring properties on Mundell Court that express support for the proposed project were submitted to staff. These letters are included in Attachment E.

ENVIRONMENTAL CONTACT

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.

PUBLIC CONTACT

A public meeting notice was posted on the property and mailed to 13 nearby property owners on Mundell Court, Mundell Way and Laureles Drive.

cc: Scott Stotler, Applicant and Architect
CJ MacDonald, Owner

Attachments:

- A. Application
- B. Neighborhood Compatibility Worksheet
- C. Area, Vicinity and Public Notification Maps
- D. Arborist Report, Kielty Arborist Services LLC
- E. Public Correspondence

FINDINGS

15-SC-38 – 1038 Mundell 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 new house complies with all provision of this chapter;
- b. The height, elevations, and placement on the site of the new house, when considered with reference to the nature and location of residential structures on adjacent lots, will NOT 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 new house 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 new house has been designed to follow the natural contours of the site with minimal grading, minimum impervious cover, and maximum erosion protection.

RECOMMENDED DIRECTION

15-SC-38 – 1038 Mundell Court

1. Reduce the height of the walls on the left side in order to better relate to the neighborhood and be more compatible with the residential structures on adjacent lots.



ATTACHMENT A

CITY OF LOS ALTOS GENERAL APPLICATION

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

Permit # 1106805

<input type="checkbox"/>	One-Story Design Review	<input type="checkbox"/>	Commercial/Multi-Family	<input type="checkbox"/>	Environmental Review
<input checked="" type="checkbox"/>	Two-Story Design Review	<input type="checkbox"/>	Sign Permit	<input type="checkbox"/>	Rezoning
<input type="checkbox"/>	Variance	<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"/>	Sidewalk Display Permit	<input type="checkbox"/>	Appeal
<input type="checkbox"/>	Historical Review	<input type="checkbox"/>	Preliminary Project Review	<input type="checkbox"/>	Other:

Project Address/Location: 1038 Mundell Ct.

Project Proposal/Use: Single-Family Current Use of Property: Single-Family

Assessor Parcel Number(s): 167-14-072 Site Area: 19,602 sq ft

New Sq. Ft.: 4690 SF Altered/Rebuilt Sq. Ft.: _____ Existing Sq. Ft. to Remain: _____

Total Existing Sq. Ft.: _____ Total Proposed Sq. Ft. (including basement): 4690 SF

Applicant's Name: Scott Stotler

Telephone No.: 408 309-2163 Email Address: scott@stotlerdesigngroup.com

Mailing Address: 349 1st St. S.O. A

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

Property Owner's Name: CJ MacDonald

Telephone No.: (203) 913-9229 Email Address: _____

Mailing Address: 753 Colorado Ave

City/State/Zip Code: Palo Alto, CA 94303

Architect/Designer's Name: Stotler Design Group

Telephone No.: SEE APPLICANT ABOVE Email Address: _____

Mailing Address: _____

City/State/Zip Code: _____

*** 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 1038 Mundell Court Los Altos, CA

Scope of Project: Addition or Remodel or New Home

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

Is the existing house listed on the City's Historic Resources Inventory? NO

Address: 1038 Mundel Ct. Los Altos
Date: _____

What constitutes your neighborhood?

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

Streetscape

1. Typical neighborhood lot size*:

Lot area: 19,602 square feet
Lot dimensions: Length ± ~~161~~ 161 feet
Width ± ~~116~~ 116 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? NA
What % of the front facing walls of the neighborhood homes are at the front setback _____ %
Existing front setback for house on left _____ ft./on right _____ ft.
Do the front setbacks of adjacent houses line up? No

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

Indicate the relationship of garage locations in your neighborhood* only on your street (count for each type)

Garage facing front projecting from front of house face 2
Garage facing front recessed from front of house face 0
Garage in back yard 0
Garage facing the side 1
Number of 1-car garages 2; 2-car garages 0; 3-car garages 1

Address: 1038 MUNDSELL CT.

Date: _____

4. Single or Two-Story Homes:

What % of the homes in your neighborhood* are:

One-story 40

Two-story 60

5. Roof heights and shapes:

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

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

Do the roof forms appear simple or complex ?

Do the houses share generally the same eave height _____?

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

What siding materials are frequently used in your neighborhood*?

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

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

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: 1038 MUNDALL CT.

Date: _____

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

Does your property have a noticeable slope? No

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

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.)?

NO

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

OUR HOME IS TUCKED BACK @ END OF SMALL PRIVATE COURT NOT 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)?

NO / rural setting NOT MAINTAINED
Asphalt

10. **Width of Street:**

What is the width of the roadway paving on your street in feet? ± 16'

Is there a parking area on the street or in the shoulder area? Shoulder

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

Address: 1038 MUNDSELL CT.
Date: _____

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.:

Varies

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
BOTH
- 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
mixed styles

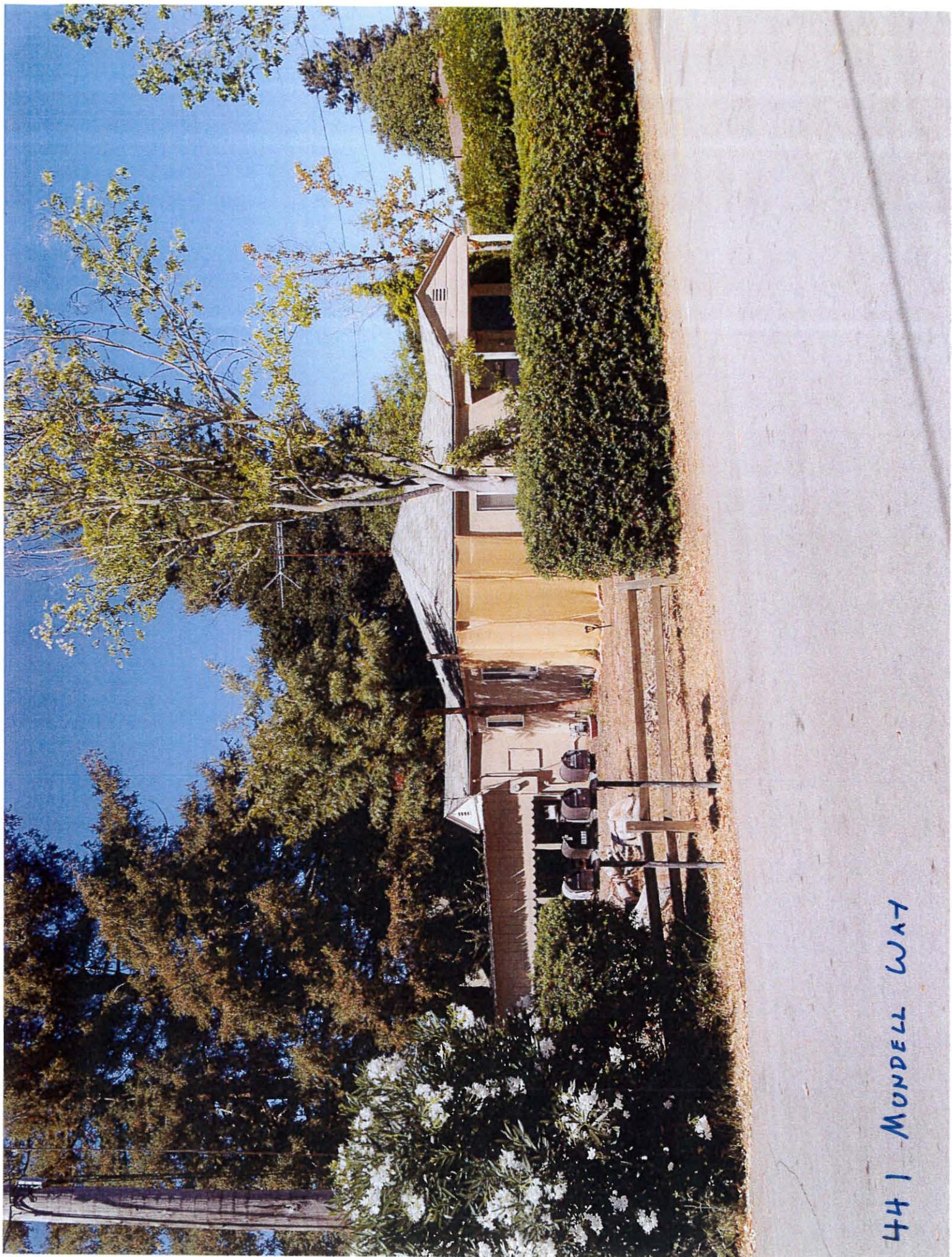
Address 1038 MUNDRELL CT.

Date: _____

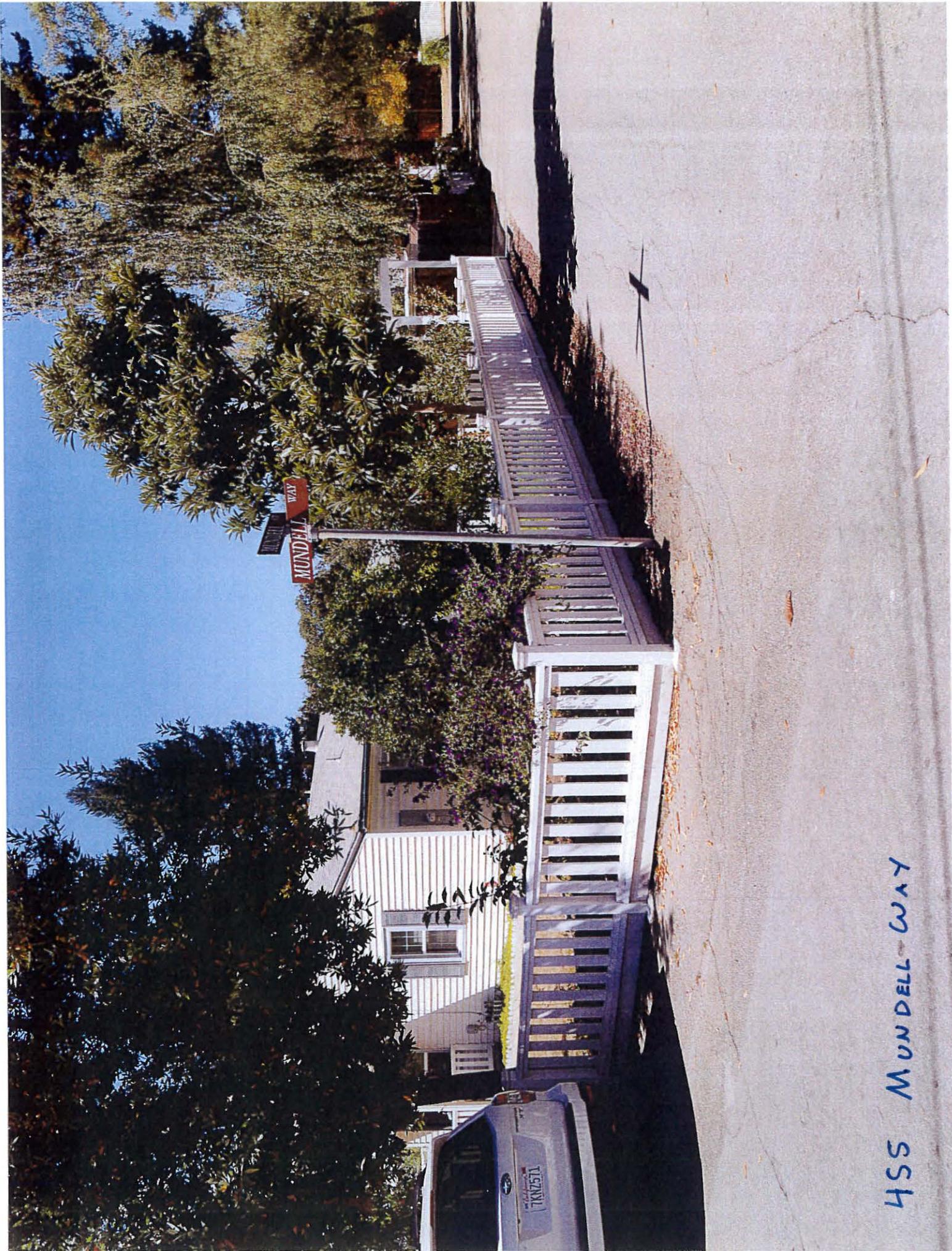
Summary Table

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

Address	Front setback	Rear setback	Garage location	One or two stories	Height	Materials	Architecture (simple or complex)
1041 Mundrell Ct			front	1		siding	simple
1031 Mundrell Ct			front	2		siding	simple
1029 Mundrell Ct			front	1		siding	simple
465 Mundrell			front	2		stucco	complex
475 Mundrell			front	2		siding	complex



441 MONDELL WAY

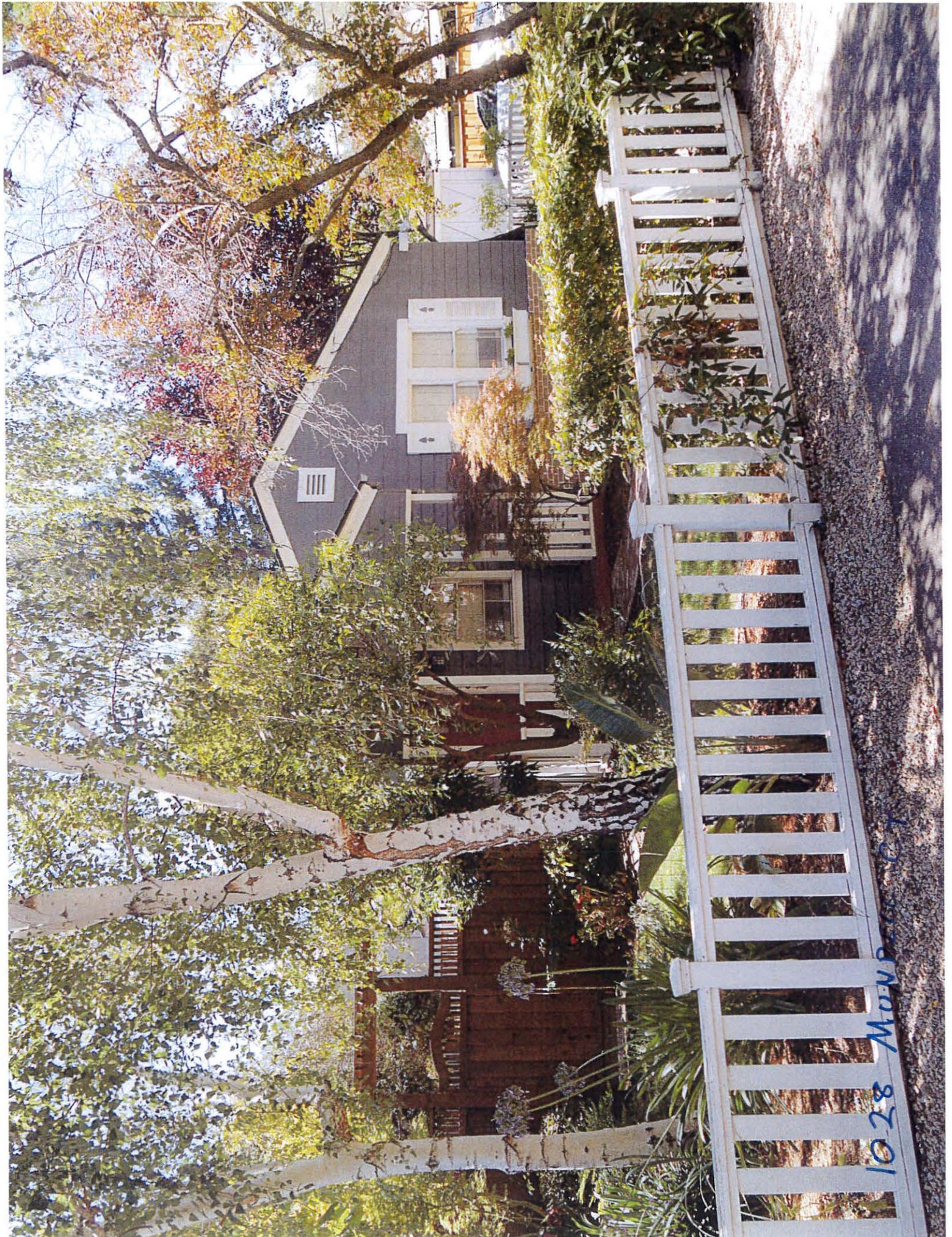


455 MUNDELL WAY





1028 MUNDELL CT



1028 Maple St



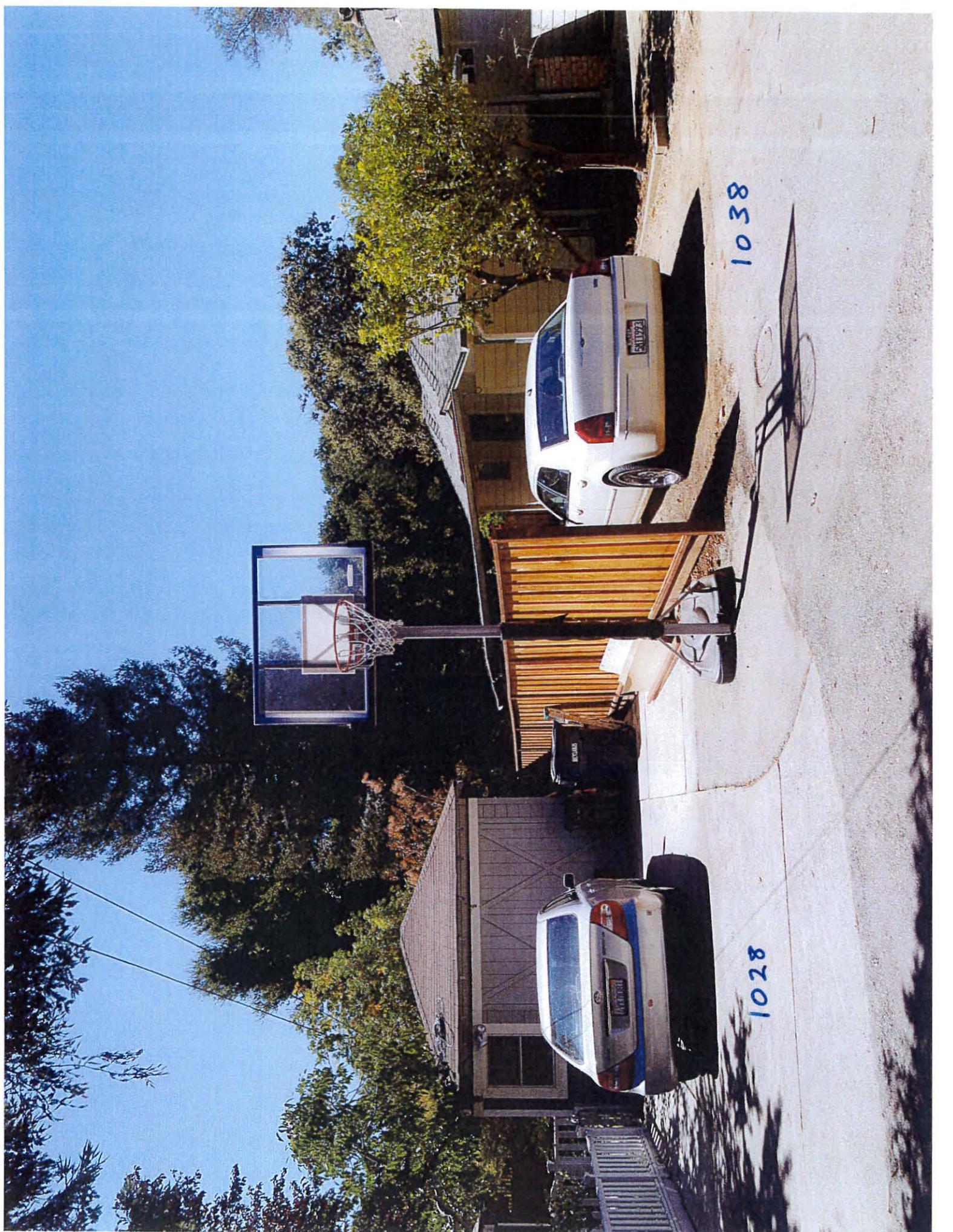
1031 MUNDELL CT



1018 MIDDLETOWN CT



1031 MUNDILL CT



1038

1028

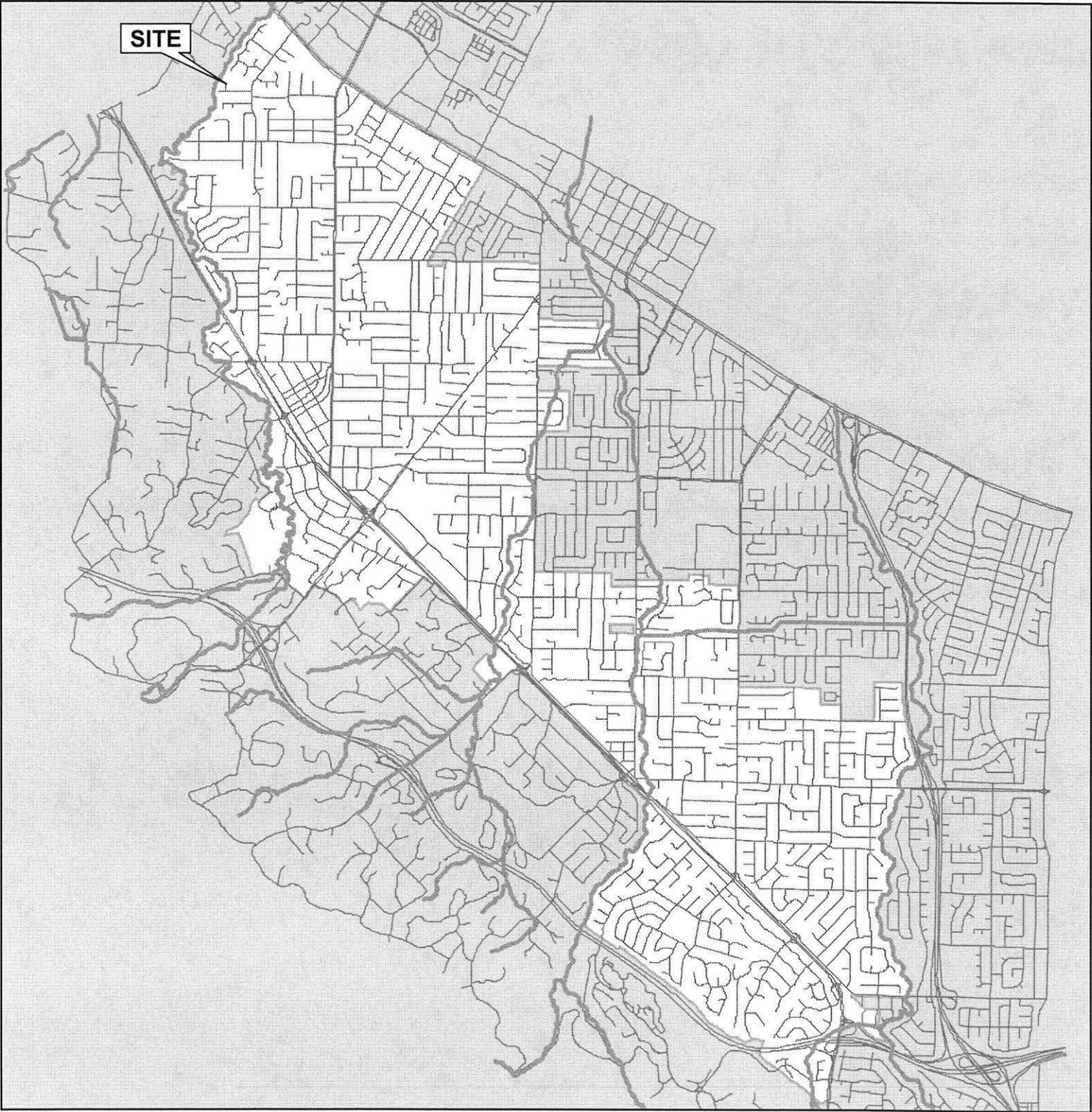


1401

1401

1038

AREA MAP



CITY OF LOS ALTOS

APPLICATION: 15-SC-38
APPLICANT: S. Stotler/CJ MacDonald
SITE ADDRESS: 1038 Mundell Court

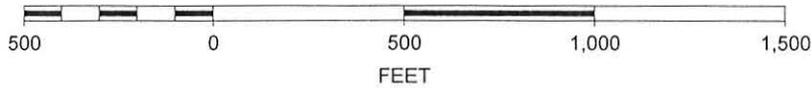


Not to Scale

VICINITY MAP



SCALE 1 : 6,000



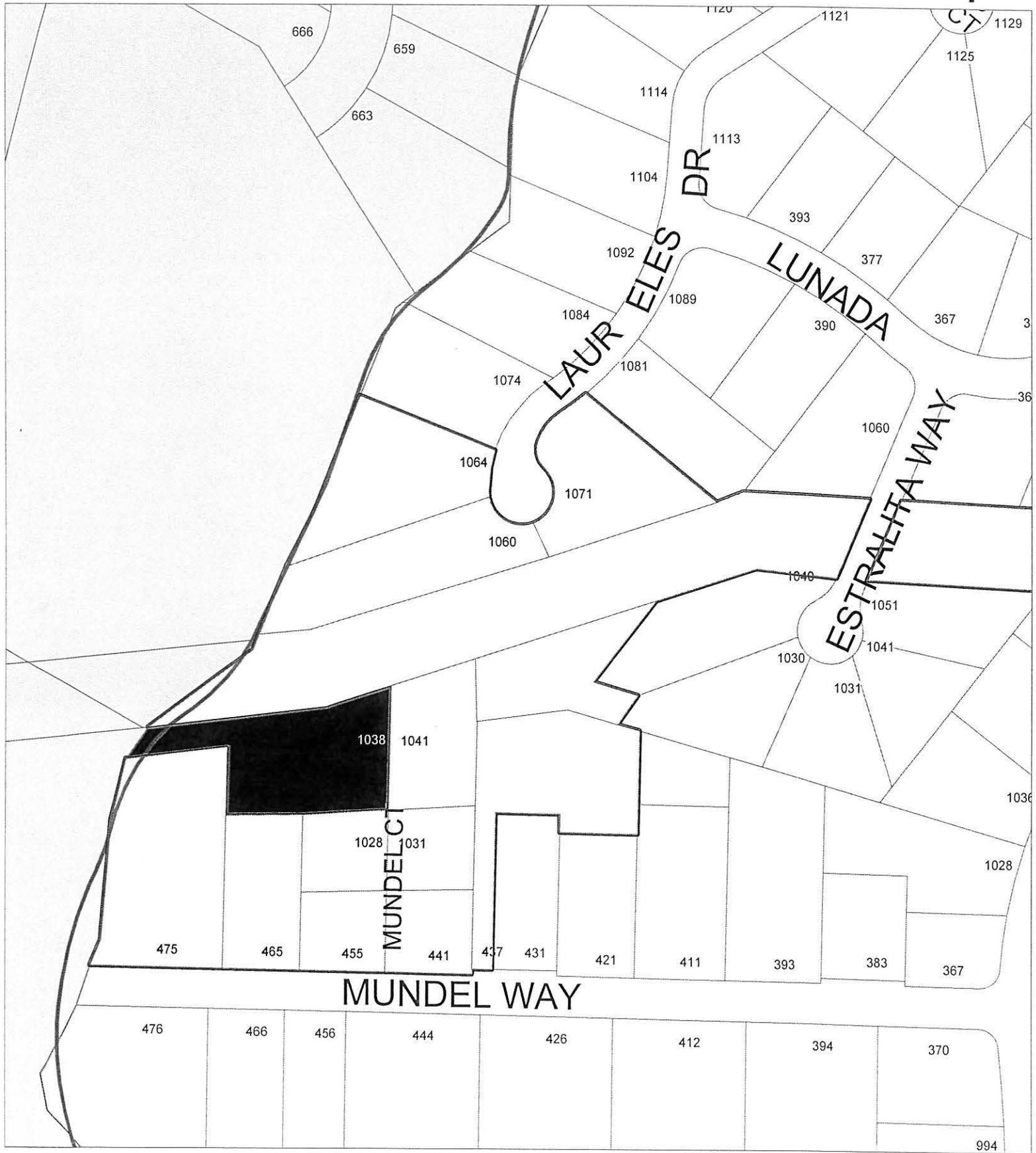
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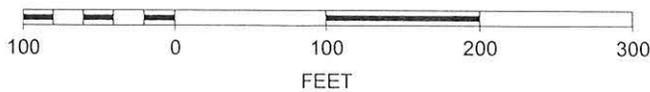
CITY OF LOS ALTOS

APPLICATION: 15-SC-38
APPLICANT: S. Stotler/CJ MacDonald
SITE ADDRESS: 1038 Mundell Court

1038 Mundell Court Notification Map



SCALE 1 : 1,500



N



ATTACHMENT D

Kielty Arborist Services LLC

Certified Arborist WE#0476A

P.O. Box 6187

San Mateo, CA 94403

650- 515-9783

October 16, 2015

CJ McDonald
1038 Mundell Court
Los Altos CA 94022

Site:1038 Mundell Court, Los Altos, CA

Dear Mr. McDonald,

As requested on Monday, October 12, 2015, I visited the above site for the purpose of inspecting and commenting on a large redwood tree. Your concern as to the future health and safety of this tree has prompted this visit.

Method:

All inspections were made from the ground; the tree was not climbed for this inspection. The tree in question was located on a "Not- to-Scale" map provided by me. The tree was then measured for diameter at 48 inches above ground level (DBH or diameter at breast height). The tree was given a condition rating for form and vitality. The trees' condition rating is based on 50 percent vitality and 50 percent form, using the following scale.

1	-	29	Very Poor
30	-	49	Poor
50	-	69	Fair
70	-	89	Good
90	-	100	Excellent

The height of the tree was measured using a Nikon Forestry 550 Hypsometer. The spread was paced off. Comments and recommendations for future maintenance are provided.

Survey:

Tree#	Species	DBH	CON	HT/SP	Comments
1	Redwood (<i>Sequoia sempervirens</i>)	33.8	45	80/20	Fair vigor, poor- fair form, beginning stages of showing drought stress symptoms, codominant at 70 feet, topped in past, damaging fence between adjacent properties, contorted trunk at 55 feet possibly topped in this area in the past, heavy to the south at 55 feet.



Observations:

The tree in question is a redwood tree (*Sequoia sempervirens*) with a diameter at breast height of 33.8 inches. The tree is located in the rear south west corner of the property, 4 1/2 feet from property line fence. The height of the redwood is 80 feet with a total crown spread of 20 feet. The vigor of the tree is fair although not good as the tree is exhibiting some drought stress symptoms. The form of the tree is poor as the tree is codominant at 70 feet, and has a contorted trunk at the height of 55 feet. This tree received a condition rating of 45 making it a poor tree.

Showing 2 codominant leaders at the top 10 feet of tree

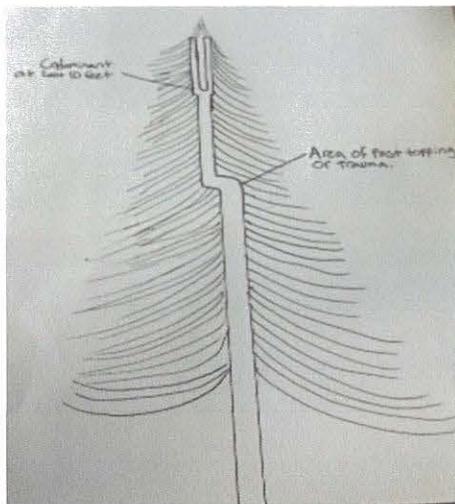


Diagram showing form flaws

Summary:

The redwood tree on site has some serious form flaws that account for its poor condition rating. The tree has lost apical dominance as there is now 2 leaders that account for the last 10 feet of the trees height. These 2 codominant leaders do not develop proper branch to trunk unions and as a result are prone to failure. A failure in this area could be catastrophic as a 10 foot long leader falling from a height of 70 feet could cause damage to person or property. This tree was also topped in the past or was traumatized at the height of 55 feet as the tree does not continue its upright growth form. Growth after the height of 55 feet is heavy to the south and creates more stress on the tree. This area is also prone to failure as the canopy of the tree is now unbalanced.



The tree is also damaging the fence between the two adjacent properties. The roots of the tree have lifted the fence.

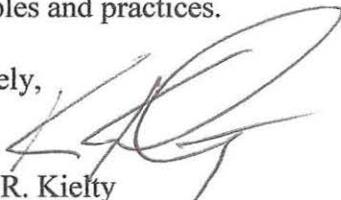
Showing fence being lifted by trees roots

This tree is also exhibiting some minor drought stress symptoms as 10% of its foliage is brown.

It is necessary to remove this tree, so that the property owner and surrounding neighbors can enjoy their property without the imminent danger of this tree losing a large leader. Also removing this tree would improve the safety of the proposed home on site and the neighbors home. Removing this tree is the only way to alleviate liabilities associated with this tree.

The information included in this report is believed to be true and based on sound arboricultural principles and practices.

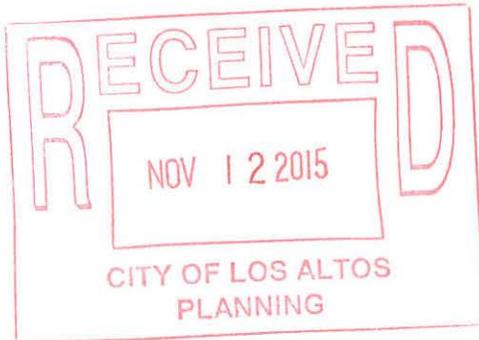
Sincerely,


Kevin R. Kielty
Certified Arborist WE#0476A


David P. Beckham
Certified Arborist WE#10724A



ATTACHMENT E



1031 Mundell Court
Los Altos, CA 94022

November 11, 2015

Planning Department
City of Los Altos
1 North San Antonio Road
Los Altos, CA 94022

To Whom It May Concern:

I recently met with the MacDonald Family who is building a house at 1038 Mundell Court, Los Altos, CA. They were gracious enough to review their plans with my neighbors and me; asked us for any feedback and/or concerns. After seeing the plans, I not only approve of the plans but also am very excited to have such a wonderful family joining our neighborhood. They have taken every effort to keep me informed throughout the process and I am excited to see the current house come down, as it has been vacant for quite some time. The design of the house took into consideration the neighbors' privacy and parking situation on a cul-de-sac street. This will be great for the neighborhood and not only add value to everyone's property, but clean up and improve a transitional neighborhood.

Sincerely,


Fely Barrera

Zach Dahl

From: Saber Bagherinezhad
Sent: Wednesday, November 11, 2015 9:50 PM
To: Zach Dahl
Cc: CJ MacDonald; Amber MacDonald; Nassim Farrokhzad
Subject: Letter of Support for Project at 1038 Mundell Ct

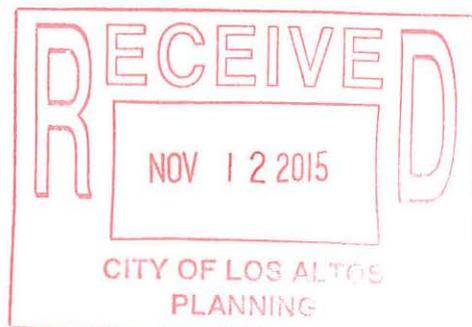
11/11/15

Saber Bagherinezhad
455 Mundell Way
Los Altos, CA 94041

To whom it may concern:

I wanted to write in to show my support for the proposed plans and design for the project located in our neighborhood at 1038 Mundell Ct. My wife and I met with the MacDonalds and they openly shared their plans for the property and as well asked for any suggestions or feedback. After reviewing the plans, we believe that this project will be great for the neighborhood and love what they are proposing. There have been several new homes built on Mundell Way the past couple of years so the neighborhood is going through a much needed transformation. We are excited about the future of the neighborhood and we are also excited to build a new house on our property next year. We fully support what the MacDonald's proposed and look forward to welcoming them and their new home to the neighborhood.

Warm Regards,
Saber



Zach Dahl

From: Kull, Amy <Amy.Kull@ketchum.com>
Sent: Thursday, November 12, 2015 9:21 AM
To: Zach Dahl
Cc: CJ MacDonald; Kull, Amy
Subject: Neighbor endorsement of MacDonald family home plans on Mundell Court in Los Altos

Dear Zach,

I'm writing on behalf of the MacDonald family and their plans to build a home next door to me on Mundell Court in Los Altos. My property is directly connected to the MacDonald property, so I examined their plans with the utmost scrutiny to be sure that my privacy is ensured. After reviewing their plans I feel completely confident that not only will their proposed home cause almost non-existent infringement on my privacy, but that it will be a tasteful, beautiful addition to the neighborhood.

C.J. and Amber have gone out of their way to consider the privacy needs and property rights of their neighbors. I couldn't ask for more considerate new neighbors. It is very rare in this day to find people who take such care to make sure that their personal dreams don't infringe upon the personal dreams of their neighbors.

As a side note, the current abandoned structure that sits on the MacDonald property has become a magnet for derelicts and misguided teenagers because of its proximity to the Los Altos/Palo Alto bike path and creek. It's in the best interest and safety of Mundell Court that the MacDonald's be allowed to demolish the existing house immediately and proceed with their plans.

I whole heartedly endorse the plans that the MacDonald family is presenting to the planning commission and hope that they will receive strong support. This is the type of family that every community wants to attract and we should make their building process as easy as possible.

Please feel free to contact me at any time with questions or concerns.

Sincerely,

Amy Kull

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