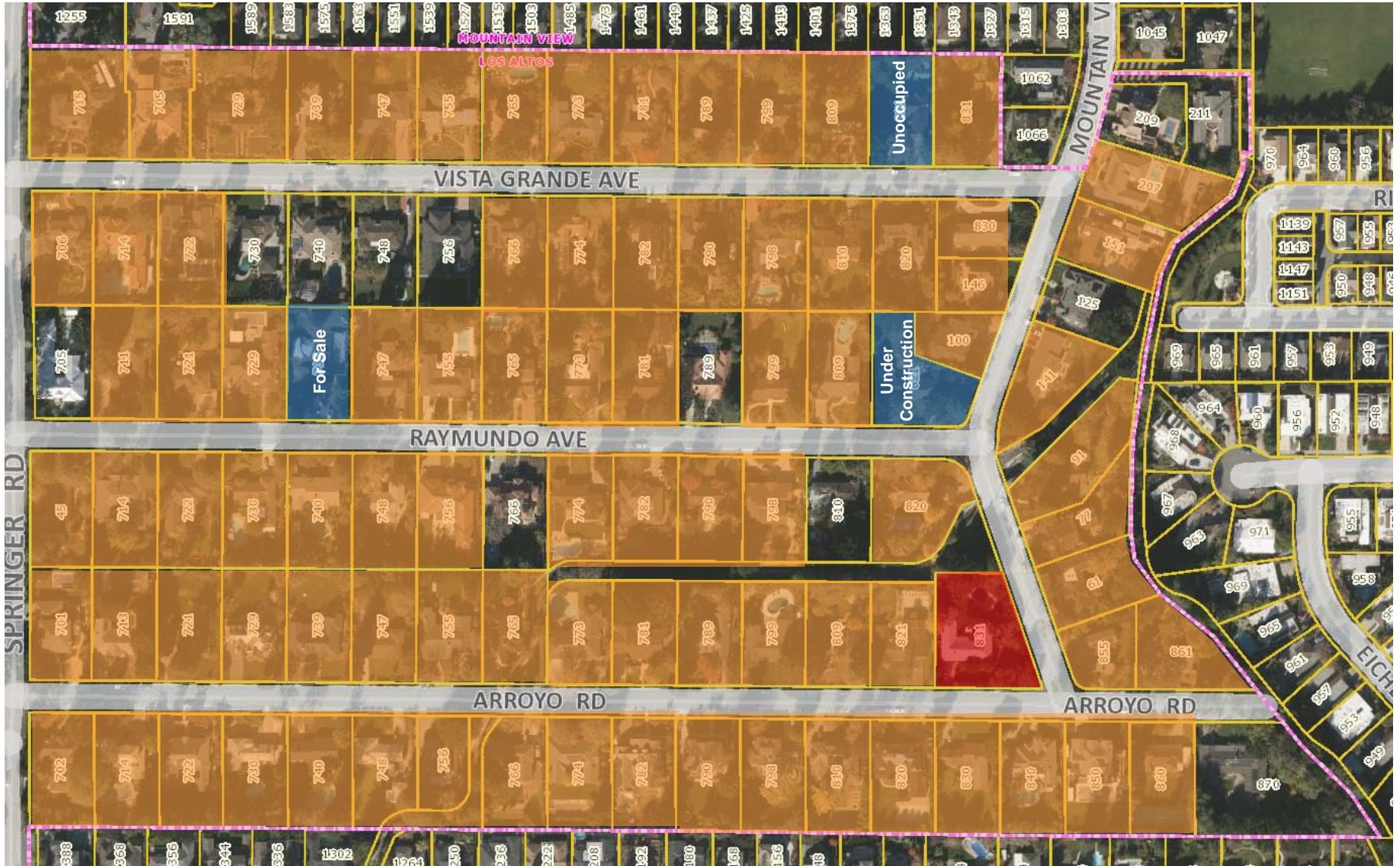


Montebello Acres Petition (88/104)

(as of March 25, 2019)

- Signed/Email Petition
- Construction/For Sale/Unoccupied
- Proposed Project



Neighborhood Petition Regarding 831 Arroyo Avenue--February 2019

We, the undersigned Montebello Acres residents, request that the Los Altos City Council confirm the decision of the Planning Commission requiring that the complete front exterior of the proposed new residence at 831 Arroyo Road face Arroyo Road thereby conforming with the character and setback of homes on the same side of the street.

	First Name	Last Name	Street Address	Telephone	Email	Add me to the Montebello Acres Emergency Contact List
1	LAURIE	BELLOVE	781 ARROYO RD LA			yes
2	DAVID	BELLOVE	781 Arroyo Rd			yes
3	BILL	SCULL	774 ARROYO RD			yes
4	KATIE	POVESSIL	774 Arroyo Rd			yes
5	Erno	Klaassen	702 Arroyo Rd			yes
6	Tina	Klaassen	702 Arroyo Rd			yes
7	Natalia	Lavrishina	701 Arroyo Rd			yes
8	Alex	Miro	701 Arroyo Rd			yes
9	Joanne	Reed	701 Arroyo Rd			Yes
10	Doug	Reed	721 Arroyo Rd			No
11	Kirstein	Mello	722 Arroyo Road			Yes
12	Keith	Mello	722 Arroyo Road			Yes

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	first Name	LAST Name	Address	Phone	email	Add to neighborhood email
13	Steve	McDermott	739 Arroyo Rd	[REDACTED]	[REDACTED]	Yes
14	Christina	Demas	748 Arroyo Rd.	[REDACTED]	[REDACTED]	yes
15	Theremi	Demas	748 Arroyo Rd	[REDACTED]	[REDACTED]	yes
16	Alex Lopez	Lopez	748 Arroyo Rd	[REDACTED]	[REDACTED]	
17	Marlene	Wells	755 Arroyo Rd	[REDACTED]	[REDACTED]	yes
18	Robert	Liu	756 ARROYO RD	[REDACTED]	[REDACTED]	yes
19	Bill	Murray	765 Arroyo Rd	[REDACTED]	[REDACTED]	
20	Sue	Murray	" " "	[REDACTED]	[REDACTED]	yes
21	Ann	Lewis	782 Arroyo Rd	[REDACTED]	[REDACTED]	yes
22	Kim	Guesman	799 Arroyo Rd	[REDACTED]	[REDACTED]	yes
23	JASON	GUESMAN	799 Arroyo Rd	[REDACTED]	[REDACTED]	yes
24	David	Johanna	855 Arroyo	[REDACTED]	[REDACTED]	yes
25	Anzy	Maisa	860 Arroyo	[REDACTED]	[REDACTED]	yes

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	First Name	Last Name	Street Address	Telephone	Email	Add me to the Montebello Acres Emergency Contact List
26	VICKY	WEIR	860 ARROYO RD			✓
27	ALYSON	JOHNSON	855 Arroyo			com ✓
28	CHRISTOPHER	CHIN	820 Arroyo			✓
29	CYNTHIA	CHIN	820 Arroyo kt.			✓
30	ELIZABETH	SCHONHART	821 Arroyo rd			✓
31	Robert	Schmidt	821 Arroyo rd			o
32	Linda	Buiocchi	798 Arroyo Rd.			✓
33	Tom	Buiocchi	798 Arroyo Rd			✓
34	ROBERT	LERNER	789 ARROYO RD			✓
35	PAM LEARNER	LERNER	789 Arroyo Rd.			com ✓
36	Charles Neugebauer	Neugebauer	782 Arroyo Rd			✓
37	Michelle	KOZO	766 Arroyo Rd			✓

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	First Name	Last Name	Street Address	Telephone	Email	Add me to the Montebello Acres Emergency Contact List
38	DAVID	BLAKE	713 ARROYO RD			✓
39	CAROL	STRATFORD	713 Arroyo Rd			✓
40	ELIZABETH	MUDERNOH	739 ARROYO RD			est not ✓
41	MAX	TARASEVICH	861 ARROYO RD			el.com ✓
42	IRIADA	EGOROVA	— —			✓
43	ROBERT	PRILLINGER	773 ARROYO RD			✓
44	Ruth	Prillinger	773 Arroyo Rd			✓
45	FRANK	SASSELLI	729 ARROYO RD			✓
46	ALEX MENDEZ	MENDEZ	747 ARROYO RD			
47	CATHY	MENDEZ	747 ARROYO RD			
48	JOANNA	LIU	756 ARROYO RD			✓
49	Ken	Greathouse	809 Arroyo Rd			✓

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	First Name	Last Name	Street Address	Telephone	Email	Add me to the Montebello Acres Emergency Contact List
50	Sue	Greathouse	809 Arroyo Rd			Yes
51	Kevin	Kluge	853 Arroyo Rd			yes
52	MIKE	LOOK	840 ARROYO RD			YES
53	Laurie	Look	840 Arroyo Road			Yes
54	Anne	Battle	810 Arroyo Rd			yes
55	Mont	LEE	830 Arroyo Rd			
56	William	Battle	810 Arroyo Rd			yes
57	Laura	Kluge	850 ARROYO RD			yes
58	Katie	Heley	714 Arroyo Rd.			yes
59	Rich	Heley	714 Arroyo Rd.			yes
60	Elena	Krasnoperova	790 Arroyo Rd.			yes
61	Laurent	Perodin	790 Arroyo Rd.			Yes

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	First Name	Last Name	Street Address	Telephone	Email	Add me to the Montebello Acres Emergency Contact List
62	Rocky	Speakman	100 Mountain View Ave			yes
63	Susan	Falk	798 Raymundo Ave		yes	
64	Allen	Falk	"		com yes	
65	DREW	HOFFMAN	773 RAYMUNDO AVE		com YES	
66	Theofanis	Economou	730 Raymundo		.com	
67	Merrian	Nevin	722 Raymundo		yes	
68	LARRY	NEVIN	722 RAYMUNDO		Yes	
69	NANCY	ELICKSON	820 Raymundo		yes	
70	Ron	ELICKSON	820 Raymundo		Yes	
71	Melissa	House	100 Mountain View Ave		Yes	
72	Deborah	Stern	790 Raymundo Ave		yes	
73	Limor	Toledo	782 Raymundo Ave		Yes	

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	First Name	Last Name	Street Address	Telephone	Email	Add me to the Montebello Acres Emergency Contact List
74	TERRI	Dempsey	747 Raymundo			
75	Con	Dempsey	747 Raymundo			
76	RON	LIGON	740 RAYMUNDO			NET
77	THERESA	LIGON	740 Raymundo			et Y
78	ADILS	HEAWIG	781 RAYMUNDO			m Y
79	SUSAN	FLESTER	799 VISTA GRANDE			Y
80	JACK	FLESTER	799 VISTA ^{DRIVE} GRANDE			m Y
81	JAMES	WOO	809 Raymundo Ave			Y
82	Lisa	Woo	809 Raymundo Ave.			m Y
83	CHARLES	BAKER	721 RAYMUNDO			Yes man. 609
84	MIMI	SEARFOSS	714 RAYMUNDO			Y
85	Ed	Falsetti	714 Raymundo Ave			Y

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	First Name	Last Name	Street Address	Telephone	Email	Add me to the Montebello Acres Emergency Contact List
86	YUTAKA	KAWAGUCHI	711 RAYMUNDO AVE			
87	JOHN	BOCHENEK	755 RAYMUNDO AVE			
88	Robin	EVANS	798 VISTA GRANDE			
89	DON	EVANS	798 VISTA GRANDE			
90	Carol	Sidel	790 Vista Grande			
91	Joel	Sidel	790 VISTA GRANDE AVE			
92	MARIE	GORDON	782 Vista "			
93	WILL	GORDON	782 VISTA GRANDE			
94	Sandy	Morgans	781 Vista Grande Ave			
95	STEVE	SCHUMANN	773 VISTA GRANDE AVE			
96	Maria	Lu	776 Vista Grande A			
97	Toffrey	Mayor	765 Vista Grande			

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	First Name	Last Name	Street Address	Telephone	Email	Add me to the Montebello Acres Emergency Contact List
98	Elizabeth T.	Witter	705 Vista Grande Av			RS
99	Clarice	Anderson	729 Vista Grande			
100	Anjali	Mehotra	715 Vista Grande Arc.			yes
101	LAUREL	MORAN	739 Vista Grande Ave			
102	MATTINSON	D'SMORNO	748 RAYMOND			
103	Don	Grotsky	831 Vista Grande			Yes
104	Diana	Heinzman	820 Vista Grande			
105	Emily	Wu	773 Raymond			
106	Anita	Siegel	77 Mt. View AV			
107	IRENE	GRITCHFIELD	730 ARROYO RD			
108	Grace	Wang	706 Vista Grande			
109	Will	Peng	706 Vista Grande			

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	First Name	Last Name	Street Address	Telephone	Email	Add me to the Montebello Acres Emergency Contact List
110	Robert	Dessler	714 Vista Grande Ave			
111	Ulysses	Orasler	11			
112	Jill	Symon	747 Vista Grande			
113	Jill	Symon	747 Vista Grande			
114	Yasmin	Datta	61 Mountain View Ave			
115	Sanjay	Datta	61 Mountain View Ave			
116	David	Gwynn	85 Mountain View Ave			
117	Nancy	Cheng	141 Mt. View Ave			
118	Patricia	Broeder	809 Vista Grande			
119	Duane	Broeder	809 Vista Grande Av			
120	Tom	Coakley	45 N Springer Rd			
121	Robin	White	810 Vista Grande			

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	First Name	Last Name	Street Address	Telephone	Email	Add me to the Montebello Acres Emergency Contact List
122	Kinda Sarver	SARVER	146 Mtn. View Ave			
123	Doug	Sarver	830 Vista Grande			
124	Fereshteh	Manzadeh	765 Raymundo Ave			
125	Margaret	Peterson	905 Vista Grande			
126	Jenni	Tellefsen	207 Mtn View Ave			
127	Treen	Flory	774 Raymundo Ave			
128	zhengrong	JI	729 Raymundo Ave			
129	ANIL	GUPTA	789 VISTA Grand			
130	Pan Lei	Lei	756 Raymundo Ave			
131	Kaley	Kilpatrick	151 Mountain View Ave			
132	Deborah	Kilpatrick	151 Mtn View Ave			
133	Cathryn (Katie)	Wiederholt	774 Vista Grand + Ar.			
134	Jeff	Wiederholt	774 Vista Grande			



831 Arroyo Subdivision

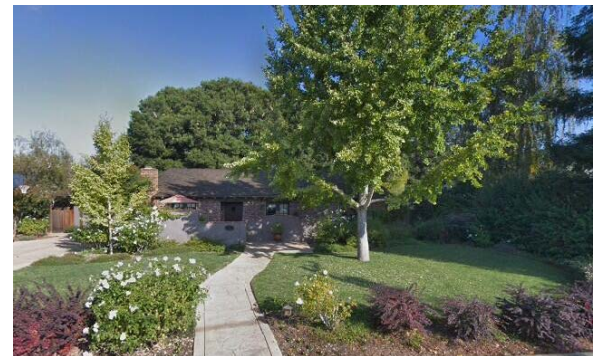
Montebello Acres History

Nancy Ellickson, 820 Raymundo Avenue

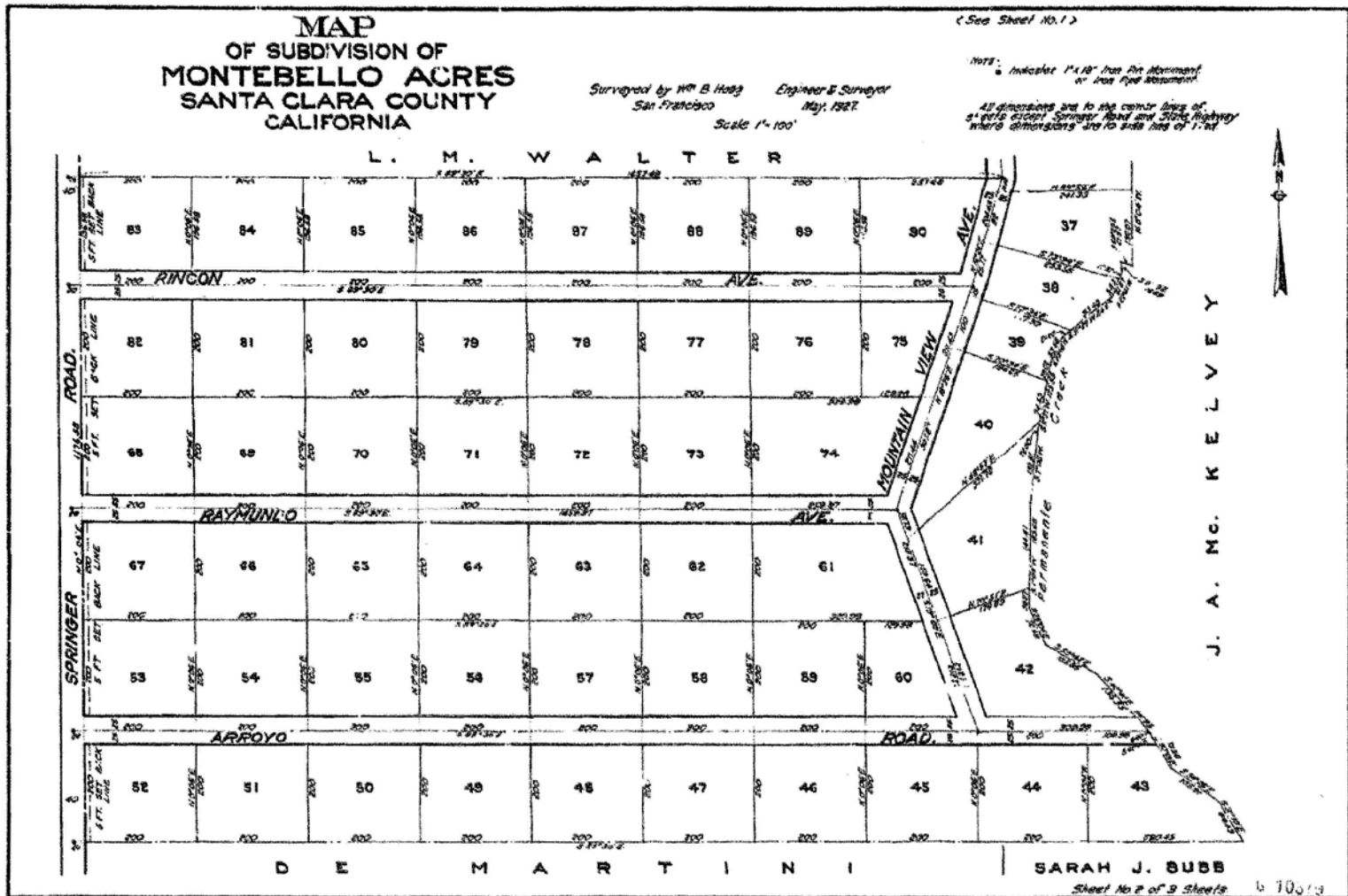
26 March 2019

About Our Neighborhood

- Montebello Acres was established in 1927
- Neighborhood characteristics:
 - 104 family homes
 - Large lots (average size is more than **17,000 square feet**)
 - Generous setbacks
 - Wide, tree-lined streets



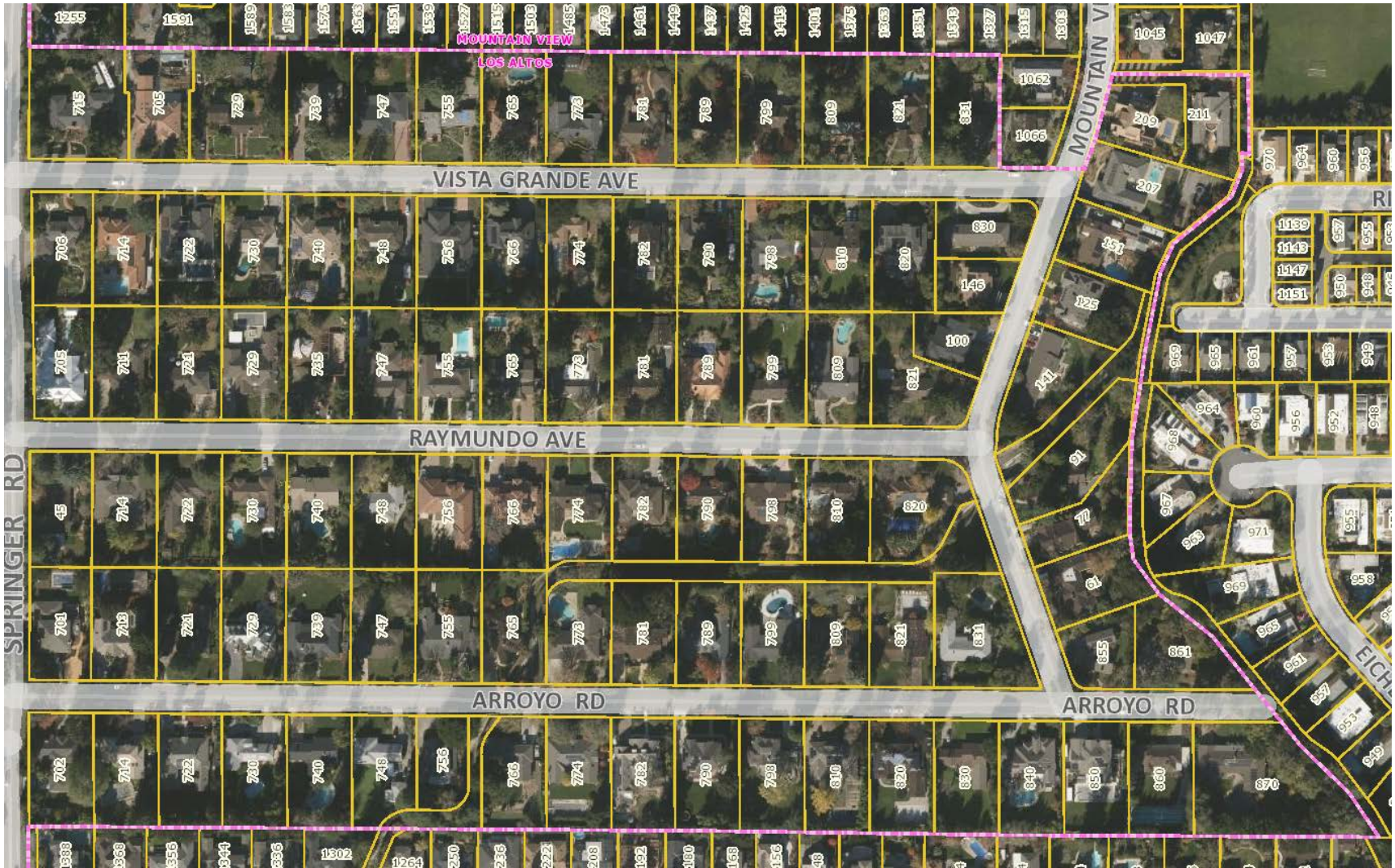
Montebello Acres circa 1927



Montebello Acres circa 2019



104 Lots on Four Streets



Source: SCCMap (County of Santa Clara)

90% of the Neighbors Agreed

“We, the undersigned Montebello Acres residents, request that the Los Altos City Council confirm the decision of the Planning Commission requiring that the complete front exterior of the proposed new residence at **831 Arroyo Road** face Arroyo Road thereby conforming with the character and setback of homes on the same side of the street.”

Hale Creek

Arroyo Rd




Arroyo Rd

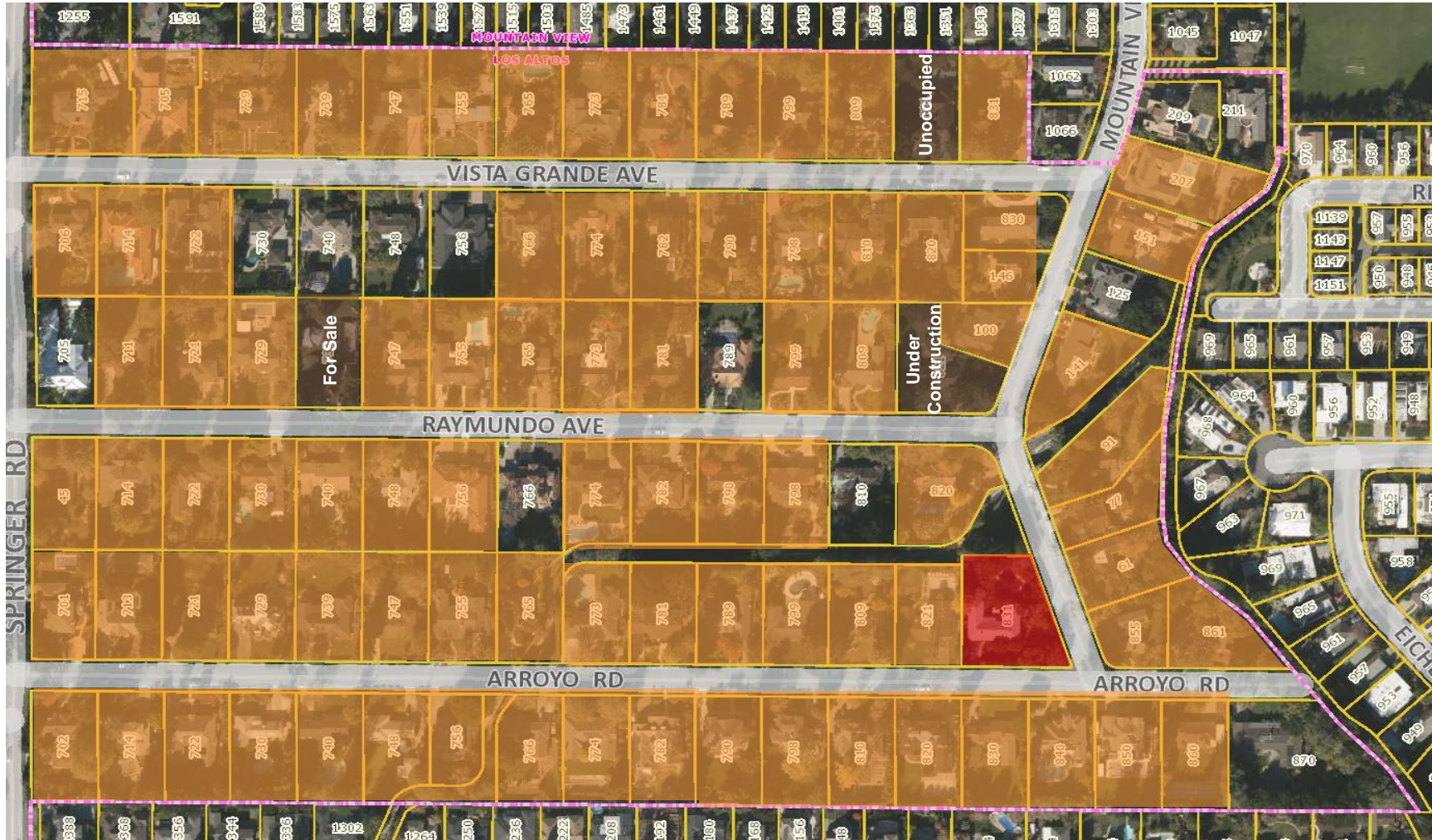
Arroyo Rd

Arroyo Rd

Petition Results (88/104)

(as of March 25, 2019)

-  Signed/Email Petition
-  Construction/For Sale/Unoccupied
-  Proposed Project





821 Arroyo Road (next door to 831 Arroyo)



831 Arroyo Subdivision

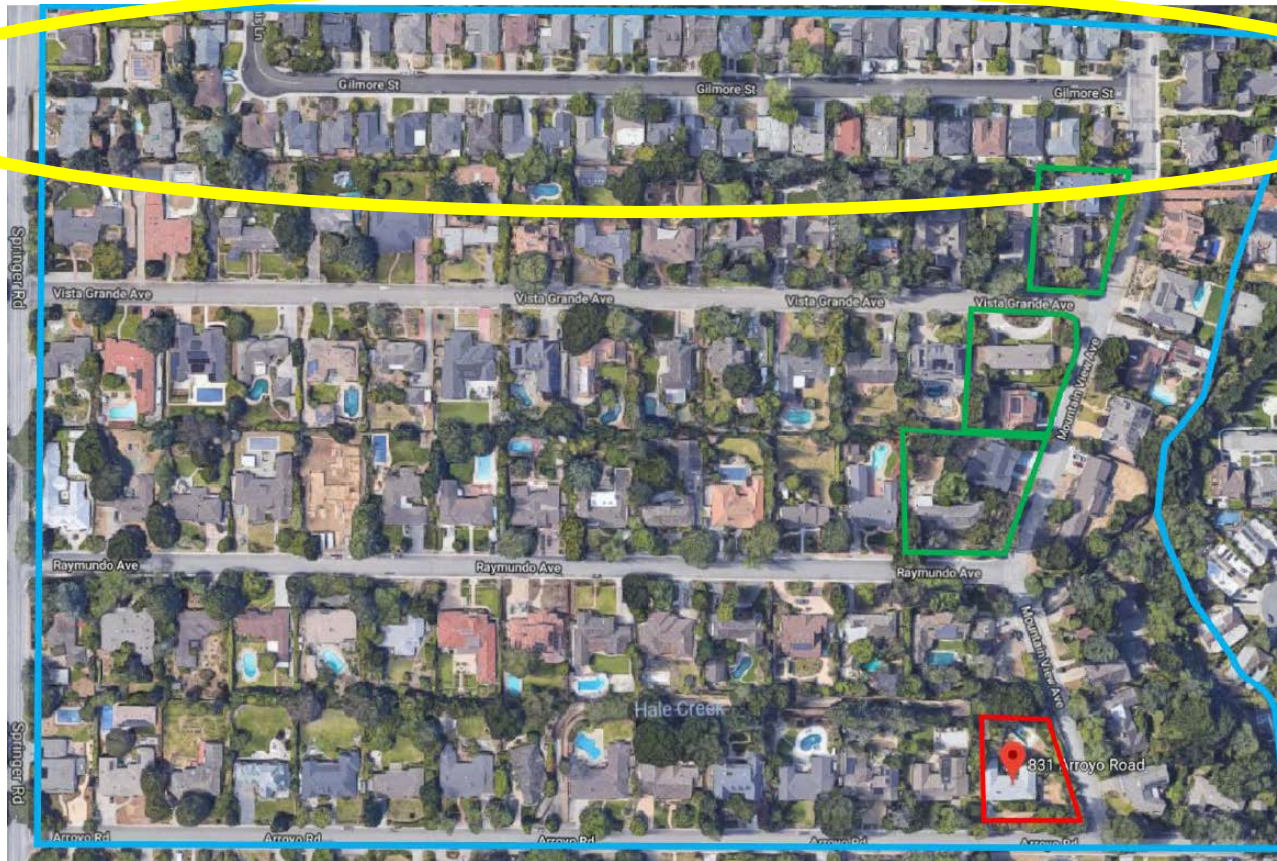
Response to Staff Report

Mike Look, 840 Arroyo Road

26 March 2019

Aerial View Presented by Staff during the **Feb. 7th** Planning Commission Meeting

Includes Gilmore Street (City of Mountain View)



Excludes Southside of Arroyo Road

Comparison of Aerial Views of the Neighborhood (Staff)

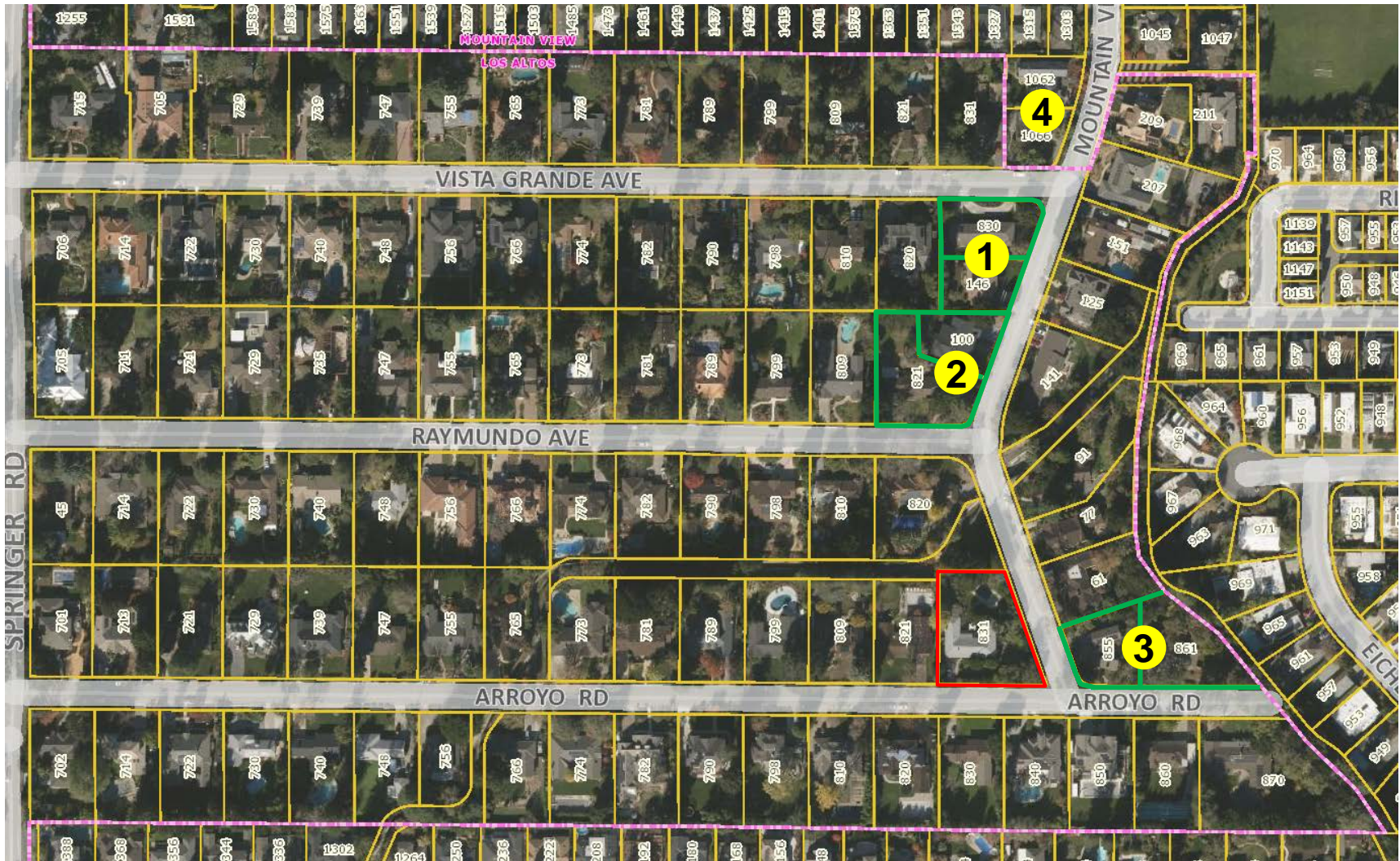


Comparison of Aerial Views of the Neighborhood (Actual)



Montebello Acres Prior Subdivisions

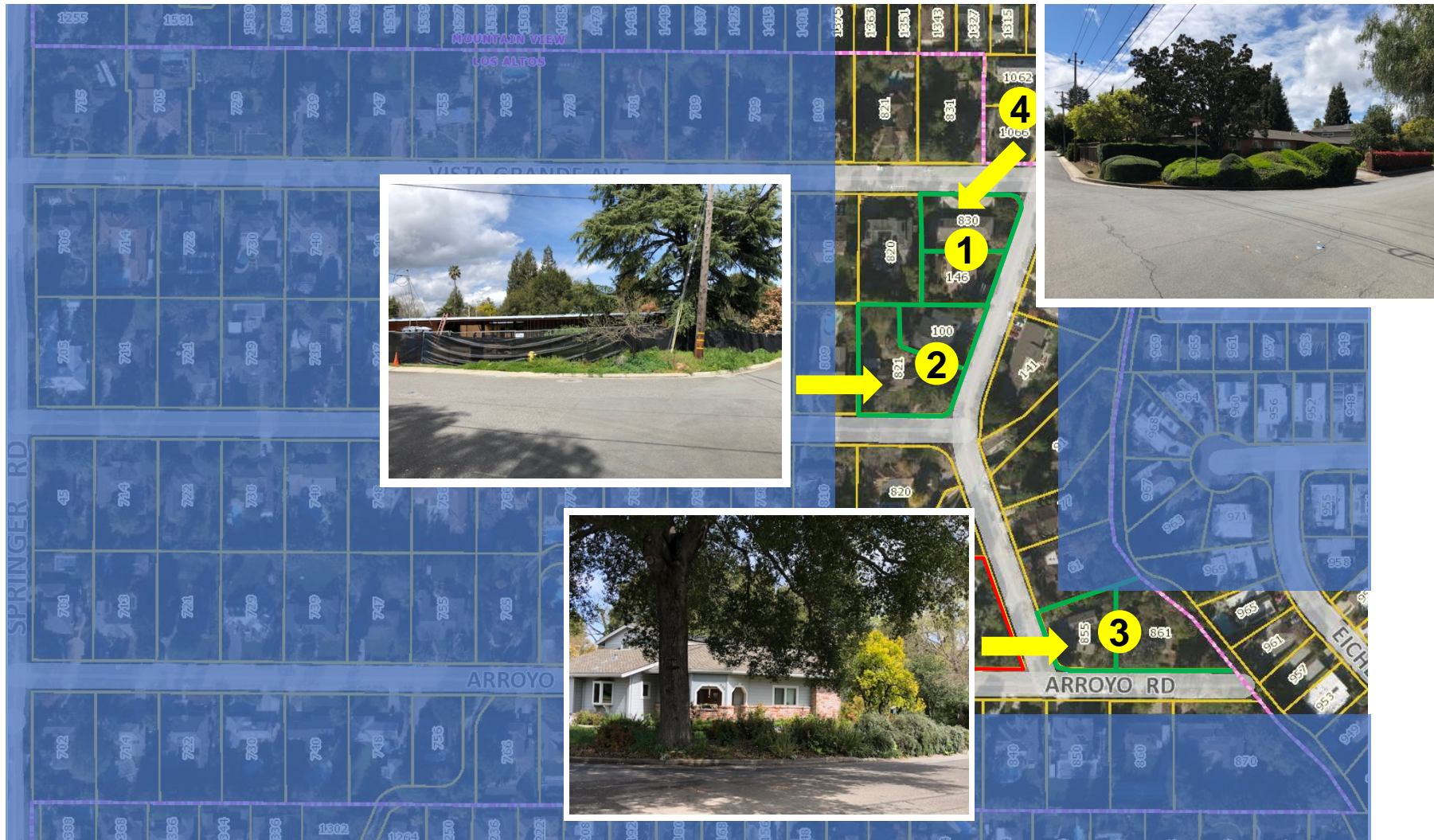
- City of Los Altos Boundary
- Project Site (831 Arroyo Road)
- Property Lines
- Subdivided Lots in Montebello Acres (Los Altos)



Orientation of Subdivided Lots in Los Altos

- City of Los Altos Boundary
- Property Lines

- Project Site (831 Arroyo Road)
- Subdivided Lots in Montebello Acres (Los Altos)



Substance and Characterization of Feb. 7th Planning Commission Meeting in **Staff Report** to City Council

Page 3: *“To address the concerns related to compatibility with the Arroyo Road neighborhood, the recommendation included a condition that requires the new house on the corner lot (Parcel 2) to be designed to face Arroyo Road and have a 25-foot setback from Arroyo Road to be consistent with the front yard setback pattern on the street.”*

Actual Motion: *“To approve the tentative map to subdivide the property into 2 lots per the finding and the conditions set forth in the report. Amended with the condition of approval be <that> about the property adjacent to Arroyo face that street.”*

Characterization of Front Setbacks of Adjacent Properties to Proposed Site in **Staff Report** to City Council

Page 4: “To address neighbor concerns about the subdivision creating a lot with a reduced exterior side yard setback of 20 ft along Arroyo Road, where all of the adjacent properties have front yard setback of at least 25 ft a condition was added to increase the setback to 25 feet.”

Actual Setback: The front setback of the only adjacent property to the project site, 821 Arroyo Road, observes a 40 ft front setback. Furthermore, as we will later show, the front setbacks of the houses on that side of Arroyo Road are no closer than 44 ft to the street.

Montebello Acres Residents Request the Following:

Based upon the errors and staff report discrepancies given to the Planning Commission, which could have impacted their decision, we request that the Council refrain from approving this proposed development in its current form until these facts can be corrected and fully understood.





831 Arroyo Subdivision

Montebello Acre Covenants

Carol Stratford, 713 Arroyo Road

26 March 2019

Montebello Acres Covenants

- Established by Developer Harry Hoefler
 - Declaration of Restrictions recorded in 1945 in Santa Clara County Official Records
- Attach to Lots 43-82 of Montebello Acres
 - Includes Subject lot 60
- Show up in any title search of our properties



Lots Affected by Covenant

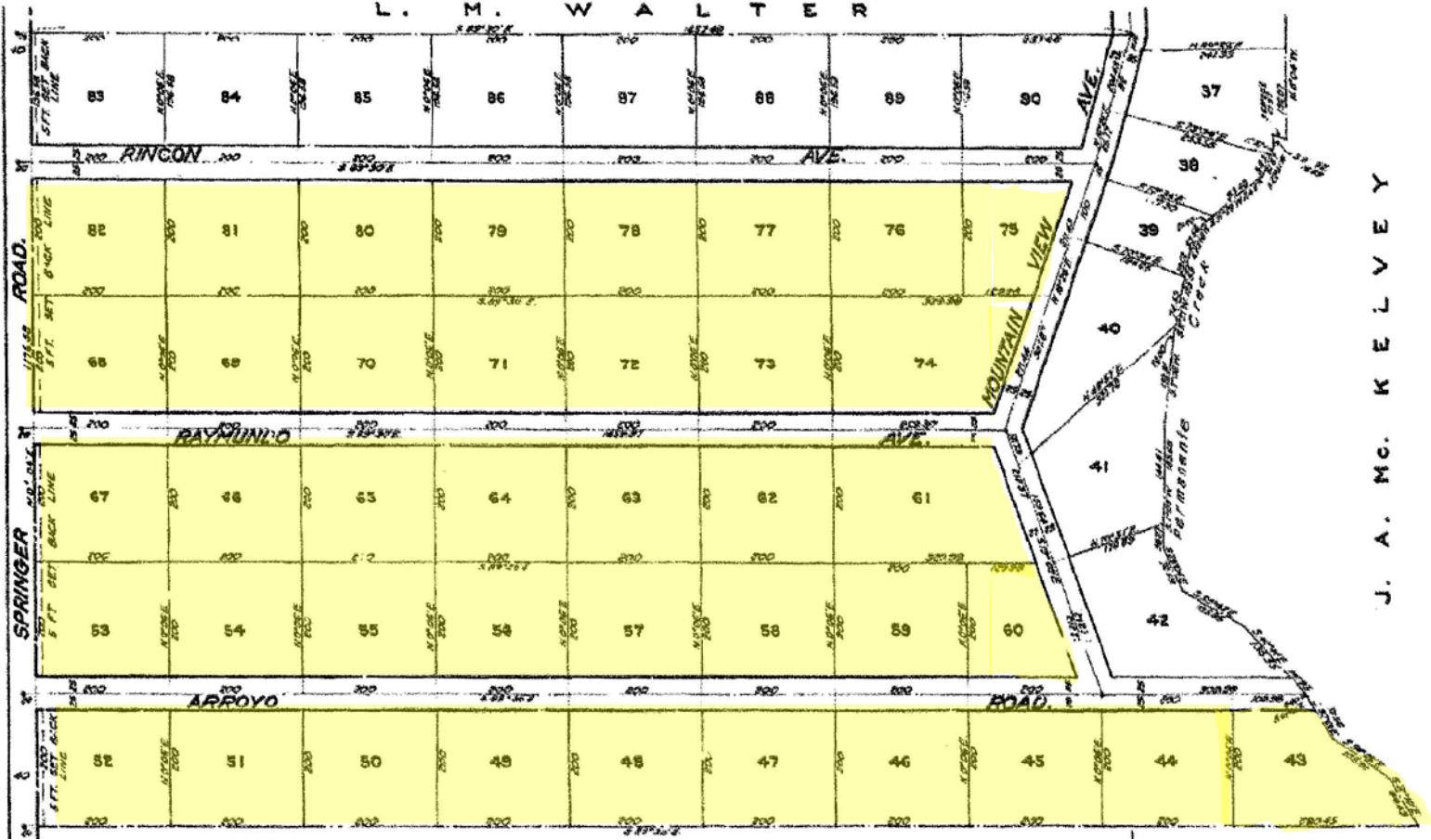
MAP OF SUBDIVISION OF MONTEBELLO ACRES SANTA CLARA COUNTY CALIFORNIA

Surveyed by **W. B. Holly** Engineer & Surveyor
San Francisco May, 1927.
Scale 1"=100'

(See sheet 10.1)

NOTE:
• Indicate 1'-4 1/2" from Pit Alignment
or from Pipe Alignment.

All dimensions are to the center line of
streets except Springer Road and Sierra Highway
where dimensions are to side line of 1'-24"



Pertinent Covenants

I(a). No dwelling house **with a setback of less than 40 feet from the street line** shall be erected or maintained on the lots above described.

I(b). No dwelling house or out-buildings or garages shall be erected closer than 15 feet to the side lot line.

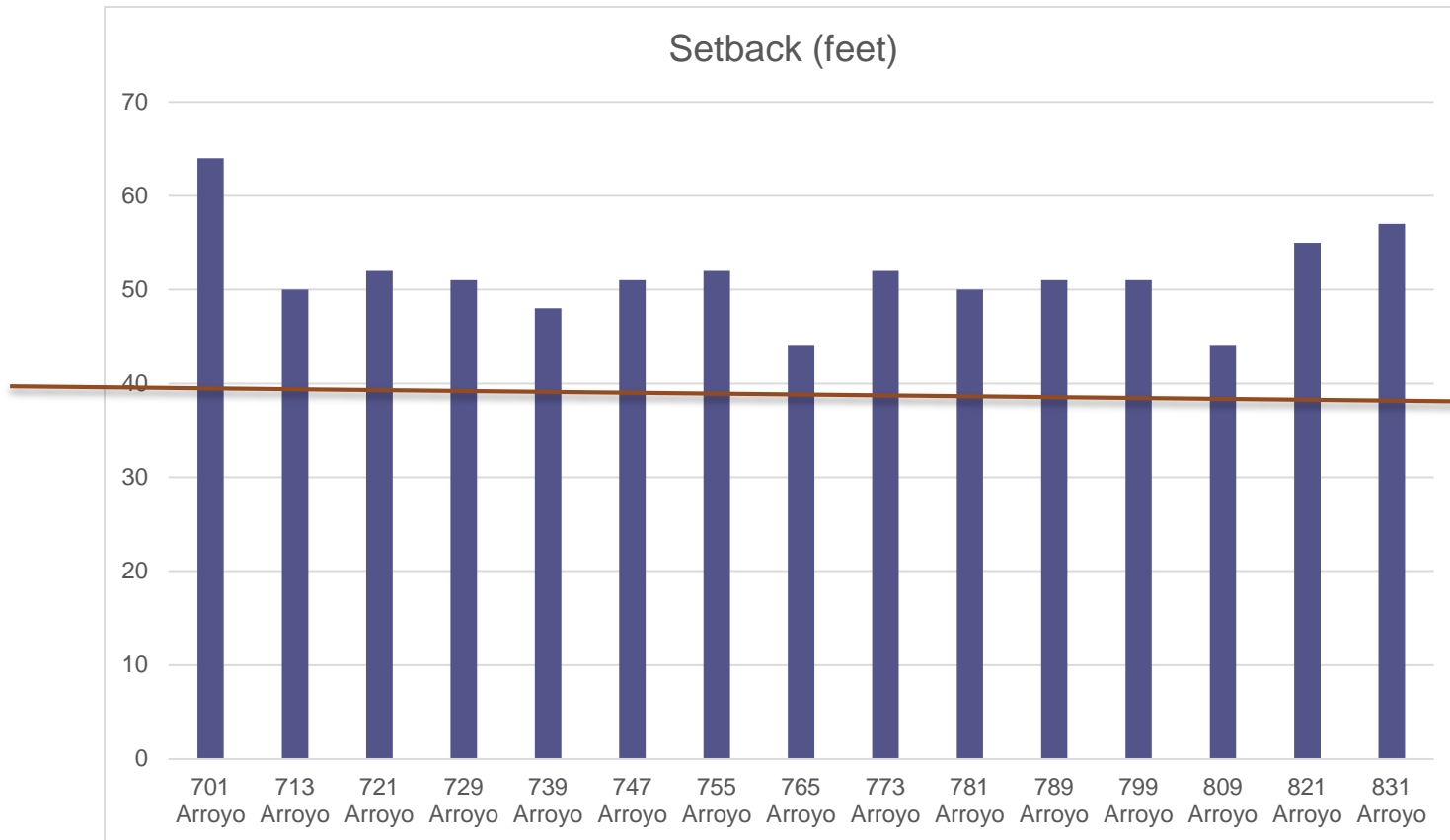


Covenants, cont'd.

- II. Any of the restrictions contained in this Declaration **may be annulled, changed, waived or modified** by the written consent duly recorded of **owners of three-fourths of the area** of said lots above referred to...
- IV. The provisions contained in this declaration shall **bind and inure to the benefit of and be enforceable by the owner...**of any property...their and each of their legal representatives, heirs, successors and assigns, and failure [by any of them] to enforce any such restrictions, conditions, covenants and agreements...**shall in no event be deemed a waiver of the right to do so thereafter.**



Setbacks on Arroyo Road (North Side)



Thank You City Council Members



The Montebello Acres Neighbors