



11/20/2019

Community Development Department

One North San Antonio Road

Los Altos, CA 94022

Attn: Jon Biggs, Community Development Director

Sean Gallegos, Associate Planner

Re: 5150 El Camino Real:

Description of Changes made to Planning Application 18-D-05, 18-UP-07 and 18-SD-03

Dear Jon and Sean,

We are pleased to provide you with this re-submittal set in response to the comments received during the October 22, 2019 City Council hearing. Changes made include:

1. Height and massing in context of Single-Family Homes

To address concerns by Casita Way neighbors about height and massing of the condominium buildings, the roofline has been substantially lowered by the introduction of mansard roofs. This can be seen on the roof plan as well as Exhibits A2.3, A 2.7 and A3.0

3. Landscape Design

In response to Casita Way neighbors' privacy concerns, trees in 20-ft landscape buffer have been carefully selected and spaced to provide fast-growing landscape buffer to Casita Way neighbors. See landscape plan L1.0, L4.0, as well as enclosed chart summarizing approximate size and growth rates of the proposed trees along the south property line. Additionally, the children's play area has been moved from the center of the site to the western courtyard, enlarged and play equipment added.

We hope that the above changes meet and exceed the City Council, staff, and neighbor's expectations.

Best Regards,

Chek F. Tang AIA NCARB

President, Studio T Square

Attachments: Planning set re-submittal dated November 20, 2019

- 11 Reduced-sized (revised) plan sets (color)
- 2 full-sized (revised) plan sets (black and white)
- 1 digital (.pdf) of the revised plan set
- 1 x 3-d model

SCREENING TREES AT SOUTH PROPERTY LINE

APPROXIMATE SIZES AND GROWTH RATES

TYPE	GROWTH RATE	HT @ PLANTING	HT @ 2 YRS	HT @ 5 YRS	HT @ 10 YRS	MATURE HT
Blue Spruce	1.5' / yr	21'	24'	28'	36'	45'
Coast Redwood	3' / yr	23'	29'	38'	48'	60'
Fremont Poplar (male)	5' / yr	14'	24'	39'	64'	70'
Southern Live Oak	2' / yr	22'	26'	32'	42'	60'



Fremont Poplar



Blue Spruce



Southern Live Oak



Coast Redwood