

Sierra Davis

From: Guille Castaneda <guille@nomosred.com>
Sent: Tuesday, March 14, 2017 10:17 PM
To: Ben Tessone
Cc: Zach Dahl; Sierra Davis; Karin Tessone
Subject: Re: Actions to address Planning Staff report on design application 16-SC-50 5350 Arboretum Dr.
Attachments: A202_PROPOSED 2ND FP.pdf; A801_LANDSCAPE PLAN.pdf; A802_2ND FP LANDSCAPE PLAN.pdf

Hi Zach,

In addition to the documents shared in Ben's email this morning, please find attached:

- A2.02_Updated 2nd Floor Plan
- A8.01_Landscape Plan
- A8.02_2nd FP Landscape Plan (added to show new trees on side property lines)

Hopefully this will provide further clarity on the design updates agreed with the neighbors and on our commitment to address your recommendations outlined on the staff report.

Best,
Guille

Guille Castaneda
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(650)290-1906
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Half Moon Bay, CA 94019
www.nomosred.com



On Tue, Mar 14, 2017 at 11:30 AM, Ben Tessone <bentessone@mac.com> wrote:

Dear Zach,

Thank you for meeting with us this morning and discussing our project. I was sorry to hear that Sierra is out sick and wish Sierra a quick recovery.

As per our discussion, I am forwarding you the email I have sent Sierra yesterday regarding the actions we took following our review of the Planning Staff report as well as the attachment including the balconies examples on Arboretum Dr. and surrounding streets.

I am also attaching to this email the following:

1. The email from Glenn and Autumn Vavoso (485 Deodara Dr. - the house to our right) to Sierra supporting our current design including the front and back balconies and the privacy wall. I assume that Sierra had not have to review this email since she is out of the office.

2. Renderings of our proposed design from the front, side and back, that show the articulation of the privacy wall, the fact that there are different materials and depths as well as the green roof;

I will ask Mrs. Hill (467 Deodara Dr. - the house to our back) to forward the email she sent Sierra supporting our design as I assume Sierra did not have a chance to review that email as well.

Additionally, We will send you later today the proposed revisions to the landscaping plan as well as the left balcony as described in my email below.

I would appreciate if all these materials could be shared with the Design Review Commission members in advance of the meeting scheduled for tomorrow.

Regards,

Ben Tessone

Begin forwarded message:

From: Ben Tessone <bentessone@mac.com>
Date: March 13, 2017 1:06:54 PM
To: sdavis@losaltosca.gov
Cc: Karin Tessone <ktessone@mac.com>, Guille Castaneda <guille@nomosred.com>
Subject: Actions to address Planning Staff report on design application 16-SC-50 5350 Arboretum Dr.

Dear Sierra,

We received the Planning Staff report to Design Review Commission regarding our design application number 16-SC-50 for a new two story home at 5350 Arboretum Dr. Following careful review and study of the report we took the following actions:

1. Met on Friday 3/10/2017 with Mrs. Frances Hill, the neighbor on the rear side of our lot (467 Deodara Dr.). We reviewed our proposed design with Mrs. Hill, and agreed to address the privacy concerns she has expressed by:

- (a) removing the planned deck at the back our swimming pool;
- (b) keep the existing two trees that are currently located in that area (those were planned to be relocated to another area and will now stay where they currently are);
- (c) add additional 2-3 trees in that area to expand the natural privacy barrier between our lots.

Following the meeting with Mrs. Hill, she was absolutely satisfied with above mentioned solution, told us that we should be admired for how we resolve issues with neighbors, and sent you an email on 3/11/2017 supporting our agreed upon solution and overall design.

We believe that this completely addresses your recommendation #6.

2. Met on Saturday 3/11/2017 with Glenn and Autumn Vavoso, the neighbors on the right side of our lot (485 Deodara Dr.). We reviewed our proposed design as well as the house renders with Glenn and Autumn and openly shared with them the discussion with Planning Staff and your recommendations to reduce the front and rear balconies and massing of the second story as a result of the proposed privacy wall. Glenn and Autumn thought that our house is a great addition to the neighborhood, had absolutely no concerns with regards to the front and rear balconies and liked very much the approach and design of the privacy wall. They liked the massing of our house on the side facing their house and the fact that we have included a green roof facing their house.

In our meeting with Glenn and Autumn we have also offered to include additional trees (3-4 trees) in our landscaping plan in an area between our lots that has less vegetation.

Following our meeting with Glenn and Autumn, they were very supportive of our design and sent you an email on 3/12/2017 supporting our design and specifically

expressing no concerns with regards to the front and rear balconies or the massing of the house and expressing their desire to have the privacy wall as currently designed.

We should mention that the Vavosos are the only property that is potentially impacted by the front and rear balconies and the privacy wall design and given their unconditional support of our design, we believe that this completely addresses your recommendations # 2 and #5.

3. Made several attempts to meet with our neighbors on the left side of our lot (5380 Arboretum Dr.). Despite making five different attempts over the weekend and Mon., we were unfortunately unable to date to meet with these neighbors. We therefore surveyed Arboretum Dr. and surrounding streets for side balconies in order to understand the existing and past planning approval practice with regards to side balconies. We found at least 6 houses on Arboretum Dr. and surrounding streets that have side balconies (or balconies that have a view to the side overlooking neighboring properties) with sliding doors (either small decorative balconies similar to that in our design application or larger balconies) - please see images of the balconies on Arboretum Dr. and surrounding streets attached to this email.

Pictures 1,2 - 505 Mimosa Ct. (on the corner of Mimosa and Arboretum) - this is a newer home that was approved and built recently. Note the decorative balconies facing all sides and overlooking neighboring properties.

Pictures 3,4 - 5757 Arboretum Dr. Note the large side balcony facing neighboring property on the left.

Picture 5 - 5380 Arboretum Dr. (this is the neighboring house on the left of our lot). Note the side balcony, similar to those in our design application.

Pictures 6,7 - 496 Sequoia Way (on the corner of Sequoia and Arboretum Dr.). Note the side balconies overlooking neighboring properties.

Picture 8 - 485 Aspen Way (on the corner of Aspen and Arboretum Dr.). Note the very large balcony overlooking the neighboring property.

Pictures 9,10 - New construction on Deodara Dr. Note the front balcony with views to neighboring property.

Our design application includes a small decorative balcony for bedrooms 1,2 on the left side of our second story. We have designed this balcony per your guidance of max 4ft. depth and the only comment on this portion of our design in your Incomplete Letter 2 dated 2/3/2017 was that the staff still has concern with regards to the side balconies. Nevertheless, given the decorative nature of this balcony, we are more than willing to further reduce the depth of the balcony to 2.5ft in order to comply with the required 17.5ft side setback as per the Planning Staff report.

Additionally, following review of the report, our designer has mentioned to you that our request for this balcony and sliding doors has also safety implications. We will have 2 young kids living in these rooms and feel that they will need an easy escape exit in case of fire or other emergency. We understand that the proposed recommendation #3 is targeted to address this concern, however we feel that it will be very challenging for our children to climb over a 44 inch height window (that will also include a bug screen of course) in case of emergency, and that it is much safer to include a sliding door that is easy to operate and provides an easy escape exit. We have no issue with sandblasting part of the glass (example up to a height of 44 inches) in order to de-facto

create the exact same effect of the proposed windows in recommendation #3 while still addressing our safety concern.

Given the precedent of balconies (with sliding doors) approval in Arboretum Dr. and surrounding streets, we request that our application will be reconsidered and receive the same fair treatment and equal consideration by the Planning Staff.

We believe that this addresses your recommendations # 1 and #3.

4. We agree with your recommendation #4 and plan to add in our landscaping plan evergreen trees on the left side of our lot.

We have done our best to quickly address all the recommendations in the Planning Staff report to Design Review Commission members and again request that our design application will receive fair and equitable consideration given the evidence and precedent of prior approvals on Arboretum Dr. and surrounding streets.

Based on the above, we request that the Planning staff will reconsider its recommendation for continuation and support the approval of our design application, subject to providing a revised landscaping plan as per your recommendation #7 as well as modification of the side balcony (on the left) as per the above.

We would appreciate if you could share this email (and attachment) with the Design Review Commission members in advance of the planned Design Review Commission meeting on 3/15/2017.

Regards,

Ben and Karin Tessone
5350 Arboretum Dr. Los Altos

Balconies on Arboretum Dr. and surrounding streets

Pictures 1,2 - 505 Mimosa Ct. (on the corner of Mimosa and Arboretum Dr.)



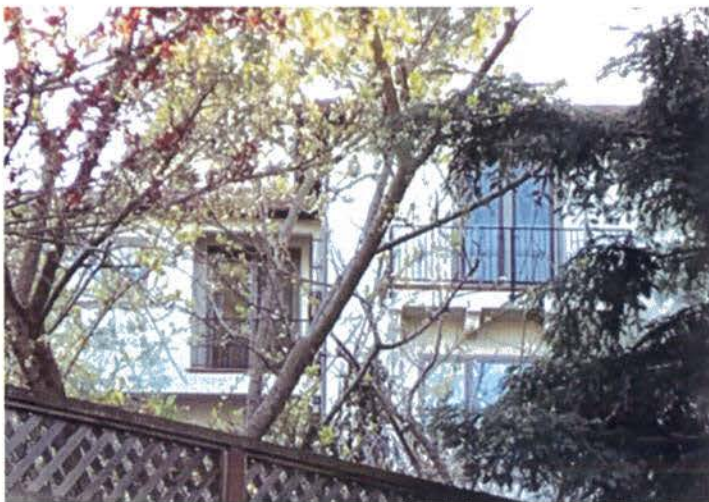
Pictures 3,4 - 5757 Arboretum Dr.



Picture 5 - 5380 Arboretum Dr. (this is the neighboring house on the left of our lot)



Picture 6,7 - 496 Sequoia Way (on the corner of Sequoia and Arboretum Dr.)



Picture 8 - 485 Aspen Way (on the corner of Aspen and Arboretum Dr.)



Pictures 9,10 - New construction on Deodara Dr.





General Notes
SECOND FLOOR FLOOR AREA:
7,838 SQ. FT.

DESIGN REVIEW	ACC	02/06/2017
DESIGN REVIEW	REV	12/05/2016
DESIGN REVIEW		11/04/2016
No.	Revision Issue	Date

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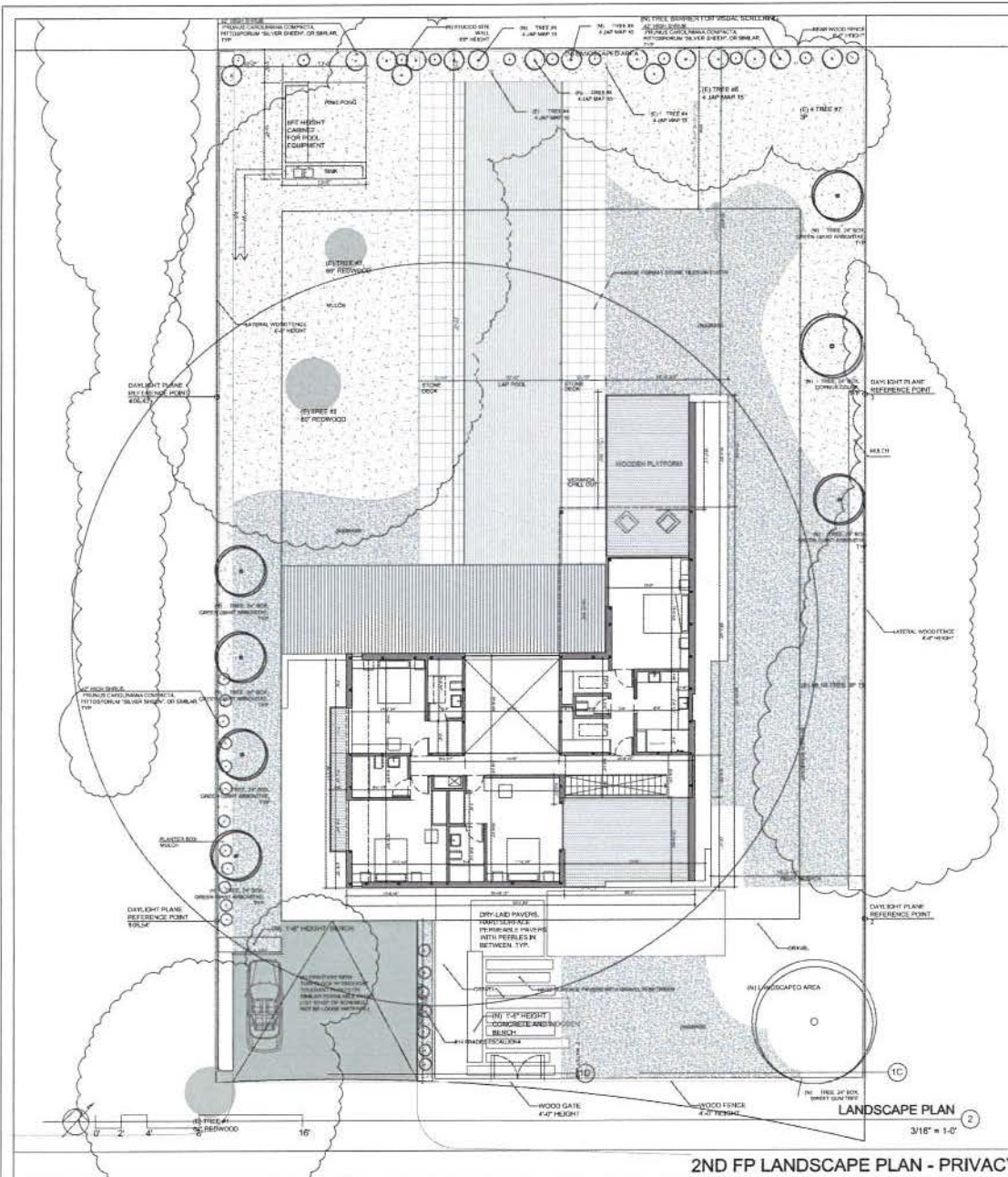


5350 Arboretum Dr
Los Altos, CA
94024

PROPOSED 2ND FLOOR PLAN

Project	Draw
Tessone	
Date	03/07/2017
Scale	1/4" = 1'-0"

A2.02



2ND FP LANDSCAPE PLAN - PRIVACY SCREENING

General Notes

NOTE 1
A MINIMUM OF FIFTY (50) PERCENT OF THE REQUIRED FRONT YARD AREA SHALL BE A COMBINATION OF PERVIOUS LANDSCAPE MATERIAL AND LANDSCAPE.

NOTE 2
SEE AR.2, TREE PROTECTION PLAN FOR LANDSCAPING TREES TABLE

	DESIGN REVIEW_R02	02/06/2017
	DESIGN REVIEW_R01	12/20/2016
	DESIGN REVIEW	11/04/2016
No.	Revision/Issue	Date

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Address:
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Los Altos, CA
94024

LANDSCAPE PLAN

Project Tesserae	Sheet A8.02
Date 6/30/2017	
Scale 3/16" = 1'-0"	