



DATE: April 20, 2016

AGENDA ITEM # 2

**TO:** Design Review Commission  
**FROM:** Sierra Davis, Assistant Planner  
**SUBJECT:** 16-SC-02 – 1014 Russell Avenue

**RECOMMENDATION:**

Approve design review application 16-SC-02 subject to the findings and conditions

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**BACKGROUND**

On March 16, 2016, Design Review Commission held a public meeting to consider the proposed project. Following public comment and discussion the Commission voted unanimously to continue the project with the following direction:

- Improve the driveway visibility;
- Lower the chimney height;
- Provide an updated landscape plan and add larger trees in the front yard and exterior side yard (Three (3) trees: One (1) 48-inch box size and two (2) 36-inch box size trees); and
- Provide 3D renderings with views of the corner.

The March 16, 2016 Design Review Commission meeting minutes and agenda report are attached for reference (Attachments A and B).

**DISCUSSION**

In response to the Commission's direction, the applicant revised the plans with a new driveway design, reduced chimney height, full site landscaping plan, and a 3D rendering of the house with the proposed landscaping.

The previous driveway configuration included a 14-foot wide driveway that curved around the existing fig tree in order to maintain it. The Commission raised concerns about limited visibility entering and existing the site due to the fig tree and narrow width of the driveway. The revised plan removes the fig tree and widens the driveway to 20-feet with a perpendicular connection to the street. The increased driveway width and improved visibility is appropriate for a driveway connecting to a busier street such as Covington Road.

To address the Commission's direction related to the chimney, the height has been reduced by three feet. The chimney is located behind the main ridge of the house and with the lower height only the chimney cap is visible from the front of the house.

The landscaping plan has been revised to address the Commission's direction and now includes landscaping for the full site. Three large trees have been added to the landscaping plan in the front and exterior side yards. The proposal includes a 48-inch box cork oak tree in the front yard and the exterior side yard includes a 36-inch box strawberry tree and a 36-inch box crepe myrtle tree. The landscaping, once mature, is shown on 3D rendering on the first sheet of the plans. The landscaping will help to reduce the perception of bulk when the house is viewed from the corner of Russell Avenue and Covington Road. Overall, the revised plans appear to meet the Commission's direction and staff is recommending approval.

## **CORRESPONDENCE**

Staff received correspondence from the applicant and neighbors after the March 16, 2016 agenda was published. Copies of the letters were given to the Commission at the meeting and are attached for reference (Attachment C.)

## **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.

## **PUBLIC CONTACT**

A public meeting notice was posted on the property and mailed to 11 nearby property owners on Russell Avenue, Covington Road and Golden Way.

Cc: John Patrick McGregor Jr., Applicant and Property Owner  
Jim Maliksi, J Maliksi and Associates, Architect

### **Attachments:**

- A. Design Review Commission Meeting Minutes, March 16, 2016
- B. Design Review Commission Agenda Report, March 16, 2016
- C. Correspondence

## FINDINGS

16-SC-02 – 1014 Russell Avenue

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 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.

## CONDITIONS

16-SC-02 – 1014 Russell Avenue

### **GENERAL**

1. **Approved Plans**

The approval is based on the plans and materials received on March 31, 2016, except as may be modified by these conditions.

2. **Encroachment Permit**

An encroachment permit shall be obtained from the Engineering Division prior to doing any work within the public right-of-way including the street shoulder.

3. **New Fireplaces**

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.

4. **Landscaping**

The landscape plan is subject to the City's Water Efficient Landscape Regulations pursuant to Chapter 12.36 of the Municipal Code.

5. **Fire Sprinklers**

Fire sprinklers shall be required pursuant to Section 12.10 of the Municipal Code.

6. **Underground Utilities**

Any new utility service drops shall be located underground from the nearest convenient existing pole pursuant to Chapter 12.68 of the Municipal Code.

7. **Exterior Copper**

All copper roofs, gutters and/or downspouts, and other architectural copper shall drain to a landscaped area and comply with the "Requirements for Copper Roofs and Other Architectural Copper" handout.

8. **Indemnity and Hold Harmless**

The applicant/owner agrees to indemnify, defend, protect, and hold the City harmless from all costs and expenses, including attorney's fees, incurred by the City or held to be the liability of the City in connection with the City's defense of its actions in any proceedings brought in any State or Federal Court, challenging any of the City's action with respect to the applicant's project.

### **PRIOR TO ISSUANCE OF BUILDING OR DEMOLITION PERMIT**

9. **Tree Protection**

Tree protection fencing shall be installed around the dripline, or as required by the project arborist, of the following trees (Nos. 8, 9, 11) 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 and shall not be removed until all building construction has been completed unless approved by the Planning Division.

## **PRIOR TO BUILDING PERMIT SUBMITTAL**

### **10. Conditions of Approval**

Incorporate the conditions of approval into the title page of the plans.

### **11. Tree Protection Note**

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."

### **12. Water Efficient Landscape Plan**

Provide a landscape documentation package prepared by a licensed landscape professional showing how the project complies with the City's Water Efficient Landscape Regulations.

### **13. Green Building Standards**

Provide verification that the house will comply with the California Green Building Standards pursuant to Section 12.26 of the Municipal Code and provide a signature from the project's Qualified Green Building Professional, architect and property owner.

### **14. Underground Utility Location**

Show the location of underground utilities pursuant to Section 12.68 of the Municipal Code. Underground utility trenches shall avoid the drip-lines of all protected trees unless approved by the project arborist and the Planning Division.

### **15. Air Conditioner Sound Rating**

Show the location of any air conditioning units on the site plan and the manufacturer's specifications showing the sound rating for each unit.

### **16. Storm Water Management**

Show how the project is in compliance 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.).

## **PRIOR TO FINAL INSPECTION**

### **17. Landscaping Installation**

All front yard, exterior side, street trees and privacy screening trees shall be maintained and/or installed as shown on the approved plans or as required by the Planning Division.

### **18. Green Building Verification**

Submit verification that the house was built in compliance with the City's Green Building Ordinance (Section 12.26 of the Municipal Code).

### **19. Water Efficient Landscaping Verification**

Provide a landscape Certificate of Completion verifying that the landscaping and irrigation were installed per the approved landscape documentation package.



**MINUTES OF A REGULAR MEETING OF THE DESIGN REVIEW COMMISSION  
OF THE CITY OF LOS ALTOS, HELD ON WEDNESDAY, MARCH 16, 2016  
BEGINNING AT 7:00 P.M. AT LOS ALTOS CITY HALL, ONE NORTH SAN  
ANTONIO ROAD, LOS ALTOS, CALIFORNIA**

## ESTABLISH QUORUM

PRESENT: Chair Kirik, Commissioners Zoufonoun and Glew  
ABSENT: Vice Chair Moison and Commissioner Harding  
STAFF: Planning Services Manager Dahl and Assistant Planner Davis

## PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

None.

## ITEMS FOR CONSIDERATION/ACTION

### CONSENT CALENDAR

1. **Design Review Commission Minutes**  
Approve minutes of the regular meeting of March 2, 2016.

Action: Upon a motion by Commissioner Zoufonoun, seconded by Commissioner Glew, the Commission approved the minutes of the March 2, 2016 regular meeting as written, by the following vote: AYES: Kirik, Zoufonoun and Glew; NOES: None; ABSENT: Moison and Harding; ABSTAIN: None.

### DISCUSSION

2. **16-SC-02 – J. McGregor, Jr. – 1014 Russell Avenue**  
Design review for a new two-story house. The project includes 2,039 square feet on the first story and 1,459 square feet on the second story. *Project Planner: Davis*

Assistant Planner Davis presented the staff report and noted that staff is recommending continuance. Property owner Patrick McGregor and designer/ project manager Gary McClare presented the application.

#### Public Comment

Neighbors Behruz Filsuf, Russell Ayres and Andy Bajka spoke in support of the project.

Action: Motion by Commissioner Glew, to continue design review application 16-SC-02 per the staff report recommended direction, with the following additional direction:

- Provide 3D renderings;
- Improvement of the driveway;
- Update the landscape plan.

The motion failed due to lack of a second.

Action: Motion by Commissioner Zoufonoun, to continue design review application 16-SC-02 per the staff report recommended direction, with the following additional direction:

- Include larger trees; and
- Provide an updated landscape plan.

The motion failed due to lack of a second.

Action: Upon a motion by Chair Kirik, seconded by Commissioner Glew, the Commission continued design review application 16-SC-02, with the following direction:

- Improve the driveway visibility;
- Lower the chimney height;
- Provide an updated landscape plan and add larger trees in the front yard and exterior side yard (Three (3) trees: One (1) 48-inch box size and two (2) 36-inch box size trees); and
- Provide 3D renderings with views of the corner.

The motion passed by the following vote: AYES: Kirik, Zoufonoun and Glew; NOES: None; ABSENT: Moison and Harding; ABSTAIN: None.

#### **COMMISSIONERS' REPORTS AND COMMENTS**

None.

#### **POTENTIAL FUTURE AGENDA ITEMS**

None.

#### **ADJOURNMENT**

Chair Kirik adjourned the meeting at 8:07 PM.

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Zachary Dahl, AICP  
Planning Services Manager  
Current Planning





# ATTACHMENT B

DATE: March 16, 2016

AGENDA ITEM # 2

**TO:** Design Review Commission  
**FROM:** Sierra Davis, Assistant Planner  
**SUBJECT:** 16-SC-02 – 1014 Russell Avenue

## RECOMMENDATION:

Continue design review application 16-SC-02 per the recommended direction

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## PROJECT DESCRIPTION

This is a design review application for a new two-story house. The project includes 2,039 square feet on the first story, 1,459 square feet on the second story and a 1,448 square-foot basement. The following table summarizes the project's technical details:

|                                  |   |
|----------------------------------|---|
| <b>GENERAL PLAN DESIGNATION:</b> | Single-Family, Residential  |
| <b>ZONING:</b>                   | R1-10   |
| <b>PARCEL SIZE:</b>              | 10,002 square feet  |
| <b>MATERIALS:</b>                | Slate roof, limestone veneer chimney with cooper chimney cap, stucco, pre-cast stone crown molding, limestone veneer, wood clad windows and doors |

|                           | Existing          | Proposed            | Allowed/Required  |
|---------------------------|-------------------|---------------------|-------------------|
| <b>COVERAGE:</b>          | 2,754 square feet | 2,739 square feet   | 3,001 square feet |
| <b>FLOOR AREA:</b>        |                   |                     |                   |
| First floor               | 2,684 square feet | 2,039 square feet   |                   |
| Second Floor              | N/A               | 1,459 square feet   |                   |
| Total                     | 2,071 square feet | 3,498 square feet   | 3,501 square feet |
| <b>SETBACKS:</b>          |                   |                     |                   |
| Front                     | 25 feet           | 26 feet             | 25 feet           |
| Rear                      | 25 feet           | 25 feet             | 25 feet           |
| Exterior Side (Covington) | 10 feet           | 17.4 feet           | 17 feet           |
| Interior Side             | 10 feet           | 17.3 feet/21.4 feet | 10 feet/17.5 feet |
| <b>HEIGHT:</b>            | 16 feet           | 27 feet             | 27 feet           |

## **BACKGROUND**

### **Neighborhood Context**

The subject property is located in the Russell Avenue neighborhood which is considered a Consistent Character Neighborhood, as defined in the City's Residential Design Guidelines. The house is located at the corner of Covington Road and Russell Avenue. The subject property is considered part of the Russell Avenue neighborhood context. The houses on Russell Avenue are consistent in lower scale, simple massing, style and a majority of the houses utilize rustic materials. The landscaping along Russell Avenue does not have a distinct pattern and the street does not have curb and gutter.

Covington Road is included in the neighborhood context, but to lesser degree, since the houses in the immediate context primarily have exterior side yard relationships to Covington Road. The Covington Road neighborhood context is characterized by smaller scaled houses (where visible), large lots with large front yard setbacks, side yard fences and mature landscaping. The houses on Covington Road primarily relate to the cross-street neighborhood contexts, in this case, Russell Avenue. The south side Covington Road does have curb, gutter and sidewalk, which is adjacent to the subject property.

### **Zoning Compliance**

The subject property is considered a narrow corner lot, which is defined as a corner lot that is less than 90-feet in width. For narrow corner lots, the required exterior side yard setback is reduced from 20 feet to 20 percent of the width of the lot. The lot is 85 feet in width; therefore, the required exterior side yard setback is 17 feet. Properties that are less than 90 feet in width, but greater than 80 feet in width, have a standard interior side yard setback prescribed for the R1-10 District of 10 feet.

## **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 design should be on designs that "fit in" and lessen abrupt changes. Approval of an inconsistent design will require mitigating design measures to lessen the neighborhood impact.

The project is designed using a French Eclectic architectural style. The front elevation is a symmetrical style and includes details such as massive hipped roofs with a ridge paralleling the front of the house, dominate symmetrical facade elements with a centered entry, more formal detailing, and wings added to the sides of the main block. The design elements, architectural details and materials result in a design with a high level of integrity for a French Eclectic design.

The facade of the house includes a main entry element with a decorative arched dormer integrated into the roof above the entry. The entry element is flanked by two symmetrical, two-story elements

with matching arched second-story windows that break up the horizontal eave line. The initial design included two symmetrical, two-story height elements, which the architect has revised to include a horizontal roof element on the left side and a wrap-around porch on the right side to help break up the massing. The two-story element is still visible as the roof elements do not continue to the main entry element, leaving a portion adjacent to the entry at a two-story height.

The placement of the house on the lot is consistent with the location of the existing house which is set at the front yard setback line with a narrow portion of the house extending to the rear yard setback line. The front entry is located on Russell Avenue with the garage and driveway accessed from Covington Road toward the rear of the lot. The existing and proposed footprints are located toward the street corner of the lot to preserve the southeast corner of the lot for the rear yard space. The project's side yard setbacks are greater than required for the interior side, but it is placed up to the exterior side yard setback. The second story is located toward the front of the house and is centered on house as viewed from Russel Avenue.

The project proposes high quality materials, such as a slate roof, limestone veneer chimney with cooper chimney cap, smooth stucco siding, pre-cast stone crown molding, limestone veneer, and wood clad windows and doors. The materials are integral to the French Eclectic design style and contribute to the architectural integrity. However, many of the materials are not found in the neighborhood and are heavy in appearance, so they contribute to the perceived bulk and mass of the structure.

In order to approve this design the Design Review Commission must make the required design review findings (pg. 7) as outlined in Chapter 14.76 of the Municipal Code. However, based on the scale of the architectural elements, the perception of excessive bulk and mass, the heavy exterior materials and the placement of the house on a highly visible corner lot, staff cannot make the following findings:

- The orientation of the proposed new house in relation to the immediate neighborhood will NOT minimize the perception of excessive bulk and mass; and
- 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 NOT been incorporated in order to insure the compatibility of the development with its design concept and the character of adjacent buildings.

Although the project has a high level of design integrity, the style inherently emphasizes the vertical natural of the house and the use of visually heavy materials, such as the slate roof, limestone veneer, and thick precast moldings, contribute to the perception of excessive bulk and mass. The Residential Design Guidelines include mitigation measures that can help reduce the perception of bulk, which includes changing the size of the house, increasing setbacks, and providing large trees or other landscape materials for screening. The goal is to soften the differences between the new construction and the existing houses in the neighborhood.

In this case, to soften the transition between the existing houses and the proposed design, improve neighborhood compatibility, staff recommends using the following direction, which are based on mitigation measures listed in the Residential Design Guidelines (pg. 16):

- Reduce the scale of the house to better relate to the houses in the neighborhood context by reducing the finished floor height, reducing the overall height of the house and/or reducing the scale of the front entry;
- Simplify the roof plan and reduce the number of hips and valleys;
- Remove or reduce the size of the chimney to help reduce the perceived mass of the project;
- Simplify the shapes and materials, which will help reduce bulk; and
- Choose landscaping that will help to soften the appearance of bulk. Larger trees in the front yard and rear yard would help to reduce the bulk of the house as viewed from the street and adjacent properties.

## Privacy

The project has second story windows that are sensitive to the surrounding properties. The second story incorporates larger windows with lower sill heights at the front and exterior side of the house, with sill heights between two feet, five inches and five feet. The lower sill heights are acceptable for elevations facing streets because it is a more public area and would not result in unreasonable privacy impacts.

The windows on the left side of the house include two egress windows in bedrooms 2 and 3, one small window in bathroom 2 and one small window in the master bedroom. The egress windows in bedrooms 2 and 3 have sill heights of three feet. The windows have views of the roof of the adjacent house. However, the window sill heights could be raised while still meeting the minimum egress requirements. Therefore, staff recommends the following:

- Raise sill heights of the windows in bedrooms 2 and 3 to 44-inches, maximum allowable minimum egress sill height, from the second story finished floor in order to provide more privacy to the neighboring property.

The windows in the bathroom and master bedroom on the left side of the house are small and have sill heights that exceed four feet, six-inches above the finished floor; therefore, they do not result in an unreasonable privacy impact.

The second story windows at the rear of the house include a larger window in the master bedroom and a small window in the master bathroom. The window in the master bedroom, egress window, has a sill height of 38-inches. Although the sill height is lower than the maximum allowable egress sill height (44 inches), the window is at the rear of the structure, which has a setback of 45 feet from the rear property line and 40 feet from the interior side property line. The landscape plan does not provide for a rear yard landscaping plan, but based on the large window at the rear of the house, evergreen screening trees should be provided at the southwest corner of the lot and along the rear property line. With the larger setback and the addition of evergreen screening trees at the south and

east property line the privacy impacts could be mitigated which would not result in an unreasonable privacy impact. Therefore, staff recommends the following:

- Provide a rear yard landscape plan that includes evergreen screening trees along the south and east property lines.

## **Landscaping**

The arborist report (Attachment D) provides an evaluation of the 12 trees on the property, with the recommendation to remove five trees. The five trees recommended for removal are not in good health, not significant trees or would be impacted by the proposed construction. There are four additional trees proposed for removal that the owner would like to remove, but were not recommended for removal in the arborist report. The four trees proposed for removal are two Date Palms in the exterior side yard and two Fig trees in the interior side yard. Since these trees are ornamental and non-native, staff does not have any concerns regarding their removal.

The plans include a landscaping plan for the front and exterior side yards adjacent to the house. The new front yard landscaping includes two Crepe Myrtle trees and three Fireglow Japanese Maples trees and various shrubs. The five trees in the front yard are slow growing and will not be very tall at maturity. Larger street trees would provide larger canopies once mature, to help soften the bulk of the proposed design and respect the neighborhood context of large trees at the front and exterior side yards. Therefore, staff recommends the following:

- Provide a landscape plan with at least two Category I or II street trees in the front and exterior side yard.

Since this project is a new house and has over 500 square feet of new landscaping, it will be subject to the City's Water Efficient Landscape Ordinance.

## **ALTERNATIVES**

Overall, as discussed above and outlined in the required design review findings staff is unable to make positive findings and cannot recommend approval of this project. However, 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.

## **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.

## **PUBLIC CONTACT**

A public meeting notice was posted on the property and mailed to 11 nearby property owners on Russell Avenue, Covington Road and Golden Way.

Cc: John Patrick McGregor Jr., Applicant and Property Owner  
Jim Maliksi, J Maliksi and Associates, Architect

### **Attachments:**

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

## FINDINGS

16-SC-02 – 1014 Russell Avenue

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 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 NOT 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 NOT 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

16-SC-02 – 1014 Russell Avenue

1. Reduce the scale of the house to better relate to the houses in the neighborhood context by, reducing the finished floor height, reducing the overall height of the house and/or reducing the scale of the front entry.
2. Simplify the roof plan and reduce the number of hips and valleys.
3. Remove or reduce the size of the chimney to help reduce the perceived mass of the project.
4. Simplify the shapes and materials, which will help reduce bulk.
5. Choose landscaping that will help to soften the appearance of bulk. Larger trees in the front yard and rear yard would help to reduce the bulk of the house as viewed from the street and adjacent properties.
6. Raise sill heights of the windows in bedrooms 2 and 3 to 44-inches, maximum allowable minimum egress sill height, from the second story finished floor in order to provide more privacy to the neighboring property.
7. Provide a rear yard landscape plan that includes evergreen screening trees along the south and east property lines.
8. Provide a landscape plan with at least two Category I or II street trees in the front and exterior side yard.



# ATTACHMENT A



## CITY OF LOS ALTOS GENERAL APPLICATION

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

Permit # 1107023

|                                     |                                |                          |                            |                          |                             |
|-------------------------------------|--------------------------------|--------------------------|----------------------------|--------------------------|-----------------------------|
| <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"/> | RI-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: 1014 RUSSELL AVE, LOS ALTOS, CA 94024  
 Project Proposal/Use: SINGLE FAMILY RESL. Current Use of Property: SINGLE FAMILY RESL.  
 Assessor Parcel Number(s): 189-10-041 Site Area: 10,002 SF  
 New Sq. Ft.: 3,497.80 SF Altered/Rebuilt Sq. Ft.: 2,757.47 Existing Sq. Ft. to Remain: -  
 Total Existing Sq. Ft.: 2,683.69 SF Total Proposed Sq. Ft. (including basement): 4,946.01 SF

Applicant's Name: JOHN PATRICK MCGREGOR JR.  
 Telephone No.: 412-657-8314 Email Address: PATRICK@PATRICKMCGREGOR.COM  
 Mailing Address: 7 EAST CREEK PL. MENLO PARK, CA 94025  
 City/State/Zip Code: \_\_\_\_\_

Property Owner's Name: SAME AS ABOVE  
 Telephone No.: \_\_\_\_\_ Email Address: \_\_\_\_\_  
 Mailing Address: \_\_\_\_\_  
 City/State/Zip Code: \_\_\_\_\_

Architect/Designer's Name: JIM T. MALIKSI  
 Telephone No.: 650-3237902 Email Address: JIM@MALIKSI.COM  
 Mailing Address: 675 MENLO AVE.  
 City/State/Zip Code: MENLO PARK, CA 94025

\*\*\* 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)

16-SC-02

# ATTACHMENT B



City of Los Altos

Planning Division

(650) 947-2750

[Planning@losaltosca.gov](mailto: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 1<sup>st</sup> 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 1014 Russell Ave, Los Altos, CA 94024

Scope of Project: Addition or Remodel  or New Home

Age of existing home if this project is to be an addition or remodel? 1,970

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

Address: 1014 Russell Avenue

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: 10,500 square feet

Lot dimensions: Length 140 feet

Width 75 feet

If your lot is significantly different than those in your neighborhood, then note its: area 10,000, length 117, and width 86-corner lot \_\_\_\_\_.

#### 2. Setback of homes to front property line: (Pgs. 8-11 Design Guidelines)

Existing front setback if home is a remodel? No

What % of the front facing walls of the neighborhood homes are at the front setback 95 %

Existing front setback for house on left 25 ft./on right

n/a-corner ft.

Do the front setbacks of adjacent houses line up? Yes

#### 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 6

Garage facing front recessed from front of house face 1

Garage in back yard \_\_\_\_\_

Garage facing the side 3

Number of 1-car garages 1; 2-car garages 9; 3-car garages \_\_\_\_\_

Address: 1014 Russell Avenue

Date: \_\_\_\_\_

4. **Single or Two-Story Homes:**

What % of the homes in your neighborhood\* are:

One-story 74%

Two-story 26%

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 No ?

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) It is a mix.

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

Shake roofs/Asphalt Shingl

If no consistency then explain: I would say 70% shake roof, 20 % asphalt shingl and 10% tile roofing.

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: 1014 Russell Avenue

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)

The lot gradually slopes from side of lot to Covington Road.

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.)?

There are varied species of trees over 30' high generally between house and street.

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

Most of the houses are quite visible from the street.

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)?

We will be presenting water efficient landscape plans and at the request of owners we will be retaining as many trees as possible including the fig tree on Covington Road.

**10. Width of Street:**

What is the width of the roadway paving on your street in feet? 40'

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

Is the shoulder area (unimproved public right-of-way) paved, unpaved, gravel, landscaped, and/or defined with a curb/gutter? It is paved up to dirt with some curbing.

Address: 1014 Russell Avenue

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.:

There is a consistent front setback and garage orientation. Although there is a mix of Architecture style, ranch style with varying materials is prevalent

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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

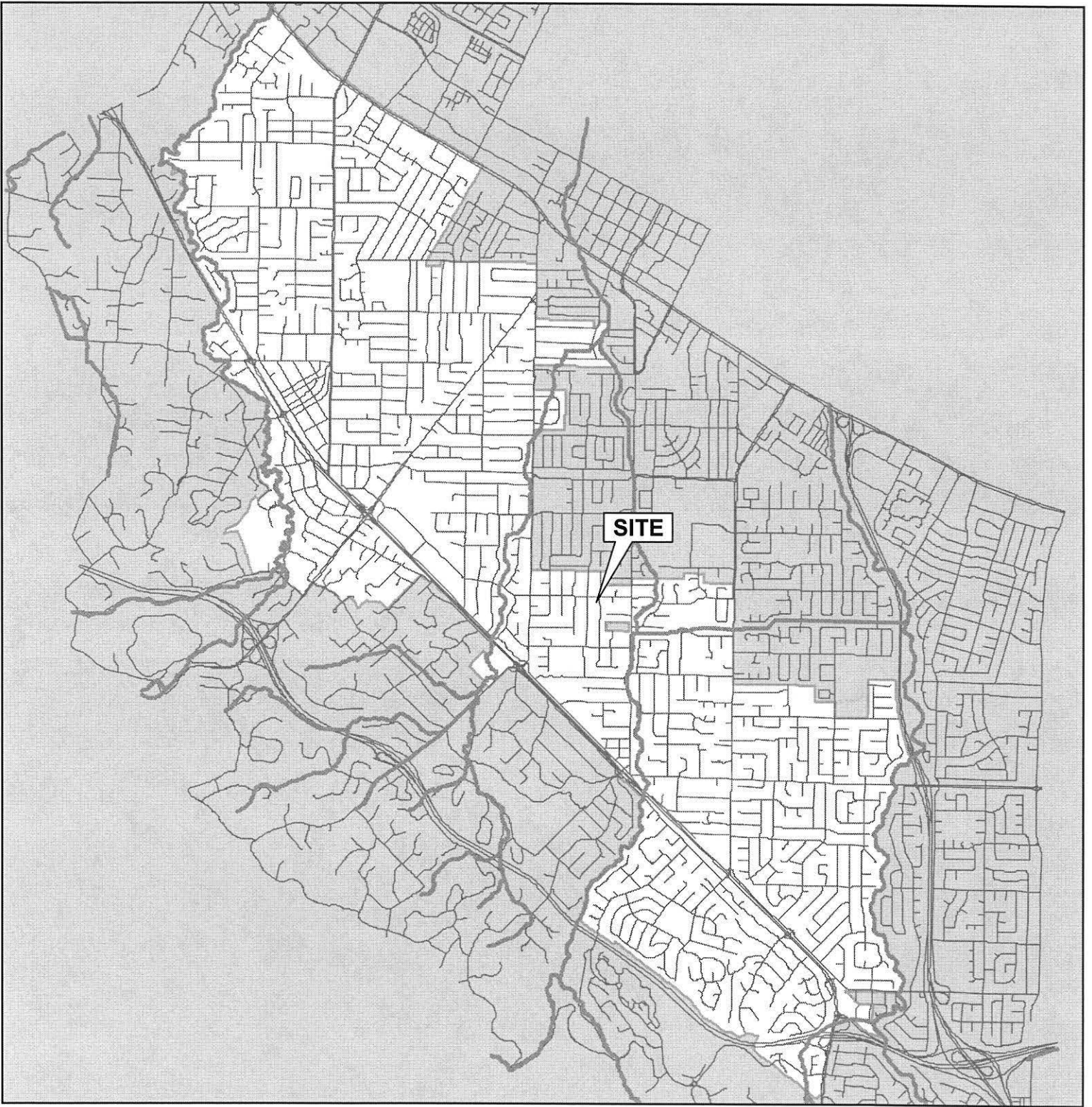
Address: 1014 Russell Avenue  
 Date: \_\_\_\_\_

**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) |
|---------------------|---------------|--------------|-----------------|--------------------|--------|---------------------|----------------------------------|
| 1024 Russell Avenue | ~25'          | ~25'         | side facing     | 1 story            | 17'    | stucco/shake roof   | Ranch-simple                     |
| 1036 Russel Avenue  | ~25'          | ~35'         | side facing     | 2 story            | ~25'   | stucco/shake roof   | mix/ complex                     |
| 860 Covington Road  | ~25'          | ~25'         | side ydfacing   | 1 story            | 17'    | wd siding/ shake r  | Ranch-complex                    |
| 1013 Russell Avenue | ~20'          | ~25'         | front facing    | 1 story            | 18'    | stucco/stone/shk    | simple - gables                  |
| 1035 Russell Avenue | ~20'          | ~25'         | side facing     | 1 story            | 17'    | board/batten/asp    | complex-gables                   |
| 1049 Russell Avenue | ~20'          | ~65'         | front facing    | 2 story            | ~25'   | stucco/asphalt sh.  | complex/hip/gabl                 |
| 930 Covington Road  | ~25'          | ~55'         | front facing    | 2 story            | ~26'   | stucco/spa.tile rf. | complex                          |
| 909 Covington Road  | ~20'          | ~50'         | face-russell    | 2 story            | ~25'   | stucco/brick/shk    | complex                          |
| 980 Russell Avenue  | ~25'          | ~25'         | face-russell    | 1 story            | 17'    | stucco/shade rf.    | simple hips                      |
| 881 Covington Road  | ~25'          | ~55'         | front facing    | 1 story            | 17'    | clapbd/stone/asp    | simple gables                    |

# AREA MAP



## CITY OF LOS ALTOS

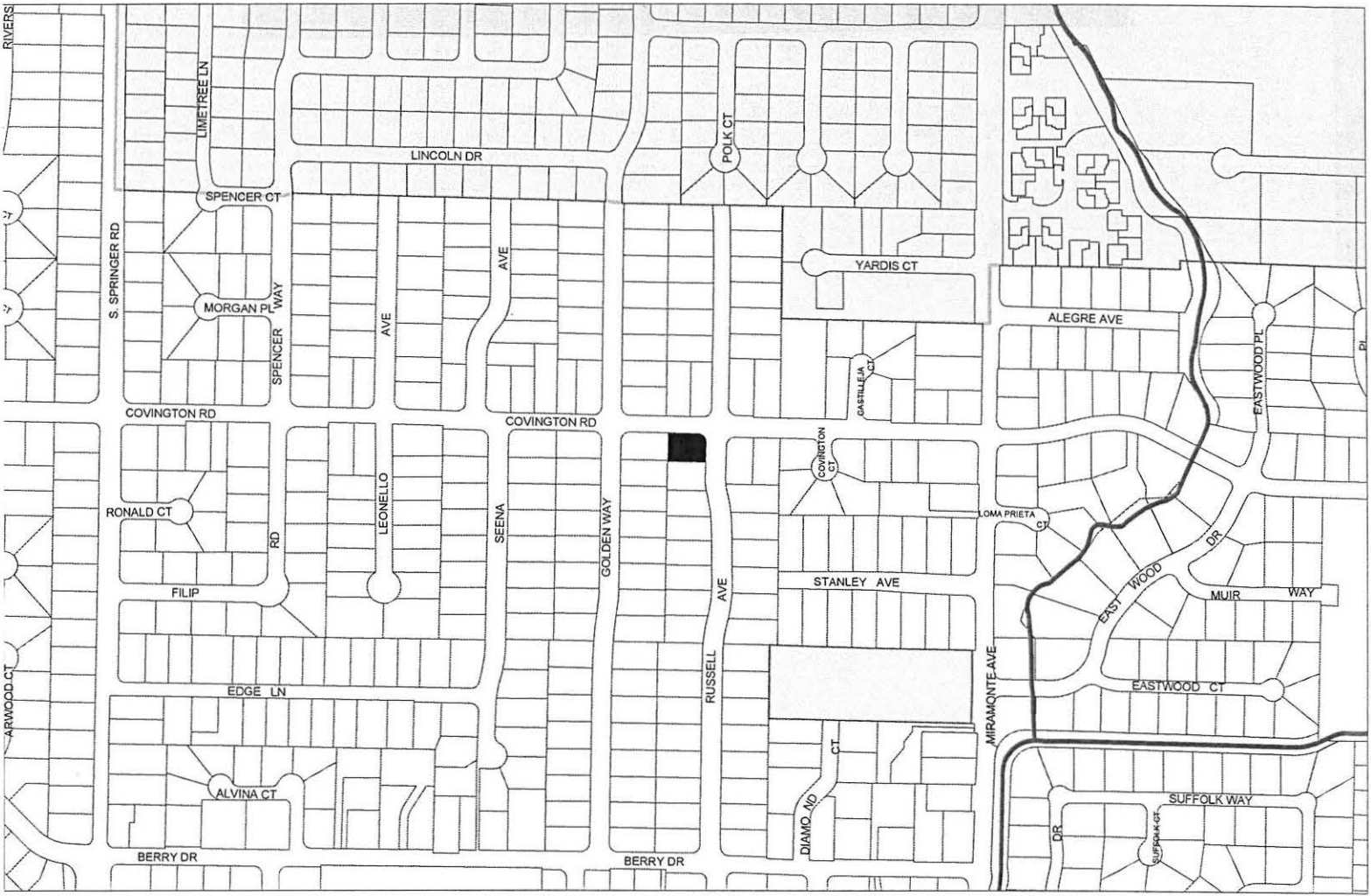
**APPLICATION:** 16-SC-02  
**APPLICANT:** J. McGregor, Jr.  
**SITE ADDRESS:** 1014 Russell Avenue



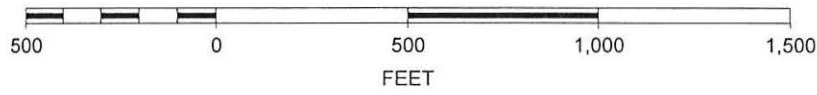
Not to Scale



# VICINITY MAP



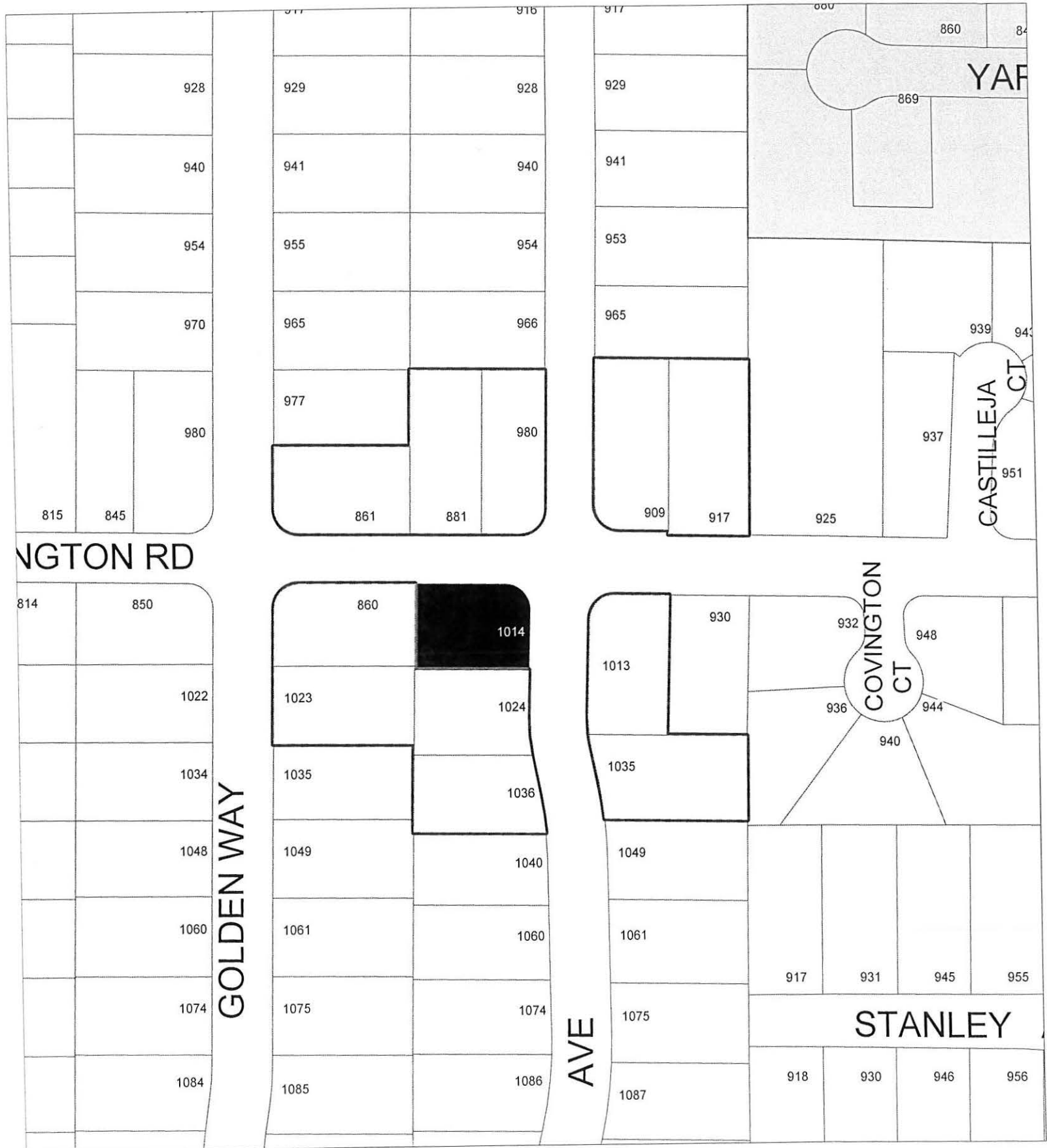
SCALE 1 : 6,000



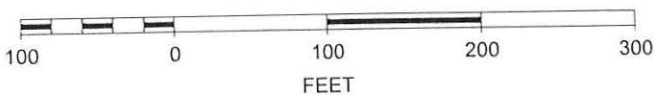
CITY OF LOS ALTOS

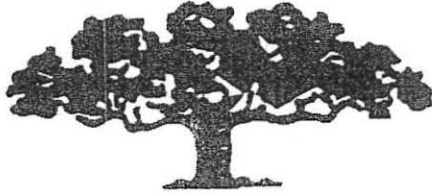
**APPLICATION:** 16-SC-02  
**APPLICANT:** J. McGregor, Jr.  
**SITE ADDRESS:** 1014 Russell Avenue

# 1014 Russell Avenue Notification Map



SCALE 1 : 1,500





## Mayne Tree Expert Company, Inc.

ESTABLISHED 1931

STATE CONTRACTOR'S LICENSE NO. 276793

CERTIFIED FORESTER • CERTIFIED ARBORISTS • PEST CONTROL • ADVISORS AND OPERATORS

RICHARD L. HUNTINGTON  
PRESIDENT

JEROMEY INGALLS  
CONSULTANT/ESTIMATOR

535 BRAGATO ROAD, STE. A  
SAN CARLOS, CA 94070-6311

TELEPHONE: (650) 593-4400  
FACSIMILE: (650) 593-4443

EMAIL: info@maynetree.com

December 30, 2015

Mr. & Mrs. Patrick McGregor  
1014 Russell Ave.  
Los Altos, CA 94024

Dear Mr. & Mrs. McGregor,

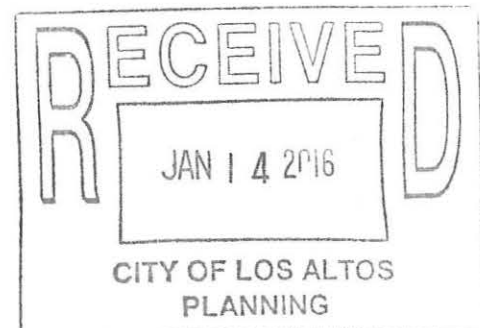
At your request, on December 29, 2015, I visited the above site. The purpose of my visit was to identify, inspect, and comment on the trees located on the site. A tree protection plan will be included to be implemented before and during the upcoming construction project.

### Method

Each tree was identified and given a number. This number has been placed on the corresponding site plan to show the approximate locations of the trees on the site. The diameter of each tree was found by measuring the trunk at 48 inches off the natural grade as described in the Town of Los Altos heritage tree ordinance. The height and canopy spread of each tree was estimated to show its approximate dimensions. A condition rating was given to each tree. This rating is based on form and vitality and can be further defined by the following table:

|    |   |     |           |
|----|---|-----|-----------|
| 0  | - | 29  | Very Poor |
| 30 | - | 49  | Poor      |
| 50 | - | 69  | Fair      |
| 70 | - | 89  | Good      |
| 90 | - | 100 | Excellent |

Lastly, a comments section has been provided to give more individual detail for each tree.



## Tree Survey

| Tree # | Species        | Diameter (inches) | Condition (percent) | Height (feet) | Spread (feet) | Comments   |
|--------|----------------|-------------------|---------------------|---------------|---------------|--|
| 1      | Holly          | 11.0<br>(est.)    | 40                  | 18            | 12            | Three-stem at the base with included bark between the stems; drought-stressed canopy; abundance of interior deadwood.                |
| 2      | Avocado        | 15.8              | 55                  | 25            | 30            | 50% of root zone is covered by the home; slight lean to the east; tip dieback present; moderate amount of deadwood present.          |
| 3      | Date Palm      | 27.1              | 70                  | 30            | 18            | Large base; several small saplings growing out of the trunk; abundance of dead seed pods and fronds.                                 |
| 4      | Fig Tree       | 21.5              | 65                  | 20            | 24            | Moderate amount of deadwood; excess end weight on eastern growing limb; pollarded in the past.                                       |
| 5      | Date Palm      | 47.3              | 70                  | 45            | 21            | Abundance of dead seed pods and fronds; saplings growing out of the trunk; large base.   |
| 6      | Orange Tree    | 6.1               | 60                  | 12            | 12            | Slight lean to the north; good vigor; three-stem at 3 feet; measured below the three-stem attachment.                                |
| 7      | Redwood        | 60.0<br>(est.)    | 85                  | 90            | 39            | Located on the neighbor's property; two-stem at the base with included bark, long lateral limbs good vigor.                          |
| 8      | Coast Live Oak | 6.8               | 50                  | 20            | 15            | Abundance of ivy around the base; leans to the northeast; suppressed by neighbor's Redwood tree.                                     |
| 9      | Coast Live Oak | 11.6              | 50                  | 35            | 27            | Root-crown covered by ivy; leans to the northeast; healthy canopy; codominant at 9 feet.   |
| 10     | Avocado        | 36.0<br>(est.)    | 90                  | 90            | 36            | Located on the neighbor's property; good form and vigor.   |
| 11     | Fig Tree       | 4.1               | 70                  | 15            | 9             | Root crown covered; mushrooms present around the base; good form.  |
| 12     | Fig Tree       | 18.0<br>(est.)    | 0                   | 10            | 6             | Dead.  |
| 13     | Avocado        | 11.3              | 50                  | 20            | 27            | Two-stem at base; larger stem has significant decay; healthy canopy; some sunscald present; tip dieback present; root crown covered. |

| Tree # | Species                     | Diameter (inches) | Condition (percent) | Height (feet) | Spread (feet) | Comments  |
|--------|-----------------------------|-------------------|---------------------|---------------|---------------|---|
| 14     | Xylosma                     | 8.0 (est.)        | 55                  | 18            | 18            | Healthy canopy; located near the fence; on neighbor's property.   |
| 15     | Avocado                     | 19.4              | 50                  | 40            | 30            | Located near the home; several areas of decay present on the trunk; codominant at 7 feet; roots may be affecting the home; 50% of the root zone is covered by the home; healthy upper canopy. |
| 16     | Grove of Red Gum Eucalyptus | 15.0 (est.)       | 50                  | 40            | 42            | Located on the neighbor's property; healthy canopies; poor form; several codominant attachments in their canopies.  |

**Tree #1** is a small-to-medium-sized Holly tree located in the front of the home. This tree appears to be significantly drought stressed with an abundance of interior deadwood. Removal of this tree should be considered, as it has a poor appearance and poor form.

**Tree #2** is an Avocado located at the front of the home. This tree leans away from the home to the east. There is an abundance of tip dieback throughout the canopy and a moderate amount of deadwood.

**Tree #3** is a Date Palm located on the right side of the home. This tree has a large base, an abundance of dead fronds, and seedpods. I noticed there are several saplings growing out of the trunk in various locations.

**Tree #4** is located at the back right corner of the home. This tree has a large heavy lateral limb growing to the northeast and a moderate amount of interior large deadwood. The upper canopy has routinely been pollarded in the past.

**Tree #5** is a large Date Palm located at the back right corner of the property. This tree has an abundance of large dead fronds and seedpods. No obvious recent maintenance has been performed.

**Tree #6** is a small Orange tree located at the rear right side of the home. This tree has good vigor and leans slightly to the north.

**Tree #7** is a large two-stem Redwood tree located on the neighboring property. This tree appears to be healthy and vigorous with an abundance of large lateral limbs.

**Tree #8** is a small Coast Live Oak located in the rear of the home. This tree has been suppressed by the surrounding larger trees and has a significant lean because of it. Soil and other organic material cover the root crown of this tree. I recommend removal of this tree as its form is compromised due to the overshadowing of large trees.

**Tree #9** is a medium-sized Coast Live Oak located in the rear of the home. This tree has a codominant attachment at 9 feet and leans to the northeast. The canopy is healthy and vigorous with an abundance of sprouts.

**Tree #10** is a large Redwood tree located on the neighboring property. This tree appears to be healthy and vigorous.

**Tree #11** is a small Fig tree located along the left rear side of the property. This tree has several mushrooms around its base but appears to be healthy.

**Tree #12** is a Fig tree located along the left side of the property. This tree is dead and should be removed.

**Tree #13** is an Avocado tree located at the left rear corner of the home. This tree has two stems at its base and the larger stem has a significant amount of decay present. There is an abundance of tip dieback from drought stress and the root crown is covered.

**Tree #14** is a Xylosma located on the neighboring property. This tree was observed over a fence and little is known about its health and structure.

**Tree #15** is an Avocado tree located along the left side of the home. Roughly fifty percent of this tree's root zone is covered by the home. There is a codominant attachment at 7 feet and several areas of decay are present in various locations around the trunk. The canopy appears to be healthy; however, there is an abundance of tip dieback probably from drought stress.

**Tree #16** is a grove of Red Gum Eucalyptus located on the right front corner of the left neighboring property. There are several codominant attachments throughout the canopies of the grove.

In summary, trees #1, #8, and #12 should be considered for removal due to their poor form and vigor. The remaining trees on site would benefit from routine maintenance that should include large deadwood/frond removal and having their root crowns exposed.

I believe this report is accurate and based on sound arboricultural principles and practices. If I can be of further assistance, please contact me at my office.

#### **Plan Review and Tree Protection Recommendations**

On Wednesday, December 30, 2015, I reviewed the proposed plans for 1014 Russell Avenue, Los Altos. During my review, I determined the existing home will be demolished and a new home and basement will be constructed.

Trees #2, #5, #6, #13, and #15 should be removed prior to the construction project beginning as they will be significantly impacted by the project and will not be able to survive.

Tree #4 will have roughly 35 to 40 percent of its root zone impacted by the installation of a new driveway. The canopy will need to be raised and side-trimmed to accommodate any traffic in the driveway. I recommend expanding the undisturbed island around the tree to leave as much of the natural root zone as possible.

## TREE PROTECTION SPECIFICATIONS

1. A protective barrier of 6-foot chain link fencing shall be installed around the dripline of protected tree(s). The fencing can be moved within the dripline if authorized by the Project Arborist or the City Arborist, but not closer than 2 feet from the trunk of any tree. Fence posts shall be 1.5 inches in diameter and are to be driven 2 feet into the ground. The distance between posts shall not be more than 10 feet. This enclosed area is the Tree Protection Zone (TPZ). I have drawn in on the provided site plan the approximate locations of the tree protection fencing.
2. Movable barriers of chain link fencing secured to cement blocks can be substituted for "fixed" fencing if the Project Arborist and City Arborist agree that the fencing will have to be moved to accommodate certain phases of construction. The builder may not move the fence without authorization from the Project Arborist or City Arborist.
3. **Avoid the following conditions.**  
**DO NOT:**
  - a. Allow runoff or spillage of damaging materials into the area below any tree canopy.
  - b. Store materials, stockpile soil, or park or drive vehicles within the TPZ.
  - c. Cut, break, skin, or bruise roots, branches, or trunks without first obtaining authorization from the City Arborist.
  - d. Allow fires under and adjacent to trees.
  - e. Discharge exhaust into foliage.
  - f. Secure cable, chain, or rope to trees or shrubs.
  - g. Trench, dig, or otherwise excavate within the dripline or TPZ of the tree(s) without first obtaining authorization from the City Arborist.
  - h. Apply soil sterilants under pavement near existing trees.
4. Only excavation by hand or compressed air shall be allowed within the driplines of trees. Machine trenching shall not be allowed.
5. Avoid injury to tree roots. When a ditching machine, which is being used outside of the dripline of trees, encounters roots smaller than 2 inches, the wall of the trench adjacent to the trees shall be hand trimmed, making clear, clean cuts through the roots. All damaged, torn, and cut roots shall be given a clean cut to remove ragged edges, which promote decay. Trenches shall be filled within 24 hours, but, where this is not possible, the side of the trench adjacent to the trees shall be kept shaded with four layers of dampened, untreated burlap, wetted as frequently as necessary to keep the burlap wet. Roots 2 inches or larger, when encountered, shall be reported immediately to the Project Arborist, who will decide whether the Contractor may cut the root as mentioned above or shall excavate by hand or with compressed air under the root. The root is to be protected with dampened burlap.

6. Route pipes outside of the area that is 10 times the diameter of a protected tree to avoid conflict with roots.
7. Where it is not possible to reroute pipes or trenches, the contractor shall bore beneath the dripline of the tree. The boring shall take place not less than 3 feet below the surface of the soil in order to avoid encountering "feeder" roots.
8. Any damage due to construction activities shall be reported to the Project Arborist or City Arborist within six hours so that remedial action can be taken.
9. Violation of any of the above provisions may result in sanctions or other disciplinary action.

Sincerely,

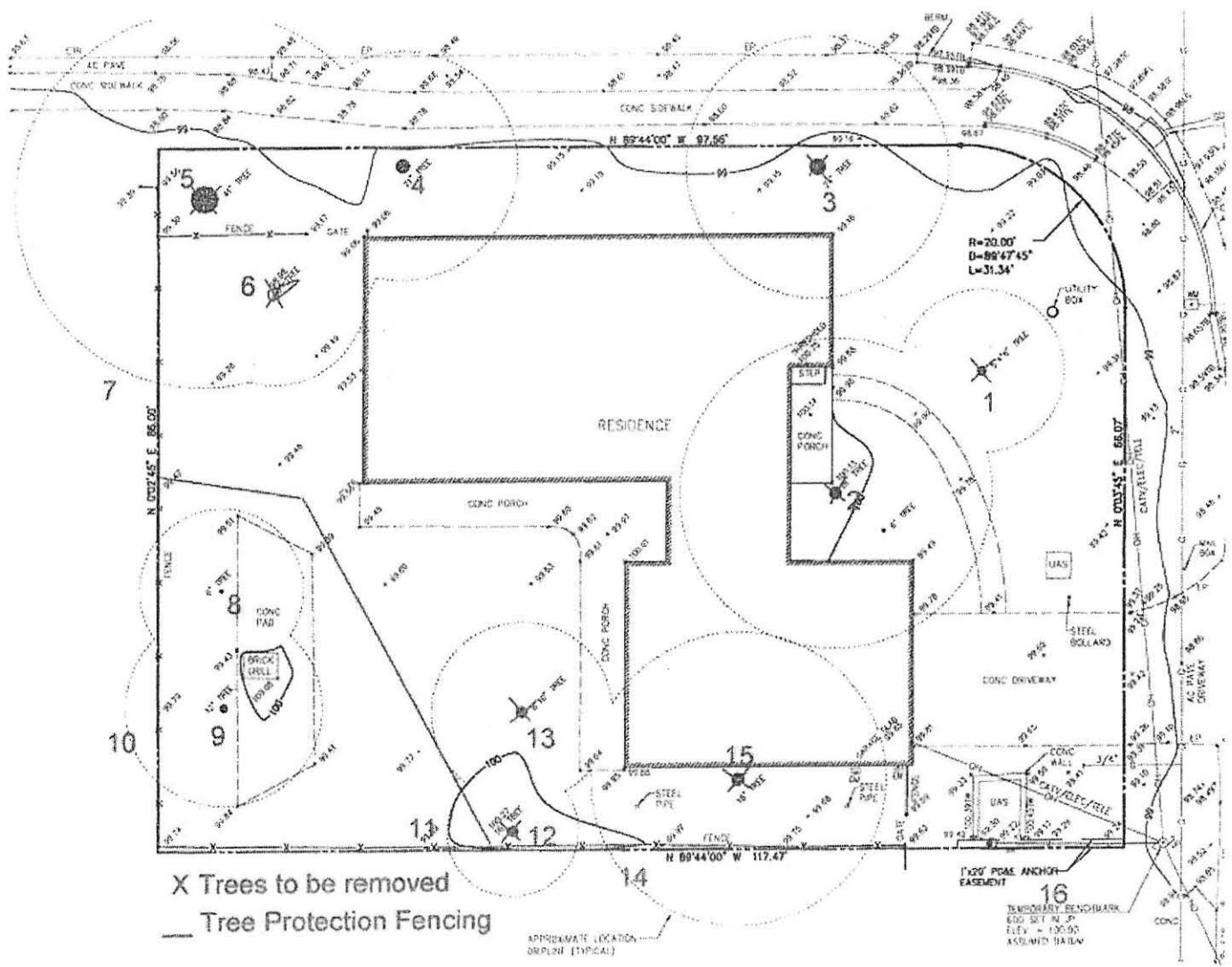


Jerome A. Ingalls  
Certified Arborist WE #7076A

JAI:pmd







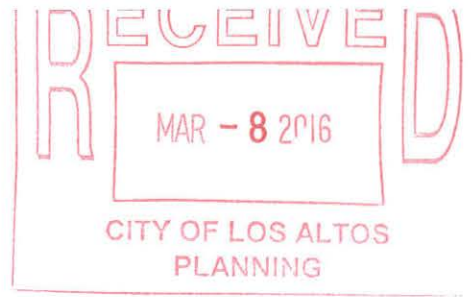
X Trees to be removed  
 — Tree Protection Fencing

APPROXIMATE LOCATION  
 DRIP IRR (TYPICAL)

16  
 TEMPORARY BENCHMARK  
 600 SET N.P.  
 ELEV = 100.00  
 ASSUMED DATA

# ATTACHMENT E

Project: McGregor Residence  
Address: 1014 Russel Avenue  
Los Altos, CA



## Architect's Statement

Proposed for the site located at 1014 Russell Avenue, Los Altos California will be a new 2 story residence with a basement. The ground floor area is proposed to be 2,039.11 square feet with a second floor area of 1,459.49 square feet for a total of 3,498.60 square feet, which is less than the maximum allowable floor area of 3,500.7 square feet. The basement will have a floor area of 1,448.21 square feet but does not count towards the maximum floor area. The ground floor will have covered porches at the front entry, corner, side, and rear of the house to ease the massing of the second floor. The second floor is set back from the ground floor at the sides and the rear of the site. The front elevation has been designed with ground floor box out windows with covered roofs to ease the massing of the second floor elements of the front façade.

The design style and materials chosen are to reflect a French Country style with design elements such as integrated color smooth finish stucco, decorative cast stone eave cornice treatments, decorative cast stone window & door treatments, painted wood windows & French doors. The covered porch elements will have decorative Tuscan style columns & arched elements with a minimal of light limestone veneers. The roof design is consistent with the French Country style with decorative dormer windows, a 6:12 pitch and slate roofing. The ground floor roof integrates with the second floor roof to minimize massing & 2 story facades.

In preparing the Neighborhood Context Map & surveying the varying styles of the homes in neighborhood it was concluded that this style and design of home is compatible with the neighboring homes. It is also worth mentioning that several homes in the immediate vicinity are built using stucco, stone and clay roofs. It is our conclusion as there is a variety of age, style, and size of homes in this neighborhood that the proposed design will only add to the eclectic and diverse nature of the neighborhood.

It is noted that the design is consistent to the neighboring homes with respect to front, side, and rear setbacks. The design is within all of the required daylight plane restrictions as well as the floor area and lot coverage requirements.

As this is a corner lot with a unique setback requirements, great care has been placed in preparing a wonderful design that addressed the setback hardship on being in this location. This includes new landscape elements to address the pedestrian circulation of the neighborhood as well as porch elements.



**Sierra Davis**

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**From:** Sarah Filsuf <sfilsuf@gmail.com>  
**Sent:** Wednesday, March 16, 2016 5:56 PM  
**To:** Sierra Davis  
**Subject:** 1014 Russell ave

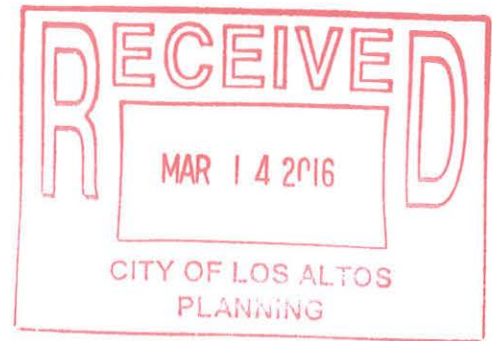
Ms Davis,

My husband and I live a few doors down on the other side of the street from 1014 Russell. We love the house plans that have been submitted for that lot. It will look great in our neighborhood.

Sarah Filsuf  
Behruz Filsuf  
1049 Russell Ave

Sent from my iPad

**Patrick and Melissa McGregor  
1014 Russell Avenue  
Los Altos, CA 94024**



March 14, 2016

Dear Design Review Commission:

We would appreciate your consideration of our proposal for our family home at 1014 Russell Avenue.

We moved to California two years ago with the intention of planting our roots here. We contemplated buying a home in all the towns from San Jose to San Mateo, and Los Altos is the place we want to be. Los Altos is ideal for us because of the high-quality schools, the close-knit neighborhood atmosphere, the views of the Santa Cruz mountains, and the central location for careers in the tech industry.

We have always been eager to design a home that blends several architectural elements that have inspired us during our travels to Europe. What cemented our interest in a French-style home, though, were our tours of local neighborhoods. We feel that the French-style homes in the area are truly beautiful and have a timeless appeal. We have chosen this style for the family home that we expect to live in for decades.

We have two little girls (aged 3 years and 3 months), and we are excited about the possibility of a third child. We have a fundamental philosophical belief about living: areas in a home for sleep and rest should be separate from the areas for working, eating, and socializing. For this reason in the context of this property (which doesn't permit a 3,500 sq. foot single story home), it is important to us to place four bedrooms on the second floor. Our architect has developed an efficient design for the property that enables the bedrooms to be placed on the second floor while maintaining the French style we desire.

Turning to the comments in the staff report, we disagree that the neighborhood is of consistent character. The near neighborhood is a Diverse Character neighborhood. When walking out the front door of our house, we cast our eyes on the home that is located across Russell Avenue, which is tastefully finished with stucco, stone, and dark wooden doors. Raising our eyes towards the sky, we have a direct view of a ceramic tile roof of a large two-story Spanish-style home that is located two houses away. Turning 45 degrees to the left to view the corner lot across the Covington/Russell intersection, we see a beautiful two-story "English Country" home built with red brick. Then, walking a few hundred feet down Russell towards the south – the area that the planning staff considers our primary neighborhood – we see a variety of two-story styles. For example, one is traditional with stucco walls, one is French-inspired, and another one is built in Craftsman style.

Also, it is a fact that there are more two-story homes than one-story homes in our vicinity. Of the fifteen homes on our block of Russell closest to Covington, nine are (or will be) two-story.

Upon reviewing our original design, the staff expressed that their primary concerns were the vertical orientation of the Russell-facing elevation and the east end of the Covington-facing elevation. In a good-faith effort to address these concerns, our architect made significant changes to the facades and other parameters of the home (even though the changes likely negatively impact the beauty of the design). We are surprised to learn that these changes did not affect any of the staff's findings.

What is most important to us about this process is not any comparison to the diverse composition of home styles and sizes in our neighborhood, however. What we care about most is the collective opinion of our neighbors. In early December, we shared initial plans with adjacent neighbors to ensure that the design was satisfactory. And, during the past month, we have spent dozens of hours meeting with our neighbors in person to discuss the details of our proposal. We've been delighted to find that our neighbors are so smart, friendly, and supportive. None of the neighbors have expressed objections. Attached to this statement are signed letters of support for our design from neighbors in 27 homes in our Russell neighborhood (including some homes on Covington and Golden). This includes letters of support from the neighbors who are most affected by the design: our neighbor across the street on Russell, our neighbor next door to us on Russell, our neighbor located behind our property on Golden, and the home on Covington with a front entrance that faces our property.

This home will be a positive addition to our neighborhood and to Los Altos. Please approve our design.

Sincerely,

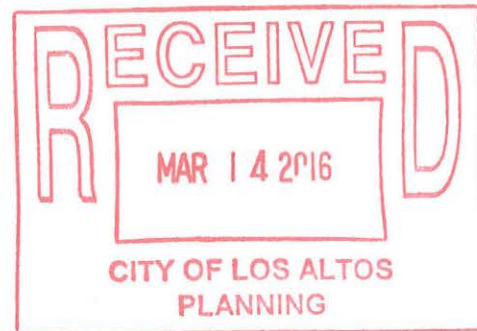


Melissa McGregor  
Owner



Patrick McGregor  
Owner

March 11, 2016



To Whom It May Concern :

We wish to express our full support for the design of the proposed new home for the McGregor family at 1014 Russell Avenue in Los Altos.

We are delighted to have this thoughtfully designed French country-style home, with either the original design or the new façade, added to our neighborhood. This home fits well with the varied and general styles of homes in our area.

As a homeowner and resident on Russell Avenue, we are delighted to have the McGregor family join our neighborhood in their new home.

Sincerely,

A handwritten signature in black ink, appearing to read "Syrus &amp; Fariba Ziai". The signature is stylized and fluid.

Syrus & Fariba Ziai

1120 Russell Avenue, Los Altos, (408) 996-3315

March 5, 2016

To Whom It May Concern:

I wish to express my complete support for the design of the proposed new home for the McGregor family at 1014 Russell Avenue in Los Altos.

Within our neighborhood, like much of Los Altos, there is a wide variety of architectural styles and home configurations. For instance, in the near vicinity of 1014 Russell, there are several houses built with materials such as stucco and stone, houses designed in varying styles such as Spanish and Craftsman, houses with heavy roof materials, and two-story houses with many windows on the second floors.

A two-story French-country style home will complement the aesthetics of the neighborhood. The natural wood doors, the light colors of the stucco and minimal stonework, and the richly stained wood window frames will blend into the "home-scape" and landscape. We also have no objections to a beautiful slate roof. A well-designed home built with high-quality materials is a welcome addition.

The roof elements that separate the first and second floors in various areas around the house will nicely balance the new two-story home with the existing one-story homes in the area. And, given those mid-level roof elements, the dormers in the second floor, and the fact that areas of the house such as the garage and the covered back patio do not have second floors, we are happy with the massing and proportions of the design. That is, for a two-story home in our neighborhood, the proposed house is not excessively bulky.

I am pleased that the owners and the architect have limited the natural lighting on the second floor of the back of the home to a single transparent window. Also, I am pleased that the owners will be keeping the large oak tree in the back yard to maintain privacy.

Lastly, as the landscaping on the property has not been updated in decades, I am excited that the trees and shrubbery will be almost completely refreshed.

I support the construction of the proposed home with either the original façade, plates, and eaves or the revised design. As a long-time resident of the neighborhood, I welcome the McGregors and their two young daughters.

Sincerely,

By: Valentina

Address: 1013 Russell Ave, Los Altos,



March 13, 2016

To Whom It May Concern:

As next-door neighbors of the McGregors, we wish to express my complete support for the design of the proposed new family home at 1014 Russell Avenue.

Within our neighborhood, like much of Los Altos, there is a wide variety of architectural styles and home configurations. For instance, in the near vicinity of 1014 Russell, there are several houses built with materials such as stucco and stone, houses designed in varying styles such as Spanish and Craftsman, houses with heavy roof materials, and two-story houses with many windows on the second floors.

A two-story French-country style home will complement the aesthetics of the neighborhood. The natural wood doors, the light colors of the stucco and minimal stonework, and the richly stained wood window frames will blend into the "home-scape" and landscape. We also have no objections to a beautiful slate roof. A well-designed home built with high-quality materials is a welcome addition.

The roof elements that separate the first and second floors in various areas around the house will nicely balance the new two-story home with the existing one-story homes in the area. And, given those mid-level roof elements, the dormers in the second floor, and the fact that areas of the house such as the garage and the covered back patio do not have second floors, we are happy with the massing and proportions of the design. That is, for a two-story home in our neighborhood, the proposed house is not excessively bulky.

We are pleased that the owners and the architect have limited the natural lighting on the second floor of the back of the home to a single transparent window. We have no concerns about the locations or sizes of the windows on the back of the home or the south side of the home (which faces our property).

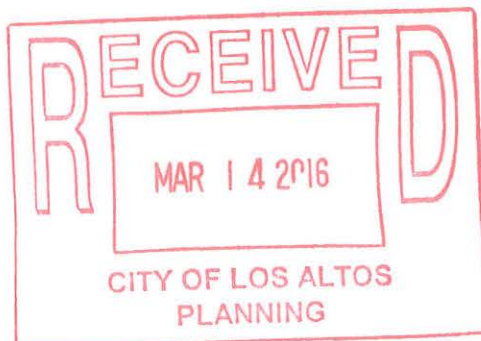
Lastly, as the landscaping on the property has not been updated in decades, we are excited that the trees and shrubbery will be almost completely refreshed.

I support the construction of the proposed home with either the original façade, plates, and eaves or the revised design. As a long-time resident of the neighborhood, I welcome the McGregors.

Sincerely,

By:  Maryam & Ed Baer

Address:  1024 Russell Ave, Los Altos





March 5, 2016

To Whom It May Concern:

I wish to express my complete support for the design of the proposed new home for the McGregor family at 1014 Russell Avenue in Los Altos.

Within our neighborhood, like much of Los Altos, there is a wide variety of architectural styles and home configurations. For instance, in the near vicinity of 1014 Russell, there are several houses built with materials such as stucco and stone, houses designed in varying styles such as Spanish and Craftsman, houses with heavy roof materials, and two-story houses with many windows on the second floors.

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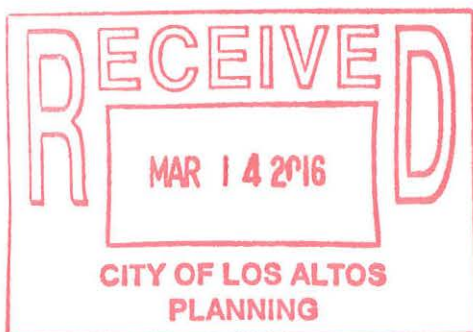
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Lastly, as the landscaping on the property has not been updated in decades, I am excited that the trees and shrubbery will be almost completely refreshed.

I support the construction of the proposed home with either the original façade, plates, and eaves or the revised design. As a long-time resident of the neighborhood, I welcome the McGregors and their two young daughters.

Sincerely,



By: Scott S. Kokka SCOTT S. KOKKA

Address: 1024 RUSSELL AVENUE  
LOS ALTOS, CA 94024  
SKOKKA@KOKKALAW.COM

March 5, 2016

To Whom It May Concern:

I wish to express my complete support for the design of the proposed new home for the McGregor family at 1014 Russell Avenue in Los Altos.

Within our neighborhood, like much of Los Altos, there is a wide variety of architectural styles and home configurations. For instance, in the near vicinity of 1014 Russell, there are several houses built with materials such as stucco and stone, houses designed in varying styles such as Spanish and Craftsman, houses with heavy roof materials, and two-story houses with many windows on the second floors.

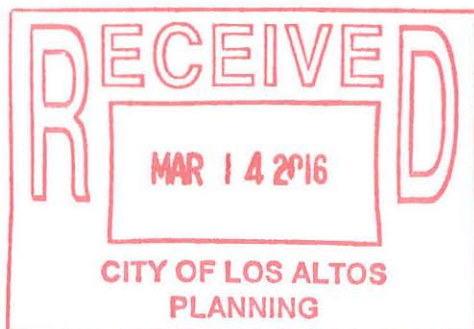
A two-story French-country style home will complement the aesthetics of the neighborhood. The natural wood doors, the light colors of the stucco and minimal stonework, and the richly stained wood window frames will blend into the "home-scape" and landscape. We also have no objections to a beautiful slate roof. A well-designed home built with high-quality materials is a welcome addition.

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Lastly, as the landscaping on the property has not been updated in decades, I am excited that the trees and shrubbery will be almost completely refreshed.

I support the construction of the proposed home with either the original façade, plates, and eaves or the revised design. As a long-time resident of the neighborhood, I welcome the McGregors and their two young daughters.



Sincerely,

By: 

Address: 10816 Russell Ave,  
Los Altos, CA 94024

March 5, 2016

To Whom It May Concern:

I wish to express my complete support for the design of the proposed new home for the McGregor family at 1014 Russell Avenue in Los Altos.

Within our neighborhood, like much of Los Altos, there is a wide variety of architectural styles and home configurations. For instance, in the near vicinity of 1014 Russell, there are several houses built with materials such as stucco and stone, houses designed in varying styles such as Spanish and Craftsman, houses with heavy roof materials, and two-story houses with many windows on the second floors.

A two-story French-country style home will complement the aesthetics of the neighborhood. The natural wood doors, the light colors of the stucco and minimal stonework, and the richly stained wood window frames will blend into the "home-scape" and landscape. We also have no objections to a beautiful slate roof. A well-designed home built with high-quality materials is a welcome addition.

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I am pleased that the owners and the architect have limited the natural lighting on the second floor of the back of the home to a single transparent window. Also, I am pleased that the owners will be keeping the large oak tree in the back yard to maintain privacy.

Lastly, as the landscaping on the property has not been updated in decades, I am excited that the trees and shrubbery will be almost completely refreshed.

I support the construction of the proposed home with either the original façade, plates, and eaves or the revised design. As a long-time resident of the neighborhood, I welcome the McGregors and their two young daughters.



Sincerely,

By: 

Address: 1087 Russell Ave

March 5, 2016

To Whom It May Concern:

I wish to express my complete support for the design of the proposed new home for the McGregor family at 1014 Russell Avenue in Los Altos.

Within our neighborhood, like much of Los Altos, there is a wide variety of architectural styles and home configurations. For instance, in the near vicinity of 1014 Russell, there are several houses built with materials such as stucco and stone, houses designed in varying styles such as Spanish and Craftsman, houses with heavy roof materials, and two-story houses with many windows on the second floors.

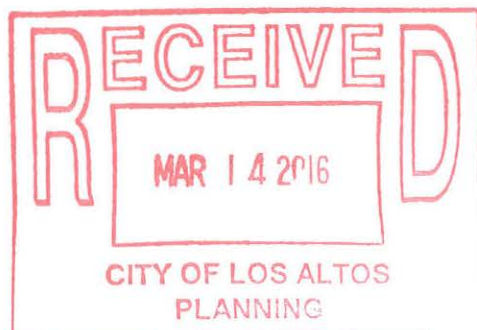
A two-story French-country style home will complement the aesthetics of the neighborhood. The natural wood doors, the light colors of the stucco and minimal stonework, and the richly stained wood window frames will blend into the "home-scape" and landscape. We also have no objections to a beautiful slate roof. A well-designed home built with high-quality materials is a welcome addition.

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I am pleased that the owners and the architect have limited the natural lighting on the second floor of the back of the home to a single transparent window. Also, I am pleased that the owners will be keeping the large oak tree in the back yard to maintain privacy.

Lastly, as the landscaping on the property has not been updated in decades, I am excited that the trees and shrubbery will be almost completely refreshed.

I support the construction of the proposed home with either the original façade, plates, and caves or the revised design. As a long-time resident of the neighborhood, I welcome the McGregors and their two young daughters.



Sincerely,

By: Srinjoy Adhikari

Address: 1108 RUSSELL AVE

March 5, 2016

To Whom It May Concern:

I wish to express my complete support for the design of the proposed new home for the McGregor family at 1014 Russell Avenue in Los Altos.

Within our neighborhood, like much of Los Altos, there is a wide variety of architectural styles and home configurations. For instance, in the near vicinity of 1014 Russell, there are several houses built with materials such as stucco and stone, houses designed in varying styles such as Spanish and Craftsman, houses with heavy roof materials, and two-story houses with many windows on the second floors.

A two-story French-country style home will complement the aesthetics of the neighborhood. The natural wood doors, the light colors of the stucco and minimal stonework, and the richly stained wood window frames will blend into the "home-scape" and landscape. We also have no objections to a beautiful slate roof. A well-designed home built with high-quality materials is a welcome addition.

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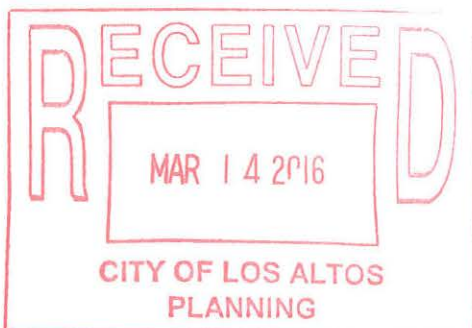
Lastly, as the landscaping on the property has not been updated in decades, I am excited that the trees and shrubbery will be almost completely refreshed.

I support the construction of the proposed house (design). As a long-time resident of the neighborhood, I welcome the McGregors and their two young daughters.

Sincerely,

By:  Marvin Peña

Address: 1109 Russell Ave  
Los Altos CA 94024



March 5, 2016

To Whom It May Concern:

I wish to express my complete support for the design of the proposed new home for the McGregor family at 1014 Russell Avenue in Los Altos.

Within our neighborhood, like much of Los Altos, there is a wide variety of architectural styles and home configurations. For instance, in the near vicinity of 1014 Russell, there are several houses built with materials such as stucco and stone, houses designed in varying styles such as Spanish and Craftsman, houses with heavy roof materials, and two-story houses with many windows on the second floors.

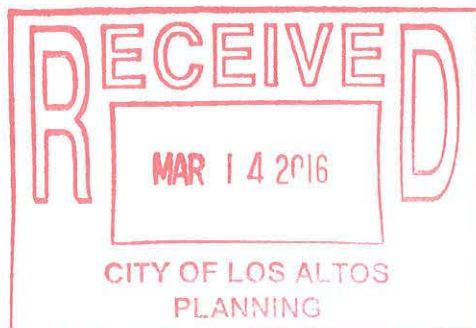
A two-story French-country style home will complement the aesthetics of the neighborhood. The natural wood doors, the light colors of the stucco and minimal stonework, and the richly stained wood window frames will blend into the "home-scape" and landscape. We also have no objections to a beautiful slate roof. A well-designed home built with high-quality materials is a welcome addition.

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Lastly, as the landscaping on the property has not been updated in decades, I am excited that the trees and shrubbery will be almost completely refreshed.

I support the construction of the proposed home with either the original façade, plates, and eaves or the revised design. As a long-time resident of the neighborhood, I welcome the McGregors and their two young daughters.



Sincerely,

By: Wallis Ayres  
Address: 1094 Russell Ave.  
L.A.

March 5, 2016

To Whom It May Concern:

I wish to express my complete support for the design of the proposed new home for the McGregor family at 1014 Russell Avenue in Los Altos.

Within our neighborhood, like much of Los Altos, there is a wide variety of architectural styles and home configurations. For instance, in the near vicinity of 1014 Russell, there are several houses built with materials such as stucco and stone, houses designed in varying styles such as Spanish and Craftsman, houses with heavy roof materials, and two-story houses with many windows on the second floors.

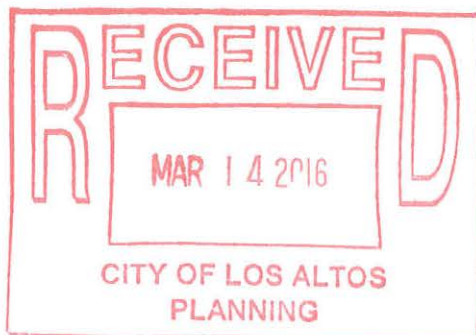
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I am pleased that the owners and the architect have limited the natural lighting on the second floor of the back of the home to a single transparent window. Also, I am pleased that the owners will be keeping the large oak tree in the back yard to maintain privacy.

Lastly, as the landscaping on the property has not been updated in decades, I am excited that the trees and shrubbery will be almost completely refreshed.

I support the construction of the proposed home with either the original façade, plates, and eaves or the revised design. As a long-time resident of the neighborhood, I welcome the McGregors and their two young daughters.



Sincerely,

By: Russell Agnes  
Address: 1094 Russell Ave

March 5, 2016

To Whom It May Concern:

I wish to express my complete support for the design of the proposed new home for the McGregor family at 1014 Russell Avenue in Los Altos.

Within our neighborhood, like much of Los Altos, there is a wide variety of architectural styles and home configurations. For instance, in the near vicinity of 1014 Russell, there are several houses built with materials such as stucco and stone, houses designed in varying styles such as Spanish and Craftsman, houses with heavy roof materials, and two-story houses with many windows on the second floors.

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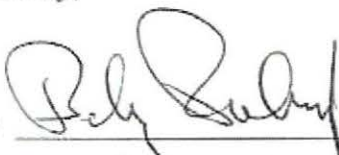
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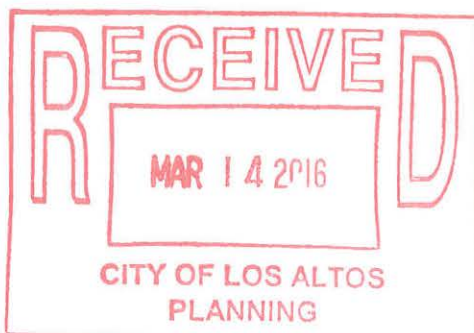
I am pleased that the owners and the architect have limited the natural lighting on the second floor of the back of the home to a single transparent window. Also, I am pleased that the owners will be keeping the large oak tree in the back yard to maintain privacy.

Lastly, as the landscaping on the property has not been updated in decades, I am excited that the trees and shrubbery will be almost completely refreshed.

I support the construction of the proposed house (design). As a long-time resident of the neighborhood, I welcome the McGregors and their two young daughters.

Sincerely,

By:   
Address: 1049 RUSSELL AVE  
LOS ALTOS, CA 94024  
3/6/2016





March 5, 2016

To Whom It May Concern:

I wish to express my complete support for the design of the proposed new home for the McGregor family at 1014 Russell Avenue in Los Altos.

Within our neighborhood, like much of Los Altos, there is a wide variety of architectural styles and home configurations. For instance, in the near vicinity of 1014 Russell, there are several houses built with materials such as stucco and stone, houses designed in varying styles such as Spanish and Craftsman, houses with heavy roof materials, and two-story houses with many windows on the second floors.

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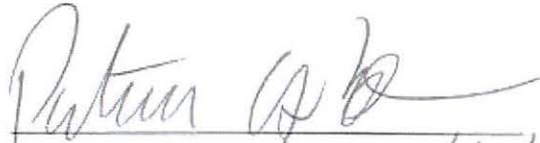
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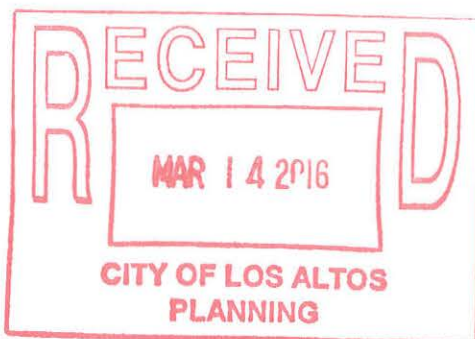
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Lastly, as the landscaping on the property has not been updated in decades, I am excited that the trees and shrubbery will be almost completely refreshed.

I support the construction of the proposed house (design). As a long-time resident of the neighborhood, I welcome the McGregors and their two young daughters.

Sincerely,

By:   
Address: 1075 Russell Ave  
Los Altos  
CA 94024



March 5, 2016

To Whom It May Concern:

I wish to express my complete support for the design of the proposed new home for the McGregor family at 1014 Russell Avenue in Los Altos.

Within our neighborhood, like much of Los Altos, there is a wide variety of architectural styles and home configurations. For instance, in the near vicinity of 1014 Russell, there are several houses built with materials such as stucco and stone, houses designed in varying styles such as Spanish and Craftsman, houses with heavy roof materials, and two-story houses with many windows on the second floors.

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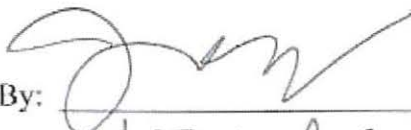
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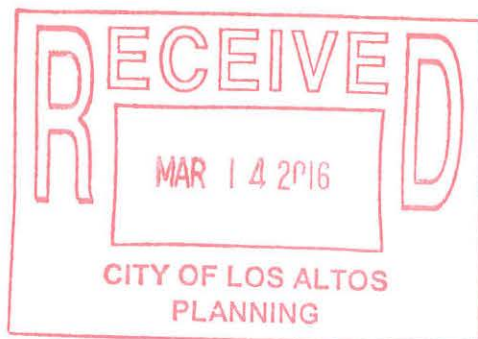
Lastly, as the landscaping on the property has not been updated in decades, I am excited that the trees and shrubbery will be almost completely refreshed.

I support the construction of the proposed house (design). As a long-time resident of the neighborhood, I welcome the McGregors and their two young daughters.

Sincerely,

By: 

Address: 1014 Russell Ave  
Los Altos CA  
94024



March 5, 2016

To Whom It May Concern:

I wish to express my complete support for the design of the proposed new home for the McGregor family at 1014 Russell Avenue in Los Altos.

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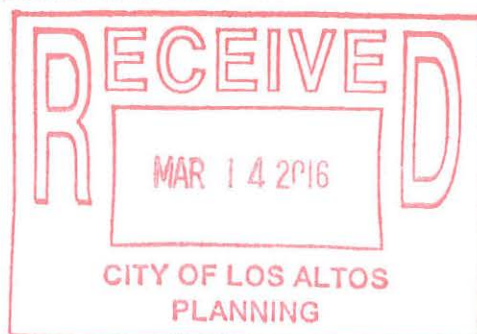
Lastly, as the landscaping on the property has not been updated in decades, I am excited that the trees and shrubbery will be almost completely refreshed.

I support the construction of the proposed house (design). As a long-time resident of the neighborhood, I welcome the McGregors and their two young daughters.

Sincerely,

By: *Rachel Salomon*

Address: 1040 Russell Avenue  
94024 Los Altos



March 5, 2016

To Whom It May Concern:

I wish to express my complete support for the design of the proposed new home for the McGregor family at 1014 Russell Avenue in Los Altos.

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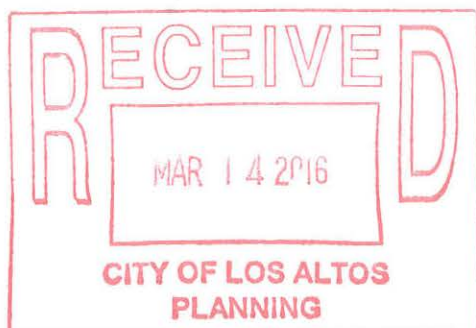
A two-story French-country style home will complement the aesthetics of the neighborhood. The natural wood doors, the light colors of the stucco and minimal stonework, and the richly stained wood window frames will blend into the "home-scape" and landscape. We also have no objections to a beautiful slate roof. A well-designed home built with high-quality materials is a welcome addition.

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I am pleased that the owners and the architect have limited the natural lighting on the second floor of the back of the home to a single transparent window. Also, I am pleased that the owners will be keeping the large oak tree in the back yard to maintain privacy.

Lastly, as the landscaping on the property has not been updated in decades, I am excited that the trees and shrubbery will be almost completely refreshed.

I support the construction of the proposed home with either the original façade, plates, and eaves or the revised design. As a long-time resident of the neighborhood, I welcome the McGregors and their two young daughters.



Sincerely,

A handwritten signature in black ink, appearing to read "Jason Fan".

By: Jason Fan

Address: 1035 Russell Ave.

March 5, 2016

To Whom It May Concern:

I wish to express my complete support for the design of the proposed new home for the McGregor family at 1014 Russell Avenue in Los Altos.

Within our neighborhood, like much of Los Altos, there is a wide variety of architectural styles and home configurations. For instance, in the near vicinity of 1014 Russell, there are several houses built with materials such as stucco and stone, houses designed in varying styles such as Spanish and Craftsman, houses with heavy roof materials, and two-story houses with many windows on the second floors.

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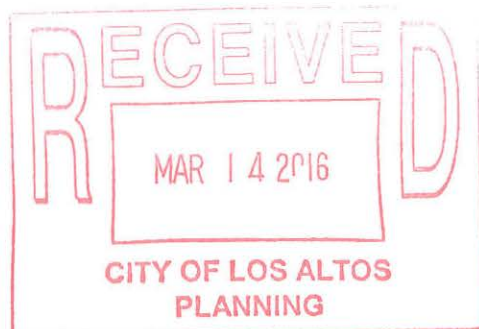
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I support the construction of the proposed home with either the original façade, plates, and eaves or the revised design. As a long-time resident of the neighborhood, I welcome the McGregors and their two young daughters.

Sincerely,

By:  

Address: 1121 Russell Ave



March 5, 2016

To Whom It May Concern:

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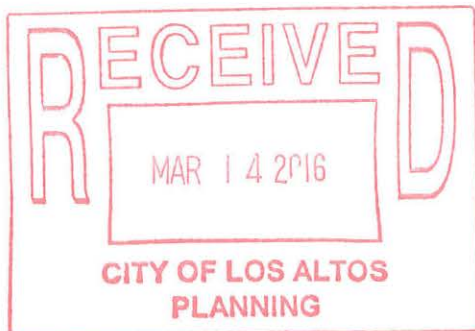
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Sincerely,

By: Walter P. Walz  
Address: 1145 Russell Ave

March 5, 2016

To Whom It May Concern:

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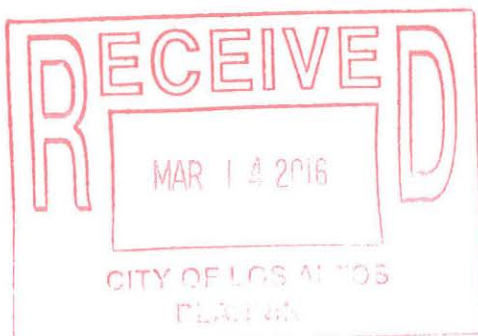
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Lastly, as the landscaping on the property has not been updated in decades, I am excited that the trees and shrubbery will be almost completely refreshed.

I support the construction of the proposed home with either the original façade, plates, and eaves or the revised design. As a long-time resident of the neighborhood, I welcome the McGregors and their two young daughters.

Sincerely,



By: Megan Berlin  
Address: 1180 Russell Ave.

March 5, 2016

To Whom It May Concern:

I wish to express my complete support for the design of the proposed new home for the McGregor family at 1014 Russell Avenue in Los Altos.

Within our neighborhood, like much of Los Altos, there is a wide variety of architectural styles and home configurations. For instance, in the near vicinity of 1014 Russell, there are several houses built with materials such as stucco and stone, houses designed in varying styles such as Spanish and Craftsman, houses with heavy roof materials, and two-story houses with many windows on the second floors.

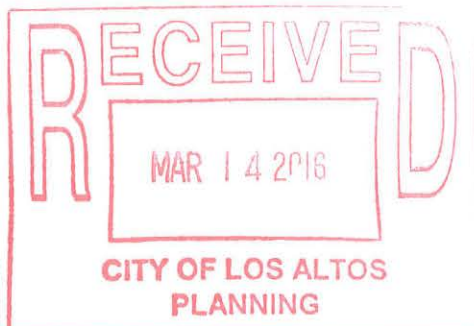
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Lastly, as the landscaping on the property has not been updated in decades, I am excited that the trees and shrubbery will be almost completely refreshed.

I support the construction of the proposed home with either the original façade, plates, and eaves or the revised design. As a long-time resident of the neighborhood, I welcome the McGregors and their two young daughters.



Sincerely,

By: John W. Smith

Address: 1165 Russell



March 5, 2016

To Whom It May Concern:

I wish to express my complete support for the design of the proposed new home for the McGregor family at 1014 Russell Avenue in Los Altos.

Within our neighborhood, like much of Los Altos, there is a wide variety of architectural styles and home configurations. For instance, in the near vicinity of 1014 Russell, there are several houses built with materials such as stucco and stone, houses designed in varying styles such as Spanish and Craftsman, houses with heavy roof materials, and two-story houses with many windows on the second floors.

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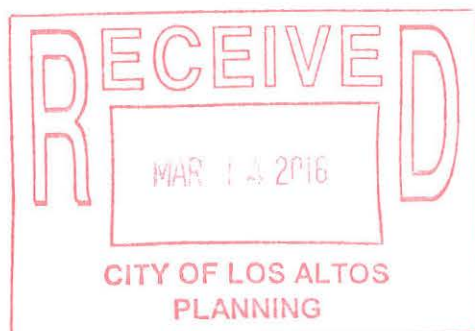
Lastly, as the landscaping on the property has not been updated in decades, I am excited that the trees and shrubbery will be almost completely refreshed.

I support the construction of the proposed home with either the original façade, plates, and eaves or the revised design. As a long-time resident of the neighborhood, I welcome the McGregors and their two young daughters.

Sincerely,

By: 

Address: 1156 Russell



March 5, 2016

To Whom It May Concern:

I wish to express my complete support for the design of the proposed new home for the McGregor family at 1014 Russell Avenue in Los Altos.

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I support the construction of the proposed home with either the original façade, plates, and caves or the revised design. As a long-time resident of the neighborhood, I welcome the McGregors and their two young daughters.

Sincerely,

By: David Blain

Address: 1132 Russell Ave



March 5, 2016

To Whom It May Concern:

I wish to express my complete support for the design of the proposed new home for the McGregor family at 1014 Russell Avenue in Los Altos.

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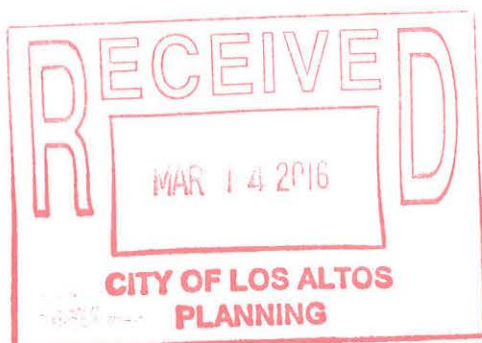
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Sincerely,

By: Rosina Freed  
Address: 1133 Russell Ave



March 5, 2016

To Whom It May Concern:

I wish to express my complete support for the design of the proposed new home for the McGregor family at 1014 Russell Avenue in Los Altos.

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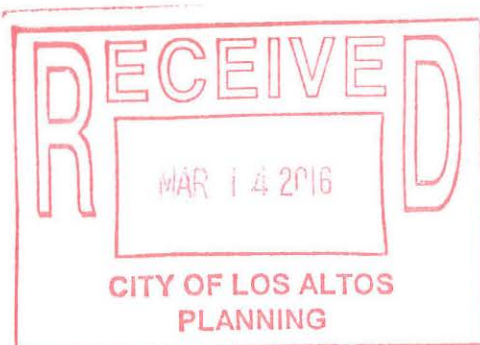
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I support the construction of the proposed home with either the original façade, plates, and eaves or the revised design. As a long-time resident of the neighborhood, I welcome the McGregors and their two young daughters.



Sincerely,

By: *Caleb Ellis*

Address: 1060 RUSSELL AVE

March 5, 2016

To Whom It May Concern:

I wish to express my complete support for the design of the proposed new home for the McGregor family at 1014 Russell Avenue in Los Altos.

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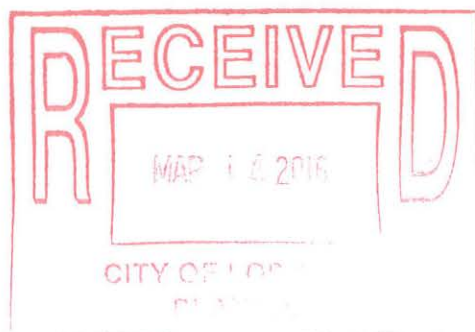
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I support the construction of the proposed home with either the original façade, plates, and eaves or the revised design. As a long-time resident of the neighborhood, I welcome the McGregors and their two young daughters.

Sincerely,

By: 

Address: 1061 Russell



March 5, 2016

To Whom It May Concern:

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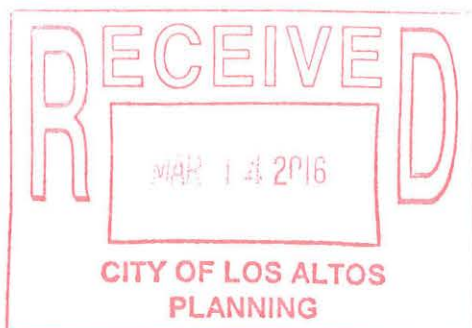
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I support the construction of the proposed home with either the original façade, plates, and eaves or the revised design. As a long-time resident of the neighborhood, I welcome the McGregors and their two young daughters.

Sincerely,

By: \_\_\_\_\_

Address: 881 Covington Rd  
Los Altos, CA, 94024



March 5, 2016

To Whom It May Concern:

I wish to express my complete support for the design of the proposed new home for the McGregor family at 1014 Russell Avenue in Los Altos.

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Lastly, as the landscaping on the property has not been updated in decades, I am excited that the trees and shrubbery will be almost completely refreshed.

I support the construction of the proposed home with either the original façade, plates, and eaves or the revised design. As a long-time resident of the neighborhood, I welcome the McGregors and their two young daughters.



Sincerely,

*Heather Harris*

By: Heather Harris, MD

Address: 861 Conington Rd  
Los Altos, CA

March 5, 2016

To Whom It May Concern:

I wish to express my complete support for the design of the proposed new home for the McGregor family at 1014 Russell Avenue in Los Altos.

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I am pleased that the owners and the architect have limited the natural lighting on the second floor of the back of the home to a single transparent window. Also, I am pleased that the owners will be keeping the large oak tree in the back yard to maintain privacy.

Lastly, as the landscaping on the property has not been updated in decades, I am excited that the trees and shrubbery will be almost completely refreshed.

I support the construction of the proposed home with either the original façade, plates, and eaves or the revised design. As a long-time resident of the neighborhood, I welcome the McGregors and their two young daughters.



Sincerely,  
*Lawrence Troxell*  
By: LAWRENCE TROXELL  
Address: 909 COVINGTON RD  
LOS ALTOS, CA  
94024



March 5, 2016

To Whom It May Concern:

I wish to express my complete support for the design of the proposed new home for the McGregor family at 1014 Russell Avenue in Los Altos.

Within our neighborhood, like much of Los Altos, there is a wide variety of architectural styles and home configurations. For instance, in the near vicinity of 1014 Russell, there are several houses built with materials such as stucco and stone, houses designed in varying styles such as Spanish and Craftsman, houses with heavy roof materials, and two-story houses with many windows on the second floors.

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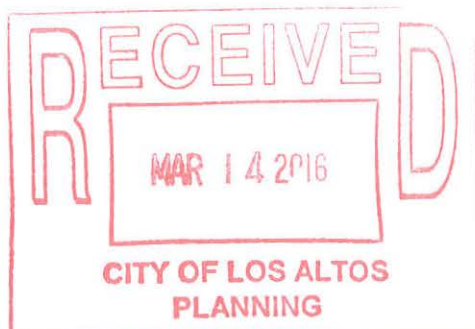
I am pleased that the owners and the architect have limited the natural lighting on the second floor of the back of the home to a single transparent window. Also, I am pleased that the owners will be keeping the large oak tree in the back yard to maintain privacy.

Lastly, as the landscaping on the property has not been updated in decades, I am excited that the trees and shrubbery will be almost completely refreshed.

I support the construction of the proposed home with either the original façade, plates, and eaves or the revised design. As a long-time resident of the neighborhood, I welcome the McGregors and their two young daughters.

Sincerely,

By:  Claudia Weber  
Address: 1023 Golden Way



March 7, 2016

To Whom It May Concern:

We wish to express our complete support for the design of the proposed new home for the McGregor family at 1014 Russell Avenue in Los Altos.

Within our neighborhood, like much of Los Altos, there is a wide variety of architectural styles and home configurations. For instance, in the near vicinity of 1014 Russell, there are several houses built with materials such as stucco and stone, houses designed in varying styles such as Spanish and Craftsman and houses with heavy roof materials. We do not object to having a two-story French-country style home in the neighborhood. We have no objection to the detailing our new neighbors desire, including natural wood doors, light colored stucco and minimal stonework, stained wood window frames, and slate roof. A well-designed home built with high-quality materials is a welcome addition to our neighborhood.

The roof elements that separate the first and second floors in various areas around the house appear to nicely balance the new two-story home with the existing one-story homes in the area. Given those mid-level roof elements, the dormers in the second floor, and the fact that areas of the house such as the garage and the covered back patio do not have second floors, we are happy with the massing and proportions of the design.

We are pleased that the owners and the architect have limited the natural lighting on the second floor of the back of the home to a single transparent window. We also appreciate that the owners are keeping the large oak tree in the back yard in order to maintain privacy.

Lastly, as the landscaping on the property has not been updated in decades, we are very pleased that the trees and shrubbery will be almost completely refreshed.

We support the construction of the proposed home with the revised design. As a long-time resident of the neighborhood, we welcome the McGregors and their two young daughters.

Sincerely,

*Sharon + M. Greenstein*

By: Sharon + Michael Greenstein

Address: 866 Covington Rd Los Altos

