TO: Design Review Commission

FROM: Eliana Hassan, Assistant Planner

SUBJECT: SC19-0025 – 1060 Golden Way

RECOMMENDATION:

Approve design review application SC19-0025 subject to the listed findings and conditions

PROJECT DESCRIPTION

This is a design review for a first and second-story addition and remodel to an existing 2,477 square foot two-story house. The project includes an addition of approximately 550 square feet at the first story and 733 square feet on the second story. The following table summarizes the project’s technical details:

<table>
<thead>
<tr>
<th>General Plan Designation:</th>
<th>Single-family Medium Lot (SF-4)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Zoning:</td>
<td>R1-10</td>
</tr>
<tr>
<td>Parcel Size:</td>
<td>10,745 square feet</td>
</tr>
<tr>
<td>Materials:</td>
<td>Aluminum clad windows, stacked stone panels, smooth stucco, painted wood fascia, asphalt shingle roof, aluminum downspouts, aluminum garage door, trimless windows and doors</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Lot Coverage:</th>
<th>Existing</th>
<th>Proposed</th>
<th>Allowed/Required</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>1,963 square feet</td>
<td>3,219 square feet</td>
<td>3,223 square feet</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Floor Area:</th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>First floor</td>
<td>2,135 square feet</td>
<td>2,684 square feet</td>
<td></td>
</tr>
<tr>
<td>Second floor</td>
<td>342 square feet</td>
<td>1,075 square feet</td>
<td></td>
</tr>
<tr>
<td>Total</td>
<td>2,477 square feet</td>
<td>3,759 square feet</td>
<td>3,761 square feet</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Setbacks:</th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Front (Friars Lane)</td>
<td>24.8 feet</td>
<td>25 feet</td>
<td>25 feet</td>
</tr>
<tr>
<td>Rear</td>
<td>56.4 feet</td>
<td>54.7 feet</td>
<td>25 feet</td>
</tr>
<tr>
<td>Right side (1st/2nd)</td>
<td>9.9 feet/ 51.5 feet</td>
<td>7.9 feet/20.9 feet</td>
<td>7.75 feet/15.25 feet</td>
</tr>
<tr>
<td>Left side (1st/2nd)</td>
<td>10.4 feet/10.4 feet</td>
<td>7.8 feet/23.2 feet</td>
<td>7.75 feet/15.25 feet</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Height:</th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>20.75 feet</td>
<td>25.6 feet</td>
<td>27 feet</td>
</tr>
</tbody>
</table>
BACKGROUND

Neighborhood Context
The subject property is located on the east side of Golden Way between Covington Road and Berry Avenue. The surrounding neighborhood is considered a Transitional Character Neighborhood as defined in the City’s Residential Design Guidelines. Transitional Character Neighborhoods are those that are in the process of changing their character and identity. Homes in the immediate neighborhood context are primarily one-story ranch style homes with similar low-scale wall plate heights in a mix of gable and hipped roof forms. Two newer two-story homes (1075 and 1085 Golden Way) have been approved since 2015. Both two-story projects have lower scale second story wall plate heights and materials reminiscent of existing rustic materials which help soften abrupt changes caused by a shift in architectural style and mass in newer projects. The landscaping along the street varies, however many houses have mature street trees with shrub screening or low-scale fences along their frontages.

Zoning Compliance
The property is considered a narrow lot, as defined by Section 14.06.080 of the Zoning Code, and has a width of less than 80 feet (77.5 feet). For narrow lots in the R1-10 District, the required interior side yard setbacks for the first story are reduced from 10 feet to 7.75 feet (10 percent of the average lot width). The second story side setback is reduced from 17.5 feet to 15.25 feet (the reduced side yard setback for the first story plus 7.5 feet). See the table above for the reduced setbacks.

The existing second story is located 10.4 feet from the left side setback, where a setback of 15.25 feet is required per Section 14.06.080 of the Municipal Code. The setback encroachment was approved as part of a variance application from September 1967 (67-V-263) and is therefore considered to be a legal nonconforming structure.

DISCUSSION

Design Review
According to the City’s Residential Design Guidelines, projects in a transitional character neighborhood should be designed to soften transitions and not set the extreme. The overall scope of work proposes design changes that eliminate the existing nonconforming second-story in order to construct a new, more centrally located second-story and expand upon the first-story.

The addition and remodel propose modern and contemporary inspired materials and forms. Materials include the use of aluminum clad windows, aluminum rectangular downspouts, smooth stucco, a frosted glass garage door, and stacked stone paneling. The stacked stone paneling is seen on portions of the first-floor front elevation and extends to a second story bedroom on the left side. The material is similar to the existing brick veneer found elsewhere in the neighborhood. The project’s materials also relate to those used in the recent project on 1085 Golden Way, which incorporates aluminum clad windows and smooth stucco. The project also proposes the use of an asphalt shingle roofing material, which is found on many homes in the neighborhood.

New roof forms include a mix of low-pitched (2:12 and 3:12 slope) shed roofs and flat roofs to replace existing moderately-sloped hipped roofs. The shed roofs are proposed over the right side of the second story mass and along the garage on the first story. The roofs purpose a painted redwood fascia
not seen in other portions of the neighborhood. This fascia helps reduce the impact of the second story by breaking up the verticality of the structure.

The overall height of the structure with the second story addition increases the existing residence from 20.75 feet tall to 25.6 feet tall. The new 1,076 square-foot second floor is approximately 31.8 feet from the front property line and 66.2 feet from the rear property line at its most constrained point. The second story is also greater than 20 feet from either side property line. The placement of the second story helps mitigate impacts of the proposed height and bulk as viewed from the street and neighboring properties. The new second story wall plate heights vary from 8 feet on the sides abutting the neighboring properties up to 11.7 feet at the highest point of the shed roof, which faces inwards towards the center of the site. The first story varies in wall plate height from 9 feet for the bedroom and garage spaces to 10 feet in the common areas (kitchen, dining, etc.). An approximately 22-foot portion of the left elevation has a wall plate height of 10 feet, while the right-side elevation has 9-foot wall plates closest to the property line. The wall plates are similar in size to the recently approved two-story homes on 1075 and 1085 Golden Way, which have first story wall plate heights around 9-10.5 feet and second-story wall plate heights of around 8.5 feet. The plate heights of the addition and remodel, along with the new placement of the second story and shed roof orientation, should help to mitigate impacts of bulk and mass.

Overall, the proposed two-story addition and remodel is designed to help soften the transition within this transitional character neighborhood. The proposed materials relate to the surrounding neighborhood and the project has an appropriate relationship in terms of bulk, mass and scale relative to other second-story houses.

**Privacy**

The proposed second-story remodel will have a front setback of approximately 32 feet. The overall setback distance to the street from the second story helps mitigate unreasonable privacy impacts to neighbors across the street. The parcel also has three existing mature redwood trees in the front yard that will help mitigate bulk, mass, and privacy impacts towards the right side.

The proposed rear yard setback for the second story is approximately 66.2 feet at the most constrained point. The rear elevation contains two second-story windows, which have a sill height of 3 feet. Although the sill heights are shorter than the typically encouraged heights of 4.5 feet, the rear windows are at a distance to the rear property line which does not create any unreasonable privacy impacts. A new Eldarica Pine and Sweet Bay trees are proposed in the rear yard, which should also help mitigate privacy concerns once the trees grow to maturity.

The interior side setbacks to the second story are 23.2 feet on the left side and 20.9 feet on the right side. The right-side elevation contains no two-story windows, and first-story windows that will be screened with proposed Skip Cherry Laurel plants. The left-side elevation contains two second-story windows, located in bathroom spaces, each with a sill height of 5 feet. The first story left-side windows are also proposed to have Skip Cherry Laurel screening. These screening trees, combined with the existing fence and high sill heights in second story windows, significantly limit views toward the adjacent properties.
Overall, the project’s proposed window placement and sill height, along with proposed landscape screening, adequately minimizes views towards adjacent properties and does not create any unreasonable privacy impacts.

**Trees and Landscaping**
The site has four existing mature trees, including a 4” diameter olive tree and a mature grove of three redwood trees that range in size from 26.8 to 32.8 inches in diameter. The redwood trees are proposed to be retained through the construction process as specified in the included arborist report (Sheet A-0.8 of the plans and Attachment E). An existing 35.2 inch diameter Deodar Cedar in the rear yard was approved for removal per a Tree Removal Permit #TREE19-0202 (see the Arborist Report in Attachment E). The conditions of approval include planting a new Category I street tree, which is shown as a 15-gallon Eldarica Pine.

The Landscape Plan proposes an increase in hardscape and artificial turf in both the rear and front yards. Nine Sweet Bay trees are proposed in the rear yard and left side setback areas, which will help provide evergreen screening. A row of Skip Cherry Laurel screening is also proposed on both side yards in areas near first-story windows.

Overall, the project utilizes existing and proposed landscaping to screen the second-story addition and remodel. Since the project is an addition to an existing house (not new construction) with a rehabilitated landscape of less than 2,500 square feet of aggregate landscape area, the project shall comply with the performance requirements of the City’s Water Efficient Landscape Ordinance or conform to the prescriptive compliance option contained in Appendix D.

**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 Notification**
A public meeting notice was posted on the property and mailed to 12 nearby property owners on Golden Way and Seena Avenue. The Notification Map is included in Attachment A.

Based on neighborhood outreach efforts, the applicants have provided signed documentation from 11 of the 12 neighbors to show support for the project. An outreach map and signatures from the neighbors are included in Attachment D. One additional public comment was provided by a resident and is included in Attachment D as well.

Cc: Revital Kaufman Meron, Applicant and Designer  
Oren Naim and Elinor Wahrmann, Property Owners

Attachments:
A. Vicinity and Public Notification Maps  
B. Neighborhood Compatibility Worksheet  
C. Material Board and Rendering  
D. Neighborhood Correspondence and Outreach Map  
E. Arborist Report  

Design Review Commission  
SC19-0025 – 1060 Golden Way  
April 15, 2020
FINDINGS

SC19-0025 – 1060 Golden Way

With regard to design review for the two-story addition and remodel, the Design Review Commission finds the following in accordance with Section 14.76.060 of the Municipal Code that:

a. The proposed addition complies with all provisions of this chapter;

b. The height, elevations, and placement on the site of the proposed addition, 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 addition in relation to the immediate neighborhood will minimize the perception of excessive bulk;

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 addition has been designed to follow the natural contours of the site with minimal grading, minimum impervious cover, and maximum erosion protection.
CONDITIONS

SC19-0025 – 1060 Golden Way

GENERAL

1. **Expiration**
   The Design Review Approval will expire on April 15, 2022 unless prior to the date of expiration, a building permit is issued, or an extension is granted pursuant to Section 14.76.090 of the Zoning Code.

2. **Approved Plans**
   The approval is based on the plans and materials received on March 9, 2020, except as may be modified by these conditions as specified below:
   
a) Include a Grading and Drainage Plan prepared by a licensed Civil Engineer per the “Submittal Requirements for a Building Permit” guideline sheet from the Building Division

3. **Protected Trees**
   Tree nos. T2-T4 shall be protected under this application and cannot be removed without a tree removal permit from the Community Development Director.

4. **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. All work within the public street right-of-way shall be in compliance with the City’s Shoulder Paving Policy.

5. **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.

6. **Landscaping**
   The project shall be subject to the City’s Water Efficient Landscape Ordinance (WELO) pursuant to Chapter 12.36 of the Municipal Code if 2,500 square feet or more of new or replaced landscape area, including irrigated planting areas, turf areas, and water features is proposed. Any project with an aggregate landscape area of 2,500 square feet or less may conform to the prescriptive measures contained in Appendix D of the City’s Model Water Efficient Landscape Ordinance.

7. **Underground Utility and Fire Sprinkler Requirements**
   Additions exceeding fifty (50) percent of the existing living area (existing square footage calculations shall not include existing basements) and/or additions of 750 square feet or more shall trigger the undergrounding of utilities and new fire sprinklers. Additional square footage calculations shall include existing removed exterior footings and foundations being replaced and rebuilt. Any new utility service drops are pursuant to Chapter 12.68 of the Municipal Code.

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.
INCLUDED WITH THE BUILDING PERMIT SUBMITTAL

9. **Conditions of Approval**
   Incorporate the conditions of approval into the title page of the plans.

10. **Tree Protection Note**
    For tree nos. T2-T4, tree protection fencing shall be installed 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”.

11. **Water Efficient Landscape Plan**
    Provide documentation on a Landscape Plan that conforms to the prescriptive compliance option contained in Appendix D of the City’s Water Efficient Landscape Ordinance. If project is found to be subject to the performance measures of the Water Efficient Landscape Ordinance, provide a landscape documentation package prepared by a licensed landscape professional showing how the project complies with the City’s Water Efficient Landscape regulations and include signed statements from the project's landscape professional and property owner.

12. **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 Designer/Architect and property owner.

13. **Underground Utility Location**
    Show the location of underground utilities pursuant to Section 12.68 of the Municipal Code. Underground utility trenches shall avoid the driplines of all protected trees unless approved by the project arborist and the Planning Division.

14. **Air Conditioner Sound Rating**
    Show the location, setbacks to property line, model number, and maximum sound rating of any proposed air conditioning units on the site plan and provide the manufacturer’s specifications (Product Data sheet) showing the sound rating for each unit conforming to Chapter 6.16 Noise Control.

15. **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 ISSUANCE OF BUILDING OR DEMOLITION PERMIT

16. **Tree Protection**
    Tree protection fencing shall be installed around the driplines, or as required by the project arborist, of trees No(s). T2-T4 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 FINAL INSPECTION

17. **Landscaping Installation**
   All front yard, rear yard landscaping, and privacy screening trees shall be maintained and/or installed as shown on the approved plans or as required by the Planning Division.

18. **Landscaping Installation and Verification**
   If the project is found to be subject to WELO, provide a landscape Certificate of Completion, signed by the project’s landscape professional and property owner, verifying that the trees, landscaping and irrigation were installed per the approved landscape documentation package.

19. **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).
The information on this map was derived from the City of Los Altos' GIS. The City of Los Altos does not guarantee data provided is free of errors, omissions, or the positional accuracy, and it should be verified.
The information on this map was derived from the City of Los Altos' GIS. The City of Los Altos does not guarantee data provided is free of errors, omissions, or the positional accuracy, and it should be verified.
NEIGHBORHOOD COMPATIBILITY WORKSHEET

In order for your design review application for single-family residential remodel/addition or new construction to be successful, it is important that you consider your property, the neighborhood's special characteristics that surround that property and the compatibility of your proposal with that neighborhood. The purpose is to help you understand your neighborhood before you begin the design process with your architect/designer/builder or begin any formal process with the City of Los Altos. Please note that this worksheet must be submitted with your 1st application.

The Residential Design Guidelines encourage neighborhood compatibility without necessarily forsaking individual taste. Various factors contribute to a design that is considered compatible with a surrounding neighborhood. The factors that City officials will be considering in your design could include, but are not limited to: design theme, scale, bulk, size, roof line, lot coverage, slope of lot, setbacks, daylight plane, one or two-story, exterior materials, landscaping et cetera.

It will be helpful to have a site plan to use in conjunction with this worksheet. Your site plan should accurately depict your property boundaries. The best source for this is the legal description in your deed.

Photographs of your property and its relationship to your neighborhood (see below) will be a necessary part of your first submittal. Taking photographs before you start your project will allow you to see and appreciate that your property could be within an area that has a strong neighborhood pattern. The photographs should be taken from across the street with a standard 35mm camera and organized by address, one row for each side of the street. Photographs should also be taken of the properties on either side and behind your property from on your property.

This worksheet/check list is meant to help you as well as to help the City planners and Planning Commission understand your proposal. Reasonable guesses to your answers are acceptable. The City is not looking for precise measurements on this worksheet.

**Project Address:** 1060 Golden Way

**Scope of Project:** Addition or Remodel [ ] or New Home [X]  

Age of existing home if this project is to be an addition or remodel? 1954  

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

---

* See “What constitutes your neighborhood” on page 2.
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: 10,000 __________ square feet
   Lot dimensions: Length 138.5 __________ feet
                  Width 77.5 __________ feet

   If your lot is significantly different than those in your neighborhood, then note its: area __________, length __________, and width ____________.

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

   Existing front setback if home is a remodel? No ______
   What % of the front facing walls of the neighborhood homes are at the front setback 100 %
   Existing front setback for house on left 25 ______ ft./on right 25 ______ 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 1
   Garage facing front recessed from front of house face 1
   Garage in back yard 0
   Garage facing the side 3
   Number of 1-car garages 0; 2-car garages 8; 3-car garages 0
   Garage facing front aligned with house - 3

* See “What constitutes your neighborhood”, (page 2).
4. Single or Two-Story Homes:

What % of the homes in your neighborhood* are:
One-story 75%
Two-story 25%

5. Roof heights and shapes:

Is the overall height of house ridgelines generally the same in your neighborhood*? Yes
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) Stucco siding and Brick; wood shingles and brick

What roofing materials (wood shake/shingle, asphalt shingle, flat tile, rounded tile, cement tile, slate) are consistently (about 80%) used?
asphalt shingle
If no consistency then explain:


Does your neighborhood* have a consistent identifiable architectural style?
☐ YES ☐ NO

Type? ☐ Ranch ☐ Shingle ☐ Tudor ☐ Mediterranean/Spanish
☐ Contemporary ☐ Colonial ☐ Bungalow ☐ Other
8. **Lot Slope:** *(Pg. 25 Design Guidelines)*

Does your property have a noticeable slope? **No**

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

Is your slope higher __ lower __ same __ in relationship to the neighboring properties? Is there a noticeable difference in grade between your property/house and the one across the street or directly behind?

9. **Landscaping:**

Are there any frequently used or typical landscaping features on your street (i.e. big trees, front lawns, sidewalks, curbs, landscape to street edge, etc.)?  
**Front Lawn, landscape to street edge, bushes/flowers in front, no sidewalk**

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

Are there any major existing landscaping features on your property and how is the unimproved public right-of-way developed in front of your property (gravel, dirt, asphalt, landscape)?  
*5 grown redwood trees which are being preserved. Public right of way is developed with landscape, gravel and asphalt*

10. **Width of Street:**

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

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? **Asphalt, landscaped**
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.:

Neighborhood is not cohesive

---

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
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).

<table>
<thead>
<tr>
<th>Address</th>
<th>Front setback</th>
<th>Rear setback</th>
<th>Garage location</th>
<th>One or two stories</th>
<th>Height</th>
<th>Materials</th>
<th>Architecture (simple or complex)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1074 Golden Way</td>
<td>25</td>
<td>30</td>
<td>Front</td>
<td>One</td>
<td>~12'</td>
<td>Stucco, Brick</td>
<td>Simple</td>
</tr>
<tr>
<td>1048 Golden Way</td>
<td>25</td>
<td>35</td>
<td>Front</td>
<td>One</td>
<td>~12'</td>
<td>Stucco, Brick</td>
<td>Simple</td>
</tr>
<tr>
<td>1061 Seena Ave</td>
<td>20'</td>
<td>25'</td>
<td>Front</td>
<td>One</td>
<td>~14'</td>
<td>Siding, Brick</td>
<td>Complex</td>
</tr>
<tr>
<td>1085 Golden Way</td>
<td>25'</td>
<td>53'</td>
<td>Front</td>
<td>Two</td>
<td>26'</td>
<td>Stone veneer, siding, Stucco</td>
<td>Simple</td>
</tr>
<tr>
<td>1075 Golden Way</td>
<td>25'</td>
<td>40'</td>
<td>Front</td>
<td>Two</td>
<td>~26'</td>
<td>Siding</td>
<td>Simple</td>
</tr>
<tr>
<td>1061 Golden Way</td>
<td>26'</td>
<td>50'</td>
<td>Front</td>
<td>One</td>
<td>~14'</td>
<td>Siding</td>
<td>Simple</td>
</tr>
<tr>
<td>1041 Golden Way</td>
<td>25'</td>
<td>45'</td>
<td>Front</td>
<td>One</td>
<td>~12'</td>
<td>Wood shingle and brick</td>
<td>Simple</td>
</tr>
<tr>
<td>1035 Golden Way</td>
<td>26'</td>
<td>40'</td>
<td>Front</td>
<td>One</td>
<td>~14'</td>
<td>Stucco, siding and brick</td>
<td>Complex</td>
</tr>
</tbody>
</table>
**ENTRY DOOR**
- Pivot Door Company - Sydney
- Stained Espresso

**GARAGE DOOR**
- Clopay Avante
- Black - Frosted Glass

**WINDOWS**
- Aluminum Clad
  - Black

**SCONCE**
- Design Classics
  - Cylinder Sconce
  - Black

**STACKED STONE**
- MSI - Gray Oak Ed Honed

**LIGHT GREY SMOOTH STUCCO**
- Gray Screen
  - SW 7071

**FASCIA**
- Painted Redwood Black

**ROOFING**
- GAF Timberline
  - American HD Charcoal

**RECTANGULAR ALUMINUM Downspouts**
Hi Eliana,

Following up on my visit to your office, please find some pictures of the view from our backyard neighbor’s second floor into two of our bedrooms and shower. Our address is 1061 Seena Avenue and the neighbor’s address is 1060 Golden Way.

The view into our home from the existing second story is now occurring because the family moving into 1060 Golden Way has had a very large tree removed from their newly purchased property. Previously, this large tree had offered us a good deal of privacy. Complicating the situation is the fact that this house, after renovation is complete, we believe will have an even more imposing second floor view into our property.

Oren Naim, new property owner of 1060 Golden Way has been very considerate and visited with us on two occasions to understand our concerns and share with us the plans for renovation. He has stated that the plans actually call for planting tall trees along the back fence separating our properties. If this is done, there should be absolutely no issue remaining; but, I write this memo only because we have been made promises before by different neighbors which were never fulfilled. We have no reason to believe that would occur in this case and in fact are so certain that we have signed our approval for the plans presented and sincerely appreciate Mr. Naim’s transparency and good neighbor approach.

Thank you Eliana for entertaining our concerns as it looks like everything should work out well provided that is........that the tall trees to be planted are of good maturity and height because at our age (scary thought) we cannot afford to wait for trees to grow for 15 years that will then provide adequate privacy.

With appreciation,
Ray & Irene Piontek

Ray Piontek
Founder and Executive Director
650 969-2100 Work
650 930-6910 Cell
ray@bayareafurniturebank.org
www.bayareafurniturebank.org

FURNITURE BANK
Begin forwarded message:

From: "Ray@bafb.org" <ray@bafb.org>
Subject: Neighbor’s View
Date: February 27, 2020 at 4:47:01 PM PST
To: Ray Plontek <Ray@BAFB.Org>
Sent from my iPhone
Dear Los Altos Planning Commission,

We, the undersigned, have discussed with the Naim family the proposed house at 1060 Golden Way, Los Altos, CA. We have seen the elevations and exterior render of the proposed house and support the development. We feel the proposed structure is compatible with our neighborhood.

Name: Devi Schidu Krishnan
Address: 1034 Golden Way Los Altos
Signature: [Signature]
Date: 2/4/20

Name: Fred Bailey
Address: 1040 Golden Way
Signature: [Signature]
Date: 2/7/20

Name: Peter Palmensoo
Address: 1035 Golden Way
Signature: [Signature]
Date: 2/7/20

Name: [Signature]
Address: 1035 Golden Way
Signature: [Signature]
Date: 2/7/20

Name: Jacob Taylor
Address: 1061 Golden Way
Signature: [Signature]
Date: 2/4/20
Dear Los Altos Planning Commission,

We, the undersigned, have discussed with the Naim family the proposed house at 1060 Golden Way, Los Altos, CA. We have seen the elevations and exterior render of the proposed house and support the development. We feel the proposed structure is compatible with our neighborhood.

Name: Soraya Kasnavi
Address: 1048 Golden Way
Signature: 
Date: Feb 14, 2020

Name: Hanif Fatemi
Address: 1048 Golden Way
Signature: 
Date: Feb 14, 2020

Name: 
Address: 
Signature: 
Date: 

Name: 
Address: 
Signature: 
Date: 

Name: 
Address: 
Signature: 
Date: 

Name: 
Address: 
Signature: 
Date: 

Dear Los Altos Planning Commission,

We, the undersigned, have discussed with the Naim family the proposed house at 1060 Golden Way, Los Altos, CA. We have seen the elevations and exterior render of the proposed house and support the development. We feel the proposed structure is compatible with our neighborhood.

Name: Marianne Rudolph
Address: 1074 Golden Way
Signature: M Rudolph
Date: February 3, 2020

Name: Ray Strete
Address: 1061 Seeuh Ave
Signature: Ray Strete
Date: 2/7/18

Name: __________________________
Address: _______________________
Signature: _______________________
Date: __________________________

Name: __________________________
Address: _______________________
Signature: _______________________
Date: __________________________

Name: __________________________
Address: _______________________
Signature: _______________________
Date: __________________________
Dear Los Altos Planning Commission,

We, the undersigned, have discussed with the Naim family the proposed house at 1060 Golden Way, Los Altos, CA. We have seen the elevations and exterior render of the proposed house and support the development. We feel the proposed structure is compatible with our neighborhood.

Name: Maria Liu
Address: 1075 Golden Way
Signature:
Date: 2/8/20

Name: ____________________________________________________________________________
Address: __________________________________________________________________________
Signature: _________________________________________________________________________
Date: ____________________________________________________________________________

Name: ____________________________________________________________________________
Address: __________________________________________________________________________
Signature: _________________________________________________________________________
Date: ____________________________________________________________________________

Name: ____________________________________________________________________________
Address: __________________________________________________________________________
Signature: _________________________________________________________________________
Date: ____________________________________________________________________________

Name: ____________________________________________________________________________
Address: __________________________________________________________________________
Signature: _________________________________________________________________________
Date: ____________________________________________________________________________
Notes:
1085 Golden Way - House under construction and owner unreachable.
November 11, 2019

Oren Naim
orennaim@gmail.com

Site: 1060 Golden, Los Altos, CA

Dear Mr. Naim,

As requested on Tuesday, October 29, 2019, I visited the above site for the purpose of inspecting and commenting on the trees. A new home addition and landscape is being designed for this site and your concern as to the future health and safety of the trees has prompted this visit.

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

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

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

<table>
<thead>
<tr>
<th>Tree#</th>
<th>Species</th>
<th>DBH</th>
<th>CON</th>
<th>HT/SP</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Deodar cedar <em>(Cedrus deodara)</em></td>
<td>35.2</td>
<td>0</td>
<td>55/50</td>
<td>Dead, oak root fungus.</td>
</tr>
<tr>
<td>2</td>
<td>Redwood <em>(Sequoia sempervirens)</em></td>
<td>32.8</td>
<td>70</td>
<td>65/35</td>
<td>Good vigor, fair form, group of 3.</td>
</tr>
<tr>
<td>3</td>
<td>Redwood <em>(Sequoia sempervirens)</em></td>
<td>26.8</td>
<td>70</td>
<td>65/35</td>
<td>Good vigor, fair form, group of 3.</td>
</tr>
<tr>
<td>4</td>
<td>Redwood <em>(Sequoia sempervirens)</em></td>
<td>30.5</td>
<td>70</td>
<td>65/35</td>
<td>Good vigor, fair form, group of 3. Eastern corner.</td>
</tr>
<tr>
<td>5</td>
<td>Monterey pine <em>(Pinus radiata)</em></td>
<td>4.5</td>
<td>45</td>
<td>15/20</td>
<td>Good vigor, poor form, topped.</td>
</tr>
<tr>
<td>6</td>
<td>Yucca <em>(Yucca spp)</em></td>
<td>11.2</td>
<td>55</td>
<td>20/15</td>
<td>Fair vigor, fair form, near property line.</td>
</tr>
</tbody>
</table>

Summary:
The trees on site are a mix of non-native (exotics) trees. The trees are in poor-fair condition with one dead tree and no excellent trees. No neighboring trees will be affected by the proposed construction.

Deodar cedar #1 is dead. Oak root fungus is most likely the cause of the trees death. The tree should be removed as it will soon become a hazard. The redwood in the eastern corner of the lot are in fair condition and should neo be affected by the proposed construction. The small pine #5 is a poor species that has already been topped. The small tree should be removed or kept to its small size. The following tree protection plan will help to reduce impacts on any retained trees.

Tree Protection Plan:
Tree protection zones should be established and maintained throughout the entire length of the project. Fencing for the protection zones should be 6 foot metal chain link fencing supported by metal poles or stakes pounded into the ground. The support poles should be spaced no more than 10 feet apart on center. The location for the protection fencing should be as close to the dripline as possible still allowing room for construction to safely continue. Signs should be placed on fencing signifying “Tree Protection Zone - Keep Out”. No materials or equipment should be stored or cleaned inside the tree protection zones.

Any roots to be cut should be monitored and documented. Large roots or large masses of roots to be cut should be inspected by the site arborist. The site arborist may recommend fertilizing or irrigation if root cutting is significant. Cut all roots clean with a saw or loppers. Roots to be left exposed for a period of time should be covered with layers of burlap and kept moist.
Trenching for irrigation, electrical, drainage or any other reason should be hand dug when beneath the driplines of protected trees. Hand digging and carefully laying pipes below or beside protected roots will dramatically reduce root loss of desired trees thus reducing trauma to the entire tree. Trenches should be backfilled as soon as possible with native material and compacted to near its original level. Trenches that must be left exposed for a period of time should also be covered with layers of burlap or straw wattle and kept moist. Plywood over the top of the trench will also help protect exposed roots below.

Normal irrigation should be maintained throughout the entire length of the project. The imported trees on this site will require irrigation during the warm season months. Some irrigation may be required during the winter months depending on the seasonal rainfall. During the summer months the trees on this site should receive heavy flood type irrigation 2 times a month. During the fall and winter 1 time a month should suffice. Mulching the root zone of protected trees will help the soil retain moisture, thus reducing water consumption.

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

Sincerely,

Kevin R. Kielty
Certified Arborist WE#0476A