



DATE: May 20, 2020

AGENDA ITEM #3

**TO:** Design Review Commission  
**FROM:** Calandra Niday, Assistant Planner  
**SUBJECT:** SC19-0010 – 126 Mount Hamilton Avenue

**RECOMMENDATION:**

Approve design review application SC19-0010 subject to the listed findings and conditions

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**PROJECT DESCRIPTION**

This is a design review application for a new two-story house. The proposed project includes 2,740 square feet on the first story, 1,206 square feet on the second story, and a 2,704 square-foot basement. This application was previously reviewed by the Design Review Commission on October 2, 2019 and April 15, 2020. The following table summarizes the project's technical details:

**GENERAL PLAN DESIGNATION:** Single-Family Medium Lot  
**ZONING:** R1-10  
**PARCEL SIZE:** 11,974 square feet  
**MATERIALS:** Standing seam metal roofing, Hardieplank lap siding, stone veneer, wood and glass garage door, clad wood windows, bronze exterior lighting and wood trim details

	<b>Existing</b>	<b>Proposed</b>	<b>Allowed/Required</b>
<b>COVERAGE:</b>	2,304.2 square feet	3,559.1 square feet	3,592.2 square feet
<b>FLOOR AREA:</b>			
First floor	2,238.5 square feet	2,740.4 square feet	
Second floor	-	1,205.9 square feet	
Total	2,238.5 square feet	3,946.3 square feet	3,947.4 square feet
<b>SETBACKS:</b>			
Front	29.9 feet	27.8 feet	25 feet
Rear	55.9 feet	52.4 feet	25 feet
Right side (1 <sup>st</sup> /2 <sup>nd</sup> )	9.8 feet/-	14.42 feet/23.8 feet	10 feet/17.5 feet
Left side (1 <sup>st</sup> /2 <sup>nd</sup> )	9.9 feet/-	13.42 feet/20.5 feet	10 feet/17.5 feet
<b>HEIGHT:</b>	15.6 feet	25.8 feet	27 feet

## **BACKGROUND**

### **Design Review Commission Action**

On October 2, 2019, the Design Review Commission held a public meeting to consider the proposed project. Following a presentation from the project architect and property owner, three neighbors provided public feedback, with concerns being raised about the size and scale of the proposed residence and the compatibility with the surrounding neighborhood. Following public comment, the Commission discussed the proposed project. While generally supportive of the architectural design, the Commission also expressed concerns about bulk and mass of the second story and overall neighborhood compatibility. Based on this consensus, the Commission voted unanimously (4-0), with Commissioner Glew absent, to continue the project with the direction to address the following:

- Compatibility with the neighborhood;
- Communicate the proposed design with the neighbors;
- Include the streetscape design with the revised design plans; and
- Consider reducing the mass and bulk of the design, and potentially reduce the second story.

The October 2, 2019 Design Review Commission agenda report and meeting minutes are attached for reference and can be found in Attachments A and B.

On April 15, 2020, the Design Review Commission held a virtual public hearing to consider the proposed project. The Commission voted 3-2 to approve the project with the modification to install a heavy asphalt composition shingle roof to match the neighboring properties. However, there were technical difficulties and various members of the public were not able to speak on behalf of the project. A new virtual meeting is being held on May 20, 2020. The Planning Manager, Guido Persicone, has hosted trainings with various members of the public to review the new virtual format.

Since the April 15<sup>th</sup> meeting, the neighbor – Anne Hambly at 100 Mount Hamilton Avenue – has expressed opposition of the project. After the Planning Manager and Anne spoke, the City was informed that her main concern is the location of the pool equipment. In response to this concern, the applicant has agreed to go beyond the requirements of the City’s Noise Control Ordinance (Municipal Code Chapter 6.16) and relocate the pool equipment in the rear yard. The pool equipment relocation letter is attached for reference and can be found in Attachment G.

## **DISCUSSION**

### **Design Revisions**

In response to the Commission’s concerns, the applicant revised the project design by reducing the bulk and mass of the second story, reduced the second story glazing on the front and side elevations, added an elevator to service all levels of the residence, provided a streetscape to show compatibility with the neighboring properties, and conducted additional public outreach.

To help reduce the visual bulk and mass of the second story, the applicant lowered the height of the front entry feature which allowed the second story wall above the entry to be pushed back 4.2 feet. Lowering the front entry element resulted in a front gable that is included as part of the horizontal eave line across the front elevation, which is consistent with the eave lines of the neighboring properties. The visual mass of the second story was also reduced by pushing back Bedroom #2 by 3

feet. The proposed project has been redesigned with a slightly lower height from approximately 26 feet to 25.8 feet. Overall, the new simplified design of the proposed project results in a home that fits in well with the neighborhood context.

To address the neighborhood compatibility, the proposed residence uses a similar neutral color palette to match the surrounding homes within the neighborhood. The use of horizontal siding and stone wainscoting as the predominant exterior materials maintains a relationship with the facades seen in the neighborhood context. The project proposes modest plate heights of 9 feet at the first story and 8 feet at the second story to stay consistent with the eave lines of the surrounding residences. As requested by the Commission, a streetscape with the two adjoining properties on each side, is provided in Attachment D. The streetscape elevation demonstrates that the first story eave height of the proposed residence is consistent with the eave height of the neighboring properties. The streetscape also shows the similarity in materials and color palette of the proposed residence to the adjoining properties. As shown in Attachment D, Sheet A0.4b, there are many two-story residences within the greater neighborhood context with similar massing and scale as the proposed project. In addition, as shown in the aerial view in Attachment D, Sheet A0.4c, the overall setbacks and massing of the proposed project will be comparable to the other residences in the neighborhood context.

To reduce any privacy concerns, the glazing on the front and side elevations has been minimized. The amount of front facing glazing has been reduced by changing Bedroom #3 to be rear facing and moving the bay window from the front elevation to the rear elevation. The windows on the right side (west elevation) was reduced from five windows to four windows with sill heights of 4.2 feet and 6.6 feet. A visual representation of the project modifications is included in Attachment E. The second story side yard setbacks on the right side was increased from approximately 22.8 to 23.8 feet which exceeds the minimum standard of 17.5 feet. Overall, due to the increased setbacks and window sill heights, combined with the existing mature trees and extensive evergreen screening proposed along the side and rear property lines, the privacy impacts should be minimized and not considered unreasonable.

Furthermore, an elevator was added to service all levels, which in turn, resulted in minor floor plan changes to accommodate the elevator shaft. In addition to the design revisions, the property owner conducted additional outreach to neighbors as requested by the Commission. The property owner shared their updated plans and a letter detailing the changes made since the last meeting. A response letter from the applicant that provides a list of items that were updated in the plans and a copy of the letter sent to the neighbors are included in Attachment C. Overall, with design revisions and the recommended conditions, the project appears to have addressed the Commission's direction and staff is recommending approval.

### **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 and Public Correspondence**

A public meeting notice was posted on the property and mailed to 11 nearby property owners on Mount Hamilton Avenue, Mount Hamilton Court, and View Street. In addition, as requested by the neighbor Anne Hambly at 100 Mount Hamilton Avenue, the City has mailed public notification to an

additional 14 property owners on Mount Hamilton Court and 174 and 190 Mount Hamilton Avenue. The updated Public Notification Map is included in Attachment F. In addition, public correspondence is attached for reference and can be found in Attachment H.

Cc: Eugene Sakai, Applicant and Architect  
Gloria On and YJ Chien, Property Owners

Attachments:

- A. Design Review Commission Meeting Agenda Report, October 2, 2019
- B. Design Review Commission Minutes, October 2, 2019
- C. Applicant Response Letter
- D. Streetscape Elevation & Context (Sheet A0.4-A0.4c)
- E. Project Modifications
- F. Vicinity and Public Notification Maps
- G. Pool Equipment Letter
- H. Public Correspondence

## FINDINGS

SC19-0010 – 126 Mount Hamilton 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 structure complies with all provision of this chapter;
- b. The height, elevations, and placement on the site of the proposed structure, 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 structure 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 structure has been designed to follow the natural contours of the site with minimal grading, minimum impervious cover, and maximum erosion protection.

## CONDITIONS

SC19-0010 – 126 Mount Hamilton Avenue

### **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**

This approval is based on the original plans and materials received on April 1, 2019 and then resubmitted on February 3, 2020, except as may be modified by these conditions.

3. **Pool Equipment Relocation**

Relocate the pool equipment along the rear elevation. The swimming pool motor and equipment are required to be enclosed with a noise attenuating structure.

4. **Protected Trees**

As shown in the site plan, Trees Nos. 1-8, 10, 12-15, and 17-19 shall be protected under this application and cannot be removed without a tree removal permit from the Community Development Director.

5. **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.

6. **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.

7. **Landscaping**

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

8. **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.

9. **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 IN BUILDING PERMIT SUBMITTAL**

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

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

### **11. Applicant Acknowledgement of Conditions of Approval**

The applicant shall acknowledge receipt of the final conditions of approval and put in a letter format acceptance of said conditions. This letter will be submitted during the first building permit submittal.

### **12. Tree Protection Note**

On 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.”

### **13. 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 and include signed statements from the project’s landscape professional and property owner.

### **14. 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.

### **15. 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.

### **16. Air Conditioner Sound Rating**

Show the location of any air conditioning units on the site plan including the model number and manufacturer of the units. Provide the manufacturer’s specifications showing the sound rating for each unit. The air conditioning units must be located to comply with the City’s Noise Control Ordinance (Chapter 6.16) and in compliance with the Planning Division setback provisions. The units shall be screened from view of the street.

### **17. 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**

### **18. Conditions of Approval Letter**

The applicant shall acknowledge receipt of the final conditions of approval and put in a letter format acceptance of said conditions. This letter will be submitted during the first building permit submittal.

### **19. Tree Protection**

Tree protection fencing shall be installed around the driplines of Trees Nos. 1-8, 10, 12-15, and 17-19 as shown in 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**

**20. Tree Protection Letter**

Submit a letter from Kevin Kielty (Kielty Arborist Services) confirming that the tree protection measures were implemented during project construction.

**21. Landscaping Installation and Verification**

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.

**22. 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).

# ATTACHMENT A



DATE: October 2, 2019

AGENDA ITEM #4

**TO:** Design Review Commission  
**FROM:** Calandra Niday, Assistant Planner  
**SUBJECT:** SC19-0010 – 126 Mount Hamilton Avenue

## RECOMMENDATION:

Approve design review application SC19-0010 subject to the listed findings and conditions

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## PROJECT DESCRIPTION

This is a design review application for a new two-story house. The proposed project includes 2,740 square feet on the first story, 1,206 square feet on the second story, and a 2,704 square-foot basement. The following table summarizes the project's technical details:

**GENERAL PLAN DESIGNATION:** Single-Family Medium Lot  
**ZONING:** R1-10  
**PARCEL SIZE:** 11,974 square feet  
**MATERIALS:** Standing seam metal roofing, Hardieplank lap siding, stone veneer, wood and glass garage door, clad wood windows, bronze exterior lighting and wood trim details

	<b>Existing</b>	<b>Proposed</b>	<b>Allowed/Required</b>
<b>COVERAGE:</b>	2,304.2 square feet	3,568.9 square feet	3,592.2 square feet
<b>FLOOR AREA:</b>			
First floor	2,238.5 square feet	2,740.4 square feet	
Second floor	-	1,206.3 square feet	
Total	2,238.5 square feet	3,946.7 square feet	3,947.4 square feet
<b>SETBACKS:</b>			
Front	29.9 feet	27.8 feet	25 feet
Rear	55.9 feet	52.4 feet	25 feet
Right side (1 <sup>st</sup> /2 <sup>nd</sup> )	9.9 feet/-	14.4 feet/22.8 feet	10 feet/17.5 feet
Left side (1 <sup>st</sup> /2 <sup>nd</sup> )	9.8 feet/-	15.3 feet/20.5 feet	10 feet/17.5 feet
<b>HEIGHT:</b>	15.6 feet	26 feet	27 feet

## **BACKGROUND**

### **Neighborhood Context**

The subject property is located on Mount Hamilton Avenue, directly south of the intersection with Mount Hamilton Court. The neighborhood along Mount Hamilton Avenue is considered a Consistent Character Neighborhood as defined in the City's Residential Design Guidelines. The homes in this neighborhood are primarily lower-scale single-story residences with uniform horizontal eave lines except for one two-story residence located along the rear of the subject property at 72 View Street. Residences in this neighborhood have similar setbacks, hipped or gable roof structures and share a variety of exterior siding materials. The street along Mount Hamilton Avenue is wide with unimproved shoulders and does not have uniform street tree and vegetation patterns; however, most properties have mature street trees and shrubs that obscures views of houses from the street.

## **DISCUSSION**

### **Design Review**

According to the Design Guidelines, in Consistent Character Neighborhoods, appropriate designs have elements, materials, and scale found in the neighborhood, and sizes that are not significantly larger than other houses in the neighborhood. The emphasis should be on designs that fit-in and lessen abrupt changes.

The existing residence on the property, which is a traditional one-story home with gable ends will be demolished and a new two-story residence with a basement will be constructed. The basement will be accessible through a lightwell proposed along the right side of the residence. The project uses a traditional architectural design with contemporary elements. The design consists of multiple roof forms including two side facing gables on the first story, a shed roof element under the front second story gable, and a sequence of hipped roof forms at the second story that results in a layered appearance. The multiple roof forms result in a design that is more complex than other residences in the immediate vicinity. There is an opportunity to simplify the roof forms on the second story to be more consistent with the neighborhood context. However, the second story gable element along with the bay window and layered hipped roof forms reduces the massing of the second story and is well articulated. The front gable over the front porch entry breaks up the uniform horizontal eave line along the first story on the front elevation. The second story massing is balanced over the first story with a gable element slightly off-center and to the right of the first story entry. In addition to the front entry porch, a large covered patio is proposed at the rear portion of the residence.

The height of the proposed residence is 26 feet to the existing grade. The primary height of the wall plates on the first story are 9 feet, with an increased wall plate height of 10 feet at the family room along the west elevation towards the rear of the property. At the front of the east elevation, the front living room has a wall plate height of 9-feet, 9.5-inches, with a reduced wall plate height of 9 feet in bedroom No. 4. The wall plate heights for the second story are mostly 8 feet tall, with the exception of the master bedroom where the wall plate height is 10-feet, 3-inches. Generally, the lower eave lines and lower plate heights are towards the front of the property while the increased eave lines and plate heights are towards the rear of the property.

The proposed exterior siding material is Hardieplank lap siding which is a material that is more durable and longer lasting than wood siding while providing a similar appearance. The proposed standing seam metal roofing creates a more contemporary style appearance compared to other homes on Mount Hamilton Avenue. However, the use of horizontal siding and stone wainscoting as the predominant exterior materials maintains a relationship with the facades seen in the existing neighborhood. The project's material board is included as Attachment C. Overall, the exterior materials are designed to lessen abrupt changes and are used to soften the transition of a predominantly one-story residential neighborhood.

### **Privacy**

The second story includes three windows on the left side (east elevation) and five windows on the right side (west elevation). On the east elevation, there is one small window in the master bathroom and a passive window in the stairwell, both with sill heights of four-feet, two-inches. Also, on the east elevation, there is a window above the foyer which has views obscured from the chimney. The project proposes increased second story side yard setbacks of approximately 20.5 feet on the left side, where 17.5 feet is required in a R1-10 District. In addition, the project proposes to plant 26 new evergreen screening trees (*Podocarpus garcilior*) along the side and rear property lines to screen the views of adjacent neighbors.

On the west elevation, there are two passive windows in bedroom 3 and one small window in the accompanying bathroom each with a sill height of four-feet, eight-inches. Small windows with sill heights greater than four-feet, six-inches in height limit direct views into adjacent properties and should reduce privacy concerns. Also, on the west elevation, there are two passive windows in the master bedroom with sill heights of 7 feet. The project proposes increased second story side yard setbacks of approximately 22.8 feet on the right side where 17.5 feet is typically required. In addition, the two small windows in the master bedroom on the west elevation are setback over 40 feet from the left side property line and views are obscured from the chimney.

On the rear of the residence (south elevation), there are two small second story windows, one bay window, and one large window; however, the project proposes an increased rear yard setback of approximately 52.4 feet, where a setback of 25 feet is required. In addition, there are three existing mature trees along the rear property line, including two deodar cedar trees and one canary island palm tree. Approximately 6 fern pine (*Podocarpus gracilior*) screening trees will be installed along the rear property line to help screen views into the adjacent neighboring property.

Overall, due to the increased setbacks and window sill heights, combined with the existing mature trees and extensive evergreen screening proposed along the side and rear property lines, the privacy impacts should be minimized and not considered unreasonable.

### **Trees and Landscaping**

There are a total of 13 existing trees on the project site consisting of many Purple leaf plums, Deodar cedars, a Canary island palm, an Oleander hedge, and Loquat trees. In addition, there are 6 Coast redwood trees located on the neighboring property to the east with tree driplines that extend along the perimeter of the subject property. The redwood trees on the neighboring property, the large Deodar cedar trees in the rear and side property lines, and the three Purple leaf plum trees located along the property frontage will require tree protection fencing throughout the entire length of construction.

The project is proposing to retain all trees with the exception of three trees, including the Oleander hedge (tree #9), the Deodar cedar tree (tree #11), and the dead Loquat tree (tree #16). The Oleander hedge and Loquat tree are not large enough to be considered a protected tree under the City's Tree Protection Regulations (Municipal Code Chapter 11.08). The Deodar cedar tree (tree #11) is shown to be in poor condition and has formed codominant stems that has resulted in splitting. An arborist report was prepared by Kevin Kielty (Kielty Arborist Services) which further details the current conditions of the existing trees and is included in Attachment D. The arborist report also outlines a tree protection plan for the remaining healthy trees on the site. The last page of the arborist report includes an evaluation of the new pool location. Staff worked with the applicant to relocate the pool to be outside the tree driplines of the existing large deodar cedar trees towards the rear property line.

The landscape plan (see Sheets L-1 to L-3 of the Plan Set) proposes one 'Little Gem' magnolia tree and two Laurus Saratoga trees in the front yard as well as 26 Podocarpus garcilior evergreen screening trees along the sides and rear property lines, and a variety of other shrubs and groundcover type plants throughout the site. Overall, the project will be maintaining the existing healthy mature trees, installing new trees and screening throughout the site, and meets the City's landscaping regulations and street tree guidelines. Since the project includes a new house and has more than 500 square feet of new landscape area, it is subject to the City's Water Efficient Landscape Ordinance.

### **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 11 nearby property owners on Mount Hamilton Avenue, Mount Hamilton Court, and View Street. The Public Notification Map is included in Attachment B.

Cc: Eugene Sakai, Applicant and Architect  
Gloria On and YJ Chien, Property Owners

### Attachments:

- A. Neighborhood Compatibility Worksheet
- B. Area, Vicinity and Public Notification Maps
- C. Materials Board
- D. Arborist Report

## FINDINGS

SC19-0010 – 126 Mount Hamilton 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 structure complies with all provision of this chapter;
- b. The height, elevations, and placement on the site of the proposed structure, 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 structure 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 structure has been designed to follow the natural contours of the site with minimal grading, minimum impervious cover, and maximum erosion protection.

## CONDITIONS

SC19-0010 – 126 Mount Hamilton Avenue

### **GENERAL**

1. **Approved Plans**

This approval is based on the plans and materials received on April 1, 2019 and then resubmitted on August 27, 2019, except as may be modified by these conditions.

2. **Protected Trees**

As shown in the site plan, Trees Nos. 1-8, 10, 12-15, and 17-19 shall be protected under this application and cannot be removed without a tree removal permit from the Community Development Director.

3. **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.

4. **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.

5. **Landscaping**

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

6. **Fire Sprinklers**

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

7. **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.

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 IN BUILDING PERMIT SUBMITTAL**

9. **Conditions of Approval**

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

10. **Tree Protection Note**

On 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."

11. **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 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 drip-lines of all protected trees unless approved by the project arborist and the Planning Division.

**14. Air Conditioner Sound Rating**

Show the location of any air conditioning units on the site plan including the model number and manufacturer of the units. Provide the manufacturer's specifications showing the sound rating for each unit. The air conditioning units must be located to comply with the City's Noise Control Ordinance (Chapter 6.16) and in compliance with the Planning Division setback provisions. The units shall be screened from view of the street.

**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 of Trees Nos. 1-8, 10, 12-15, and 17-19 as shown in 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. Tree Protection Letter**

Submit a letter from Kevin Kielty (Kielty Arborist Services) confirming that the tree protection measures were implemented during project construction.

**18. Landscaping Installation and Verification**

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).



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 126 Mount Hamilton Ave

Scope of Project: Addition or Remodel  or New Home

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

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

Address: \_\_\_\_\_

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: 14000 square feet

Lot dimensions: Length 110 feet

Width 140 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? \_\_\_\_\_

What % of the front facing walls of the neighborhood homes are at the front setback 75 %

Existing front setback for house on left 21 ft./on right 27 ft.

Do the front setbacks of adjacent houses line up? No

#### 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 7

Garage facing front recessed from front of house face 0

Garage in back yard 2

Garage facing the side 1

Number of 1-car garages \_\_\_; 2-car garages 8; 3-car garages \_\_\_

Address: \_\_\_\_\_

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

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

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

One-story 70

Two-story 30

**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) Many houses have more than one material

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: \_\_\_\_\_

**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: \_\_\_\_\_

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)

Slopes up away from 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.)?

Trees, curbs

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

Most houses, not all, are visible from the street. Our house is not very visible from the back.

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)?

Trees on and around property. Gravel right-of-way.

**10. Width of Street:**

What is the width of the roadway paving on your street in feet? 27

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? gravel

Address: \_\_\_\_\_

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.:  
hip and gable roofs

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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: \_\_\_\_\_

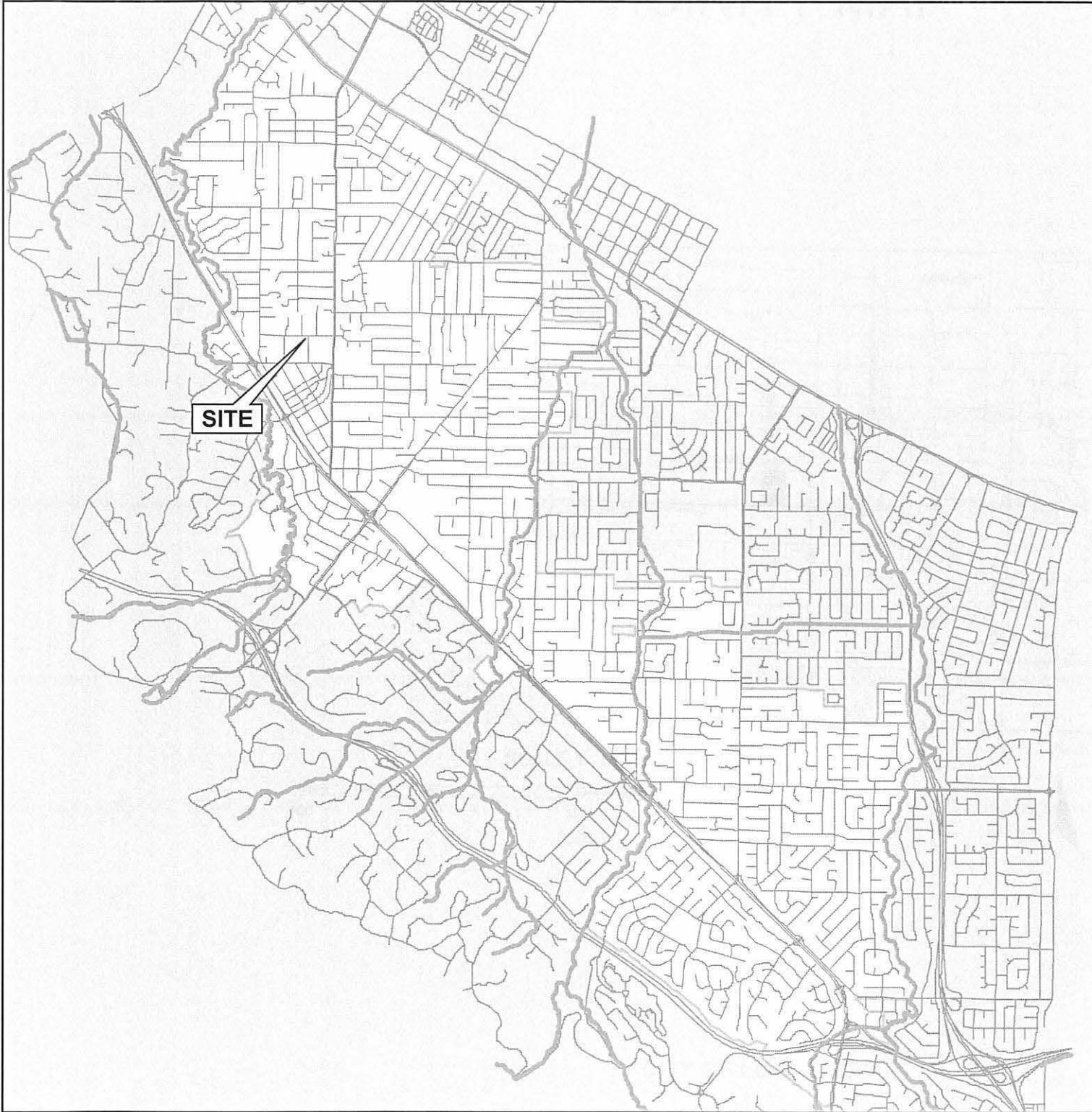
Date: \_\_\_\_\_

## 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)
100 Mt Hamilton Ave	33	27	side	one	18	board and batten	simple
77 View St	27	34	front	one	16	clapboard, brick	simple
142 Mt Hamilton Ave	27	31	front	one	18	stone, board and batten	simple
160 Mt Hamilton Ave	30	35	front	one	18	stucco	simple
72 View St	70	35	front	two	30	clapboard	complex
111 Bridgton Ct	21	21	rear	two	28	stucco, Spanish tile	complex
145 Mt Hamilton Ave	21	21	front	one	22	stucco, brick	simple
115 Mt Hamilton Ave	25	30	front	one	15	clapboard, brick	simple
95 Mt Hamilton Ave	33	18	front	two	27	stucco, brick	complex
112 Garland Way	32	20	rear	one	18	clapboard	simple

AREA MAP



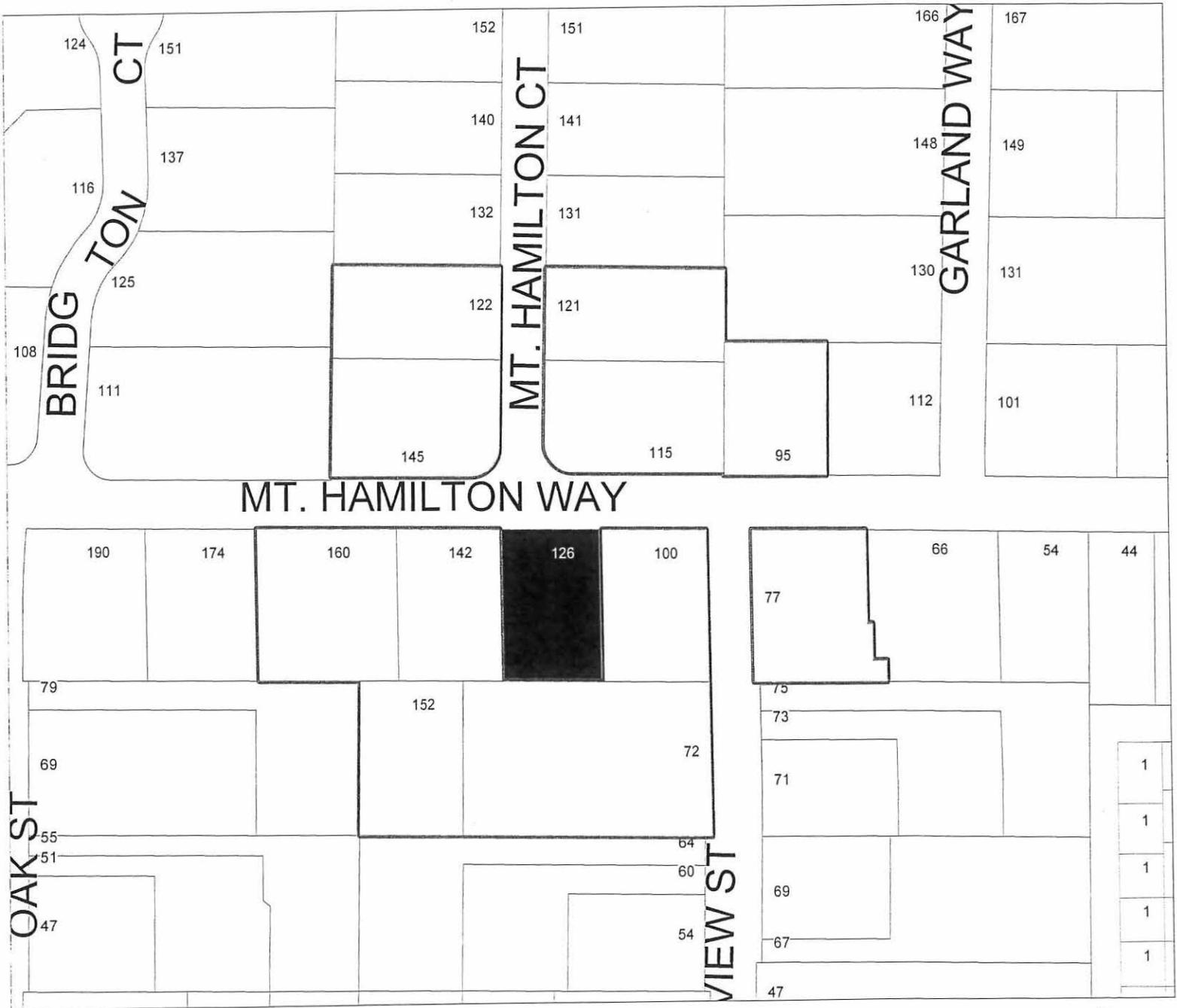
CITY OF LOS ALTOS

APPLICATION: SC19-0010  
APPLICANT: Eugene Sakai  
SITE ADDRESS: 126 Mt. Hamilton Avenue

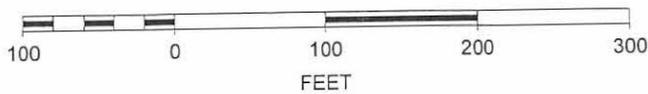


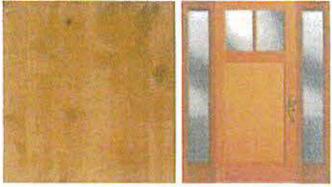
Not to Scale

# 126 Mt. Hamilton Avenue Notification Map



SCALE 1 : 1,500

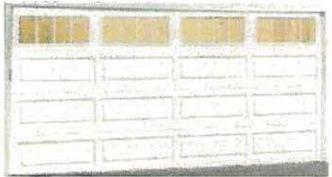




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## ON-CHIEN RESIDENCE

126 MOUNT HAMILTON AVENUE, LOS ALTO.



## MATERIAL BOARD



STUDIO S SQUARED  
ARCHITECTURE

1000 S. Winchester Blvd  
San Jose, CA 95128  
ph: (408) 998 0983  
[www.studios2arch.com](http://www.studios2arch.com)  
[houzz.com](http://houzz.com)

## Kiely Arborist Services

Certified Arborist WE#0476A

P.O. Box 6187

San Mateo, CA 94403

650-515-9783

December 5, 2018

Gloria On & Yowjie Chien

gloriaon@gmail.com

gsx323@gmail.com

Site: 126 Mount Hamilton Avenue, Los Altos CA,

Dear Gloria On & Yowjie Chien,

As requested on Monday, November 26, 2018, I visited the above site for the purpose of inspecting and commenting on the trees. A new home is proposed for this site and your concern as to the future health and safety of existing trees has prompted this visit. Site plan A1.0a dated 10/23/18 was used for this report.

### **Method:**

All inspections were made from the ground; the trees were not climbed for this inspection. The trees in question were located on an existing topography map provided by you. The trees were then measured for diameter at 54 inches above ground level (DBH or diameter at breast height). The trees were given a condition rating for form and vitality. Each tree was put into a health class using the following rating system:

- F- Very Poor
- D- Poor
- C- Fair
- B- Good
- A- Excellent

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

126 Mount Hamilton /12/5/18

(2)

**Survey:**

<b>Tree#</b>	<b>Species</b>	<b>DBH</b>	<b>CON</b>	<b>HT/SP</b>	<b>Comments</b>
1P	Purple leaf plum ( <i>Prunus cerasifera</i> )	9.7	B	15/10	Good vigor, fair form, street tree.
2P	Purple leaf plum ( <i>Prunus cerasifera</i> )	10.2	B	15/12	Good vigor, fair form, street tree.
3P	Purple leaf plum ( <i>Prunus cerasifera</i> )	9.8	B	15/15	Good vigor, fair form, street tree.
4*P	Redwood ( <i>Sequoia sempervirens</i> )	15est	A	70/15	Good vigor, good form.
5*P	Redwood ( <i>Sequoia sempervirens</i> )	18est	A	70/15	Good vigor, good form.
6*P	Redwood ( <i>Sequoia sempervirens</i> )	18est	A	70/15	Good vigor, good form.
7*P	Redwood ( <i>Sequoia sempervirens</i> )	18est	A	70/15	Good vigor, good form.
8*P	Redwood ( <i>Sequoia sempervirens</i> )	18est	A	70/15	Good vigor, good form.
9R	Oleander (hedge) ( <i>Nerium oleander</i> )	2"x40	C	7/20	Fair vigor, fair form.
10P	Deodar cedar ( <i>Cedrus deodara</i> )	29.8	C	75/25	Fair vigor, poor form, codominant at 40 feet with fair union, history of limb loss, recommended to reduce smaller leader and cable tree where possible.
11P	Deodar cedar ( <i>Cedrus deodara</i> )	30.1	D	75/25	Fair vigor, poor form, codominant at 40 feet with included bark, history of limb loss, recommended to prune or remove.
12P	Deodar cedar ( <i>Cedrus deodara</i> )	24.8	B	60/25	Good vigor, fair form.
13P	Canary island palm ( <i>Phoenix canariensis</i> )	32.0	B	30/15	Good vigor, good form.

126 Mount Hamilton /12/5/18 (3)

**Survey:**

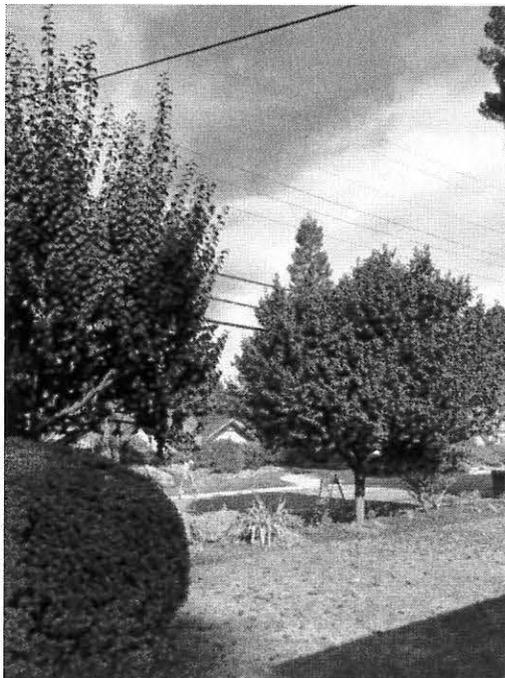
Tree#	Species	DBH	CON	HT/SP	Comments
14P	Deodar cedar ( <i>Cedrus deodara</i> )	27.8	B	60/25	Good vigor, good form.
15*	Redwood ( <i>Sequoia sempervirens</i> )	10est	C	40/15	Fair vigor, far form, drought stressed.
16R	Loquat ( <i>Eriobotrya japonica</i> )	8.7	F	20/12	DEAD
17	Loquat ( <i>Eriobotrya japonica</i> )	7.9-8.0	C	25/20	Fair vigor, fair form, one sided.
18	Loquat ( <i>Eriobotrya japonica</i> )	7.2-6	D	15/12	Poor vigor, fair form, in decline.
19	Loquat	3"x3	D	15/10	Poor vigor, fair form, in decline.

**P**-Indicates protected tree by city ordinance **R**-Indicates proposed tree removal

**\***-Indicates neighbors tree

**Site observations:**

The landscape at 126 Mount Hamilton has been fairly well maintained in the past. The trees on site are all on the perimeter of the property. The majority of the trees are in fair to good condition.



**Summary:**

Purple leaf plum trees #1-3 are in good condition. These trees are planted in front of the property, within the public right of way. Because these are considered to be city street trees, they will need to be protected throughout the entire length of the project. It is recommended to provide dry season irrigation to these trees every 2 weeks during the construction, until the top foot of soil is saturated.

**Showing plum trees**

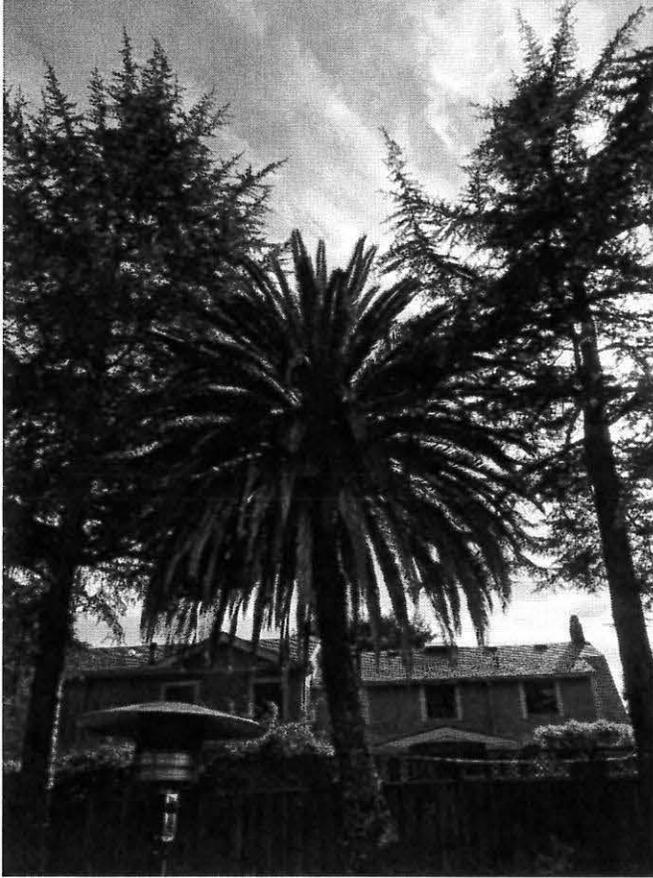
Redwood trees #4-8 are located on the neighbor's property to the east. These trees are in good condition and will require tree protection fencing throughout the entire length of construction. Tree protection fencing will need to extend off of the property line fence out to a distance of 12 feet from the trees where possible. Redwood trees require frequent irrigation to maintain a healthy canopy. Currently they are getting irrigation on the property side from the irrigation of the turf. It is recommended to irrigate these trees within the tree protection fencing every 2 weeks during the dry season until the top foot of soil is saturated.

Oleander hedge #9 is in fair condition. This hedge is proposed to be removed. The hedge provides minimal screening for the property.



**Showing cedar tree #11**

Deodar cedar trees #10-11 are located on the west side of the property, at the property line, and have been poorly maintained in the past. Both trees have been topped in the past. Cedar tree #10 is codominant with 2 tops at 40 feet. Because the union at 40 feet looks to be wide set, the risk of failure due to the codominant tops is low. It is recommended to reduce the smaller of the 2 leaders and cable the leaders together. Cedar tree #11 is in poor condition due to being codominant at 40 feet with multiple new leaders creating areas of included bark. Included bark forms in the junctions of codominant stems where there is a narrow angle union, meaning the junction looks like a "V" rather than a "U." As the tree continues to grow the narrow unions will essentially fill with bark and create a growing area of structural weakness in the tree. When noticing a very narrow angle (creating a "V" at the junction of branches) it is likely that stress put on the either of the codominant stems can cause splitting, or even cause the stem to break off at the junction. As leaders grow they have the potential to push against each other often until the point of failure. Also each leader is heavy to the direction away from the trunks and creates more stress to the tree. This tree is recommended to be removed or heavily pruned beyond ANSI Standards to reduce the risk of a large leader failure.



Deodar cedar trees #12 and #14 are in good condition and have been well maintained in the past. Both trees offer a good amount of screening for the property. Canary Island palm tree #13 is located between the two cedar trees.

#### **Showing trees #12-14**

Neighbor's redwood tree #15 is in fair condition. The canopy appears to be thin likely due to drought stress. It is recommended to maintain any existing irrigation on the property side near this tree.

Loquat trees #16-19 are in poor condition with the exception of loquat tree #17 that is in fair condition. Loquat tree #16 is dead and should be removed. Loquat trees #18 and #19 are in significant decline. None of these trees are of a protected size.

#### **Impacts from proposed construction/ recommendations:**

The existing driveway is too narrow and needs to be widened to conform with standard driveway regulations. Purple leaf plum trees #1 and #2 will be impacted from the widening of the driveway. Tree protection zones for these two trees will need to be placed as close as possible to the proposed driveway area, and out to the dripline of the trees where possible. These trees will need to be heavily irrigated within the tree protection zones as mitigation for the minor impacts associated with the driveway work. Both trees shall be irrigated every 2 weeks during the dry season until the top foot of soil is saturated. Excavation for the driveway when within 12 feet of these trees must take place by hand. All roots must be exposed and remain as damage free as possible. Roots within the base rock area are recommended to be saved by having base rock packed around the roots. Roots that need to be cut for the driveway surface must be cleanly cut. The Project Arborist shall be called out to the site to witness the hand excavation for these trees. The following tree protection plan will help insure the health of the existing trees to be retained

**Tree Protection Plan:***Tree Protection Zones*

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. Tree protection zones should be installed and maintained throughout the entire length of the project. Fencing for tree protection zones should be 6' tall, metal chain link material supported by metal 2" diameter poles, pounded into the ground to a depth of no less than 2'. The location for the protective fencing for the protected trees on site should be installed no closer to the trunk than the dripline (canopy spread) in order to protect the integrity of the tree. The location of the tree protection fencing may be modified by the planning director. When it is not possible to place tree protection fencing at the dripline because of the proposed work or existing hardscapes, the tree protection fencing shall be placed at the edge of the proposed work or hardscapes. No equipment or materials shall be stored or cleaned inside the protection zones. Areas where tree protection fencing needs to be reduced for access, should be mulched with 6" of coarse wood chips with ½ inch plywood on top. The plywood boards should be attached together in order to minimize movement. The spreading of chips will help to reduce compaction and improve soil structure. All tree protection measures must be installed prior to any demolition or construction activity at the site. The non-protected trees are recommended to be protected in the same manner as the protected trees on site. No signs, wires, or any other object shall be attached to the trees. If impacts are expected to any of the trees on site, proper mitigation measures will need to be put into action to reduce overall impacts to the trees.

*Landscape Buffer*

Where tree protection does not cover the entire root zone of the trees, or when a smaller tree protection zone is needed for access, a landscape buffer consisting of wood chips spread to a depth of six inches with plywood or steel plates placed on top will be placed where foot traffic is expected to be heavy. The landscape buffer will help to reduce compaction to the unprotected root zone.

*Root Cutting*

Any roots to be cut shall be monitored and documented. Large roots (over 2" diameter) or large masses of roots to be cut must be inspected by the site arborist. The site arborist, at this time, may recommend irrigation or fertilization of the root zone. All roots needing to be cut should be cut clean with a saw or lopper. Roots to be left exposed for a period of time should be covered with layers of burlap and kept moist.

*Grading*

The existing grade level around the trees shall be maintained out to the dripline of the trees when possible. Anytime existing grades are to be changed underneath the dripline of a protected tree more than 3" special mitigation measures will need to be put into action to reduce impacts to the trees. Aeration will need to be provided to root zones of trees that are to experience fill soil being placed within the tree root zones. Grades shall not be lowered when within 3 times the

diameter of a protected tree on site. Lowering grades will result in roots needing to be cut and is highly discouraged.

#### *Trenching and Excavation*

Trenching for irrigation, drainage, electrical or any other reason shall be done by hand when inside the dripline of a protected tree. Hand digging and the careful placement of pipes below or besides protected roots will significantly reduce root loss, thus reducing trauma to the tree. All trenches shall be backfilled with native materials and compacted to near its original level, as soon as possible. Trenches to be left open for a period of time, will require the covering of all exposed roots with burlap and be kept moist. The trenches will also need to be covered with plywood to help protect the exposed roots.

#### *Irrigation*

Native trees(oaks)-No irrigation shall be applied to any of the oak tree root zones unless their root zones are traumatized. The only time oak trees shall be irrigated is during the months of May and October in years of extreme drought.

Imported trees- On a construction site, I recommend irrigation during winter months, 1 time per month. Seasonal rainfall may reduce the need for additional irrigation. During the warm season, April – November, my recommendation is to use heavy irrigation, 2 times per month. This type of irrigation should be started prior to any excavation. The irrigation will improve the vigor and water content of the trees. The on-site arborist may make adjustments to the irrigation recommendations as needed. The foliage of the trees may need cleaning if dust levels are extreme. Removing dust from the foliage will help to reduce mite and insect infestation.

#### *Inspections*

It is the contractor's responsibility to contact the site arborist when work is to take place underneath the canopy or dripline of a protected tree on site. Kielty Arborist Services can be reached by email at [kkarbor0476@yahoo.com](mailto:kkarbor0476@yahoo.com) or by phone at (650) 515-9783 (Kevin).

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

Sincerely,  
Kevin Kielty Certified Arborist WE#0476A



# Kielty Arborist Services

Certified Arborist WE#0476A

P.O. Box 6187

San Mateo, CA 94403

650-515-9783

August 8, 2019

Gloria On & Yowjie Chien

gloriaon@gmail.com

gsx323@gmail.com

Site: 126 Mount Hamilton Avenue, Los Altos CA,

Dear Gloria On & Yowjie Chien,

As requested on Thursday, August 8, 2019, I was asked to review the revised pool location as seen on site plan A1.0a dated 5/13/19. Your concerns as to the future health and safety of the trees on site has prompted this letter.

## **Pool location review:**

The pool location has been revised to be outside the tree driplines and as far from the trees as possible. Tree protection fencing at the tree driplines will protect the tree root zones. No impacts from the construction of the pool are expected if tree protection fencing can be maintained at the dripline. Below is a list of the trees, and the distance from the tree to the pool excavation.

Tree#	Species	Diameter	Distance from pool excavation
<u>10P</u>	Deodar cedar	29.8	23' 6"
	<i>(Cedrus deodara)</i>		
<u>11P</u>	Deodar cedar	30.1	23' 1"
	<i>(Cedrus deodara)</i>		
<u>12P</u>	Deodar cedar	24.8	13' 6"
	<i>(Cedrus deodara)</i>		
<u>13P</u>	Canary island palm	32.0	14' 7.5"
	<i>(Phoenix canariensis)</i>		
<u>14P</u>	Deodar cedar	27.8	15' 8.5"
	<i>(Cedrus deodara)</i>		

The distances from the trees to the excavation is far enough away where impacts are not expected. Roots to be encountered are likely to be on the small size (under 1 inch in diameter) Minor irrigation every 2 weeks is recommended within the tree protection zones, until the following winter rain season.

Sincerely,

Kevin Kielty Certified Arborist WE#0476A

# ATTACHMENT B

**MINUTES OF THE REGULAR MEETING OF THE DESIGN REVIEW COMMISSION OF  
THE CITY OF LOS ALTOS, HELD ON WEDNESDAY,  
OCTOBER 2, 2019 BEGINNING AT 7:00 P.M. AT LOS ALTOS CITY HALL,  
ONE NORTH SAN ANTONIO ROAD, LOS ALTOS, CALIFORNIA**

## **ESTABLISH QUORUM**

PRESENT: Chair Kirik, Vice-Chair Bishop, Commissioners Harding and Ma  
ABSENT: Commissioner Glew  
STAFF: Senior Planner Golden, Assistant Planner Hassan and Assistant Planner Niday

## **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 September 4, 2019.

Action: Upon a motion by Vice-Chair Bishop, seconded by Commissioner Harding, the Commission approved the minutes from the September 4, 2019 regular meeting as written.

The motion was approved (4-0) by the following vote:

AYES: Kirik, Bishop, Harding and Ma

NOES: None

ABSENT: Glew

### **DISCUSSION**

#### **2. 19-SC-01 – Daryl Harris – 119 Coronado Avenue**

Design review for a new two-story house. The project includes 3,170 square feet at the first story and 1,280 square feet on the second story. This project was continued from the May 1st, 2019 Design Review Commission meeting. *Project Planner: Hassan*

Vice-Chair Bishop recused himself because the property is within 500 feet of his residence.

Assistant Planner Hassan presented the staff report recommending approval of design review application 19-SC-01 subject to the listed findings and conditions and described the revised design.

Project applicant/architect Steve Collom and the property owner presented the project.

Commissioner Kirik stated he had a conversation with the rear neighbor, and they are satisfied with the screening for the shed.

#### Public Comment

Neighbor Stratton Jaquette expressed concern about the flat roof which he believes is out of character with the neighborhood; and is concerned about the property line to the right and loss of property to the neighbor.

Action: Upon a motion by Commissioner Harding, seconded by Commissioner Ma, the Commission approved design review application 19-SC-01 per the staff report findings and conditions.

The motion was approved (3-0) by the following vote:

AYES: Kirik, Harding and Ma

NOES: None

RECUSED: Bishop

ABSENT: Glew

Vice-Chair Bishop rejoined the meeting for the remainder of the agenda items.

**3. SC19-0001 – Ajit Singh – 1683 Parkhills Avenue**

Design review for a new two-story house with a basement. The project includes 2,087 square feet on the first story and 1,208 square feet on the second story. *Project Planner: Hassan*

Assistant Planner Hassan presented the staff report, recommending approval of design review application SC19-0001 subject to the listed findings and conditions.

Property owners Christine and Wayman Leung stated that their family is increasing in size and wants to have the entire family's bedrooms on one floor.

Public Comment

Neighbor Jonathan Lo stated his family submitted an email; is concerned about privacy; the design should minimize the number of windows facing the property on the second story; the bedrooms and bathrooms on their property will be impacted; and he understands sill plates are recommended to be increased in height, but requests smaller windows or a decrease in number of them.

Action: Upon a motion by Vice-Chair Bishop, seconded by Commissioner Harding, the Commission continued design review application SC19-0001, with the following direction:

- Provide a streetscape plan including the neighboring residences to show the context of the neighborhood;
- Reduce wall plate heights;
- Consider widening the house to reduce vertical mass and scale;
- Integrate the second story windows to better protect privacy of side neighbors;
- Leave the gate open during the Design Review period;
- Maintain style integrity with the neighborhood and/or gesture of style via architectural details;
- Need an arborist report to assess potential impacts to the trees;
- The columns should be proportional to the second story design;
- Perhaps use shingle siding to be more consistent with style; and
- Look at the architectural integrity within the project and as it relates to the neighborhood.

The motion was approved (4-0) by the following vote:

AYES: Kirik, Bishop, Harding and Ma

NOES: None

ABSENT: Glew

**4. SC19-0010 – Eugene Sakai – 126 Mount Hamilton Avenue**

Design review for a new two-story house. The project includes 2,740 square feet on the first story, 1,206 square feet on the second story, and a 2,704 square-foot basement. *Project Planner: Niday*

Assistant Planner Niday presented the staff report, recommending approval of design review application SC19-0010 subject to the listed findings and conditions.

Project architect/applicant Eugene Sakai presented the project and described the design philosophy of the proposed residence and overall design.

Property owner Gloria On said they have a multi-generational family, and need a larger space to accommodate their growing family.

#### Public Comment

Neighbor Liz Czaja stated that the proposed house is not consistent with the neighborhood; the size and scale of the house is out of character with the neighborhood; there is small street frontage and she is concerned about construction and traffic impacts to the neighborhood; and the project adds too much density and mass.

Neighbor Anne Hambly said she received a small outline of the proposal; tried to contact the owners about the diseased tree but was unable to; the neighborhood has provided comments; questions the consistent character neighborhood which is predominantly one-story; and is concerned about lead and asbestos.

Neighbor Alyce Boster said there are mistakes in the neighborhood compatibility worksheet; there are three two-story houses, but are on corner lots that are larger lots; stated the proposed house doesn't have the same character as the existing neighborhood; and the DRC has the responsibility in defining the neighborhood.

Action: Upon a motion by Commissioner Ma, seconded by Commissioner Harding, the Commission continued design review application SC19-0010, with direction to address the following:

- Compatibility with the neighborhood;
- Communicate the proposed design with the neighbors;
- Include the streetscape design with the revised design plans; and
- Consider reducing the mass and bulk of the design, and potentially reduce the second story.

The motion was continued (4-0) by the following vote:

AYES: Kirik, Bishop, Harding and Ma

NOES: None

ABSENT: Glew

#### **5. Topics for Joint Meeting with the City Council**

A discussion on potential topics for the joint meeting with the City Council.

The Chair requested commissioners to think about for next meeting and deferred the discussion to the October 16, 2019 DRC meeting.

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

None.

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

None.

#### **ADJOURNMENT**

Chair Kirik adjourned the meeting at 8:50 PM.

# ATTACHMENT C



STUDIO S SQUARED  
ARCHITECTURE

## **Studio S Squared Architecture, Inc.**

1000 S Winchester Blvd.

San Jose, CA 95128

ph: (408) 998-0983

fax: (408) 404-0144

[www.studios2arch.com](http://www.studios2arch.com)

February 28, 2020

### **Town of Los Altos Planning Department**

Community Development Department

One North San Antonio Road

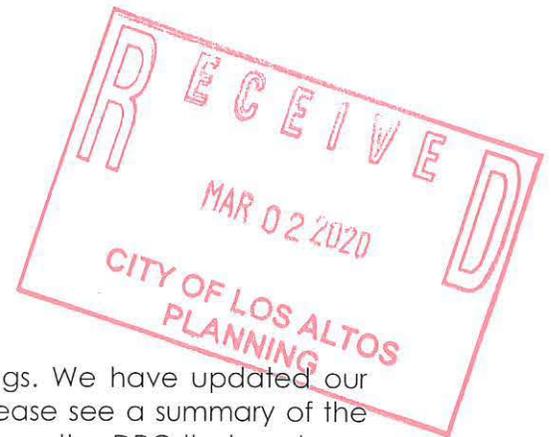
Los Altos, California 94022

Attn: Calandra Niday, Assistant Planner

Re: 126 Mount Hamilton Ave  
Single Family Design Review  
Application No: SC19-0010

Dear Calandra Niday:

Thank you for taking the time to review our drawings. We have updated our drawings per the first DRC hearing on 10/02/2019. Please see a summary of the revisions below as well as a number of suggestions from the DRC that we have incorporated into the revised design.



### **DRC Comments:**

***Make the design more compatible with the neighborhood by reducing mass and bulk.***

- We made a number of changes to the design in order to reduce the mass and bulk at the second story:
  - Per Commissioner Michael Ma's suggestion, we removed the double height portion of the entry which allowed us to push this 2<sup>nd</sup> story wall back 4'-2". This greatly reduced the visual mass of the second story.
  - Per Commissioner Michael Ma's suggestion, we also pushed bedroom 2 back 3'-0" in order to further reduce the visual mass of the second story.
- We have also remained sensitive to the neighborhood context by designing a transitional home with a similar color scheme to the neighborhood and a similar material palette of siding, stone, and neutral colors.

- We are also proposing modest plate heights with 9' at the first story and 8' at the second story in order for the first story eave height to be similar to those of the neighboring properties.
- We reduced the amount of front and side facing glazing to minimize any privacy concerns:
  - We changed bedroom 3 to be rear facing in order to reduce the amount of front facing glazing and eliminate the front facing bay window at bedroom 3.
  - We also reduced the size of some of the side facing windows.
- Per Commissioner Jude Kirk, Frank Bishop, and Samuel Harding's recommendation we added an elevator to service all levels. In turn, we made some minor floor plan changes to accommodate the elevator shaft.

**Communicate the updated design with the neighbors.**

- The property owners have dropped off 11x17 printed copies of the updated Site Plan, Elevations, and Perspectives as well as a letter summarizing the changes to their neighbors. Please find a copy of the letter below:

*Near Neighbors,*

*Thanks for providing your valuable feedback during the hearing at city hall. We had noted the feedback and spent a long time discussing with our architect on how we can modify the design of the house in order to minimize the impact to our neighbors .*

*The following were changes made and we have also printed our new plans for your viewing:*

- *We removed the double height portion of the entry which allowed us to push this 2nd story wall back 4'-2". This greatly reduced the visual mass of the second story.*
- *We pushed bedroom 2 back 3'-0" in order to further reduce the visual mass of the second story.*
- *We changed bedroom 3 to be rear facing in order to reduce the amount of front facing glazing and to eliminate the front facing bay window at bedroom 3.*
- *We added an elevator to service all levels.*
- *We made some minor floor plan changes around the new elevator to accommodate the shaft.*
- *We reduced the amount of front and side facing glazing to minimize any privacy concerns.*

If there are further questions, please kindly contact us at [gsx323@gmail.com](mailto:gsx323@gmail.com) so we can also share that with our architects to get back to you.

Regards  
Yowjie Chien and Gloria On

**Provide a streetscape image of the house with one house to the left and one to the right in order to evaluate the house in its context.**

- We have provided a streetscape image of the house with one house to the left and one to the right in order to evaluate the house in its context.
  - The Streetscape shows that the eave height on the first story of the proposed residence is similar to the eave height of the neighboring properties.
  - The Streetscape also shows the similarity in material and color palette of the proposed residence to the neighboring residences.

Thank you very much for your review and continued assistance with our project. Please do not hesitate to call our office should you have any questions.

Sincerely,



**Eugene H. Sakai, AIA, LEED AP**  
President, Studio S<sup>2</sup> Architecture, Inc.

# ATTACHMENT D



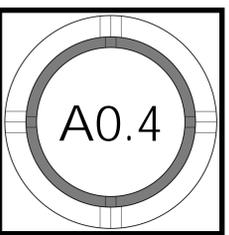
1000 S. Winchester Blvd  
 San Jose, CA 95128  
 P : (408) 998 - 0983

**ON-CHIEH RESIDENCE**  
 NEW SINGLE FAMILY RESIDENCE  
 126 MOUNT HAMILTON AVENUE, LOS ALTOS  
 GLORIA ON AND YOWJIE (YJ) CHIEN

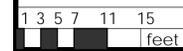


REVISION	DATE	DESCRIPTION	DRAWN BY
	03.22.2019	DESIGN REVIEW	IG
	05.13.2019	DESIGN REVIEW RESUBMITTAL	IG
	1.29.2020	DESIGN REVIEW RESUBMITTAL	GN, IG

STREETSCAPE ELEVATION

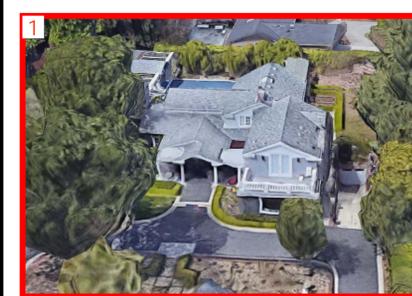
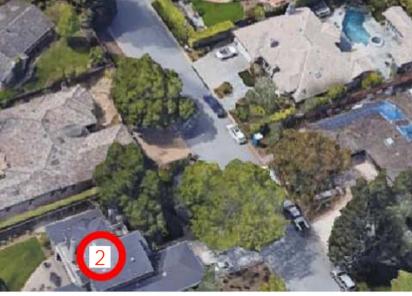
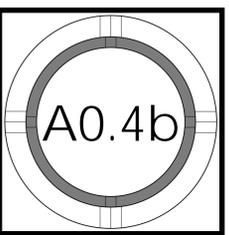


© STUDIO S SQUARED ARCHITECTURE, INC.



PROJECT NO.	REVISION	DATE	DESCRIPTION	DRAWN BY
18-012		03.22.2019	DESIGN REVIEW	IG
		05.13.2019	DESIGN REVIEW RESUBMITTAL	IG
		1.29.2020	DESIGN REVIEW RESUBMITTAL	GN, IG

STREETSCAPE  
CONTEXT





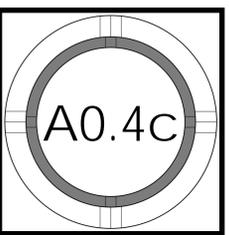
1000 S. Winchester Blvd  
 San Jose, CA 95128  
 P : (408) 998 - 0983

**ON-CHEN RESIDENCE**  
 NEW SINGLE FAMILY RESIDENCE  
 126 MOUNT HAMILTON AVENUE, LOS ALTOS  
 GLORIA ON AND YOWJIE (YJ) CHEN



PROJECT NO.	REVISION	DATE	DESCRIPTION	DRAWN BY
18-012		03.22.2019	DESIGN REVIEW	IG
		05.13.2019	DESIGN REVIEW RESUBMITTAL	IG
		1.29.2020	DESIGN REVIEW RESUBMITTAL	GN, IG

**STREETSCAPE CONTEXT**

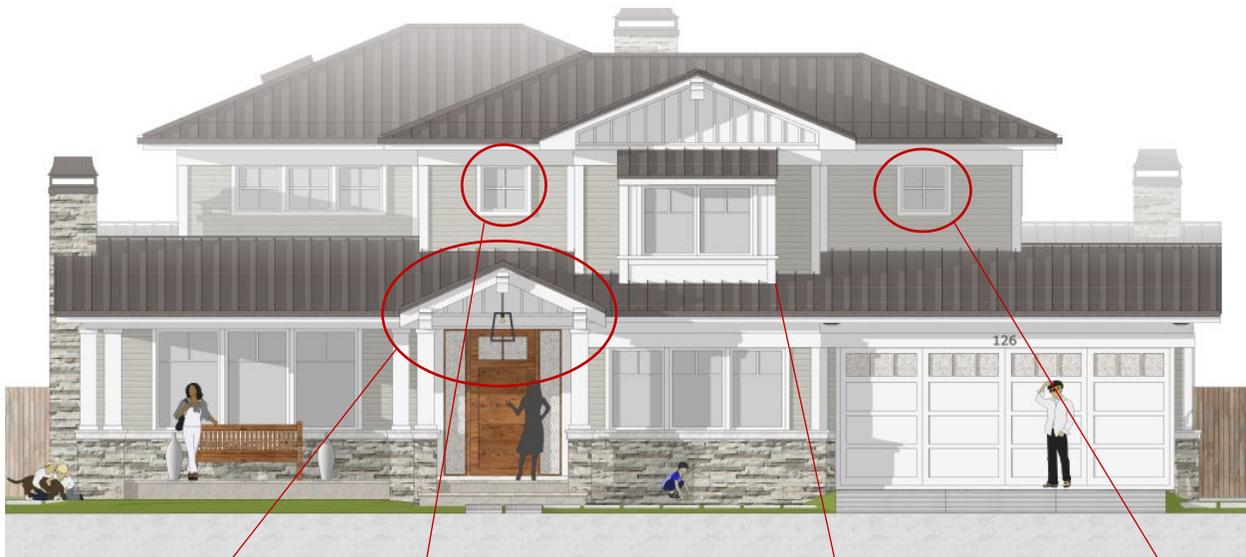


# ATTACHMENT E

## Project Modifications



Front Elevation / October 2019



Front Elevation / May 2020

To reduce the visual mass of the second story, the applicant lowered the front entry element and pushed the second story wall back 4 feet – 2 inches

The front-facing windows were reduced

To further reduce the bulk and mass of the second story, the applicant pushed back Bedroom #2 by 3 feet

In order to reduce the amount of front glazing, the front-facing bay window at Bedroom #3 has been removed

\*For the full list of modifications, please refer to the Staff Report and Applicant Response Letter (Attachment C)



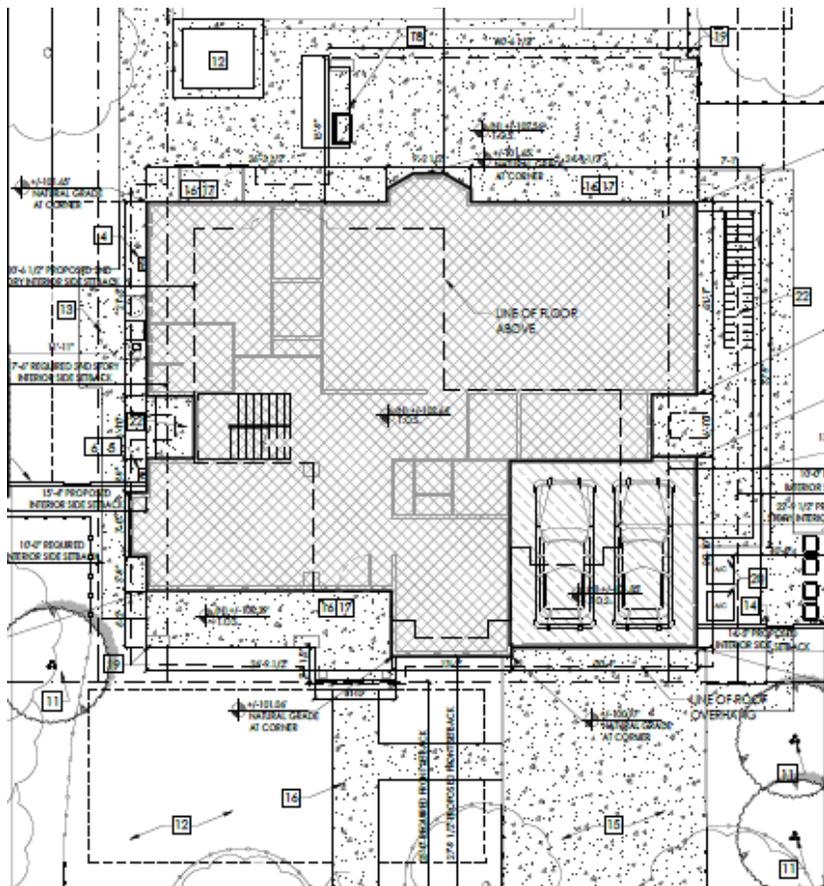
October 2019



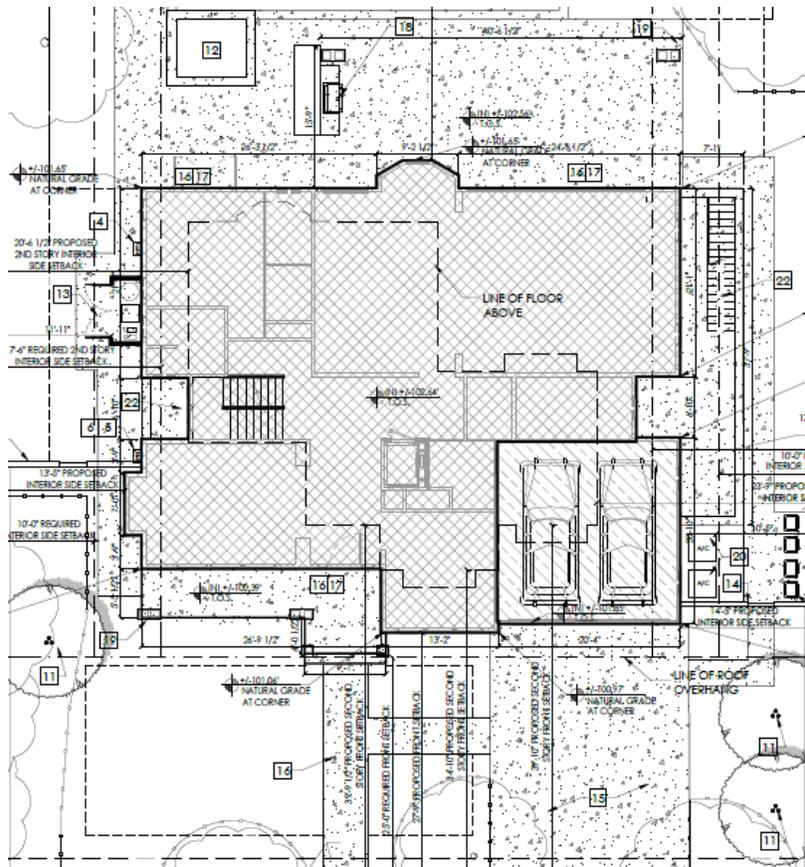
May 2020

The decrease in the second story massing is further shown in the above front roof perspective.

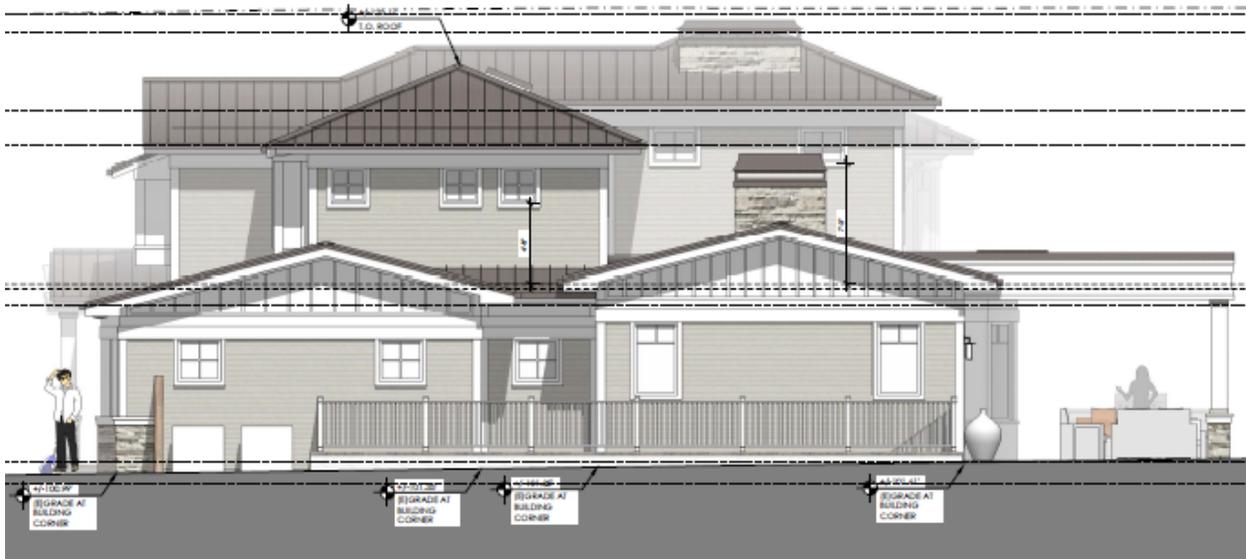




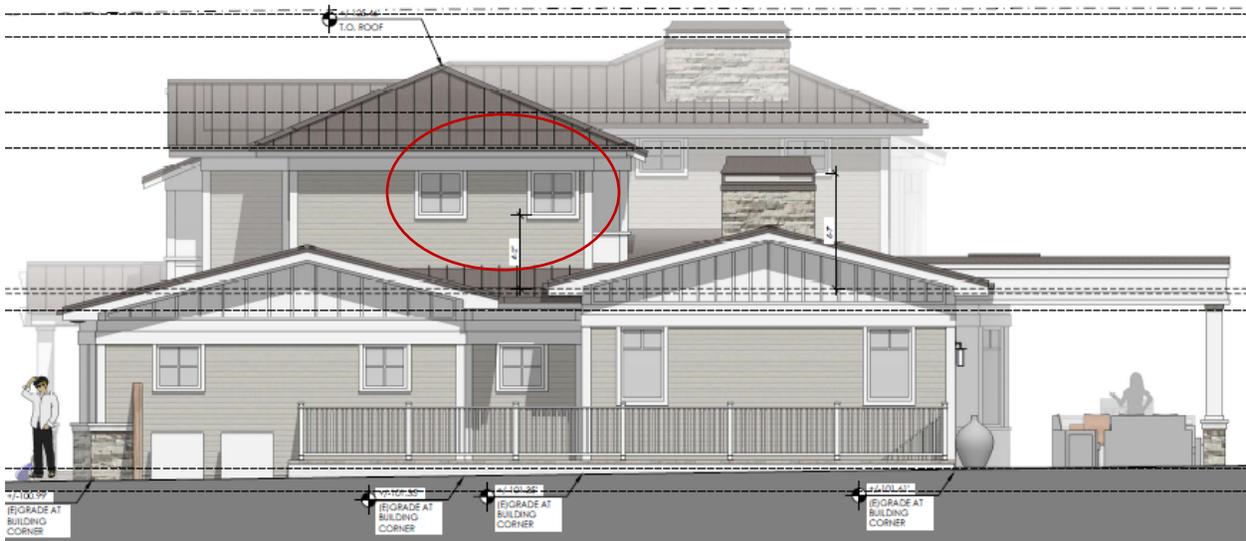
Site Plan / October 2019



Site Plan / May 2020

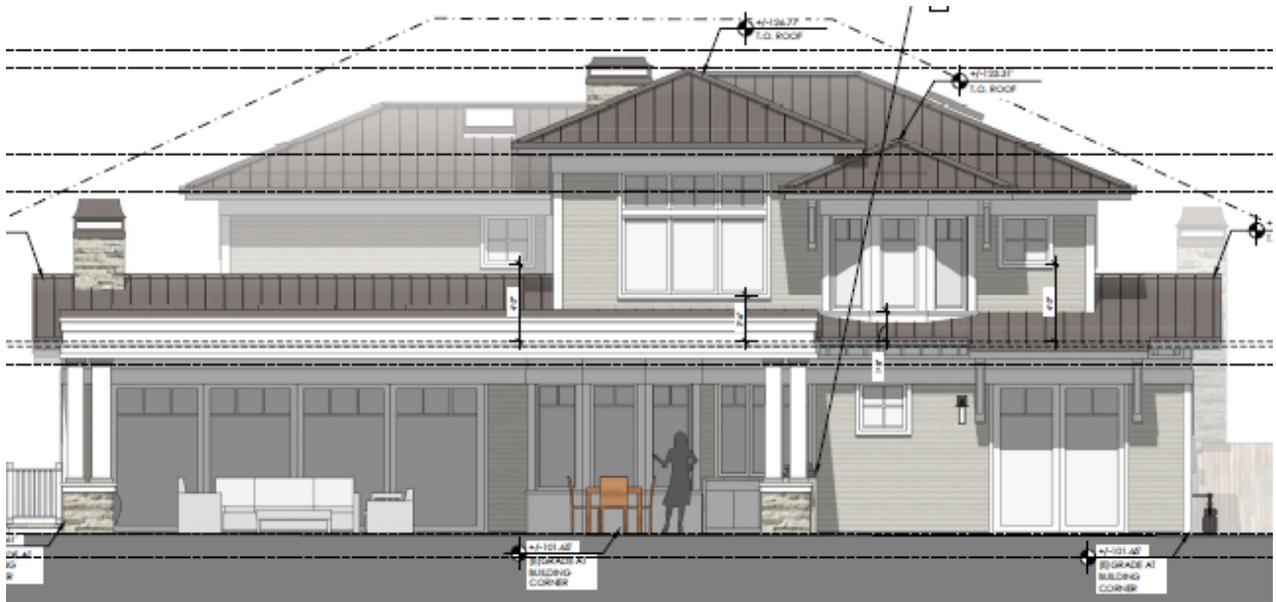


West Elevation (Right Side) / October 2019

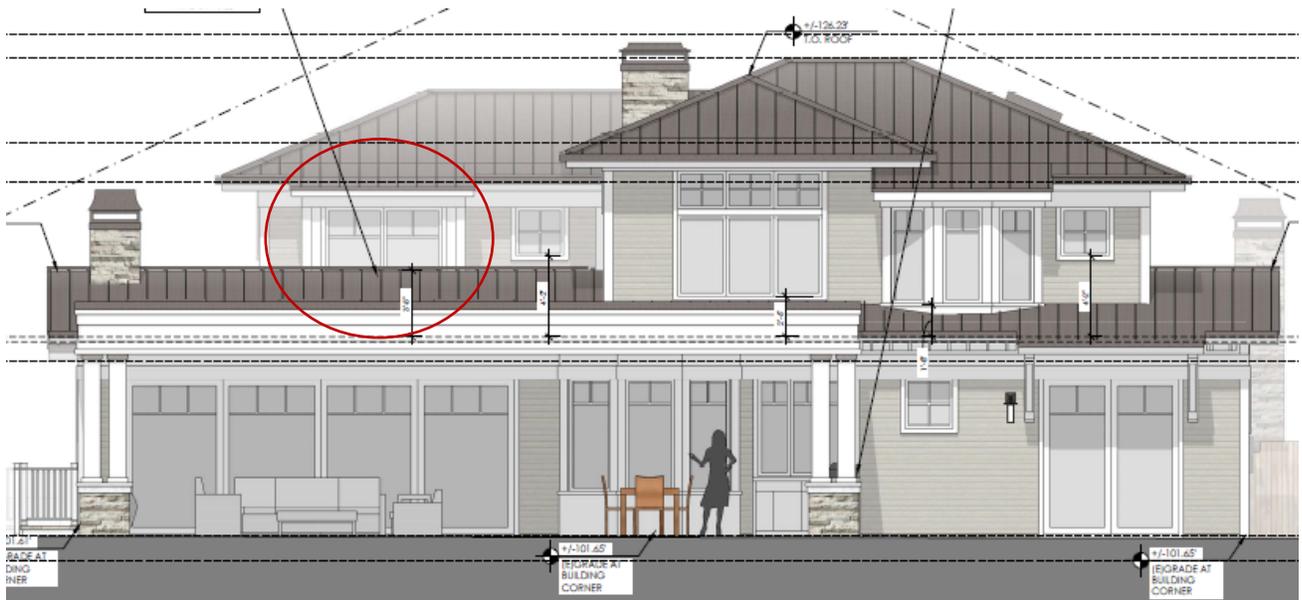


West Elevation (Right Side) / May 2020

**Modification: The number of windows on the West Elevation was reduced; the second story side setback was increased to 23.8 feet, where 17.5 feet is required in a R1-10 District.**



Rear Elevation / October 2019



Rear Elevation / May 2020

**Modification: The bay window in Bedroom #3 was moved to the rear elevation; however, the project proposed an increased rear yard setback of approximately 52.4 feet, where a setback of 25 feet is required in a R1-10 District.**



East Elevation (Left Side) / October 2019

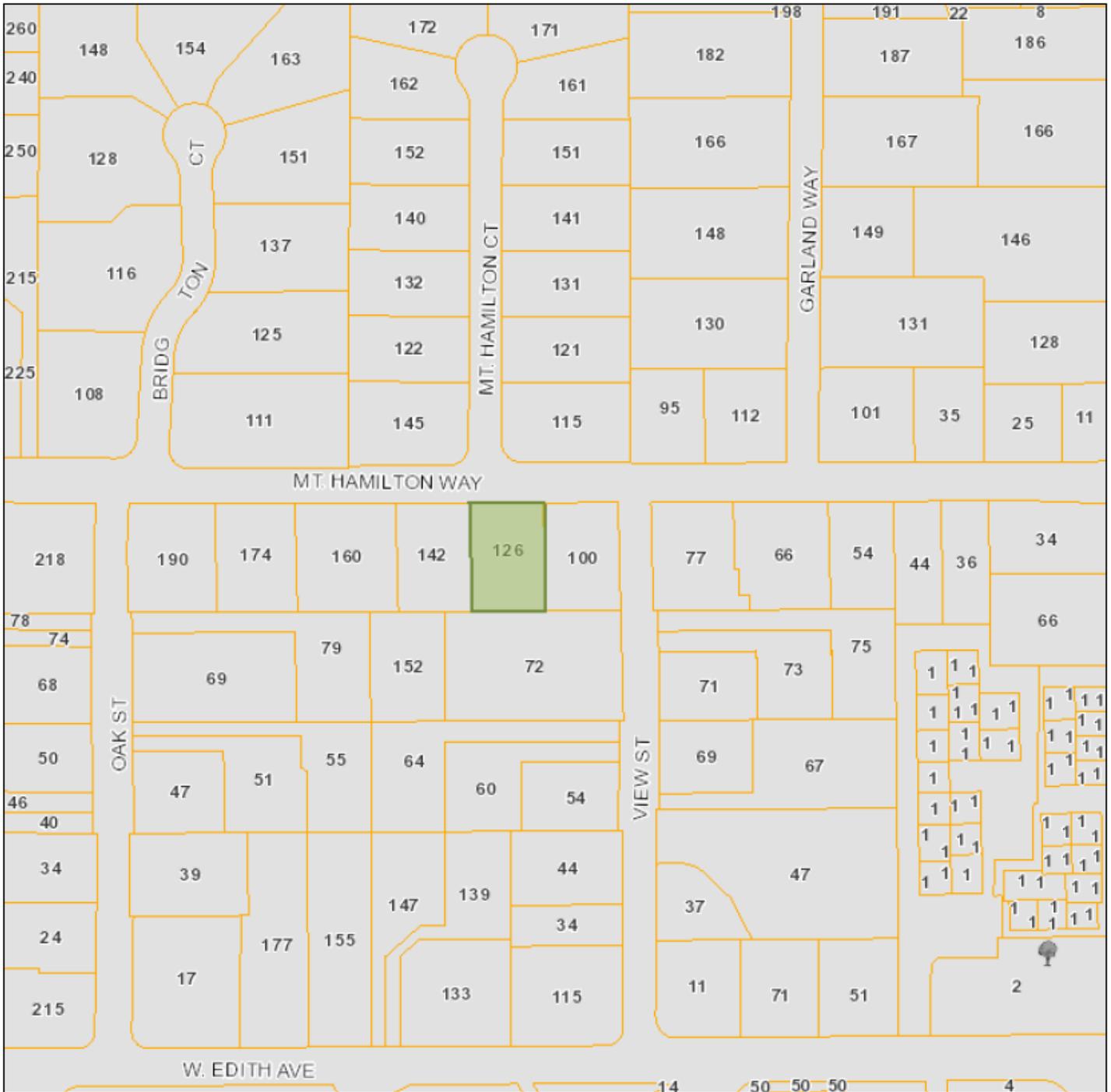


East Elevation (Left Side) / May 2020

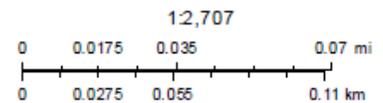
**On the East Elevation, there are no major changes on second story in regards to massing and privacy.**

# ATTACHMENT F

## VICINITY MAP



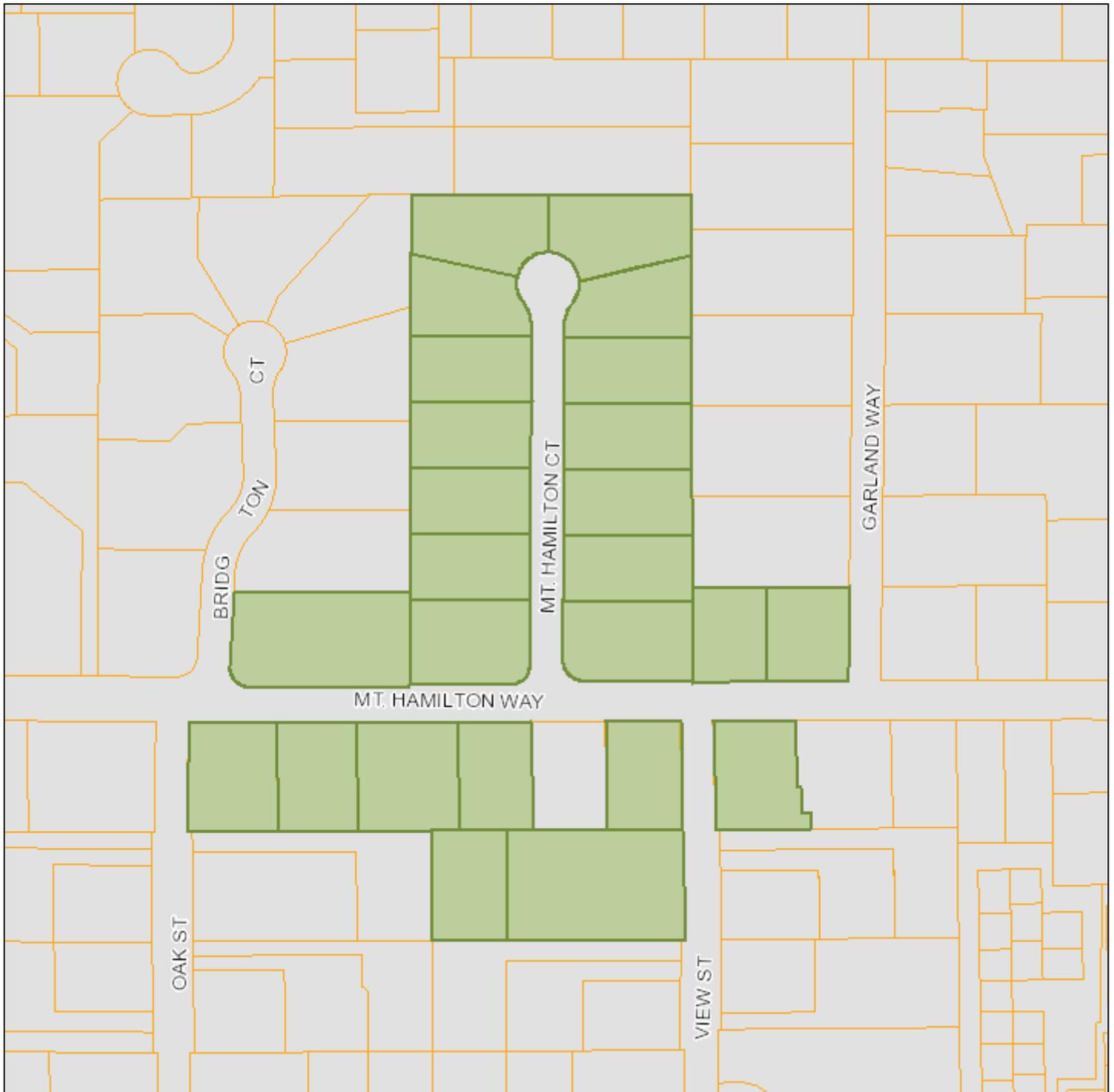
Print Date: March 4, 2020



### CITY OF LOS ALTOS

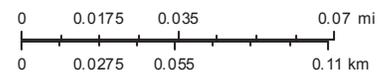
**APPLICATION:** SC19-0010  
**APPLICANT:** Eugene Sakai  
**SITE ADDRESS:** 126 Mt. Hamilton Avenue

# Updated Notification Map



Print Date: May 14, 2020

12,707



-  Schools
-  Park and Recreation Areas
-  City Limit
-  Road Names
-  Waterways
-  Situs Label
-  TaxParcel

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.



**Community Development Department  
One North San Antonio Road  
Los Altos, California 94022**

April 20, 2020

Calandra Niday - City of Los Altos  
1 North San Antonio Road  
Los Altos, CA 94022

**Subject: POOL EQUIPMENT RELOCATION – 126 MOUNT HAMILTON AVENUE**

To Whom It May Concern:

Please accept this letter as confirmation that the architect Studio S Squared Architecture, Inc. and property owners of 126 Mount Hamilton Avenue have agreed to go beyond the requirements of the City's Noise Control Ordinance (Municipal Code Chapter 6.16). This letter confirms that the pool equipment will be relocated away from the neighbor along the left elevation. The new location is proposed along the rear elevation. In addition, the swimming pool motor and equipment will be enclosed with a noise attenuating structure.

If you have any questions or would like to further discuss, please contact me directly at (650) 947-2640 or [cniday@losaltosca.gov](mailto:cniday@losaltosca.gov).

Sincerely,

A handwritten signature in cursive script that reads "Callie Niday".

Calandra Niday  
Assistant Planner

# ATTACHMENT H

**From:** [Isabeau Guglielmo](#)  
**To:** [Calandra Niday](#)  
**Cc:** [Eugene Sakai](#); [Office Studio](#)  
**Subject:** [External Sender]Fwd: 126 Mt. Hamilton  
**Date:** Friday, May 8, 2020 8:18:33 AM

---

Hi Callie,

Not sure if it is helpful but here is some email correspondence with one of the neighbors for the Mount Hamilton Residence.

Thank you for your time,

**Isabeau Guglielmo**, Architectural Designer  
Studio S Squared Architecture, Inc.  
1000 S. Winchester Blvd, San Jose, CA 95128  
(408) 998 0983 x10  
[StudioS2arch.com](#) & [Houzz.com](#)

----- Forwarded message -----

**From:** **YJ CH**  
**Date:** Thu, May 7, 2020 at 5:53 PM  
**Subject:** Fwd: 126 Mt. Hamilton  
**To:** Eugene Sakai , [Isabeau Guglielmo](#)

No reply subsequently

----- Forwarded message -----

**From:** **YJ CH**  
**Date:** Fri, 17 Apr 2020 at 11:05  
**Subject:** Re: 126 Mt. Hamilton  
**To:** Tom Shoup

A true scientist indeed and I hope to be able to learn more or at least I know who to look for when I need scientific advice.

I am in finance working in a bank and Gloria is in google but not as a engineer hahaa

You're so well versed during the presentation that I thought u were in construction business.

We were looking at installing solar panels too for energy saving, did you do that and what's your thoughts around that?

Regards  
Yowjie

On Fri, Apr 17, 2020 at 10:55 Tom Shoup wrote:

Hello YJ,

I'm a retired medical-device engineer. I worked for HP in their \$1B+ medical business until 2001 when Agilent was spun off and the business was sold to Philips. Since then I've had various R&D leadership jobs, was principal scientist in a startup, and for the last 10 years was a one-man band consultant to companies working on their first medical device, sometimes a startup, sometimes an established company going into a new market. You can read my LinkedIn profile [HERE](#).

My father was very handy around the house and I learned a lot from him. Over the years I've partially remodeled a couple of houses we've lived in and understand a lot about building construction, especially for low energy use. I subscribe to the online version of Journal of Light Construction, which is just the right level of detail to keep someone like me well informed about advances in building technology. When we decided to replace our wooden shake roof I investigated all the options and settled on the shake-patterned metal roof as the best material and best economics. It's also fireproof, forever, but that's not a concern in this part of Los Altos.

What is your line of work? And Gloria's?

Good to meet you this way, look forward to meeting in person, or at least from 6 feet.

Tom

On Thursday, April 16, 2020, 6:20:36 PM PDT, YJ CH wrote:

Thanks for the great info Tom!

How do you know so much about roofs? Do you mind me asking what profession you are in?

Regards

Yj

On Fri, Apr 17, 2020 at 07:45 Eugene Sakai wrote:

great thank you!

On Thu, Apr 16, 2020 at 4:33 PM Tom Shoup wrote:

Absolutely! If the city pushes back on a metal shake roof I'll write a strong letter of support.

Tom

On Thursday, April 16, 2020, 3:11:40 PM PDT, Eugene Sakai wrote:

Hey Tom, thanks for being so helpful with this issue. It all sounds really good!

If we receive any pushback from the city should we decide to propose this change to the approved

design, would you be so kind as to drop a note of support upon request?

On Thu, Apr 16, 2020 at 3:09 PM Tom Shoup wrote:

My recollection from 7 years ago is that the material cost is maybe 25% higher for the roofing material. But as I said, it's the last roof anyone will put on for 75 years and for a new house the room framing is cheaper. My old roof was framed (rafters) for the weight of wood shake, not asphalt, so I would have had to beef up the framing and put down a plywood deck. Instead, my roofer had one guy for one day check and adjust the skip sheathing on both the house and garage.

The material cost for my roof, including gutters and downspouts, in 2013 was \$19,000 for about 3,000 sq ft of roof (house plus detached garage); I can't find the exact roof area in the quote or invoices but that's a good ballpark number.

The manufacturers claim energy benefits too, since the metal under the granular overcoat reflects infrared radiation. And when it rains or even hails this roof is no more noisy than the shake roof we had. We have a lot of attic insulation in our house but even in our cathedral living room it's not too noisy when it rains hard.

Tom

On Thursday, April 16, 2020, 12:56:23 PM PDT, Eugene Sakai wrote:

Tom!

Super helpful, thanks!

We'll order some samples to see what these look like in real life. Pics look pretty good! City will likely not care about the substitution so long as the shingle look is convincing.

Do you have a sense of cost premium over asphalt shingles in %, material only? If not we can get this from the mfr. Thanks again Tom.

On Thu, Apr 16, 2020 at 12:17 PM Tom Shoup wrote:

Hello All,

Here are two pointers to metal roofs that mimic shake, shingle, or tile:

<https://www.decra.com/metal-roofing-products/shake-xd> 141 Hamilton Court has a metal Decra tile roof in a dark color

<https://www.boralroof.com/product-profile/steel/pine-crest-shake/4DAP93185SF/> this is what is on our house as well as 77 View St. and I can give you a sample

These roofs are approx. 2' x 3' panels which are screwed down; they are rated for 150mph winds, are fireproof, have the same granular coating as asphalt shingles, and have a lifetime warranty. You can also walk on them without leaving footprints, which is a problem with standing seam metal roofs. I walk on my roof 2 or 3 times per year to clean off pine needles.

Our roof was put on by CalPac roofing and the roof at 77 View (same roof) was put on by Western Roofing. I think Western did a slightly better job in the details compared to CalPac on our roof.

These roofs are more expensive than asphalt shingles, but you'll never put another roof on. Also, because they are so light (no more than half the weight of asphalt shingle), the roof framing is lighter, so for a new house the roof framing will cost less. For example, there is no plywood, these roofs go on over skip sheathing, so the material and labor cost of putting down plywood is saved.

Hope this helps. As I said before, if you want to go back to the design review commission to change from an asphalt shingle roof to this I will support that. Clearly the commissioners are not roofing experts.

Regards,

Tom Shoup  
112 Garland Way

On Wednesday, April 15, 2020, 8:47:05 PM PDT, Eugene Sakai wrote:

Thanks YJ.

Tom, it is very nice to virtually meet you. Thank you for your comments tonight and especially for welcoming our clients to your neighborhood. YJ and Gloria are very nice people, and I am sure you will like them once you get to know them well!

If you happen to have a manufacturer spec on your roof, I would be happy to take a look. Sounds like a really nice product!

On Wed, Apr 15, 2020 at 8:43 PM YJ CH wrote:

Hi Tom,

Thanks for reaching out and thanks for the feedback earlier.

I do think metal roof is better but seems like other neighbors had concerns.

I am happy to use the metal that mimics the wooden shake and I am including my designer in this email so he can get the sample from you if he needs. Thanks for the kind offer.

Your place is really nice and hidden away while we have a junction right in front of ours.

Hopefully this virus will end soon so our lives can get back to normal.

Currently we are not staying in the property as it's slightly old hence we haven't been able to get to know all of you but it seems that it's quite a tight neighborhood where people look out for one another.

In the future we will reach out and hope to meet you and our neighbors in person.

Most importantly you have my and my architect's contact now, if there is any issues pls kindly

reach out and we will try to address them.

Regards

Yj

On Thu, Apr 16, 2020 at 10:56 Tom Shoup wrote:

Dear Gloria and Youwjie,

I'm your soon-to-be neighbor at 112 Garland Way and just spoke at the Design Review Commission meeting. I'm afraid the commissioners did not fully comprehend my comments on the roof material and gravitated to asphalt shingles in their motion. I sent a chat message to everyone pointing out that my suggestion was to stay with a metal roof but one which mimics wooden shake, as I have on my house and is also on the house at 77 View. I have a sample of the roof material if you would like to have it. Commission Glew in particular doesn't seem know much about the choices in metal roofs these days. I would heartily support you if you wanted to ask to use this type of metal roof instead of asphalt shingles.

You will really like this neighborhood. You can walk to everything in downtown, it's pretty quiet except for those cars which use Mt. Hamilton as a speedway to get around Edith to Foothill but the rest of the traffic noise is pretty light. We also have a couple of neighborhood parties each year, one in the summer and one at the end-of-the-year holidays.

During the shelter-in-place order some of the neighbors on Garland Way meet each night in the street at 5pm with tea or wine in hand, just to see each other and swap stories on food shopping and operating Zoom. Please stop by some evening at 5pm and we'll introduce ourselves. We enforce the 6' rule and some wear masks.

Cordially,

Tom Shoup  
112 Garland Way

--  
Cheers,

Eugene H. Sakai, AIA, LEED AP  
Studio S Squared Architecture, Inc.  
[1000 S. Winchester Blvd.  
San Jose, CA 95128](http://1000.S.WinchesterBlvd.SanJose.CA.95128)  
408.998.0983 x2  
[www.studios2arch.com](http://www.studios2arch.com)

--  
Cheers,

**Eugene H. Sakai, AIA, LEED AP**

Studio S Squared Architecture, Inc.

[1000 S. Winchester Blvd. San Jose. CA 95128](#)

(408) 998 0983 x2

[StudioS2arch.com](#) & [Houzz.com](#)

--

Cheers,

Eugene H. Sakai, AIA, LEED AP

Studio S Squared Architecture, Inc.

[1000 S. Winchester Blvd.](#)

[San Jose. CA 95128](#)

408.998.0983 x2

[www.studios2arch.com](#)

--

Cheers,

**Eugene H. Sakai, AIA, LEED AP**

Studio S Squared Architecture, Inc.

[1000 S. Winchester Blvd. San Jose. CA 95128](#)

(408) 998 0983 x2

[StudioS2arch.com](#) & [Houzz.com](#)

**From:** [Brian Korek](#)  
**To:** [Calandra Niday](#)  
**Subject:** 126 Mt Hamilton Ave  
**Date:** Monday, May 11, 2020 8:42:23 PM

---

Hi Calandra,

I oppose the development of a monster house that would be **over 3 times as large** as their next door neighbor at 142 Mount Hamilton Ave, which is **1,679 square feet**.

All the houses around them vary between 1600-3300 square feet total. While they are asking for **6650 square feet**, which seems way out of line with their surroundings. The only house near that size is behind them, but that is on a lot over twice the size and setback more than twice as far from the street. From my perspective along with my neighbors on Hamilton Ct, this monster house will block our view of the hills. They made a point of showing 2 story houses in the neighborhood, though none within their block on Mt Hamilton Ave. However, they didn't talk about their massive square footage. I wonder how many families will live there? How many cars will be parked on the street? That's a big concern as Mt Hamilton Ave isn't wide enough for cars parked on the street - we already run into this problem trying to get around parked cars at either end without going into the oncoming traffic.

Brian Korek

My parents brought me to Los Altos in 1971.

**From:** [Isabeau Guglielmo](#)  
**To:** [Calandra Niday](#)  
**Cc:** [Eugene Sakai](#); [Office Studio](#)  
**Subject:** Fwd: Design changes for 126 Mt Hamilton  
**Date:** Friday, May 8, 2020 9:48:06 AM

---

Hi Callie,

Here is more correspondence with neighbors.

Thank you for your time,

**Isabeau Guglielmo, Architectural Designer**

Studio S Squared Architecture, Inc.

1000 S. Winchester Blvd, San Jose, CA 95128

(408) 998 0983 x10

[StudioS2arch.com](#) & [Houzz.com](#)

----- Forwarded message -----

**From: YJ CH**

**Date:** Sun, 19 Apr 2020 at 01:39

**Subject:** Re: Design changes for 126 Mt Hamilton

**To:** Abhambly

Hi Anne,

I am sorry to hear that both Judge Hyman and yourself had difficulty to get into the meeting.

How were you able to get in in the end?

Did you hear the discussion on the roof and did you have any views around that?

Regards

Yowjie

On Sat, Apr 18, 2020 at 02:47 Abhambly wrote:

I wanted to let you know that Judge Hyman was unable to get into the meeting on Wed. night. I had a lot of trouble also. I finally got in during the commissioners comments. I was unable to speak even though I had requested to. That was very disappointing. I did hear the vote. I did speak with the senior planner yesterday, who filled me in on the rest of the meeting, so I have been updated.

Anne

In a message dated 4/14/2020 10:20:37 PM Pacific Standard Time, [Yowjie](#) writes:

Hi Anne,

Just dropped another copy of the plans and letter into your mailbox in case you want a physical copy for tomorrow's meeting.

Do let me know if u get it.

I don't doubt you that you didn't. I just don't know how else to do it better since it's the second time that I hear people didn't get it so I did it personally again and took pictures this time but it still doesn't work if you don't get it.

Regards  
Yowjie

On Wed, Apr 15, 2020 at 13:07 Abhambly wrote:

It doesn't really matter. There is only a difference of 2 addresses. I believe you delivered the packets. I hope you believe me that I never received one, nor did Mr. Hyman, Mr. Goldberg, Mrs. Weed, Mr. Reynolds. We will probably never know the explanation.

Anne

In a message dated 4/14/2020 9:15:17 PM Pacific Standard Time, [Yowjie](#) writes:

Hi Anne,

These were the address provided to me to be dropped off and my architect checked also sent this to the planner. I am happy to sent your comment to the planner and my architect if u think we are wrong?

I also sent the view st and Hamilton mailboxes.

Regards  
Yj

On Wed, Apr 15, 2020 at 11:00 Abhambly wrote:

The map I saw online didn't include Bridgton Ct. or Garland Way, but included 122 and 121 Hamilton Ct. The picture you sent me is the Bridgton Ct. mailbox! The Garland Way address may have received your packet. He thought he did.

Anne

In a message dated 4/14/2020 7:50:45 PM Pacific Standard Time, [Yowjie](#) writes:

Hi Anne,

These were the address dropped. 160, 152 etc and the view st ones are here too. Are these not the right address for the 11 households?

Regards  
Yj

On Wed, Apr 15, 2020 at 10:31 Abhambly wrote:

Yj,

Our mail is delivered in the afternoon, anywhere from 2:30-5:30. That's when people pick up their mail. I suppose they could have been stolen. The UPS envelope might have looked like it contained something of value. The notification map lists the 11 addresses. None of these addresses have a mailbox that looks like the picture you showed me!

Anne

In a message dated 4/14/2020 6:33:32 PM Pacific Standard Time, [Yowjje](#) writes:

Hi Anne,

Great to hear from you and I am sorry to hear that you guys didn't receive the packet when the 4 mailboxes along with my mailbox were the first I went to.

I had taken a few photos on the 29th feb when I dropped it off but did not take every single mailbox and this is how the packet looks like.

I understand it is a big project and for sure it will disturb the neighbors and I apologize in advance and as mentioned in the first packet and also to my architect when I first started the project, I told them we need to minimize the disturbance to our neighbors and do everything correctly.

I want to be a good neighbour and preciously when u wanted the old tree to be taken off I addressed it immediately after being informed and when the fence from the other side came off, I paid for it in full when they were suggesting I should reach out to the neighbors to split the cost. My priority was to ensure things are safe and not become a problem for my neighbors.

I would love for the communication to be better and now that you have my e-mail, please feel free to let me know if there are any issues. Eugene from studio s will be helping to supervise this and they cost double compared to the regular architect because they are very professional and will help to follow the project. Pls also include him in the emails if there are concerns.

Regards  
Yj



On Wed, Apr 15, 2020 at 02:25 Abhambly wrote:

YJ,

I appreciate hearing from you. I am curious about the packets. Did you put them in the mailboxes or at the doors? Was it clear who the sender was? Did it look like junkmail? I just can't understand why I and five other of your closest neighbors didn't receive it! I only know of one who did, 77 View St. It doesn't make sense. I feel a little jinxed as far as your project goes! However, I have looked online at the revised plans and the recommendations.

We are the closest neighbors to you. Our master bedroom and office are directly across from your west wall. We have lived here for 34 years. Now, we face the idea of a massive 2-story house 20 feet away and living through the construction noise, dust, workers, trucks and the inconvenience that will entail for maybe 2 years. Unfortunately, we will have to live through it. We will have no choice.

My feelings about your project haven't changed. I don't think the 2nd story should be allowed. It is not consistent with the neighborhood on Mt. Hamilton and Hamilton Ct. However, I do expect it to be approved.

I would hope that the lines of communication for us will be better during the construction process.

Sincerely,  
Anne Hambly

In a message dated 4/14/2020 9:26:48 AM Pacific Standard Time,  
[Yowjie writes:](#)

Hi Anne

This is your neighbor Yj from 126 Mt Hamilton Ave.  
I hope you and your family are well and safe given the recent outbreak of virus.

I was informed by planner Calandra from planning division that you had not received my packet with a letter and revised floor plans?  
Feedback from my neighbors are important and to make sure the packets were delivered, I had personally dropped off 11 packets on Feb 29th to ensure there are sufficient time for us to address any concerns by my neighbors or make changes prior to the hearing.

Below is the letter that was attached with the plans summarizing what we had changed and Eugene (The architect) had spent a lot of time with me working to minimize the impact. If you would like us to walk you through the improvements or provide your feedback, please kindly let Eugene and I know.

"Near Neighbors,

Thanks for providing your valuable feedback during the hearing at city hall.  
We had noted the feedback and spent a long time discussing with our architect on how we can modify the design of the house in order to minimize the impact to our neighbors .

The following were changes made and we have also printed our new plans for your viewing:

- We removed the double height portion of the entry which allowed us to push this 2nd story wall back 4'-2". This greatly reduced the visual mass of the second story.
- We pushed bedroom 2 back 3'-0" in order to further reduce the visual mass of the second story.
- We changed bedroom 3 to be rear facing in order to reduce the amount of front facing glazing and to eliminate the front facing bay window at bedroom 3.
- We added an elevator to service all levels.
- We made some minor floor plan changes around the new elevator to accommodate the shaft.
- We reduced the amount of front and side facing glazing to minimize any privacy concerns.

If there are further questions, please kindly contact us so we can also share that with our architects to get back to you. "

Regards  
YJ Chien

**From:** [Isabeau Guglielmo](#)  
**To:** [Calandra Niday](#)  
**Cc:** [Eugene Sakai](#); [Office Studio](#)  
**Subject:** Fwd: Greetings from 126 Mt Hamilton  
**Date:** Friday, May 8, 2020 3:18:49 PM

---

Hi Callie,

One more piece of neighbor correspondence below:

Thank you for your time,

**Isabeau Guglielmo, Architectural Designer**

Studio S Squared Architecture, Inc.  
1000 S. Winchester Blvd, San Jose, CA 95128  
(408) 998 0983 x10  
[StudioS2arch.com](#) & [Houzz.com](#)

----- Forwarded message -----

**From: YJ CH**  
**Date:** Fri, 8 May 2020 at 08:56  
**Subject:** Fwd: Greetings from 126 Mt Hamilton  
**To:** Eugene Sakai, [Isabeau Guglielmo](#)

Sorry the latest and didn't hear back

----- Forwarded message -----

**From: YJ CH**  
**Date:** Wed, 15 Apr 2020 at 18:22  
**Subject:** Re: Greetings from 126 Mt Hamilton  
**To:** Eugene Hyman

Hi Eugene,

Not at all. You were supposed to get the packet and I apologize once again that you didn't receive it.

Curious if missing mails common in the neighborhood and if you received it last year?

Thanks for reviewing. If there are any questions, pls feel free to let me know.

Regards  
Yj

On Wed, Apr 15, 2020 at 17:37 Eugene Hyman wrote:

|

Thank you for dropping off a packet for me. It is appreciated.

Sincerely,

Eugene

Sent from my iPhone

On Apr 14, 2020, at 10:38 PM, YJ CH wrote:

Hi Eugene,

This is your neighbor Yj from 126 Mt Hamilton Ave.  
I hope you and your family are well and safe given the recent outbreak of virus.

I was just informed by planner Calandra from planning division that you had not received my packet with a letter and revised floor plan.

Gloria had just dropped a copy in your mailbox at 10pm upon finding out you would like a physical copy and I hope it would help with your meeting tomorrow.

Feedback from my neighbors are important and to make sure the packets were delivered, I had personally dropped off 11 packets on Feb 29th to ensure there are sufficient time for us to address any concerns by my neighbors or make changes prior to the hearing.

I understand that any rebuilding of the house would cause disturbance to the neighbors and I apologize in advance.

I have engaged studio s to help with the design and supervision of the project to ensure that even during the time of construction, we want to minimize the impacts to our neighbors and to do them right.

In the future if there are issues, you have both our contracts so you can let us know your concerns and we will try to address them.

Pictures of how the document looked like.

<IMG\_5363.jpeg>

<IMG\_5364.jpeg>

Below is the letter that was attached with the plans summarizing what we had changed and Eugene (The architect) had spent a lot of time with me working to minimize the impact. If you would like us to walk you through the improvements or provide your feedback, please kindly let Eugene and I know.

"Near Neighbors,

Thanks for providing your valuable feedback during the hearing at city hall. We had noted the feedback and spent a long time discussing with our architect on how we can modify the design of the house in order to minimize the impact to our neighbors .

The following were changes made and we have also printed our new plans for your viewing:

- We removed the double height portion of the entry which allowed us to push this 2nd story wall back 4'-2". This greatly reduced the visual mass of the second story.
- We pushed bedroom 2 back 3'-0" in order to further reduce the visual mass of the second story.
- We changed bedroom 3 to be rear facing in order to reduce the amount of front facing glazing and to eliminate the front facing bay window at bedroom 3.
- We added an elevator to service all levels.
- We made some minor floor plan changes around the new elevator to accommodate the shaft.
- We reduced the amount of front and side facing glazing to minimize any privacy concerns.

If there are further questions, please kindly contact us so we can also share that with our architects to get back to you. "

Regards  
YJ Chien

## Calandra Niday

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**From:** Yvonne Dupont  
**Sent:** Tuesday, April 14, 2020 10:15 AM  
**To:** Calandra Niday  
**Subject:** FW: project at 126 Mt. Hamilton Ave

**Importance:** High

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**From:** Abhambly  
**Sent:** Monday, April 13, 2020 3:37 PM  
**To:** Los Altos Design Review Commission <DesignReviewCommission@losaltosca.gov>  
**Subject:** project at 126 Mt. Hamilton Ave

To: The Los Altos Design Review Commission

Re: Project at 126 Mt. Hamilton Ave.

My husband and I have lived at 100 Mt Hamilton, next to the proposed project, for 34 years. Since the Oct. 2 meeting, I have been anxious to learn what changes were being considered. I received a notice from the city, and a notice was posted on the property about the March 18 meeting which was canceled. Since then, I have been checking the city's site weekly and e-mailing Calandra. I inquired about changes and was told the report and plans would be posted the Thursday prior to the meeting. I checked again on Thursday, April 9 and learned about the virtual meeting on April 15. On Friday, I e-mailed Calandra to inform her that there was no notice on the property. It was posted later that afternoon. I was surprised to read that the owners delivered a letter and new renderings to 11 surrounding neighbors. Of those, I spoke with six. Only one neighbor, at 77 View St., received the packet. The other six of us, 95, 100, 115, 145, 160 Mt. Hamilton and 121 Hamilton Ct. received nothing. I don't know about the remaining three. Also, the home at 72 View St. is vacant. The owners have left the area and are preparing to sell. I was disappointed in this lack of communication, since that was one of the commission's suggestions.

In the staff report, attachments and application, there seems to be a question as to what is our neighborhood. There are pictures of 2-story houses located between Edith, Oak, Mt. Hamilton and View. All of those houses are entered from Edith, Oak and View. Many are flag lots. I consider our neighborhood to be the full block of Mt. Hamilton, 7 houses, #100-190, the 3 houses across the street, #95-145, the 12 houses on Hamilton Ct. You might include 77 and 72 View St. and 112 Garland Way. There are 2 2-story homes on Hamilton Ct, and 72 View St. is the original 2-story farmhouse in the neighborhood on a near 3/4 acre lot. Most of these homes were built in the mid 50's. Some have been re-modeled. Some have been torn down and new ones built. There are 25 homes, of which 3 are 2-story. With that in mind, I would say the houses in the neighborhood are very compatible. Most of these homes have a footprint of less square footage than the basement of this proposed house. I don't consider this proposed project to be compatible. I am still concerned about the mass. It will be the only 2-story home in our block. Every time someone exits Hamilton Ct, they will look directly at 126 Mt. Hamilton. It will be very visible and not in character. I believe the 2nd story still has the same square footage as previously proposed. The total square footage seems to be the same, 6650.

Thank you for your consideration of my concerns.

Respectfully,  
Anne Hambly  
650-766-2426

## Calandra Niday

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**From:** Eugene M Hyman  
**Sent:** Monday, April 13, 2020 2:32 PM  
**To:** Planning Service  
**Subject:** Re: 126 Mount Hamilton Ave

Dear Gentlepersons:

I write concerning the project at the above address.

I found out about the meeting from the notice posted on the utility pole near the residence.

I have not received the required packet as of this date and request one before the hearing if possible. Nor did I receive the postcard notice.

I have tried to review the materials at the website but would prefer that they are presented to me in a printed format.

Ms. Anne Hambly sent me a copy of her email addressed to the Commission.

I agree with her concerns and comments and do not have anything additional to add.

I have lived in my home at 142 Mount Hamilton Ave. since 1987.

Thank you for your consideration.

Sincerely,

Eugene M. Hyman  
408.666.9518

## Calandra Niday

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**From:** Tom Shoup  
**Sent:** Tuesday, April 14, 2020 12:49 PM  
**To:** Calandra Niday; Planning Service; Los Altos Design Review Commission  
**Subject:** 126 Mt. Hamilton Design Review

Dear Design Review Committee,

I am writing to you with respect to the proposed residential construction at 126 Mt. Hamilton, which is within 225 feet of my property. I believe the revised planning documents submitted for the meeting of 15 April 2020, document #SC19-0010 prepared by Calandra Niday, Assistant Planner for the City of Los Altos, still contain misleading information:

1. In Attachment B, *Minutes of the Regular Meeting of the Design Review Commission of the City of Los Altos...October 2, 2019....*, under Item 4, Public Comment, the information I provided in my e-mail of September, 30, 2019 is not included in either summary or detailed form.
2. The misleading information provided in the Neighborhood Compatibility Worksheet ("worksheet"), which I pointed out in my previous e-mail, has not been corrected. The minutes referenced above note that neighbor Alyce Boster also pointed out mistakes in the worksheet. If this worksheet is not accurate, how can the planning commission make an informed decision?
3. The letter of February 28, 2020, from architect/applicant Sakai provides detailed descriptions of changes in response to feedback from the October review meeting. The changes are claimed to "make the design more compatible with the neighborhood by reducing mass and bulk." The streetscape image of the proposed structure on page 39 of the PDF file shows the structure in relation to its nearest neighbors on the east and west. I don't believe that a reasonable person would conclude that the bulk and mass are similar to the nearest neighbors given that image.
4. With respect to the density of 2-story houses in this neighborhood, page 40 of PDF file contains an aerial photo of the property with existing 2-story houses highlighted. Please note that there are no 2-story houses in this block of Mt. Hamilton and the nearest one is a much older, heritage house around the corner on View St., set well back on a larger lot and screened by a mature, very tall hedge. Similarly, the 2-story house highlighted on Hamilton Court (#2) effectively sits behind a one-story garage with the bulk of that property screened by a mature Chinese elm. Similarly, house #3 on Oak is set back on the lot with the garage on the side of the house and screened by mature trees. The 2-story house highlighted at the corner of Oak and Mt. Hamilton (#4) is a newly remodeled house which replaced an existing 2-story house which dated from the 1990s. All other 2-story houses highlighted in this aerial photo are only visible from more than a block away with many of them on flag lots not visible from the street. This neighborhood is a neighborhood of one-story houses.

In addition, the roof on the proposed structure is still shown as a standing-seam metal roof. This type of roof accentuates the height of the building in that the standing seams draw the eye upward, reinforcing the height and bulk of the building. There is a property in the neighborhood, at 131 Hamilton Ct., with a standing-seam metal roof on a one-story house. This house fits the neighborhood much better than the proposed structure at 126 Mt. Hamilton in that it is a one-story house, it is set back on the lot behind a massive, mature tree, and the garage entry does not face the street, a large factor in reducing the visual bulk of the structure.

I'd like to close with a suggestion: a prairie style house, which has dominant horizontal lines, would fit nicely into this neighborhood, especially if the prominence of the garage was reduced by moving the entry to the side or back, and if the roof mimicked the appearance of wooden shake, which is available in metal (see 77 View St.).

Very truly yours,

Tom Shoup

112 Garland Way  
Los Altos, CA

## Calandra Niday

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**From:** YJ CH  
**Sent:** Tuesday, April 14, 2020 9:27 AM  
**To:** abhambly@aol.com  
**Cc:** Calandra Niday; Eugene Sakai  
**Subject:** Design changes for 126 Mt Hamilton

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hi Anne

This is your neighbor Yj from 126 Mt Hamilton Ave.  
I hope you and your family are well and safe given the recent outbreak of virus.

I was informed by planner Calandra from planning division that you had not received my packet with a letter and revised floor plans?

Feedback from my neighbors are important and to make sure the packets were delivered, I had personally dropped off 11 packets on Feb 29th to ensure there are sufficient time for us to address any concerns by my neighbors or make changes prior to the hearing.

Below is the letter that was attached with the plans summarizing what we had changed and Eugene (The architect) had spent a lot of time with me working to minimize the impact. If you would like us to walk you through the improvements or provide your feedback, please kindly let Eugene and I know.

"Near Neighbors,

Thanks for providing your valuable feedback during the hearing at city hall.

We had noted the feedback and spent a long time discussing with our architect on how we can modify the design of the house in order to minimize the impact to our neighbors .

The following were changes made and we have also printed our new plans for your viewing:

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- We reduced the amount of front and side facing glazing to minimize any privacy concerns.

If there are further questions, please kindly contact us so we can also share that with our architects to get back to you. "

Regards  
YJ Chien

**From:** [Calandra Niday](#)  
**To:** [Brian Korek](#)  
**Subject:** RE: 126 Mt Hamilton Ave  
**Date:** Tuesday, May 12, 2020 11:44:01 AM  
**Attachments:** [image002.png](#)

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Hello Brian,

Thank you for your email. I will pass this information along to the Commission and the property owner.

**Calandra Niday, Assistant Planner**

Planning Division  
City of Los Altos  
1 North San Antonio Road  
Los Altos, California 94022

(650) 947-2640

[cniday@losaltosca.gov](mailto:cniday@losaltosca.gov)



**From:** Brian Korek  
**Sent:** Monday, May 11, 2020 8:42 PM  
**To:** Calandra Niday  
**Subject:** 126 Mt Hamilton Ave

Hi Calandra,

I oppose the development of a monster house that would be **over 3 times as large** as their next door neighbor at 142 Mount Hamilton Ave, which is **1,679 square feet**.

All the houses around them vary between 1600-3300 square feet total. While they are asking for **6650 square feet**, which seems way out of line with their surroundings. The only house near that size is behind them, but that is on a lot over twice the size and setback more than twice as far from the street. From my perspective along with my neighbors on Hamilton Ct, this monster house will block our view of the hills. They made a point of showing 2 story houses in the neighborhood, though none within their block on Mt Hamilton Ave. However, they didn't talk about their massive square footage. I wonder how many families will live there? How many cars will be parked on the

street? That's a big concern as Mt Hamilton Ave isn't wide enough for cars parked on the street - we already run into this problem trying to get around parked cars at either end without going into the oncoming traffic.

Brian Korek

My parents brought me to Los Altos in 1971.