

From: [Mariel](#)
To: [Los Altos Design Review Commission](#)
Cc: [Steve Golden](#); [Mike Stoops](#)
Subject: 1035 Ray Avenue Project - Landscape agreement with 1030 Rilma Lane
Date: Tuesday, June 2, 2020 10:53:09 PM
Attachments: [1035 Ray Avenue Project - Rear Agreement1.pdf](#)

Dear Design Commission and the Los Altos Planning Department,

We wanted to share the agreement we reached related to the landscaping for the backyard of 1035 Ray Avenue.

The owners of 1035 Ray Ave. today provided with us with a design that has all trees and screening maintained from their yard. We also agreed on the location, the species, and the height of the trees. We have concerns about the sense of 'presence' coming from the balcony. Screening closer to the balcony is preferred to mitigate the intrusion. We want to thank the Los Altos Planning for the guidance provided in helping us reach a good resolution with our new neighbors.

History: The Los Altos Planning Department of 1954 worked with Mr. Loucks to develop Rilma Lane, Ray Ave., and other nearby streets. When the homes were positioned on the lots, our side of Rilma had homes set far from the street and Ray avenue had the homes set toward the front of their street. This was done to provide privacy and open outdoor living for all homes. The homes were placed equidistant from each other and large trees were placed in the sections with the large yards. Several lots within this development have detached garages placed next to the property line. Our property has an Accessory Building. It is important to note that 1035 Ray Avenue has a rear garage immediately next to our Accessory Building.

- Our house, on Rilma Lane, has a shallow backyard with only about 16ft of grass and a small patio area. Within this shallow backyard is our Accessory Building that stretches about 28ft along the rear next to the boundary area, where there is no fence.
- Our Accessory Building is permitted and is used daily for a variety of family uses. We maintain it in great condition all around the structure.
- Along the fence section, we have a narrow stretch of evergreen trees that are breezy and do not block sunlight.

Accessory Building Section must not be encroached upon:

The stretch along the side of our Accessory Building, we keep clear to ensure no rats, mice and other wildlife can nest. Other than a low level of leaf droppings in between our Auxiliary Building and the garage on 1035 Ray Avenue, the adjoining area is kept clear and aired. These conditions will be necessary to maintain to avoid mold, mildew, plus other conditions that are conducive to pest infestations. We do not want to have leaves, nuts, fruit or any vegetation dropping in this area. Further, the foundation of our Accessory Building needs to remain dry and intact (free of any large roots) and persevere through the years.

Trees or plants near the common Fence Section must not encroach on our outdoor space:

Only small trees or shrubs that do not create a barrier will not tunnel us. We don't want shadowing or a row of vegetation. We have grass leading up to the fence and only a few trees. Our trees, we want to ensure, will not be disturbed now or in the future. The screening needs to be what is needed but no more, and we only need up to 9-10ft, 4ft away from the fence.

We have asked the owners of 1035 Ray Avenue to select trees that they can maintain within their own yard and that address the conditions listed above. The specific parameters of our agreement are attached.

We are very grateful to the Design Commission for any support of our concerns as it relates to the above.

Sincerely,
Mike and Mariel Stoops
1030 Rilma Lane