

Project: 1035 Ray Ave.

Landscaping Agreement with 1030 Rilma Lane

June 2, 2020

Our lovely home:

Located on 1030 Rilma Lane, our home has a large front yard and a very shallow backyard.

Built in 1954, the home has been improved with an original structure.



Why the shallow back yards?

Los Altos Planning 1954:

Planning required the builder, Mr. Loucks, to position the homes to provide maximum privacy and shared space. The layout was balanced providing a large park-like setting in between homes.

- > Homes on Rilma Lane have minimal size backyards and large front yards.
- > Homes on Ray Avenue have large back-yards and are closer to the street.

Our home



RILMA LANE

Houses placed away from the street.
Large size trees in front

RAY AVE.

Smaller Lots - Houses closer to the street.
Large size trees in backyard but away from the rear property line provide shading and an open sense of screening for both sides.

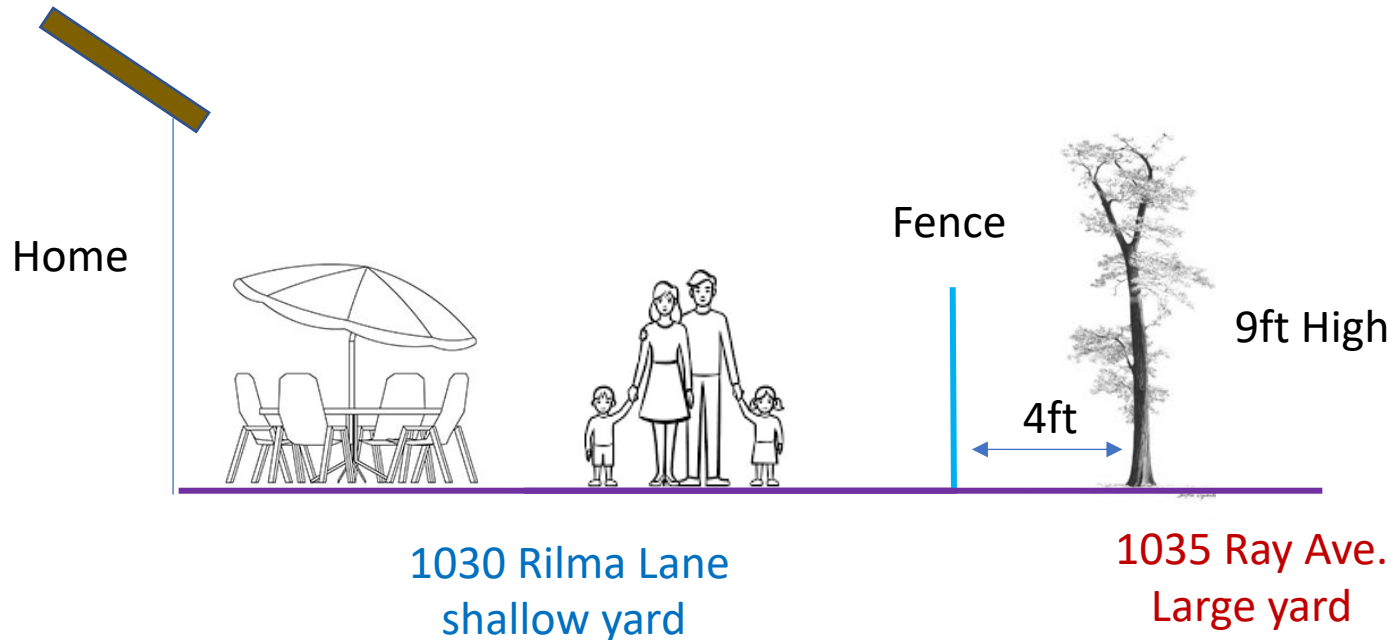
Request to Los Altos Planning 2020

- Adequate screening is needed that does not tunnel or shadow our backyard.
- Today's designs should not infringe on the planning decisions of the past that were meant to provide privacy and a balanced sharing of air space.

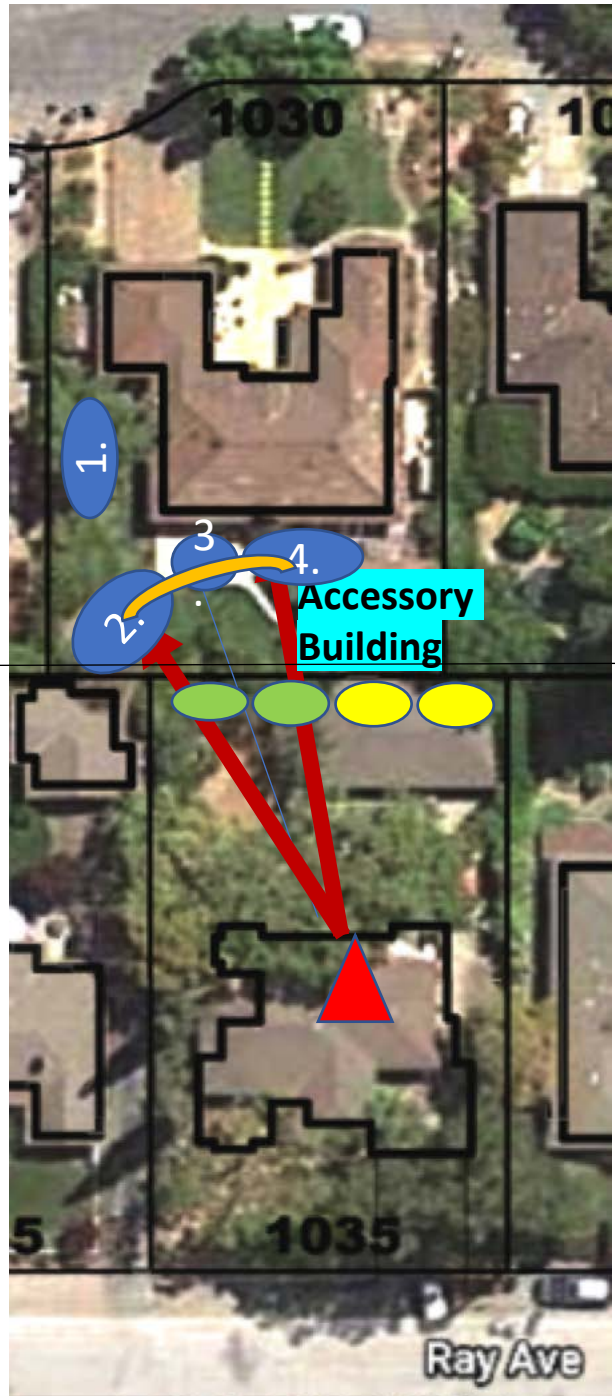
Avoid Encroachment or Continuous Nuisance from large trees overhanging our back-yard or blocking sunlight

Agreed with 1035 Ray Ave.:

- a) 9-10ft high, 4ft back away from the fence
- b) Nothing that will shadow or that appears as a row of vegetation (no trees over 9ft planted within 4ft of the fence)
- c) Nothing that overhangs or makes contact with our Accessory Building
- d) Sunlight not blocked from above our Accessory Building.
(This is needed for lighting and warmth in the winter)



Screening is needed that gives breezy privacy and does not encroach or block sunlight.



1. Play Structure
2. Trampoline
3. Umbrella & Table
4. Ping Pong


1035 Ray Ave.

 9-10ft Trees agreed for screening Next to the fence – 4ft away.

Agreed to: All tree maintenance done on own 1035 Ray Avenue side



Major 'Presence' Intrusion from Balcony and Second Floor on 1035 Ray Ave.

 Agreed to: 10ft Tall maximum shrubs/trees Next to Accessory Building.

Agreed to: No over hanging branches over our our yard or Accessory Building.

Tight Space between Accessory Building and Current Garage on 1035 Ray Ave.

Gate used for maintenance between Accessory Building and Garage



Gate on 1030 Rilma Ln.

Space Between



Accessory Building 1030 Rilma Ln.

Garage 1035 Ray Ave.