

Steve Golden

From: David Craford <crafordd@gmail.com>
Sent: Friday, July 10, 2020 1:36 PM
To: Steve Golden
Cc: Gretchen Craford
Subject: Re: AC question

Sure Steve, please find below and let us know if there's anything else we can do. Thanks for all the work you do to solicit and represent the neighborhood and mediate/integrate all the information to an acceptable resolution!

Dave

July 10, 2020

To the Los Altos Design Review Commission,

We live at 1027 Ray Avenue and strongly support the Lui/Wong project at 1035 Ray Avenue next door to us. Based on several e-mail and zoom exchanges with Nelson and Nellie, we have come to joint decisions on the key aspects of the architectural and landscape plans that are important to us.

A/C Unit:

We would like to see it documented in the final approved architectural plans that the A/C unit facing our property line have a "unit A rating sound level equal to or lower than 58 Db" and have a solid structure barrier shield that effectively reduces the sound by at least 16db installed to shield noise from the unit.

Landscaping:

Nelson and Nellie have committed to installing landscaping that provides the maximum amount of privacy screening between our properties and we are in support of installing the largest possible trees and the overall landscaping plan. Nelson & Nellie understand that screening the visual pathway from their property to our backyard area at 1027 Ray is important to us. We believe that their proposed landscaping will provide us with sufficient privacy even with the second story deck they plan to build off the master bedroom in the back of the house.

Fencing:

We will split 50/50 the cost of installing a permanent fence between our properties. We have agreed to replace existing fence with one of similar style and wood. It will measure 6 ft and have a 2 ft high lattice extension. We expect the permanent fence will be erected as soon as the envelope of the house is completed. To ensure the safety of our dogs and the privacy of our backyard, Nelson and Nellie have committed to erecting a secure temporary fence as soon as possible after the demo phase and through the exterior construction phase until the permanent fence can be erected.

Rodents:

The existing plot of land and home has been in disrepair for years. It has become a home to rodents. Once this project moves forward, Nelson and Nellie have committed to addressing this problem prior to demolishing the current structures.

We are in support of large, mature trees. Unfortunately, many of the existing trees at the property have not been taken care of properly and have given way to pests. We are in support of the new sizes and varieties of trees that the homeowners are proposing and understand there may be some time before the trees fully mature.

In summary, the project will bring enhanced value to our street. We have reviewed the exterior design of the home, and believe that the architecture is attractive, complements the existing neighborhood aesthetic and is not overbuilt for the lot.

We are excited about having Nelson and Nellie move in next door and hope that you are able to expeditiously approve their plans.

David & Gretchen Craford