

Dear Design Review Commission,

The proposed new second story rear deck and windows at 1035 Ray Avenue will destroy neighbors' visual and acoustic privacy and damage the neighborhood, establishing a bad precedent. Previously, people who wanted second floor decks-balconies in our neighborhood have had to put them in the front to preserve the privacy of the neighboring properties. Only decorative balconies have been allowed in back.

We have lived in our home with our children for over twenty years. We have enjoyed privacy in our bedroom, and living and dining room, and our family and guests enjoy our private backyard. We and our neighbors have been considerate of each other's privacy and peaceful enjoyment of our homes. All of us kept our expansions on the ground floor and preserved the trees which give our neighborhood character.

The smaller lots on Ray Avenue were originally developed as single-story affordable housing and had a 1 story overlay requirement.

While we would accept our new neighbors' second-story aspirations, their plan to denude their property, removing over 30 trees, including Category 1 and 2 trees which appear to be in the same good health they have enjoyed for the last 20 years, as noted based on visual inspection by our arborist, would replace our neighborhood forest view with their looming structure, and their proposed second-floor views from the deck and windows would invade our privacy. Their plans to use the balcony to call out to people in their back yard will impinge on all the surrounding yards (and the ability to have peace and quiet when we leave doors and windows open through the warm months).

#### **Deck: Intrusion, interference, and invasion of privacy**

The attached vertical and horizontal diagrams show the area of our yard and home that would be in plain view (and subject to noise intrusion) from the proposed deck and windows.

The proposed deck is designed to "monitor activity" in the back yard. But this design also would allow the occupants to monitor activity in our back yard, bedroom, and living area and invade our privacy.

The plan would serve the owner's plan to call down from the second-floor deck, but that noise would interfere with enjoyment of neighbors' back yards. In neighborhoods like this one, people supervise their children outdoors from the ground floor to avoid imposing on their neighbors.

Merely shrinking the proposed balcony deck and requiring solid surrounds and planters would leave these fundamental problems unsolved. Moving the deck to the front yard where second floor sky and views could be enjoyed without imposing on neighbors is the right solution.

The attached PowerPoint diagrams show how egregious the problems would be.

#### **Rear Windows: Glare and invasion of privacy**

The glazing plan will also create a view of our private lives---and project light from the new stairwell and second story to fill our facing rooms. See attached diagrams.

Second floor glazing along the back of the building should be eliminated or modified to prevent casual views into our private areas, specifically,

- No stairwell windows facing the rear (there are already stairwell windows on the front and side),
- Eliminate window above the rear 2<sup>nd</sup> story bathtub (leaving side window), or minimize at a height conducive to privacy in both directions.

### **The Proposed Landscaping Will Not Solve the Problems, and Will Create Problems**

The plans propose to remove all the trees and shrubs that might reduce the impact of the project. Many of those trees, including Category 1 and 2 trees, should be maintained, as detailed in the Design Guidelines Review and the Arborist Field Report accompanying this letter.

The proposed trees along the fence and the home office (accessory building), might eventually reach grand (and we think excessive) heights, but will do little to repair privacy. Neighbors report that such trees even when grown failed to provide them visual or acoustic privacy. Both the proposed Podocarpus Gracilior Fern tree behind our home office/great room and the proposed Arbutus Marina along the fence would heavily overhang and contact that building. The Podocarpus will also generate heavy, highly allergenic pollen and, as our family suffers from pollen allergies, this is a health concern. Both trees are evergreens and will block sunlight in the winter. Both trees will drop rotting fruit on our accessory building and the narrow access behind it, which will encourage roof rats and other undesirable visitors to our property. See County of Santa Clara Vector Control Report. We fear the roots of the trees proposed to be planted so close to our accessory building (an area now shielded by the neighboring structure<sup>1</sup>) will compromise the foundation and structure.

The accompanying Arborist Field Report establishes that the proposed planting selection is inappropriate for the area behind our home office/great room and along the fence. See that report and the Design Guidelines Review for screening recommendations. As recommended in the Design Guidelines, such tall trees placed adjacent to a two-story house would better serve neighbors' privacy.

### **Conclusion:**

**Eliminate or Move the Rear Balcony and Limit Rear Glazing to Preserve Neighborhood Privacy and Peace, and**

**Modify Landscaping Plan to Mitigate Visual Impact and Prevent Damage to Neighbors and Help to Vermin**

We should not transform our neighborhood with new, elevated, peeping-tom views into neighbors' back yards and living areas and bedrooms, and flood them with glare and noise.

If the new home has a deck-balcony to enjoy second-floor sights and sky, it should be in the front yard where privacy will not be compromised, and the noise will be less intrusive. Rear glazing views (and associated light intrusions) into neighbors' yards and living areas should be eliminated.

Landscaping to mitigate views of the new second story from neighboring homes should be preserved, and new landscaping should be adequate and respectful. Preserving the big trees and border shrubs will

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<sup>1</sup> The back wall and foundation of our backyard building are close to the property line; unless protected during demolition, it could be damaged. Three feet now separate the buildings, which allows sufficient access for maintenance and vermin control. The proposed fence would eliminate that access. The existing redwood fence belongs to 1030 Rilma Lane.

mitigate the impact of the second story. Any new tree selection and placement should protect neighboring structures and limited-access areas from roots and debris.

Thank you for your concern for the neighbors and the neighborhood.

Sincerely,

Marie & Mike Stoops

## SINGLE FAMILY - DESIGN GUIDELINES - 1035 Ray Avenue Project

|                  |   |  |
|------------------|---|--|
| <b>CHAPTER 5</b> | <p><b>Summary</b> The City shall insure that the design of new construction, including re- modeling, considers the privacy of adjacent properties and the compatibility of size and scale to parcel size. New construction and remodeling permits for all residential development will be reviewed for impact on the privacy of adjacent homes and the character of the neighborhood.</p> | <p><b>Privacy Mitigation needed:</b> The proposed new second story rear deck and windows at 1035 Ray will destroy our visual and acoustic privacy and damage the neighborhood, establishing a bad precedent.</p> |
|------------------|---|--|

### Processes not Followed

|                            |   |  |
|----------------------------|---|--|
| <b>Section 2.3, Step 5</b> | <p>5. Once your plans have been prepared, we recommend (particularly with two- story construction) that you discuss them with your immediate neighbors (typically eight homes - two next door, three across the street and three behind). Quite often, a concern of the neighbors can be resolved in the early design stages.</p> | <p>Fact: Neighbors to the rear of the project were not contacted.</p>  |
| <b>DRC 1, 2</b>            | <p>June 3, 2020. Incomplete Design Plans Submitted and Considered at DRC Meeting 1 at the recommendation of Planning.</p>   | <p>Fact: Dimensions for Deck were not included in design plans. Exterior electrical still not in latest submitted plans for DRC 2.</p> |

### SUMMARY OF SOLUTIONS

| Code   | Description   | Design Recommendations  |
|--|---|---|
| <b>Design Guidelines Section 2.2, 4.0, 5.0</b> | <p>New Construction: Prevent unreasonably invading your neighbor's privacy will lessen one of the greatest causes for concerns about a project.</p> | <p>Placement, Location, Size of the Second Floor Decks, Doors and Windows can be designed with features to avoid unreasonable privacy invasion.</p> |

| See Fig.1 and Fig. 2 of PPT | Reference Codes                  | REQUESTS TO MEET COMPLIANCE  |
|-----------------------------|----------------------------------|--|
| <b>A</b>                    | 2.2, 4.1, 4.2,5.0, 5.1, 5.3, 5.4 | <p>This design with supervisory deck and clear railing, doors and window facing the rear is inconsistent and should be corrected. Relocate the second-story deck to the front of the house, or eliminate it; and eliminate second-story sight and sound lines into adjacent yards and private interior space.</p>  |
| <b>B</b>                    | 4.1, 5.3, 5.4                    | <p>Remove stairway windows to the rear (already have in front and on side). Severe light pollution at night. Lights tend to be left on in stairways.</p>   |
| <b>C</b>                    | 4.1, 5.0, 5.3                    | <p>Remove bathtub window on rear, 2nd story, or minimize, at a height conducive to privacy in both directions.</p>   |
| <b>D</b>                    | 5.8                              | <p>No exterior lighting on 2nd story.</p>  |
| <b>E</b>                    | 2.3 Section 6, 4.2,5.0, 5.5      | <p>Landscaping: Adequate screening needed. County of Santa Clara Vector Control District. SR-ID# 9065084 / APN# 16712014- Inspection: cut back all tree bushes and shrubs 3-5 ft from roof. Design Guidelines: The goal of mitigation is to have two-story high trees next to two-story houses. Requests: A) Do not remove # 480,482, 485,486,487, based on Arborist visual inspection trees # 480 and 482 can be preserved. Any Cat 2 trees need to be 20 ft from Home Office/Great Room and the Pittosporum trees planned next to the Home Office need to be replaced with American Pillar Arborvitae 6ft away, 3ft apart . B): Plant a Cat 3 Tree between #480 and #482. C) Along the fence, plant American Pillar Aborvitae at 6 ft away, 3 ft apart along the fence . D) Replace Podocarpus Gracilior Fern with American Pillar Aborvitae or a Cat 3 tree that clears 3-5ft from fence.</p> |
| <b>F</b>                    | New Fence / Landscaping          | <p>Fence needs be placed 36 inches away from the wall of the Home Office/Great Room for continued access for maintenance and vector control. Existing fence belongs to 1030 Rilma Lane.</p>  |
| <b>G</b>                    | Demolition and Construction      | <p>Home Office and Great Room Building Protection during demolition and construction needs to be included in permit for demolition – This room is used over 8 hours per day and we have concerns for safety and security. Request: Only a saw should be used to demo the current foundation. No bulldozer or heavy machinery. Wall and Footing to be protected from accidental damage. Install 10-12ft Plywood construction barrier as described in section G.</p>   |

## DESIGN GUIDELINES - CODE DETAILS

| Code     | Description   | Design Guidelines Recommendations  | MITIGATION TO MEET COMPLIANCE  |
|----------|---|--|--|
| <b>A</b> | <b>DECK - REQUEST: This design with supervisory deck and clear railing, with doors facing the rear is inconsistent and should be corrected to relocate the second-story deck and eliminate second-story sight and sound lines into adjacent yards and private interior space.</b> |  |  |
| 4.1      | Consistent character neighborhood   | Good neighbor design has design elements that are not significantly larger than other homes.   | Rear deck with 8' by 7' high doors does not fit neighborhood. Invades privacy of rear neighbors. Rilma homes facing it have cozy back yards, homes close to rear boundary. The deck should be removed or moved to front.   |
| 4.1      | Consistent character neighborhood   | New projects require more design sensitivity to the neighborhood when they depart from neighborhood character.   | This design with supervisory deck and clear railing, doors and window facing the rear is inconsistent and should be corrected to relocate the second-story deck to front, and eliminate second-story sight and sound lines into adjacent yards and private interior space. Like most homes in our neighborhood, we don't have airconditioning and we open windows and doors to cool down the house; exacerbating second story rear balcony noise. We spend a lot of time in our back yard enjoying our small lawn, 14ft by 25ft, and have no room for trees. Even the current forest of trees on 1035 Ray Avenue would not suffice to screen the deck. |
| 4.1      | Consistent character neighborhood   | Approval of an inconsistent design will require mitigating design measure to lessen the neighborhood impact.   |  |
| 4.2      | Relationship to Adjacent Properties   | 2nd Story windows and decks with direct views into neighbor' backyards and potential noise associated with the placement.  |  |
| 5        | Privacy, bulk, neighborhood character, and landscaping  | 2nd Story doors to the rear invade privacy and intrude with light and sound.   |  |
| 5.1      | New Construction: Prevent unreasonably invading your neighbor's privacy will lessen one of the greatest causes for concerns about a project   | Placement, Location, Size of the Second Floor Decks, Doors and Windows can be designed with features to avoid unreasonable privacy invasion.   |  |
| 5.3      | New Construction: Sight-lines to locate windows and maintain privacy.   | Study sight lines to locate windows and maintain privacy. Carefully size and place windows and other forms of glazing so that sight lines into your neighbors' homes and yards is eliminated. Orient second story windows so that their egress (code required exit windows) is away from neighbors when privacy invasions may result | The deck should be removed or moved. Minimize and replace window with translucent media. The Design Guideline does not anticipate having a door facing the rear on the second floor.   |
| 5.4      | Design to minimize Bulk   | Privacy, bulk, neighborhood character, and landscaping. Keep second story exterior wall heights as low as possible.  | Deck facing rear has 8' by 7' high doors. It does not fit neighborhood character. Invades privacy of rear neighbors.   |

| <b>B</b>  |   |  |   |
|---|---|--|---|
| <b>STAIRWAY WINDOWS REQUEST: Remove stairway windows to the rear (already have in front and on side). Severe light pollution at night, especially when lights are left on in stairways.</b> |   |  |   |
| <b>Code</b>   | <b>Description</b>  | <b>Design Guidelines Recommendations</b>   | <b>MITIGATION TO MEET COMPLIANCE</b>  |
| 4.1   | Neighborhood Compatibility<br>Consistent character neighborhood   | These neighborhoods have a similar style and character to the homes and streetscape. Similar Characteristics.  | Excessive Glazing on Second Floor needs to be removed on stairwayl. Egress is available through side windows.   |
| 5.3   | New Construction: Sight-lines to locate windows and maintain privacy.   | New Construction: Carefully size and place windows and other forms of glazing so that sight lines into your neighbors' homes and yards is eliminated. Orient second story windows so that their egress (code required exit windows) is away from neighbors when privacy invasions may result |   |
| 5.3   | Privacy: New Construction: Prevent unreasonably invading your neighbor's privacy will lessen one of the greatest causes for concerns about a project. | Placement, Location, Size of the Second Floor Decks, Doors and Windows can be designed with features to avoid unreasonable privacy invasion.   | Remove stairway windows to the rear (already have in front and on side). No windows. Lights are left on in stairways. Severe light pollution at night. 1055 Ray Ave has no rear facing windows on the second floor. No exterior lighting on second floor. Excessive light at night gives bulky feeling that can be avoided. |
| 5.3   | Privacy: Sight-lines to locate windows and maintain privacy.  | Carefully place windows and other forms of glazing so that sight lines into your neighbor's homes and yards is eliminated.   |   |
| 5.4   | Design to minimize Bulk   | Good neighbor design has design elements that are not significantly larger than other homes.   |   |
|   |   |  |   |
| <b>C</b>  |   |  |   |
| <b>BATHTUB WINDOW REQUEST: Remove window over bathtub or minimize, raise minimum sized window above the rear 2nd story bathtub to a height conducive to privacy in both directions.</b>     |   |  |   |
| <b>Code</b>   | <b>Description</b>  | <b>Design Guidelines Recommendations</b>   | <b>MITIGATION TO MEET COMPLIANCE</b>  |
| 5.3   | Privacy   | SENSITIVE AREAS - PRIVACY (Bathtub Window)   | Excessive Glazing on bathtub window. Request: needs to be removed or minimized by reducing windows, raising the height, and opaquing the glass. This bathroom already has a window on the side, which could be used for egress.   |
| 5   | Design Guideline Goals / Architectural Guidelines   | Privacy, bulk, neighborhood character, and landscaping   |   |
| 5.3   | Privacy: New Construction: Prevent unreasonably invading your neighbor's privacy will lessen one of the greatest causes for concerns about a project. | Placement, Location, Size of the Second Floor Decks, Doors and Windows can be designed with features to avoid unreasonable privacy invasion.   |   |
| 5.3   | Privacy: Sight-lines to locate windows and maintain privacy.  | Carefully place windows and other forms of glazing so that sight lines into your neighbor's homes and yards is eliminated.   |   |
| 4.1   | Consistent character neighborhood   | Good neighbor design has design elements that are not significantly larger than other homes.   |   |
| 5.3   | Privacy: Prevent unreasonably invading your neighbor's privacy will lessen one of the greatest causes for concerns about a project                    | Consider Alternate use of Skylights  |   |
|   |   |  |   |

| <b>D</b>       | <b>Privacy</b> : No exterior lighting on second floor.   |  |   |
|----------------|--|--|---|
| Code           | Description  | Design Guidelines Recommendations  | MITIGATION TO MEET COMPLIANCE   |
| 5.8            | Building Materials   | Select skylight glazing material to avoid excessive glare at night.  | Request 1) Electrical Lighting for second floor not shown. Provide Electrical Plans to show exterior lighting.<br>Request 2) Prohibit exterior lighting on Second Floor.  |
| <b>E</b>       | <b>Landscaping:</b> Landscaping: Adequate screening needed. County of Santa Clara Vector Control District. SR-ID# 9065084 / APN# 16712014- Inpection: cut back all tree bushes and shrubs 3-5 ft from roof. Design Guidelines: The goal of mitigation is to have two-story high trees next to two-story houses. Requests: A) Do not remove # 480,482, 485,486,487, based on Arborist visual inspection trees # 480 and 482 can be preserved. Any Cat 2 trees need to be 20 ft from Home Office/Great Room and the Pittosporum trees planned next to the Home Office need to be replaced with American Pillar Arborvitae 6ft away, 3ft apart . B): Plant a Cat 3 Tree between #480 and #482. C) Along the fence, plant American Pillar Aborvitae at 6 ft away, 3 ft apart along the fence . D) Replace Podocarpus Gracilior Fern with American Pillar Aborvitae or a Cat 3 tree that clears 3-5ft from fence. |  |   |
| Code           | Description  | Design Guidelines Recommendations  | MITIGATION TO MEET COMPLIANCE   |
| 5.5            | Landscaping  | The goal of mitigation is to have two-story high trees next to two-story houses.   | All Cat 2 Trees need to be preserved or replaced adjacent to the 2 Story Project on 1035 Ray Ave. Arborist recommendation is for no Cat 2 trees closer than 20ft from Home Office/Great Room. This means Arbutus Marina and Podocarpus Gracilior need to be moved at least 20ft from the Home Office / Accessory Building. We recommend: See <u>Arborist Report Attached</u> .  |
|                | Landscape screening will be required to mitigate neighbor's privacy.   | Designs should lessen impact as much as possible.  | There are no Cat 2 Trees adjacent to Accessory Buildings in the neighborhood. The Arbutus Marina tree (40x40) and Podocarpus Gracilior Fern (40X70) both drop fruit and are a nuisance attracting vermin and rats. See SCV Vector Control Report.   |
| 4.2,5.5        | Preseve Natural Features   | The preservation of existing natural features, such as mature trees, shrubs and other landscape elements should be considered in your development. Particularly, when a house is torn down to allow new development, it is important to minimize the displacement of existing landscaping. | Request to keep 5 trees: Do not remove trees # 480 and #482 and X485, X486, X487. Visual inspection by arborist indicates trees #480 and #482 can be preserved. Plant a Cat 3 tree between #480 and #482. Keep the current trees X485, X486, X487 next to the fence until the new trees are planted and grow enough to block sight lines. We recommend: American Pillar Arborvitae 6ft away, 3ft apart all along the the fence and Home Office/Great Room. It is 5ft wide and 25ft tall, evergreen. |
| 2.3, Section 6 | Design Guidelines and City's Review Process  | The natural landscape will be preserved where practical, by minimizing tree and soil removal; grade changes will be minimized and will be in keeping with the general appearance of neighboring developed areas.   |   |
| 4.2, 5.5       | Mature Landscaping should be preserved especially if it will screen your project from your neighbors.  | Designs should lessen impact as much as possible.  |   |
| 5              | Design Guideline Goals / Architectural Guidelines  | There are 7 rear Accessory Buildings within two blocks and there are no Cat 2 trees near any of them.  | Do not plant Cat 2 Trees next to our Home Office/Greatroom. The Arbutus Marina Tree and Podocarpus Gracilior Fern are a hazard next to our home office/greatroom. Ourfamily is allergic to pollen; podocarpus makes highly allergenic pollen. We feel unsafe with these large trees and they will block our sunlight. See report from Arborist and SSC Venter Control. All braches have to be cut back 3 to 5ft from the roof. SRID: 9065084.   |

|  |  |   |
|--|--|---|
| <b>F</b>   | FENCES: New fence and existing fence locations: New fence needs to be replaced along the applicant's existing structure (36 inches away from the wall of the Home Office) to preserve access for maintenance. Existing fence belongs to 1030 Rilma Lane.   |   |
|  | <b>NEW FENCE:</b> New Fence needs to be installed along the applicant's existing ADU (36 inches away from the wall of the Home Office/Greatroom) to preserve access for maintenance and vector control. New Fence needs to be designed for privacy: 6ft tall with 2ft lattice on top. Existing fence belongs to 1030 Rilma Ln.   |   |
| <b>G</b>   | <b>DEMOLITION / CONSTRUCTION BARRIER FOR HOME OFFICE:</b> Home Office Building Protection is needed for safety during construction – Used over 8 hours per day. We need privacy and security to access the easement for maintenance. Request for Demolition: Only a saw should be used to demo of the current foundation. No bulldozer or heavy machinery. Wall and Footing of Home Office needs to be protected from accidental damage. Request for Construction Barrier. |   |
|  | <b>PERMIT needs to define protection for Homeoffice/Greatroom</b>  | <b>DEMOLITION/DUST and Debris Barrier:</b> Please install a plywood barrier 36" away from our Home Office/Greatroom for safety, privacy, preservation of our structure, and security during construction of this 2 story project. This barrier should continue next to the property line. |
| Los Altos Planning, 1954, designed shared areas between ADUs. Rear Garages and Accessory structures were permitted with shared spaces when they were back to back. Three are 7 of these ADUs in a two block segment. Request: Fence needs to be replaced along the applicant's existing structure (3ft apart from our Home Office wall) to preserve access for maintenance and vector control. |  |   |

**Project:** 1035 Ray Ave.

## **Visuals of Impact**

July 11, 2020

**Fig. 1 Minimize Daytime Invasion of Privacy**

**C. Remove window over Bathtub**

**D. No exterior lighting on 2<sup>nd</sup> Floor**

**E. Landscaping - Screening Request:** A) Do not remove # 480,482, 485,486,487, B) Plant a Cat 3 Tree between #480 and #482. C) Behind the Home Office/Great room, no tree branches or dropping for 3-5ft. D) Replace Podocarpus Gracillior Fern with Cherry Laurel Compacta Shrub at 6 ft away, 3 ft at the corner. E) Plant Cherry Laurel Compacta Shrub at 6 ft away,3 ft apart all along the rear to achieve a consistent privacy hedge.

**F. Fencing / Secure access Request:** before construction starts, fencing be put at the current location of the applicant's rear ADU wall, 36" in separation to wall of our Home Office.



**A. Remove Balcony and Minimize and tint new window**

**B. Remove stairway windows to the rear (already have in front and on side).**

No windows. Lights are left on in stairways. Severe light pollution at night.

**G. Protect Home Office/Great Room during Demolition and Construction Request:**  
a) 12ft Barrier b) Only a saw should be used to demo of the current foundation. No bulldozer or heavy machinery. Wall and Footing of Home Office needs to be protected from accidental damage.

**Remove all sight lines**

**A deck facing a house only 50ft away – Does not fit.**

**Fig. 2 Minimize Nighttime Intrusion**

C. Remove window over Bathtub

- A. Deck should be removed
- Deck has room for a party/Look-out
  - High Glazing
  - Glass Railing
  - Outside Lighting

- B. Remove stairway windows to the rear (already have in front and on side).
- Bright light from stairway windows



D. No exterior lighting on 2<sup>nd</sup> Floor

E. See Fig. 1 for Landscaping Details

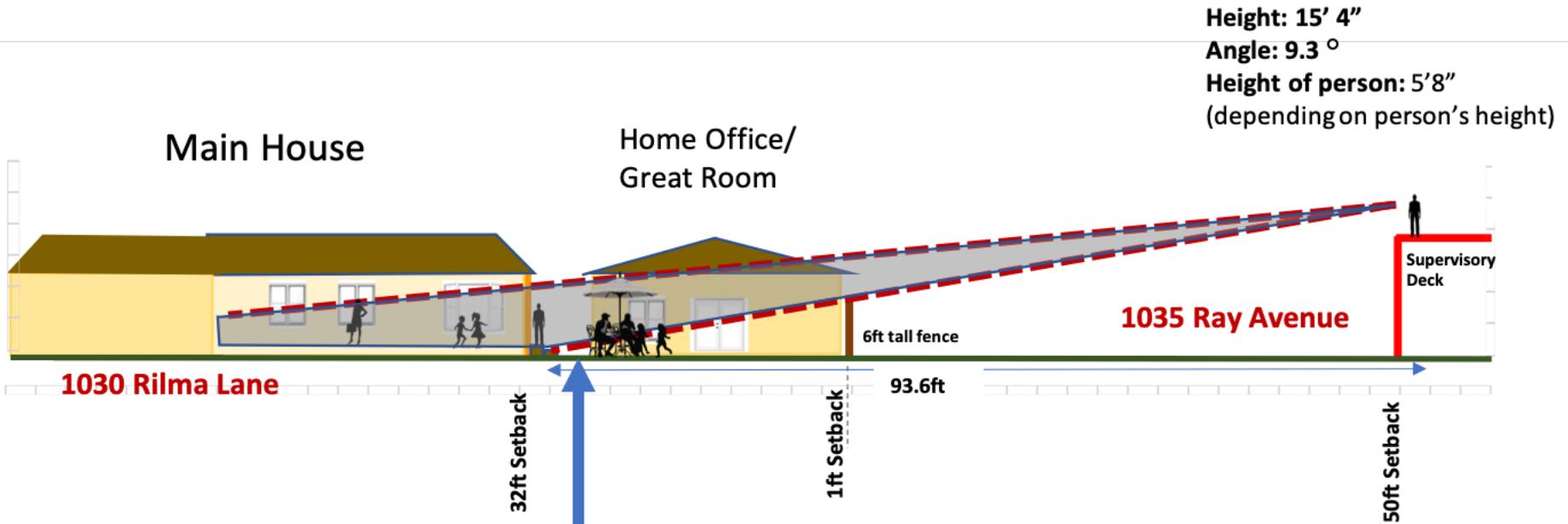
**Nighttime light control agreements not acceptable.  
They simply do not work.**

**1035 Ray Ave – Remove all site-lines & minimize Glazing**

**Fig 3. 1035 Ray Avenue –  
Current view from 1030 Rilma Lane**



# Fig. 4A 1035 Ray Avenue – Sight Lines



Lower Point of sight-line  
into the garden and house

# Fig. 4B 1035 Ray Avenue – Lower Sight line View into 1030 Rilma Lane - Actual



At door  
step

Bailey  
Beagle

**SIGHT LINE**



6ft height

**Lawn Area:**  
14' wide x 25' long

Needed by kids  
and Bailey

**Height of fence:**  
4' 9"  
Original from 1954

**Lowest Point of sight line**

# Fig. 4C 1035 Ray Avenue – Lower Sight line Privacy Lost



Bailey  
Beagle

**Trees do not  
provide reliable  
privacy**

Forest of trees  
cannot screen the  
current one-story  
house.

6ft height

**Trees are living organisms:**

- Change over time
- Change with care
- Change with Global Warming  
Disease, draught, water

**Lowest Point of sight line**

## Fig. 5 Nighttime view from 9ft point of Sight Line

No air-conditioning open windows to cool down the house. kitchen, dining, living, and master.



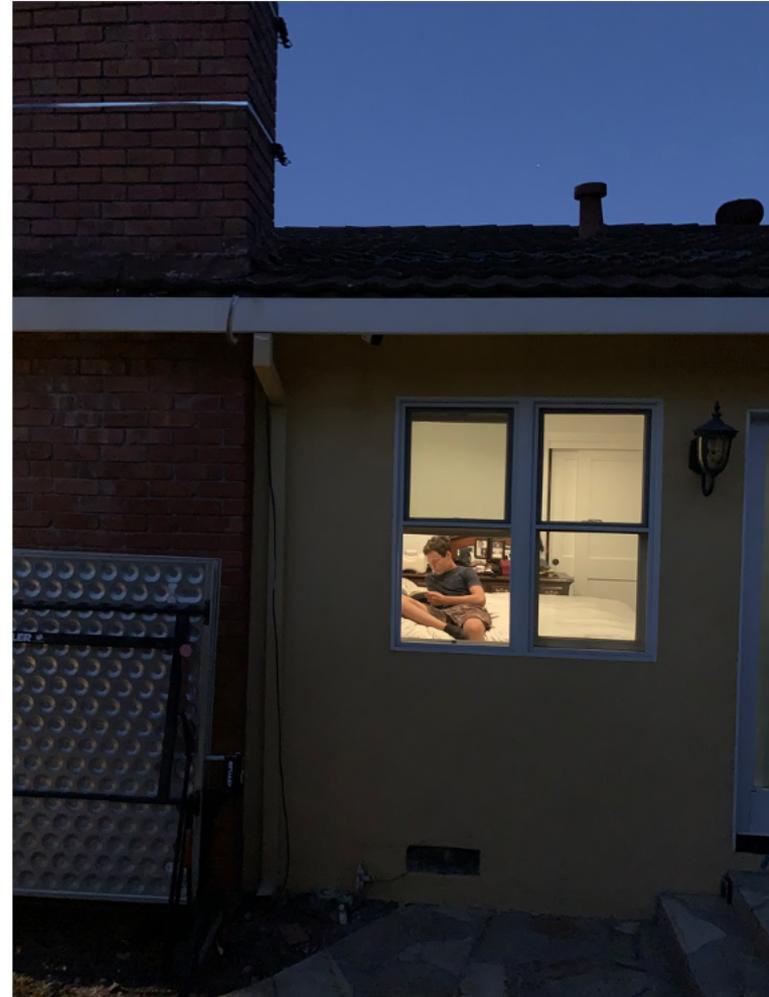
# Fig. 6 Nighttime view from 9ft point of Sight Line

dining, living, and master bedroom



No Air Conditioning:

Windows open at night to cool the house down



# Fig. 7 View from inside 1030 Rilma Lane Living Room



CURRENT VIEW



1035 RAY AVE. PROJECT

**Fig. 8 View from inside 1030 Rilma Lane  
Living Room**



# Fig. 9 Privacy Invasion – Sight Lines



Section 1

TOP VIEW

1030 Rilma Lane

# Backup Images

# B1. History of Shallow Backyards on Rilma Lane

## 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 (garden) backyards and large front yards
- Homes on Ray Avenue have large backyards 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.  
Substandard lots (<10,000 sq ft were limited to single story by COVENANTS) since has expired.

### Request to Los Altos Planning 2020 (6/2/20)

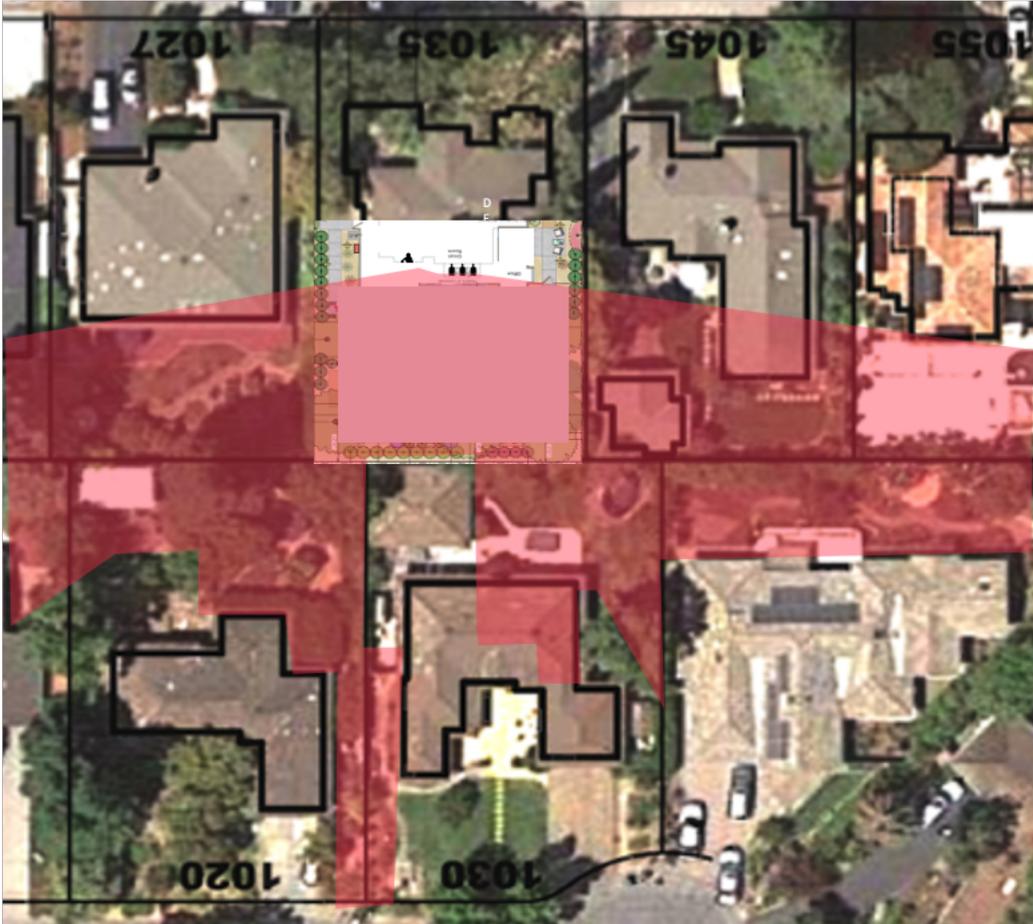
- Adequate screening is needed that does not tunnel or shadow our backyard. We do not have space for trees.

Response: Landscaping is not under the control of the planning dept. It is the decision of the applicant and their certified landscape designer.

Present day project designs should not infringe on the planning decisions of the past that were meant to provide privacy and a balanced sharing of air space.

# B2. Bird's Eye-view: 1035 Ray Avenue

## Neighborhood Sight Lines



## B3. 1055 Ray Avenue

2<sup>nd</sup> Floor Deck has 5ft wall and faces the front



**1055 RAY AVENUE**

While the project has its own issues:

The deck was put to the front to preserve the rear neighbors' privacy.

**A Rear-facing deck towards Rilma Lane - Does not fit.**



## B5. 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.



# B7. Home Office / Great Room – 1ft Set-back from Property Line



**Lawn:**  
14ft' wide  
25ft' long

***ARBORIST FIELD REPORT***  
**TREE SELECTION FOR PROPERTY SCREENING**

SITE ADDRESS: 1030 Rilma Lane, Los Altos, Ca

DATE OF INSPECTION: 7/11/2020

OWNER: Mariel and Mike Stoops

SUBJECT: Tree and shrub selections

LOCATION ON PROPERTY: Rear property fence-line.

**1. NEIGHBOR'S INAPPROPRIATE TREE PLANTING SELECTION:**

The proposed planting of medium-large growing trees in close proximity to the rear fence-line is ill-advised.

***Arbutus 'Marina' (Marina madrone)*** is a medium size tree, growing to a height and spread of over 30 feet at maturity. Although a beautiful tree when healthy, this cultivar is susceptible to nutritional deficiencies and a fungal disease complex common to the parent madrone species, a leaf and twig blight. Although touted as drought tolerant, it requires 2x month deep watering and adequate soil fertility to remain healthy. Shallow watering with drip irrigation will not be enough.

Leaf and twig blight disease creates pre-mature leaf drop and excessive leaf litter nuisance.

*Arbutus 'Marina'* produces a fruit that is notorious for nuisance litter and trip-hazard. If this tree is planted on the neighboring property, it should be placed at least 15 feet from the fence-line to prevent eventual overhang, rodent highway, littering and excessive shading of the Stoops' back yard.

***Afrocarpus falcatus*** (formerly *Podocarpus gracilior*) (African fern pine) is a large growing tree (50 to 65 feet). Although commonly used as a hedge shrub when only short term objectives are considered, the long-term large growth habit makes this species inappropriate for planting near the fence-line as a screening shrub. It has a cone that hardens and drops creating a litter nuisance and trip hazard.

If this tree is planted on the neighboring property, it should be placed at least 20 feet from the fence-line to prevent eventual overhang and excessive shading of the Stoops' back yard.

# ***ARBORIST FIELD REPORT***

## **TREE SELECTION FOR PROPERTY SCREENING**

### **2. RECOMMENDATION:**

For the most immediate achievement of screening between properties, the existing shrub plantings can be utilized, with appropriate pruning and cultivation.

*Pittosporum tenuifolium* on the neighbor's side of the fence to be reduced and thinned. With watering and fertilization the re-sprouting will be vigorous and dense screening will be achieved much faster than with new plantings.

*Ligustrum spp* (privet) on the Stoops side of the fence can also be selectively thinned and shaped. Watering and fertilization will promote attractive, rapid screening objective.



***Remove larger stems from pittosporum and privet. Shape remaining smaller plants into hedgerow.***

# ***ARBORIST FIELD REPORT***

## **TREE SELECTION FOR PROPERTY SCREENING**

### 3. NEW PLANTINGS

Additional plantings can be incorporated to supplement or replace the existing shrubs.

*Prunus caroliniana* 'Compacta' (dwarf Carolina laurel cherry), or other shrubs selected by landscape designer, can be planted along the neighbor's property as a hedgerow, preferably six to eight feet inside the fenceline and six to eight feet apart. With proper spacing, this row of shrubs would grow naturally and not have to be sheared. They would grow up as an eventual replacement for the existing shrubs.



*Don Cox*

7/12/20

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*Donald W. Cox / I.S.A. Certified Master Arborist WE-3023 BUM*

*BCMA, Municipal, Utility, Tree Risk Assessor. Tree Health Care - IPM Specialist*

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## HOME & YARD INSPECTION FORM

**ATTRACTANTS FOUND:**  Animal Feces  Citrus  Fishponds  Fruit  Insects (snails / slugs)  Nuts  
 Pet Food/Birdseeds  Pets & Livestock  Rodents  Uncovered garbage can  Vegetable garden  
 Harborage \_\_\_\_\_  Other \_\_\_\_\_

**ENTRY & ACCESS POINTS TO BUILDINGS NEEDING REPAIR:**  Chimney  Crawl space opening  Fences  
 Foundation wall  Open doors / windows  Over-lapping roof lines  Patio cover  Pet doors  
 Pipes, cables & wiring entering walls / foundation  Roof valley  Trees  Under / around garage doors  
 Unfinished construction  Vent screens, attic & foundation  Other \_\_\_\_\_

**ANIMAL DAMAGE TO:**  Flower beds  Foundations  Gardens  Heating ducts  Insulation  Lawns  
 Livestock  Pets  Plumbing  Roof  Sidewalks  Trees  Vent screens  Wiring  Other FENCE

### TO MINIMIZE OR ELIMINATE PROBLEMS THE FOLLOWING INDICATED CORRECTIONS ARE RECOMMENDED

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Cut back all trees, bushes, and shrubs 3-5 feet from roof         | <input type="checkbox"/> Replace dryer vent / damper   |
| <input checked="" type="checkbox"/> Exclude/seal with ¼ inch hardware cloth                           | <input type="checkbox"/> Rodent control needed: <input type="checkbox"/> Indoor <input type="checkbox"/> Outdoor |
| <input type="checkbox"/> Exclude all gaps around garage and house doors                               | <input type="checkbox"/> Rodent-proof home, then trap inside. <u>No poison</u>                                   |
| <input checked="" type="checkbox"/> Harvest / pickup all ripe fruits and nuts from trees & off ground | <input type="checkbox"/> Screen perimeter of deck  |
| <input type="checkbox"/> Install / replace spark arrester on chimney                                  | <input type="checkbox"/> Screen perimeter of house foundation  |
| <input type="checkbox"/> Keep all doors and windows closed 1 hour before sunset                       | <input type="checkbox"/> Seal all entries at roof (root tile end caps & valleys)                                 |
| <input type="checkbox"/> Keep all garbage cans covered & secured                                      | <input type="checkbox"/> Replace and / or reinforce all damaged vent screens                                     |
| <input type="checkbox"/> Keep all pet doors closed & secured  | <input checked="" type="checkbox"/> Seal openings where roof lines overlap                                       |
| <input type="checkbox"/> Keep crawl space covers in good condition & secured                          | <input type="checkbox"/> Seal gaps around pipes / wires  |
| <input type="checkbox"/> Keep sheds tightly closed / screen off base                                  | <input type="checkbox"/> Store all firewood approx. 18" above ground 12" away from any structure                 |
| <input type="checkbox"/> Remove any trash accumulation  | <input checked="" type="checkbox"/> Store all pet food & containers inside by sunset                             |
| <input checked="" type="checkbox"/> Remove / thin ivy or other plants from ground                     | <input type="checkbox"/> Water lawns between 6AM & 10AM  |

**Comments:**

- CHECK AREAS WHERE ROOF OVERLAP FOR ANY GAPS  
- PICK UP ALL RIPE FRUIT FROM TREE'S (LEMON, AVACADOS, ETC.) THAT FALL ON YOUR PROPERTY  
- 1/4" HARDWARE TO SEAL BOTTOM OF FENCE NEAR HOME OFFICE OR REPLACE

Inspection Type:  Rodent  Wildlife  Other (Animal type: \_\_\_\_\_ )  
 SR-ID #: 9065084 Appointment Date: 7 / 10 / 2020 Time: \_\_\_\_\_ : \_\_\_\_\_  
 Address: 1030 RILMA LANE City: LOS ALDOS APN#: 16712014  
 Owner  Tenant Name / Signature: [Signature]