



DATE: July 15, 2020

AGENDA ITEM # 2

TO: Design Review Commission
FROM: Steve Golden, Senior Planner
SUBJECT: SC20-0002 – 1035 Ray Avenue

RECOMMENDATION:

Approve design review application SC20-0002 subject to the listed findings and conditions

PROJECT DESCRIPTION

This is a design review application for a new two-story house. The project includes 2,137 square feet at the first story and 1,144 square feet at the second story. The following table summarizes the project's technical details:

GENERAL PLAN DESIGNATION: Single-Family, Residential
ZONING: R1-10
PARCEL SIZE: 9,375 square feet
MATERIALS: Standing seam metal roof, smooth finish stucco, precast concrete window head and sill detailing, metal clad windows, wood exterior doors and glass panel overhead sectional garage door.

	Existing	Proposed	Allowed/Required
COVERAGE:	1,714 square feet	2,298 square feet	2,813 square feet
FLOOR AREA:			
First Floor	2,215 square feet	2,137 square feet	
Second Floor	-	1,144 square feet	
Total	2,215 square feet	3,281 square feet	3,281 square feet
SETBACKS:			
Front	24.8 feet	25 feet	25 feet
Rear	63.4 feet	52.5	25 feet
Left side (1 st /2 nd)	16.9/- feet	7.7/15 feet	7.5/15feet
Right side (1 st /2 nd)	9.8/- feet	10.2 feet/15 feet	7.5/15feet
HEIGHT:	14.1 feet	25.2 feet	27 feet

BACKGROUND

First Public Meeting

On June 3, 2020, the Design Review Commission held a public meeting to consider the proposed project. Following a presentation by staff and the property owner and their architect, and follow-up questions by the Commission, the public provided comments which focused primarily on concerns regarding: potential privacy impacts; noise impacts; fence replacement; and the type and placement of landscaping, trees, and potential impacts of the landscaping on surrounding properties. There were also other comments from the abutting property owner at 1030 Rilma Lane related to other land use issues that did not have a nexus to specific Design Review Findings in the Municipal Code and perhaps more civil in nature. The Commission then discussed the proposed project and after deliberating, voted unanimously (5-0) to continue the project with direction to the applicant as follows:

- More mature trees with a more robust landscaping plan;
- The rear yard property line concerns about trees impacting the neighbor and accessory structure need to be addressed;
- Recommend that the balcony be reduced to 4 feet by 10 feet and to provide a better solution to address potential privacy impacts from this balcony; and
- The AC unit needs to be moved and better documentation needs to be provided to reduce the noise impacts to the neighborhood.

The June 3, 2020 draft meeting minutes and agenda report are attached for reference (Attachments A and B).

Following the meeting, staff discussed the project with the property owner and the property owner at 1030 Rilma Lane regarding landscaping, potential privacy impacts, and other land use issues. In addition, both owners disclosed that discussions between the two property owners continued; however, they were unable to reach an amicable decision on their own. Since some of the land use issues were considered civil matters outside the purview of the Design Review Permit, staff recommended that they meet with the Los Altos Dispute Resolution Services (LADRS), which is a city sponsored, but independent mediation service for Los Altos residents. Both parties agreed to attend mediation and as staff understands, agreed to terms of confidentiality. After the meeting facilitated by LADRS, the subject property owner reported to staff that they did not reach an agreement with the property owners of 1030 Rilma Lane and subsequently submitted a revised design they believed to address both the Design Review Commission's and neighbors' concerns, including the property owner at 1030 Rilma Lane.

DISCUSSION

Design Revisions

In response to the Commission's direction, the applicant revised the project design as follows:

- Modified the landscape plan to include five Category II type trees (similar in size to those trees listed in the Los Altos Street Tree List) and 36-inch box container sizes;

- Replaced rear property line landscaping with more privacy screening material including nine *Pittosporum tenuifolium* and five *Dodonea* plants that are more “inboard” of the property line;
- Reduced the width of the second story deck to ten feet and provided construction materials; and
- Reviewed the exterior noise requirements under the Municipal Code for air conditioning units and found units that potentially comply

The addition of larger trees at maturity and larger container sizes as well as additional screening along the perimeter of the property line addresses the Commission’s concern regarding the need for more mature trees and more robust landscaping and will appear more mature at the completion of the project. Offsetting the landscaping from the rear property line reduces future impacts to the properties along the rear property line. The landscape plan, including the proposed privacy screening is similar to other recent designs reviewed by the Commission and the Commission’s findings that landscape screening has contributed to mitigation for potential privacy impacts. Landscape screening along property lines is also very characteristic of Los Altos neighborhoods whether or not approved through design review for privacy and aesthetic reasons; therefore, consistent with the findings that the landscaping will be in keeping with the general appearance of neighboring developed areas.

With regards to the second story deck, the applicant reduced the width to ten feet and maintained the four-foot depth as directed by the Commission. The architect has also updated the construction materials which shows the deck surrounded by a 2.33-foot tall stucco wall topped with a 1.2-foot tall glass railing with steel frame. The reduction in the deck width and keeping it no more than four feet in depth supports the passive use of the deck pursuant to the Residential Design Guidelines. While there might be some potential privacy impacts from the second story deck, those impacts are mitigated as follows: the passive use, minimum 28-foot setback to the closest side property line and 57-foot setback to the rear property line, and the proposed landscape screening. The design plans do not detail the type of glass, but an opaque glass could further obstruct direct views into neighboring yards should the Commission further direct the design. A complete set of revised design plans are included as Attachment G. With the included design revisions, the potential privacy impacts of the second story deck are not unreasonable; therefore, staff recommends related positive design review findings related to privacy issues.

With regards to the air conditioning units and exterior noise impacts to surrounding properties, the applicant is aware of the Chapter 6.16, Noise Control of Municipal Code and has provided a list of units that may potentially comply with the exterior noise requirements (see Attachment C). Correspondences have been submitted by the abutting neighbors at 1027 Ray Avenue and 1045 Ray Avenue expressing concern regarding exterior noise and requesting the air conditioner units be installed a minimum of 25 feet from the exterior wall or window of the residences (see Attachment E). The distance to the neighboring residences are not provided on the plans; however, the applicant submitted to staff that the distance of the air conditioner unit on the left side is about 24 feet from side of 1045 Ray Avenue and the air conditioner unit at the right side is about 16.5 feet from 1027 Ray Avenue.

That being said, Section 6.16.050 of Municipal Code doesn’t require absolute setback distances, but rather compliance with noise rating thresholds. In practice, the Planning Division has determined

setback guidelines using industry standards from the noise thresholds and applies those setbacks in combination with manufacturer noise specifications¹ (see Attachment D). A condition of approval is provided in Condition #12 requiring specific information on the building permit plans to demonstrate compliance with the noise thresholds of Section 6.16.050 of the Municipal Code, which staff will review at the time of building permit application. Should the air conditioner unit exceed the noise threshold in the Municipal Code at any time after project completion, the property owner shall remedy the situation as enforced by the Municipal Code. Since the exterior noise thresholds are an objective standard in the Municipal Code and there are no other specific design review findings regarding noise nuisances, staff recommends approving the project on the basis that the project will comply with Condition #14 as listed in the conditions of approval and comply with the objective standards in Chapter 6.16 of the Municipal Code. The applicant could also further work with the neighbors on locating the air conditioner in another more favorable location, which will equally be reviewed staff and demonstrate compliance with the Municipal Code.

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 Correspondences

A public hearing notice was posted on the property and mailed to 15 property owners within the immediate project area on Ray Avenue and Rilma Lane. The Notification Map is included in Attachment B.

Public correspondences received prior to the report publication are provided in Attachment E, which includes comments from 12 of the surrounding property owners.

Cc: Steve Collom, Applicant and Architect
Nelson and Nellie Lui, Property Owners

Attachments:

- A. June 3, 2020 Draft Meeting Minutes
- B. June 3, 2020 Agenda Report
- C. Applicant Response Letter
- D. Air Conditioner Setback Guidelines
- E. Public Correspondence
- F. 3D Rendering
- G. Design Plans

¹ The City assumptions used in the calculations include: the distance is measured from the outside edge of the air conditioner, the air conditioner is located within 10 feet of only one reflective surface, such as the wall of a house, there is a six-foot tall solid fence or wall along the nearest property line, and the listener is standing one foot away from the solid fence or wall on the opposite side. The location of the proposed air conditioning units is at the inside corner of the exterior wall, therefore requires an additional factor of 3dBA per the standards.

FINDINGS

SC20-0002 – 1035 Ray Avenue

With regard to the new two-story house, the Design Review Commission finds the following in accordance with Section 14.76.060 of the Municipal Code:

- a. The proposed new house complies with all provision of this chapter;
- b. The height, elevations, and placement on the site of the proposed new house, 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 new house 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 new house has been designed to follow the natural contours of the site with minimal grading, minimum impervious cover, and maximum erosion protection.

CONDITIONS

SC20-0002 – 1035 Ray Avenue

GENERAL

1. Expiration

The Design Review Approval will expire on July 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

The approval is based on the plans and materials received on June 17, 2020, except as may be modified by these conditions and as specified below.

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. Fire Sprinklers

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

5. Underground Utilities

Any new utility service drops may need be located underground from the nearest convenient existing pole pursuant to Chapter 12.68 of the Municipal Code.

6. Landscaping

The project shall be subject to the City's Water Efficient Landscape Ordinance (WELo) pursuant to Chapter 12.36 of the Municipal Code if over 500 square feet or more of new landscape area, including irrigated planting areas, turf areas, and water features is proposed.

7. 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.

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 WITH THE BUILDING PERMIT SUBMITTAL

9. Conditions of Approval

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

10. 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.

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

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.

14. Air Conditioner Sound Rating

Show the location of any air conditioning unit(s) on the site plan including the model number of the unit(s). 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 FINAL INSPECTION

16. 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.

17. 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).

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ATTACHMENT A

MINUTES OF THE REGULAR MEETING OF THE DESIGN REVIEW COMMISSION OF THE CITY OF LOS ALTOS, HELD ON WEDNESDAY, JUNE 3, 2020 BEGINNING AT 7:05 P.M. AT LOS ALTOS CITY HALL, ONE NORTH SAN ANTONIO ROAD, LOS ALTOS, CALIFORNIA

Please Note: Per California Executive Order N-29-20, the Commissions will meet via teleconference only. Members of the Public may call (773) 231-9226 to participate in the conference call (Meeting ID: 148 552 2407) or via the web at <https://meetings.ringcentral.com/j/1485522407>. Members of the Public may only comment during times allotted for public comments. Public testimony will be taken at the direction of the Commission Chair and members of the public may only comment during times allotted for public comments. Members of the public are also encouraged to submit written testimony prior to the meeting at DesignReviewCommission@losaltosca.gov or Planning@losaltosca.gov. Emails received prior to the meeting will be included in the public record.

ESTABLISH QUORUM

PRESENT: Chair Kirik, Vice-Chair Bishop, and Commissioners Glew, Harding and Ma

STAFF: Planning Services Manager Persicone and Senior Planner Golden

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 May 20, 2020.

Action: Upon a motion by Commissioner Harding, seconded by Commissioner Glew, the Commission approved the minutes from the May 20, 2020 regular meeting as written.

The motion was approved (5-0) by the following vote:

AYES: Kirik, Bishop, Glew, Harding and Ma

NOES: None

SPECIAL ITEM

2. Commission Reorganization

Election of Chair and Vice Chair

Action: Upon motion by Commissioner Harding, seconded by Commissioner Glew, the Commission voted unanimously to elect Commissioner Ma as Chair.

Action: Upon motion by Commissioner Harding, seconded by Commissioner Glew, the Commission voted unanimously to elect Commissioner Bishop as Vice-Chair.

Following the votes, Chair Ma accepted the gavel and took over as chair of the meeting.

DISCUSSION

3. SC20-0002 – Steve Collom, RH Associates Architects – 1035 Ray Ave

Design review application for a new two-story house. The project includes 2,137 square feet at the first story and 1,144 square feet at the second story. *Project Planner: Golden*

Senior Planner Golden presented the staff report recommending approval of design review application SC20-0002 subject to the listed findings and conditions.

Property owners Nelson Liu and Nellie Wong spoke in favor of the project.

Project architect Steve Collum spoke about the design of the project.

Commissioner Harding complimented the applicant on the neighborhood outreach that was performed.

Public Comment

Neighbor Dave Crawford expressed concern about the location of the AC unit.

Neighbor Lilianna Jimi at 1020 Rilma Lane, wanted to better understand the location and height of the proposed fences.

Rear yard property owners Mariel and Mike Stoops expressed concern about 1) the large trees that would impact light on their property; and 2) the location of the fence and its relationship to their existing accessory structure.

Commissioner Overall Comments

Vice-Chair Bishop was concerned about the second-floor deck and the AC unit.

Commissioner Kirik was concerned about the small size of the garage; the rear yard accessory structure on the Stoops property; the clearing of the property of all trees; and the need for a more robust landscaping plan.

Commissioner Glew said the AC unit needs to be moved; the garage needs to be larger; and was also concerned about the second-floor balcony.

Commissioner Harding was overall in support of the project but affirmed the DRC's concerns already expressed.

Chair Ma was concerned about the second floor balcony; the removal of the trees on the lot; would like to see a more robust landscaping plan; the AC unit is of concern; and the second floor design appears to be very "top heavy" and would benefit from being set back an additional one – two feet so that the second floor is more proportionate.

Action: Upon a motion by Chair Kirik, seconded by Commissioner Harding, the Commission continued design review application SC20-0002 with the following direction:

- More mature trees with a more robust landscaping plan needs to be provided to the DRC;
- The rear yard property line concerns about trees impacting the neighbor and accessory structure need to be addressed
- Recommend that the balcony be reduced to 4 feet by 10 feet and to provide a better solution to address potential privacy impacts from this balcony; and
- The AC unit needs to be moved and better documentation needs to be provided to reduce the noise impacts to the neighborhood.

The motion was approved (4-1) by the following vote:

AYES: Kirik Bishop, Harding and Ma
NOES: Glew

COMMISSIONERS' REPORTS AND COMMENTS

None.

POTENTIAL FUTURE AGENDA ITEMS

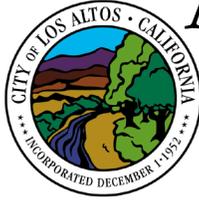
Planning Services Manager Persicone went over the tentative agendas for the next month and updated the Commission on potential items.

ADJOURNMENT

Chair Kirik adjourned the meeting at 8:36 PM.

Guido Persicone, AICP
Planning Services Manager

DRAFT



ATTACHMENT B

DATE: June 3, 2020

AGENDA ITEM # 2

TO: Design Review Commission
FROM: Steve Golden, Senior Planner
SUBJECT: SC20-0002 – 1035 Ray Avenue

RECOMMENDATION:

Approve design review application SC20-0002 subject to the listed findings and conditions

PROJECT DESCRIPTION

This is a design review application for a new two-story house. The project includes 2,137 square feet at the first story and 1,144 square feet at the second story. The following table summarizes the project's technical details:

GENERAL PLAN DESIGNATION: Single-Family, Residential
ZONING: R1-10
PARCEL SIZE: 9,375 square feet
MATERIALS: Standing seam metal roof, smooth finish stucco, precast concrete window head and sill detailing, metal clad windows, wood exterior doors and glass panel overhead sectional garage door.

	Existing	Proposed	Allowed/Required
COVERAGE:	1,714 square feet	2,298 square feet	2,813 square feet
FLOOR AREA:			
First Floor	2,215 square feet	2,137 square feet	
Second Floor	-	1,144 square feet	
Total	2,215 square feet	3,281 square feet	3,281 square feet
SETBACKS:			
Front	24.8 feet	25 feet	25 feet
Rear	63.4 feet	52.5	25 feet
Left side (1 st /2 nd)	16.9/- feet	7.7/15 feet	7.5/15feet
Right side (1 st /2 nd)	9.8/- feet	10.2 feet/15 feet	7.5/15feet
HEIGHT:	14.1 feet	25.2 feet	27 feet

BACKGROUND

Neighborhood Context

The subject property is located on the east side of Ray Avenue, north of Loucks Avenue. The neighborhood along Ray Avenue is considered a Consistent Character Neighborhood as defined in the City's Residential Design Guidelines. Most of the houses are one-story residences with horizontal eave lines, low scaled building heights, and similar exterior materials including stucco and wood siding. There are some two-story residences, but most of them appear to have low wall plate heights on the first and second stories. Most of the properties along Ray Avenue are narrow in width and have similar front yard setbacks. There is not a uniform street tree pattern, but there are many mature trees and other landscaping present in the surrounding neighborhood.

Zoning Conformance

The parcel is considered a narrow lot as defined in Section 14.06.080(E) of the Municipal Code because it is 75 feet wide whereas a standard lot is required to be 80 feet wide. When a lot is considered a narrow lot, the standard side yard setbacks are allowed to be reduced. The reduced setbacks are shown in the table above.

DISCUSSION

Design Review

According to the Design Guidelines, in Consistent Character Neighborhoods, good neighbor design has design elements, material and scale found within the neighborhood and sizes that are not significantly larger than other homes in the neighborhood. The emphasis should be on designs that "fit in" and lessen abrupt changes.

The applicant proposes to demolish the existing house and rear yard detached garage and construct a two-story residence maintaining the existing 25-foot front yard setback. The new residence will have a similar lot coverage as the existing house and detached garage, but the visual appearance of the property will change considerably since the proposed design is a two-story and the building mass is mostly visible from the street.

The new residence has hipped roof forms with a gable end over the main first story front entry, two gable ends at the front elevation and one at the rear of the second story at each bedroom. The massing of the second story is approximately half of the first story and generally balanced over the first story. The second story is slightly stepped back from the first story and the building articulation with the gable roof forms further contributes to break up the massing.

The height of the proposed residence is 25.2 feet, whereas the existing residence is 14.1 feet in height; however, there are other two-story residences in the immediate neighborhood of similar height. The proposed residence is designed with nine-foot tall wall plates on the first story and an average of 9-foot tall wall plates on the second story, which maintains the lower scale appearance consistent with the nearby residences. The first story roof pitch is 3:12 and the second story is a 5.6:12 pitch, which gives the second story an appearance of being slightly taller than the first story. The proposed residence complies with the daylight plane as shown on Sheet A5 of the design plans (Attachment F). The lot is considered a narrow lot, but not considerably narrow to quality for the modified daylight plane requirements.

The project is utilizing high quality materials, such as standing seam metal roof, stucco siding, precast concrete window sill and head detailing, metal clad windows, wood entry door and glass panel overhead garage door, which are composed and integrated well into the architectural design of the house. The project's material board is included as Attachment E.

Overall, the project appears to be an appropriate design within this Consistent Character Neighborhood setting, it would maintain an appropriate relationship to the adjacent structures and meets the intent of the design review findings.

Privacy

As stated above, the lot is considered a narrow lot and reduced side yard setbacks are allowed. The proposed first story setback at the left and right sides are 10.2 and 7.7 feet, respectively, whereas 7.5 feet is required. The second-story setback at both sides is proposed to be 15 feet, which is equal to the second story setback standard. The second-story windows on both sides are relatively small in nature and will have sill heights of five feet from the finished floor, which will reduce potential privacy impacts to the adjacent properties by limiting direct views from the center of the rooms. Larger second-story windows are placed on the front and rear elevations; however, the proposed residence has a 50-foot setback to the rear property line, therefore, minimizing potential privacy impacts.

There is a second story deck on the rear elevation accessible from the master bedroom. The deck is four feet in depth which complies with the Residential Design Guidelines for more passive uses; however, the guidelines also recommend walls or screening at the sides of second story decks to reduce direct views into neighboring properties. Some of the perceived privacy impacts may be reduced by the 25-foot setback from the left property line, which exceeds the minimum setback and there is some proposed screening plant material; however, the Commission could consider reducing the perceived privacy impacts further by requiring a wall or screening along the side of the deck closest to the side property line.

The landscape plan proposes to plant *Pittosporum tenuifolium* (Blackstem pittosporum) and *Prunus caroliniana* (Carolina Laurel Cherry) along much of the side and rear property lines to mitigate privacy impacts. In addition, three citrus trees are proposed along the left side property line in the rear portion of the property; however, citrus trees are not normally considered adequate for privacy screening and since the second story deck overlooks this area, staff recommends replacement of the three citrus trees with *Prunus caroliniana* which is similarly used along the side property lines in other locations (see Condition 2a). Overall, with the proposed design of the residence including the placement and size of second story windows and proposed and recommended privacy screening, the proposed project is unlikely to cause unreasonable privacy impacts to the neighboring properties; however, the Commission should consider further reducing impacts from the second story deck with a wall or similar architectural feature along the side closest to the side property line.

Trees and Landscaping

There are a total of 23 trees on the project site including a Fir, Sycamores, Italian cypress, privets, plums, *Pittosporum*, and orange trees. A detailed inventory and assessment of the trees are included in the arborist report attached (Attachment D). All of the trees are proposed for removal and the arborist report supports their removals. Of the 23 trees, nine are large enough to be considered protected trees and subject the City's Tree Protection Regulations (Municipal Code Chapter 11.08) and of those five would be considered a Category I/II sized tree per the City of Los Altos Street Tree

list.¹ Sheet A1 of the design plans indicate the tree locations on the site relative to the proposed building footprint (Attachment F)

The landscaping plan proposes a total of eight trees (see sheet L-2; Attachment F).² One of these trees (Chinese pistache) is considered a Category II sized tree per the City of Los Altos Tree list and the others would be considered Category III sized trees. Staff recommends a modification of the landscape plan to provide a minimum of five Category II sized trees, two in the front yard and three in the rear yard (Condition 2b). The larger replacement trees would be similar in number and size to the more significant trees proposed to be removed and also similar in size to trees within the neighborhood. This would not preclude the homeowner to provide more trees if desired.

With regards to the proposed landscaping, the landscape design provides for a variety of plant types in the front, side and rear yards. Privacy screening plant material has been already discussed and addressed above. Since the project is a new house that includes at least 500 square feet of new landscaping, the new landscaping will be subject to the City's Water Efficient Landscape Ordinance. Overall, with the inclusion of larger tree species types, the proposed landscaping will be in keeping with the surrounding neighborhood and will enhance the property.

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 hearing notice was posted on the property and mailed to 15 property owners within the immediate project area on Ray Avenue and Rilma Lane. The Notification Map is included in Attachment B.

Cc: Steve Collom, Applicant and Architect
Nelson and Nellie Lui

Attachments:

- A. Application
- B. Vicinity and Public Notification Maps
- C. Neighborhood Compatibility Worksheets
- D. Arborist Report
- E. Material Board and 3D Rendering
- F. Design Plans

¹ The Street Tree list is also used for identifying the size and type of appropriate replacement trees. Category I are the largest trees and Category III are the smallest trees.

² There are an additional three citrus trees proposed for planting that staff recommends replacing with screening material.

FINDINGS

SC20-0002 – 1035 Ray Avenue

With regard to the new two-story house, the Design Review Commission finds the following in accordance with Section 14.76.060 of the Municipal Code:

- a. The proposed new house complies with all provision of this chapter;
- b. The height, elevations, and placement on the site of the proposed new house, 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 new house 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 new house has been designed to follow the natural contours of the site with minimal grading, minimum impervious cover, and maximum erosion protection.

CONDITIONS

SC20-0002 – 1035 Ray Avenue

GENERAL

1. Expiration

The Design Review Approval will expire on June 3, 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

The approval is based on the plans and materials received on May 4, 2020, except as may be modified by these conditions and as specified below.

- a. Replace the three proposed citrus trees along the left side property line at the rear of the proposed residence with *Prunus carolinia* in a similar arrangement as other areas along the property line.
- b. There shall be a minimum of five Category II tree species planted according to the City of Los Altos Street Tree list (or similar species to be reviewed by staff), with a minimum 15 gallon or 24 inch container size. The landscape plan shall be revised to provide two Category II trees in the front yard and three Category III trees in the rear yard.

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. Fire Sprinklers

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

5. Underground Utilities

Any new utility service drops may need be located underground from the nearest convenient existing pole pursuant to Chapter 12.68 of the Municipal Code.

6. Landscaping

The project shall be subject to the City's Water Efficient Landscape Ordinance (WELo) pursuant to Chapter 12.36 of the Municipal Code if over 500 square feet or more of new landscape area, including irrigated planting areas, turf areas, and water features is proposed.

7. 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.

PRIOR TO BUILDING PERMIT SUBMITTAL

8. Conditions of Approval

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

9. 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.

10. 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.

11. Underground Utility Location

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.

12. Air Conditioner Sound Rating

Show the location of any air conditioning unit(s) on the site plan including the model number of the unit(s). 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.

13. 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 FINAL INSPECTION

14. 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.

15. 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).

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CITY OF LOS ALTOS
GENERAL APPLICATION

Type of Review Requested: (Check all boxes that apply)

Permit # SC20-0002

<input type="checkbox"/>	Design Review - One-Story	<input type="checkbox"/>	Historical Review	<input type="checkbox"/>	Single-Story Overlay Rezoning
<input checked="" type="checkbox"/>	Design Review - Two-Story	<input type="checkbox"/>	Lot-Line Adjustment	<input type="checkbox"/>	Tentative Map/Division of Land
<input type="checkbox"/>	Design Review - Comm/Multi-Fam	<input type="checkbox"/>	Outdoor Display Permit	<input type="checkbox"/>	Use Permit
<input type="checkbox"/>	Accessory Dwelling Unit	<input type="checkbox"/>	PC Study Session	<input type="checkbox"/>	Variance/Extension
<input type="checkbox"/>	Environmental Review	<input type="checkbox"/>	Preliminary Project Review	<input type="checkbox"/>	Zoning Verification Letter
<input type="checkbox"/>	General Plan/Code Amendment	<input type="checkbox"/>	Sign Permit	<input type="checkbox"/>	Other:

Project Address/Location: 1035 Ray Avenue

Project Proposal/Use: Residential Current Use of Property: Residential

Assessor Parcel Number(s): 167-12-021 Site Area: 9,375 s.f.

New Sq. Ft.: 3,281 Altered/Rebuilt Sq. Ft.: 0 Existing Sq. Ft. to Remain: 0

Total Existing Sq. Ft.: 2,215 Total Proposed Sq. Ft. (including basement): 3,281

Is the site fully accessible for City Staff and/or Commissioner inspection? Yes

* Per Government Code Section 65105, City personnel may enter the subject property for inspections, examinations and surveys, provided that the entry does not interfere with the use of the land by those persons lawfully entitled to the possession thereof.

Applicant's Name: Steve Collom

Telephone No.: 503-308-3758 Email Address: steve.collom@gmail.com

Mailing Address: 11010 Combie Road Suite 210

City/State/Zip Code: Auburn, CA 95602

Property Owner's Name: Nelson Lui & Nellie Wong

Telephone No.: 408-896-3553 Email Address: 1035rayave@gmail.com

Mailing Address: 810 Remington Drive

City/State/Zip Code: Sunnyvale, CA 94087

Architect/Designer's Name: RH Associates Architects

Telephone No.: 530-268-3055 Email Address: rhassoc@sbcglobal.net

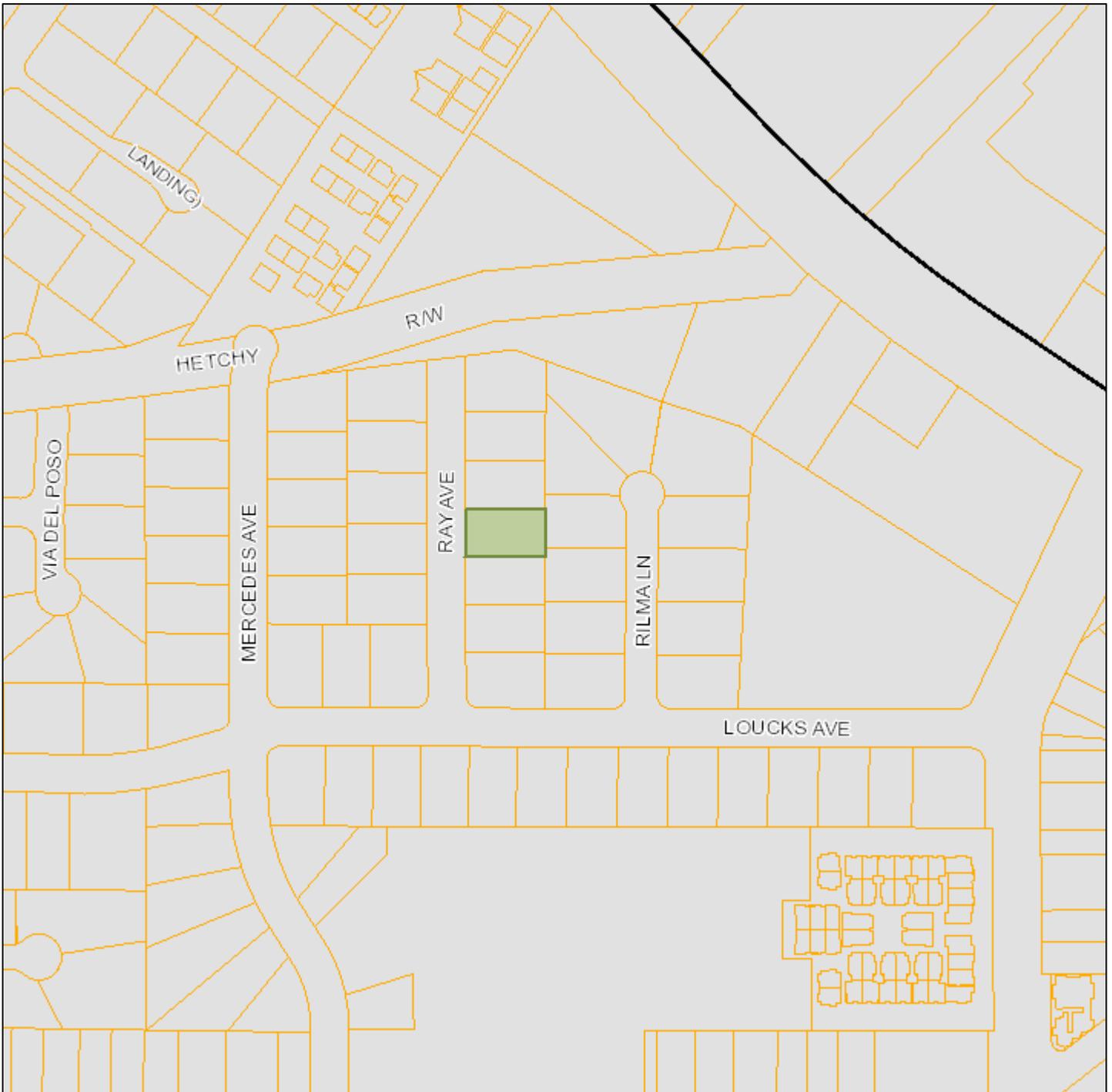
Mailing Address: 11010 Combie Road, Suite 210

City/State/Zip Code: Auburn, CA 95602

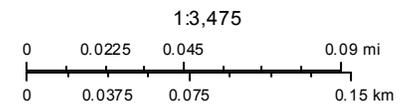
* If your project includes complete or partial demolition of an existing residence or commercial building, a demolition permit must be issued and finalized prior to obtaining your building permit. Please contact the Building Division for a demolition package.

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Vicinity Map



Print Date: February 19, 2020



-  Schools
-  Park and Recreation Areas
-  City Limit
- Road Names
- 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.



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 1st 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 1035 RAY AVENUE

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: 1035 RAY AVENUE

Date: 1/10/2020

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: 9,500 square feet

Lot dimensions: Length 125 feet

Width 75 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? No

What % of the front facing walls of the neighborhood homes are at the front setback 90 %

Existing front setback for house on left 25 ft./on right 25 ft.

Do the front setbacks of adjacent houses line up? Yes

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 1

Garage in back yard 2

Garage facing the side 0

Number of 1-car garages 0; 2-car garages 10; 3-car garages 0

Address: 1035 RAY AVENUE

Date: 1/10/2020

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 Yes?

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) _____

What roofing materials (wood shake/shingle, asphalt shingle, flat tile, rounded tile, cement tile, slate) are consistently (about 80%) used?

_____ If no consistency then explain: 60% ASPHALT, 30% TILE, 10% WOOD SHAKE

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: 1035 RAY AVENUE
Date: 1/10/2020

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)

TO THE 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.)?

STREET TREES, LAWNS, ROLLED CURB

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

MOST HIGHLY VISABLE

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)?

LARGE STREET TREES, GRAVEL RIGHT-OF-WAY

10. Width of Street:

What is the width of the roadway paving on your street in feet? 30

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: 1035 RAY AVENUE
 Date: 1/10/2020

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)
1019 RAY AVENUE	25	29	REAR	ONE	15	STUCCO, BRICK	SIMPLE
1024 RAY AVENUE	25	44	FRONT	ONE	18	SIDING	SIMPLE
1027 RAY AVENUE	25	39	FRONT	ONE	18	STUCCO	SIMPLE
1034 RAY AVENUE	25	60	FRONT	ONE	16	STUCCO, BRICK	SIMPLE
1044 RAY AVENUE	25	60	FRONT	TWO	22	STUCCO, BRICK	SIMPLE
1045 RAY AVENUE	25	23	REAR	ONE	18	STUCCO, BRICK	SIMPLE
1052 RAY AVENUE	25	55	FRONT	TWO	25	STUCCO, STONE	SIMPLE
1055 RAY AVENUE	25	33	FRONT	TWO	25	STUCCO	COMPLEX
1020 RILMA LANE	25	43	FRONT	ONE	16	SIDING	SIMPLE
1030 RILMA LANE	27	32	FRONT	ONE	18	STUCCO	SIMPLE

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BAY AREA TREE SPECIALISTS

PREPARED FOR:

NELSON LUI

1035 Ray Ave

Los Altos, CA 94022

APRIL 16TH, 2020

PREPARED BY:

RICHARD SMITH, CERTIFIED ARBORIST

CERTIFIED ARBORIST NO. WE-8745A

A handwritten signature in blue ink that reads "R. Smith". The signature is written in a cursive style with a large, stylized "R" and "S".



Richard Smith-Bay Area Tree Specialists - 408-466-3469
541 W. Capitol Expwy PMB 287 San Jose, Ca 95136

Contents

SUMMARY	3
PURPOSE AND USE OF THIS REPORT	3
ANALYSIS.....	3
LIMITS OF THE ASSIGNMENT	3
TREE INVENTORY	4
GPS.....	Error! Bookmark not defined.
QUALIFICATIONS, ASSUMPTIONS, AND LIMITING CONDITIONS	7
CERTIFICATION OF PERFORMANCE	8



SUMMARY

I, Richard Smith, Certified Arborist No. WE-8745A was called out to assess trees located at 1035 Ray Ave Los Altos, CA for species type, size and health.

PURPOSE AND USE OF THIS REPORT

The purpose of this report is to provide tree inventory, GPS, condition of trees and recommendations.

ANALYSIS

The tree was measured at four and one half feet above grade (**Diameter at Breast Height (DBH)**) with Ben Meadows TM Diameter Tape, made in Germany.

LIMITS OF THE ASSIGNMENT

- No aerial inspection, trenching or resistance drilling was performed.
- No Biological tests were performed.
- No tree risk assessments were performed.
- Only a visual inspection from the ground was performed.



TREE INVENTORY

Tree tag#500 Fir DBH 38", height 91', crown spread 40'. Health fair, structure poor. Tree is in close proximity to power lines and has suffered power line pruning over the years. Recommendation is for removal, replace per landscape plan and city guidelines. Ordinance size tree; requires tree removal permit.

Tree tag#499 Sycamore DBH 18", height 52', crown spread 32'. Health poor, structure fair. Tree is in decline possibly due to Sycamore anthracnose. Recommendation is for removal and replace tree per landscape plan and city guidelines. Ordinance size tree; requires tree removal permit.

Tree #498 Sycamore DBH 19", height 44', crown spread 30'. Health poor, structure fair. Tree has die back due to Sycamore anthracnose. Recommendation is for removal, replace tree per landscape plan and city guidelines. Ordinance size tree; requires tree removal permit.

Tree #497 Italian Cypress DBH 12", height 56', crown spread 8'. Health good, structure fair. Non-ordinance size tree.

Tree tag#496 Italian cypress DBH 12", height 54', crown spread 6'. Health good, structure fair. Non-ordinance size tree.

Tree tag#495 Privet multi-trunk DBH 20", height 42', crown spread 30'. Health fair, structure poor. These are volunteer trees in a tight grouping with lack of maintenance over the years. Recommendation is for removal, replace tree per landscape plan and city guidelines. Ordinance size tree; requires tree removal permit.

Tree tag#494 Privet DBH 6", height 18', crown spread 8'. Health poor, structure poor. Top tree is dead and tree is in decline. Recommendation is for removal. Non-ordinance size tree.

Tree tag#493 Privet multi-trunk DBH 15 " height 42', crown spread 15'. Health poor, structure poor. Tree is in decline. Recommendation is for removal. Non-ordinance size tree.

Tree tag#492 Privet DBH 16", height 43', crown spread 15'. Health poor, structure poor. Tree has a poor history of maintenance. Recommendation is for removal, replace tree per landscape plan and city guidelines. Ordinance size tree; requires tree removal permit.

Tree tag#491 Privet DBH 16", height 43', crown spread 15'. Health poor, structure poor. Tree has a poor history of maintenance. Recommendation is for removal, replace per landscape plan and city guidelines. Ordinance size tree; requires tree removal permit.

Tree tag#490 Wild Plum multi-trunk DBH 4", height 12', crown spread 9'. Health poor, structure poor. Tree is a volunteer. Recommendation is for removal, Non-ordinance size tree.

Tree tag#489 Wild Plum multi-trunk DBH 6", height 15', crown spread 10'. Health poor, structure poor. Tree is a volunteer. Recommendation is for removal. Non-ordinance size tree.



Tree tag#488 Pittosporum multi-trunk DBH 12", height 16', crown spread 5'. Health poor, structure poor. Tree is more than 50% dead and falling. Recommendations is for removal. Non-ordinance size tree.

Tree tag#487 Pittosporum multi-trunk DBH 5", height 6', crown spread 6'. Structure poor, health poor. Tree is more than 50% dead. Recommendation is for removal. Non-ordinance size tree.

Tree tag#486 Pittosporum multi-trunk DBH 12", height 22', crown spread 10'. Health poor, structure fair. Tree is diseased and dying. Recommendation is for removal. Non-ordinance size tree.

Tree tag#485 Pittosporum multi-trunk DBH 10", height 22', crown spread 10'. Health poor, structure poor. Tree is diseased and dying. Recommendation is for removal. Non-ordinance size tree.

Tree tag#484 Pittosporum DBH 6", height 23', crown spread 8'. Health poor, structure poor. Tree is in decline and leaning. Recommendation is for removal. Non-ordinance size tree.

Tree tag#483 Pittosporum multi-trunk DBH 13", height 20', crown spread 8'. Health poor, structure poor. Tree is in decline. Recommendation is for removal. Non-ordinance size tree.

Tree tag#482 Sycamore DBH 16", height 40', crown spread 30'. Health poor, structure poor. Tree is infected with anthracnose. Recommendation is for removal, replant per landscape plan and city guidelines. Ordinance size tree; requires tree removal permit.

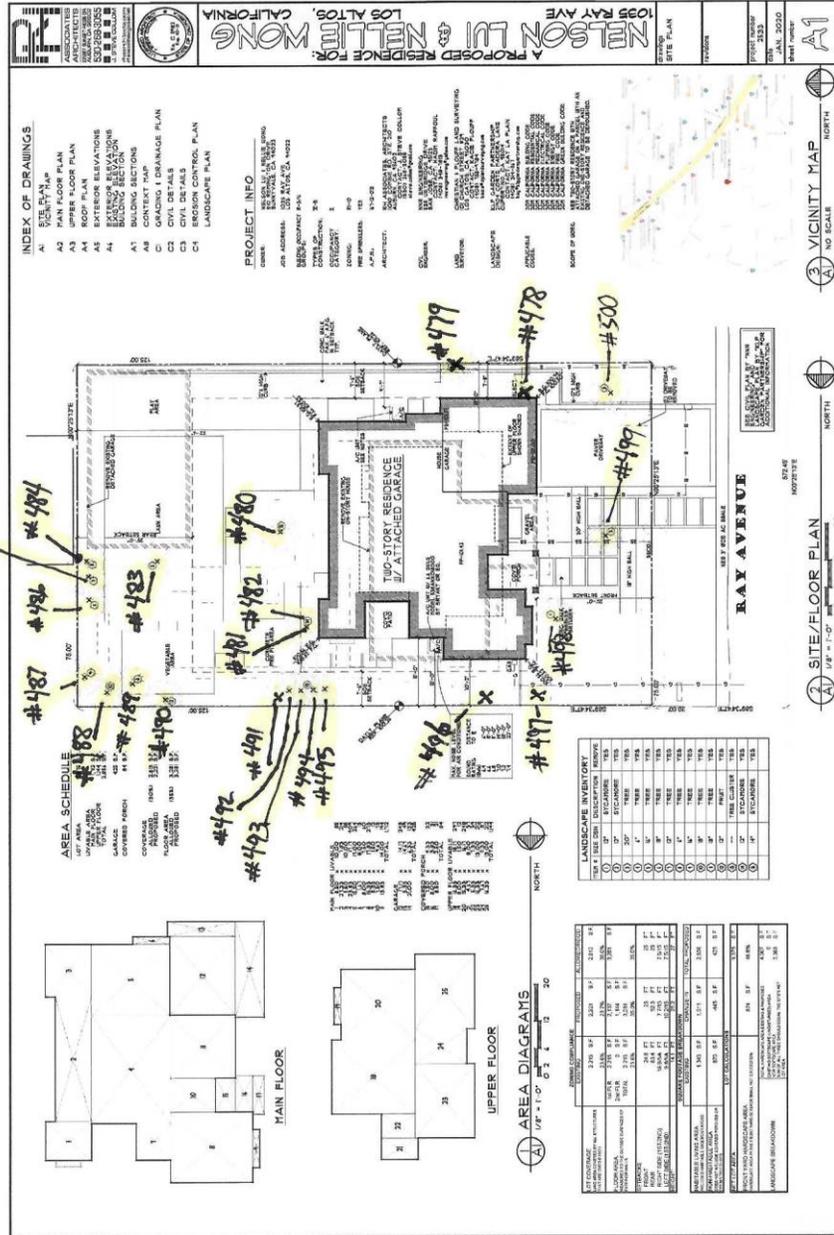
Tree tag#481 Orange DBH 2", height 6', crown spread 5'. Health good, structure fair. Non-ordinance size tree.

Tree tag#480 Sycamore DBH 21", height 40', crown spread 30'. Health poor, structure fair. Tree has died back in the canopy and is infected with anthracnose. Recommendation is for removal, replace tree per landscape plan and city guidelines. Ordinance size tree; requires tree removal permit.

Tree tag#479 Privet multi-trunk DBH 16", high 30', crown spread 20'. Health poor, structure poor. Tree is a volunteer with no previous maintenance. Recommendation is for removal, replace tree per landscape plan and city guidelines. Ordinance size tree; requires tree removal permit.

Tree tag#478 Orange multi-trunk DBH 3", height 9', crown spread 7'. Health good, structure good. Non-ordinance size tree.

SITE MAP





QUALIFICATIONS, ASSUMPTIONS, AND LIMITING CONDITIONS

Any legal description provided to the arborist is assumed to be correct. Any titles or ownership of properties are assumed to be good and marketable. All property is appraised or evaluated as though free and clear, under responsible ownership and competent management.

All property is presumed to be in conformance with applicable codes, ordinances, statutes, or other regulations.

Care has been taken to obtain information from reliable sources. However, the arborist cannot be responsible for the accuracy of information provided by others.

The arborist shall not be required to give testimony or attend meetings, hearings, conferences, mediations, arbitrations, or trials by reason of this report unless subsequent contractual arraignments are made, including payment of an additional fee for such service.

This report and any appraisal value expressed herein represent the opinion of the arborist, and the arborist fee is not contingent upon the reporting of a specified appraised value, a stipulated result, or the occurrence of a subsequent event.

Sketches, drawings, and photographs in this report are intended for use as visual aids, are not necessarily to scale, and should not be construed as engineering or architectural reports or surveys. The reproduction of information generated by architects, engineers, or other consultants on any sketches, drawings, or photographs is only for coordination and ease of reference. Inclusion of said information with any drawings or other documents does not constitute a representation as to the sufficiency or accuracy of said information.

Unless otherwise expressed: a) this report covers only examined items and their condition at the time of inspection; and b) the inspection is limited to visual examination of accessible items without dissection, excavation, probing, or coring. There is no warranty or guarantee, expressed or implied, that structural problems or deficiencies of plants or property may not arise in the future.



CERTIFICATION OF PERFORMANCE

I, Richard Smith, Certify:

That I have personally inspected the tree(s) and/or the property referred to in this report, and have states my findings accurately. The extent of the evaluation and/or appraisal is stated in the attached report and Terms of Assignment;

That I have no current or prospective interest in the vegetation or the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved;

That the analysis, opinions and conclusions stated herein are my own;

That my analysis, opinions, and conclusions were developed and this report has been prepared according to commonly accepted Arboricultural practices;

That no one provided significant professional assistance to the arborist, except as indicated in the report.

That my compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party, nor upon the results of the assessment, the attainment of stipulated results, or the occurrence of any other subsequent events;

I further certify that I am an I.S.A. Certified Arborist in good standing with The International Society of Arboriculture. I have been involved with the practice of Arboriculture and the care and study of trees since 2004.

Richard Smith

I.S.A. Certified Arborist WE-8745A



Richard Smith-Bay Area Tree Specialists - 408-466-3469
541 W. Capitol Expwy PMB 287 San Jose, Ca 95136

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EXTERIOR MATERIALS BOARD



ROOF
STANDING SEAM
METAL



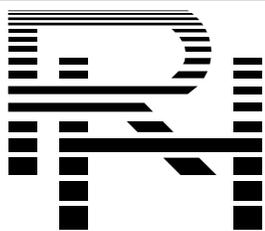
BODY
STUCCO



VENEER
STONE

ALL COLORS TO BE
DETERMINED BY OWNER

PROPOSED RESIDENCE
for
NELSON LUI & NELLIE WONG



ASSOCIATES
ARCHITECTS

11010 COMBIE RD, STE. 210
AUBURN, CA 95602

530-268-3055

1035 RAY AVENUE
LOS ALTOS, CA













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ATTACHMENT C

July 6, 2020

City of Los Altos
Design Review Committee

Re: Lui Residence
1035 Ray Avenue
Project Planner: Steve Golden

Our Job #2433
SC20-0002

DESIGN REVIEW COMMITTEE RESUBMISSION RECOMMENDATIONS AND RESPONSES

Landscape Plan

Provide a Landscape plan with more mature trees, but inboard of the rear property line.

- Added Category II, 36" trees for a current total of (5) spread throughout the property. There are three strategically spaced in the backyard, to block the line of sight from the balcony into each of the neighboring yards. Two of the 36" trees are in the front yard to blend with the neighborhood.
- Placement of more evergreen species 'Dodonaea' and 'Pittosporum tenuifolium' along the back fence to address tree replacement and also to create privacy screening. These plants mature at 15' - 16' in height to assist with privacy but will be placed inboard of the property line approximately 4ft as part of neighborly goodwill in consideration of the back neighbor's concerns about overhang and shade.

Second Story Balcony

Reduce width of the 2nd story balcony, to 10ft wide but maintain no more than 4ft in depth.

- Reduced width to 10' (more passive use per Guidelines)
- 4' depth of balcony (more passive use per Guidelines)
- Balcony defined by 42" high stucco and steel frame railing
- We also reviewed the design with both neighbors to the left (1045 Ray) and right (1027 Ray) to address any potential privacy concerns. **They have both given full support of the balcony design.** We agreed to reduce potential privacy impacts to them through strategic landscape plantings. They have pledged their verbal support and have provided letters of approval explicitly stating this.
- The balcony currently resides 57'4" from the back property line (more than twice allowed). Based on the line of sight indicated on the plans, we feel strongly that any reasonable privacy concerns

can be very easily mitigated through landscaping and fencing. Specifically we have positioned a Category II tree to live along the back fence but inboard.

A/C units

Provide documentation of A/C units that they are in compliance with noise ordinance

- Los Altos Municipal Code chapter 6.16 references ANSI 275-2009 to guide in the acoustical metrics of A/C units. Los Altos municipal code allows for A/C units as close as 5 feet to the property line with one reflecting pane. Our units are set back at 9 feet 7 inches and 12 feet from the property line. This exceeds the minimum requirements of a 5 foot setback from the property line for all A/C units. For specifics on noise impacts to the properties affected, please see attached calculations that were shared with the neighbors. The calculations support that we are going above and beyond the code to address their concerns.
- We examined potential noise impacts to side neighbors from A/C units and propose keeping the unit in its original location but have come to an agreement with both the neighbors to our left and right who are closest to them.
- We are committed to purchasing a unit they approve of that operates at 58 dB or lower, and installing any additional sound attenuation measures if necessary. Again these neighbors have voiced support for the project and are sending in their own letters of support that reference what we have committed to.
- Potential A/C units that generate around 58 dB during operation, which is lower than the city's requirement of units rated at 64 dB and links to their specifications are below:
 - York Affinity™ YXV Variable Capacity Air Conditioner: As low as 53 dB
 - Trane XV20i TruComfort™ Variable Speed: As low as 57 dB
 - Carrier Infinity® 19 Variable Speed: As low as 56 dB
 - Lennox XC25 Variable Speed Air Conditioner: As low as 59 dB

Other Comments

- The rear neighbor at 1030 Rilma Lane has raised several issues that lie outside of the DRC's scope. We have been in constant communication with them and while we disagree with several of the facts that they have presented, our goal is to find a reasonable middle ground. We met with the Los Altos Dispute Resolution Services to aid in finding an amicable solution but were unsuccessful.
- We increased the first floor overhang at the Parlor to 4'-0" in order to reduce the second floor wall at the front elevation.
- We collected letters of support, signed from 11 neighbors including 1020 Rilma Lane and 1019, 1024, 1025, 1034, 1044, 1045, 1052, 1055, 1062 and 1065 Ray Ave. The Planner Steve Golden has shared this documentation with the DRC.

We feel that we have addressed the DRC's concerns and are looking forward to moving forward with the construction of our home.

Sincerely,

J. Steve Collom, Architect
Nelson Lui and Nellie Wong, Owners



ATTACHMENT D

City of Los Altos

Planning Division

(650) 947-2750

Planning@losaltosca.gov

AIR HANDLING EQUIPMENT/AIR CONDITIONING UNIT SETBACK GUIDELINES

Air handling equipment, including air conditioning equipment must be located to comply with the City's Noise Control Ordinance (Municipal Code Chapter 6.16). The Planning Division has estimated the following setback guidelines for locating air handling equipment, including air conditioning equipment in order to meet the Noise Control Ordinance limit of 50 dBA at the property line for most residentially zoned properties. In addition, if the unit is visible from the street, appropriate screening should be provided.

Sound Rating (Decibels)	Distance to Property Line
64	6 feet
66	8 feet
68	11 feet
70	14 feet
72	18 feet
74	22 feet

City Assumptions Used in Calculations:

1. The distance is measured from the outside edge of the unit.
2. The air conditioner is located within 10 feet of **only one** reflective surface, such as the wall of a house.
3. There is a six-foot tall solid fence or wall along the nearest property line.
4. The listener is standing one-foot away from the solid fence or wall on the opposite side.

Source: ANSI/AHRI Standard 275 – 2010, Air Conditioning, Heating and Refrigeration Institute, www.ahrinet.org

Note: For properties zoned 93-PUD/R1 at Chester Circle, please refer to Municipal Code Chapter 6.16.

If installing multiple units at the same location or at the inside corner of a building, the setback will be increased accordingly per ANSI/AHRI Standards.

A lesser setback than indicated in the above table may be approved by the Planning Division upon receipt of a report from an acoustical engineer or qualified noise consultant by providing detailed information on the noise generated by the air handling unit, proposed placement on the property, and any calculations to reach their conclusions. In determining the extent of a lesser setback, the Planning Division will take into account not only the report but also the estimated setback guidelines above.

Regardless of where the air handling unit is located, the provisions of the Noise Control Ordinance (Chapter 6.16) shall apply, and it is the responsibility of the property owner to mitigate any violations. If baffling and/or repairs do not achieve compliance, it may be necessary to either relocate or replace the unit.

BUILDING PERMIT SUBMITTAL REQUIREMENTS FOR PLANNING DIVISION APPROVAL (2 COPIES OF EACH)

1. **Site plan** – Showing property lines, building footprint, location of air handling/air conditioning unit(s), and setback to closest property line measured from the face of the unit. The site plan shall have the model number(s) of the proposed units and the nominal size of the unit (i.e. tons).
2. **Manufacturer's Specifications (Product Data)** – Provide the title page and page showing the noise rating of the unit. For variable speed units, the highest noise rating of the unit will be used. Brochures or other marketing materials are not acceptable.

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ATTACHMENT E

Steve Golden

From: Guido Persicone
Sent: Wednesday, June 10, 2020 10:56 AM
To: Steve Golden
Subject: FW: 1035 Ray Avenue - DRC Follow-up / Invitation to tour our home

Please share with your applicant.

Guido

From: Mariel <mariel.stoops@gmail.com>
Sent: Tuesday, June 9, 2020 10:15 PM
To: Alexander Glew <adglew@glewengineering.com>; Frank Bishop <fw_bishop@yahoo.com>; Guido Persicone <gpersicone@losaltosca.gov>; Jeannie Bruins <jbruins@losaltosca.gov>; Jude Kirik <jckirik@yahoo.com>; Michael Ma <mma.aia@gmail.com>; Samuel Harding <samuelsharding@gmail.com>; Yvonne Dupont <ydupont@losaltosca.gov>; gpersicone@cityoflosaltosca.gov
Subject: 1035 Ray Avenue - DRC Follow-up / Invitation to tour our home

Dear Design Review Commission,

Our family appreciates all the valuable feedback from the Design Review of 1035 Ray Avenue Project. Please know that this project has been a shock and we have had to sort through limited and somewhat deceiving Landscape Drawings provided by the applicant in a matter of a few weeks. We want to welcome the arriving applicant from 1035 Ray Avenue and can empathize that they have a dream, but we are 20-year residents, with three kids, and are living our dream too.

Our property was placed to the allowed limit to the rear fence and abided by city guidelines given to the developer in 1954. We live our private life by the rear fence. The parcels of this development were designed to provide balanced privacy by placing the homes equidistant. This is how we ended up with a shallow backyard and 1035 Ray Avenue with a deep backyard. The expectation of privacy was factored into the placement of both our current, single-story homes. We have our master bedroom, living room, and dining room facing the backyard. Lots on Rilma Lane, where we live, are standard size but lots on Ray Avenue are substandard smaller lots and the home designs were scaled for those projects. A project that considers its established surroundings is very important to the harmony of our mutual privacy.

Since the DRC meeting of June 3, 2019, the applicant reached-out but communication has halted surrounding our concerns. We ask that you please help us with resolving the balcony and roof design, landscaping of trees that encroach, and construction and safety considerations next to our Accessory Building.

The following are the areas that we need facilitation to resolve.

a) Large Deck (what is labeled as balcony) - This does not look or feel like a balcony. It is a patrolling platform of the private areas of our home and we find it unbearably intrusive. Some ideas we mentioned include moving the feature to the front of the house or minimizing the size of the deck to match the size of the door to make a real balcony.

While we understand that a balcony is an allowed feature, the deck is not in proportion to a small lot and its proposed location severely impacts the privacy and safety of our family. We have about a 30 ft deep backyard cut in half due to the Accessory Building. Screening of a second story, 10ft deck, directly across our family living space is an imposition that our yard and our home is unable to bear.

A platform on a second story poses an egregious burden to our family affecting both our safety, privacy, and family life.

We have two teenagers, a boy and a girl, and a young adult daughter. They make use of our small yard for sprinkler slip and splash parties, trampoline parties, and numerous other activities that teens their age do in backyards. Bikinis and swim shorts in our backyard are common for this age group. Our living room and dining room have a glass view of the rear yard, currently overlooking the forest of trees on 1035 Ray Avenue. The kids roam free of worry of on-lookers and this privacy is fundamental to our family.

b) High pitch roof over deck - this stands as an imposing feature, 27 ft tall, and we ask that the roof be gabled. The high pitch emphasizes the encroaching view from their french doors.

c) A secure fence is needed once their Garage is removed - the back garage of 1035 Ray Ave. acts as a fence. Once the garage is removed, we agreed with the applicant that a fence would go in at the location of the current garage and the garage would remain a shared space.

We have requested that the new fence be built immediately after the garage is removed and not after their project is done. Temporary fencing is not secure due to the configuration of the shared area. A number of contractors will be coming through and this poses a security risk. The wall of our Accessory Building will be exposed and needs to be protected. We live here and need on-going security and access for safe maintenance.

d) Protecting the Accessory Building from demolition next to it and from other construction:

The risk of damage to our Accessory Building, to either the walls or the foundation, is very serious.

- Our buildings are only 36 inches apart and their footings about 24 inches
- A bad swing or bob-cat carving will knock our perfect wall
- Heavy pounding or, over-digging, can destabilize our foundation

We have asked the applicant to provide the demolition methods that will be used and how his contractor will ensure that no damage comes to our building.

Please help us by requiring that the applicant specify the methods that will be used to protect our building.

e) Screening during the project - we asked that our 4'9" shared fence be replaced with a 6ft fence so that we can plant ahead and screen for the construction. We also see the short 4'9" fence as a safety and security risk during the construction.

As mentioned, our common living space currently overlooks a nice forest of trees on 1035 Ray Avenue. Once those trees are demolished, we will be severely exposed for years to a barren area and then to construction and to the troves of contractors and on-lookers.

f) Long term screening encroaches on our yard - Landscape Drawings to scale were requested but not provided- top and side views to scale of trees at planting and at maturity are needed. The ones provided are not to scale and when we looked up the dimensions of mature trees, we noticed that they are still overhanging by 5 feet over our Accessory Building and our yard. The applicant said that they will trim on their side but that is not a safe or reasonable solution. When winds come, trees need to be at a safe distance. The applicant's property has design requirements for Cat 2 trees to replace the large trees that they are removing. The large trees currently on this property are not at all near or overhanging onto our property.

Existing large trees on 1035 Ray Avenue are also nowhere near the rear fence. Placement of Cat 2 trees that overhang over our yard and our Accessory Building is a major change from the expanded placement of the existing large trees. Placement next to the rear property line poses a Major Encroachment and Continuous Nuisance. Our Accessory Building was permitted as was their garage right next to it. Sensible tree placement

is needed and we ask that the applicant build to what his lot can bear. The lot he chose is small. The project needs to be in proportion, or their high scale design will overflow and encroach on the needs of our family and our home.

We would be eternally grateful if you could please consider asking the applicant to address our serious concerns above. Two or more years of our lives will be spent next to this project. We have family gatherings, celebrations, and a number of memorable events planned surrounding our back-yard. The design you approve will have an immense impact on our family life beyond what we have described.

We respectfully ask for your help in facilitating and resolving our very important concerns. We have had projects on both sides of our property and they had no effect on our property or our lives.

To evaluate the immense impact of the project on 1035 Ray Avenue, we invite you to come see our home. Please feel free to reach us at your earliest convenience.

Sincerely,
Mariel and Mike Stoops
1030 Rilma Lane
(650) 823-3046

Steve Golden

From: Gretchen Craford <gcraford@gmail.com>
Sent: Tuesday, June 16, 2020 8:42 PM
To: Steve Golden
Subject: in support of the project at 1035 Ray Avenue

June14, 2020

To the Los Altos Design Review Commission,

We live at 1027 Ray Avenue and wish to write to you in support of the Lui/Wong Project at 1035 Ray Avenue. We have had several e-mail and zoom exchanges with Nelson and Nellie and have come to joint decisions on several aspects of the architectural and landscape plans.

A/C Unit:

We would like to see it written in the 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", be located no closer than 25 ft from our window and have a barrier shield installed on the Liu/Wong side of the fence.

Fencing:

We will split 50/50 the cost of installing the permanent fence between our properties. We have agreed to replace the fence with one of similar style and wood as our existing fence. 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, the Lui/Wong family has 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.

Landscaping:

The LuiWong family has committed to installing landscaping that provides the maximum amount of privacy screening between both properties. Nelson & Nellie understand that screening the visual pathway from their property to our backyard area at 1027 Ray is of highest priority.

Finally, we wish to list many aspects of the architectural and landscaping plans that we fully support.

We believe the Lui/Won project will bring enhanced value to our street and community. We have reviewed the exterior design of the home, and believe that the architecture complements the existing neighborhood aesthetic. We like that it is not overbuilt for the size of its lot and is modest. We support their decision to shrink the balcony on the second floor to a width of 10 ft.

The existing plot of land and home has been in disrepair for years. It has become home to many pests and rodents. Once this project is allowed to move forward, we look forward to the new neighbors addressing this problem prior to demolishing the current structures.

We have reviewed the proposed landscape design for 1035 Ray and feel that it adequately addresses privacy screening from all angles of their structure that could potentially intrude on our property. 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.

David & Gretchen Craford

June 19, 2020

RE: 1035 Ray Ave, Los Altos, Calif.

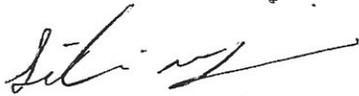
Attn: City of Los Altos Design Review Commission

We are homeowners located on 1020 Rilma Lane and we share a portion of our back property line with the property at 1035 Ray Ave., where a new house is proposed to be built. The purpose of this letter is to let the Commission know that we are in strong support for the project, and the reasons for it.

We have reviewed the design proposed and are in full support. We believe the new home will greatly improve the neighborhood's aesthetics and is a much needed improvement over the existing structure which has been in disrepair for many years. We have found the new homeowners to be communicative, collaborative and invested in the community and residents. We have also agreed to jointly share in the costs of a new six foot fence with a two foot lattice at our adjoining property line. They have been responsive to us and we believe the project will bring a welcome change.

Thank you for your attention.

Best regards,



Lili and Don Najimi

June 7, 2020

RE: 1035 Ray Ave, Los Altos, Calif.

Attn: City of Los Altos Design Review Commission

We are homeowners located on Ray Ave. in Los Altos and are either immediately adjacent to or within view of the front of the property at 1035 Ray Ave., where a new house is proposed to be built. The purpose of this letter is to let the Commission know that we are in strong support for the project, and the reasons for it.

We have reviewed the design proposed and are in full support. We believe the new home will greatly improve the neighborhood's aesthetics and is a much needed improvement over the existing structure which has been in disrepair for many years. We have found the new homeowners to be communicative, collaborative and invested in the community and residents. They have been responsive to us and we believe the project will bring a welcome change.

Thank you for your attention.

Best regards,

Lia Kandel - Heli

Name

1019 Ray Ave, Los Altos CA 94022

Address

June 7, 2020

RE: 1035 Ray Ave, Los Altos, Calif.

Attn: City of Los Altos Design Review Commission

We are homeowners located on Ray Ave. in Los Altos and are either immediately adjacent to or within view of the front of the property at 1035 Ray Ave., where a new house is proposed to be built. The purpose of this letter is to let the Commission know that we are in strong support for the project, and the reasons for it.

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Thank you for your attention.

Best regards,

Phillip Wang 

Name

1024 Ray Ave

Address

June 7, 2020

RE: 1035 Ray Ave, Los Altos, Calif.

Attn: City of Los Altos Design Review Commission

We are homeowners located on Ray Ave. in Los Altos and are either immediately adjacent to or within view of the front of the property at 1035 Ray Ave., where a new house is proposed to be built. The purpose of this letter is to let the Commission know that we are in strong support for the project, and the reasons for it.

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Thank you for your attention.

Best regards,



Name



Address

June 7, 2020

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Attn: City of Los Altos Design Review Commission

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Thank you for your attention.

Best regards,

Benjamin Mullen
Name

1044 Ray Ave
Address

June 7, 2020

RE: 1035 Ray Ave, Los Altos, Calif.

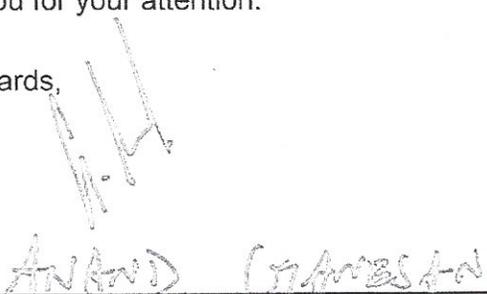
Attn: City of Los Altos Design Review Commission

We are homeowners located on Ray Ave. in Los Altos and are either immediately adjacent to or within view of the front of the property at 1035 Ray Ave., where a new house is proposed to be built. The purpose of this letter is to let the Commission know that we are in strong support for the project, and the reasons for it.

We have reviewed the design proposed and are in full support. We believe the new home will greatly improve the neighborhood's aesthetics and is a much needed improvement over the existing structure which has been in disrepair for many years. We have found the new homeowners to be communicative, collaborative and invested in the community and residents. They have been responsive to us and we believe the project will bring a welcome change.

Thank you for your attention.

Best regards,


Name

1055 RAY AVENUE, LOS ALTOS CA 94022
Address

June 7, 2020

RE: 1035 Ray Ave, Los Altos, Calif.

Attn: City of Los Altos Design Review Commission

We are homeowners located on Ray Ave. in Los Altos and are either immediately adjacent to or within view of the front of the property at 1035 Ray Ave., where a new house is proposed to be built. The purpose of this letter is to let the Commission know that we are in strong support for the project, and the reasons for it.

We have reviewed the design proposed and are in full support. We believe the new home will greatly improve the neighborhood's aesthetics and is a much needed improvement over the existing structure which has been in disrepair for many years. We have found the new homeowners to be communicative, collaborative and invested in the community and residents. They have been responsive to us and we believe the project will bring a welcome change.

Thank you for your attention.

Best regards,

Chun Yu Wong
Name

1052 Ray Ave Los Altos, CA 94022
Address

June 7, 2020

RE: 1035 Ray Ave, Los Altos, Calif.

Attn: City of Los Altos Design Review Commission

We are homeowners located on Ray Ave. in Los Altos and are either immediately adjacent to or within view of the front of the property at 1035 Ray Ave., where a new house is proposed to be built. The purpose of this letter is to let the Commission know that we are in strong support for the project, and the reasons for it.

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Thank you for your attention.

Best regards,

Name

Yuhwa Fadel (Yuhwa Fadel)

Address

1065 Ray Ave Los Altos

June 7, 2020

RE: 1035 Ray Ave, Los Altos, Calif.

Attn: City of Los Altos Design Review Commission

We are homeowners located on Ray Ave. in Los Altos and are either immediately adjacent to or within view of the front of the property at 1035 Ray Ave., where a new house is proposed to be built. The purpose of this letter is to let the Commission know that we are in strong support for the project, and the reasons for it.

We have reviewed the design proposed and are in full support. We believe the new home will greatly improve the neighborhood's aesthetics and is a much needed improvement over the existing structure which has been in disrepair for many years. We have found the new homeowners to be communicative, collaborative and invested in the community and residents. They have been responsive to us and we believe the project will bring a welcome change.

Thank you for your attention.

Best regards,

Renee Budko

Name

1062 Ray Ave, Los Altos

Address

Steve Golden

From: Julia Weiner <jeweinerpersonal@gmail.com>
Sent: Wednesday, June 24, 2020 6:32 PM
To: Steve Golden; Guido Persicone
Cc: Amir Weiner
Subject: [External Sender]Letter of support for 1035 Ray Avenue Home Project

June 24, 2020

Dear Mr. Golden and Mr. Persicone,

We are writing in support of Nelson Wong and Nellie Lui's renovation project planned for their home, located at 1035 Ray Avenue, Los Altos. We are their immediate next-door neighbors at 1045 Ray Avenue.

We have met with Nelson and Nellie in person, via email and via Zoom in the lead up to the initial submission of plans to the Commission and over the past few weeks as they work to amend their plans based on the Commission's feedback. At both junctures, we have welcomed their transparency and willingness to address our concerns and incorporate our input.

The following outlines the points of agreement we have made regarding several areas of concern raised around the architectural and landscaping plans.

A/C Units:

The primary concern we raised related to the sound that would come from the A/C unit near our shared property line. We have requested and Nelson and Nellie have agreed to formally amend their architectural plans in writing to stipulate that the unit facing our property will have a "unit A rating sound level equal to or lower than 58 Db", to be located no closer than 25 ft from the exterior wall of our home, and have a barrier shield installed on the Wong/Lui's side of the fence.

Rear Balcony

We support the Wong/Lui's decision to shrink the balcony on the second floor to a width of 10 feet. Based on the video taken from the height of the proposed structure, there will be little, if any, visibility into surrounding properties, including our own, once the screening plantings referenced below are in place.

Fencing:

We have agreed to split the cost of installing a permanent fence between our properties 50/50, and that the fence will measure 6 ft and have a 2 ft high lattice extension similar in style to the existing fence surrounding our property. 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, a small child and the privacy of our backyard, the Wong/Lui family has committed to erecting a secure temporary fence as soon as possible after the demo phase and through the exterior construction phase until a permanent fence can be erected.

Landscaping:

The Wong/Lui family has committed to installing landscaping that provides the maximum amount of privacy screening between both of our properties, with the understanding that screening the visual pathway from their property to our backyard area at 1045 Ray is of the highest priority. We also expect that all screening planting, trees, and other plantings will be planted on the Wong/Lui's property.

We feel that the landscaping plan adequately addresses privacy screening from all angles of their structure that could potentially intrude on our property. We are in support of large, mature trees to replace the existing trees at the property which have not been taken care of properly and have given way to pests. We support the sizes and varieties of trees that the homeowners are proposing and understand there may be some time before the trees are fully mature.

Pest Abatement:

Related to the persistent pest issues on the property, we have also agreed with the Wong/Lui's that prior to demolition, the current buildings on the property will be tented and appropriate extermination methods deployed to deal with the chronic

rodent problem that has persisted for decades on the property. Based on previous experience with similar remodels on our block, we feel strongly that all measures should be taken in advance of demolition to mitigate as much as possible the transfer of rodents to adjacent properties.

Finally, we wish to underscore that we are quite pleased with the reasonable scale, engaging design, and thoughtful planning of this project. We believe the Wong/Lui project will bring enhanced value to our street and community. The current property has long been an eyesore on our street and has been vacant for over a year. We therefore strongly endorse the Commission's expedited final review and approval process.

Yours truly,

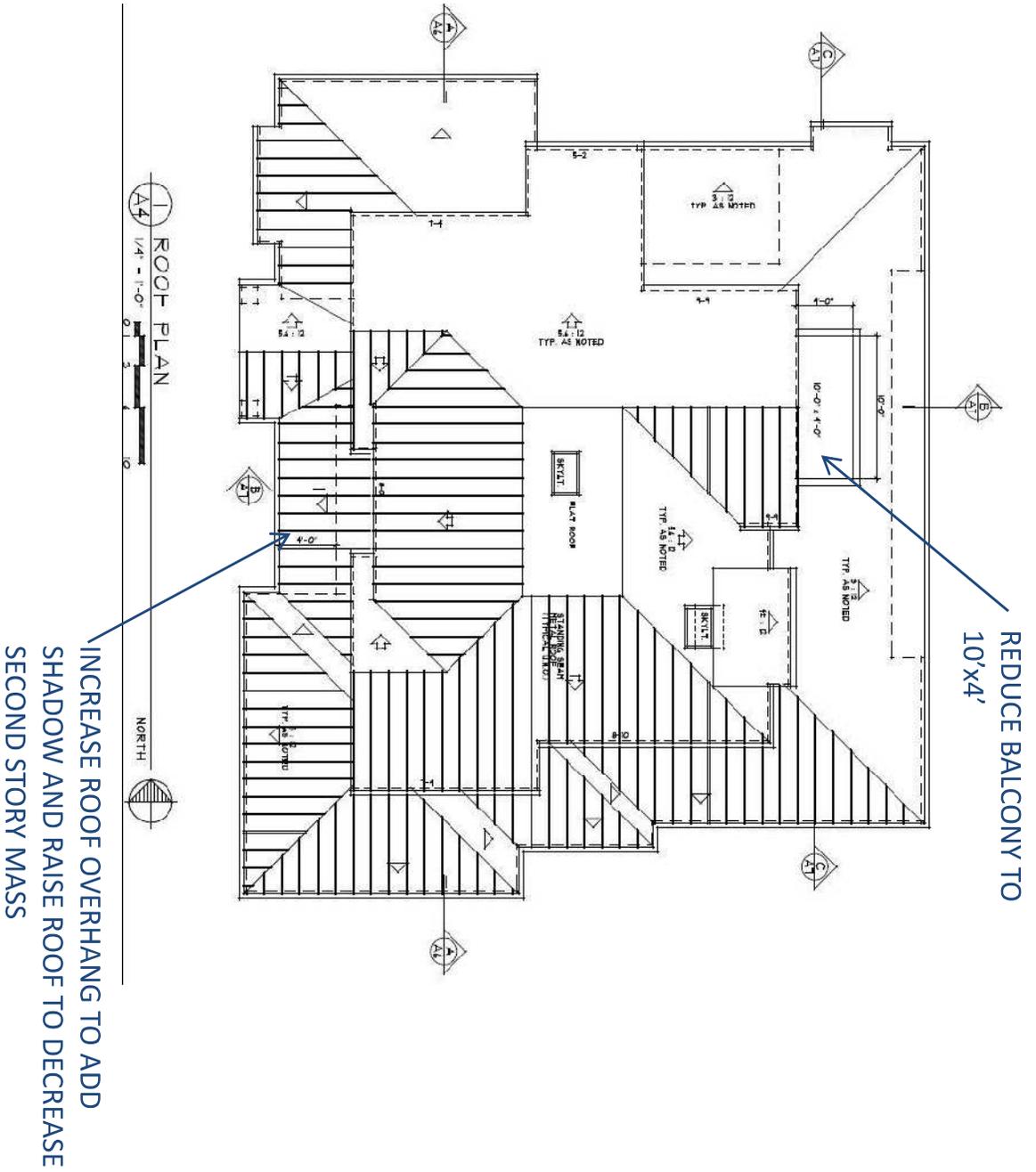
Amir Weiner and Julia Erwin-Weiner

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ATTACHMENT F



LUI RESIDENCE – ROOF PLAN





LUI RESIDENCE – 4 FOOT OVERHANG IN FRONT OF PARLOR





LUI RESIDENCE – 4 FOOT X 10 FOOT BALCONY





LUI RESIDENCE – 4 FOOT X 10 FOOT BALCONY





LUI RESIDENCE – 4 FOOT X 10 FOOT BALCONY





LUI RESIDENCE – 4 FOOT X 10 FOOT BALCONY

