



DATE: December 2, 2020

AGENDA ITEM # 3

TO: Design Review Commission
FROM: Sean K. Gallegos, Associate Planner
SUBJECT: 18-SC-30 – 370 Yerba Santa Avenue

RECOMMENDATION:

Approve the design review application 18-SC-30 subject to the listed findings

PROJECT DESCRIPTION

This is design review for a new two-story house with a basement. The project will include a new house with 2,657 square feet at the first story and 1,391 square feet at the second story with a 2,657 square-foot basement. The following table summarizes the project's technical details:

GENERAL PLAN DESIGNATION: Single-Family, Residential
ZONING: R1-10
PARCEL SIZE: 13,855 square feet
MATERIALS: Composition shingle, stucco and vertical composition siding, fiberglass windows, wood columns, cable guardrail, and wood garage door

	Existing	Proposed	Allowed/Required
COVERAGE:	2,679 square feet	3,841 square feet	4,156 square feet
FLOOR AREA:			
First floor	2,142	2,657 square feet	
Second floor	-	1,391 square feet	
Total	2,142 square feet	4,048 square feet	4,135 square feet
SETBACKS			
Front (Sylvian Way)	28.25 feet	28 feet	25 feet
Rear	39.2 feet	48 feet	25 feet
Right Side (1 st /2 nd)	5.7 feet	12 feet/ 26.8 feet	10 feet/17.5 feet
Left Side (1 st /2 nd)	47.7 feet	12 feet/24 feet	10 feet/17.5 feet
HEIGHT:	15 feet	27 feet	27 feet

BACKGROUND

Neighborhood Context

The subject property is located in a Consistent Character Neighborhood as defined in the City's Residential Design Guidelines. The homes in the immediate neighborhood along the Yerba Santa Avenue are primarily small single-story Ranch style or Minimal Traditional design style houses, with low eave heights and simple roof forms (low-pitched gable and hipped roofs), rustic materials, with stucco dominant. Yerba Santa Avenue has landscaped and paved shoulders with no distinct street tree pattern on either side of the street.

Design Review Commission Action

At the August 7, 2019 Design Review Commission meeting, the applicant requested the design review commission continue their application without discussion to allow additional public outreach to address neighborhood concern. The Design Review Commission continued the application without discussion to a future meeting date. The Design Review Commission minutes for the August 7, 2019 meeting is included in Attachment C.

DISCUSSION

Design Review

According to the Design Guidelines, in Consistent Character Neighborhoods, good neighbor design has design elements, materials 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 houses in this neighborhood are a combination of the Minimal Traditional design style which reflects the form of traditional Eclectic houses, but lacks their decorative detailing, and the Ranch design style with low-scale forms without decorative detailing. The houses were built in the years immediately preceding and following World War II. The predominant feature of houses in the neighborhood are low-scale forms, low roof pitches, and gable and hipped roof forms. The neighborhood compatibility worksheet is included in Attachment D.

At the August 7, 2019 Design Review Commission meeting, the applicant requested the design review commission continue their application without discussion to allow additional public outreach to address neighborhood concern. In order to create a design that was more compatible with the neighborhood, the applicant revised the design from a Colonial Revival Eclectic design style to a Modern Farmhouse eclectic design. The original design included a projecting entry, accentuated front door, upper porch balustrades, windows with decorative pediments, quoins, and centered gables with cornice returns. The structural form and detailing created an architectural composition that was not consistent with the design context of the residences in the immediate vicinity. The building materials of the original design, which included slate roof, plaster and stucco siding, limestone veneer quoins, cast stone window trim, and limestone balcony balustrade while high quality and integral to the proposed architectural design were dissimilar from the materials found in the neighborhood.

The new house design uses a Modern Farmhouse eclectic inspired design. The Modern Farmhouse style elements include the steeper pitch front facing gable, a porch wrapping along the front and left

of the structure and vertical siding. The design of the main structure is eclectic due to incorporating more traditional features, including predominantly using a lower 4.5:12 roof slope for the structure, the articulated massing along the second story, the shed roof forms, and tall windows, which are not characteristic of a Farmhouse style house. The roof, unlike many modern farmhouse designs in Los Altos, proposes a composition shingle roof that better ties into existing neighborhood roofing materials. The project's material board is included on Sheet A-7.1 of the project plans.

The Colonial Revival Eclectic design style had a significantly bulkier form and was a larger scale house, which departed from the consistency of low-scale house designs in the neighborhood. The design was not architecturally compatible with the neighborhood due to the basic massing of the structure with similar first and second story floor areas and prominent two-story tall wall elements. Though simple in its building form, the two-story tall wall elements created prominent vertical design elements that were uncharacteristic of the area and added to the perception of excessive bulk. The massing of the original house design stacked the first and second stories, which, when combined with the proposed nine-foot, seven-inch plate height at the first story and eight-foot, one-inch second story plate height, resulted in a bulky appearance and vertical emphasis larger than neighboring properties.

According to the Residential Design Guidelines, a house should be designed to fit the lot and should not result in a home that stands out in the neighborhood. The proposed Modern Farmhouse eclectic design is in keeping with the scale of structures found in the neighborhood, and will be the first, two-story residence on the subject block of Yerba Santa Avenue, but will be the third, two-story residence in the immediate neighborhood context. The project has low leaves and a porch that wraps along the front and left elevation, which contributes to a more horizontal appearance and provides a strong single-story relationship to adjacent houses.

Staff worked with the applicant to reduce the first story wall plate heights to lower the overall scale and massing of the structure. In order to create a scale that was more compatible with the neighborhood, the wall plate heights of the first story were reduced from nine feet, seven inches to eight feet, nine inches. The primary wall plate heights of the second story are eight feet, one inch, with a seven-foot, one-inch plate along the right side of the second story. The height of the proposed residence is 27 feet to the existing grade, which complies with the maximum permitted height of 27 feet in the R1-10 (Single-Family) district.

Along the front elevation, the design includes a porch that wraps along the front of the house and large windows to break up the massing along the elevation. The design consists of a gable roof form, a shed roof form oriented toward the left elevation and three gable elements oriented toward the right elevation that results in a layered appearance and a structure that is well articulated, which helps to break up the horizontal and vertical planes along the front elevation.

The left side elevation of the structure is composed of a porch along the first story, which breaks up massing along the elevation and contributes to the horizontal appearance of the structure. Along the second story, the design consists of a shed roof form and gable roof forms oriented toward the front and rear, which break up the horizontal and vertical planes along the left elevation.

The right-side elevation is composed of two hipped roof forms, a shed roof form, and a wraparound porch, which reinforces the single-story relationship to surrounding properties. The two second story

gable roof forms are oriented toward the front and rear, and they are recessed within the first story to reduce the perception of excessive bulk.

The house is designed with its second story massing recessed into the roof form to minimize the appearance at the front of the structure. The new structure will not extend behind the houses on the left and right side, which reduces unreasonable perception of bulk on adjacent properties. Overall, the two-story design does not create an abrupt change and fits into the neighborhood.

Based on the included Streetscape Elevation on Sheet A-06a, the proposed residence will be taller height than the houses on Yerba Santa Avenue due to being the sole two-story house on the street. However, the design provides a strong single-story relationship to adjacent houses, and the low plate heights of the second story combined with the second story being recessed into the first story forms is consistent with the low-scale character of the neighborhood. In the immediate neighborhood context, there are two two-story houses, a house at 400 Raquel Lane and 420 Raquel Lane. A review of City records found the residence at 400 Raquel Lane is approximately 23 feet, nine inches tall and 420 Raquel Lane is approximately 24 feet, three inches in height, which is a lower height than the proposed residence at 370 Yerba Santa Avenue. However, the residence at 400 Raquel Lane is a bulkier house due to massing of the house stacked at the first and second stories, which appears to result in a bulkier appearance and more vertical emphasis than the proposed residence.

While the house may be perceived as larger than the left-side one-story house at 360 Yerba Santa Avenue, the proposed structure has a 12-foot first story side yard setback and 24-foot second story side-setback to mitigate the impacts of bulk and mass. While the house may also be perceived as larger than the right-side one-story house at 418 Yerba Santa Avenue, the proposed structure has a 12-foot first story side yard setback and 26.8-foot second story side-setback to mitigate the impacts of bulk and mass. Therefore, the project is consistent with the Residential Design Guidelines, the required design findings, and the neighborhood context due to the new house having a more horizontal appearance and providing a strong single-story relationship to adjacent houses, and the second story being designed minimize the appearance of massing in the immediate neighborhood

Privacy

On the left (west) side of the second story, there is a small-sized window located in the master bedroom closet with four-foot, six-inch sill height. Due to the window's sill height and it being 72.6 feet from the side property line and views being obscured by evergreen screening shrubs and partially obscured by the one-story form of the garage, the windows do not create unreasonable privacy impacts.

There are no windows along the left (east) side elevation of the second story; therefore, there are no potential privacy impacts.

Along the rear (south) second story elevation, there are four windows: one medium-sized window in bathroom No. 1 with a two-foot sill height, two medium-sized windows in the bedroom No. 2 with a two-foot, six-inch sill height and one large-sized two-panel window in the master bedroom with a two-foot sill height. As indicated in the landscape plan, fast growing evergreen screening trees will be planted along the side and rear property lines to mitigate privacy impacts. In addition, the landscape plan shows the retention of eight oak trees along the rear property lines, two oak trees along the right

property line, and two oak trees and one mock orange tree along the left side to mitigate privacy impacts. Therefore, as designed with the landscaping, window size, and placement, staff finds that the project does not create unreasonable privacy impacts.

The applicant provided a sight line study (Sheet A-6.1-A6.7) to better understand potential privacy impacts to properties along the front (400 Raquel Lane), the left side (360 Yerba Santa Avenue), the right side (418 Yerba Santa Avenue), and the rear (421 Yerba Buena Avenue). The study reflects the potential views from the second story, combined with the existing and proposed evergreen screening, will maintain a reasonable level of privacy for properties along the front, sides, and rear property line. The site and landscape plans include retaining the existing six-foot tall solid fence along the sides and a new six-foot tall solid fence with two feet of lattice along the rear property line, and the landscaping plan includes extensive evergreen screening trees along all property lines, which will further screen any potential views toward adjacent properties and maintain a reasonable level of privacy. As designed, and with the recommended condition, staff finds that the project should avoid unreasonable privacy impacts.

Landscaping

There are 32 trees on the property, and the project proposes to retain 10 trees. The trees to be retained include the following: two coast live oak trees (Nos. 1 and 2), a Persian ironwood tree (No. 3), a valley oak tree (No. 19), and a plum tree (No. 21) in the front yard; six coast live oaks (Nos. 22-24 and 26-28), a european olive tree (No 25), and a pittosporum tree (No. 29) along the front property line and adjacent to the backyards on Raquel Lane; a chinese elm tree (No 4), two plum tree (Nos. 5 and 7), a coast live oak tree (No. 6) in the left side yard; an olive tree (No. 16), a fig tree (No. 18), and two pittosporum trees (Nos. 33 and 34) in the right side yard; and two coastal redwood trees (No. 8 and 9), a plum tree (No. 10), three pittosporum tree (No. 11 and 33-34), an Italian stone pine tree (No. 12), a coast live oak tree (No. 13), and a citrus tree (No. 14) in the rear yard.

The trees being removed are two plum trees (No. 5 and 21), two pittosporum trees (no. 11 and 12), and one black walnut tree (No. 15). The arborist report found the trees proposed for removal were either in poor health or dead. The arborist recorded 34 trees in the arborist report, but two trees (No. 17 and 20) are located on adjacent properties. An arborist report provides an inventory of the 32 trees on the property (Attachment E) and it is included as Sheet T2 in the plan set. Overall, the project appears to meet the intent of the City’s landscape regulations and street tree guidelines.

The proposed landscaping screening plants along the front property line (along the rear fences of Raquel Lane), left (east) side property line, right (west) side property line, and rear (south) property line are outlined in Table 1 below.

Table 1: Screening Plant List

Location	Common Name	Size	Quantity	Description
Front Property Line	Brisbane Box	36-inch box	3	35’ tall x 25’ wide
Front Property Line	Fern Pine	24-inch box	2	20-60’ tall x 10-20’ wide
Left Side Property Line	Italian Cypress	36-inch box	5	60’ tall x 5-10’ wide

Location	Common Name	Size	Quantity	Description
Right Property Line	Black Twig Pittosporum	15 gallons	10	18-22' tall x 10' wide
Rear Property Line	Strawberry tree	24-inch box	10	8-35' tall x 8-35' wide

The evergreen screening plants will fill-in unscreened portions of the property lines. The applicant provided a sight line study (Sheet A-6.1-A6.7) reflects the potential views from the second story, combined with the existing and proposed evergreen screening, will maintain a reasonable level of privacy for properties along the front, sides, and rear property line.

The landscape plan also includes a variety of other shrubs and groundcover type plants throughout the site. In addition to preserving many of the existing trees on the site, the project will be installing new landscaping and hardscape in the front yard. Since the project includes a new house and new landscaping area that exceeds 500 square feet, it is subject to the City's Water Efficient Landscape regulations. Overall, the existing and proposed landscaping meets the intent of the City's landscape regulations and street tree guidelines.

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 meeting notice was posted on the property and mailed to 12 nearby property owners on Doud Drive, Raquel Lane, and Solana Drive. Based on neighborhood outreach efforts, the applicants have provided documentation showing outreach to twelve of twelve neighbors in the immediate neighborhood context. The twelve neighbors are along in the immediate neighborhood context along Doud Drive and Solana Drive. A document from the applicant regarding outreach is included in Attachment F. Public correspondence from neighbors is provided at Attachment G.

Cc: EID Architects, Applicant and Architect
Wei Xiong and Doris Sun, Property Owners

Attachments:

- A. Application
- B. Vicinity and Public Notification Maps
- C. Design Review Commission Minutes, August 7, 2019
- D. Neighborhood Compatibility Worksheet
- E. Arborist Report, Advanced Tree Care
- F. Applicant Community Outreach letter with Attachments
- G. Public Correspondence

FINDINGS

18-SC-30 – 370 Yerba Santa Avenue

With regard to the new two-story house, the Design Review Commission finds the following in accordance with Section 14.76.050 of the Municipal Code:

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

CONDITIONS

18-SC-30 – 370 Yerba Santa Avenue

GENERAL

1. Expiration

The Design Review Approval will expire on December 2, 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 November 18, 2020, except as may be modified by these conditions and as specified below.

3. Protected Trees

Tree nos. 1-4, 6, 8, 9, 12, 13, 16, 19, and 21-34 shall be protected under this application and cannot be removed without a tree removal permit from the Community Development Director. Trees Nos. 5, 11, 12, 15 and 21 shall be removed as part of this design review permit application.

4. 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.

5. 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.

6. Fire Sprinklers

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

7. 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.

8. 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.

9. 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. The City may withhold final maps and/or permits, including temporary or final occupancy permits, for failure to pay all costs and expenses, including attorney's fees, incurred by the City in connection with the City's defense of its actions.

INCLUDED WITH THE BUILDING PERMIT SUBMITTAL

10. Conditions of Approval

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

11. 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.

12. Tree Protection Note

On the grading plan and/or the site plan, show all tree protection fencing and add the following note: "All tree protection fencing shall be chain link and a minimum of five feet in height with posts driven into the ground."

13. 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.

14. 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.

15. Underground Utility Location

Show the location of underground utilities pursuant to Section 12.68 of the Municipal Code. Underground utility trenches shall avoid the driplines of all protected trees unless approved by the project arborist and the Planning Division.

16. Air Conditioner Sound Rating

Show the location of any air conditioning unit(s) on the site plan including setbacks to property line, model number(s), and maximum sound rating of any air conditioning units on the site plan. Provide the manufacturer's specifications document 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.

17. 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 ISSUANCE OF BUILDING OR DEMOLITION PERMIT

18. Tree Protection

Tree protection fencing shall be installed around the driplines, or as required by the project arborist, of trees Nos. 12 and 20 to 22 as shown on the site plan. Tree protection fencing shall be chain link and a minimum of five feet in height with posts driven into the ground and shall not be removed until all building construction has been completed unless approved by the Planning Division.

PRIOR TO FINAL INSPECTION

19. 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.

20. Landscape Privacy Screening

The landscape intended to provide privacy screening shall be inspected by the Planning Division and shall be supplemented by additional screening material as required to adequately mitigate potential privacy impacts to surrounding properties.

21. 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).



ATTACHMENT A

**CITY OF LOS ALTOS
GENERAL APPLICATION**

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

Permit # _____

<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: 370 Yerba Santa

Project Proposal/Use: Single Family Res Current Use of Property: Single Family Res

Assessor Parcel Number(s): 167-33-051 Site Area: 17,975 sf (13,855 net)

New Sq. Ft.: 4,055.10 Altered/Rebuilt Sq. Ft.: NA Existing Sq. Ft. to Remain: NA

Total Existing Sq. Ft.: 2,142.3 Total Proposed Sq. Ft. (including basement): 6,771.1

Is the site fully accessible for City Staff and/or Commissioner inspection? Yes, with gate code

** 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: Stuart Welte

Telephone No.: 650 793-2856 Email Address: Stuart@EIDarchitects.com

Mailing Address: 412 Olive Avenue

City/State/Zip Code: Palo Alto, CA 94306

Property Owner's Name: Wei Xiong & Doris Sun

Telephone No.: 650 862-8312 Email Address: dnbladexw@gmail.com

Mailing Address: 2189 Clayton Dr

City/State/Zip Code: Menlo Park, CA 94025

Architect/Designer's Name: Stuart Welte, AIA

Telephone No.: 650 793-2856 Email Address: Stuart@EIDarchitects.com

Mailing Address: 412 Olive Avenue

City/State/Zip Code: Palo Alto, CA 94306

** 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.*

(Continued on Back)

Is the property subject to any Deed Restrictions, Conditions, Covenants, and Restrictions (CC&Rs), or any other recorded conditions of the subdivision in which it is located?

Yes No

Does the subject property contain any easements or other encumbrances (i.e. public utility easement)?

Yes No

If yes to either question, please provide additional information:

Refer to the site plan for the 40' wide Yerba Santa ingress and egress right of way

Note: The applicant and/or property owner are responsible for researching the title report and other records to determine if the property is subject to any easements, CC&R's or other restrictions.

As the Property Owner; Applicant; or Authorized Agent;

I certify that the above information is true and correct.

Name: Stuart Welte, AIA

Signature: 

Date: 6/25/2020

Note: If signing as an Authorized Agent, submit evidence of written authorization from the Property Owner.

PRINCIPAL ARCHITECT OF RECORD.

For City Staff Use Only:

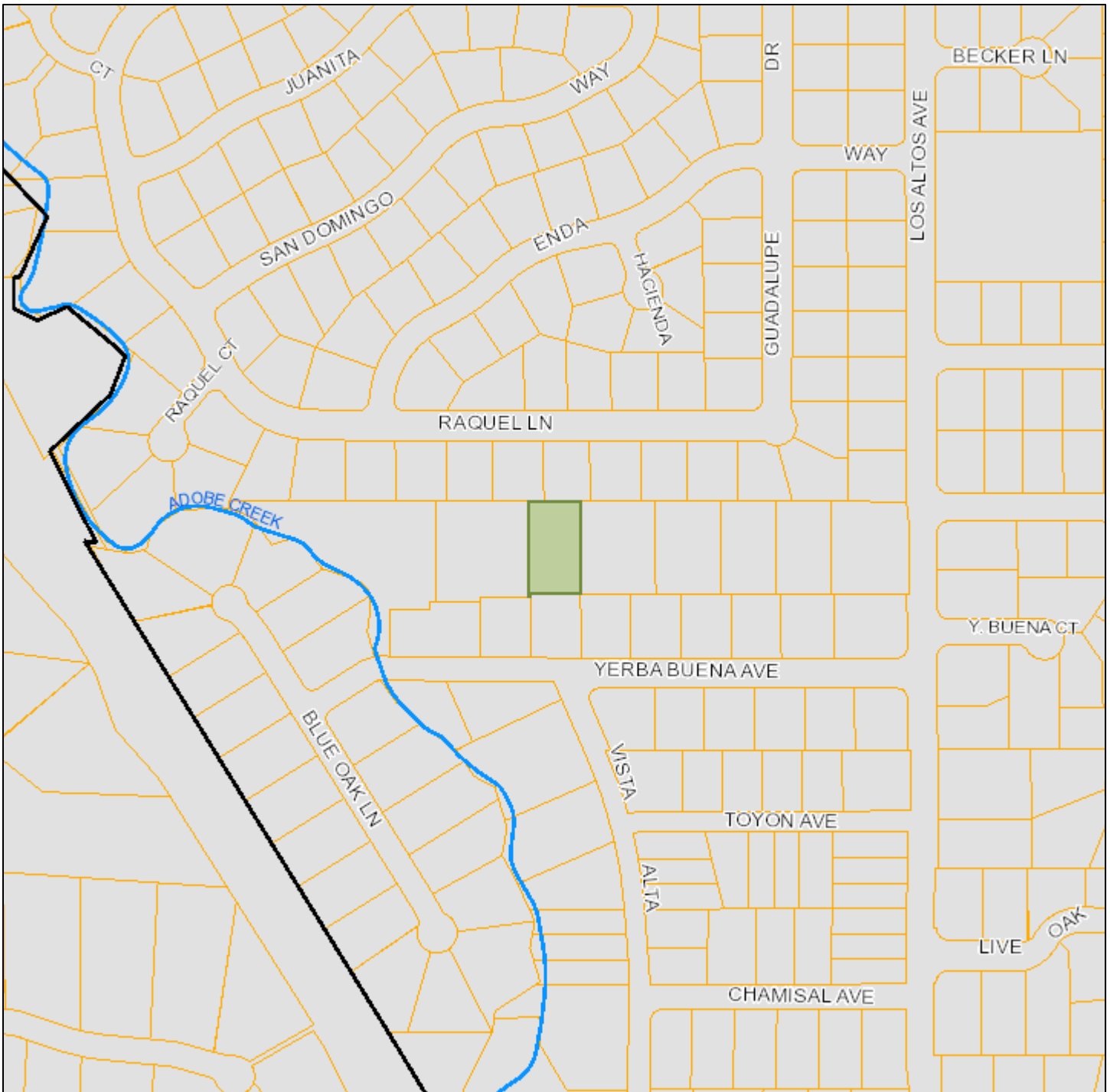
Received by: _____ Date: _____

Department Review Required:

Fire Department	YES / NO	Date Notified: _____
Building Division	YES / NO	Date Notified: _____
Engineering Division	YES / NO	Date Notified: _____
_____		Date Notified: _____
_____		Date Notified: _____

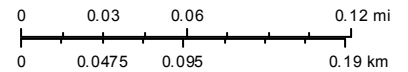
Is the submittal package complete? YES / NO

If NO, what items still need to be submitted?



Print Date: November 18, 2020

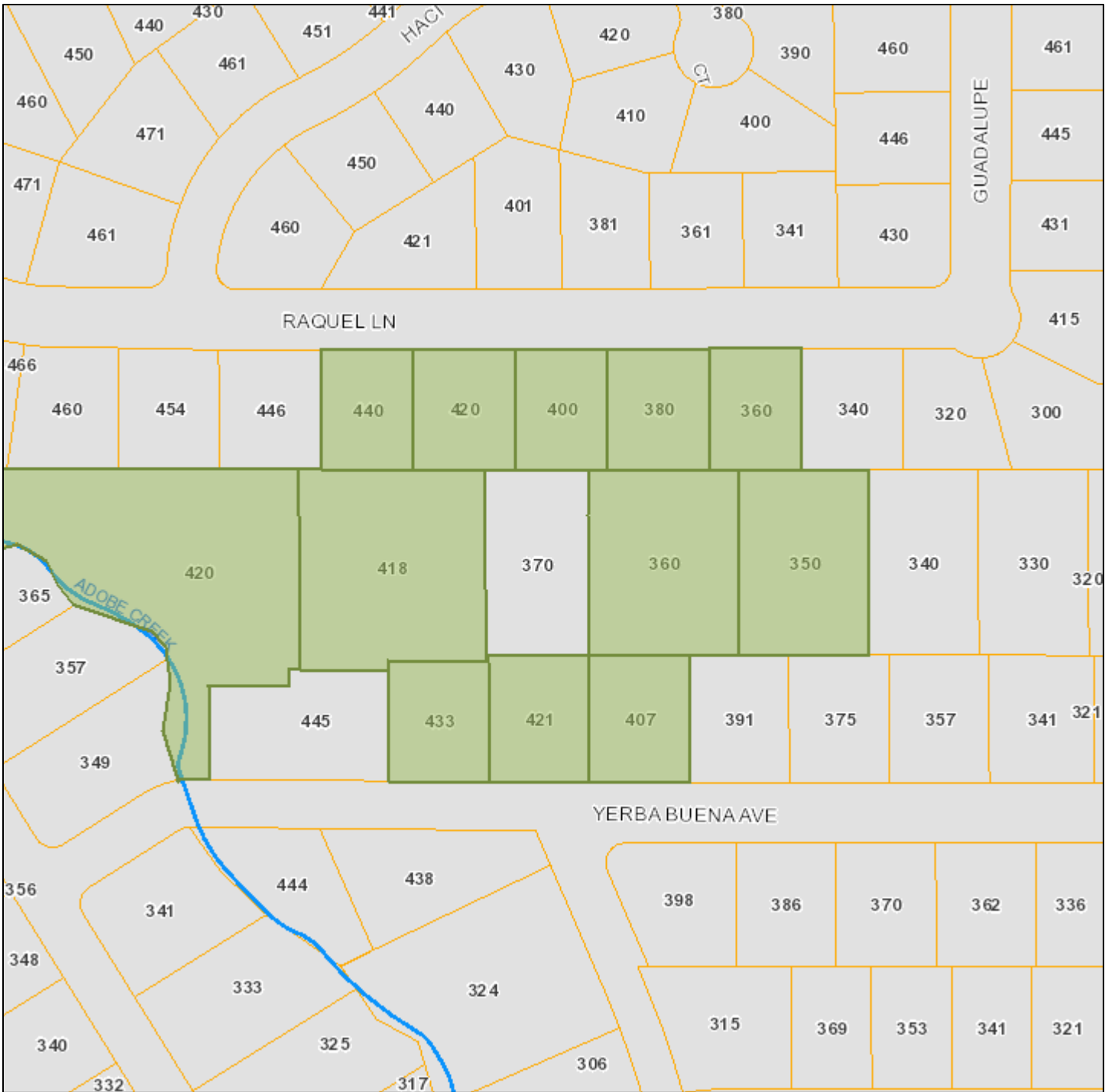
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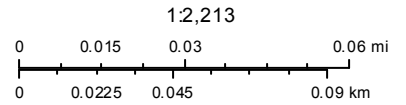
- Schools
- Park and Recreation Areas
- City Limit
- Road Names
- Waterways
- Situs Label
- TaxParcel








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.

Notification Map



Print Date: November 18, 2020



-  Schools
-  Park and Recreation Areas
-  City Limit
-  Road Names
-  Waterways
-  Situs Label
-  TaxParcel

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**MINUTES OF THE REGULAR MEETING OF THE DESIGN REVIEW
COMMISSION OF THE CITY OF LOS ALTOS, HELD ON WEDNESDAY,
AUGUST 7, 2019 BEGINNING AT 7:00 P.M. AT LOS ALTOS CITY HALL,
ONE NORTH SAN ANTONIO ROAD, LOS ALTOS, CALIFORNIA**

ESTABLISH QUORUM

PRESENT: Chair Kirik, Vice-Chair Bishop, Commissioners Harding and Ma
ABSENT: Commissioner Glew
STAFF: Planning Services Manager Dahl and Associate Planner Gallegos

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

None.

ITEMS FOR CONSIDERATION/ACTION

DISCUSSION

1. **18-SC-30 – EID Architects – 370 Yerba Santa Avenue**
Design review for a new two-story house with a basement. The project includes a new house with 2,334 square feet at the first story and 1,797 square feet at the second story. *Project Planner: Gallegos*

Project applicant/architect Mark Womack with EID Architects requested that the item be continued without discussion in order to allow them to do additional neighborhood outreach and to work on addressing neighborhood concerns about the project.

Action: Upon a motion by Commissioner Bishop, seconded by Commissioner Harding, the Commission continued design review application 18-SC-30 to a future meeting date.

The motion was approved (4-0) by the following vote:

AYES: Kirik, Bishop, Harding and Ma

NOES: None

ABSENT: Glew

2. **SC19-0008 – Daryl Harris – 1050 Rosemont Avenue**
Design review for a new two-story house. The project includes a new house with 2,546 square feet at the first story and 1,189 square feet at the second story. *Project Planner: Gallegos*

Associate Planner Gallegos presented the staff report, recommending approval of design review application SC19-0008 subject to the listed findings and conditions.

Project applicant/architect Steve Collom presented the project requesting that the window sill heights on the side facing windows be allowed as designed. Property owner Travis Vu spoke regarding the rear yard screening along the property line and neighborhood outreach.

Public Comment

Resident and neighbor MJ Lopatin expressed concerns about potential privacy impacts, the need for more evergreen screening trees and that faster growing trees should be planted.

Resident and neighbor Rachna Singh expressed concerns about potential privacy impacts and the lack of evergreen screening along the rear property line.

Action: Upon a motion by Commissioner Harding, seconded by Vice-Chair Bishop, the Commission continued design review application SC19-0008 with the following direction:

- Work with the neighbors to revise the landscape screening along the rear property line; and specify the size/height of screening at time of planting and in three years;
- Revise the size of the balcony per the staff recommendation; and
- Allow the sill height of the side facing windows to be maintained as designed.

The motion was approved (4-0) by the following vote:

AYES: Kirik, Bishop, Harding and Ma

NOES: None

ABSENT: Glew

COMMISSIONERS' REPORTS AND COMMENTS

None.

POTENTIAL FUTURE AGENDA ITEMS

None.

ADJOURNMENT

Chair Kirik adjourned the meeting at 7:52 PM.

Zachary Dahl, AICP
Planning Services Manager



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 370 YERBA SANTA AVE. LOS ALTOS, CA 94022

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: 370 YERBA SANTA AVE.
Date: 11/09/2018

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: 17,975 square feet
Lot dimensions: Length 174.25 feet
Width 103 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? —
What % of the front facing walls of the neighborhood homes are at the front setback 100%
Existing front setback for house on left 25 ft./on right — ft.
Do the front setbacks of adjacent houses line up? NO

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 2
Garage facing front recessed from front of house face 6
Garage in back yard 2
Garage facing the side 0
Number of 1-car garages 1; 2-car garages 5; 3-car garages 2

Address: 370 YERUSA SANTA AVE
Date: 11/09/2018

4. Single or Two-Story Homes:

What % of the homes in your neighborhood* are:

One-story 75%

Two-story 25%

5. Roof heights and shapes:

Is the overall height of house ridgelines generally the same in your neighborhood*? YES

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) SIDING & STUCCO

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

MIXED

If no consistency then explain: WOOD SHINGLE, ASPHALT SHINGLES
SOME BARCEL TILE

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: 370 YERBA
Date: _____

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)

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.)?
BIG TREES, DROUGHT TOLERANT SHRUBS,
IVY GROUND COVER

How visible are your house and other houses from the street or back neighbor's property?
VERY LITTLE, LARGE TREE COVER

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)?
SOME HERITAGE TREES, D.G. PAVING.

10. Width of Street:

What is the width of the roadway paving on your street in feet? 40'
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? PAVED,
SOME UNPAVED.

Address: _____

Date: _____

11. What characteristics make this neighborhood* cohesive?

Such as roof material and type (hip, gable, flat), siding (board and batten, cement plaster, horizontal wood, brick), deep front yard setbacks, horizontal feel, landscape approach etc.:

PRIVATE STREET ENCLAVE FEEL. NO OUTLET.
LOTS OF TREE COVER, DEEP FRONT YARDS.

General Study

- A. Have major visible streetscape changes occurred in your neighborhood?
 YES NO
- B. Do you think that most (~ 80%) of the homes were originally built at the same time?
 YES NO
- C. Do the lots in your neighborhood appear to be the same size?
 YES NO
- D. Do the lot widths appear to be consistent in the neighborhood?
 YES NO
- E. Are the front setbacks of homes on your street consistent (~80% within 5 feet)?
 YES NO
- F. Do you have active CCR's in your neighborhood? (p.36 Building Guide)
 YES NO
- G. Do the houses appear to be of similar size as viewed from the street?
 YES NO
- H. Does the new exterior remodel or new construction design you are planning relate in most ways to the prevailing style(s) in your existing neighborhood?
 YES NO

Address: 370 YERBA SANTA AVE.
 Date: 11/09/2018

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 WALLS/ROOF	Architecture (simple or complex)
350 YERBA SANTA AVE	25'	25'	FRONT	ONE	14'	SIDING/ASPHALT	SIMPLE
360 " "	25'	25'	REAR	ONE	17'	SIDING/ASPHALT	SIMPLE
418 " "	25'	25'	FRONT	ONE	20'	STUCCO/SHAKE	SIMPLE
420 " "	25'	25'	FRONT	ONE	20'	STUCCO/BARKER LIME	SIMPLE
420 RAQUEL LA	25'	10'	FRONT	TWO	35'	STUCCO/SHAKE	SIMPLE
400 " "	25'	10'	FRONT	TWO	35'	STUCCO/SHAKE	SIMPLE
380 " "	25'	10'	FRONT	ONE	17'	SIDING/SHAKE	SIMPLE
360 " "	25'	10'	FRONT	ONE	17'	BOARD + BATTEN/SHAKE	SIMPLE
370 " "	25'	10'	FRONT	ONE	17'	SIDING/ASPHALT	SIMPLE

Advanced Tree Care

965 East San Carlos Ave, San Carlos

370 Yerba Santa Ave, Los Altos

November 10, 2020

Wei Xiong
370 Yerba Santa Ave
Los Altos, CA 94022

Site: 370 Yerba Santa Ave, Los Altos

Dear Wei,

At your request I visited the above site for the purpose of inspecting and commenting on the Regulated trees around the property. A new residence is planned, prompting the need for this tree protection report.

Method:

Los Altos protects all trees with a trunk diameter at 4 feet above ground level greater than 15 inches. Los Altos requests that all trees within the property or within 8 feet of the property lines be included on the report if the trunk diameter at standard height is greater than 6 inches. The location of the trees on this site can be found on the attached plan. Each tree is given an identification number. The trees are measured at 54 inches above ground level (DBH or Diameter at Breast Height). A condition rating of 1 to 100 is assigned to each tree representing form and vitality on the following scale:

1 to 29	Very Poor
30 to 49	Poor
50 to 69	Fair
70 to 89	Good
90 to 100	Excellent

The height and spread of each tree is estimated. A Comments section is provided for any significant observations affecting the condition rating of the tree.

A Summary and Tree Protection Plan are at the end of the survey providing recommendations for maintaining the health and condition of the trees during and after construction.

If you have any questions, please don't hesitate to call. Sincerely



Robert Weatherill
Certified Arborist WE 1936A

Advanced Tree Care

965 East San Carlos Ave, San Carlos

370 Yerba Santa Ave, Los Altos

November 10, 2020

Tree Survey

Tree#	Species	DBH	Ht/Sp	Con Rating	Comments
1	Coast live oak <i>Quercus agrifolia</i>	28.0"	60/40	70	Good health and condition Regulated
2	Coast live oak <i>Quercus agrifolia</i>	24.0"	55/30	65	Good health and condition, neighbors tree Regulated
3	Persian ironwood <i>Parrotia persica</i>	12.3/6.7"	22/20	55	Fair health and condition, drought stress Not Regulated
4	Chinese elm <i>Ulmus parvifolia</i>	11.1"	25/25	60	Good health and condition, leaning Not Regulated
5	Plum <i>Prunus cerasifera</i>	15.3"	25/20	0	Dead Regulated
6	Coast live oak <i>Quercus agrifolia</i>	10.5"	30/20	55	Fair health and condition, strangled@5' with wire Not Regulated
7	Plum <i>Prunus cerasifera</i>	5.5/5.1"	20/10	20	Almost dead Not Regulated
8	Coastal redwood <i>Sequoia sempervirens</i>	8.0"	30/8	65	Good health and condition Not Regulated
9	Coastal redwood <i>Sequoia sempervirens</i>	7.4"	30/10	65	Good health and condition Not Regulated
10	Plum <i>Prunus cerasifera</i>	10.1"	25/8	0	Dead Not Regulated
11	Pittosporum <i>Pittosporum tobira</i>	12.6"@grade	15/15	20	Poor health and condition, drought stress, Not Regulated
12	Italian stone pine <i>Pinus pinea</i>	6.1/3.8"	30/10	20	Poor health and condition Not Regulated
13	Coast live oak <i>Quercus agrifolia</i>	28.0"	50/40	60	Fair health and condition, neglected Regulated
14	Citrus <i>Citrus spp</i>	10.3"	12/8	20	Poor health and condition Not Regulated
15	Black walnut <i>Juglans nigra</i>	23.8"	50/30	30	Poor health and condition, large dead wood and leaning Regulated
16	Olive <i>Olea europaea</i>	7.9,10.2"	20/15	20	Almost dead Not Regulated
17	Coast live oak <i>Quercus agrifolia</i>	12.6"	20/10	65	Good health and condition, neighbors tree elevated grade to 3,' Not Regulated
18	Fig <i>Ficus spp</i>	7.8"	15/15	65	Good health and condition Not Regulated

Advanced Tree Care

965 East San Carlos Ave, San Carlos

370 Yerba Santa Ave, Los Altos

November 10, 2020

Tree Survey

Tree#	Species	DBH	Ht/Sp	Con Rating	Comments
19	Valley oak <i>Quercus lobata</i>	43.2"	50/50	55	Fair health and condition, dead wood thinning canopy, Regulated
20	Coast live oak <i>Quercus agrifolia</i>	19.3"	30/30	60	Good health and condition, suppressed by #19, Regulated
21	Plum <i>Prunus cerasifera</i>	8.1"	15/8	0	Dead Not Regulated
22	Coast live oak <i>Quercus agrifolia</i>	22.0"	40/35	65	Good health and condition. Regulated
23	Coast live oak <i>Quercus agrifolia</i>	11.8"	22/10	50	Fair health and condition. Not Regulated
24	Coast live oak <i>Quercus agrifolia</i>	18.7"	40/30	60	Fair health and condition. Leaning Regulated
25	European olive <i>Olea europea</i>	6.1"	25/10	60	Fair health and condition. Thin canopy Not Regulated
26	Coast live oak <i>Quercus agrifolia</i>	18.3"	40/20	70	Good health and condition. Regulated
27	Coast live oak <i>Quercus agrifolia</i>	24.2"	40/30	70	Good health and condition. Regulated
28	Coast live oak <i>Quercus agrifolia</i>	24.0"	40/30	65	Fair health and condition. Regulated
29	Pittosporum <i>Pittosporum tobira</i>	5/4/4"	20/20	60	Fair health and condition. Multi stemmed from grade Not Regulated
30	Coastal redwood <i>Sequoia sempervirens</i>	5.4"	30/6	60	Good health and condition Not Regulated
31	Pittosporum <i>Pittosporum tobira</i>	5.8"	20/4	50	Fair health and condition. Not Regulated
32	Pittosporum <i>Pittosporum tobira</i>	4.3/3.5"	20/4	50	Fair health and condition. Multi stemmed from grade Not Regulated
33	Pittosporum <i>Pittosporum tobira</i>	2.5/3.5"	12/5	40	Poor health and condition. Multi stemmed from grade Not Regulated
34	Pittosporum <i>Pittosporum tobira</i>	5.2/4.6"	15/8	40	Poor health and condition. Multi stemmed from grade Not Regulated

Advanced Tree Care

965 East San Carlos Ave, San Carlos

370 Yerba Santa Ave, Los Altos

November 10, 2020

Summary:

The trees on the site are a variety of natives and non-natives.

There are 7 Regulated trees of which 1 is on a neighbor's property.

Tree #s 5 and 15 are Regulated but in very poor health and condition and should be removed.

Tree #s 2 and 17 are on neighbor's properties. Tree # 2 is Regulated but Tree # 17 is not. Both trees should be protected during construction.

Tree #s 1, 13, 19 and 20 are all Regulated trees in fair to good health and condition and should be protected during construction.

Tree #s 22, 24, 26, 27 and 28 are Regulated trees on the opposite side of the road. These trees should be protected during construction

Tree #s 3, 4, 6, 7, 8, 9, 10, 11, 12, 14, 16, 18, 21, 23, 25, 29, 30, 31, 32, 33 and 34 are not Regulated trees and can be removed if desired.

Tree Protection Plan

1. The Tree Protection Zone (TPZ) should be defined with protective fencing. This should be cyclone or chain link fencing on 1½” or 2” posts driven at least 2 feet in to the ground standing at least 6 feet tall. Normally a TPZ is defined by the **dripline** of the tree. I recommend the TPZ's as follows:-

Tree # 17: TPZ should be at 10 feet from the trunk closing on the fence line in accordance with Type I Tree Protection as outlined and illustrated in image 2.15-1 and 2 ⁽⁶⁾

Tree # 20: TPZ should be at 15 feet from the trunk closing on the fence line in accordance with Type I Tree Protection as outlined and illustrated in image 2.15-1 and 2 ⁽⁶⁾

Tree # 1, 2 and 13: TPZ should be at 20 feet from the trunk closing on the fence line in accordance with Type I Tree Protection as outlined and illustrated in image 2.15-1 and 2 ⁽⁶⁾. This can be reduced to edge of driveway to allow for construction of new driveway. The new driveway within the TPZ should be constructed with minimal excavation and compaction of the original grade. Area shaded in blue.

Excavation for the storm drain through the TPZ should be done with hand tools. No roots greater than 2 inches in diameter should be cut.

Tree # 19: TPZ should be at 30 feet from the trunk closing on the fence line in accordance with Type I Tree Protection as outlined and illustrated in image 2.15-1 and 2 ⁽⁶⁾. This can be reduced to edge of driveway to allow for construction of new driveway. The new driveway within the TPZ should be constructed with minimal excavation and compaction of the original grade. Area shaded in blue.

Excavation for the water, sewer and gas lines through the TPZ should be done with hand tools. No roots greater than 2 inches in diameter should be cut.

Tree #s 22, 24, 26, 27 and 28: TPZ should be at 15 feet from the trunk closing on the fence line and edge of private road in accordance with Type I Tree Protection as outlined and illustrated in image 2.15-1 and 2 ⁽⁶⁾



IMAGE 2.15-1
Tree Protection Fence at the Dripline



IMAGE 2.15-2
Tree Protection Fence at the Dripline

• Type I Tree Protection

The fences shall enclose the entire area under the **canopy dripline or TPZ** of the tree(s) to be saved throughout the life of the project, or until final improvement work within the area is required, typically near the end of the project (see *Images 2.15-1 and 2.15-2*). Parking Areas: If the fencing must be located on paving or sidewalk that will not be demolished, the posts may be supported by an appropriate grade level concrete base.

2. Demolition within the TPZs of the Regulated trees should be done by hand or by machine reaching into the TPZs
4. If equipment is to track within the TPZs a protective layer of plywood should be laid on top of 4 inches of wood chip to prevent root compaction.
5. Any pruning and maintenance of the tree shall be carried out before construction begins. This should allow for any clearance requirements for both the new structure and any construction machinery. This will eliminate the possibility of damage during construction. **The pruning should be carried out by an arborist, not by construction personnel.** No limbs greater than 4" in diameter shall be removed.
6. Any excavation in ground where there is a potential to damage roots of 1" or more in diameter should be carefully hand dug. Where possible, roots should be dug around rather than cut.⁽²⁾
7. If roots are broken, every effort should be made to remove the damaged area and cut it back to its closest lateral root. A clean cut should be made with a saw or pruners. This will prevent any infection from damaged roots spreading throughout the root system and into the tree.⁽²⁾

8. Do Not:⁽⁴⁾

- a. Allow run off or spillage of damaging materials into the area below any tree canopy.
- b. Store materials, stockpile soil, park or drive vehicles within the TPZ of the tree.
- c. Cut, break, skin or bruise roots, branches or trunk without first obtaining permission from the city arborist.
- d. Allow fires under any adjacent trees.
- e. Discharge exhaust into foliage.
- f. Secure cable, chain or rope to trees or shrubs.
- g. Apply soil sterilants under pavement near existing trees.

9. Where roots are exposed, they should be kept covered with the native soil or four layers of wetted, untreated burlap. Roots will dry out and die if left exposed to the air for too long.⁽⁴⁾

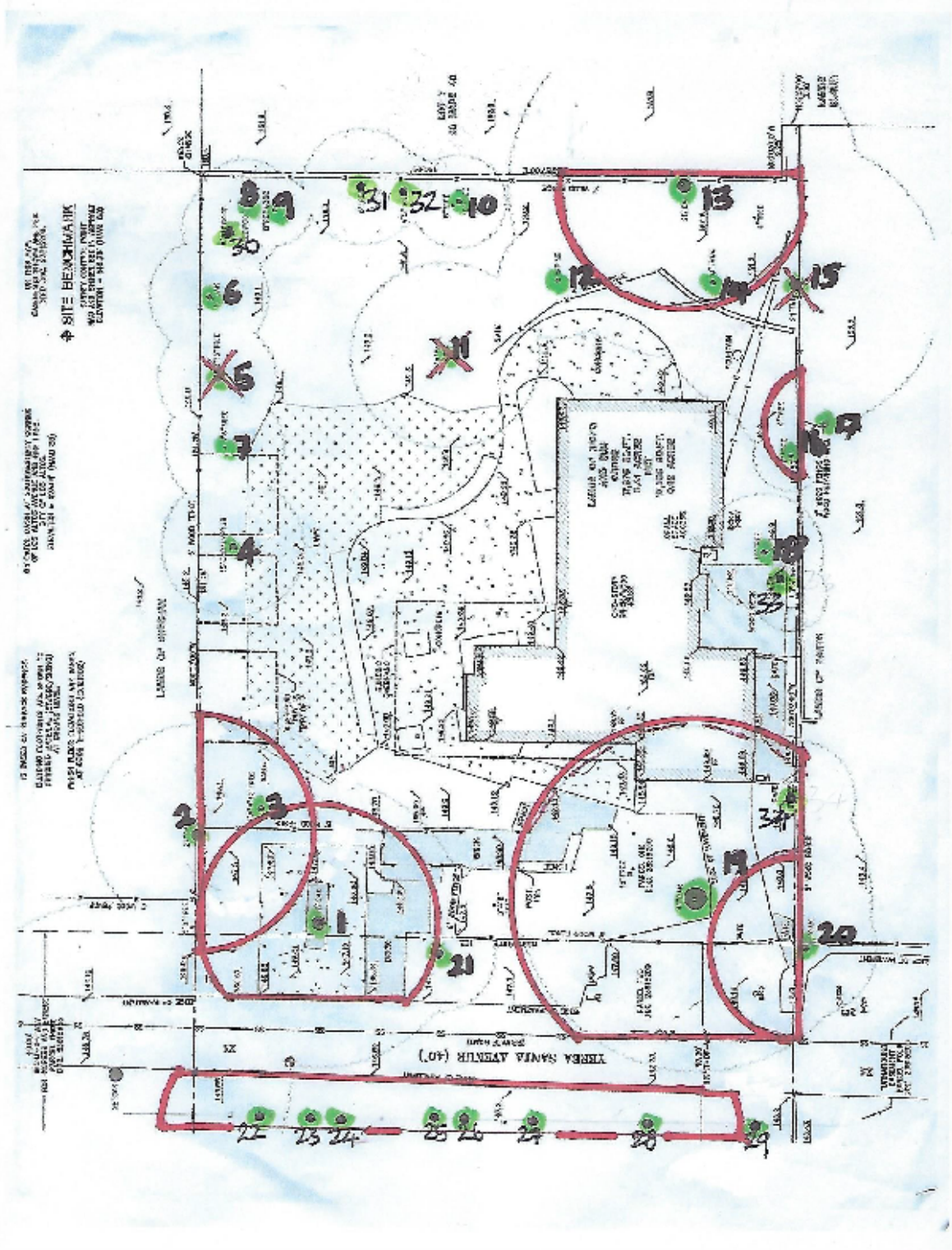
10. Route pipes into alternate locations to avoid conflict with roots.⁽⁴⁾

11. Where it is not possible to reroute pipes or trenches, the contractor is to bore beneath the dripline of the tree. The boring shall take place no less than 3 feet below the surface of the soil in order to avoid encountering “feeder” roots.⁽⁴⁾

12. Compaction of the soil within the dripline shall be kept to a minimum.⁽²⁾

13. Any damage due to construction activities shall be reported to the project arborist or city arborist within 6 hours so that remedial action can be taken.

14. Ensure upon completion of the project that the original ground level is restored



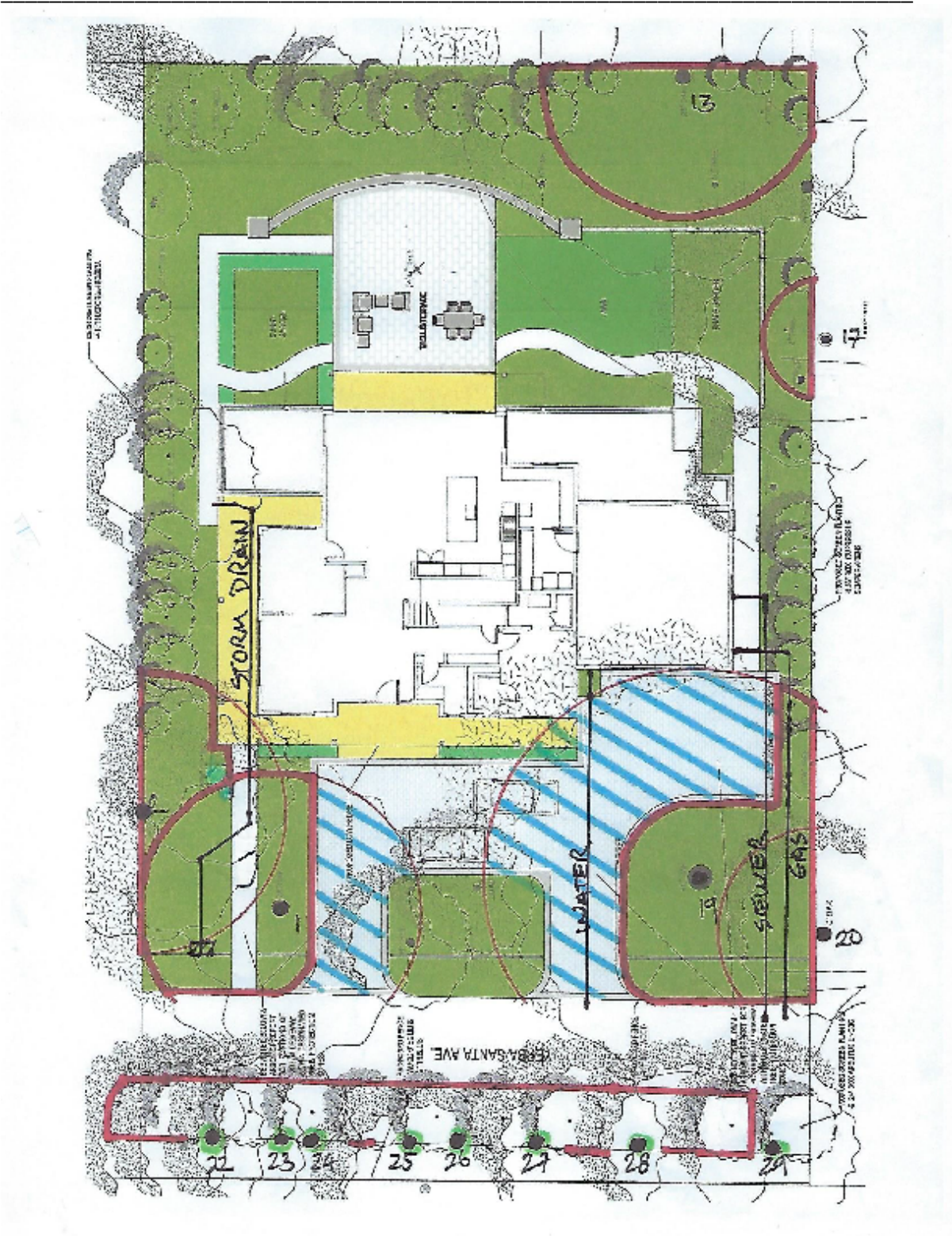
Location of protected trees and their Tree Protection Zones

Advanced Tree Care

965 East San Carlos Ave, San Carlos

370 Yerba Santa Ave, Los Altos

November 10, 2020



Location of proposed construction, protected trees and their Tree Protection Zones

Glossary

Canopy	The part of the crown composed of leaves and small twigs. ⁽²⁾
Cavities	An open wound, characterized by the presence of extensive decay and resulting in a hollow. ⁽¹⁾
Decay	Process of degradation of woody tissues by fungi and bacteria through the decomposition of cellulose and lignin ⁽¹⁾
Dripline	The width of the crown as measured by the lateral extent of the foliage. ⁽¹⁾
Genus	A classification of plants showing similar characteristics.
Root crown	The point at which the trunk flares out at the base of the tree to become the root system.
Species	A Classification that identifies a particular plant.
Standard height	Height at which the girth of the tree is measured. Typically 4 1/2 feet above ground level

References

(1) Matheny, N.P., and Clark, J.P. Evaluation of Hazard Trees in Urban Areas. International Society of Arboriculture, 1994.

(2) Harris, R.W., Matheny, N.P. and Clark, J.R.. Arboriculture: Integrated Management of Landscape Trees, Shrubs and Vines. Prentice Hall, 1999.

(3) Carlson, Russell E. Paulownia on The Green: An Assessment of Tree Health and Structural Condition. Tree Tech Consulting, 1998.

(4) Extracted from a copy of Tree Protection guidelines. Anon

(5) T. D. Sydnor, Arboricultural Glossary. School of Natural Resources, 2000

(6) D Dockter, Tree Technical Manual. City of Palo Alto, June, 2001

Certification of Performance⁽³⁾

I, Robert Weatherill certify:

- * That I have personally inspected the tree(s) and/or the property referred to in this report, and have stated my findings accurately. The extent of the evaluation and appraisal is stated in the attached report and the Terms and Conditions;
- * 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, and are based on current scientific procedures and facts;
- * 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 subsequent events;
- * 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 consultant, except as indicated within the report.

I further certify that I am a member of the International Society of Arboriculture and a Certified Arborist. I have been involved in the practice of arboriculture and the care and study of trees for over 20 years.

Signed



*Robert Weatherill
Certified Arborist WE 1936a
Date: 11/10/20*

Terms and Conditions(3)

The following terms and conditions apply to all oral and written reports and correspondence pertaining to consultations, inspections and activities of Advanced Tree Care :

1. All property lines and ownership of property, trees, and landscape plants and fixtures are assumed to be accurate and reliable as presented and described to the consultant, either verbally or in writing. The consultant assumes no responsibility for verification of ownership or locations of property lines, or for results of any actions or recommendations based on inaccurate information.
2. It is assumed that any property referred to in any report or in conjunction with any services performed by Advanced Tree Care, is not in violation of any applicable codes, ordinances, statutes, or other governmental regulations, and that any titles and ownership to any property are assumed to be good and marketable. Any existing liens and encumbrances have been disregarded.
3. All reports and other correspondence are confidential, and are the property of Advanced Tree Care and it's named clients and their assignees or agents. Possession of this report or a copy thereof does not imply any right of publication or use for any purpose, without the express permission of the consultant and the client to whom the report was issued. Loss, removal or alteration of any part of a report invalidates the entire appraisal/evaluation.
4. The scope of any report or other correspondence is limited to the trees and conditions specifically mentioned in those reports and correspondence. Advanced Tree Care and the consultant assume no liability for the failure of trees or parts of trees, either inspected or otherwise. The consultant assumes no responsibility to report on the condition of any tree or landscape feature not specifically requested by the named client.
5. All inspections are limited to visual examination of accessible parts, without dissection, excavation, probing, boring or other invasive procedures, unless otherwise noted in the report. No warrantee or guarantee is made, expressed or implied, that problems or deficiencies of the plants or the property will not occur in the future, from any cause. The consultant shall not be responsible for damages caused by any tree defects, and assumes no responsibility for the correction of defects or tree related problems.
6. The consultant shall not be required to provide further documentation, give testimony, be deposed, or attend court by reason of this appraisal/report unless subsequent contractual arrangements are made, including payment of additional fees for such services as described by the consultant or in the fee schedules or contract.
7. Advanced Tree Care has no warrantee, either expressed or implied, as to the suitability of the information contained in the reports for any purpose. It remains the responsibility of the client to determine applicability to his/her particular case.
8. Any report and the values, observations, and recommendations expressed therein represent the professional opinion of the consultants, and the fee for services is in no manner contingent upon the reporting of a specified value nor upon any particular finding to be reported.
9. Any photographs, diagrams, graphs, sketches, or other graphic material included in any report, being intended solely as visual aids, are not necessarily to scale and should not be construed as engineering reports or surveys, unless otherwise noted in the report. Any reproductions of graphs material or the work product of any other persons is intended solely for the purpose of clarification and ease of reference. Inclusion of said information does not constitute a representation by Advanced Tree Care or the consultant as to the sufficiency or accuracy of that information.

Planning Dept. Re-Submittal (Project No. 2018-1108546)**Community Outreach Summary**

November 17th, 2020.

Dear Mr. Gallegos,

The following is a summary of the community outreach that occurred as part of the redesign of the home for 370 Yerba Santa Ave. Our community outreach included one neighborhood meeting where the new design of the residence was presented. Outreach continued after this meeting predominately via email.

Communications for the outreach process was coordinated by Tom Popek of 400 Raquel Lane. Tom requested that we communicate through him as the point of contact for the neighborhood as the representative of the community. Drawings and communication were distributed to the neighbors through Tom.

The community meeting that was held to present the redesigned project to the neighborhood was held on Wednesday, October 3rd, 2019 at Ned Hooper's residence at 421 Yerba Buena Avenue. At this meeting we presented the project drawings, which included the site plan, floor plans, elevations, and perspective views of the house. Then an interactive presentation of the Revit 3D model of the house and surrounding community was used to view and discuss specific concerns about the design. This more immersive presentation facilitated a Q&A process whereby everyone could ask specific questions and see the home from vantage points that were relevant to the questions. We also presented the preliminary landscape plan to show where new trees are proposed to screen views from second story windows. We focused on views from each of the 4 adjacent neighbors and discussed what should be done to mitigate privacy concerns.

We also met individually on site with Tom Popek at 400 Raquel Lane and Patricia Sheehan at 360 Yerba Santa Avenue. This was done to address their concerns more completely. We identified critical areas where existing vegetation inadequately obscures the new house from the neighbor's view. The photographs were used to create matching perspective views in our project Revit model which gives us the ability to evaluate how high the proposed planting needs to be.

We reached out to Ned Hooper at 421 Yerba Buena Ave to undertake the same process, but he declined to have us meet with him. We studied the condition of the existing landscaping along his property line using the same technique, but without the benefit of an on-site discussion.

We undertook this process with Richard Barth at 418 Yerba Santa as a part of the prior submittal and have included that analysis, updated to reflect the current design, in our submittal.

As part of the outreach process, planning staff asked that we submit evidence of communicated with the residents at 12 specific addresses within the immediate neighborhood. As most of our communications were distributed through Tom Popek, we were unable to show evidence of compliance for 7 of those addresses.

To address this, we sent out letters to those addresses via US Postal Service Priority Mail on 10/07/2020. Priority Mail delivery can be verified via tracking numbers but does not require a signature for delivery. Included in this submittal is a copy of that letter, a copy of the USPS receipt for the mailing and screen shots of USPS verification of delivery. None of the recipients responded or contacted us.

On November 9th, we reached out again to Patricia Sheehan, Ned Hooper and Robert Barth with a summary of the revisions that had been made to address privacy concerns. Patricia Sheehan asked that we use a different species of tree for privacy screening. We have revised the drawings to reflect this. Copies of their responses are included with this response.

Sincerely,



MARK WOMMACK, ARCHITECT

Director of Architecture

Environmental Innovations in Design

Eco-functional Architecture

EID ARCHITECTS

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mark@EIDarchitects.com

www.EIDarchitects.com

October 3, 2020

Craig and Anita Hansen
350 Yerba Santa Ave.
350 Yerba Santa Ave, Los Altos, CA 94022-2154
APN : 167-33-004

Dear Craig and Anita Hansen,

EID Architects has been working on the design for a new residence proposed for 370 Yerba Santa Avenue. I am writing to you on behalf of our clients Wei Xiong and Doris Sun of 370 Yerba Santa Avenue to offer you the opportunity to review the plans for and comment on the proposed design of the residence.

You may be aware that last year a public Design Review Commission hearing was held to consider the previous design for this residence. After that hearing we undertook an extensive redesign of the home. There has been ongoing interaction with the community to present the new design which began last year with a neighborhood meeting at Ned Hooper's house on October 3rd. Additional follow up meetings have been held with individual neighbors to listen to specific concerns and to suggest possible alterations to the design to help mitigate those concerns.

We would like to extend an invitation to you to review the proposed redesign of residence, to ask questions and to discuss any concerns you may have.

The drawings Can be found at <https://eid.sharefile.com/d-s4402c80bd6247c59>. The file is large, and I would recommend downloading the file to review it. It is possible to reviewed online, but that process is cumbersome at best.

Please feel free to contact me for additional information. My direct cell number 916 878 8009 and my email is mark@EIDarchitects.com

Sincerely,

MARK WOMMACK, ARCHITECT

Director of Architecture

Environmental Innovations in Design

Eco-functional Architecture

EID ARCHITECTS

412 Olive Avenue | Palo Alto | CA | 94306

dir 650.226.8862 | cell 916.878.8009

mark@EIDarchitects.com

www.EIDarchitects.com

October 3, 2020

West Valley Ventures LLC,
407 Yerba Buena Ave.
Los Altos, CA 94022-2152
APN : 167-33-013

To whom it may concern,

EID Architects has been working on the design for a new residence proposed for 370 Yerba Santa Avenue. I am writing to you on behalf of our clients Wei Xiong and Doris Sun of 370 Yerba Santa Avenue to offer you the opportunity to review the plans for and comment on the proposed design of the residence.

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October 3, 2020

A Johnson LLC
433 Yerba Buena Ave.
Los Altos, CA 94022-2152
APN : 167-33-015

To whom it may concern,

EID Architects has been working on the design for a new residence proposed for 370 Yerba Santa Avenue. I am writing to you on behalf of our clients Wei Xiong and Doris Sun of 370 Yerba Santa Avenue to offer you the opportunity to review the plans for and comment on the proposed design of the residence.

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October 3, 2020

Kenneth & Rebecca Gradiska
360 Raquel lane
Los Altos, CA 94022-2137
APN : 167-42-041

Dear Kenneth & Rebecca Gradiska,

EID Architects has been working on the design for a new residence proposed for 370 Yerba Santa Avenue. I am writing to you on behalf of our clients Wei Xiong and Doris Sun of 370 Yerba Santa Avenue to offer you the opportunity to review the plans for and comment on the proposed design of the residence.

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October 3, 2020

Andrew and Diana Mann
370 Raquel lane
Los Altos, CA 94022-2136
APN : 167-45-017

Dear Andrew and Diana Mann,

EID Architects has been working on the design for a new residence proposed for 370 Yerba Santa Avenue. I am writing to you on behalf of our clients Wei Xiong and Doris Sun of 370 Yerba Santa Avenue to offer you the opportunity to review the plans for and comment on the proposed design of the residence.

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www.EIDarchitects.com

October 3, 2020

Mathew and Stephanie Hein
420 Raquel lane
Los Altos, CA 94022-2138
APN : 167-42-038

Dear Mathew and Stephanie Hein,

EID Architects has been working on the design for a new residence proposed for 370 Yerba Santa Avenue. I am writing to you on behalf of our clients Wei Xiong and Doris Sun of 370 Yerba Santa Avenue to offer you the opportunity to review the plans for and comment on the proposed design of the residence.

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Sincerely,

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mark@EIDarchitects.com
www.EIDarchitects.com

October 3, 2020

Tina Field
440 Raquel lane
Los Altos, CA 94022-2138
APN : 167-42-037

Dear Tina Field,

EID Architects has been working on the design for a new residence proposed for 370 Yerba Santa Avenue. I am writing to you on behalf of our clients Wei Xiong and Doris Sun of 370 Yerba Santa Avenue to offer you the opportunity to review the plans for and comment on the proposed design of the residence.

You may be aware that last year a public Design Review Commission hearing was held to consider the previous design for this residence. After that hearing we undertook an extensive redesign of the home. There has been ongoing interaction with the community to present the new design which began last year with a neighborhood meeting at Ned Hooper's house on October 3rd. Additional follow up meetings have been held with individual neighbors to listen to specific concerns and to suggest possible alterations to the design to help mitigate those concerns.

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Sincerely,

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ENVIRONMENTAL



INNOVATIONS

Craig and Anita Hansen
350 Yerba Santa Ave.
350 Yerba Santa Ave, Los Altos, CA 94022-2154
APN : 167-33-004

Bruce Kathleen Beck
420 Yerba Santa Ave.
420 Yerba Santa Ave, Los Altos, CA 94022-2128
APN : 167-33-001

West Valley Ventures LLC,
407 Yerba Buena Ave.
Los Altos, CA 94022-2152
APN : 167-33-013

A Johnson LLC
433 Yerba Buena Ave.
Los Altos, CA 94022-2152
APN : 167-33-015

Kenneth Rebecca Gradiska
360 Raquel lane
Los Altos, CA 94022-2137
APN : 167-42-041

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Los Altos, CA 94022-2136
APN : 167-45-017

Mathew and Stephanie Hein
420 Raquel lane
Los Altos, CA 94022-2138
APN : 167-42-038

Tina Field
440 Raquel lane
Los Altos, CA 94022-2138
APN : 167-42-037

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Insurance

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From: [Tom Popek](#)
To: [Mark Wommack](#)
Subject: Re: 370 Yerba Santa
Date: Saturday, January 11, 2020 12:30:08 PM

mark,
thanks for coming out on friday to look at my side of the fence. attached are two photos from my second story bedroom windows showing the lack of landscaping screening and the obvious need for it.
tom

On Thu, Jan 9, 2020 at 6:56 PM Mark Wommack <mark@eidarchitects.com> wrote:

Ned,

We plan on wrapping up our preparation of the drawings in the next two weeks. The photos are not necessary, but they do help considerably. We are creating perspective views that corollate with the views of the project from your home and yard. We believe the photos will provide a better basis for your evaluation of the perspectives, and consequently help you judge the adequacy of the proposed landscaping.

MARK WOMMACK, ARCHITECT

Director of Architecture

Environmental Innovations in Design

Eco-functional Architecture

EID ARCHITECTS

412 Olive Avenue | Palo Alto | CA | 94306

dir 650.226.8862 | off 650.226.8770

mark@EIDarchitects.com

www.EIDarchitects.com

From: Ned Hooper <nedhooper10@gmail.com>
Sent: Thursday, January 9, 2020 6:44 PM
To: Mark Wommack <mark@eidarchitects.com>
Cc: Tom Popek <tompopek43@gmail.com>; Richard A Barth <rabarth@stanford.edu>; Bruce Beck <bruce.beck48@gmail.com>; Patricia Sheehan <pdshee@yahoo.com>; Stuart Welte <stuart@eidarchitects.com>; Ray Parkinson <ray@eidarchitects.com>

Subject: Re: 370 Yerba Santa

Mark,

Per Tom's note, we need to see the plans as agreed before we can evaluate landscaping. I can schedule time for the photos once we understand the timeline.

thx

Ned

On Jan 7, 2020, at 4:11 PM, Mark Wommack <mark@eidarchitects.com> wrote:

Tom,

Thanks for the reply. I'd like to appraise the views from your yard and also come to understand the views through to our site. I'd also like to understand you site topography so I can model that correctly. With this information I can better address your concerns. If this is inconvenient, or in any way invasive, we'll do our best based on what we can ascertain from the public way. If this is acceptable the weather for Friday looks good.

Thanks,

MARK WOMMACK, ARCHITECT

Director of Architecture

Environmental Innovations in Design

Eco-functional Architecture

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dir 650.226.8862 | off 650.226.8770

mark@EIDarchitects.com

www.EIDarchitects.com

From: Tom Popek <tompopek43@gmail.com>
Sent: Tuesday, January 7, 2020 4:01 PM
To: Mark Wommack <mark@eidarchitects.com>; Richard A Barth <rabarth@stanford.edu>; Bruce Beck <bruce.beck48@gmail.com>
Cc: Ned Hooper <nedhooper10@gmail.com>; Patricia Sheehan <pdshee@yahoo.com>; Stuart Welte <stuart@eidarchitects.com>; Ray Parkinson <ray@eidarchitects.com>
Subject: Re: 370 Yerba Santa

mark,

thank you for your update. while landscaping screening is important and we want to know how that will work, we still do not know what house you are planning to screen. it has been three months since we neighbors were promised detailed drawings for the 370 yerba santa house.

when will we see those drawings?

regarding my property, what do you need or want? what i need to know is what house is being screened? sorry to sound like a broken record. i am currently at my home at lake tahoe and will return by thursday this week.

tom

On Tue, Jan 7, 2020 at 3:24 PM Mark Wommack <mark@eidarchitects.com> wrote:

Ned, Patricia,

Happy New Year.

We are wrapping up work on our drawings to demonstrate how landscape screening needs to be placed to preserve privacy for our immediate neighbors. We should have drawings for everyone to review in a week or so.

We recognize that it is vital that we portray the relationship between our proposed house and the adjacent homes as accurately as possible. Toward that end, we have found it helpful to have photos of the project taken from a vantage point beyond the boundary of our site. We have one photo taken from beyond the pool at 418 Yerba Santa, and it serves as a reality check to clearly demonstrate the physical presence of the proposed building in a way that a computer rendering can't by itself. I've attached the image from 418 as an example.

If you have no objections, we would like to take one or two photos on your property looking towards 370 Yerba Santa. Would this be acceptable?

Tom,

We'd like to create the same presentation for your house. Your house is more challenging as I don't have any survey information beyond the property line. In your case I'd like to take some measure too. What do you think?

Sincerely,

MARK WOMMACK, ARCHITECT

Director of Architecture

Environmental Innovations in Design

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dir 650.226.8862 | off 650.226.8770

mark@EIDarchitects.com

www.EIDarchitects.com

From: [Tom Popek](#)
To: [Mark Wommack](#)
Subject: 370 project plans
Date: Friday, April 3, 2020 3:15:40 PM

mark,

thank you for sending me the plan file. i will send it to the immediate neighbors for their comments.

several obvious questions:

1. on the first page, the text on the left states the plans are for a one story house????
2. on the same page what is the structure in the back of the lot to the left of the house?
3. where is the swimming pool?
4. what are the accessory structures?

i am sure there will be other questions.

tom

Mark Wommack

From: Tom Popek <tompopek43@gmail.com>
Sent: Thursday, April 9, 2020 4:52 PM
To: Mark Wommack
Subject: Re: 370 project plans

mark,
thanks for the response from the landscaping people. i will forward them on to the rest of the neighbors. personally i think the answer about oleanders relating to the level of other plant toxicity is ridiculous. oleander is probably one of the most toxic plants.
tom

On Thu, Apr 9, 2020 at 4:05 PM Mark Wommack <mark@eidarchitects.com> wrote:

Tom,

Here are responses from the landscape architect to some of your comments:

the initial response from the neighbors about the landscaping plans seriously questions the slow growing nature of most of the plants selected, thereby making them not very acceptable for immediate screening. **The plants have been selected to provide good screening as the plants mature, and are being planted at a large size in a 24" box, typically 10 to 15 feet tall. Normally plants used for screening in a residential setting are shrubs, but in this case trees are being suggested as they will present taller and more robust plants.**

why would you recommend extremely toxic oleander as a plant where young children are living **Many of the plants commonly planted in a garden settings are poisonous to a certain degree. That being said, the other plant being suggested for that location (which the neighbor has requested to be flowering) can be selected. That would be the Rhododendron option.**

I do not know if the tree selected, arbutus unedo is fast growing enough and will get tall enough. also the fence options - there is no option, i want the fence with the 2 x 1 inch diagonal lattice. **These plants need to be a native, drought tolerant species that does not interfere with the existing oaks, both in root competition and canopy intrusion. I believe that the moderate-growing Arbutus is an appropriate selection for this situation, but am certainly open to another suggestion. There is no problem with the 2 x 1 inch diagonal pattern on the fence, and we can make that change.**

MARK WOMMACK, ARCHITECT

Director of Architecture

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dir 650.226.8862 | off 650.226.8770

mark@EIDarchitects.com

www.EIDarchitects.com

From: Tom Popek <tompopek43@gmail.com>
Sent: Thursday, April 9, 2020 1:01 PM
To: Mark Wommack <mark@eidarchitects.com>
Subject: Re: 370 project plans

mark,
every neighbor made the same point about how the length of time for the planting to reach maturity. mark, in all honesty,
if you paid for a landscaping consultant, i would expect them to do their job and not have each neighbor do the job for them. have the consultant provide alternatives that are both screening and faster growing.
tom

On Thu, Apr 9, 2020 at 12:07 PM Mark Wommack <mark@eidarchitects.com> wrote:

Tom,

It would be especially helpful if each neighbor could provide feedback to let us know what their concerns are, and particularly if they have preferences for the proposed planting. We'd like to be as accommodating as possible. In the meantime, we'll put together a list of alternatives for the oleander as suggestions.

MARK WOMMACK, ARCHITECT

Director of Architecture

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dir 650.226.8862 | off 650.226.8770

mark@EIDarchitects.com

www.EIDarchitects.com

From: Tom Popek <tompopek43@gmail.com>

Sent: Wednesday, April 8, 2020 11:32 AM

To: Mark Wommack <mark@eidarchitects.com>

Subject: Re: 370 project plans

mark,

hopefully you are well.

the initial response from the neighbors about the landscaping plans seriously questions the slow growing nature of most of the plants selected, thereby making them not very acceptable for immediate screening.

hopefully, you did not pay real money to the consultant who did the plan as why would someone recommend extremely toxic oleander as a plant where young children are living.

tom

On Sat, Apr 4, 2020 at 11:31 AM Mark Wommack <mark@eidarchitects.com> wrote:

Tom,

We'll provide the 2x1 lattice. I'll change the detail to show that. Also, if there is a particular tree (or tress) that you prefer, please let me know and I'll have the landscape plan revised.

MARK WOMMACK, ARCHITECT

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mark@EIDarchitects.com

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From: Tom Popek <tompopek43@gmail.com>
Sent: Saturday, April 4, 2020 11:28 AM
To: Mark Wommack <mark@eidarchitects.com>
Subject: Re: 370 project plans

mark,

i have looked at the landscaping plan pertaining to me, i do not know if the tree selected, arbutus unedo is fast growing enough and will get tall enough. also the fence options - there is no option, i want the fence with the 2 x 1 inch diagonal lattice.

i have passed the landscaping file to the other neighbors.

tom

On Fri, Apr 3, 2020 at 4:50 PM Mark Wommack <mark@eidarchitects.com> wrote:

Tom,

Deferred Submittals, Separate Permits and Special Inspections are boilerplate statements. Actually, much of the content in this section is more relevant to building permits than to a planning submittal. I'll remove most of this when I revise the other text on this page to avoid creating confusion. In the meantime, please be assured there are no pools or accessory structures planned.

MARK WOMMACK, ARCHITECT

Director of Architecture

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Eco-functional Architecture

412 Olive Avenue | Palo Alto | CA | 94306

dir 650.226.8862 | off 650.226.8770

mark@EIDarchitects.com

www.EIDarchitects.com

From: Tom Popek <tompopek43@gmail.com>
Sent: Friday, April 3, 2020 4:41 PM
To: Mark Wommack <mark@eidarchitects.com>
Subject: Re: 370 project plans

mark,
thanks for your answers. i will look at the landscaping plans after my conference call. regarding the swimming pool and accessory structures, the right side of page one states that permits will be requested for a pool and accessory structures.
which is it?
tom

On Fri, Apr 3, 2020 at 4:05 PM Mark Wommack <mark@eidarchitects.com> wrote:

Tom,

I had intended to email you when I placed the drawings in ShareFile, but was distracted by a conference call.
Regarding your questions:

1. That needs to be corrected. Clearly it's not one story. Thank you for bringing this to my attention.
2. What you see behind the house on the cover sheet if the fence at the back of the property.
3. The proposed plan does not include a pool.
4. There are no accessory structures planned on the property.

I also uploaded Landscape plans for your review. These plans show an overall landscape plan but focus primarily on the privacy screening along each property line. I look forward to discussing the plans with you when you are ready.

I hope all is well in you household. Stay well.

MARK WOMMACK, ARCHITECT

Director of Architecture

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mark@EIDarchitects.com

www.EIDarchitects.com

From: Tom Popek <tompopek43@gmail.com>
Sent: Friday, April 3, 2020 3:15 PM
To: Mark Wommack <mark@eidarchitects.com>
Subject: 370 project plans

mark,
thank you for sending me the plan file. i will send it to the immediate neighbors for their comments.
several obvious questions:

1. on the first page, the text on the left states the plans are for a one story house????
2. on the same page what is the structure in the back of the lot to the left of the house?
3. where is the swimming pool?

4. what are the accessory structures?

i am sure there will be other questions.
tom

From: [Tom Popek](#)
To: [Mark Wommack](#)
Subject: 370 yerba santa project
Date: Wednesday, April 15, 2020 2:07:59 PM

mark,

i am starting to get comments back from the neighbors. let's start with mine.

the landscaping selection along my fence is satisfactory but i am concerned about its growth rate.

i am very concerned about the size of the window facing from toward my second story. it is much too large and will generate alot of light pollution, particularly to my master bedroom. therefore, i believe it should be made much smaller.

tom

From: [Tom Popek](#)
To: [Mark Wommack](#)
Subject: Re: 370 yerba santa project
Date: Tuesday, April 28, 2020 3:38:11 PM

mark,
i wish to formally object to the size of the two front windows and would like them to be substantially decreased in size. one of them takes up the entire plate and certainly can be smaller. i understand need for emergency egress, but does it need to be egress for a truck sized person?
tom



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On Mon, Apr 27, 2020 at 3:43 PM Mark Wommack <mark@eidarchitects.com> wrote:

Tom,

Regarding the growth rate of the trees, Our landscape architect believes this is the best species for the condition. The tree must grow well under the shade of the oak trees without adversely affecting the health of the oak trees. The trees must reach a height what will provide a full screen, but not grow so tall as to compete with the oak trees. But we want you to be satisfied that the chosen trees best meet your needs. Perhaps you can consult with your nursery to resolve the question and select a species that you prefer.

The windows on the second floor can be adjusted somewhat. We can reduce the size of each window, but must still meet code requirements for egress, light and ventilation. In addition, and perhaps more importantly, we will make certain that no light fixtures are installed inside these rooms that would create glare or excessive levels of illumination. We'll work with our lighting consultant to specify the selection of fixtures and their placement within each room to eliminate glare and control overall levels of light pollution. This will apply to all exterior light fixtures also.

You had previously asked a question about the final drawings. The drawings that you are reviewing are essentially what we will submit to the planning department for their initial staff level review. We still need to coordinate our plans with the civil engineer, but will then be ready for that submittal. Note that this is just the beginning of the process. The staff planners will have questions and will generate comments that we will have to review and respond to. Your concerns will be actively considered in that review. So our final planning documents won't be produced until planning has had the chance to review the design and comment. Construction documents will not start until without planning approval.

In the meantime, please let us know if there are any other comment, either from you or the neighbors.

Thank you,

MARK WOMMACK, ARCHITECT

Director of Architecture

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412 Olive Avenue | Palo Alto | CA | 94306

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mark@EIDarchitects.com

www.EIDarchitects.com

From: Tom Popek <tompopek43@gmail.com>
Sent: Wednesday, April 15, 2020 2:07 PM
To: Mark Wommack <mark@eidarchitects.com>
Subject: 370 yerba santa project

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tom



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From: [Mark Wommack](#)
To: [Stuart Welte](#)
Subject: FW: meeting invitation
Date: Tuesday, August 27, 2019 10:18:44 AM

Wei wants to meet with us. Need to schedule.

MARK WOMMACK, ARCHITECT

Director of Architecture

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mark@EIDarchitects.com

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From: Wei Xiong <dnbladexw@gmail.com>
Sent: Monday, August 26, 2019 5:03 PM
To: Mark Wommack <mark@eidarchitects.com>
Subject: Fwd: meeting invitation

Hi Mark,

Please see below thanks

Wei

----- Forwarded message -----

From: **Tom Popek** <tompopek43@gmail.com>

Date: Mon, Aug 26, 2019 at 09:51

Subject: meeting invitation

To: Wei Xiong <dnbladexw@gmail.com>, <stuart@eidarchitects.com>

CC: Sean Gallegos <sgallegos@losaltosca.gov>, Ned Hooper <nedhooper10@gmail.com>, Richard A Barth <rabarth@stanford.edu>, Patricia Sheehan <pdshee@yahoo.com>, Bruce Beck <bruce.beck48@gmail.com>

Dear Mr. Wei:
Good morning.

I am following up on the Design Review Commission meeting on August 7th regarding your project at 370 Yerba Santa. Despite your stated desire to meet with the neighbors, we have not heard from you. Therefore the immediate affected neighbors on the four sides of your projected house invite you, your wife, Doris, and your

architect, Mr. Welte, to a meeting with us on October 3 at 7pm at the home of Ned and Freya Hooper, 421 Yerba Buena Ave. to present your house design change actions to remove our concerns about:

1. The monolithic bulk of the house design that does not conform to Los Altos Design Rule Guidelines as stated in our letters and the staff recommendation.
2. A house design to better fit the consistent character of the neighborhood of Yerba Santa Ave.
3. The invasion of our privacy by design elements with balconies and windows that permit direct sight lines into our backyards, pool areas, and bedrooms.

We look forward to this meeting with you and your architect. I am serving as the contact for the neighborhood group so please reply directly to me.

Sincerely,

Tom Popek



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From: [Mark Wommack](#)
To: [Stuart Welte](#); [Tom Popek](#); [Sandra Reed](#)
Cc: [Ned Hooper](#); [Bruce Beck](#); [Patricia Sheehan](#); rabarth@yahoo.com; [Wei Xiong](#)
Subject: RE: 370 Yerba Santa Ave
Date: Thursday, October 24, 2019 9:47:00 AM

Tom,

Regarding your concerns regarding artist renderings and drawings vs. detailed plans, I want to assure you that you are looking at very accurate plans for the house.

With the exception of the front yard perspective (the first 3 pages of the presentation) all of the images are computer generated wholly from our Autodesk Revit model. This includes all other 3d perspectives as well as the elevation and section drawings. Everything is modeled to a level of precision that exceeds construction industry tolerances. There is no “artistic license” associated with any of these images. These models are used to produce construction documents when project proceed to that point.

This is different from the prior industry standard. It wasn't that long ago that quickly produced schematic drawings were prepared for presentation and approval of a concept, after which carefully drawn construction document would be produced for permitting and construction. Even long after the industry adopted the use of Autocad for accurate computer drafting, schematic drawing were often hand drawn and often not always completely accurate. Our use of Revit, which starts at the very beginning of the schematic design process, means our level of accuracy and precision remains constant throughout the design and construction process. It truly is WYSIWYG.

We're busy creating plans that will clearly delineate the relationship of this proposal to the neighboring parcels, to speak to you specific concerns. We look forward to getting those to you ASAP.

MARK WOMMACK, ARCHITECT

Director of Architecture

Environmental Innovations in Design

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mark@EIDarchitects.com

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From: Stuart Welte <stuart@eidarchitects.com>

Sent: Wednesday, October 23, 2019 6:26 PM

To: Tom Popek <tompopek43@gmail.com>; Sandra Reed <sr@zalandscape.com>

Cc: Ned Hooper <nedhooper10@gmail.com>; Bruce Beck <bruce.beck48@gmail.com>; Patricia Sheehan <pdshee@yahoo.com>; rabarth@yahoo.com; Wei Xiong <dnbladexw@gmail.com>; Mark Wommack <mark@eidarchitects.com>

Subject: RE: 370 Yerba Santa Ave

Hi Tom, et al,

I believe we understand your intentions now, for our team to provide the more detailed drawings with plant types and sizes specified, and with vertical elevations and horizontal dimensions shown. We can also call out the proposed size for pertinent plantings, ie: 24" box size, etc. and estimate the height of these key evergreen screen plants at planting time.

I also believe that we understand that the Hoopers would prefer thick evergreen shrubs that will not drop lots of leaves into the pool, and Patricia would like her evergreen screen to incorporate color. Rest assured, that we have managed to eliminate all balconies, and reduce the number of windows in the design at this point, so that we will concentrate on screening views and light emissions from the few remaining windows.

Thank you very much for your thoughtful responses,

STUART WELTE, AIA, LEED ap, CPHC

Principal Architect

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stuart@EIDarchitects.com

www.EIDarchitects.com

From: Tom Popek <tompopek43@gmail.com>

Sent: Wednesday, October 23, 2019 5:59 PM

To: Sandra Reed <sr@zandscape.com>

Cc: Ned Hooper <nedhooper10@gmail.com>; Bruce Beck <bruce.beck48@gmail.com>; Patricia Sheehan <pdshee@yahoo.com>; rabarth@yahoo.com; Wei Xiong <dnbladexw@gmail.com>; Stuart Welte <stuart@eidarchitects.com>

Subject: Re: 370 Yerba Santa Ave

you ask a very important question. until we (the neighbors) have a detailed plan of the house, (currently we have artist renderings and drawings), it is very hard to determine the landscaping needs. we want our privacy and none of us want the windows, balconies, etc. and light pollution to have sight lines into our backyards, pool areas, or bedrooms.

large plants and trees that completely shield these sight lines are warranted.

from the site plan you should be able to determine where such plantings are needed.

tom

On Wed, Oct 23, 2019 at 4:26 PM Sandra Reed <sr@zandscape.com> wrote:

Hi Tom,

I understand you are the point person to contact regarding the landscape plan and screening for the proposed 370 Yerba Santa home. If you would send me your phone number, and those of the others willing to give me their input on the landscape plan, I would be pleased to call and discuss the suggestions to be incorporated into the plan.

Regards, Sandra Reed

ZAC Landscape Architects

(707) 696-2967

www.zaandscape.com

Sent from my iPhone

From: [Mark Wommack](#)
To: [Patricia Sheehan](#); [Tom Popek](#); [Richard A Barth](#); [Bruce Beck](#)
Cc: [Ned Hooper](#); [Stuart Welte](#); [Ray Parkinson](#)
Subject: RE: 370 Yerba Santa
Date: Wednesday, January 8, 2020 12:57:00 PM

Pat,

I can be there at 8:30, or 8:00 if your prefer.

Thanks

MARK WOMMACK, ARCHITECT

Director of Architecture

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mark@EIDarchitects.com

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From: Patricia Sheehan <pdshee@yahoo.com>

Sent: Wednesday, January 8, 2020 12:48 PM

To: Tom Popek <tompopek43@gmail.com>; Richard A Barth <rabarath@stanford.edu>; Bruce Beck <bruce.beck48@gmail.com>; Mark Wommack <mark@eidarchitects.com>

Cc: Ned Hooper <nedhooper10@gmail.com>; Stuart Welte <stuart@eidarchitects.com>; Ray Parkinson <ray@eidarchitects.com>

Subject: Re: 370 Yerba Santa

I am scheduled to leave my house no later than 10am on Friday. Would it be possibly to come by my home at 360 before between 8am and 10am. Otherwise, I am available all day on Monday after 11:00am.
Thanks, Pat Sheehan

On Tuesday, January 7, 2020, 4:11:48 PM PST, Mark Wommack <mark@eidarchitects.com> wrote:

Tom,

Thanks for the reply. I'd like to appraise the views from your yard and also come to understand the views through to our site. I'd also like to understand you site topography so I can model that correctly. With this information I can better address your concerns. If this is inconvenient, or in any way invasive, we'll do our best based on what we can ascertain from the public way. If this is acceptable the weather for Friday looks good.

Thanks,

MARK WOMMACK, ARCHITECT

Director of Architecture

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mark@EIDarchitects.com

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From: Tom Popek <tompopek43@gmail.com>

Sent: Tuesday, January 7, 2020 4:01 PM

To: Mark Wommack <mark@eidarchitects.com>; Richard A Barth <rbarth@stanford.edu>; Bruce Beck <bruce.beck48@gmail.com>

Cc: Ned Hooper <nedhooper10@gmail.com>; Patricia Sheehan <pdshee@yahoo.com>; Stuart Welte <stuart@eidarchitects.com>; Ray Parkinson <ray@eidarchitects.com>

Subject: Re: 370 Yerba Santa

mark,

thank you for your update. while landscaping screening is important and we want to know how that will work, we still do not know what house you are planning to screen. it has been three months since we neighbors were promised detailed drawings for the 370 yerba santa house.

when will we see those drawings?

regarding my property, what do you need or want? what i need to know is what house is being screened? sorry to sound like a broken record. i am currently at my home at lake tahoe and will return by thursday this week.

tom

On Tue, Jan 7, 2020 at 3:24 PM Mark Wommack <mark@eidarchitects.com> wrote:

Ned, Patricia,

Happy New Year.

We are wrapping up work on our drawings to demonstrate how landscape screening needs to be placed to preserve privacy for our immediate neighbors. We should have drawings for everyone to review in a week or so.

We recognize that it is vital that we portray the relationship between our proposed house and the adjacent homes as accurately as possible. Toward that end, we have found it helpful to have photos of the project taken from vantage points beyond the boundary of our site. We have one photo taken from beyond the pool at 418 Yerba Santa, and it serves as a reality check to clearly demonstrate the physical presence of the proposed building in a way that a computer rendering can't by itself. I've attached the image from 418 as an example.

If you have no objections, we would like to take one or two photos on your property looking towards 370 Yerba Santa. Would this be acceptable?

Tom,

We'd like to create the same presentation for your house. Your house is more challenging as I don't have any survey information beyond the property line. In your case I'd like to take some measure too. What do you think?

Sincerely,

MARK WOMMACK, ARCHITECT

Director of Architecture

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mark@EIDarchitects.com

www.EIDarchitects.com

From: [Mark Wommack](#)
To: [Ned Hooper](#)
Subject: RE: 370 Yerba Santa
Date: Thursday, January 16, 2020 1:48:00 PM

Ned,

We are working to wrap up the plans by the end of next week. I've met with Tom and Pat and have photos from their yards. The photos are very helpful in making sure the perspectives are accurate and informative. The most important view from your house (I believe) would be from your breakfast nook. Perhaps you could take a photo from that perspective with the camera / phone close to the window. That might be easier than coordinating a meeting time. We can also include other views that you feel are important.

Thanks,

MARK WOMMACK, ARCHITECT

Director of Architecture

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From: Ned Hooper <nedhooper10@gmail.com>
Sent: Thursday, January 9, 2020 6:44 PM
To: Mark Wommack <mark@eidarchitects.com>
Cc: Tom Popek <tompopek43@gmail.com>; Richard A Barth <rbarth@stanford.edu>; Bruce Beck <bruce.beck48@gmail.com>; Patricia Sheehan <pdshee@yahoo.com>; Stuart Welte <stuart@eidarchitects.com>; Ray Parkinson <ray@eidarchitects.com>
Subject: Re: 370 Yerba Santa

Mark,

Per Tom's note, we need to see the plans as agreed before we can evaluate landscaping. I can schedule time for the photos once we understand the timeline.

thx

Ned

On Jan 7, 2020, at 4:11 PM, Mark Wommack <mark@eidarchitects.com> wrote:

Tom,

Thanks for the reply. I'd like to appraise the views from your yard and also come to understand the views through to our site. I'd also like to understand you site topography so I can model that correctly. With this information I can better address your concerns. If this is inconvenient, or in any way invasive, we'll do our best based on what we can ascertain from the public way. If this is acceptable the weather for Friday looks good.

Thanks,

MARK WOMMACK, ARCHITECT

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From: Tom Popek <tompopek43@gmail.com>

Sent: Tuesday, January 7, 2020 4:01 PM

To: Mark Wommack <mark@eidarchitects.com>; Richard A Barth <rabarth@stanford.edu>; Bruce Beck <bruce.beck48@gmail.com>

Cc: Ned Hooper <nedhooper10@gmail.com>; Patricia Sheehan <pdshee@yahoo.com>; Stuart Welte <stuart@eidarchitects.com>; Ray Parkinson <ray@eidarchitects.com>

Subject: Re: 370 Yerba Santa

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Sincerely,

MARK WOMMACK, ARCHITECT

Director of Architecture

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From: [Mark Wommack](#)
To: [Tom Popek](#); [Stuart Welte](#)
Cc: [Wei Xiong](#); [Bruce Beck](#); [Ned Hooper](#); [Patricia Sheehan](#); [Richard A Barth](#); [Sean Gallegos](#); [Sean McMahon](#); [Ray Parkinson](#); [Zach Dahl](#)
Subject: RE: oct 3 meeting with neighbors at hooper home
Date: Wednesday, October 2, 2019 4:01:52 PM

Mr. Hooper,

We'd like to work out the best way to present the new design tomorrow night. We could bring a projector, or if you have an Apple TV and would be willing to allow us to connect to your network, we could display the presentation on your TV. We also could connect directly to your TV with an HDMI cable, or even bring our own TV.

What would be your preference?

MARK WOMMACK, ARCHITECT

Director of Architecture

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Eco-functional Architecture



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mark@EIDarchitects.com

www.EIDarchitects.com

From: Tom Popek <tompopek43@gmail.com>

Sent: Monday, September 30, 2019 3:27 PM

To: Stuart Welte <stuart@eidarchitects.com>

Cc: Wei Xiong <dnbladexw@gmail.com>; Bruce Beck <bruce.beck48@gmail.com>; Ned Hooper <nedhooper10@gmail.com>; Patricia Sheehan <pdshee@yahoo.com>; Richard A Barth <rbarth@stanford.edu>; Sean Gallegos <sgallegos@losaltosca.gov>; Mark Wommack <mark@eidarchitects.com>; Sean McMahon <sean@eidarchitects.com>; Ray Parkinson <ray@eidarchitects.com>; Zach Dahl <ZDahl@losaltosca.gov>

Subject: Re: oct 3 meeting with neighbors at hooper home

mr. welte,

we look forward to seeing the redesign and your and mr. wei's explanation about how the redesign addresses the issues stated in the meeting invitation.

tom popek

On Mon, Sep 30, 2019 at 3:13 PM Stuart Welte <stuart@eidarchitects.com> wrote:

Hello Mr. Popek, and Neighbors,
Thank you for your reminder email below.

We're looking forward to meeting with you this Thursday evening at the Hooper Home; and, special thanks to the Hoopers for graciously hosting all of us.
Shall we bring anything other than Doris and Wei's newly designed Residence?

Wei and Doris have been quite receptive to comments received via the previous Design Review process and we've focused on re-designing their home significantly to spring more clearly from the Los Altos design guidelines as well as sentiments communicated by you, their future neighbors.

Sincerely,

STUART WELTE, AIA, LEED ap, CPHC

Principal Architect

Environmental Innovations in Design
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dir [650.793.2856](tel:650.793.2856) | off [650.226.8770](tel:650.226.8770)
stuart@EIDarchitects.com
www.EIDarchitects.com

From: Tom Popek <tompopek43@gmail.com>

Sent: Monday, September 30, 2019 10:16 AM

To: Wei Xiong <dnbladexw@gmail.com>; Stuart Welte <stuart@eidarchitects.com>

Cc: Bruce Beck <bruce.beck48@gmail.com>; Ned Hooper <nedhooper10@gmail.com>; Patricia Sheehan <pdshee@yahoo.com>; Richard A Barth <rabarth@stanford.edu>; Sean Gallegos <sgallegos@losaltosca.gov>

Subject: oct 3 meeting with neighbors at hooper home

mr. wei,

i wish to remind you of the meeting on oct. 3 at the hooper home, 421 yerba buena ave. at 7pm for you, your wife, doris, and your architect, stuart welte to address the neighborhood concerns listed below about your house design at 370 yerba santa.

1. The monolithic bulk of the house design that does not conform to Los Altos Design Rule Guidelines as stated in our letters and the staff recommendation.
2. A house design to better fit the consistent character of the neighborhood of Yerba Santa Ave.
3. The invasion of our privacy by design elements with balconies and windows that permit direct sight lines into our backyards, pool areas, and bedrooms.

We look forward to this meeting with you and your architect. I am serving as the contact for the neighborhood group so please reply directly to me.

Sincerely,

Tom Popek



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ATTACHMENT G

From: [Tom Popek](#)
To: [Wei Xiong](#); stuart@eidarchitects.com
Cc: [Bruce Beck](#); [Ned Hooper](#); [Patricia Sheehan](#); [Richard A Barth](#); [Sean Gallegos](#)
Subject: oct 3 meeting with neighbors at hooper home
Date: Monday, September 30, 2019 10:16:35 AM

mr. wei,

i wish to remind you of the meeting on oct. 3 at the hooper home, 421 yerba buena ave. at 7pm for you, your wife, doris, and your architect, stuart welte to address the neighborhood concerns listed below about your house design at 370 yerba santa.

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We look forward to this meeting with you and your architect. I am serving as the contact for the neighborhood group so please reply directly to me.

Sincerely,

Tom Popek



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From: [Tom Popek](#)
To: [Stuart Welte](#); [Wei Xiong](#)
Cc: [Ned Hooper](#); [Patricia Sheehan](#); [Richard A Barth](#); [Sean Gallegos](#); [Jack Sheridan](#); [Bruce Beck](#)
Subject: 370 yerba santa project neighborhood meeting
Date: Friday, October 4, 2019 11:00:25 AM

stuart and wei,

thank you for coming to our meeting at ned hooper's home last night. we greatly appreciate your thoughtful presentation of the architectural rendering of the new design for the project. your frankness in addressing landscaping possibilities was helpful.

it is clear that you have comprehended many of the neighborhood objections and we look forward to receiving detailed plans in about two weeks for us to continue our review as there are still privacy issues with large windows and balconies with direct sight lines into the neighbors yards, pool areas and bedrooms. until we see a detailed landscaping plan, it is not clear that the proper screening of the house can be done.

the detailed plans with proper elevations, setbacks, and complete drawings will, of course, drive the neighborhood character discussion, which was only touched on last night.

i will remain the neighborhood contact person -- email works and my landline phone is 650-941-5268.

tom



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From: [Tom Popek](#)
To: [Mark Wommack](#)
Subject: 370 project plans
Date: Friday, April 3, 2020 3:15:40 PM

mark,

thank you for sending me the plan file. i will send it to the immediate neighbors for their comments.

several obvious questions:

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tom

Mark Wommack

From: Tom Popek <tompopek43@gmail.com>
Sent: Thursday, April 9, 2020 4:52 PM
To: Mark Wommack
Subject: Re: 370 project plans

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MARK WOMMACK, ARCHITECT

Director of Architecture

Environmental Innovations in Design

Eco-functional Architecture

EID ARCHITECTS

412 Olive Avenue | Palo Alto | CA | 94306

dir 650.226.8862 | off 650.226.8770

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www.EIDarchitects.com

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Sent: Wednesday, April 8, 2020 11:32 AM
To: Mark Wommack <mark@eidarchitects.com>
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I also uploaded Landscape plans for your review. These plans show an overall landscape plan but focus primarily on the privacy screening along each property line. I look forward to discussing the plans with you when you are ready.

I hope all is well in you household. Stay well.

MARK WOMMACK, ARCHITECT

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From: [Tom Popek](#)
To: [Mark Wommack](#)
Subject: Re: 370 yerba santa project
Date: Tuesday, April 28, 2020 3:38:11 PM

mark,
i wish to formally object to the size of the two front windows and would like them to be substantially decreased in size. one of them takes up the entire plate and certainly can be smaller. i understand need for emergency egress, but does it need to be egress for a truck sized person?
tom



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On Mon, Apr 27, 2020 at 3:43 PM Mark Wommack <mark@eidarchitects.com> wrote:

Tom,

Regarding the growth rate of the trees, Our landscape architect believes this is the best species for the condition. The tree must grow well under the shade of the oak trees without adversely affecting the health of the oak trees. The trees must reach a height what will provide a full screen, but not grow so tall as to compete with the oak trees. But we want you to be satisfied that the chosen trees best meet your needs. Perhaps you can consult with your nursery to resolve the question and select a species that you prefer.

The windows on the second floor can be adjusted somewhat. We can reduce the size of each window, but must still meet code requirements for egress, light and ventilation. In addition, and perhaps more importantly, we will make certain that no light fixtures are installed inside these rooms that would create glare or excessive levels of illumination. We'll work with our lighting consultant to specify the selection of fixtures and their placement within each room to eliminate glare and control overall levels of light pollution. This will apply to all exterior light fixtures also.

You had previously asked a question about the final drawings. The drawings that you are reviewing are essentially what we will submit to the planning department for their initial staff level review. We still need to coordinate our plans with the civil engineer, but will then be ready for that submittal. Note that this is just the beginning of the process. The staff planners will have questions and will generate comments that we will have to review and respond to. Your concerns will be actively considered in that review. So our final planning documents won't be produced until planning has had the chance to review the design and comment. Construction documents will not start until without planning approval.

In the meantime, please let us know if there are any other comment, either from you or the neighbors.

Thank you,

MARK WOMMACK, ARCHITECT

Director of Architecture

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From: Tom Popek <tompopek43@gmail.com>
Sent: Wednesday, April 15, 2020 2:07 PM
To: Mark Wommack <mark@eidarchitects.com>
Subject: 370 yerba santa project

mark,

i am starting to get comments back from the neighbors. let's start with mine.
the landscaping selection along my fence is satisfactory but i am concerned about its growth rate.

i am very concerned about the size of the window facing from toward my second story. it is much too large and will generate alot of light pollution, particularly to my master bedroom. therefore, i believe it should be made much smaller.

tom



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From: [Tom Popek](#)
To: [Sean Gallegos](#)
Cc: [Bruce Beck](#); [Richard A Barth](#); [Patricia Sheehan](#); [Ned Hooper](#)
Subject: 370 yerba santa project
Date: Sunday, May 31, 2020 7:43:11 PM
Attachments: [370 Yerba Santa Project 2.doc](#)

sean,

hope that you are well and safe. the immediate neighbors of the above project have reviewed the current drawings and landscaping plans and have the attached response for your review and entry into the record of the project.

tom

370 Yerba Santa Project --- Neighborhood Response Status June 1, 2020

After the August 2019 Los Altos Design Commission directive to the property owner, Mr. Wei, to engage the immediate neighbors in the review of his house project, the complete neighborhood group waited two months for any response to that directive. When no response occurred, the group proactively invited Mr. Wei and his architects to present a revised plan for the house project on October 3, 2019. Drawings were presented showing a revised exterior with basically the same interior with five bedrooms and seven bathrooms. We received a commitment from the architects to get a more complete plan file in several weeks. This more complete file was received in early April 2020, about six months after the presentation. During this time period and up to the present, there has been no communication by the property owner, Mr. Wei, with any of the neighbors. The architect, Mark Wommack, has met once each with some of the immediate neighbors to take pictures and measurements to be used for landscape planning.

Concurrent with the revised house plan, a landscaping plan was sent in early April 2020, to the immediate four neighbors (one on each side) for comment with the apparent intent of using landscaping to screen the house project. The immediate neighbors, depending upon which side they live on, have deemed the landscaping plan as barely satisfactory to totally inadequate and even dangerous as poisonous plants (oleander) were recommended. The architect has asked the neighbors to suggest what landscaping they would like. This seems odd after the architectural firm paid for a landscaping consultant to do the same task.

The resulting plans have done very little to alleviate the neighborhood concerns of the project. Landscaping screening drawings that show mature landscape heights (after 15 to 20 years of growth) do not solve the privacy issues we all have with this project. Large window areas add to light pollution and compound the privacy issues.

The fact remains that the owner and architect appear to want to use landscaping to hide a proposed three floor mansion of 6771 square feet that is totally out of character with the homes on this narrow country style lane and in fact, is twice the interior size of most of the one story homes on Yerba Santa. The proportions of the proposed house also do not fit this one lane street and substantially impact the neighbors' privacy, all of whose back yards abut Mr. Wei's property.

August 31, 2020

Sean Gallegos, Los Altos City Planning Department
1 North San Antonio Road
Los Altos, CA 94022

Sean Gallegos, Los Altos City Planning Department
1 North San Antonio Road
Los Altos, CA 94022

Re: 370 Yerba Santa Project

Dear Sean,

I have reviewed in great detail, the revised plans for the above project that were submitted to the City Planning Department on August 24, 2020. While substantial and marked improvements have been made to the exterior design, the fact remains, the projected three floor mansion of 6770 square feet of living space is about twice the size of any of the nearby homes. The proportions and architecture of the proposed house do not fit with the other homes on the one lane street of Yerba Santa.

The proposed project borders on the backyards of all the adjacent neighbors, of which I am one. With the large windows and high second story, there is a direct sightline into my backyard decks and master bedroom, which is in the back of my home. Landscape screening, which will take years to mature, will not protect my family from its lack of privacy.

At the August 2019 Design Review Commission, the owner of the property, Mr. Wei, was directed to work with the immediate neighbors to resolve issues. The neighbors invited Mr. Wei and his architects to a meeting in October 2019 to present their revised design. Since then, the only communication with the group has been the communication of the revised plans by Mr. Womack, the architect, to me, as the contact for the neighborhood group. It is clear that Mr. Wei has no intention of working with the neighborhood group and is ignoring our objections and appears to have no intention of being a neighbor.

Sincerely, Tom Popek, 400 Raquel Lane

From: [Tom Popek](#)
To: [Mark Wommack](#)
Cc: [Stuart Welte](#); [Sean Gallegos](#)
Subject: Re: 370 Yerba Santa neighborhood outreach
Date: Sunday, September 20, 2020 3:37:40 PM

mark,

as you know, in august 2019 the los altos design review commission directed mr. wei and his architects to work with the immediate neighbors on the project design. after no communication from mr. wei, the immediate neighbor group invited mr. wei and you to present redesign plans, which was done in october 2019. we, the four immediate neighbors on each side of 370 yerba santa (of which i am one), requested a copy of the revised exterior design, which was delivered several months later to me and forwarded to the immediate neighbors. the second part of that revised plan, the landscaping plan, was given to me in april 2020 and which i immediately forwarded to the immediate four neighbors, whose names and addresses you have.

as the revised plan was given to the immediate neighbors in response to our original request from the october 2019 meeting, we, the immediate neighbors, have no evidence of any proactive community outreach to us by mr. wei or his associates.

sincerely,
tom popek

On Fri, Sep 18, 2020 at 6:43 PM Mark Wommack <mark@eidarchitects.com> wrote:

Tom.

The Los Altos Planning Department has asked that we provide documentation of the community outreach that has been conducted during the redesign process. We know that in your role acting as coordinator of community communications, you have reached out to a number of the residents in the neighborhood with whom EID has not had direct contact. Would you be willing to help identify these neighbors?

Thank you,

MARK WOMMACK, ARCHITECT

Director of Architecture

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Mark Wommack

From: Tom Popek <tompoppek43@gmail.com>
Sent: Monday, September 30, 2019 3:27 PM
To: Stuart Welte
Cc: Wei Xiong; Bruce Beck; Ned Hooper; Patricia Sheehan; Richard A Barth; Sean Gallegos; Mark Wommack; Sean McMahon; Ray Parkinson; Zach Dahl
Subject: Re: oct 3 meeting with neighbors at hooper home

mr. welte,
we look forward to seeing the redesign and your and mr. wei's explanation about how the redesign addresses the issues stated in the meeting invitation.
tom popek

On Mon, Sep 30, 2019 at 3:13 PM Stuart Welte <stuart@eidarchitects.com> wrote:

Hello Mr. Popek, and Neighbors,

Thank you for your reminder email below.

We're looking forward to meeting with you this Thursday evening at the Hooper Home; and, special thanks to the Hoopers for graciously hosting all of us.

Shall we bring anything other than Doris and Wei's newly designed Residence?

Wei and Doris have been quite receptive to comments received via the previous Design Review process and we've focused on re-designing their home significantly to spring more clearly from the Los Altos design guidelines as well as sentiments communicated by you, their future neighbors.

Sincerely,

STUART WELTE, AIA, LEED ap, CPHC

Principal Architect

Environmental Innovations in Design

Eco-functional Architecture

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412 Olive Avenue | Palo Alto | CA | 94306

dir [650.793.2856](tel:650.793.2856) | off [650.226.8770](tel:650.226.8770)

stuart@EIDarchitects.com

www.EIDarchitects.com

From: Tom Popek <tompopek43@gmail.com>
Sent: Monday, September 30, 2019 10:16 AM
To: Wei Xiong <dnbladexw@gmail.com>; Stuart Welte <stuart@eidarchitects.com>
Cc: Bruce Beck <bruce.beck48@gmail.com>; Ned Hooper <nedhooper10@gmail.com>; Patricia Sheehan <pdshee@yahoo.com>; Richard A Barth <rbarth@stanford.edu>; Sean Gallegos <sgallegos@losaltosca.gov>
Subject: oct 3 meeting with neighbors at hooper home

mr. wei,

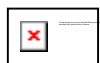
i wish to remind you of the meeting on oct. 3 at the hooper home, 421 yerba buena ave. at 7pm for you, your wife, doris, and your architect, stuart welte to address the neighborhood concerns listed below about your house design at 370 yerba santa.

1. The monolithic bulk of the house design that does not conform to Los Altos Design Rule Guidelines as stated in our letters and the staff recommendation.
2. A house design to better fit the consistent character of the neighborhood of Yerba Santa Ave.
3. The invasion of our privacy by design elements with balconies and windows that permit direct sight lines into our backyards, pool areas, and bedrooms.

We look forward to this meeting with you and your architect. I am serving as the contact for the neighborhood group so please reply directly to me.

Sincerely,

Tom Popek



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From: [Tom Popek](#)
To: [Mark Wommack](#)
Cc: [Sean Gallegos](#)
Subject: 370 yerba santa project neighborhood letter
Date: Sunday, October 11, 2020 4:41:37 PM

mark,

it is commendable that you have sent a community outreach letter dated oct. 3, 2020, about the 370 yerba santa project to an extended group of neighbors. however, it is not commendable for you to make the following statement in the letter, "additional follow up meetings have been held with individual neighbors to listen to specific concerns and to suggest possible alterations to the design to help mitigate those concerns."

since the oct. 3 meeting at the Hooper home, you know that there have been NO meetings with any of the immediate or adjacent neighbors of the project with the exception of your coming to my home, 400 raquel lane, to take line of sight pictures for landscaping planing. frankly i am surprised by your attempt to create an impression of neighborhood interaction when there has been none.

tom popek



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From: [Bruce Beck](#)
To: [Sean Gallegos](#)
Cc: [Tom Popek](#)
Subject: status of 370 Yerba Santa
Date: Thursday, February 27, 2020 2:06:04 PM

Hello Sean,

I am inquiring about the status of the project at 370 Yerba Santa.

When the Design Review Board tabled the 370 plans discussion (without comment from us) at the request of the architects in late August, I thought there would be more dialogue with the owner/architects. As it stands, after that meeting, we heard nothing from the owner or architect until the neighbors initiated a meeting with them in early October. At the end of that meeting it was the understanding of the neighbors that there would be architectural plans made to be reviewed by the neighbor prior to submission to the City.

Tom Popek, who represents the neighbors, has contacted the architects numerous times without any commitment from them to supply plans or further discussion.

This seems a long time for a tabling of such an item to languish.
Can you give me an idea of what parameters the City has for this case?
Is there a final date for them to submit?

Thank you.
Bruce Beck
Concerned neighbor
420 Yerba Santa Ave

From: [Bruce Beck](#)
To: [Sean Gallegos](#)
Cc: [Tom Popek](#)
Subject: status of 370 Yerba Santa
Date: Thursday, February 27, 2020 2:06:04 PM

Hello Sean,

I am inquiring about the status of the project at 370 Yerba Santa.

When the Design Review Board tabled the 370 plans discussion (without comment from us) at the request of the architects in late August, I thought there would be more dialogue with the owner/architects. As it stands, after that meeting, we heard nothing from the owner or architect until the neighbors initiated a meeting with them in early October. At the end of that meeting it was the understanding of the neighbors that there would be architectural plans made to be reviewed by the neighbor prior to submission to the City.

Tom Popek, who represents the neighbors, has contacted the architects numerous times without any commitment from them to supply plans or further discussion.

This seems a long time for a tabling of such an item to languish.
Can you give me an idea of what parameters the City has for this case?
Is there a final date for them to submit?

Thank you.
Bruce Beck
Concerned neighbor
420 Yerba Santa Ave

Sean Gallegos, Planning Dept
City of Los Altos

August 29, 2020

1 North San Antonio Rd

RE: Proposed New Two-Story building at 370 Yerba Santa Ave

Dear Mr Gallegos,

Since my previous letter to your office over one year ago regarding this project, my opinion on its validity has not changed. It should be denied as a three level (two story plus a daylight basement) house on a street that has no other house even remotely similar.

In the interval, as a result of this proposed project, the neighborhood organized and submitted an **“Intent to form a One Story Overlay”** in August 2019. The signed petition is at City Hall signed by all owners on this end of Yerba Santa. This petition is pending the outcome of the project proposal before you at 370 Yerba Santa.

This part of Yerba Santa is a private, single lane alley that brings the backyards of Raquel closer to the front yards on Yerba Santa. The revised proposed house is still out of character for the street and importantly impinges on the backyards of the Raquel neighbors due to the second story of the house and single lane of the road. The revisions are “old wine in new bottles”, and **the effects of this project are magnified by the narrowness of the street.**

In addition, all **the abutting neighbors (on all four sides of 370) have their backyards directly exposed by the second story.** The variations of windows, and proposed landscaping do not ameliorate this fact. We have communicated this fact to the architect.

Notwithstanding changing the roof lines, the house is huge on a small piece of property. It is **clearly out of proportion to all the houses on this street.** The plans try and diminish this with wide angles, but the fact remains that this is still out of character and size for the street, with almost 6700 square feet of living space.

Despite wishing to discuss our concerns, **there has been no outreach or dialogue with the owner.** Good neighbors usually try and work out differences. The only person who responded to our entreaties is his architect who has not been responsive to our concerns and ignores our letters (most recently sent by Tom Popek our Neighborhood Lead)

In summary, despite revisions made to the original plans, I do not think this project fits the Guidelines for Los Altos Construction (previously enumerated in my letter of February 23, 2019). This project is on a single lane alley, and the proposal does not meet the neighbors’ privacy concerns. Lastly, there is an Intent to file a One Story because of this project.

Bruce and Kathy Beck, 420 Yerba Santa Ave

From: [Patricia Sheehan](#)
To: [Stuart Welte](#); [Tom Popek](#)
Cc: [Wei Xiong](#); [Bruce Beck](#); [Ned Hooper](#); [Richard A Barth](#); [Sean Gallegos](#); [Mark Wommack](#); [Sean McMahon](#); [Ray Parkinson](#); [Zach Dahl](#)
Subject: Re: oct 3 meeting with neighbors at hooper home
Date: Tuesday, October 1, 2019 12:01:54 PM

Confirming the 3rd. Pat Sheehan

On Monday, September 30, 2019, 03:28:03 PM PDT, Tom Popek <tompopek43@gmail.com> wrote:

mr. welte,
we look forward to seeing the redesign and your and mr. wei's explanation about how the redesign addresses the issues stated in the meeting invitation.
tom popek

On Mon, Sep 30, 2019 at 3:13 PM Stuart Welte <stuart@eidarchitects.com> wrote:

Hello Mr. Popek, and Neighbors,

Thank you for your reminder email below.

We're looking forward to meeting with you this Thursday evening at the Hooper Home; and, special thanks to the Hoopers for graciously hosting all of us.

Shall we bring anything other than Doris and Wei's newly designed Residence?

Wei and Doris have been quite receptive to comments received via the previous Design Review process and we've focused on re-designing their home significantly to spring more clearly from the Los Altos design guidelines as well as sentiments communicated by you, their future neighbors.

Sincerely,

STUART WELTE, AIA, LEED ap, CPHC

Principal Architect

Environmental Innovations in Design

Eco-functional Architecture

EID ARCHITECTS

412 Olive Avenue | Palo Alto | CA | 94306

dir [650.793.2856](tel:650.793.2856) | off [650.226.8770](tel:650.226.8770)

stuart@EIDarchitects.com

www.EIDarchitects.com

From: Tom Popek <tompopek43@gmail.com>
Sent: Monday, September 30, 2019 10:16 AM
To: Wei Xiong <dnbladexw@gmail.com>; Stuart Welte <stuart@eidarchitects.com>
Cc: Bruce Beck <bruce.beck48@gmail.com>; Ned Hooper <nedhooper10@gmail.com>; Patricia Sheehan <pdshee@yahoo.com>; Richard A Barth <rbarth@stanford.edu>; Sean Gallegos <sgallegos@losaltosca.gov>
Subject: oct 3 meeting with neighbors at hooper home

mr. wei,

i wish to remind you of the meeting on oct. 3 at the hooper home, 421 yerba buena ave. at 7pm for you, your wife, doris, and your architect, stuart welte to address the neighborhood concerns listed below about your house design at 370 yerba santa.

1. The monolithic bulk of the house design that does not conform to Los Altos Design Rule Guidelines as stated in our letters and the staff recommendation.
2. A house design to better fit the consistent character of the neighborhood of Yerba Santa Ave.
3. The invasion of our privacy by design elements with balconies and windows that permit direct sight lines into our backyards, pool areas, and bedrooms.

We look forward to this meeting with you and your architect. I am serving as the contact for the neighborhood group so please reply directly to me.

Sincerely,

Tom Popek



Virus-free. www.avast.com

Craig and Anita Hansen

350 Yerba Santa Ave.

Los Altos, CA 94022

anitahansen@gmail.com

August 29, 2020

City of Los Altos Planning Commission

1 North San Antonio Road

Los Altos, CA 94022

Re: Proposed New Construction at 370 Yerba Santa Avenue, Los Altos

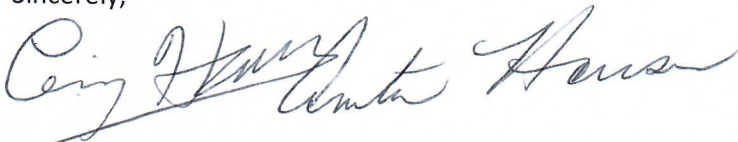
Dear Mr. Gallegos, Members of the Planning Commission and of the Architectural and Site Control Committee:

After review of the "in process designs" for new construction on the lot at 370 Yerba Santa Avenue, we would like to make our thoughts known to the Planning Commission. We acknowledge that the owners have made significant efforts to more closely conform to the city guidelines. However, we still have the following privacy concern:

- 1) **PRIVACY ISSUES NOT RESOLVED:** The privacy issues with the property owners who directly abut the project have not been resolved satisfactorily. 370 Yerba Santa is the smallest lot on our small private lane. The homes to the east and west of 370 Yerba Santa have their rear area and primary living spaces facing the narrow side lot setbacks of the project. A two story habitable structure in this particular situation does not meet the needs of the abutting neighbors. Other high value homes under construction in the immediate area such as the homes as 391 Yerba Buena (3482 sq ft.) and 407 Yerba Buena (5400 sq. ft.) manage to fit in substantial homes on similarly sized lots without resorting to two story structures that would disturb their neighbors.

Thank you, your consideration of our concern is appreciated.

Sincerely,

A handwritten signature in cursive script, appearing to read "Craig and Anita Hansen".

Craig and Anita Hansen

Edwin (Ned) and Freya Hooper
421 Yerba Buena Avenue
Los Altos, CA 94022
(650) 949-3824

August 30, 2020

Sean Gallegos
City of Los Altos Planning Commission
1 North San Antonio Road
Los Altos, CA 94022

Re: Proposed New Construction at 370 Yerba Santa Avenue, Los Altos

Dear Mr. Gallegos, Members of the Planning Commission and the Design Review Board

We were very surprised to learn that the owners of 370 Yerba Santa Avenue have submitted a new set of plans for a two story house. We have had only one contact with the owners over the nearly three years that they have owned the property. That was one year ago when we invited them to our home to meet with the neighbors over concerns about their previous plans to build a two story home. They arrived late and spoke little, leaving communication to their architects. We have not heard from the property owners since that time so had no knowledge of the submission. All of this despite them having been directed by the Design Review Commission to work with the neighbors at a meeting in August of 2019.

We, along with all of the effected neighbors, submitted our concerns to you in February 2019 when they last offered plans. We do not believe that these new plans sufficiently address the significant concerns of the neighborhood. We also do not believe they meet the standard of the Los Altos Residential Design Guidelines for New Homes and Remodels. We ask you to reject them.

Our concerns are as follows:

Yerba Santa and Yerba Buena Avenues are a Consistent Character Neighborhood. As defined in Section 4 of the guidelines, Yerba Santa and Yerba Buena meet the standard of a consistent character neighborhood made up of single story homes that are designed to ensure respect for the privacy of all of the neighbors. Since the owners purchased 370 Yerba Santa, two new homes and one substantial remodel have been approved and to various degrees constructed within 100 yards of their property. All three are one story homes aligned with the consistent character of the neighborhood and the neighbors privacy concerns . This would be the first two story home in this neighborhood and would substantially deviate from all other properties built or remodeled in the neighborhood in terms of size, mass and fit as discussed in Section 4 of the Guidelines. The owners attempt to include the Dos Palos neighborhood to justify an oversized

home but that is a separate development built at an entirely different time that constitutes a different neighborhood.

Yerba Santa is a unique lane. Yerba Santa is a narrow lane that was formerly a driveway. It has homes only on one side of the street. As a result, 370 Yerba Santa borders four backyards and should be considered more like a flag lot than a standard lot. Its relationship to adjacent properties makes it impossible to build a two story home on this lot that does not invade the privacy of all four of these homes. At nearly 27 feet high the proposed home is more the 12 feet higher than the current structure. It has large windows on the second story with direct site lines into our backyard living space, family room and master bedroom. The submitted drawings illustrate clearly that anyone looking through their windows will be able to look directly into our home. Landscaping cannot provide adequate remediation.

The proposed home is too big for the neighborhood. The home has over 6,700 sq feet of living space and a mass substantially larger than any of the surrounding homes. It is over 1,200 sq feet larger than the single story home recently completed at 438 Yerba Buena Ave which was built on a lot that is adjacent to a single backyard, rather than the four that 370 Yerba Santa affects. The Guidelines Sections 4 and 5 are clear on the importance of the relationship to adjacent homes and the importance of respecting their privacy. This design takes neither into account.

The Los Altos Residential Design Guidelines for New Homes and Remodels put a high bar for any case where an owner wants to build the first two story home in a consistent character neighborhood. The nature of our neighborhood, Yerba Santa lane, and this lot make it critical for the owners to design a home that fits with the consistent character in terms of size and mass with respect for its effect on adjacent properties. Just as all of the new homes built in the neighborhood have respected those issues.

We chose Los Altos over Palo Alto or Atherton because we appreciate and value the rural like atmosphere and country lane feel that results in a feeling of open space and privacy. This design appears to be a much better fit for one of those other communities.

Thank you for your attention to our concerns.

Edwin (Ned) & Freya Hooper
421 Yerba Buena Avenue

Mathew and Stephanie Hein
420 Raquel Lane
Los Altos, CA 94022
(650) 209-5334

September 7, 2020

Sean Gallegos
City of Los Altos Planning Commission
1 North San Antonio Road
Los Altos, CA 94022

Re: Proposed New Construction at 370 Yerba Santa Avenue, Los Altos

Dear Mr. Gallegos, Members of the Planning Commission and the Design Review Board

We were disappointed to learn that the set of plans submitted for 370 Yerba Santa Avenue call for a massive, two-story house with an extensive basement completely out of character with Yerba Santa. Nearly three years after their purchase and near-abandonment of the property, we have had a single interaction with the owners at a meeting called by one of their neighbors. That meeting was to discuss the previous plans that they had submitted to the City. I understand that they were directed by the Design Review Commission to work with the neighbors at a meeting in August of 2019.

We participated with our community of neighbors to discuss those prior plans and submitted our concerns to you in February 2019. These slightly revised plans do not materially address the significant concerns of the community. Furthermore, the plans do not appear to meet the standard of the Los Altos Residential Design Guidelines for New Homes and Remodels.

We ask you to reject these plans for a massive, two-story plus basement structure.

Let me share our specific issues:

Massive Size Out of Character for the Neighborhood. At 6,700 square feet, this structure would be the largest house in the surrounding area by a significant amount. Most of the homes are under 3,000 square feet and some are 3,000 to 3,500. The only two homes over 5,000 square feet that we could identify in the surrounding neighborhood are both single-story. Furthermore, one of those is the original hacienda at the end of Yerba Santa that was built in 1909 and sits on 1.24 acres as compared to 370 Yerba Santa's 0.32 acres. The other home is still 1,200 square feet smaller than the plans 370 Yerba Santa calls for. This massive two story structure substantially deviates from all other properties built or remodeled in the neighborhood in terms of size, mass and fit as discussed in Section 4 of the Guidelines.

Invasive to Neighbor's Privacy. 370 Yerba Santa sits on a narrow lane, formerly a driveway, directly behind our back fence at 420 Raquel Lane. Furthermore, Yerba Santa is several feet higher than Raquel Lane. With a nearly 27 foot height, this means that 370 Yerba Santa's 2nd story looks down on our backyard and home. The plans call for large windows on the second story which raise serious privacy concerns on all sides of the property.

Impact on Large Trees. There are large, heritage oak trees on the narrow strip of ground on the other side of the narrow Yerba Santa lane from the proposed construction. These oaks' canopies spread over Yerba Santa and oak root systems spread far beyond the canopy. Damaging these root systems would be catastrophic for these heritage oaks.

One of the great benefits of Los Altos is the rural character with great trees and homes appropriately sized to their lots. This proposed construction is significantly out of character for the neighborhood and does not meet the standards set forth by Los Altos' design guidelines.

Thank you for your attention to our concerns.

Mathew and Stephanie Hein
420 Raquel Lane

Patricia D. Sheehan

360 Yerba Santa Ave.
Los Altos, CA 94022
650 948-0870
pdshee@yahoo.com

August 29, 2020

City of Los Altos Planning Commission
1 North San Antonio Road
Los Altos, CA 94022

Re: Proposed New Construction at 370 Yerba Santa Avenue, Los Altos

Dear Mr. Gallegos, Members of the Planning Commission and of the Architectural and Site Control Committee:

I am very concerned after having reviewed "in process designs" for new construction on the lot next door to my home. My concerns are as follows:

- 1) **PRIVACY ISSUES NOT RESOLVED:** All eight homes on our private lane of Yerba Santa face the road EXCEPT my home which is perpendicular to the road. The living area of my home faces the side property line that I share with 370 Yerba Santa. The new construction current plans show a very large two story home that is 27 feet high that I will be looking at daily from my family room, dining, kitchen and master bedroom. In addition my home foundation is located approximately TWO feet lower than proposed pad for 370 Yerba Santa. Unfortunately, I may have to remove a diseased tree that now affords partial screening. I consulted with a Los Altos Landscape architect, Tom Klope of Tom Klope Associates. Considering exposure of both shade and sun, along with desiring a rapid growth rate, while insuring aesthetics, Tom gave me a screen recommendation which was provided by Tom Popek to the architect for review. Upon review of the newly submitted plans, I was very disappointed to learn that the previous designation of plantings had not been changed. Rhododendrons (would take years for a decent screen and Oleander, whose parts are very poisonous. It is the "freeway" tree California.
- 2) **OUR PRIVATE ROAD IS UNIQUE WITH EIGHT ONE STORY HOMES:** it is a country lane, very narrow in front of my home at 360 as well as in front of other homes. The home planned for 370 (No.51 in book 167, page 33), is the smallest lot of the 8 lots on the private lane, yet would have the largest square footage.
- 3) **TOPOGRAPHY:** Noted above, each home on our private road is about 2 feet higher than the previous home, from Los Altos Avenue to the end of the road.
- 4) **CONSTRUCTION:** Building one of the homes at the end of the street a number of years ago, took a large toll on my property. There was damage to my landscape as well as to my Heritage Oak that borders the street. I currently have a huge problem when trucks use the road in front of my property. Damage to trees and landscape still happens. Between 360 and 370 there is a fire hydrant across the lane, not far from the Heritage Oak, thus limiting how far off the road a truck can drive. I cannot imagine what more trucks, particularly ones to excavate and haul out dirt will do to the road on my property. Asphalt and heritage landscaping are in peril.



Photo is a picture of the road at 350 Yerba Santa. My property at 360 Yerba Santa, with the next home being 370 Yerba Santa.

Best Regards,

Pat Sheehan

8/31/20

Sean Gallegos, Planning Department
City of Los Altos

RE: Proposed 2 story house at 370 Yerba Santa Ave.

Dear Mr Gallegos;

We are writing to express significant concern regarding the re-submitted house plans for 370 Yerba Santa Avenue, which is immediately adjacent to our home at 418 Yerba Santa Avenue. The redesign does not address our concerns regarding privacy and consistency in the character of our neighborhood.

In October 2019, we attended a neighborhood meeting with the architect and owner and were assured that our personal concerns regarding privacy and neighborhood character were important issues that they would address with us. Lori and I have had zero follow up from the owner or the architect since that meeting and last week we were surprised to learn that new plans had been submitted to the Planning Department. Nothing has changed in the approach the owner is taking. The owner continues to assure the Planning Department that they are in communication with the neighbors and ourselves in formulating plans, yet there has been no communication.

We remain highly concerned for our privacy, which would be severely impacted by the proposed two story home at 317 Yerba Santa Avenue.

The proposed plans would diminish our privacy in the outdoor areas including our pool, patios, and lawn, where we work, read, garden, swim, eat and entertain. We use this space as an outdoor room and are there all of the time during most of the year. The proposed structure would loom over our outdoor space and be highly detrimental to our sense of privacy. Privacy issues are also relevant to the other 3 adjacent homeowners. We have also reviewed the proposed plans with a landscape architect, who opined that the impact of the proposed structure could not be diminished through landscape design given the close proximity to our property and the height of the structure. We find this disheartening and urge you and other members of the Planning Department to visit with us at our home to see first hand the basis for why we oppose the design for 317 Yerba Santa Avenue.

The proposed two story structure (3 stories including the basement) submitted to the city in no way aligns with the consistent character of the neighborhood, and we will be impacted daily as we enter and exit the street on foot, by bike, and by car by the out of character home on a country lane. We are aligned with our neighbors in our commitment to maintain the character of our neighborhood, which prompted our communication to the Planning Department of our desire to submit a request for a single story overlay.

As you might recall, our private single lane road consists of only 8 one story homes.

In the history of this narrow, single lane wooded country-like road, there has never been a two story home. This proposed home design is oversized for our street and belongs in a neighborhood with mansions, not one where single story homes are the norm.

Our concerns have now been voiced with the owner, the architect and the city. The owner and architect have not been in touch despite knowing our concern and promising to work with us.

Thank you for your consideration as you review the project at 370 Yerba Santa.

Sincerely,

Richard and Lori Barth
418 Yerba Santa Avenue

650 7995930

