



DATE: August 7, 2019

AGENDA ITEM # 1

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

RECOMMENDATION:

Deny 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 2,334 square feet at the first story and 1,797 square feet at the second story. The following table summarizes the project's technical details:

GENERAL PLAN DESIGNATION: Single-Family, Residential
ZONING: R1-10
PARCEL SIZE: 13,855 square feet
MATERIALS: Slate roof, plaster and stucco siding, limestone veneer quoins, cast stone window trim, limestone balcony balustrade, aluminum clad wood windows, and wood garage door

	Existing	Proposed	Allowed/Required
COVERAGE:	2,679 square feet	3,672 square feet	4,156 square feet
FLOOR AREA:			
First floor	2,142	2,334 square feet	
Second floor	-	1,797 square feet	
Total	2,142 square feet	4,131 square feet	4,135 square feet
SETBACKS			
Front (Sylvian Way)	28.25 feet	29.5 feet	25 feet
Rear	39.2 feet	43.6 feet	25 feet
Right Side (1 st /2 nd)	5.7 feet	10 feet/ 28.75 feet	10 feet/17.5 feet
Left Side (1 st /2 nd)	47.7 feet	24.6 feet/22.6 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.

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 C.

The proposed two-story structure uses a Colonial Revival Eclectic architecture style with 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 create an architectural composition that is distinct from the design context of the residences in the immediate vicinity. The proposed building materials, which includes slate roof, plaster and stucco siding, limestone veneer quoins, cast stone window trim, and limestone balcony balustrade are high quality and integral to the proposed architectural design. While the project does a good job of integrating forms, materials and elements to create a cohesive architectural vocabulary, the design does not emphasize forms, materials or details that fit-in and lessen abrupt changes. The extensive ornamentation throughout the design contrasts with the neighborhood houses, which have simple forms with minimal or no decorative detailing. Given the simplicity of the surrounding structures, the proposed structure appears more ornate than the adjacent houses and has distinct characteristics. Therefore, the design of the proposed house appears to conflict with the required finding that the project's general architectural considerations, its relationship with the site and other nearby buildings, and its exterior materials be compatible with the character of adjacent buildings (Finding d).

The new two-story house has a significantly bulkier form and is a larger scale house, which departs from the consistency of low-scale house designs in the neighborhood. The proposed design is 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 create prominent vertical design elements that are

uncharacteristic of the area and adds to the perception of excessive bulk. The massing of the new house stacks 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, results in a bulky appearance and vertical emphasis larger than neighboring properties.

Design modifications have been completed to soften the new two-story house by reducing the wall plate heights from 11 feet to nine feet, seven inches at the first story, and reducing the second story wall plate height from nine feet to eight feet, reducing the garage wall plate height by six inches, adding first story eave lines, and adding divided lite windows. However, staff is still concerned that the revised design does not minimize the perception of excessive bulk and is not in character with the adjacent residences in the neighborhood.

In order to approve this design, the Design Review Commission must make positive design review findings as outlined in Chapter 14.76 of the Zoning Code. However, based on the scale of the architectural elements, the perception of excessive bulk and mass, and the lack of architectural integration and compatibility with the surrounding neighborhood, staff cannot recommend approval based on the following findings:

***Finding D:** 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 NOT been incorporated in order to insure the compatibility of the development with its design concept and the character of adjacent buildings; and*

***Finding E:** The orientation of the proposed new house in relation to the immediate neighborhood will NOT minimize the perception of excessive bulk.*

The Residential Design Guidelines include mitigation measures that can help reduce privacy impacts. However, for this project, it appears that a more comprehensive redesign of the proposed house or significant modifications are necessary to comply with the design review guidelines and meet the required design review findings.

Privacy and Landscaping

On the right (west) side of the second story, there are four windows: two medium-sized windows located in the bedroom No. 3 with three-foot sill heights and two medium-sized windows located in bedroom No. 2 with three-foot, six-inch sill heights. While the existing and proposed evergreen screening along the right property line and 28.75-foot setback from the side property line may potentially diminish privacy impacts, the views into the neighboring property's active areas might be considered unreasonable privacy impacts. This could be further moderated by raising the windowsill heights to reduce direct lines of sight into adjacent properties from the middle of the rooms. The Commission has considered windowsill heights of four feet, six inches as an appropriate height to reduce potential unreasonable privacy impacts.

On the left (east) side elevation of the second story, there are four windows: two medium-sized windows located in bedroom No. 4, one large-sized bay window in the master bathroom, and one medium-sized window in the office. The four windows have two-foot window sill heights. While the

existing and proposed evergreen screening along the right property line and 24.6-foot setback from the side property line may potentially diminish privacy impacts, the views into the neighboring property might be considered unreasonable privacy impacts. Similar to the discussion above, the sill plates could be raised to reduce those impacts.

The rear (south) second story elevation includes four windows: one large-sized window located in bathroom No. 2 with a two-foot sill height, one small-size window with a three-foot sill height and one two panel French door exiting onto a balcony for the master bedroom, one small-size window with a three-foot sill height in the master closet, and large-sized window with a two-foot, six-inch sill height in the office. The balcony located off the master bedroom is 8.1 feet wide and four feet deep, primarily faces the rear yard, but has some exposure to the side property lines. As outlined in the Residential Design Guidelines, limiting the depth of a balcony to four feet creates a more passive use area that is less likely to create a privacy impact. Given the size of the proposed balcony, amount of existing and proposed evergreen screening along the rear property line, and 56-foot setback from the rear property line, the design avoids unreasonable privacy concerns.

In order to approve this design, the Design Review Commission must make the required design review findings (pg. 6) as outlined in Chapter 14.76 of the Municipal Code. Staff considers the design to address unreasonable impacts to privacy, however, if the Commission cannot make positive findings, staff recommends Commission modification of Finding (b) and direct the applicant to modify the design accordingly.

There are 19 trees on the property, and the project proposes to retain 10 trees. The trees to be retained include the following: two Coast live oaks (No. 6 and 13) and two Redwood trees (Nos 8 and 9) in the front yard; a Coast live oak tree (No. 2), a Persian redwood tree (No. 3) and a Chinese elm tree (No. 4) in the right side yard; one fig tree (No. 18) in the left side yard; and one Coast live oak (No. 1) and one Valley oak (No. 19) in the rear yard. The trees being removed are four plum trees, one citrus trees, one pittosporum tree, one Italian stone tree, one black walnut tree, and one olive tree. An arborist report provides an inventory of the 19 trees on the property (Attachment D). The arborist report found the trees proposed for removal were either in poor health or dead. Overall, the project appears to meet the intent of the City's landscape regulations and street tree guidelines.

The proposed landscaping screens the site along the left (east) and rear (south) property lines with a variety of plants, including mock orange, pacific wax myrtle and pittosporum. The primary screening along the right (west) property line, includes italian cypress, pacific wax myrtle and mock orange. 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.

Alternatives

If the Commission disagrees with the staff recommendation, the Commission could: 1) make positive design review findings and approve the project; or 2) modify the project and/or conditions in order to make positive design review findings; or 3) continue the project to date certain or uncertain with

direction from the Commission. If the Commission votes to approve this project, standard conditions of approval pertaining to the development of the property including but not limited to tree protection, grading and drainage, green building, fire sprinklers, water efficient landscaping and undergrounding utilities would be incorporated.

Public Correspondence

Staff received comments from five nearby property owners that raised bulk, scale, design, landscaping and privacy concerns regarding the development of the two-story house in this predominantly one-story neighborhood. The letters are included in Attachment E.

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 new 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 Yerba Santa Avenue, Yerba Buena Avenue and Raquel Lane. The Notification Map is included in Attachment B.

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

Attachments:

- A. Application
- B. Area, Vicinity and Public Notification Maps
- C. Neighborhood Compatibility Worksheet
- D. Arborist Report, Advanced Tree Care
- E. Public Correspondence

FINDINGS

18-SC-30 – 370 Yerba Santa Avenue

With regard to design review for 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 new house does NOT comply with all provisions of this chapter;
- b. The height, elevations, and placement on the site of the proposed new house, when considered with reference to the nature and location of residential structures on adjacent lots, will avoid unreasonable interference with views and privacy and will consider the topographic and geologic constraints imposed by particular building site conditions;
- c. The natural landscape will be preserved insofar as practicable by minimizing tree and soil removal; grade changes shall be minimized and will be in keeping with the general appearance of neighboring developed areas;
- d. The orientation of the proposed new house in relation to the immediate neighborhood will NOT 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 NOT been incorporated in order to insure the compatibility of the development with its design concept and the character of adjacent buildings; and
- f. The proposed new house has been designed to follow the natural contours of the site with minimal grading, minimum impervious cover, and maximum erosion protection.

ATTACHMENT A



CITY OF LOS ALTOS GENERAL APPLICATION

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

Permit # 1108546

<input type="checkbox"/>	One-Story Design Review	<input type="checkbox"/>	Commercial/Multi-Family	<input type="checkbox"/>	Environmental Review
<input checked="" type="checkbox"/>	Two-Story Design Review	<input type="checkbox"/>	Sign Permit	<input type="checkbox"/>	Rezoning
<input type="checkbox"/>	Variance	<input type="checkbox"/>	Use Permit	<input type="checkbox"/>	R1-S Overlay
<input type="checkbox"/>	Lot Line Adjustment	<input type="checkbox"/>	Tenant Improvement	<input type="checkbox"/>	General Plan/Code Amendment
<input type="checkbox"/>	Tentative Map/Division of Land	<input type="checkbox"/>	Sidewalk Display Permit	<input type="checkbox"/>	Appeal
<input type="checkbox"/>	Historical Review	<input type="checkbox"/>	Preliminary Project Review	<input type="checkbox"/>	Other:

Project Address/Location: 370 YERBA SANTA AVE, LOS ALTOS, CA 94022

Project Proposal/Use: SINGLE FAMILY HOME Current Use of Property: SINGLE FAMILY HOME

Assessor Parcel Number(s): 167-33-051 Site Area: 17,975 S/F

New Sq. Ft.: 4,134 S/F Altered/Rebuilt Sq. Ft.: 0 Existing Sq. Ft. to Remain: 0

Total Existing Sq. Ft.: 2,142 S/F Total Proposed Sq. Ft. (including basement): 5,479 S/F

Applicant's Name: EID ARCHITECTS

Telephone No.: 650-226-8770 Email Address: STUART@EIDARCHITECTS.COM

Mailing Address: 412 OLIVE AVE.

City/State/Zip Code: PALO ALTO, CA. 94306

Property Owner's Name: WEI XIONG & DORIS SUN

Telephone No.: 650-862-8312 Email Address: —

Mailing Address: 2189 CLAYTON DR.

City/State/Zip Code: MEMLO PARK, CA. 94025

Architect/Designer's Name: STUART WELTE

Telephone No.: 650-793-2856 Email Address: STUART@EIDARCHITECTS.COM

Mailing Address: 412 OLIVE AVE.

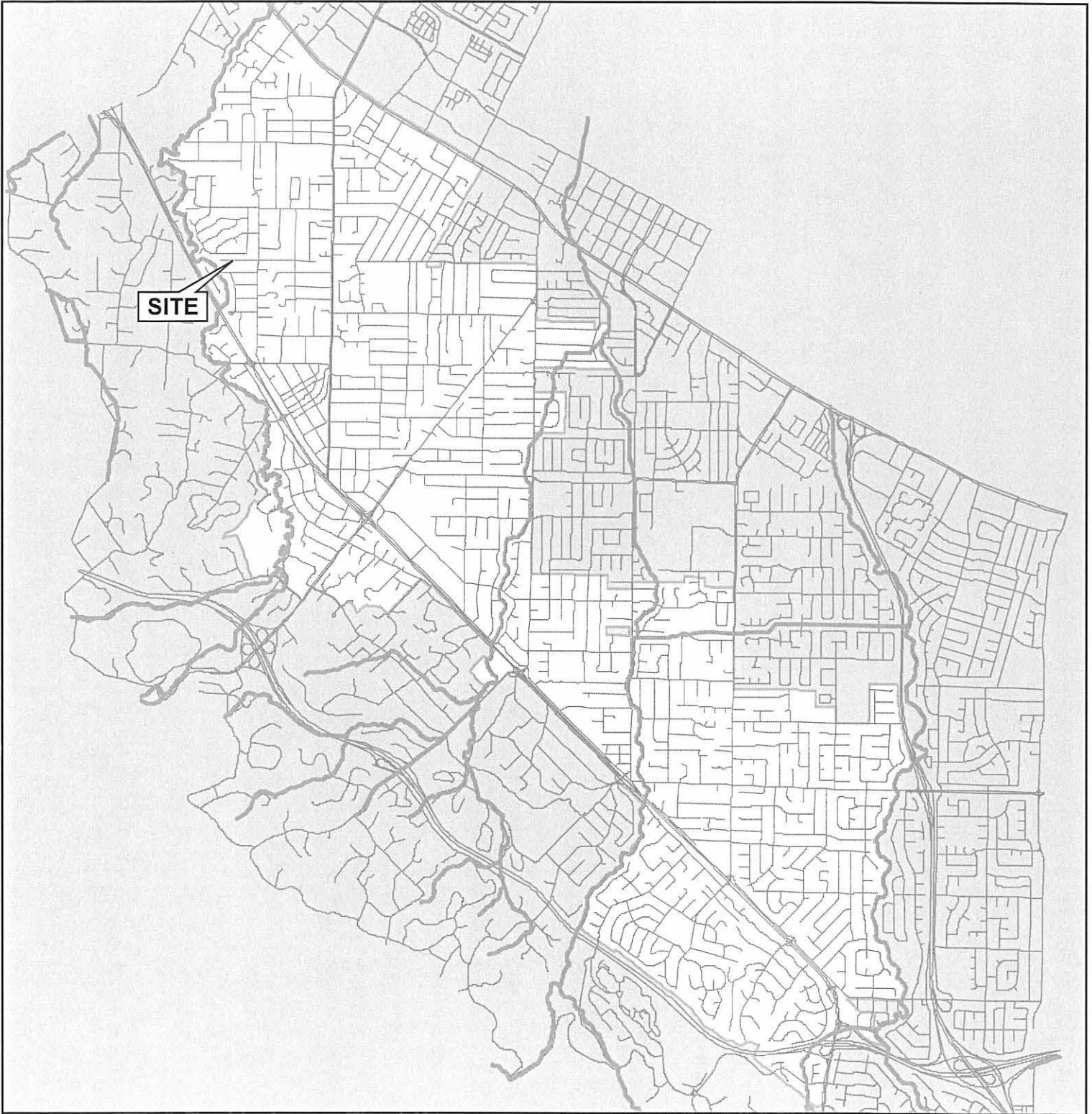
City/State/Zip Code: PALO ALTO, CA. 94306

*** 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)

ATTACHMENT B

AREA MAP



CITY OF LOS ALTOS

APPLICATION: 18-SC-30
APPLICANT: EID Architects/ Wei Xiong and Doris Sun
SITE ADDRESS: 370 Yerba Santa Avenue

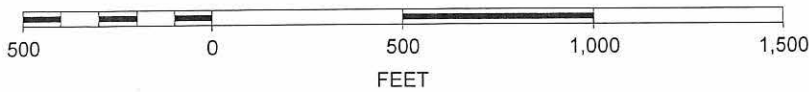


Not to Scale

VICINITY MAP



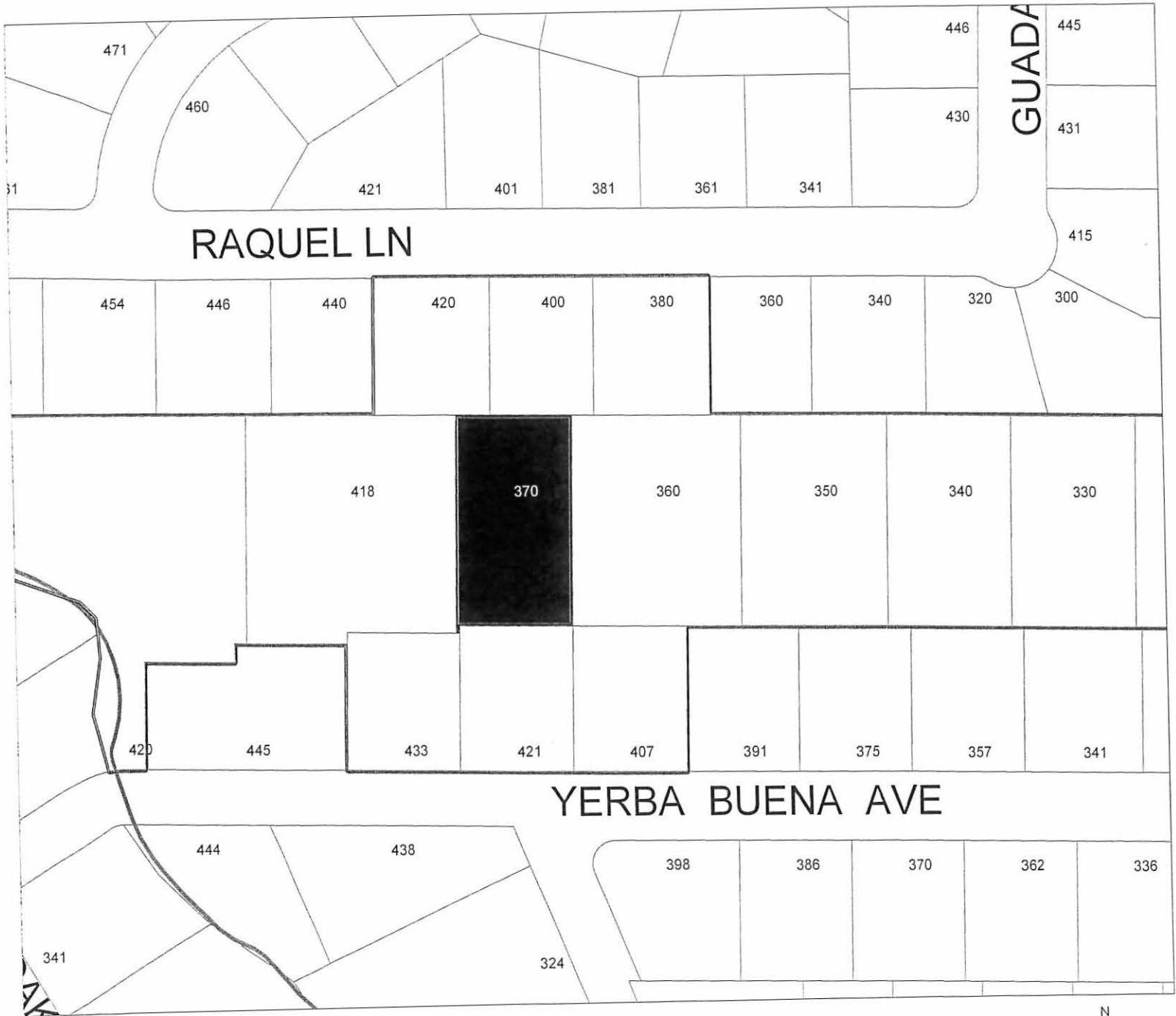
SCALE 1 : 6,000



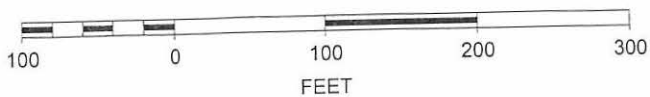
CITY OF LOS ALTOS

APPLICATION: 18-SC-30
APPLICANT: EID Architects/ Wei Xiong and Doris Sun
SITE ADDRESS: 370 Yerba Santa Avenue

370 Yerba Santa Avenue Notification Map



SCALE 1 : 1,500





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 TRE	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

P. O. Box 5326 Redwood City, CA 94063

ATTACHMENT D

August 5, 2018

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

P. O. Box 5326 Redwood City, CA 94063

370 Yerba Santa Ave, Los Altos

August 5, 2018

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

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

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 3, 4, 6, 7, 8, 9, 10, 11, 12, 14, 16, 18 and 21 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 1 1/2" 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⁾

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⁾



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

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 15 years.

Signed



*Robert Weatherill
Certified Arborist WE 1936a
Date: 8/5/18*

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.

ATTACHMENT E

Sean Gallegos

From: Patricia Sheehan <pdshee@yahoo.com>
Sent: Wednesday, May 29, 2019 9:41 AM
To: Sean Gallegos; Tom Popek
Cc: Bob Simmons; Bruce & Kathy Beck; Tom Stevens; mathew.hein@gmail.com; Keryun Dukellis; Kathy - Jack Orouke; Craig & Anita Hansen; rabarth@stanford.edu
Subject: Re: 370 Yerba Santa Ave. New Home Development

Excellent Tom!
Pat

On Tuesday, May 28, 2019, 11:21:23 AM PDT, Tom Popek <tompopek43@gmail.com> wrote:

sean,
good morning, hopefully you enjoyed your long holiday weekend.
most of the neighbors of the 370 yerba santa project have reviewed the latest set of plans. except for more landscaping plans and maybe some technical items, we did not see many changes from the original set of plans.
we still have our deep concerns about the project.
1. not only is the projected house very large, it is still two stories with a very complete and larger daylight basement that itself contains two bedrooms, two family rooms and over 2000 square feet (bigger than each of the stories above it). this huge monolith is still very out of character for the country lane that is yerba santa with its one story homes.
2. additional landscaping, notwithstanding, the second story of the house still overlooks the barth, sheehan and popek properties with little privacy for each.
3. you had told me that the project violated the los altos height guideline, well, the new plans maintained that violation.
4. it appears to me that the size of the project has now increased to over 6200 square feet, excluding the garage. why a family of four who profess the desire to live in this neighborhood need a house with 7 bedrooms and three family rooms and a living room spread over three stories, baffles me.
5. the new plans have a number of errors and discrepancies, notable of which are, the mispositioning of the project house in relationship to the sheehan home, the incorrect topographical height difference between the sheehan properties and the project property, and different pictures of the same view of the project house rendering throughout the plans.
6. the project plans do not address the obvious need to remove thousands of cubic feet of dirt with heavy equipment that will block the country lane, yerba santa, causing a high potential safety hazard to the other homeowners regarding their pedestrian traffic, vehicle traffic ingress and egress, potential blocking of emergency and fire equipment, and potential obstruction of emergency egress as yerba santa has only one outlet,

we the neighbors want our concerns to be reflected in new plans, obviously, the second rendition did not comprehend any of our concerns except for more landscaping.

1. we request story poles be erected to show the monolithic size of the project.
2. a construction equipment ingress, egress, parking plan is requested. we neighbors do not want the entire road taken up by construction equipment preventing our own ability to park in front of our homes. there should also be provisions for repair of the yerba santa roadbed and parking areas after any construction is finished.
3. with all the excavation that is projected in the construction, we think an environment impact study is in order.

thank you for your consideration of our concerns and we will be happy to discuss them in more detail at your convenience.
tom



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On Wed, May 22, 2019 at 2:44 PM Sean Gallegos <sgallegos@losaltosca.gov> wrote:

Dear Bob,

The City has received updated plans for 370 Yerba Santa on May 16, 2019, and you are welcome to visit City Hall to review them. I have not completed my review of the plans, and I do not have any comments/input related to the new plans yet.

Thanks,

Sean



Sean K. Gallegos, Associate Planner

Planning Division

City of Los Altos

1 North San Antonio Road

Los Altos, California 94022

Phone: (650) 947-2641/Fax: 650-947-2733

E-Mail: sgallegos@losaltosca.gov

From: Bob Simmons <bobsimm@pacbell.net>

Sent: Wednesday, February 27, 2019 4:11 PM

To: Sean Gallegos <sgallegos@losaltosca.gov>

Cc: Bruce & Kathy Beck <bruce.beck48@gmail.com>; Tom Popek <tompopek43@gmail.com>; Tom Stevens <tom@stevensmail.net>; mathew.hein@gmail.com; Keryun Dukellis <keryun@gmail.com>; Kathy - Jack Orouke <kmorourke@me.com>; Craig & Anita Hansen <anita.hansen@idt.com>; Patricia Sheehan <pdshee@yahoo.com>; rabarth@stanford.edu

Subject: 370 Yerba Santa Ave. New Home Development

To: Sean Gallegos, Associate Planner Los Altos

Mr. Gallegos,

We are writing to voice our objection to the Subject Development at 370 Yerba Santa Ave. Before this development gets too far along we want to go on record explaining our objections to the large two-story home being proposed.

We've taken the liberty to copy the other neighbors that may be impacted by this proposed development. I've also included a map of the area for perspective.

Please seriously consider our objections and include us in the process communications going forward.

Sincerely,

Diane & Bob Simmons

340 Yerba Santa Ave.

bobsimm@pacbell.net

(650)941-9587

Attachment 1; 370 Yerba Santa Ave Plan v2.docx

Attachment 2; 370 Scrape 4.jpg



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Patricia D. Sheehan

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

February 21, 2019

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) All the homes (8) 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 and kitchen. A Heritage Oak Tree on my property that crashed about 20 years ago completely shielded the one story older home that is currently at 370. My neighbors as well as I each planted a tree, which unfortunately after 20 years has not screened the space very well. Their tree is deciduous, the tree I planted has become diseased and I was planning on removing it within a year. (It took the entire 20 years to mature). As luck would have it, the new home plans show that the large 27 foot structure is located in the exact spot where screening was needed. I am devastated!
- 2) Our private road is a beautiful country lane. A number of years ago, the foliage on the lane was featured in Sunset Magazine. All homes on our lane are one story. A few years ago one new house was built and another two have been remodeled. All of the houses, new and remodeled have managed to keep the rural atmosphere of the lane. Plans for the house at 370 appear to be "mansion-style" and a better fit and style for a large lot in Los Altos Hills. Per Los Altos Guidelines, the façade or face of a home sets the tone of the neighborhood. The lot (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. Is there a topographical map of the area? From the intersection of Los Altos Avenue, the private road extends uphill with each house appearing to be a couple feet higher than the house preceding it. The height of the gabled roof on the older house currently on 370 is higher than my home at 360. So the height difference will be more than 27' when one adds for the uphill slope.
- 4) Although certainly legal, this does appear to be a "Spec House". I met one of the owners in December of 2017 soon after the house was sold. From that time on, I have not seen anyone at the home next door. Until recently, leaves on the driveway were almost a foot high. The landscape had not been watered which allowed many plants to die. Old "free" magazines sat on the ground for months. Three of us on the lane are retired and walk daily on our road. None of us have seen the new owners in all of that time.

- 5) 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. Mission Trail Garbage Company has made a mess of the road on my property. A non-regular Garbage Truck picking up Christmas trees backed into my Heritage Oak and caused more damage to the tree this past December. There is a fire hydrant across the street, 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. The asphalt on the sides of the road is continually damaged. It appears that this problem is ONLY on my property. Once any construction is planned, I would need the help of the City/Street planners to determine how all the construction vehicles would have access and exit. Helicopter preferred....HA!



SPECIFIC REQUEST: Before any action is taken on the building plans for 370 Yerba Santa Ave., I request an on-site visit from Planning and Architectural Committee representatives.

Best Regards,

Pat Sheehan

3/12/19

RE: Proposed 2 story house at 370 Yerba Santa Ave

Dear Sean,

Thank you for meeting with us to discuss the proposed design plans for 370 Yerba Santa Avenue. Per your advice, we reviewed the Single Family Residential Guidelines for 2 story construction. The Guidelines are very enlightening as relates to planning commission considerations regarding impact on our privacy and excessive bulk out of character with the neighborhood. As you suggested, we are writing to express our significant concerns.

Our property is at 418 Yerba Santa Avenue, directly next to the home to be built at 370 Yerba Santa.

Our overwhelming concern is for our privacy, which will be severely impacted by the building of the proposed two story home next door. After reviewing the plans, we have outlined concerns below that we are bringing to your attention for consideration prior to the planning commission meeting.

1. The house, as designed, looms over our pool, pool deck, pool patios and lawn. These are the areas that we consider to be an outdoor room, where we work, read, garden, swim, eat and entertain. We are there all of the time during most of the year. The proposed structure and siting on the property will significantly diminish our privacy and our sense of tranquility in the pool area.
Furthermore, The direct line of sight from the second floor windows project onto our outdoor living area.

2. The house is very imposing with excessive bulk, which is not in character with the rest of the street or immediate neighborhood. It also appears excessive for the size of the lot. The home appears to take up almost the whole width of the lot, and it is only 10 feet from our property line. Furthermore, the design indicates a daylight walkout basement, which translates to a three story equivalence.
3. The location of the house on the lot is a significant concern for our privacy. If the house were moved to the back of the lot (away from the street) to align with our house, we believe this may help mitigate our privacy concerns. If the house remains in the proposed location, we believe it should be reduced to one story to reduce the impact on our privacy.

We request consideration for:

A. Reducing roof height to less than 27 feet to minimize the bulk impact. Can the second floor ceilings can be reduced in height to accomplish this. This would help mitigate the second story looming over our house.

Consideration for reducing the roof to a low pitch may also help minimize the impact of the house?

B. Recess the second floor to help minimize the impact to our home and reduce the excessive bulk. We believe this would soften the home.

4. SHADOWS

5. We request consideration for increasing the distance from our property line and the planting of abundant landscape and mature tall trees at the time of planting to mitigate privacy concern. Moving the property away from the property line will help support implementation of an improved landscape design.

We request an on-site meeting at the property with representative(s) on the planning commission. We feel this is highly important for the commission to appreciate the impact of the proposed design on our privacy.

Thank you for your consideration of our concerns.

Sincerely,
Richard and Lori Barth
418 Yerba Santa Avenue

650 7995930

Tree removal- was there an arborist report. Can that be shared?
Preservation of mature trees

Privacy:
Keep 2nd floor exterior wall heights as low as possible

Cantilever 2nd floor. Second floor setback.

Roof with low to medium pitch

What is roof material and color

Request on site meeting.

Preservation of landscape

Architectural compatibility with adjacent homes

Consideration of adjacent buildings

Abundant landscaping, heritage and other tall trees

Generous setbacks and underdevelopment to support planting of adequate landscape and tall trees.

Out of scale visually and structurally with neighboring residences

February 23, 2019
City of Los Altos Planning Commission
Sean Gallegos, Planning Department
Architectural and Site Control Committee
City of Los Altos, 1 North San Antonio Rd

RE: Proposed New 2 Story House Project at 370 Yerba Santa Ave

Dear Mr. Gallegos and Members of the Planning Commission,

After going to City Hall and reviewing the plans for the proposed new house at 370 Yerba Santa and referencing the Los Altos Residential Design Guidelines for new construction, we have concerns about this project as it pertains to a new two-story dwelling with a full basement. As neighbors that will be impacted, we have listed these concerns in reference to the Los Altos Residential Guidelines.

- 1) The proposed project is in essence a three story building on a one-story street. Page 27 under section 5.13 of the Guidelines states “Avoid designing a two-story home above a daylight basement.” The recessed patio with glass doors opening from the basement and light well at the other end of the basement reinforces the theme of trying to get around square footage restrictions. There is a bedroom/bath and living room adjacent. This is extensive living space. It also makes the building appear three stories high—which it is. Not in character for this street.
- 2) This house does not conform to the Guidelines 4.1 that encourage design of a house that fits the neighborhood. Our part of Yerba Santa falls into a “Consistent Character” neighborhood. The street is sylvan, private, and narrow, originating from the carriage path to the original historical house at the end of the street. Large trees punctuate the road, and all houses are one story, on one side of the street. Even though the houses on the street are of different eras (including one being remodeled currently) they are all similar in character. The proposed house is essentially three story and close to 5800 square feet. The character and design of the house is common in Atherton or Los Altos Hills where lot sizes are much larger than Los Altos. The plan for 6 bedrooms/6baths is large for this lot size. This does not meet the guidelines page 11 which state: “In ‘Consistent Character’ neighborhoods, ‘good neighbor design’ has design elements, materials and scale found within the neighborhood”. None exist with this home.
- 3) It is interesting that none of the renderings/plans have any of the adjacent houses portrayed. Section 4.2, says “When designing your home, it is important to be conscious of your immediate neighbors ...consideration be given to the relative placement of your home to your neighbors’ homes”. Due to the orientation of the Barth home and the Sheehan home, their private outdoor and indoor areas home will be exposed by this new home. Despite page 12 Section 5.1 of the Guidelines “areas of concern”, no effort has been made to integrate this home into the fabric of the adjacent homes, either by

architectural compatibility or by mass. All four of the areas of concern on page 12 are not met by this project.

- 4) We are concerned about the monolithic appearance, height in front, and the fact there are no mitigating factors to minimize the second story mass effect (like having it inset from the edge of the house). In section 5.4, on page 19 of the Guidelines, “lower the height of a two-story below 27 feet to mitigate other design issues” and “design the house from the ‘outside-in’ instead of the ‘inside-out’ to minimize excessive bulk”. Smaller windows and landscaping will not be enough to counter the loss of privacy affecting neighbors on the adjacent streets of Raquel and Yerba Buena.
- 5) Finally, we have concerns about the construction process and the street particularly when it comes to excavation of a full basement. The private “historic” road is owned by the eight neighbors, is single lane, and may not stand up to this abuse—trees and the road will suffer as well as the neighbors’ good will. We recommend a site visit by the Committee and Commission members to ascertain the nature and character of the street.
- 6) Bottom line: this house appears to fit the dictum “maximize my square footage and resale value” and devil take the consequences. I am concerned that the street and neighborhood will never be the same.

Thank you for your consideration.

Bruce and Kathy Beck
420 Yerba Santa Ave
650-949-2496

Sean Gallegos

From: Bruce Beck <bruce.beck48@gmail.com>
Sent: Friday, February 8, 2019 9:24 AM
To: Sean Gallegos
Cc: Bruce Beck
Subject: Re: project at 370 Yerba Santa Ave

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Sean,

We visited City Hall and looked at the plans for the proposed two story house at 370 Yerba Santa We have also referenced the Residential Guidelines for Two story dwellings for Los Altos.

Questions for you:

- 1) Can you tell me the how the calculations of the "Net Lot Area" were reached?— this is particularly important, since there are two parcels that might be included in the gross calculations: parcel#1 which is the current house and parcel#2 which is the (private) street outside. As far as I see, the street(parcel#2) should not be included in the calculations of square footage for purposes of building.
- 2) After reviewing the plans I do not see any how the two heritage oak trees in the front will be handled—please tell me that they will be protected and part of the front landscaping. Heritage oaks are an intrinsic feature of our street.
- 3) The character and design of the house is a common one in Atherton where the lot size is much larger than here, 6bedrooms/6 baths seems large for this lot. Is it the norm?
- 4) I am concerned about the height in front, the fact that there are no mitigating factors to minimize the second story mass effect(like having it inset or set back from the edge). Does staff feel there could be a way to mitigate the mass effect of the house while preserving the needs of the owners?
- 5) Could the second story not have 8 foot ceilings instead of 10'? Could the overall height not be reduced to 23'?
- 6) The plans of the "neighborhood" include Raquel which backs up to our street and includes a couple of two story houses. There are no 2 story houses on our street Yerba Santa. Therefore, the two story house will look not only into the adjacent houses, but also into the rear gardens of the houses on both Yerba Buena and Raquel. Is this desirable?

Thank you for your attentions to my concerns.

Bruce Beck
420 Yerba Santa Ave
Los Altos

On Feb 5, 2019, at 12:01 PM, Sean Gallegos <sgallegos@losaltosca.gov> wrote:

Bruce,

You are welcome to visit City Hall to review the project plans at 370 Yerba Buena Santa Avenue.

Thanks,
Sean

<image001.jpg>

Sean K. Gallegos, Associate Planner
Planning Division
City of Los Altos

1 North San Antonio Road
Los Altos, California 94022
Phone: (650) 947-2641/Fax: 650-947-2733
E-Mail: sgallegos@losaltosca.gov

From: Bruce Beck <bruce.beck48@gmail.com>
Sent: Monday, February 4, 2019 7:38 PM
To: Sean Gallegos <sgallegos@losaltosca.gov>
Subject: project at 370 Yerba Santa Ave

Hello Sean,
We heard through the Barths that the plans for a new two story building at 370 Yerba Santa are at City Hall Planning.

How can we see the plans?
When will they be presented to the Planning Cmte?

Are the two heritage trees (one a blue oak) in the front accounted for? The Barths did not remember seeing them. I figure this should be an issue with planning implications since they are healthy trees and are part of the nature of the street.

Thank you.

Bruce Beck
420 Yerba Santa Ave

Sean Gallegos

From: Tom Popek <tompopek43@gmail.com>
Sent: Tuesday, May 28, 2019 11:21 AM
To: Sean Gallegos
Cc: Bob Simmons; Bruce & Kathy Beck; Tom Stevens; mathew.hein@gmail.com; Keryun Dukellis; Kathy - Jack Orouke; Craig & Anita Hansen; Patricia Sheehan; rabarth@stanford.edu
Subject: Re: 370 Yerba Santa Ave. New Home Development

sean,
good morning, hopefully you enjoyed your long holiday weekend.
most of the neighbors of the 370 yerba santa project have reviewed the latest set of plans. except for more landscaping plans and maybe some technical items, we did not see many changes from the original set of plans.
we still have our deep concerns about the project.

1. not only is the projected house very large, it is still two stories with a very complete and larger daylight basement that itself contains two bedrooms, two family rooms and over 2000 square feet (bigger than each of the stories above it). this huge monolith is still very out of character for the country lane that is yerba santa with its one story homes.
2. additional landscaping, notwithstanding, the second story of the house still overlooks the barth, sheehan and popek properties with little privacy for each.
3. you had told me that the project violated the los altos height guideline, well, the new plans maintained that violation.
4. it appears to me that the size of the project has now increased to over 6200 square feet, excluding the garage. why a family of four who profess the desire to live in this neighborhood need a house with 7 bedrooms and three family rooms and a living room spread over three stories, baffles me.
5. the new plans have a number of errors and discrepancies, notable of which are, the mispositioning of the project house in relationship to the sheehan home, the incorrect topographical height difference between the sheehan properties and the project property, and different pictures of the same view of the project house rendering throughout the plans.
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we the neighbors want our concerns to be reflected in new plans, obviously, the second rendition did not comprehend any of our concerns except for more landscaping.

1. we request story poles be erected to show the monolithic size of the project.
2. a construction equipment ingress, egress, parking plan is requested. we neighbors do not want the entire road taken up by construction equipment preventing our own ability to park in front of our homes. there should also be provisions for repair of the yerba santa roadbed and parking areas after any construction is finished.
3. with all the excavation that is projected in the construction, we think an environment impact study is in order.

thank you for your consideration of our concerns and we will be happy to discuss them in more detail at your convenience.
tom



Sean Gallegos
City of Los Altos
Planning Department

Saturday, February 23rd

Dear Sean,

We are writing this letter in regards to the proposed new house at 370 Yerba Santa. We are very concerned about sheer magnitude of this building – two stories plus a basement totaling nearly 6,000 sq ft. Mammoth in relationship to all the nearby houses.

We moved into our house over 40 years ago. One of reasons we were attracted to our house at 370 Raquel Ln was because the backyard was very private. The private road with the non-existence of two story homes was, and is, ideal. Like most Californians we use our backyard quite frequently and our privacy would be unreasonably disturbed if structures of this magnitude were permitted.

We don't believe there are any other 2/3 story homes on Yerba Santa facing Raquel Lane. This proposed house would not only invade the privacy of its neighbors but would be inconsistent with "design concept and character of adjacent buildings". It would not minimize "the perception of excessive bulk". Hence, it does not meet the standard of creating a "single harmonious whole" with the neighborhood.

Sean, there are plenty of locations where a house of this magnitude fits in with the neighborhood. It just doesn't make sense on this section of Yerba Santa per the Los Altos Residential Guidelines.

We look forward to your careful examination of these issues and recommended elimination of the top story.

Sincerely,

Tom & Nancy Stevens

Sean Gallegos

From: Stuart Welte <stuart@eidarchitects.com>
Sent: Wednesday, August 7, 2019 9:51 AM
To: Sean Gallegos
Cc: Mark Wommack; Wei Xiong
Subject: RE: 370 Yerba Santa Avenue - Reschedule Request

Dear Mr. Gallegos,

I am writing to you on behalf of the Owners and Residents of 370 Yerba Santa Ave, Lost Altos. Doris and Wei, respectfully request to postpone their Single Family Home Design Review Public Hearing, currently scheduled for Wednesday evening, 08-07-2019.

It has come to our attention, per your email yesterday, that despite Doris and Wei's best efforts to share their design efforts with their neighbors, that some folks feel that a more concerted effort should have been made. This news was surprising to Doris and Wei, as they had mailed meeting invites, met personally with some of their neighbors, and had scheduled time for some neighbors to correspond with us and other Design Team consultants via email and/or personal meetings at our office.

Doris and Wei love their neighborhood, and would like to try again to meet personally with their neighbors prior to a public hearing. They are offering to host a gathering with their neighbors to share and discuss further design ideas pertaining to their new home.

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

Sean Gallegos

From: Richard A Barth <rabarth@stanford.edu>
Sent: Tuesday, August 6, 2019 9:41 PM
To: Sean Gallegos
Cc: Zach Dahl
Subject: Proposed house at 370 Yerba Santa Avenue
Attachments: RE-Commission Hearing 370 Yerba Santa Ave.pdf

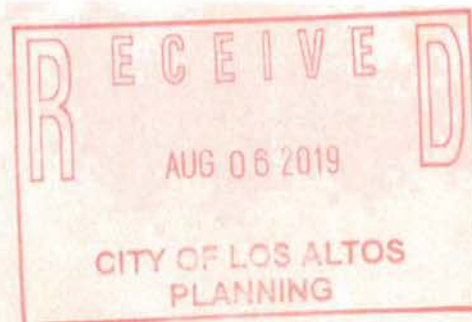
Sean,

We are unable to attend the hearing on Thursday night due to long standing family plans to be on the east coast. It our hope that the attached letter will be read at the Commission hearing.
Thanks for your consideration.

Richard and Lori Barth



August 6, 2019
Los Altos Planning Commission
RE: Proposed design at 370 Yerba Santa Ave



Dear Sean,

We are unable to attend the Commission hearing due to long standing plans to be out of town. It is our hope that this letter will be read at the hearing.

Our home is located at 418 Yerba Santa Avenue, immediately next door to the proposed house at 370 Yerba Santa Avenue. We have reviewed the proposed house plans for 370 Yerba Santa and want to express our significant concern regarding how the current design would negatively impact our living situation.

The house, as designed, looms over our pool, pool deck, pool patios and lawn. These are the areas that we consider to be an outdoor room, where we work, read, garden, swim, eat and entertain. We are there all of the time during most of the year. The proposed structure and siting on the property would significantly diminish our privacy and our sense of tranquility in the pool area.

To date, we have had 3 cordial meetings with the property owners, twice with Wei and once with both Wei and Doris. On each occasion, we expressed significant concern for our privacy related to the bulk and height of their proposed house. Each time we requested that they make changes in the design to address the bulk and height. After each meeting, Wei and Doris expressed high sensitivity to our concerns for privacy and tranquility and assured us that they would work with their architect to make changes to address our concerns. However, no significant adjustments in the design to address our concerns have been offered. As best as we can tell there were some minor changes in the proposed landscape, but our concerns were essentially ignored. We never heard back after our last meeting in June despite assurances that they would work with their architect to make changes.

At Wei's request we also met with their architect, Stuart Welte at EID architects. Stuart reviewed the plans with us in detail including proposed changes to the landscaping. We again expressed our concern regarding the bulky house design and impact on our privacy. Stuart told us that the owners were highly committed to the current design and would not be willing to change the house design. Essentially all of our concerns have been ignored.

Thank you for consideration of our concerns.

Sincerely,

A handwritten signature in blue ink that reads "Richard and Lori Barth". The signature is written in a cursive style.

Richard and Lori Barth
418 Yerba Santa Avenue

420 Yerba Santa Ave
Los Altos, CA 94022

August 4, 2019

Attention: Design Review Commission

C/o Los Altos Planning Department
Sean Gallegos, Steve Golden, Zach Dahl
Los Altos City Hall
1 North San Antonio Rd
Los Altos
CA 94022



Dear Commissioners,

This letter is to inform you of our intent to file a One Story Overlay for the part of Yerba Santa Ave that starts at Los Altos Ave and ends in a cul-de-sac. This is in response to the proposal of a two-story house with full daylight basement at 370 Yerba Santa. Our street encompasses eight houses, and the accompanying official Los Altos City petition shows that all seven current residents approve the overlay except for the project owner.

Attached is a copy of our Petition as well as a map of the One Story Overlay District as required.

Thank you.


Bruce W. Beck

Attachment: Petition for One Story Overlay
Map of One Story Overlay area

CITY OF LOS ALTOS
PETITION FOR SINGLE-STORY, SINGLE-FAMILY OVERLAY DISTRICT
REGULATIONS (R1-S)

8/4/19

I/we the undersigned hereby support the filing of an application of the R1-S single-story overlay zone (R1-S) for our property. This petition is only needed to file an application for the overlay zone. After the application is filed, a minimum of 66 2/3% of the affected properties must confirm their support for the overlay zone via mailed ballots by the City.

I/we understand that should the R1-S zoning regulations be approved by the City Council, that all properties within the approved district boundary will be limited to single story development of no more than 20 feet in height, and that the R1-S regulations will apply for a period of at least seven years.

Property Address: 320 YERBA SANTA

Property Owner(s): JOHN & KERYUN DUKELIS
Print Signature

Property Address: 330 YERBA SANTA

Property Owner(s): JACK SHERIDAN, KATHLEEN O'ROURKE
Print Signature

Property Address: 340 YERBA SANTA

Property Owner(s): BOB & DIANE SIMMONS
Print Signature

Property Address: 350 YERBA SANTA

Property Owner(s): CRAIG & ANITA HANSEN
Print Signature

Property Address: 360 YERBA SANTA

Property Owner(s): PATRICIA SHEEHAN
Print Signature

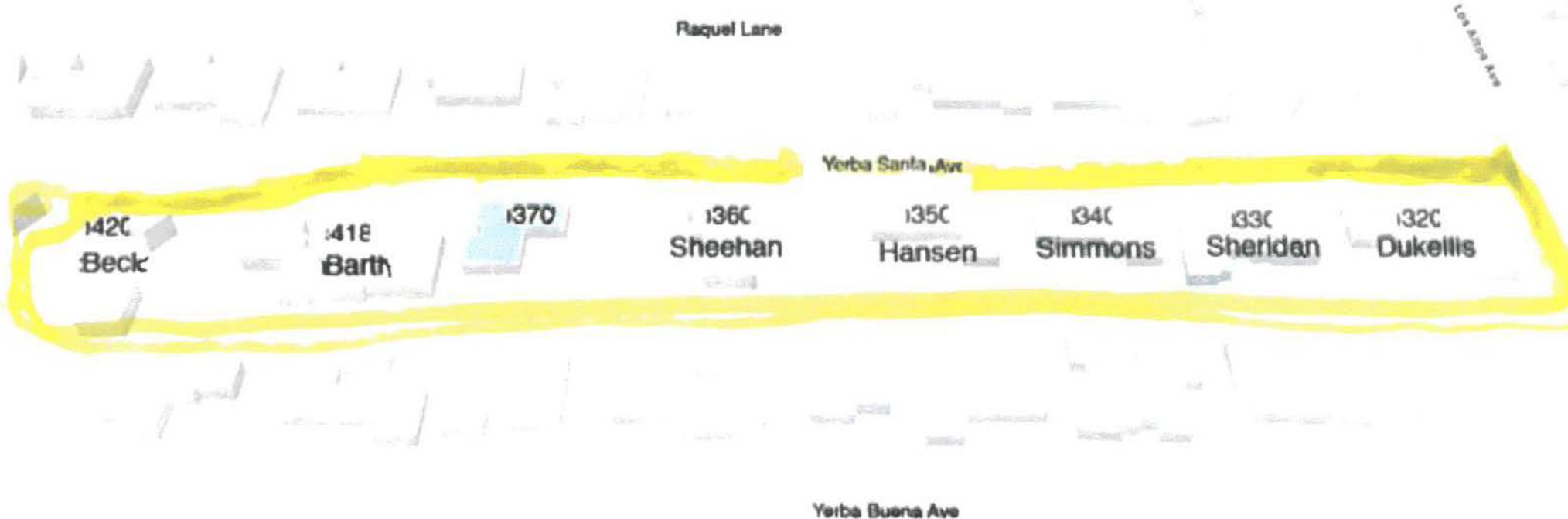
Property Address: 418 YERBA SANTA

Property Owner(s): RICHARD & LORI BARTH
Print Signature

Property Address: 420 YERBA SANTA

Property Owner(s): BRUCE & KATHY BECK
Print Signature

Property Address: _____



Homes that may be impacted by the 370 Yerba Santa Ave. re-build

Yerba Santa Ave. Homes affected:

- 320 Yerba Santa Ave., John and Keryun Dukellis,keryun@gmail.com
- 330 Yerba Santa Ave., Kathleen and Jack Sheridan, ...kmorourke@me.com
- 340 Yerba Santa Ave., Bob and Diane Simmons,bobsimm@pacbell.net
- 350 Yerba Santa Ave. Anita and Craig Hansen,anitamhansen@gmail.com
- 360 Yerba Santa Ave, Pat Sheehan, pdshee@yahoo.com
- 370 Yerba Santa Ave., house in question
- 418 Yerba Santa Ave., Richard and Lori Barth,rabarth@stanford.edu
- 420 Yerba Santa Ave., Bruce and Kathy Beck, bruce.beck48@gmail.com

8/4/19

Sean Gallegos

From: Margaret Steen mstee@margin.com
Sent: Sunday, August 4, 2019 11:24 AM
To: Sean Gallegos
Cc: David H. Webster
Subject: Comments on 370 Yerba Santa Ave.

Dear Mr. Gallegos,

We live at 375 Yerba Buena Ave., with our backyard adjoining parcels on Yerba Santa. We are concerned about the proposed house at 370 Yerba Santa because its scale and bulk make it inconsistent with the rest of the neighborhood.

Although our property does not adjoin this lot, we want to be sure any new homes fit with the character of the neighborhood, since they will set a precedent for what could be built next to or behind our home.

In this case, it appears from the plans that the bulky two-story design impinges on the privacy of several neighboring homes, with views into the neighbors' backyards. The large, bulky second story and large windows make the home very different from the few other two-story homes in the neighborhood.

We hope that the plans can be revised so that the scale and bulk of the home more closely match the other homes in the neighborhood. Smaller and/or opaque windows could alleviate some of the neighbors' privacy concerns, and a smaller second story that is set back further from the property lines could also help.

We hope the Design Review Commission will ensure that new homes in our neighborhood, especially two-story homes, are designed to blend into the neighborhood and respect neighbors' privacy.

Thank you very much for your consideration.

Sincerely,

Margaret Steen & David Webster
375 Yerba Buena Ave.