



DATE: October 20, 2021

AGENDA ITEM # 4

**TO:** Design Review Commission  
**FROM:** Sean K. Gallegos, Associate Planner  
**SUBJECT:** SC21-0010 – 72 View Street

**RECOMMENDATION:**

Approve the design review application SC21-0010 subject to the listed findings

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**PROJECT DESCRIPTION**

This is design review for a new two-story house. The project will include a new house with 3,584 square feet at the first story and 1,627 square feet at the second story with a 3,584 square-foot basement. The following table summarizes the project's technical details:

**GENERAL PLAN DESIGNATION:** Single-Family, Residential  
**ZONING:** R1-10  
**PARCEL SIZE:** 27,622 square feet  
**MATERIALS:** composition shingle, Hardie horizontal and shingle siding, stone veneer, wood trim, aluminum clad wood windows and doors, and wrought iron railing

	<b>Existing</b>	<b>Proposed</b>	<b>Allowed/Required</b>
<b>COVERAGE:</b>	4,024 square feet	6,024 square feet	3,629 square feet
<b>FLOOR AREA:</b>			
First floor	3,343	3,584 square feet	
Second floor	2,010	1,627 square feet	
Total	5,353 square feet	5,211 square feet	3,959 square feet
<b>SETBACKS</b>			
Front	70.3 feet	51 feet	25 feet
Rear	58.2 feet	39.8 feet	25 feet
Right Side (1 <sup>st</sup> /2 <sup>nd</sup> )	26.4 feet/26.4 feet	22.3 feet/ 25.2 feet	10 feet/17.5 feet
Left Side (1 <sup>st</sup> /2 <sup>nd</sup> )	28.6 feet/32.4 feet	28.6 feet/32.4 feet	10 feet/17.5 feet
<b>HEIGHT:</b>	23.3 feet	25.4 feet	27 feet

## **BACKGROUND**

### **Neighborhood Context**

The subject property is located on the west side of View Street between Mt. Hamilton Avenue and West Edith Avenue. The neighborhood along View Street in the immediate neighborhood context is considered a Diverse Character Neighborhood as defined in the City's Residential Design Guidelines. Along View Street, there are primarily one-story Ranch style houses that are similar in size, footprint, design characteristics, building scale, and rustic materials. There are also three, two-story houses, including the subject site, along the west side of View Street in the immediate neighborhood context, with a greater size, varying design characteristics and scale. The materials commonly seen include stucco, clapboard wood siding, brick or stone veneer accents, and wood shake or composition shingle roofs. Front yard setbacks appear to be roughly between 25 to 30 feet from the property lines. Landscapes in the front are predominantly concrete driveways and varying amounts of grass lawns and mature deciduous and Evergreen Street trees near the street edge.

## **DISCUSSION**

### **Design Review**

According to the Design Guidelines, in Diverse Character Neighborhoods, a good neighbor design has its own design integrity while incorporating some design elements, materials, and scale found in the neighborhood.

The proposed residence has an architectural design that relates well to the immediate vicinity. The proposed two-story house has a traditional style that uses design elements and materials that are compatible with the existing house and neighborhood. The project uses design elements such as a gable roof, a projecting front porch with columns, articulated massing, low-pitched roof, and high-quality materials that are compatible with the neighborhood. The project does a good job of integrating the hipped and gable roof forms and projecting entry porch elements from the neighborhood while still establishing its own design integrity. The new structure will have a 51-foot front yard setback, which is greater than the required 25-foot front yard setback. The design incorporates horizontal siding, which is considered a more rustic material, to help minimize the perception of bulk. The building materials, which includes composition shingle, Hardie horizontal and shingle siding, stone veneer, wood trim, aluminum clad wood windows and doors, and wrought iron railing are compatible with the design style and relate to the surrounding area.

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 project is sensitive to the scale of the neighborhood and incorporates similar massing found within the neighborhood context. The proposed nine-foot, six-inch tall first floor wall is consistent with the eight-foot to nine-foot plate heights of existing residences in the neighborhood. The eight-foot, six-inch second floor wall plate height along the front, right and rear elevation is partially concealed within the roof, which minimizes the perception of bulk.

Along the left elevation, the second story massing of the master bathroom and master bedroom is minimized due to being recessed within the first-floor roof line, and bedroom No. 2 is minimized by providing some variation in the wall plane by projecting the second story beyond the first-floor wall

plane. The 10.5-foot plate height of the family room and kitchen's tall one-story may be perceived as contributing to the overall massing of the structure. Consistent with the Residential Design Guidelines, the applicant has proposed to reduce the appearance of bulk through the use of siding, by providing some variation in the wall plan through fenestration, and proposing a left side setback of 85 feet, where 10 feet is required.

Overall, the two-story design is well proportioned and articulated to reduce the effect of bulk and mass and is appropriate for the context of the area. The proposed 25.5-foot tall home is more than 2.5 feet shorter than the maximum permitted 27-foot height in a neighborhood with one-story houses 17 feet to 20 feet tall and 23-foot to 25.25-foot tall two-story houses. The house design is well integrated to reflect the character of the area.

### **Privacy**

On the left (south) side of the second story, there are five windows: one large-sized two-panel window in bedroom No. 2 with a two-foot, six-inch sill height, one medium-sized two-panel window in the master bathroom with a two-foot, six-inch sill height, two foyer windows with fifteen-foot sill heights, and one medium-sized window in bedroom No 4 with a four-foot, eight-inch sill height. Along the left elevation, there are also clerestory windows with 10.2-foot sill heights in the one-story family room and kitchen. Due to the lower sill heights of bedroom No. 2 and master bathroom, there may be perceived privacy impacts to neighboring properties.

To ensure that there are no additional privacy impacts, the applicant is retaining the existing fast growing evergreen screening along the side and rear property lines to maintain a reasonable degree of privacy along the property lines. In addition, staff recommends opaque windows in the master bathroom along the side property line to maintain a reasonable degree of privacy along the left side property line (Condition No. 3). Due to the 84.9 feet to the left side property line, the potential privacy impacts of the family room, kitchen windows and the bedroom No. 2 are reduced for adjacent properties. Therefore, as designed with the recommended condition, staff finds that the project maintains a reasonable degree of privacy.

On the right (north) side of the second story, there are four small windows with 4.5-foot sill heights. As designed, the windowsill heights and the potential views are obscured by existing evergreen screening shrubs, and the windows do not create unreasonable privacy impacts.

Along the rear (west) second story elevation, there are four windows and one french door: one medium-sized window in bedroom No. 4 with a four-foot, five-inch sill height, one large-sized two-panel window in a hallway with a 2.5-foot sill height, one large-sized three panel window in the master bedroom with a two-foot, three-inch sill height, and one medium-sized window in the master bathroom with a three-foot, six-inch sill height, and one french door off a hallway. The balcony is 7.2 feet wide and 7.2 feet deep, primarily faces the rear yard, but has minor exposure to the left side property lines. The balcony size does not comply with the four-foot maximum balcony depth recommended in the Residential design guidelines, and it is active in nature due to its depth.

The landscape plan shows the retention of an oak tree along the left side rear property line to mitigate privacy impacts towards the side property line, and applicant proposes to retain existing pittosporum screening hedges and new evergreen trees along the side and rear property lines to ensure that there are no additional privacy impacts. Therefore, as designed with the rear facing windows and balcony, the existing and proposed screening vegetation, and the proposed house having a 106.75- to 114.25-foot setback from the rear property line, staff finds that the project maintains a reasonable degree of privacy.

**Landscaping**

There are 25 trees on the property, and the project proposes to retain 21 trees. A landscape inventory table of the plants to retained and removed are provide on the site plan on Sheet A1a. An arborist report provides an inventory of the 25 trees on the property (Attachment C), and it is included as Sheet AR1 in the plan set.

The proposed landscaping screening plants along the left side property line, right side property line and rear property line is outlined in Table 1 below.

**Table 1: Screening Plant List**

Location	Common Name	Size	Description
Right Side Property Line	Pittosporum Tenuifolium	5-gallon	8 to 10 tall x 6’ to 8 wide
Left Side Property Line	Pittosporum Tenuifolium	5-gallon	8 to 10 tall x 6’ to 8 wide
Rear Property Line	Pittosporum Tenuifolium	5-gallon	8 to 10 tall x 6’ to 8 wide

The landscape plan also includes a variety of other shrubs and groundcover type plants throughout the site, and it includes additional existing and new trees along the side and rear property lines to improve privacy protection. 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.

**Development and Design Standards for Accessory Dwelling Units**

The project includes an accessory dwelling unit permit application for a new 1,100 square-foot detached ADU, which is not part of the design review application. Once the Design Review Commission provides a recommendation for the new two-story house, the accessory dwelling unit will be reviewed administratively by the Community Development Director.

For informational purposes, staff has provided the following information related to the accessory dwelling unit.

Section 14.14.021 of the Municipal Code outlines the standards for second living units. These standards include meeting all current development regulations of the single-family residential accessory dwelling units (ADU). An ADU separate entrance may be provided from the unit to the exterior of the residence, and an interior connection is permitted to the main living area. The second unit is required to provide one uncovered parking space in addition to the parking spaces required for the main house, unless exempt under Section 14.14.050(i)1-6).

The unit complies with the maximum floor area permitted for an ADU, it is below the maximum permitted 16-foot height, complies with the four-foot setback standard, no portion of the detached ADU extends above the accessory dwelling unit daylight plane standard, and the project complies with ADU parking requirements by providing one uncovered on-site parking spaces. The accessory dwelling unit's architectural features, window styles, roof slopes, exterior materials, colors, appearance, and design is compatible with the proposed two-story single-family dwelling.

Prior to the issuance of the building permit for the ADU, Section 14.14.040 of the Zoning Code requires the owner must record a deed restriction stating that the ADU may not be rented for periods less than thirty (30) days, and that it may not be transferred or sold separate from the primary dwelling.

### **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 View Street and Mt. Hamilton Avenue. Based on neighborhood outreach efforts, the applicants have provided documentation showing outreach to the neighbors in the immediate neighborhood context. The twelve neighbors are along in the immediate neighborhood context along View Street and Mt. Hamilton Avenue. A document from the applicant regarding outreach is included in Attachment D. Public Correspondence from one neighbor is provided at Attachment E. The applicant also posted the public notice sign (24" x 36") in conformance with the Planning Division posting requirements, as shown in Attachment F.

### **Conflict of Interest**

Commission members are subject to all aspects of the Political Reform Act. Commission members must not make, participate in making, or attempt to influence in any manner a governmental decision which he/she knows, or should know, may have a material effect on a financial interest. No Commissioner has a principal residence is located within 500 feet of the project site.

Cc: J. Steve Collom, Applicant and Architect  
Grebene Alan K Trustee & Et Al, Property Owners

### Attachments:

- A. Vicinity and Public Notification Maps
- B. Neighborhood Compatibility Worksheet
- C. Arborist Report, Arborwell

- D. Applicant Community Outreach letter with attachment
- E. Public Notice Poster
- F. Materials Board

## FINDINGS

SC21-0010 – 72 View Street

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

SC21-0010 – 72 View Street

### **GENERAL**

**1. Expiration**

The Design Review Approval will expire on October 20, 2023 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 July 21, 2021, except as may be modified by these conditions and as specified below.

**3. Master Bathroom Window**

The plans shall be revised to show an opaque window in the master bathroom along the side left (south) side property line.

**4. Protected Trees**

Tree nos. 1-7, 10, 12-14, and 16-25 shall be protected under this application and cannot be removed without a tree removal permit from the Community Development Director. Trees Nos. 1-4, and 7-13 shall be removed as part of this design review permit application.

**5. 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.

**6. 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.

**7. Fire Sprinklers**

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

**8. 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.

**9. 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.

**10. 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**

### **11. Conditions of Approval**

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

### **12. 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.

### **13. 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."

### **14. 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.

### **15. 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.

### **16. 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.

### **17. 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.

### **18. 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**

### **19. Tree Protection**

Tree protection fencing shall be installed around the dripline(s), or as required by the project arborist, of trees 1-7, 10, 12-14, and 16-25 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**

##### **20. 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.

##### **21. 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.

##### **22. 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).





## 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 1<sup>st</sup> 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** \_\_\_\_\_

**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?** \_\_\_\_\_

Address: \_\_\_\_\_

Date: \_\_\_\_\_

## 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: \_\_\_\_\_ square feet

Lot dimensions: Length \_\_\_\_\_ feet

Width \_\_\_\_\_ 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? \_\_\_\_\_ 70.4'

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

Existing front setback for house on left \_\_\_\_\_ ft./on right \_\_\_\_\_ ft.

Do the front setbacks of adjacent houses line up? \_\_\_\_\_

#### 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 \_\_\_\_\_

Garage facing front recessed from front of house face \_\_\_\_\_

Garage in back yard \_\_\_\_\_

Garage facing the side \_\_\_\_\_

Number of 1-car garages \_\_\_\_\_; 2-car garages \_\_\_\_\_; 3-car garages \_\_\_\_\_

Address: \_\_\_\_\_

Date: \_\_\_\_\_

#### 4. **Single or Two-Story Homes:**

What % of the homes in your neighborhood\* are:

One-story \_\_\_\_\_

Two-story \_\_\_\_\_

#### 5. **Roof heights and shapes:**

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

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 \_\_\_\_\_?

#### 6. **Exterior Materials:** (Pg. 22 Design Guidelines)

What siding materials are frequently used in your neighborhood\*?

\_\_ wood shingle \_\_ stucco \_\_ board & batten \_\_ clapboard  
\_\_ tile \_\_ stone \_\_ brick \_\_ combination of one or more materials  
(if so, describe) \_\_\_\_\_

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

\_\_\_\_\_  
If no consistency then explain: \_\_\_\_\_

\_\_\_\_\_

#### 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: \_\_\_\_\_

Date: \_\_\_\_\_

**8. Lot Slope:** *(Pg. 25 Design Guidelines)*

Does your property have a noticeable slope? \_\_\_\_\_

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.)?

\_\_\_\_\_

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

\_\_\_\_\_

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)?

\_\_\_\_\_

**10. Width of Street:**

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

Is there a parking area on the street or in the shoulder area? \_\_\_\_\_

Is the shoulder area (unimproved public right-of-way) paved, unpaved, gravel, landscaped, and/or defined with a curb/gutter? \_\_\_\_\_

\_\_\_\_\_

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.:

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**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: \_\_\_\_\_

Date: \_\_\_\_\_

### Summary Table

Please use this table to summarize the characteristics of the houses in your immediate neighborhood (two homes on either side, directly behind and the five to six homes directly across the street).

Address	Front setback	Rear setback	Garage location	One or two stories	Height	Materials	Architecture (simple or complex)

# ATTACHMENT C



August 6, 2021

Alan Grebene  
72 View Street  
Los Altos, California 94022

Re: Tree Assessment & Tree Protection Plan for 72 View Street

Dear Mr. Grebene,

This letter intends to address twenty-five (25) trees located on your property at 72 View Street in Los Altos, California (Exhibit 1.1). You have plans to renovate your house and the Community Development Department of Los Altos has asked to provide an arborist report that evaluates the potential impacts of the development, landscape plan, and grading and drainage plan on the on-site and immediate adjacent off-site trees. The report also prescribes the protection of any tree required to be either saved in conjunction with the development review application. This report does as such and evaluates all trees on the site and immediately adjacent to the site due to the proposed accessory dwelling unit being within the dripline of protected trees. **No protected trees are proposed for removal and no directly adjacent off-site trees will be impacted.** All on-site protected trees, defined as any tree 48-inches in circumference (>15-inches DBH) measured at 48-inches above grade, are proposed to be save and preserved throughout the project.

The purpose of this letter is to help you ensure that the plans and construction are done in a manner consistent with Los Altos requirements for tree preservation. Provided in this letter are Tree Protection Guidelines.

I visited the site on June 23, 2021, to inspect the trees. All trees on-site are in good health and good structure.

## Specific Tree Protection Measurements

Tree 1 – Coast Live Oak – 36-inch DBH – Preserve (Low Impact) – Low impact from existing brick wall to be removed – remove portion of wall within dripline by hand without the use of heavy equipment.

Tree 2 – Coast Live Oak – 36-inch DBH – Preserve (Moderate Impact) – Moderate Impact from installation of permeable paving system within dripline/existing brick wall to be removed – No more than 6-inches of cut or fill in portions of pavers within dripline unless arborist on-site during excavation/remove portion of wall within dripline by hand without the use of heavy equipment.

Tree 3 – Chinese Pistache – 12-inch DBH – Preserve (Low Impact) – Stone path to be located outside of dripline.



Tree 4 – Chinese Pistache – 6-inch DBH – Preserve (Low Impact) – Stone path to be located outside of dripline.

Tree 5 – Coast Live Oak – 12-inch DBH – Preserve (Moderate Impact) – Moderate Impact from installation of permeable paving system within dripline – No more than 6-inches of cut or fill in portions of pavers within dripline unless arborist on-site during excavation.

Tree 6 – African Sumac – 6-inch DBH – Preserve (Moderate Impact) – Moderate Impact from installation of permeable paving system within dripline – No more than 6-inches of cut or fill in portions of pavers within dripline unless arborist on-site during excavation.

Tree 7 – African Sumac – 8-inch DBH – Preserve (Low Impact) – Stone path to be located outside of dripline.

Tree 8 – African Sumac – 8-inch DBH – Remove Due To Impacts (High Impact) – Tree proposed for removal.

Tree 9 – Carrotwood – 8-inch DBH – Remove Due To Impacts (High Impact) – Tree proposed for removal.

Tree 10 – Coast Live Oak – 36-inch DBH – Preserve (High Impact) – High Impact from installation of permeable paving system within dripline/existing structures to be demolished/storm drain installation – No more than 6-inches of cut or fill in portions of pavers within dripline unless arborist on-site during excavation/remove portion of existing structure within dripline by hand without the use of heavy equipment/storm drain should be routed outside of existing dripline. Proposed structure will not have an impact on the tree; however, pruning for clearance will be required (no more than 25% of green foliage) and monthly site visits are recommended to monitor the health of the tree from demolition impacts.

Tree 11 – Japanese Maple – 6-inch DBH – Remove Due to Impacts (High Impact) – Tree proposed for removal.

Tree 12 – Strawberry Madrone – 8-inch DBH – Preserve (Low Impact) – Stone path to be located outside of dripline.

Tree 13 – Strawberry Madrone – 8-inch DBH – Preserve (Low Impact) – Stone path to be located outside of dripline.

Tree 14 – Strawberry Madrone – 6-inch DBH – Preserve (Low Impact) – Stone path to be located outside of dripline.

Tree 15 – Citrus – 6-inch DBH – Remove Due to Impacts (High Impact) – Tree proposed for removal.



Tree 16 – Chinese Pistache – 10-inch DBH – Preserve (Low Impact) – No proposed work within dripline.

Tree 17 – Chinese Pistache – 10-inch DBH – Preserve (Low Impact) – No proposed work within dripline.

Tree 18 – Chinese Pistache – 10-inch DBH – Preserve (Low Impact) – No proposed work within dripline.

Tree 19 – Chinese Pistache – 8-inch DBH – Preserve (Low Impact) – No proposed work within dripline.

Tree 20 – Chinese Pistache – 10-inch DBH – Preserve (Low Impact) – No proposed work within dripline.

Tree 21 – Chinese Pistache – 10-inch DBH – Preserve (Low Impact) – No proposed work within dripline.

Tree 22 – Mayten – 12-inch DBH – Preserve (Low Impact) – No proposed work within dripline.

Tree 23 – Mayten – 10-inch DBH – Preserve (Low Impact) – No proposed work within dripline.

Tree 24 – Mayten – 10-inch DBH – Preserve (Moderate Impact) – Pool storage enclosure proposed within dripline – Excavation for enclosure needs to be performed by hand with arborist present.

Tree 25 – Mayten – 0-inch DBH – Preserve (Moderate Impact) – Pool storage enclosure proposed within dripline – Excavation for enclosure needs to be performed by hand with arborist present.

The objective of this section is to reduce the negative impacts of construction on the oak tree to an acceptable level. Trees vary in their ability to adapt to altered growing conditions, while mature trees have established stable biological systems in the preexisting physical environment. Disruption of this environment by construction activities interrupts the tree's physiological processes, causing depletion of energy reserves and a decline in vigor. This sometime is exhibited as death. Typically, this reaction may develop several years or more after disruption. Because of this deliberate care must be exercised during the construction process to mitigate any adverse effects.



The tree protection measures are intended to guide a construction project to ensure that appropriate practices will be implemented in the field to eliminate undesirable consequences that may result from uninformed or careless acts, and preserve both the tree and property values.

The following are required to be implemented along with the TPP and the above recommendations:

1. The project arborist or contractor shall verify, in writing, that all preconstruction conditions have been met (tree fencing, erosion control, pruning, etc.)
2. The demolition, grading and underground contractors, construction superintendent and other pertinent personnel are required to meet with the project arborist at the site prior to beginning work to review procedures, tree protection measures and to establish haul routes, staging, areas, contacts, watering, etc.
3. Fenced enclosures shall be erected around trees to be protected to achieve three primary goals:
  - a. To keep the foliage crowns and branching structure of the trees to be preserved clear from contact by equipment, materials and activities;
  - b. Preserve roots intact and maintain proper soil conditions in a non-compacted state and;
  - c. To identify the tree protection zone (TPZ) in which no soil disturbance is permitted and activities are restricted.

#### Tree Protection Zone (TPZ)

The on-site tree shall have designated TPZs identifying the area sufficiently large enough to protect the tree and roots from disturbance. The recommended TPZ area can be determined by the canopy footprint. The TPZ shall be shown on all site plans for the project. The protective fencing shall serve as the TPZ boundaries.

Activities prohibited within the TPZ include:

- Storage or parking vehicles, building materials, refuse, excavated spoils or dumping of poisonous materials on or around trees and roots. Poisonous materials include, but are not limited to, paint, petroleum products, concrete or stucco mix, dirty water or any other material that may be deleterious to tree health.
- The use of tree trunks as a winch support, anchorage, as a temporary power pole, signposts or other similar function.
- Cutting of tree roots by utility trenching, foundation digging, placement of curbs and trenches and other miscellaneous excavation without prior approval of the project arborist.

- Soil disturbance or grade/drainage changes

Activities permitted or required within the TPZ include:

- **Mulching:** During construction, wood chips shall be spread within the TPZ to a six (6) inch depth, leaving the trunk clear of mulch to help inadvertent compaction and moisture loss from occurring. The mulch may be removed if improvements or other landscaping is required. Mulch material shall be two (2) inch unpainted, untreated wood chip mulch or approved equal.
- **Root Buffer:** When areas under the tree canopy cannot be fenced, a temporary buffer is required and shall cover the root zone and remain in place at the specified thickness until final grading stage.
- Irrigation, aeration, fertilizing or other beneficial practices that have been specifically approved for use within the TPZ.

#### Size and type of fence

The fence shall consist of a six (6) foot high chain link fences. The fence is to be mounted on two-inch diameter galvanized iron posts, driven into the ground to a depth of at least two (2) feet at no more than ten (10) foot spacing. This detail shall appear on grading, demolition and improvement plans.

#### Types of Tree Protection for Project

- **Type I Tree Protection:** The fences shall enclose the entire area under the **canopy dripline** of the tree(s) to be saved throughout the life of the project.
- For demolition of the brick wall, straw waddle shall be wrapped and secured around the trunk to protect against mechanical damage to the trunk. Once demoed, the fence can be installed at the exterior limit of the expansion, giving enough room for the building to be constructed.
- Any fencing that must be relocated during the project may be supported by an appropriate grade level concrete base.

#### Duration of Tree Protection Fencing

Tree fencing shall be erected prior to demolition, grading or construction and remain in place until final inspection.

#### “Warning” Signage



Warning signs at a minimum size of 8.5x11-inches shall be prominently displayed on the fence. The sign shall clearly state:

**WARNING - Tree Protection Zone - This fence shall not be removed and is subject to a penalty.**

### Pruning, Surgery and Removal

Prior to construction, the oak tree may require that branches be pruned clear from the existing and proposed structure, activities, building encroachment. Such pruning, surgery or the removal of trees shall adhere to the following standards:

#### 1. Pruning limitations:

- **Minimum Pruning:** If the project arborist recommends that trees be pruned, and the type of pruning is left unspecified, the standard pruning shall consist of 'crown cleaning' as defined by ISA Pruning Guidelines. Trees shall be pruned to reduce hazards and develop a strong, safe framework.
- **Maximum Pruning:** Maximum pruning should only occur in the rarest situation approved by the project arborist. No more than one-fourth (1/4) of the functioning leaf and stem area may be removed within one (1) calendar year of any tree, or removal of foliage so as to cause the unbalancing of the tree. It must be recognized that trees are individual in form and structure, and that pruning needs may not always fit strict rules. The project arborist shall assume all responsibility for special pruning practices that vary from the standards outlined in this TPP.
- **Tree Workers:** Pruning shall not be attempted by construction or contractor personnel, but shall be performed by a qualified tree care specialist or certified tree worker.

### Activities During Construction & Demolition Near Trees

Soil disturbance or other injurious and detrimental activity within the TPZ is prohibited unless approved by the project arborist. If an injurious event inadvertently occurs, or soil disturbance has been specifically conditioned for project approval, then the following mitigation is required:

- **Soil Compaction:** If compaction of the soil occurs, it shall be mitigated as outlined in Soil Compaction Damage, and/or Soil Improvement.
- **Grading Limitations within the Tree Protection Zone:**
  - Grade changes outside of the TPZ shall not significantly alter drainage to the tree.
  - Grade changes within the TPZ are not permitted.

- Grade changes under specifically approved circumstances shall not allow more than six (6) inches of fill soil added or allow more than four (4) inches of existing soil to be removed from natural grade unless mitigated.

### Trenching, Excavation and Equipment Use

Excavation or boring activity within the TPZ is restricted to the following activities, conditions and requirements if approved by the project arborist:

- Notification. Contractor shall notify the project arborist a minimum of twenty-four (24) hours in advance of the activity in the TPZ.
- Root Severance. Roots that are encountered shall be cut to sound wood and repaired. Roots two (2) inches and greater must remain injury free.
- Excavation. Any approved excavation, demolition or extraction of material shall be performed with equipment sitting outside the TPZ. Methods permitted are by hand digging, hydraulic or pneumatic air excavation technology. Avoid excavation within the TPZ during hot, dry weather.
  - a. If excavation or trenching for drainage, utilities, irrigation lines, etc., it is the duty of the contractor to tunnel under any roots two (2) inches in diameter and greater.
  - b. Prior to excavation for foundation/footings/walls, grading or trenching within the TPZ, roots shall first be severed cleanly one (1) foot outside the TPZ and to the depth of the future excavation. The trench must then be hand dug and roots pruned with a hand saw, reciprocating saw, narrow trencher with sharp blades or other approved root-pruning equipment.
- Heavy Equipment. Use of backhoes, steel tread tractors or any heavy vehicles within the TPZ is prohibited

### Root Severance

Cutting and removal of roots smaller than two (2) inches in diameter shall be done by chain saw or hand saw to provide a flat and smooth cut and cause the least damage possible to the root and tree's health. Cutting roots by means of tractor-type equipment or other than chain saws and handsaws is prohibited.

Proper pruning technique shall encourage callusing of the roots. Root cutting and removal shall not exceed thirty-five (35) percent of total root surface.

The Contractor shall remove any wood chips or debris that may be left over from root removal that may affect the construction of improvements as directed by the City Engineer.





If any roots over two (2) inches in diameter are severed during any excavation, the following procedure shall be followed:

1. The roots shall be shaded by immediately covering the entire trench with plywood, or by covering the sides of the trench with burlap sheeting that is kept moist by watering twice per day.
2. When ready to backfill, each root shall be severed cleanly with a handsaw. Where practical, they should be cut back to a side root. Immediately, a plastic bag shall be placed over the fresh cut, and secured with a rubber band or electrical tape. Shading should immediately be placed until backfilling occurs.
3. Plastic bags shall be removed prior to backfilling.
4. Backfill shall be clean, native material free of debris, gravel or wood chips.

If roots three (3) inches in diameter, or larger, are encountered during excavation, Contractor shall contact the Public Works Construction Section and the City Parks Division immediately and request a field inspection by the Engineer and the City Tree Supervisor, or their designated representatives, and obtain instruction as to how the roots should be treated. No roots three (3) inches in diameter, or larger, shall be cut and removed without prior approval from the City Engineer and the City Tree Supervisor, or their designated representatives. Failure to notify the Public Works Department or the Parks Division for root inspection will result in the Contractor paying for damages and/or replacing the damaged tree as determined by the Engineer.

#### Irrigation Program

Irrigate to wet the soil within the TPZ to a depth of twenty-four to thirty (24-30) inches at least once a month. Begin irrigating immediately prior to any construction activity. Alternatively, sub-surface irrigation may be used at regular specified intervals by injecting on approximate three (3) foot centers, ten (10) gallons of water per inch trunk diameter within the TPZ. Duration shall be until project completion or monthly until seasonal rainfall totals at least eight (8) inches of rain, unless specified otherwise by the project arborist.

#### Damage to Trees - Reporting

Any damage or injury to trees shall be reported within six (6) hours to the project arborist and job superintendent or City Arborist so that mitigation can take place. All mechanical or chemical injury to branches, trunk or to roots over two (2) inches in diameter shall be reported in the monthly inspection report. In the event of injury, the following mitigation and damage control measures shall apply:

- **Root injury:** If trenches are cut and tree roots two (2) inches or larger are encountered they must be cleanly cut back to a sound wood lateral root. The end of the root shall be covered with either a plastic bag and secured with tape or rubber band, or be coated with latex paint. All exposed root areas within the TPZ shall be backfilled or covered within one (1) hour. Exposed roots may be kept from drying out by

temporarily covering the roots and draping layered burlap or carpeting over the upper three (3) feet of trench walls. The materials must be kept wet until backfilled to reduce evaporation from the trench walls.

- Bark or trunk wounding: Current bark tracing and treatment methods shall be performed by a qualified tree care specialist within two (2) days.
- Scaffold branch or leaf canopy injury: Remove broken or torn branches back to an appropriate branch capable of resuming terminal growth within five (5) days. If leaves are heat scorched from equipment exhaust pipes, consult the project arborist within six (6) hours.

### Inspection Schedule

The project arborist retained by the applicant shall conduct the following required inspections of the construction site:

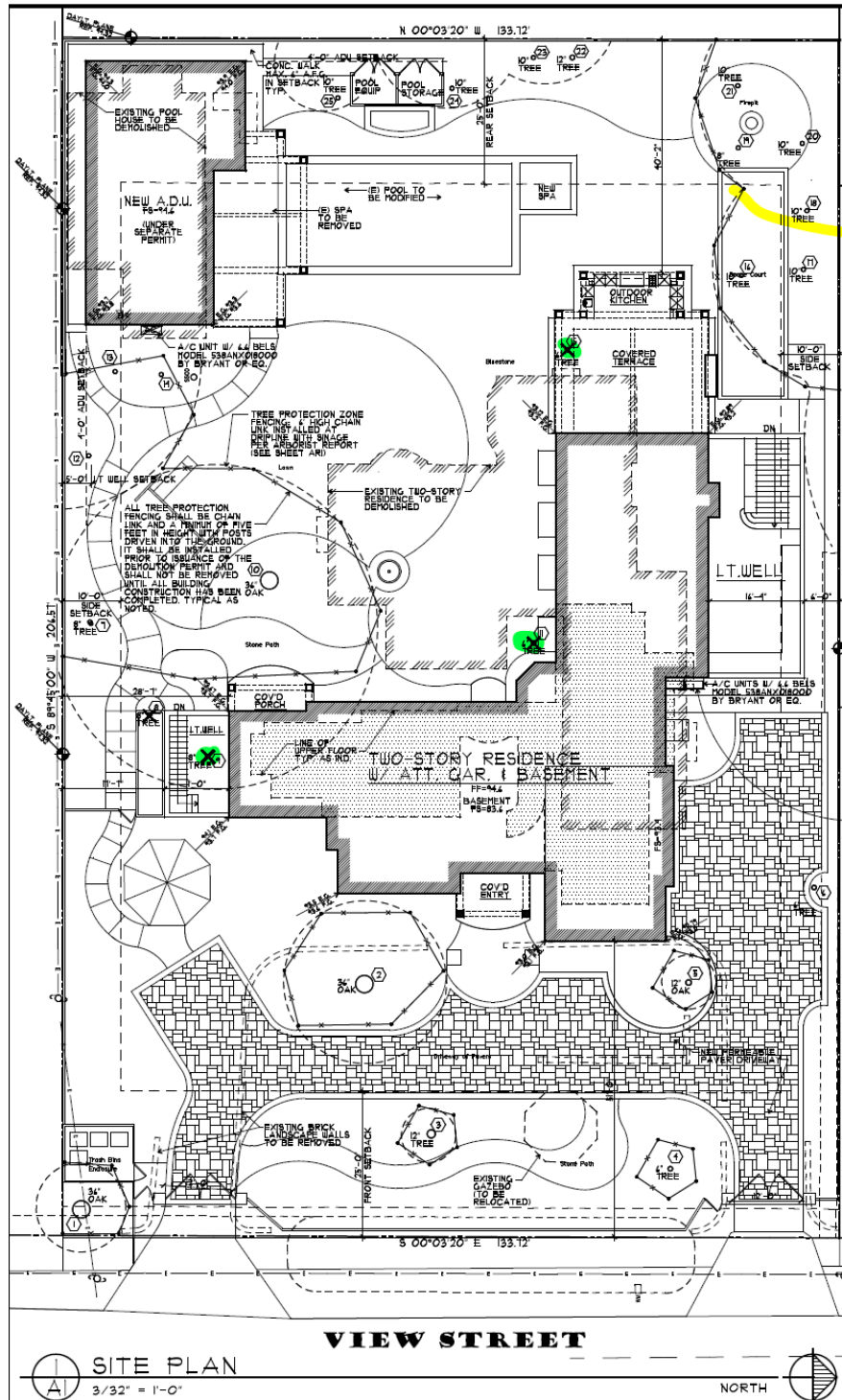
- Inspections shall verify that the type of tree protection and/or plantings re consistent with the standards outlined within this TPP. For each required inspection or meeting, a written summary of the changing tree related conditions, actions taken, and condition of trees shall be provided to the contactor.
  - Inspection of Protective Tree Fencing.
  - Pre-Construction Meeting. Prior to commencement of construction, the contractor shall conduct a pre-construction meeting to discuss tree protection with the job site superintendent, grading equipment operators, and the project arborist.
  - Inspection of Rough Grading. The project arborist shall perform an inspection during the course of rough grading adjacent to the TPZ to ensure trees will not be injured by compaction, cut or fill, drainage and trenching, and if required, inspect aeration systems, tree wells, drains and special paving. The contractor shall provide the project arborist at least forty-eight (48) hours advance notice of such activity.
  - Monthly Inspections. The project arborist shall perform monthly inspections to monitor changing conditions and tree health. The City Arborist shall be in receipt of an inspection summary during the first week of each calendar month or, immediately if there are any changes to the approved plans or protection measures.
  - Any special activity within the Tree Protection Zone. Work in this area (TPZ) requires the direct on-site supervision of the project arborist.



Please review this information and contact me with any questions or concerns regarding the information provided in this letter.

Sincerely,  
Sam Oakley, Arborwell  
ISA Board Certified Master Arborist, WE-9474B TRAQ  
ASCA Registered Consulting Arborist #556

Exhibit 1.1 – Site Map:  
The location of the subject trees on the 72 View Street property.



# ATTACHMENT D

June 23, 2021

Sean Gallegos, Associate Planner & Guido Periscone, Planning Services Manager  
Community Development Department  
One North San Antonio Road  
Los Altos, California 94022

**Subject: 72 View Street (Application No. SC21-0010)**

Dear Mr. Gallegos and Mr. Periscone:

We are writing in response to your letter dated May 5, 2021 regarding the Design Review application submitted for 72 View Street. We understand your concern and fully respect the need for our neighbors to be notified of the proposed project and have the opportunity to object or provide input if they so desire. Below are the steps we have taken to communicate the project with each of the neighbors noted in your letter.

We have sent our project proposal (including landscape plan and images of proposed exterior of home) as well as a cover letter and request for any input or concerns to each of the neighbors listed in your letter on May 5th. Copies of each cover letter sent as well as the plans and images provided are attached for your reference.

Additionally, it's worth noting that prior to your response we also reached out by email to the owners at the two properties closest to where our home will be constructed (100 Mt. Hamilton and 126 Mt. Hamilton). Each of those email communications also included an overview of the project and an invitation to share any concerns they may have. Each of those neighbors responded to the email we sent, and neither of them expressed an objection to this project or provided input for our consideration. Copies of that email correspondence are included with this letter.

## **Properties for Community Outreach**

NOTE: Your letter mentioned including 11. W Edith Avenue. However, when we tried to do so we learned that there is no property at 11 W. Edith Avenue. Instead, we added 64 View Street to our list, as they are the closest property not included in your list.

- 44 View Street
  - Project proposal and cover letter, including solicitation of input, sent by mail on May 27th, 2021. (copy attached)
  - Note: We also spoke with two of the residents at 44 View Street who we met while walking in the neighborhood and mentioned our plans to rebuild the property as well as that we would be sending a letter with the project plan for

their consideration and input. In that conversation the neighbor was very supportive of our decision to rebuild.

- No objections or input received as of the date of this letter..
- 54 View Street
  - Project proposal and cover letter, including solicitation of input, sent by mail on 5/27/21. (copy attached)
  - No objections or input received as of the date of this letter.
- 60 View Street
  - Project proposal and cover letter, including solicitation of input, sent by mail on 5/27/21. (copy attached)
  - No objections or input received as of the date of this letter.
- 64 View Street
  - Project proposal and cover letter, including solicitation of input, sent by mail on 5/27/21. (copy attached)
  - No objections or input received as of the date of this letter.
- 67 View Street
  - Project proposal and cover letter, including solicitation of input, sent by mail on 5/27/21. (copy attached)
  - Supportive response received via email on 5/31/21.
- 69 View Street
  - Project proposal and cover letter, including solicitation of input, sent by mail on 5/27/21. (copy attached)
  - Supportive response received via email on 5/31/21..
- 71 View Street
  - Project proposal and cover letter, including solicitation of input, sent by mail on 5/27/21. (copy attached)
  - Supportive response received via email on 5/31/21..
- 73 View Street
  - Project proposal and cover letter, including solicitation of input, sent by mail on 5/27/21. (copy attached)
  - No objections or input received as of date of this letter.
- 75 View Street
  - Project proposal and cover letter, including solicitation of input, sent by mail on 5/27/21. (copy attached)
  - No objections or input received as of letter.
- 77 View Street
  - Project proposal and cover letter, including solicitation of input, sent by mail on 5/27/21. (copy attached)
  - No objections or input received as of this letter.
- 100 Mt. Hamilton Avenue
  - Project proposal and cover letter, including solicitation of input, sent by mail on 5/27/21. (copy attached)
  - Note: As mentioned above, we also sent an email to these neighbors prior to receiving your response to our application.

- No objections or input received as of the date of this letter.
- 126 Mt. Hamilton Avenue
  - Project proposal and cover letter, including solicitation of input, sent by mail on 5/27/21. (copy attached)
  - Note: As mentioned above, we also sent an email to these neighbors prior to receiving your response to our application. A copy of that email exchange is attached.
  - No objections or input received to our 5/27/21 letter as of the date of this letter.
- 142 Mt. Hamilton Avenue
  - Project proposal and cover letter, including solicitation of input, sent by mail on 5/27/21. (copy attached)
  - No objections or input received as of the date of this letter.
- 152 Mt. Hamilton Avenue
  - Project proposal and cover letter, including solicitation of input, sent by mail on 5/27/21. (copy attached)
  - No objections or input received as of the date of this letter.

Sincerely,

Alan & Laura Grebene

May 27, 2021

Dear Neighbor:

We hope all is well with you. We are writing to let you know about our plans to rebuild our home at 72 View Street.

We purchased our home in June 2020 and moved in that same month. While we have been here for almost a year, unfortunately a pandemic isn't a great time to go knocking on doors to meet your neighbors, so we haven't had a chance to meet some of you face to face yet. We look forward to being able to do so in the future.

We absolutely love this neighborhood and intend to make this our family home for many decades to come. We both grew up in the area and we purchased the home at 72 View Street with the intention of making it home for three generations of our family: the two of us (Alan & Laura), our two daughters (Aisha - 12 and Sasha - 10), and Alan's parents (Alan Sr. and Karen).

We did not buy the property with the intent to rebuild. However, we have experienced significant challenges with the current home, ranging from confounding electrical and plumbing issues that professionals have had trouble resolving to leaking, dry rot and other problems. As an example, our 10 year old daughter had the unsettling experience of having her second floor bedroom window fall off and onto her head when she tried to raise it for fresh air. The quality of various additions and remodels to the property seems to be a contributing factor. Additionally, issues with uneven floors make it unsuitable for aging residents. We extensively explored various options for repair and remodeling, but after much consideration and consultation with construction professionals, it has become clear to us that the right decision is to rebuild.

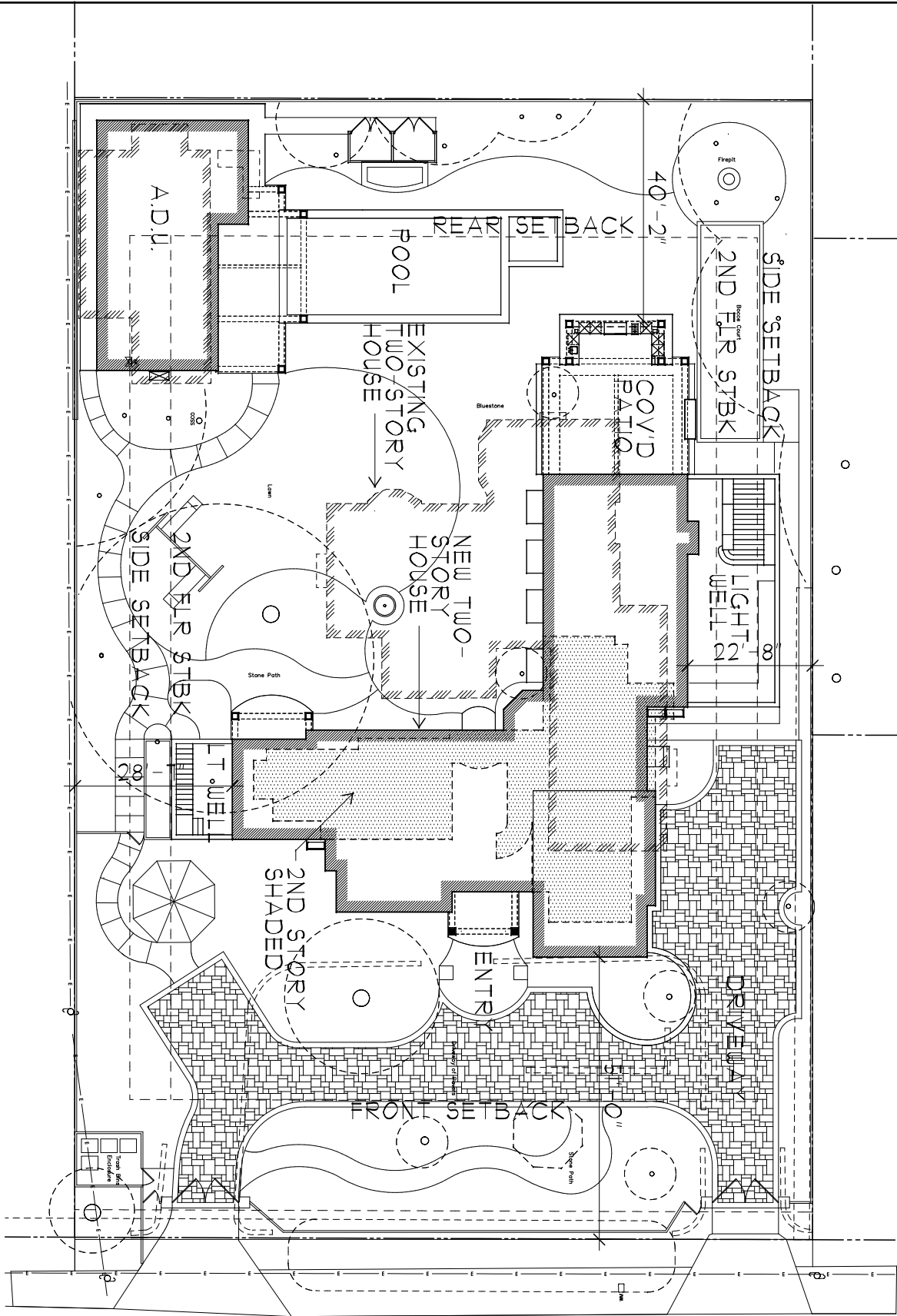
The exterior of our current home was one of the main things that drew us to this property, and our plan is for the new home to have a very similar look and feel from the outside. For example, we intend to remain consistent with the current house's overall style, paneling, and color scheme. We also intend to keep current privacy plants and trees that line the perimeter of our home, along with our current oak trees and the vast majority of mature trees on our property.

Enclosed with this letter you will find project and landscape plans regarding our proposed construction as well as some renderings of the front of the new building. I think you'll find it quite similar to the exterior of the current house. If you have any concerns or suggestions regarding the project plans, we would be happy to connect with you directly. We can be reached by email at [agrebene@gmail.com](mailto:agrebene@gmail.com) and [lgrebene@gmail.com](mailto:lgrebene@gmail.com). Our phone numbers are (Alan) 650-906-4335 and (Laura) 415-786-7245. In addition to this letter, there will be a separate formal notification that you will receive as part of the city's required process. We apologize in advance for any disruption or inconvenience the construction may cause you. Again, please feel free to let either of us know if you have concerns you would like to share during the process.

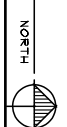
Sincerely,

Alan & Laura Grebene





1 SITE PLAN  
1/8" = 1'-0"



**VIEW STREET**

Project Number	2559
Date	MARCH 24, 2021
Sheet Number	

A PROPOSED RESIDENCE FOR:  
**ALAN & LAURA GREBENO**  
 72 VIEW STREET  
 LOS ALTOS, CALIFORNIA

ALAN GREBENA  
 ARCHITECT  
 17000 CANTON AVENUE, SUITE 202  
 ALHAMBRA, CA 91802  
 310-288-0025  
 www.algrebena.com  
 alan@algrebena.com

## 72 View Street Front Exterior Images



Front of House  
(inside privacy hedges)



View from Street  
(same privacy hedges remain)





**From:** michael hudnall michael@hudnall.org  
**Subject:** Your letter of May 27  
**Date:** May 31, 2021 at 9:15 PM  
**To:** agrebene@gmail.com, lgrebene@gmail.com



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May 31, 2021

Dear Mr. & Mrs. Grebene,

Thank you very much for your letter of May 27, 2021 outlining your plans to rebuild your home. We are delighted to hear of a three-generation household. I am very sorry to learn of your experience with the existing house but I am sure you will find great rewards in the home that you are planning for.

We live at 69 View Street and have for many years. In addition, I am the trustee for the house at 71 View Street. Our sons grew up here but are living elsewhere at the present. Of course we hope they will move back one of these days, as they really loved and still love it here on View Street. My sister-in-law and her family live next door to us at 67 View Street.

A number of years ago, we suffered through the construction misery hell of the latest large house to be built on View Street. I think that the construction on that project lasted nearly two years, and the noise of saws, blowers, hammers and the like became our day-long symphony. In addition, some of the workers parked on our planted strip along the hedge until it was a mud strip - resulting in the stone surface that you see out front today. I am now in my late 70's and I just can't say I have the resiliency with construction noise that I had when that last project was built. So I really hope you can help us with this.

I understand well that construction sometimes involves noise. I also am very supportive of your desire to have the home that you want on this quiet and unassuming street. But I would entreat you to require your contractors to minimize the construction noise at all times in any way that is feasible.

In addition, I would sincerely appreciate it if you would require them to park along the project side of the street, rather than in front of the homes on this side such as 69 and 71 View.

I believe it is still possible for people to purchase an all-day parking permit for the downtown public lot that lies between Fourth and Third Street. Perhaps the all-day workers could do this, and walk the one-half block or so to your home.

Meanwhile, welcome to View Street and we hope to meet you one day soon. Thanks for hearing these concerns and I would be happy to talk anytime. My cell is 650-996-1560 and my email is michael@hudnall.org. And again, thanks for your very informative letter, and good luck with the project!

Sincerely,

Michael Hudnall

**From:** Laura Grebene lgrebene@gmail.com  
**Subject:** Fwd: 72 View Street  
**Date:** June 7, 2021 at 2:23 PM  
**To:** Alan Grebene agrebene@gmail.com



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

**From:** Abhambly <abhambly@aol.com>  
**Date:** Sun, Feb 21, 2021 at 3:31 PM  
**Subject:** Re: 72 View Street  
**To:** <lgrebene@gmail.com>, <lwhambly@aol.com>  
**Cc:** <agrebene@gmail.com>

Wow! We are blown away by your unexpected news! We're sorry that the house is not meeting your expectations. And, yes, the house across the street will be going through a remodel or a tear down. We don't look forward to being completely surrounded by construction in the coming two years! Good luck!

Anne

In a message dated 2/17/2021 11:22:39 AM Pacific Standard Time, [lgrebene@gmail.com](mailto:lgrebene@gmail.com) writes:

Hi Anne and Larry,

We hope that 2021 is treating you better so far than 2020.

We're reaching out because we want to give you a heads up that after 6+ months of working with our architect, builder and several specialists on remodel plans, we've come to the difficult conclusion that we need to rebuild our house. This wasn't something we originally expected to do. Frankly, it wasn't our Plan B or Plan C either, but after living in the home for some time and digging deeper into what a re-model would entail, it's become clear that this is the right path for us to take.

The combination of age and quite a few low-quality additions/modifications to the house over the years have led to a complicated and challenging home. We've had HVAC specialists and electricians tell us that they can't figure out our home (one saying he literally had nightmares about returning to the house after his first inconclusive visit), discovered that we don't have sufficient insulation in several rooms, and the builder has told us that he doesn't feel he can get to a quality that he feels good about starting with the current house. Through this process it's become apparent that both the cost and time of building new would be within range of a remodel to bring the existing house up to current code and standards. We've run into quality issues with our day to day living such as the electrical going out in 2 spots on Christmas day leading to our inability to use the stove/oven for Christmas dinner, or when our youngest daughter Sasha opened the window in her bedroom and it fell inward and hit her on the head.

We love this property and we intend to live here for a long time. We also plan to have one or more grandparents living on the property with us in the near future, and want the potential for our kids to be able to return to the nest again after college. With that long-term view, we have decided to build a beautiful, high-quality home that will serve our family well for many decades to come - without the headaches we're currently experiencing.

The exterior of our current home was one of the main things that drew us to this property, and our plan is for the new home to have a very similar look and feel. For example, we want to keep the same overall style, paneling, color scheme, etc. We plan to keep similar square footage on the main floor, but make that floor level so there aren't so many steps throughout and bring the garage up to the ground floor so that it is usable for parking. We plan for the new house to have similar square footage to the current house on the 2<sup>nd</sup> story as well, while moving the deck currently on the front of the house to face our backyard. We will build out a basement that is much more usable than the one we have today. We intend to add an elevator to connect all three floors making them accessible for all members of the family. We do want to recuperate some of our backyard, so we plan to move the house forward, however we intend to keep larger house setbacks from the street and from our neighboring properties than are required, including yours. Our intent is to keep all the privacy plants and trees that line the perimeter of our home, along with our current oak trees and the vast majority of mature trees on our property.

Please see the attached schema that shows the footprint of the new home relative to the existing structure, along with this video on the [current proposed exterior front](#) of the home. We will share our more detailed plans with you (including

landscaping plans) as soon as they are in a stable place. Our current timing is for construction to begin this fall, and the building should take approximately 1.5 years.

We apologize for adding construction noise to your home-life during this re-build. It's our hope to move as quickly through the process as we can so that the timing overlaps some with our common neighbor's re-build rather than elongating the period of construction in the neighborhood. On a separate but related note, we suspect that the people that bought Liz's home may be doing something similar as we've seen surveyors around that property and they haven't moved in, so there may be more construction there in the near future too. Again, we realize that all this construction is disruptive for you guys, and we're sorry to add to that.

If you would like to speak to us about our plans, please let us know, we're happy to discuss at any time, either in person or by phone.

Laura & Alan

**From:** YJ CH gsx323@gmail.com  
**Subject:** Re: 72 View Street Project  
**Date:** March 21, 2021 at 8:20 PM  
**To:** Alan Grebene agrebene@gmail.com



Hi Alan,

Congrats! I am glad you found a place since we last spoke.

I hope you won't have to go through as tough a process as I did and hopefully my case helps your process.

All the best and look forward to getting to know you and your family.

Regards  
Yj

On Mon, 22 Mar 2021 at 09:24, Alan Grebene <[agrebene@gmail.com](mailto:agrebene@gmail.com)> wrote:

Hi YJ,

I hope you and your family are well! I wanted to reach out to you and give you a heads up that my wife Laura and I are going to be rebuilding our home at [72 View Street](#). We share the fence along the back of your back yard, so I apologize in advance for any disruption to you and your family during construction.

We bought the property at 72 View St. last summer and while there's much we love about the home, the structure has had several remodels and modifications over the years (of varying quality) that when combined with the age of the original home have caused us some challenges. After exploring several potential plans to remodel the current house, we've now decided to pursue a full rebuild. We will be rebuilding the home with an exterior look and feel very similar to the current home. We're keeping a similar footprint to the existing house, keeping our mature trees and privacy plants along the perimeter, and moving the front of main house about 25 feet further forward towards View Street.

For your reference, I'm attaching a PDF with an overview on the project. We will of course also be circulating additional information and full plans as we make our way through the city planning process. Our current expectation/hope is to submit our plans to Los Altos Planning this coming week, begin construction this fall and complete in spring of 2023.

Please feel free to let me know if you have any questions or concerns. Once we're both through our projects and happily settled into the neighborhood, we would love to have you and your family over to get to know one another.

All the best!

Alan  
--

Alan

NOTICE OF DEVELOPMENT PROPOSAL  
DESIGN REVIEW FOR A TWO-STORY RESIDENCE 72 VIEW ST, LOS ALTOS



PROJECT DESCRIPTION:  
THE DEVELOPER IS PROPOSING A TWO-STORY RESIDENCE WITH AN ATTACHED 400 SQUARE FOOT GARAGE OVER A 100 SQUARE FOOT GARAGE.

APPLICANT:  
LUTHER COLSON  
2700 W. 10TH ST.  
SANTA ANA, CA 92705  
LUTHERCOLSON@GMAIL.COM

PROPERTY OWNER:  
JOHN & JUDITH GARDNER  
1000 W. 10TH ST.  
SANTA ANA, CA 92705  
JGARDNER@GMAIL.COM

PUBLIC MEETING DATE:  
[Blank]

PROJECT PLANNER:  
BOB COLLIER, P.E.  
1000 W. 10TH ST.  
SANTA ANA, CA 92705  
BOB@COLLIERENGINEERING.COM



EXTERIOR MATERIALS BOARD



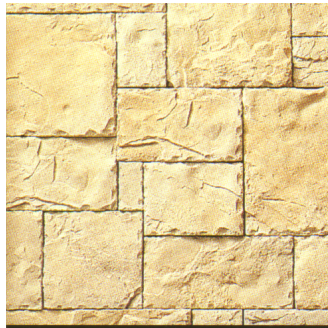
ROOF  
ARCHITECTURAL  
COMPOSITION  
SHINGLES



BODY  
HORIZONTAL  
LAP SIDING

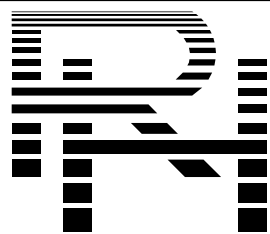


BODY  
SHINGLES



VENEER  
ADHERED  
STONE

ALL COLORS TO BE  
DETERMINED BY OWNER



ASSOCIATES  
ARCHITECTS

11010 COMBIE RD, STE. 210  
AUBURN, CA 95602

530-268-3055

PROPOSED RESIDENCE  
*for.*  
ALAN & LAURA GREBENE

72 VIEW STREET  
LOS ALTOS, CA