



DATE: December 15, 2021

AGENDA ITEM # 2

**TO:** Design Review Commission  
**FROM:** Sean K. Gallegos, Associate Planner  
**SUBJECT:** SC21-0009 – 166 Lyell Street

**RECOMMENDATION:**

Consider design review application SC21-0009 per the listed findings

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**PROJECT DESCRIPTION**

This is a design review application for a new two-story house. The project includes 1,847 square feet on the first story and 1,313 square feet on the second story. The following table summarizes the project's technical details:

**GENERAL PLAN DESIGNATION:** Single-Family, Residential  
**ZONING:** R1-10  
**PARCEL SIZE:** 9,600 square feet  
**MATERIALS:** Flat membrane roof, stucco and horizontal wood siding, aluminum windows, and wood details

	<b>Existing</b>	<b>Proposed</b>	<b>Allowed/Required</b>
<b>COVERAGE:</b>	2,419 square feet	3,021 square feet	2,880 square feet
<b>FLOOR AREA:</b>			
First Floor	2,419 square feet	1,847 square feet	
Second Floor	N/A	1,313 square feet	
Total	2,419 square feet	3,160 square feet	3,360 square feet
<b>SETBACKS:</b>			
Front	24.8 feet	25 feet	25 feet
Rear	24.25 feet	80 feet	25 feet
Exterior Side	5.8 feet	13 feet	12.66 feet
Interior Side (1 <sup>st</sup> /2 <sup>nd</sup> )	10 feet	13 feet/13 feet	6.3 feet/13.75 feet
<b>HEIGHT:</b>	12 feet	23.6 feet	27 feet

## **BACKGROUND**

### **Neighborhood Context**

The subject property is located in a Diverse Character Neighborhood, as defined in the City's Residential Design Guidelines. The immediate neighborhood context is comprised of eight single-family houses and three properties with multiple-family structures. Seven of the eight single-family houses in the immediate neighborhood context tend to be primarily one-story Ranch style houses that are similar in size, footprint, design characteristics, lower building scale, and rustic materials. A one-story single-family house at 181 Lyell Street, along the north side of View Street is a greater size and scale with nine to ten-foot plate heights, but the design minimizes the perception of scale with a simple gable and hipped roof form, horizontal eave lines and rustic exterior materials (wood siding). The three properties at 128-134 Lyell Street, 140 Lyell Street and 445 Gabilan Street are multiple-family zoned properties with multiple-family structures. The multiple family structure at 128-134 Lyell Street and 445 Gabilan Street are two-story low-scale ranch style structures with eight- to nine-foot tall plate heights, simple roof forms, horizontal eave lines and rustic materials. The multiple-family structure at 140 Lyell Street, along the west side of the Gabilan Street is a greater size and scale with nine to ten-foot plate heights, but the design minimizes the perception of bulk due to the eave lines along the first story, and the second story being recessed within the first-floor roof line. The landscaping is varied with no distinct street tree pattern.

### **Zoning Compliance**

The property is 64 feet in width and is considered a narrow lot, as defined by Section 14.06.080 of the Zoning Ordinance because it has a width of less than 80 feet. For narrow lots in the R1-10 District, the required interior side yard setbacks for the first story are reduced from ten feet to ten percent of the average lot width or 6.4 feet. The second story side setback is reduced from 17.5 feet to the first story setback plus 7.5 feet or 13.9 feet. The required exterior side yard setback is reduced from 20 feet to 20 percent of the average lot width or 12.8 feet. There is also an alternative daylight plane requirement for narrow lots as provided in Section 14.06.100.B. of the Zoning Ordinance. On a lot, which is less seventy (70) feet in width for its entire length, the plane starts at a height of nineteen (19) feet at each second story setback line and proceeds inward at an angle of twenty-five (25) degrees.

## **DISCUSSION**

### **Design Review**

According to the Design Guidelines, in Diverse Character Neighborhoods, good neighbor design has its own design integrity while incorporating some design elements and materials found in the neighborhood. The focus should be on designs that "fit in" and lessen abrupt changes. The Commission's approval of an inconsistent design would require mitigating design measures to lessen the neighborhood impact.

The property is a prominent corner lot, and the placement of the proposed house is consistent with the location of the existing house. The new residence has a more contemporary inspired architectural design with flat roof elements and simple modern forms. The house is consistent with the identifying

features of a modern style including flat roofs, large aluminum frame windows (floor to ceiling) set flush with the outer wall, smooth wall surfaces, and unornamented wall surfaces with no decorative detailing at the doors or windows. Consistent with design style, there is a cantilevered projection of second story along the front elevation that juts dramatically over the wall below. Simple landscaping design and integration into the landscape are also elements of this design style.

The project is designed eclectically in a way to be compatible with the area, with such elements as a horizontally oriented first and second story to mimic the massing of the immediate neighborhood context of lower scale houses. The design incorporates cedar wood siding, which is considered a rustic material, to help minimize the bulk of the more contemporary design. The exterior materials, which include a flat membrane roof, stucco and horizontal wood siding, aluminum windows, and wood details are integral to the design. A materials board is provided on Sheet A-7.001.

The Residential Design Guidelines recommends single-family houses should be designed to keep second floor exterior wall heights as low as possible, and it should minimize the perception of bulk. Along the front (north) elevation, the basic massing of the structure is a stacked first with the second story asymmetrically over the first story with a single-story garage element on the left side of the house. The ten-foot tall first-story and nine-foot, six-inch tall second-story plate heights do not relate well to the predominant eight- to nine-foot plate heights of single-family structures within the neighborhood, which are predominant in the neighborhood context.

The Residential Design Guidelines recommend a home be designed to fit the surroundings by providing variation in large expanse of wall planes and minimizing the use of tall or two-story high design feature. The exterior side elevation results in prominent two-story tall wall elements along the side elevation. The house design exposes the full wall height of the first and second story wall of the exterior elevation without breaking up the two-story massing inconsistent with the Residential Design Guidelines.

Staff worked with the applicant to reduce the plate height and soften the two-story height walls that were initially proposed, but the applicant did not reduce plate heights to mitigate the bulk of the structure, because the basic form of the house remains unchanged. Staff requests the Commission's direction whether the two-story house results in an integrated design concept and relates to the adjacent houses within the neighborhood context.

The Residential Design Guidelines include mitigation measures that can help reduce the perception of bulk, which includes changing the size of the house, reducing second story plate heights, avoiding designing from the inside-out, eliminating two-story tall walls, increasing setbacks, and providing large trees or other landscape materials for screening. The goal is to soften the differences between the new construction and the existing houses in the neighborhood structurally, with landscaping used as secondary mitigation to soften bulk and mass. However, for this project, it appears that additional redesign of the proposed house is necessary to comply with the design review guidelines and the design review findings.

## Privacy

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

Along the rear (west) second story elevation, there is one large two-panel window in the master bathroom with a three-foot sill height and one two panel sliding door exiting from the master bedroom onto a balcony. The balcony is eight feet wide, and 18.10 feet deep, primarily faces the rear yard, but has minor exposure to the left side property lines. The balcony size exceeds the four-foot maximum balcony depth recommended in the Residential Design Guidelines; therefore, it may be considered more active in nature due to its depth. A sight line study (Sheet A-7.003) shows the existing roof forms rear property line provides screening to obscure sight lines and maintain a reasonable degree of privacy. Due to the balcony having a second story setback of 30.75 feet to the left side property line, 75.2 feet from the rear property line and the sight lines being obscured by proposed landscape screening and the new accessory dwelling unit, the potential privacy impacts are reduced for adjacent properties. Furthermore, the proposed evergreen screening along the left property line will further contribute to a reasonable degree of privacy for adjacent properties.

## Landscaping

There are 19 trees on the property, and the project proposes to retain three trees. A landscape inventory table of the plants to retained and removed are provide on the site plan on Sheet A-1.008. An arborist report provides an inventory of the 20 trees on the property (Attachment C). Due to the applicant proposing the removal of four protected trees (Nos TR-1, TR-2, TR-3, and TR-9), staff recommends Condition No. 5 that requires the landscape plan be revised to add three additional 24-inch box or 36-inch box Category I or II and one additional Category III tree from the City of the Los Altos Street Tree Planting List. The applicant shall plant two Category I or II trees in the front yard, one Category I or II tree anywhere on the site, and one Category III tree anywhere on the site.

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
Left Side Property Line	Lemonwood	15-gallon	15' to 40' tall x 6' to 15 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**

An accessory dwelling unit permit application was previously administratively approved by the Community Development Director for a new 880 square-foot detached ADU, which is not part of the design review application. 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 CONTACT**

A public meeting notice was posted on the property and mailed to 15 nearby property owners on Lyell Street and Gabilan Street. 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. The applicant also posted the public notice sign (24" x 36") in conformance with the Planning Division posting requirements, as shown in Attachment E.

Cc: Aron Naveet, Property Owner  
Burhan Baba, Applicant/Architect

Attachments:

A. Vicinity and Public Notification Maps

- B. Arborist Report
- C. Applicant Community Outreach letter with attachment
- D. Public Notice Poster

## FINDINGS

SC21-0009 – 166 Lyell 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 new house complies with all provision of this chapter;
- b. The height, elevations, and placement on the site of the 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 DOES NOT 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.

## CONDITIONS

SC21-0015 – 1438 Fremont Avenue

### **GENERAL**

**1. Expiration**

The Design Review Approval will expire on December 15, 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 November 23, 2021, except as may be modified by these conditions.

**3. Protected Trees**

Trees Nos. TR-9, TR-10, and TR-11 shall be protected under this application and cannot be removed without a tree removal permit from the Community Development Director. Trees No(s) TR-1 to TR-9, TR-12 to TR-16, and TR-19 to TR-21 shall be removed as part of this design review permit application.

**4. Tree Removal Approved**

TR-1 to TR-9, TR-12 to TR-16, and TR-19 to TR-21 shown to be removed on plan Sheet \_ of the approved set of plans are hereby approved for removal. Tree removal shall not occur until a building permit is submitted and shall only occur after issuance of a demolition permit or building permit. Exceptions to this condition may be granted by the Community Development Director upon submitting written justification.

**5. Replacement Trees**

Due to the removal of Tree Nos. TR-1, TR-2, TR-3, and TR-9, the landscape plan shall be revised to add three new 24-inch box or 36-inch box Category I or II and one new Category III tree from the City of the Los Altos Street Tree Planting List. The landscape plan shall show two Category I or II trees in the front yard, one Category I or II tree anywhere on the site, and one Category III tree anywhere on the site.

**6. Arborist Report**

The arborist report shall be incorporated into the plans.

**7. Pre-Construction Meeting with Arborist**

The project arborist shall conduct a pre-construction meeting prior to any on-site construction activities, including, but not limited to excavation, site modification or construction to review the tree protection recommendations and plans outlined in the arborist report by Kielty Arborist Services dated May 17, 2021, with any construction personnel who may work at the site.

**8. 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.

**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. Underground Utility and Fire Sprinkler Requirements**

Additions exceeding fifty (50) percent of the existing living area (existing square footage calculations shall not include existing basements) and/or additions of 750 square feet or more shall trigger the undergrounding of utilities and new fire sprinklers. Additional square footage calculations shall include existing removed exterior footings and foundations being replaced and rebuilt. Any new utility service drops are pursuant to Chapter 12.68 of the Municipal Code.

**11. 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**

**12. Conditions of Approval**

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

**13. 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.

**14. 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.”

**15. 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.

**16. Reach Codes**

Building Permit Applications submitted on or after January 26, 2021 shall comply with specific amendments to the 2019 California Green Building Standards for Electric Vehicle Infrastructure and the 2019 California Energy Code as provided in Ordinances Nos. 2020-470A, 2020-470B, 2020-470C, and 2020-471 which amended Chapter 12.22 Energy Code and Chapter 12.26 California Green Building Standards Code of the Los Altos Municipal Code. The building design plans shall comply with the standards and the applicant shall submit supplemental application materials as required by the Building Division to demonstrate compliance.

**17. California Water Service Upgrades**

You are responsible for contacting and coordinating with the California Water Service Company any water service improvements including but not limited to relocation of water meters, increasing water meter sizing or the installation of fire hydrants. The City recommends consulting with California Water Service Company as early as possible to avoid construction or inspection delays.

**18. Green Building Standards**

Provide verification that the house will comply with the California Green Building Standards pursuant to Chapter 12.26 of the Municipal Code and provide a signature from the project's Qualified Green Building Professional Designer/Architect and property owner.

**19. Underground Utility Location**

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

**20. Air Conditioner Sound Rating**

Show the location of any air conditioning unit(s) on the site plan including the model number of the unit(s) and nominal size of the unit. Provide the manufacturer's specifications showing the sound rating for each unit. The air conditioning units must be located to comply with the City's Noise Control Ordinance (Chapter 6.16) and in compliance with the Planning Division setback provisions. The units shall be screened from view of the street.

**21. Off-haul Excavated Soil**

The grading plan shall show specific grading cut and/or fill quantities. Cross section details showing the existing and proposed grading through at least two perpendicular portions of the site or more shall be provided to fully characterize the site. A note on the grading plans should state that all excess dirt shall be off-hauled from the site and shall not be used as fill material unless approved by the Building and Planning Divisions.

**22. 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**

**23. Tree Protection**

Tree protection fencing shall be installed around the driplines, or as required by the project arborist, of trees Nos. TR-9, TR-10, and TR-11 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.

**24. Tree Protection**

A letter shall be provided from an arborist confirming the arborist will be present to witness the basement excavation to preserve the health of Tree Nos. TR-9, TR-10, and TR-11.

**25. School Fee Payment**

In accordance with Section 65995 of the California Government Code, and as authorized under Section 17620 of the Education Code, the property owner shall pay the established school fee for each school district the property is located in and provide receipts to the Building Division. The City of Los Altos shall provide the property owner the resulting increase in assessable space on a form approved by the school district. Payments shall be made directly to the school districts.

**PRIOR TO FINAL INSPECTION**

**26. 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. *(Note: only include if project exceeds the 500/2,500 sq ft threshold.)*

**27. 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.

**28. Green Building Verification**

Submit verification that the house was built in compliance with the City's Green Building Ordinance (Chapter 12.26 of the Municipal Code).

**29. Arborist Letter**

A letter shall be provided from an arborist confirming their witnessing of the basement excavation to preserve the health of Tree Nos. TR-9, TR-10, and TR-11 and confirming the tree protection recommendations and plans were adhered to during excavation. The letter shall confirm a pre-construction meeting occurred with the project arborist.

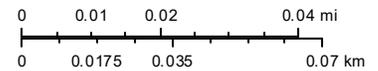
# ATTACHMENT A

## Notification Map



Print Date: April 11, 2021

1:1,750



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

The information on this map was derived from the City of Los Altos' GIS. The City of Los Altos does not guarantee data provided is free of errors, omissions, or the positional accuracy, and it should be verified.



# ATTACHMENT B

City of Los Altos

Planning Division

(650) 947-2750

[Planning@losaltosca.gov](mailto:Planning@losaltosca.gov)

## 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** 166 Lyell St., Los Altos, CA 94022

**Scope of Project: Addition or Remodel** \_\_\_\_\_ **or New Home** Yes

**Age of existing home if this project is to be an addition or remodel?** NO

**Is the existing house listed on the City's Historic Resources Inventory?** No

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: 9000 square feet  
Lot dimensions: Length 150 feet  
Width 60 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? Yes  
What % of the front facing walls of the neighborhood homes are at the front setback 80 %  
Existing front setback for house on left 25 ft./on right 25 ft.  
Do the front setbacks of adjacent houses line up? Yes

#### 3. Garage Location Pattern: (Pg. 19 Design Guidelines)

Indicate the relationship of garage locations in your neighborhood\* only on your street (count for each type)  
Garage facing front projecting from front of house face 7  
Garage facing front recessed from front of house face 0  
Garage in back yard 0  
Garage facing the side 1  
Number of 1-car garages 3; 2-car garages 5; 3-car garages 0

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

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

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

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

One-story 60%

Two-story 40%

**5. Roof heights and shapes:**

Is the overall height of house ridgelines generally the same in your neighborhood\*? NO

Are there mostly hip , gable style \_\_\_\_\_, or other style \_\_\_\_\_ roofs\*?

Do the roof forms appear simple \_\_\_\_\_ or complex ?

Do the houses share generally the same eave height Yes?

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

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

\_\_\_ wood shingle \_\_\_ stucco \_\_\_ board & batten \_\_\_ clapboard

\_\_\_ tile \_\_\_ stone \_\_\_ brick  combination of one or more materials

(if so, describe) Stucco and Clapboard

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

Asphalt shingle

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? 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.)?

Front lawns

\_\_\_\_\_

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

Fairly Visible

\_\_\_\_\_

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)?

gravel and dirt

\_\_\_\_\_

**10. Width of Street:**

What is the width of the roadway paving on your street in feet? 24

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? 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.:

---

It is a diverse neighborhood however we

---

can find in common front lawns, stucco

---

siding and deep front set backs

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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)
181 Lyell St.	25	25	Front	One Storey	16	Vertical Sidings	Simple
182 Lyell St.	25	25	Side	Two Stories	27	Stone/Tiles	Simple
465 Gabilan St.	25	25	NA	Two Stories	27	Board and batten, and Stone	Simple
126-134 Lyell St.	25	25	NA	Two Stories	26	Wide vertical sidings and Stucco	Simple
140 Lyell St.	25	25	Front and Side	Two Stories	27	Wide vertical sidings and Stucco	Simple
174 Lyell St.	25	25	Front	One Storey	16	Stucco and stone	Simple
151 Lyell St.	25	25	Front	One Storey	16	Board and batten	Simple
155 Lyell St.	25	25	Front	One Storey	16	Wide vertical sidings and Stucco	Simple
165 Lyell St.	25	25	Front	One Storey	16	Stucco	Simple
175 Lyell St.	25	25	Front	One Storey	16	Wooden batten, and Stone	Simple

# ATTACHMENT C

## Kielty Arborist Services

Certified Arborist WE#0476A

P.O. Box 6187

San Mateo, CA 94403

650-515-9783

Revised May 17<sup>th</sup>, 2021

Navneet Aron

Site: 166 Lyell Street, Los Altos CA

Dear Mr. Aron,

As requested on Thursday, September 10<sup>th</sup>, 2020, I visited the above site for the purpose of inspecting and commenting on the trees. A new home and ADU are proposed on site, and your concern as to the future health and safety of the existing trees has prompted this visit. A tree protection plan will be found within this report to protect the trees from construction. Site plan A-1.003 dated 3/25/21, landscape plan L1 dated 3/11/21, grading and drainage plan C-1 dated 3/6/21, and erosion control plan C-2 dated 3/6/21 were reviewed for writing this report. Distances to be maintained from trees pruning instructions, and protective tree protection fencing will be discussed within this letter.

### **Method:**

All inspections were made from the ground; the trees were not climbed for this inspection. The trees in question were located on an existing topography map and will be provided in this report. The trees were then measured for diameter at 48 inches above ground level (DBH or diameter at breast height). The trees were given a condition rating for form and vitality. Each tree was put into a health class using the following rating system:

- F-** Very Poor
- D-** Poor
- C-** Fair
- B-** Good
- A-** Excellent

The height of the trees was measured using a Nikon Forestry 550 Hypsometer. The spread was paced off. Comments and recommendations for future maintenance are provided.

### **Survey Key:**

**P-** *Indicates protected tree (15 inches in diameter or larger)*

**DBH-** *Diameter at breast height (48 inches above grade)*

**CON-** *Condition rating*

**HT/SP-** *Tree height and canopy spread*

**R-** *Indicates proposed tree removal*

166 Lyell

(2)

Survey:

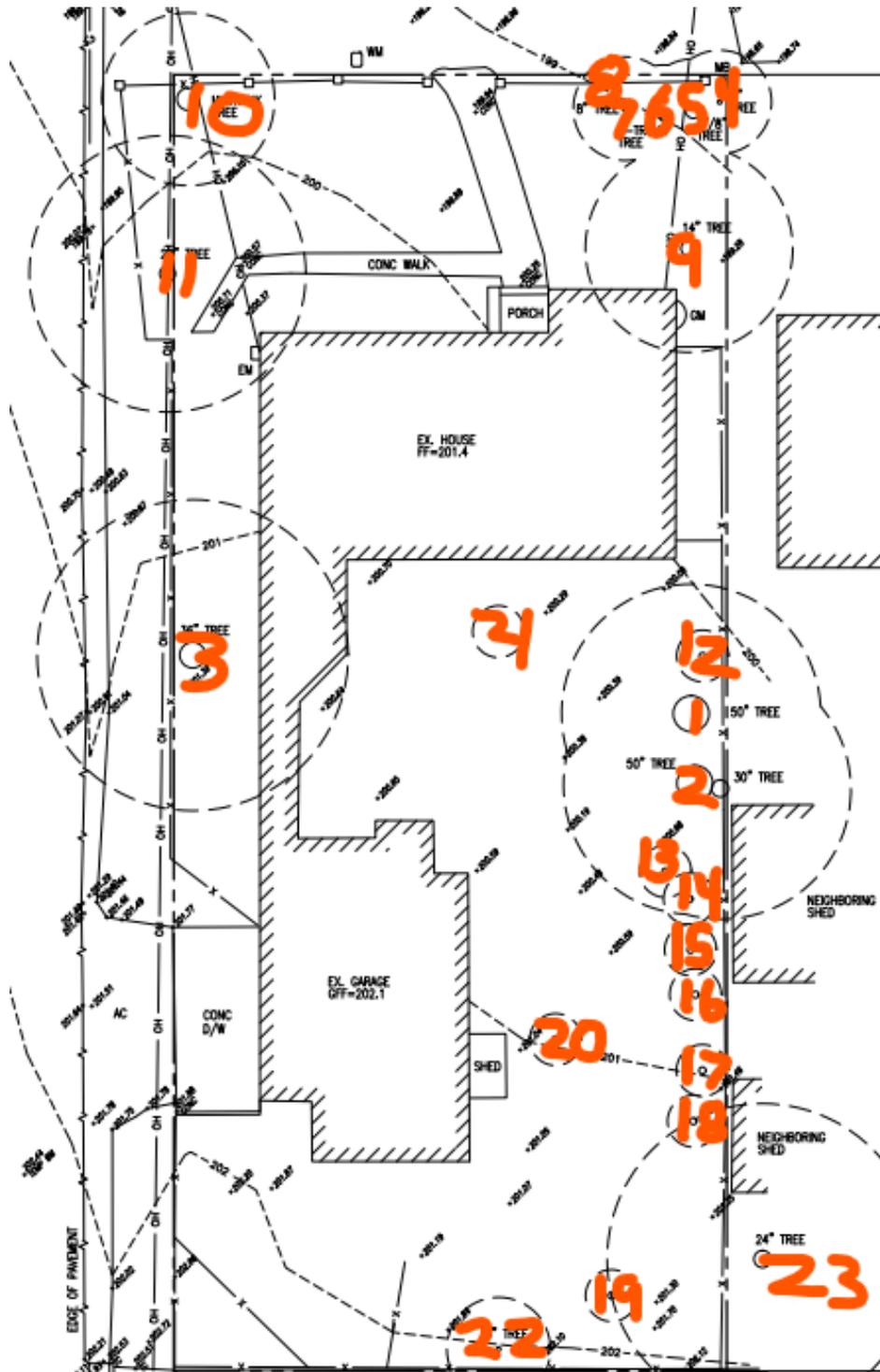
Tree#	Species	DBH	CON	HT/SP	Comments
1P	Incense cedar ( <i>Calocedrus decurrens</i> ) <b>APPROVED FOR REMOVAL</b>	40.0	D	70/30	Poor vigor, poor form, codominant at 5 feet with included bark, covered by ivy, cabled in past, abundance of dead wood and dieback, leans away from #2, canker disease, in decline, over neighbor's structure, topped in past, <b>hazardous, recommended for removal.</b>
2P	Incense cedar ( <i>Calocedrus decurrens</i> ) <b>APPROVED FOR REMOVAL</b>	45.0	D	60/25	Poor vigor, poor form, in decline, covered by ivy, heavy lean towards home, 15 feet from building, codominant with #1, canker disease caused die back, topped in past, <b>hazardous, recommended for removal.</b>
3P/R	London plane ( <i>Platanus x hispanica</i> )	22.9	D	30/30	Good vigor, poor form, topped/pollarded in past, 5 feet from foundation, needs ongoing maintenance due to topping cuts made, <b>recommended for removal.</b>
4R	Birch ( <i>Betula pendula</i> )	7.0	C	15/12	Fair vigor, poor form, suppressed, leans, drought stressed.
5R	Birch ( <i>Betula pendula</i> )	7.2-7.0	C	35/15	Fair vigor, poor form, codominant at 1 foot, leader topped in past, drought stressed.
6R	Birch ( <i>Betula pendula</i> )	6.0	C	25/12	Fair vigor, fair form, suppressed, drought stressed.
7R	Birch ( <i>Betula pendula</i> )	3.5-5.5	F	15/12	Poor vigor, poor form, nearly dead, codominant at grade, decay at grade.
8R	Birch ( <i>Betula pendula</i> )	6.8	D	20/12	Poor vigor, poor form, irregular bend in trunk, abundance of dead wood.
9R	Japanese maple ( <i>Acer palmatum</i> )	14.2	B	20/20	Good vigor, good form, aesthetically pleasing, close to existing foundation.
10P	Birch ( <i>Betula pendula</i> )	18.0	D	25/25	Poor vigor, poor form, topped for line clearance in decline.
11P	Jeffrey pine ( <i>Pinus jeffreyi</i> )	18.6	D	25/25	Fair to poor vigor, poor form, topped for line clearance.

166 Lyell

(3)

**Survey:**

<b>Tree#</b>	<b>Species</b>	<b>DBH</b>	<b>CON</b>	<b>HT/SP</b>	<b>Comments</b>
12 <b>R</b>	Giant bird of paradise ( <i>Strelitzia nicolai</i> )	1"x8	D	10/8	Fair to poor vigor, fair form, <b>large shrub</b>
13 <b>R</b>	Giant bird of paradise ( <i>Strelitzia nicolai</i> )	1"x8	D	10/8	Fair to poor vigor, fair form, <b>large shrub</b>
14 <b>R</b>	Giant bird of paradise ( <i>Strelitzia nicolai</i> )	1"x8	D	10/8	Fair to poor vigor, fair form, <b>large shrub</b>
15 <b>R</b>	Giant bird of paradise ( <i>Strelitzia nicolai</i> )	1"x8	D	10/8	Fair to poor vigor, fair form, <b>large shrub</b>
16 <b>R</b>	Giant bird of paradise ( <i>Strelitzia nicolai</i> )	1"x8	D	10/8	Fair to poor vigor, fair form, <b>large shrub</b>
17 <b>R</b>	Angels trumpet ( <i>Brugmansia sp.</i> )	2"x 12	D	10/8	Poor vigor, poor form, in decline, <b>large shrub</b>
18 <b>R</b>	Giant bird of paradise ( <i>Strelitzia nicolai</i> )	1"x8	D	10/8	Fair to poor vigor, fair form, <b>large shrub</b>
19 <b>R</b>	Giant bird of paradise ( <i>Strelitzia nicolai</i> )	1"x8	D	10/8	Fair to poor vigor, fair form, <b>large shrub</b>
20 <b>R</b>	Giant bird of paradise ( <i>Strelitzia nicolai</i> )	1"x8	D	10/8	Fair to poor vigor, fair form, <b>large shrub</b>
21 <b>R</b>	Giant bird of paradise ( <i>Strelitzia nicolai</i> )	1"x8	D	10/8	Fair to poor vigor, fair form, <b>large shrub</b>
22 <b>R</b>	Yew pine ( <i>Podocarpus macrophyllus</i> )	6.0	F	12/10	Poor vigor, fair form, in decline.
23* <b>P</b>	Coast live oak ( <i>Quercus agrifolia</i> )	24.0	B	35/30	Good vigor, good form, 3 feet from property line.



Showing tree locations

**Site observations:**

The landscape at 166 Lyell street is under drought stress. All of the grass is dead and is a sign that no irrigation has been provided for the trees. Many birch trees were observed on the lot. Birch trees require significant dry season irrigation to maintain a healthy canopy. The birch trees are drought stressed and in decline. Many giant birds of paradise shrubs were observed on site. These should be considered a large shrub, not a tree. London plane tree #3, birch tree #10, and Jeffrey pine #11 are located underneath high voltage utility lines and have been topped in the past for clearance. Topping trees creates poor structure, weakens roots, and can make for a tree with a higher risk of limb failure.



**Showing topped London plane tree #3**



**Showing trees #10 and #11 under utilities**

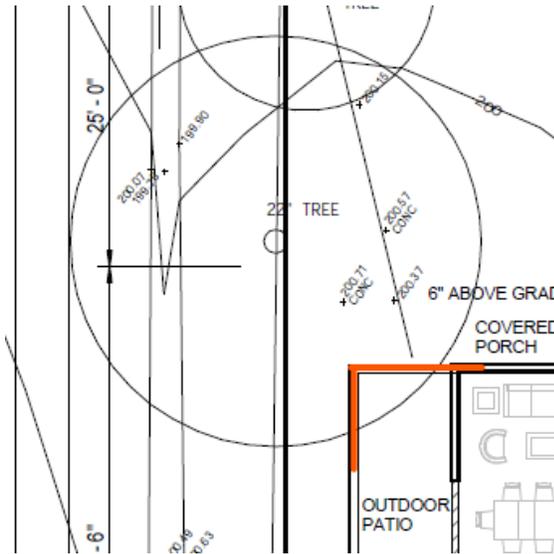
**Trees proposed for removal:**

London plane sycamore tree #3 is proposed for removal. The tree is in poor condition as it has been topped in the past. Topping trees creates risk of future limb failure and is not an approved pruning practice by ANSI Standards or Best Management Practices. Growth following a topping cut consist of many small shoot arising from the topping cut. These new shoots are a trees defense mechanism to stay alive in such an event where a limb would fail. The new shoots develop into limbs and do not form proper branch to trunk unions and will therefore increase risk of failure. Topping trees leads to decay at the point of origin leading to an increase of risk of limb failure, can weaken a tree to a point of death, can cause sunscald, makes trees unsightly, and is expensive due to frequently reoccurring corrective pruning needed throughout the remainder of the tree's lifespan. If the tree were to be retained, the basement cut would need to maintain a distance equal to the existing home on the site from the tree or 5 feet. If the plan were redesigned the tree would still be too close to the existing/proposed home and future damages would be likely due to root pressure on the foundation/basement wall. Removing and replacing the tree further away from the foundation will eliminate future risk of damages and will eliminate the future risk of limb failure due to the topping cuts made in the past. A new tree can be easily planted slightly further away from the proposed home and properly maintained so that there is little to no risk of limb failure or foundation damage. This tree meets the following criteria to support tree removal: (1) The condition of the tree with respect to disease, imminent **danger of falling, proximity to existing or proposed structures** and interference with utility services. (2) **The necessity to remove the tree for economic or other enjoyment of the property.** The alternative would be to redesign the home to the existing home set back from the tree. This is not reasonable for a tree in poor condition that has been topped.

**Non-protected tree removals:**

Birch trees #4-8 and Japanese maple tree #9 are proposed for removal to facilitate the construction of a new driveway and garage. A driveway is needed for the main home as the site's existing driveway will be used for the proposed ADU. The driveway would have to be in this location as having the driveway closer to the intersection of the cross street could be dangerous for the owner when entering and exiting the home. These trees are not of a protected size. Impacts would be high for the trees at the edge of the driveway and garage and would likely decline because of the construction. Removal and replacement are a better option.

Trees #12-22 are proposed for removal. These consist of Giant Bird of Paradise shrubs, an angel's trumpet, and a yew pine tree. These trees are not protected trees in the city of Los Altos and are all in poor condition. The site would benefit from the removal of these trees and the plantings shown in the landscape plan.



**Red line indicating area where vertical shoring is needed.**

#### **Proposed work/Recommendations:**

The proposed basement cut near Jeffrey pine tree #11 is recommended to be vertically shored to reduce impacts to the tree. Shoring at the corner of the basement will reduce impacts to a minor level. Tree protection fencing is recommended to be placed at 3 feet from the basement cut and out to 15 feet from the tree where possible. A series of soaker hoses are recommended to be installed within the tree protection fencing and be turned on every other week until the top foot of soil is saturated as a mitigation measure for the minor impacts. The Project Arborist is recommended to be called out to the site to witness the basement excavation near the tree.

An area drain is shown in the front of the home. The area drain is recommended to maintain a minimal distance of 15 feet from the pine tree #11. At this distance, no impacts would be expected.

An ADU is proposed on the south side of the lot. The location of the ADU is far from any protected tree on the lot and no impacts are expected. The neighbor's oak tree #23 is only a few feet from the property line fence. This tree is recommended to be protected by tree protection fencing placed off of the property line fence to a distance of 3 feet from the proposed ADU foundation. This will protect the neighbor's oak tree root zone from compaction. No impacts to the oak tree are expected if tree protection fencing is installed and maintained.

#### **Tree Protection Plan:**

##### *Tree Protection Zones*

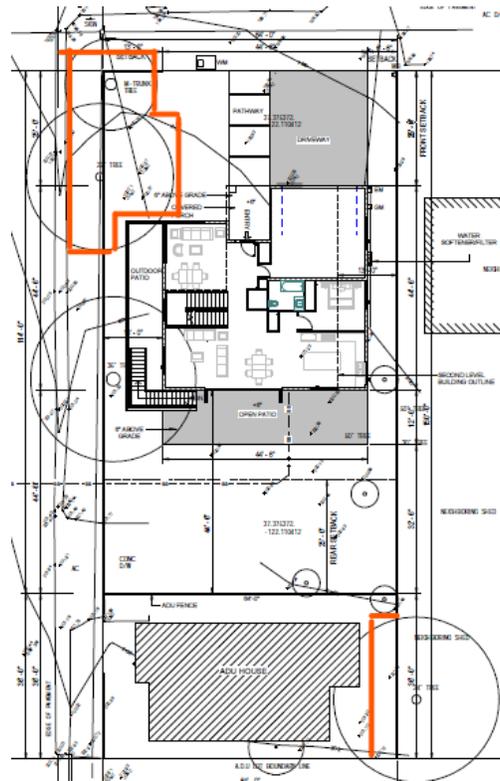
Tree protection zones should be installed and maintained throughout the entire length of the project. Prior to the commencement of any Development Project, a chain link fence shall be installed at the drip line (canopy spread) of any protected tree which will or will not be affected by the construction. The drip line shall not be altered in any way so as to increase the encroachment of the construction. When work is to take place underneath a tree's dripline, fencing must be placed as close as possible to the tree proposed work. If an area of access is needed underneath a trees canopy, the area shall be protected by a landscape barrier. equipment should be stored or cleaned inside the tree protection zones. Excavation, grading, soil deposits, drainage and leveling is prohibited within the tree protection zones without the project arborist consent. No wires, signs or ropes shall be attached to the protected trees on site. Utility services and irrigation lines shall all be place outside of the tree protection zones when possible. When access is needed, and tree protection fencing restricts access a landscape barrier shall be installed to protect the non-protected root zone.

### Tree protection fencing distances

Tree protection fencing for the neighbor's oak tree #23 should be 6-foot-tall metal chain link type supported by 2 inch metal poles pounded into the ground by no less than 2 feet. The support poles should be spaced no more than 10 feet apart on center. The fencing must extend off of the property line fence out to a distance of 3 feet from the proposed ADU or 15 feet from the tree whichever is further from the tree.

Birch tree #10 will need to have tree protection fencing located 13 feet from the tree where possible.

Pine tree #11 will need to have tree protection fencing located at 3 feet from the proposed basement cut, and out to 15 feet from the tree wherever else possible. Below is a diagram showing the recommended placement of the tree protection fencing.



**Showing the recommended tree protection fencing locations**

### *Landscape Barrier zone*

If for any reason a smaller tree protection zone is needed for access, a landscape buffer consisting of wood chips spread to a depth of six inches with plywood or steel plates placed on top will be placed where tree protection fencing is required. The landscape buffer will help to reduce compaction to the unprotected root zone.

*Inspections*

The site arborist will need to verify that tree protection fencing has been installed before the start of construction. The site arborist must inspect the site anytime excavation work is to take place underneath a protected trees dripline. It is the contractor's responsibility to contact the site arborist if excavation work is to take place underneath the protected trees on site. Kielty Arborist Services can be reached at kkarbor0476@yahoo.com or by phone at (650) 515-9783 (Kevin), or (650) 532-4418 (David).

*Root Cutting and Grading*

If for any reason roots are to be cut, they shall be monitored and documented. Large roots (over 2" diameter) or large masses of roots to be cut must be inspected by the site arborist. The site arborist, at this time, may recommend irrigation or fertilization of the root zone. All roots needing to be cut should be cut clean with a saw or lopper. Roots to be left exposed for a period of time should be covered with layers of burlap and kept moist. The site arborist must first give consent if roots over 2 inches in diameter are to be cut. Roots may or may not need to be saved within foundation material.

*Trenching and Excavation*

Trenching for foundation, irrigation, drainage, electrical or any other reason shall be done by hand when inside the dripline of a protected tree. Hand digging and the careful placement of pipes below or besides protected roots will significantly reduce root loss, thus reducing trauma to the tree. All trenches shall be backfilled with native materials and compacted to near its original level, as soon as possible and if possible. Trenches to be left open for a period of time, will require the covering of all exposed roots with burlap and be kept moist. The trenches will also need to be covered with plywood to help protect the exposed roots.

*Pruning*

At this time no pruning is proposed on site. If at any time pruning is needed, it shall be done by a Certified Arborist and shall follow all pruning guidelines as seen in ANSI A300 pruning standards.

*Irrigation*

Normal irrigation shall be maintained on this site at all times. The imported trees will require normal irrigation. On a construction site, I recommend irrigation during winter months, 1 time per month. Seasonal rainfall may reduce the need for additional irrigation. During the warm season, April – November, my recommendation is to use heavy irrigation, 2 times per month. This type of irrigation should be started prior to any excavation. The irrigation will improve the vigor and water content of the trees. The on-site arborist may make adjustments to the irrigation recommendations as needed. The foliage of the trees may need cleaning if dust levels are extreme. Removing dust from the foliage will help to reduce mite and insect infestation. Native oak trees shall not be irrigated unless directed by the project arborist.

166 Lyell

(10)

The information included in this report is believed to be true and based on sound arboricultural principles and practices.

Sincerely,

Kevin R. Kielty  
Certified Arborist WE#0476A



Kielty Arborist Services  
P.O. Box 6187  
San Mateo, CA 94403  
650-515-9783

### **ARBORIST DISCLOSURE STATEMENT**

Arborists are tree specialists who use their education, knowledge, training and experience to examine trees, recommend measures to enhance the beauty and health of trees, and attempt to reduce the risk of living near trees. Clients may choose to accept or disregard the recommendations of the arborist, or seek additional advice.

Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that fail in ways we do not fully understand. Conditions are often hidden within trees and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period of time. Likewise, remedial treatments, like a medicine, cannot be guaranteed.

Treatment, pruning, and removal of trees may involve considerations beyond the scope of the arborist's services such as property boundaries, property ownership, site lines, disputes between neighbors, landlord-tenant matters, etc. Arborists cannot take such issues into account unless complete and accurate information is given to the arborist. The person hiring the arborist accepts full responsibility for authorizing the recommended treatment or remedial measures.

*Trees can be managed, but they cannot be controlled. To live near a tree is to accept some degree of risk. The only way to eliminate all risks is to eliminate all trees.*

Arborist: Kevin R. Kielty  
Kevin R. Kielty

Date: May 17<sup>th</sup>, 2021

# ATTACHMENT D



**Date:** Aug 18, 2021

To  
Sean Gallegos  
Associate Planner,  
City of Los Altos, CA.

**Subject:** Response to **SC21-0009** comment letter dated August 10, 2021  
Hi Sean,

This letter is in response to the above mentioned letter for the new two-story house 166 Lyell Street comment #3-Community Outreach “*Staff requires a letter outlining and discussing the outcome of the public outreach, and any correspondence with neighbors confirming your outreach with neighbors.*”

We had sent out an invitation letter to all our neighbors via. Certified USPS mails soliciting presence for a virtual online neighborhood meeting on Tuesday, May 18th, 2021 from 12:30 PM to 01:00 PM. We also held community engagement meet at our property on Friday May 14th & 21st between 5.30pm to 6.30pm where I met many neighbors who explicitly expressed their support for the project & the responses are summarised below:

Neighbors	Response
126 Lyell Street	No Concerns
128 Lyell Street	No Concerns
130 Lyell Street	No Concerns
132 Lyell Street	No Concerns
151 Lyell Street	Response received over mail - No Concerns
155 Lyell Street	No Concerns
165 Lyell Street	No Concerns
175 Lyell Street	No Concerns
185 Lyell Street	No Concerns
134 Lyell Street	No Concerns
174 Lyell Street	No Concerns
182 Lyell Street	No Concerns
438 Gabilan Street	No Concerns
445 Gabilan Street	No Concerns
456 Gabilan Street	No Concerns
465 Gabilan Street	No Concerns

The correspondence receipts / emails are enclosed with this letter for your reference.



Sincerely,

*Navneet Aron*

**Navneet Aron**

Owner- 166 Lyell St.

Principal- LIVIO Building Systems Inc.

**Enclosed:**

1. Mail from Neighbor
2. USPS Receipts (16 Nos.)



Burhan Baba <burhan@golivio.com>

---

## Fwd: Welcome to Lyell Street

1 message

---

**Navneet Aron** <navneet@golivio.com>

Mon, Aug 16, 2021 at 9:40 PM

To: Sean Gallegos <sgallegos@losaltosca.gov>, Subhendu Datta <subhendu@golivio.com>, Burhan Baba <burhan@golivio.com>, Lyell <lyell@golivio.com>

Hi Sean,  
Here's one of the emails I received in response to the public outreach we did.  
-Navneet

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

From: **Bob Jones** <porsche.bob@sbcglobal.net>  
Date: Mon, May 24, 2021 at 2:49 PM  
Subject: Welcome to Lyell Street  
To: navneet@golivio.com <navneet@golivio.com>

May 24, 2021

Greetings Navneet,

We received your invitation in the mail recently but, sadly,  
we could not attend on that last date. Welcome to our dear old  
neighborhood. We have happily lived here since 1974 and have  
loved it. If there is ever anything you need let us know and  
maybe we can help you. I have a garage full of tools, including an  
air-compressor, so if any of your children, or you, need a bicycle,  
beach ball, or car tires pumped up, just drive into our driveway  
(left side) and I will take care of you.

Kind regards,

Bob Jones (retired engineer),  
Peggy Jones (retired teacher)  
Pet dog Zoey, (still very active)

151 Lyell Street (White motorhome in front)  
Home phone: (650) 941-8621  
Bob's cell phone: (650) 888-4275  
Peggy's cell phone: (650) 714-0585  
Email address: [porsche.bob@sbcglobal.net](mailto:porsche.bob@sbcglobal.net)

329 S San Antonio Road #8,  
Los Altos, CA 94022-1386

PRESORTED  
FIRST-CLASS MAIL  
POSTAGE AND FEES PAID  
C2M LLC  
22202

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**USPS CERTIFIED MAIL™**



**9207 1969 0071 2616 5250 2050 09**

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Respected Neighbour  
City  
Los Altos  
128 Lyell St  
Los Altos, CA 94022-4044

**SIGNATURE REQUIRED PER DMM 3.1.1**

PREPARED

**Date:** May 12th, 2021

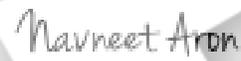
**Subject:** Planning Approval of Single Family Residential Unit at 166 Lyell Street, Los Altos, CA (#SC21-0009)

Dear Neighbor,  
Hope you are safe & doing well.

I am the owner residing at 166 Lyell St. property, seeking your support for my proposed new two-storey house which is undergoing the Planning approvals. I am writing to understand and address any concerns / feedback you have regarding the project and can reach out to us over call / text on 650-380-0644 or write to me at [navneet@golivio.com](mailto:navneet@golivio.com) by Tuesday, May 18th, 2021. Also, feel free to visit my house for a glass of wine on Friday, May 14th & 21st between 5:30-6:30pm (I have got both of my jabs) and it shall be a great reason to meet each other!

We are also inviting you to an online neighborhood meeting on Tuesday, May 18th, 2021 from 12:30 PM to 01:00 PM [Joining Link (Google Meet): <https://meet.google.com/tuh-wscr-phf> Or dial: (US) +1 530-435-5098 PIN: 193 639 794#] to address any concerns and feedback on proposed plans for the site (Scan QR Code given below to view the plans), gather community input on the proposed development and answer your questions.

Sincerely,

  
Navneet Aron



CC:

- 126 Lyell Street
- 128 Lyell Street
- 130 Lyell Street
- 132 Lyell Street
- 151 Lyell Street
- 155 Lyell Street
- 165 Lyell Street
- 175 Lyell Street
- 185 Lyell Street
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- 182 Lyell Street
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- 445 Gabilan Street
- 456 Gabilan Street
- 465 Gabilan Street

329 S San Antonio Road #8,  
Los Altos, CA 94022-1386

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C2M LLC  
22202

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**USPS CERTIFIED MAIL™**



**9207 1969 0071 2616 5250 2050 09**

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Respected Neighbour  
City  
Los Altos  
151 Lyell St  
Los Altos, CA 94022-4045

**SIGNATURE REQUIRED PER DMM 3.1.1**

**PROOF**

**Date:** May 12th, 2021

**Subject:** Planning Approval of Single Family Residential Unit at 166 Lyell Street, Los Altos, CA (#SC21-0009)

Dear Neighbor,  
Hope you are safe & doing well.

I am the owner residing at 166 Lyell St. property, seeking your support for my proposed new two-storey house which is undergoing the Planning approvals. I am writing to understand and address any concerns / feedback you have regarding the project and can reach out to us over call / text on 650-380-0644 or write to me at [navneet@golivio.com](mailto:navneet@golivio.com) by Tuesday, May 18th, 2021. Also, feel free to visit my house for a glass of wine on Friday, May 14th & 21st between 5:30-6:30pm (I have got both of my jabs) and it shall be a great reason to meet each other!

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Sincerely,

*Navneet Aron*

Navneet Aron



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329 S San Antonio Road #8,  
Los Altos, CA 94022-1386

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FIRST-CLASS MAIL  
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C2M LLC  
22202

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**USPS CERTIFIED MAIL™**



**9207 1969 0071 2616 5250 2050 09**

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Respected Neighbour  
City  
Los Altos  
175 Lyell St  
Los Altos, CA 94022-4045

**SIGNATURE REQUIRED PER DMM 3.1.1**

**PREPARED**

**Date:** May 12th, 2021

**Subject:** Planning Approval of Single Family Residential Unit at 166 Lyell Street, Los Altos, CA (#SC21-0009)

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Sincerely,

  
Navneet Aron



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- 456 Gabilan Street
- 465 Gabilan Street

329 S San Antonio Road #8,  
Los Altos, CA 94022-1386

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Respected Neighbour  
City  
Los Altos  
174 Lyell St  
Los Altos, CA 94022-4068

**SIGNATURE REQUIRED PER DMM 3.1.1**

**PREPARED**

**Date:** May 12th, 2021

**Subject:** Planning Approval of Single Family Residential Unit at 166 Lyell Street, Los Altos, CA (#SC21-0009)

Dear Neighbor,  
Hope you are safe & doing well.

I am the owner residing at 166 Lyell St. property, seeking your support for my proposed new two-storey house which is undergoing the Planning approvals. I am writing to understand and address any concerns / feedback you have regarding the project and can reach out to us over call / text on 650-380-0644 or write to me at [navneet@golivio.com](mailto:navneet@golivio.com) by Tuesday, May 18th, 2021. Also, feel free to visit my house for a glass of wine on Friday, May 14th & 21st between 5:30-6:30pm (I have got both of my jabs) and it shall be a great reason to meet each other!

We are also inviting you to an online neighborhood meeting on Tuesday, May 18th, 2021 from 12:30 PM to 01:00 PM [Joining Link (Google Meet): <https://meet.google.com/tuh-wscr-phf> Or dial: (US) +1 530-435-5098 PIN: 193 639 794#] to address any concerns and feedback on proposed plans for the site (Scan QR Code given below to view the plans), gather community input on the proposed development and answer your questions.

Sincerely,

  
Navneet Aron



CC:

- 126 Lyell Street
- 128 Lyell Street
- 130 Lyell Street
- 132 Lyell Street
- 151 Lyell Street
- 155 Lyell Street
- 165 Lyell Street
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329 S San Antonio Road #8,  
Los Altos, CA 94022-1386

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POSTAGE AND FEES PAID  
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**9207 1969 0071 2616 5250 2050 09**

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Respected Neighbour  
City  
Los Altos  
445 Gabilan St  
Los Altos, CA 94022-4063

**SIGNATURE REQUIRED PER DMM 3.1.1**

**PROOF**

**Date:** May 12th, 2021

**Subject:** Planning Approval of Single Family Residential Unit at 166 Lyell Street, Los Altos, CA (#SC21-0009)

Dear Neighbor,  
Hope you are safe & doing well.

I am the owner residing at 166 Lyell St. property, seeking your support for my proposed new two-storey house which is undergoing the Planning approvals. I am writing to understand and address any concerns / feedback you have regarding the project and can reach out to us over call / text on 650-380-0644 or write to me at [navneet@golivio.com](mailto:navneet@golivio.com) by Tuesday, May 18th, 2021. Also, feel free to visit my house for a glass of wine on Friday, May 14th & 21st between 5:30-6:30pm (I have got both of my jabs) and it shall be a great reason to meet each other!

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Sincerely,

*Navneet Aron*

**Navneet Aron**



CC:

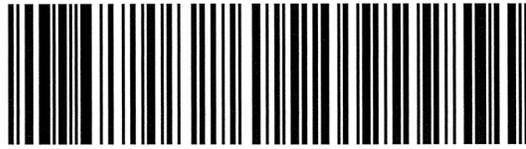
- 126 Lyell Street
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329 San Antonio rd. #8 Los Altos, CA, 940  
Los Altos, CA 94022-1386

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**9207 1969 0071 2616 5250 2050 09**

---

Respected Neighbour  
City  
Los Altos  
126 Lyell St  
Los Altos, CA 94022-4044

**SIGNATURE REQUIRED PER DMM 3.1.1**

**PREPARED**

**Date:** May 12th, 2021

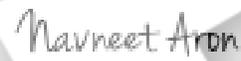
**Subject:** Planning Approval of Single Family Residential Unit at 166 Lyell Street, Los Altos, CA (#SC21-0009)

Dear Neighbor,  
Hope you are safe & doing well.

I am the owner residing at 166 Lyell St. property, seeking your support for my proposed new two-storey house which is undergoing the Planning approvals. I am writing to understand and address any concerns / feedback you have regarding the project and can reach out to us over call / text on 650-380-0644 or write to me at [navneet@golivio.com](mailto:navneet@golivio.com) by Tuesday, May 18th, 2021. Also, feel free to visit my house for a glass of wine on Friday, May 14th & 21st between 5:30-6:30pm (I have got both of my jabs) and it shall be a great reason to meet each other!

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Sincerely,

  
Navneet Aron



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329 S San Antonio Road #8,  
Los Altos, CA 94022-1386

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**9207 1969 0071 2616 5250 2050 09**

---

Respected Neighbour  
City  
Los Altos  
132 Lyell St  
Los Altos, CA 94022-4044

**SIGNATURE REQUIRED PER DMM 3.1.1**

**PREPARED**

**Date:** May 12th, 2021

**Subject:** Planning Approval of Single Family Residential Unit at 166 Lyell Street, Los Altos, CA (#SC21-0009)

Dear Neighbor,  
Hope you are safe & doing well.

I am the owner residing at 166 Lyell St. property, seeking your support for my proposed new two-storey house which is undergoing the Planning approvals. I am writing to understand and address any concerns / feedback you have regarding the project and can reach out to us over call / text on 650-380-0644 or write to me at [navneet@golivio.com](mailto:navneet@golivio.com) by Tuesday, May 18th, 2021. Also, feel free to visit my house for a glass of wine on Friday, May 14th & 21st between 5:30-6:30pm (I have got both of my jabs) and it shall be a great reason to meet each other!

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Sincerely,

  
Navneet Aron



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329 S San Antonio Road #8,  
Los Altos, CA 94022-1386

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---

Respected Neighbour  
City  
Los Altos  
165 Lyell St  
Los Altos, CA 94022-4045

**SIGNATURE REQUIRED PER DMM 3.1.1**

**PREPARED**

**Date:** May 12th, 2021

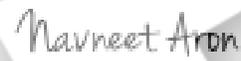
**Subject:** Planning Approval of Single Family Residential Unit at 166 Lyell Street, Los Altos, CA (#SC21-0009)

Dear Neighbor,  
Hope you are safe & doing well.

I am the owner residing at 166 Lyell St. property, seeking your support for my proposed new two-storey house which is undergoing the Planning approvals. I am writing to understand and address any concerns / feedback you have regarding the project and can reach out to us over call / text on 650-380-0644 or write to me at [navneet@golivio.com](mailto:navneet@golivio.com) by Tuesday, May 18th, 2021. Also, feel free to visit my house for a glass of wine on Friday, May 14th & 21st between 5:30-6:30pm (I have got both of my jabs) and it shall be a great reason to meet each other!

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Sincerely,

  
Navneet Aron



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329 S San Antonio Road #8,  
Los Altos, CA 94022-1386

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C2M LLC  
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---

Respected Neighbour  
City  
Los Altos  
134 Lyell St  
Los Altos, CA 94022-4044

**SIGNATURE REQUIRED PER DMM 3.1.1**

**PROOF**

**Date:** May 12th, 2021

**Subject:** Planning Approval of Single Family Residential Unit at 166 Lyell Street, Los Altos, CA (#SC21-0009)

Dear Neighbor,  
Hope you are safe & doing well.

I am the owner residing at 166 Lyell St. property, seeking your support for my proposed new two-storey house which is undergoing the Planning approvals. I am writing to understand and address any concerns / feedback you have regarding the project and can reach out to us over call / text on 650-380-0644 or write to me at [navneet@golivio.com](mailto:navneet@golivio.com) by Tuesday, May 18th, 2021. Also, feel free to visit my house for a glass of wine on Friday, May 14th & 21st between 5:30-6:30pm (I have got both of my jabs) and it shall be a great reason to meet each other!

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Sincerely,

*Navneet Aron*

Navneet Aron



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329 S San Antonio Road #8,  
Los Altos, CA 94022-1386

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Respected Neighbour  
City  
Los Altos  
438 Gabilan St  
Los Altos, CA 94022-4051

**SIGNATURE REQUIRED PER DMM 3.1.1**

PROOF

**Date:** May 12th, 2021

**Subject:** Planning Approval of Single Family Residential Unit at 166 Lyell Street, Los Altos, CA (#SC21-0009)

Dear Neighbor,  
Hope you are safe & doing well.

I am the owner residing at 166 Lyell St. property, seeking your support for my proposed new two-storey house which is undergoing the Planning approvals. I am writing to understand and address any concerns / feedback you have regarding the project and can reach out to us over call / text on 650-380-0644 or write to me at [navneet@golivio.com](mailto:navneet@golivio.com) by Tuesday, May 18th, 2021. Also, feel free to visit my house for a glass of wine on Friday, May 14th & 21st between 5:30-6:30pm (I have got both of my jabs) and it shall be a great reason to meet each other!

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Sincerely,

*Navneet Aron*

Navneet Aron



CC:

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329 S San Antonio Road #8,  
Los Altos, CA 94022-1386

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Respected Neighbour  
City  
Los Altos  
465 Gabilan St  
Los Altos, CA 94022-4069

**SIGNATURE REQUIRED PER DMM 3.1.1**

PREPARED

**Date:** May 12th, 2021

**Subject:** Planning Approval of Single Family Residential Unit at 166 Lyell Street, Los Altos, CA (#SC21-0009)

Dear Neighbor,  
Hope you are safe & doing well.

I am the owner residing at 166 Lyell St. property, seeking your support for my proposed new two-storey house which is undergoing the Planning approvals. I am writing to understand and address any concerns / feedback you have regarding the project and can reach out to us over call / text on 650-380-0644 or write to me at [navneet@golivio.com](mailto:navneet@golivio.com) by Tuesday, May 18th, 2021. Also, feel free to visit my house for a glass of wine on Friday, May 14th & 21st between 5:30-6:30pm (I have got both of my jabs) and it shall be a great reason to meet each other!

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Sincerely,

  
Navneet Aron



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329 S San Antonio Road #8,  
Los Altos, CA 94022-1386

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**9207 1969 0071 2616 5250 2050 09**

---

Respected Neighbour  
City  
Los Altos  
130 Lyell St  
Los Altos, CA 94022-4044

**SIGNATURE REQUIRED PER DMM 3.1.1**

**PREPARED**

**Date:** May 12th, 2021

**Subject:** Planning Approval of Single Family Residential Unit at 166 Lyell Street, Los Altos, CA (#SC21-0009)

Dear Neighbor,  
Hope you are safe & doing well.

I am the owner residing at 166 Lyell St. property, seeking your support for my proposed new two-storey house which is undergoing the Planning approvals. I am writing to understand and address any concerns / feedback you have regarding the project and can reach out to us over call / text on 650-380-0644 or write to me at [navneet@golivio.com](mailto:navneet@golivio.com) by Tuesday, May 18th, 2021. Also, feel free to visit my house for a glass of wine on Friday, May 14th & 21st between 5:30-6:30pm (I have got both of my jabs) and it shall be a great reason to meet each other!

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Navneet Aron



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329 S San Antonio Road #8,  
Los Altos, CA 94022-1386

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22202

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**USPS CERTIFIED MAIL™**



**9207 1969 0071 2616 5250 2050 09**

---

Respected Neighbour  
City  
Los Altos  
155 Lyell St  
Los Altos, CA 94022-4045

**SIGNATURE REQUIRED PER DMM 3.1.1**

**PREPARED**

**Date:** May 12th, 2021

**Subject:** Planning Approval of Single Family Residential Unit at 166 Lyell Street, Los Altos, CA (#SC21-0009)

Dear Neighbor,  
Hope you are safe & doing well.

I am the owner residing at 166 Lyell St. property, seeking your support for my proposed new two-storey house which is undergoing the Planning approvals. I am writing to understand and address any concerns / feedback you have regarding the project and can reach out to us over call / text on 650-380-0644 or write to me at [navneet@golivio.com](mailto:navneet@golivio.com) by Tuesday, May 18th, 2021. Also, feel free to visit my house for a glass of wine on Friday, May 14th & 21st between 5:30-6:30pm (I have got both of my jabs) and it shall be a great reason to meet each other!

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Navneet Aron



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329 S San Antonio Road #8,  
Los Altos, CA 94022-1386

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C2M LLC  
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**USPS CERTIFIED MAIL™**



**9207 1969 0071 2616 5250 2050 09**

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Respected Neighbour  
City  
Los Altos  
185 Lyell St  
Los Altos, CA 94022

**SIGNATURE REQUIRED PER DMM 3.1.1**

**PREPARED**

**Date:** May 12th, 2021

**Subject:** Planning Approval of Single Family Residential Unit at 166 Lyell Street, Los Altos, CA (#SC21-0009)

Dear Neighbor,  
Hope you are safe & doing well.

I am the owner residing at 166 Lyell St. property, seeking your support for my proposed new two-storey house which is undergoing the Planning approvals. I am writing to understand and address any concerns / feedback you have regarding the project and can reach out to us over call / text on 650-380-0644 or write to me at [navneet@golivio.com](mailto:navneet@golivio.com) by Tuesday, May 18th, 2021. Also, feel free to visit my house for a glass of wine on Friday, May 14th & 21st between 5:30-6:30pm (I have got both of my jabs) and it shall be a great reason to meet each other!

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Navneet Aron



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329 S San Antonio Road #8,  
Los Altos, CA 94022-1386

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22202

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**USPS CERTIFIED MAIL™**



**9207 1969 0071 2616 5250 2050 09**

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Respected Neighbour  
City  
Los Altos  
182 Lyell St  
Los Altos, CA 94022-4068

**SIGNATURE REQUIRED PER DMM 3.1.1**

**PREPARED**

**Date:** May 12th, 2021

**Subject:** Planning Approval of Single Family Residential Unit at 166 Lyell Street, Los Altos, CA (#SC21-0009)

Dear Neighbor,  
Hope you are safe & doing well.

I am the owner residing at 166 Lyell St. property, seeking your support for my proposed new two-storey house which is undergoing the Planning approvals. I am writing to understand and address any concerns / feedback you have regarding the project and can reach out to us over call / text on 650-380-0644 or write to me at [navneet@golivio.com](mailto:navneet@golivio.com) by Tuesday, May 18th, 2021. Also, feel free to visit my house for a glass of wine on Friday, May 14th & 21st between 5:30-6:30pm (I have got both of my jabs) and it shall be a great reason to meet each other!

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Navneet Aron



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329 S San Antonio Road #8,  
Los Altos, CA 94022-1386

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FIRST-CLASS MAIL  
POSTAGE AND FEES PAID  
C2M LLC  
22202

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**USPS CERTIFIED MAIL™**



**9207 1969 0071 2616 5250 2050 09**

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Respected Neighbour  
City  
Los Altos  
456 Gabilan St  
Los Altos, CA 94022-4003

**SIGNATURE REQUIRED PER DMM 3.1.1**

PREPARED

**Date:** May 12th, 2021

**Subject:** Planning Approval of Single Family Residential Unit at 166 Lyell Street, Los Altos, CA (#SC21-0009)

Dear Neighbor,  
Hope you are safe & doing well.

I am the owner residing at 166 Lyell St. property, seeking your support for my proposed new two-storey house which is undergoing the Planning approvals. I am writing to understand and address any concerns / feedback you have regarding the project and can reach out to us over call / text on 650-380-0644 or write to me at [navneet@golivio.com](mailto:navneet@golivio.com) by Tuesday, May 18th, 2021. Also, feel free to visit my house for a glass of wine on Friday, May 14th & 21st between 5:30-6:30pm (I have got both of my jabs) and it shall be a great reason to meet each other!

We are also inviting you to an online neighborhood meeting on Tuesday, May 18th, 2021 from 12:30 PM to 01:00 PM [Joining Link (Google Meet): <https://meet.google.com/tuh-wscr-phf> Or dial: (US) +1 530-435-5098 PIN: 193 639 794#] to address any concerns and feedback on proposed plans for the site (Scan QR Code given below to view the plans), gather community input on the proposed development and answer your questions.

Sincerely,

  
Navneet Aron



CC:

- 126 Lyell Street
- 128 Lyell Street
- 130 Lyell Street
- 132 Lyell Street
- 151 Lyell Street
- 155 Lyell Street
- 165 Lyell Street
- 175 Lyell Street
- 185 Lyell Street
- 134 Lyell Street
- 174 Lyell Street
- 182 Lyell Street
- 438 Gabilan Street
- 445 Gabilan Street
- 456 Gabilan Street
- 465 Gabilan Street

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# NOTICE OF DEVELOPMENT PROPOSAL

DESIGN REVIEW FOR A NEW TWO-STORY HOUSE, 166 LYELL STREET, LOS ALTOS

### PROJECT DESCRIPTION:

A NEW 3,183 SQUARE-FOOT TWO-STORY HOUSE WITH A BASEMENT



**APPLICANT:**  
BUREN BABA  
(831) 463-8125  
bbaba@livi.com

**PROPERTY OWNER:**  
ARON NAVSHEET  
(831) 281-0644  
aronsheet@livi.com

**PROJECT PLANNER:**  
SEAN CALLEGOS  
(831) 947-2041  
scallegos@losaltosca.gov

### PUBLIC MEETING DATE

#### PUBLIC MEETING NOTICE

Wednesday, December 15, 2021 at 7:00 pm

The Design Review Committee will hold a public meeting to consider the project in the above title and will accept or deny the project.

For more information, please contact the Planning Department at (831) 947-2041 or visit our website at [www.losaltosca.gov](http://www.losaltosca.gov).

Project plans and information are available for review on the City of Los Altos website at [www.losaltosca.gov](http://www.losaltosca.gov). The project number for this project is 2021-0015. The meeting will be held at the City of Los Altos Community Development Department, 10000 Los Altos Blvd, Los Altos, CA 94024. The meeting will be held at 7:00 pm. The meeting will be held in person at the City of Los Altos Community Development Department, 10000 Los Altos Blvd, Los Altos, CA 94024. The meeting will be held at 7:00 pm. The meeting will be held in person at the City of Los Altos Community Development Department, 10000 Los Altos Blvd, Los Altos, CA 94024. The meeting will be held at 7:00 pm.