

Neighbor Outreach Summary

Yamamura-Green Residence

959 Altos Oaks Dr.

Kayo Yamamura and Mark Green

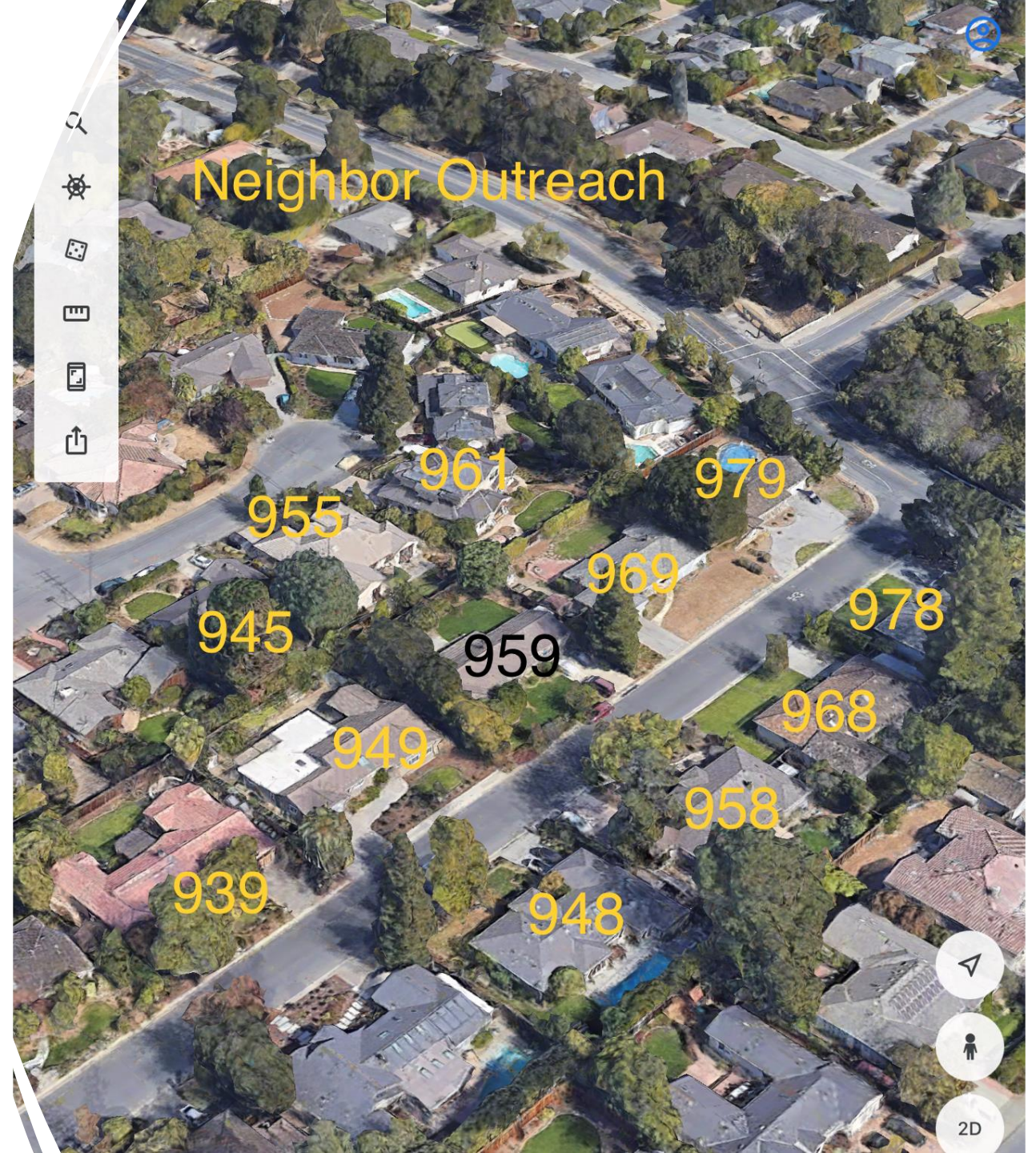
12/1/2021

1/12/2022 Update (see slides 15 & 16)

1/27/2022 Update (see slides 9 & 16)

Neighbor Outreach Map

- Our current residence and the proposed site for new construction is 959 Altos Oaks Dr.
- Neighbors highlighted in yellow were contacted.



Letter of Support One

- 969 Altos Oaks Dr. (next door)
- We sent email providing various views of the proposed house and the landscaping/planting plan.
- Neighbors like the proposed house.
- They provided letter of support.

Planning Department

City of Los Altos

Re: 959 Altos Oaks Dr., Los Altos, CA 94024

Dear Sir or Madam:

I have reviewed the preliminary plans for the proposed project at the above address with the property Owner, and have no objections at this time.

Sincerely,


(signature)

Steven Lopez

Diane Lopez

(print name)

06/24/21

06/24/21
(date)

969 Altos Oaks Drive
(street address)

Los Altos, CA 94024
(City/State/Zip)

Additional Comments/Concerns:

My wife and I have reviewed the pictures of the intended home remodel for Mark and Kayo and we find the design very aesthetically pleasing. We love the modern look at the front view and also the consideration put toward keeping the 2nd floor window viewing toward our property at 969 Altos Oaks Drive to a bare minimum. We are looking forward to Mark and Kayo remodeling their home to fit their current needs.

Sincerely,


Steve Lopez

Letter of Support Two

- 968 Altos Oaks Dr. (diagonally across street)
- We sent an email providing the front view of the proposed house.
- Neighbor likes the proposed house.
- He provided letter of support.

Planning Department
City of Los Altos

Re: 959 Altos Oaks Dr., Los Altos, CA 94024

Dear Sir or Madam:

I have reviewed the preliminary plans for the proposed project at the above address with the property Owner, and have no objections at this time.

Sincerely,

Robert N. Hirsch Robert N. Hirsch 6-13-21
(signature) (print name) (date)

1030 Autumn Lane
(street address)

Los Altos CA 94024
(City/State/Zip)

Additional Comments/Concerns:

I own the house across the street (968 Altos Oaks) and I approve the proposed new home. I think it will be a nice update for our street

Letter of Support Three

- 978 Altos Oaks Dr.
- We sent an email providing the front view of the proposed house.
- Neighbor likes the proposed house.
- She signed the letter of support.

Planning Department

City of Los Altos

Re: 959 Altos Oaks Dr., Los Altos, CA 94024

Dear Sir or Madam:

I have reviewed the preliminary plans for the proposed project at the above address with the property Owner, and have no objections at this time.

Sincerely,



(signature)

LEENA LEE

(print name)

8/29/21

(date)

978 ALTOS OAKS DR,

(street address)

LOS ALTOS, CA 94024

(City/State/Zip)

Additional Comments/Concerns:

Letters in Mailboxes

- We placed this Dear Neighbor letter in mailboxes.

Dear Neighbor,

We are writing to tell you about our desire to build a new house on our property at 959 Altos Oaks Dr.

We have lived at this address for 30 years. We really love this neighborhood and living in Los Altos, so we would like to stay here for our retirement. At this point, we are interested in building a new house on this property.

Of course, we want to be sure that any new house would be welcomed by our neighbors. To that end, we would be happy to share with you our architects' drawings, landscaping/planting plans, etc. If you have any questions or concerns after reviewing the proposals, we will be happy to discuss with you. Our architects will also be available to answer questions.

If you are interested in learning more about this proposal, please contact me at this email address.

green.mark@sbcglobal.net.

I can then email you the drawings so that you can review them at your leisure.

Thank you very much for your consideration.

Sincerely,

Mark Green
Kayo Yamamura
959 Altos Oaks Drive

Neighbor Outreach

- 979 Altos Oaks Dr.
 - We placed the Dear Neighbor letter in their mailbox on 7/31/2021.
 - As of 12/1/2021, we have not heard anything from them.
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- 948 Altos Oaks Dr.
 - We placed the Dear Neighbor letter in their mailbox on 8/1/2021.
 - As of 12/1/2021, we have not heard anything from them.

Neighbor Outreach

- 939 Altos Oaks Dr.
- We placed the Dear Neighbor letter in their mailbox on 8/1/2021.
- He contacted us by email, so we sent front view of proposed house.
- His reply: “The elevation plan looks nice.”

- 949 Altos Oaks Dr. (next door). **Please see 1/12/2022 update on Slide 15.**
- We placed the Dear Neighbor letter in their mailbox on 8/1/2021.
- Since they are next door, we put a follow up letter in their mailbox on 8/30/2021. This was the same as the original letter, but also included a picture of the front view of the proposed house.
- As of 12/1/2021, we have not heard anything from them.

Neighbor Outreach

- 958 Altos Oaks Dr.
- We sent an email providing the front view of the proposed house.
- Neighbor initially indicated she liked the proposed house.
- Initial reply in email: “Wow the plan looks awesome. Very contemporary and chic. Yes most definitely we will be in for a treat to see this from our home!”
- We then asked her to sign letter of support, but she declined. Her reply: “I am afraid I cannot give our approval for a two storey, only because that will open the door for my immediate neighbors on either side to do the same compromising on privacy.”
- This neighbor initially filed a letter of objection based on this 2 story concern, but later withdrew the objection after being informed about the zoning on Altos Oaks Dr.
- In this neighbor outreach summary, this neighbor will be considered neutral, neither supporting nor objecting.

Neighbor Outreach

- 945 Linda Vista Way
 - We placed the Dear Neighbor letter in their mailbox on 8/1/2021.
 - He contacted us by email, so on 8/20/2021, we sent various views of the proposed house.
 - As of 12/1/2021, we have not received any reply.
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- 961 Linda Vista Way
 - We placed the Dear Neighbor letter in their mailbox on 8/1/2021.
 - They contacted us by email, so we sent various views of the proposed house.
 - Their reply: “the house looks like a lovely end product!”

Neighbor Outreach (955 Linda Vista Way)

- 955 Linda Vista Way
- We placed the Dear Neighbor letter in their mailbox on 8/1/2021.
- They contacted us by email, so we sent various views of the proposed house and the landscaping/planting plan which includes trees for screening purposes.
- Their initial reply included the following:
- *“It seems like you are building a two story house with windows of upper floor directly watching our backyard. Our master bed room and family room sits on rear of our house and windows of your planned home will leave us no privacy. We will have to keep curtains day and night which is not acceptable to us.”*
- Continued on next slide...

Neighbor Outreach (955 Linda Vista Way continued)

- Our reply included the following:
- “Thank you for your sincere feedback. I will forward your email to our landscaping/planting designer. I will have him modify the plans so that we will have more screening trees in place between our houses. This can be quite effective.”
- Their reply included the following:
- *“That is not acceptable. You will need to not have any windows facing our property. It will be very awkward for us to believe in plants for our privacy. I am sure you don't want us to be always on guard. We can sit with your architect to move windows facing us to sides or you can plan skylights.”*
- Continued on next slide...

Neighbor Outreach (955 Linda Vista Way continued)

- Our reply included the following:
- “I have shared your thoughts with our architects, and they still believe that it might be possible to achieve the necessary visual screening and privacy requirements by appropriate planting of trees (height, location, type of tree, etc.). To that end, they would like to have a camera-equipped drone fly over our house at the precise location of the proposed second story windows. The camera would take pictures of your rear-facing windows from the location of the proposed second story windows on our property. In this way, they can determine exactly where to plant the screening trees and how tall they need to be to achieve complete screening.”
- Their reply included the following:
- *“Unfortunately, we don't want to depend on trees that can be pruned, cut, and doesn't offer level of privacy as walls do. Your architects can create windows on side walls, use skylights, and other creative ways so that your rooms are well lighted and ventilated and our rooms and backyard has the privacy that we deserve.”*
- Continued on next slide...

Neighbor Outreach (955 Linda Vista Way continued)

- Our reply included the following:
- “I appreciate your concern about trees being pruned or cut. We had a meeting yesterday with our architects and landscaping/planting person. We were wondering if you would be interested in having some screening trees planted on your side of the fence. In that way, you would have complete control over the trees: the height, trimming, pruning, etc. Of course, we would still plant screening trees on our side of the fence as well. If you are interested in doing this, we would be happy to pay your expenses (up to \$2000)....We could arrange to have this done any time, well in advance of the home construction.”
- Their reply included the following:
- *“We will not like to do any plantation on our property. Please advise your architects to work with architectural elements of your house design to protect privacy of our backyard and rooms facing your backyard.”*

1/12/2022 Update

Neighbor Outreach – 949 Altos Oaks Dr. (next door)

- Verbal Communication
- On 1/9/2022, Neighbor from 949 Altos Oaks was out in the street reading the Notice of Development Proposal sign currently posted in our yard.
- Kayo was outside at that time, so they had a chance to speak directly about the project.
- Neighbor cheerfully expressed approval and congratulations regarding the project.

Neighbor Outreach Summary

- 😊 = positive response
- 0 = no response or neutral
- — = negative response

