

ATTACHMENT E

905 Leonello Ave,
Los Altos, CA 94024

July, 2022

To: Los Altos Design Review Commission

Dear Design Review Commission,

This letter is to provide a summary of the communications with our neighbors regarding the new 2-story house design.

We were able to meet most of the inner circle neighbors in person to show the design, discuss and address feedbacks. We received many genuine congratulations from the neighbors and in general no objections to the overall design. The adjacent neighbors care about the privacy impact. Visiting the neighbors also gave us new perspectives of neighbors' views to our yard and house. Based on our evaluation and the neighbors' feedbacks, we made a few changes:

- Increased the ADU setback by 1 feet.
- Added screening trees on the north, east and south sides
- Raised 2-floor balcony side wall to 6 feet with wood boards
- Reduced three 2-floor windows to half of the original size

We have received written and verbal consent from most of the neighbors. The south side neighbor acknowledged the changes which are in respond to their privacy concerns, while have not signed the consent letter. Similarly, there is no change request from the east side neighbor while no consent letter either.

For neighbors on Leonello Ave, not in the inner circle, we also tried to talk in person. For neighbors who are not available at the time we visited, we left the design in the mailbox.

The neighborhood response is largely positive. It was also a great opportunity for us to know every neighbor around us. We are grateful to have kind and pleasant neighbors. We are also very thankful to our Architect who support us for iterations of changes.

We have lived in this house for 4 years and expanded the family with 2 more kids here. We enjoy and appreciate this quiet neighborhood and the wonderful town of Los Altos. We are excited to stay here while have a bigger and newer house to raise the three kids.

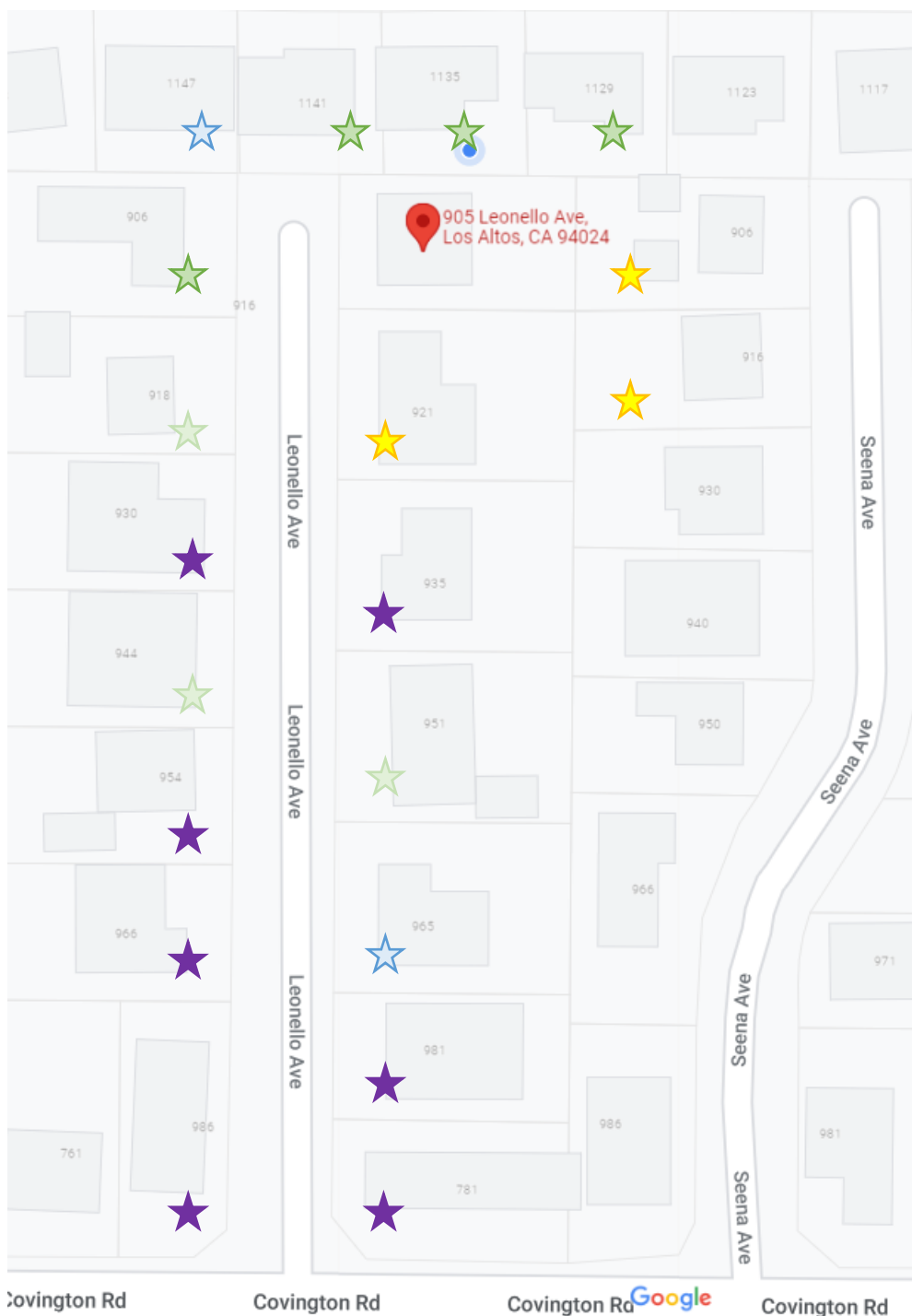
Thank you very much for your time to read this letter and review the design packet. We are looking forward to working with the City, following design and building guidelines, and having a new house here.

Warm regards,

Two handwritten signatures in black ink. The first signature is larger and more stylized, while the second is smaller and more compact.

Daihua Zhang
Peiran Song
The Zhang Family

NEIGHBOR OUTREACH STATUS



- ★ Written acknowledgement/consent letter received
- ★ Email consent received
- ★ Verbal consent received
- ★ Shared printed elevation and landscape designs. Discussed in person. Consent not received.
- ★ Shared elevation and landscape designs. No comments received.

906 LEONELLO

906 Leonello Ave,
Los Altos, CA 94024

June, 2022

To: Los Altos Design Review Commission
Re: Zhang Residence
905 Leonello Ave
Los Altos, CA 94024
Request for 2-story Design Review

Dear Sir/Madam,

I'm writing to show my support for the approval of the new building plan set forth by my neighbor, Mr. and Mrs. Zhang, to build a new 2-story home on 905 Leonello Ave in Los Altos.

I have reviewed and discussed the design plan with Mr. and Mrs. Zhang.

I believe that the proposed design plan is a positive addition to our neighborhood.
Thank you.

Yours Truly,

Joseph Werner
906 Leonello Ave.



Daihua Zhang <zhangdaihua@gmail.com>

905 Leonello home rebuild

3 messages

Daihua Zhang <zhangdaihua@gmail.com>
To: Bruce Currivan <bcurrivan@gmail.com>

Mon, Jul 18, 2022 at 10:57 PM



Hi Bruce,

This is Rick. We are your neighbor at the north end of the road, on the east side. My wife (Peiran) and I stopped by your house with 3 kids last weekend but you and Ani were not home. We mentioned to Ani about the plan of rebuilding our home before, but now it's getting more formal. Our architect has pretty much finished the design and is about to submit the package for design review at the city.

We would like to share the evaluation design with you (see attached) and check if you have any concerns and/or suggestions. This way we can address them ahead of time. Since it's a two story home it's going to take a longer process than 1-story ones (of course you know all this better than we do), but I think if we can get support from our neighbors things can move more smoothly. We've been talking to neighbors all around us and hope to get your understanding and support. We do have a strong need for bigger space as we grow our family (we added two boys since we moved to our street in 2018). Since we love this neighborhood so much and don't want to move to another place. Rebuilding the house looks to be the best option for us.

Thank you very much in advance. Let me know if you have any questions or concerns. My phone number is 650-305-8691.

Best,
Rick

2 attachments **2112 A3.2.pdf**
45K **2112 A3.1.pdf**
43K

Bruce Currivan <bcurrivan@gmail.com>
To: Daihua Zhang <zhangdaihua@gmail.com>

Wed, Jul 20, 2022 at 9:26 PM

Hi Rick and Peiran,

The house looks wonderful. Best of luck with the building process.

Sorry we missed you. Please text us to visit anytime. We would be happy to share any experiences we had building with you.

Regards,

Bruce and Ani Currivan
965 Leonello
949-400-1560 cell

[Quoted text hidden]

Daihua Zhang <zhangdaihua@gmail.com>
To: Bruce Currivan <bcurrivan@gmail.com>

Thu, Jul 21, 2022 at 9:42 PM

7/26/22, 9:45 PM

Gmail - 905 Leonello home rebuild

Hi Bruce,
Thank you and Ani for your support and blessings!

Rick

[Quoted text hidden]

1129 Lincoln

July 25, 2022

To: Los Altos Design Review Commission
Re: Zhang Residence
905 Leonello Ave
Los Altos, CA 94024
Request for 2-story Design Review

I'm writing this letter to advise that Mr. and Mrs. Zhang located at 905 Leonello Avenue, Los Altos, CA have shared their plans for building a two story house on their property.

The couple have taken great care in introducing themselves to not only us but other neighbors as well. The house plans have taken privacy issues into consideration as much as possible in both the areas of construction and landscaping. With that said, our primary concern is the planned addition of the second story balcony facing our home's master bedroom's sliding glass doors facing their property. While we can appreciate their desire to enjoy the balcony's view of their backyard, unfortunately it may also include a view into our home.

To mitigate this issue, the landscaping plans do include Podocarpus trees along our shared back fence. While these trees may screen the balcony view into our yard and bedroom, we just needed to share this concern during the planning process.

Overall, Mr. and Mrs. Zhang have taken great care in taking the neighbors' concerns into consideration in their current design plans. We look forward to continued communication as design plans are finalized, invitation(s) to Commission-sponsored neighborhood review meetings and receiving updates on changes impacting our above-expressed concern as construction begins.

Thank you,

Mr. and Mrs. B. Jonzson

Mr. and Mrs. B. Jonzson
1129 Lincoln Drive
Mountain View, CA 94040

1135 LINCOLN

1135 Lincoln Dr,
Mountain View, CA 94040

June, 2022

To: Los Altos Design Review Commission
Re: Zhang Residence
905 Leonello Ave
Los Altos, CA 94024
Request for 2-story Design Review

Dear Sir/Madam,

I'm writing to show my support for the approval of the new building plan set forth by my neighbor, Mr. and Mrs. Zhang, to build a new 2-story home on 905 Leonello Ave in Los Altos.

I have reviewed and discussed the design plan with Mr. and Mrs. Zhang.

I believe that the proposed design plan is a positive addition to our neighborhood.
Thank you.

Yours Truly,

Jan & Joseph LaRocca

1141 LINCOLN

1141 Lincoln Dr,
Mountain View, CA 94040

June, 2022

To: Los Altos Design Review Commission
Re: Zhang Residence
905 Leonello Ave
Los Altos, CA 94024
Request for 2-story Design Review

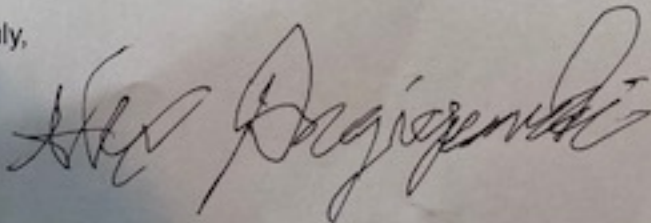
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I have reviewed and discussed the design plan with Mr. and Mrs. Zhang.

I believe that the proposed design plan is a positive addition to our neighborhood. Thank you.

Yours Truly,



1147 LINCOLN



Daihua Zhang <zhangdaihua@gmail.com>

From Rick - 905 Leonello Reconstruction

3 messages

Daihua Zhang <zhangdaihua@gmail.com>

Sun, Jul 17, 2022 at 10:31 PM

To: "plsteffen@comcast.net" <plsteffen@comcast.net>

Hi Paul,

Nice to know you through Bernt! It's so nice of him to introduce me and my family to you. We were visiting him and Kathy before we made the stop to your house.

Ann (Peiran) and I moved here together with our daughter Serena in 2018. Since then we've added two new members into the family - Aaron and Alvin. We have no plan to add more:).



Our current home is 3b/2b of ~1900sf. It's becoming a bit too small for our family size, especially when we have parents visiting us. So we decided to rebuild this house. There's going to be a long process and a lot of work, but we think eventually it will be worth it.

Please find the elevation plan our architect made for us in the attachment. We decided to make it 2-story because we can make a good backyard space for the kids this way. It will be the kid's bedrooms on the second floor on the west side.

We are about to submit the designs to the city for review, but before that we would like to hear inputs from all neighbors around us. If you have any concerns please let us know so that we can address them ahead of time. After the city's design review there will be detailed structural designs and construction drawings, and a final round of building permit approval. If everything goes smoothly, we will be able to start the project within a year from now. The construction will take another 1.5-2 years.

Please check our designs when you get time and let us know if they look fine. Thank you!

Regards,
Rick

2 attachments **2112 A3.1.pdf**
43K **2112 A3.2.pdf**
45K

PAUL STEFFEN <plsteffen@comcast.net>

Wed, Jul 20, 2022 at 8:21 AM

To: Daihua Zhang <zhangdaihua@gmail.com>

Hello Rick,

It was a pleasure meeting you and Ann and your family the other night.

Thank you for sending the elevation plan. Looks good. Best of luck with the rebuild of your home.

Best regards,

Paul Steffen

[Quoted text hidden]

Daihua Zhang <zhangdaihua@gmail.com>

Wed, Jul 20, 2022 at 5:22 PM

To: PAUL STEFFEN <plsteffen@comcast.net>

7/26/22, 9:43 PM

Gmail - From Rick - 905 Leonello Reconstruction

Thank you so much Paul!
We'll go ahead to submit our designs then. Will keep you posted.

Rick

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