

arcanum architecture, inc.

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Summary of Neighbor Outreach for 240 Alta Vista Road

First Neighbor Contact

During the week of December 12th to 18th, 2021 Alissa and Karim Faris spoke with their neighbors at 210 Alta Vista Ave., 260 Alta Vista Ave., 375 Chamisal Ave., 390 Chamisal Ave., and 301 Blue Oak Lane. They invited any interested parties to meet with Arcanum Architecture and the design team via zoom to review early progress and preliminary drawings of the proposed design for their new residence at 240 Alta Vista.

- Sol and Kater Cuervo of 210 Alta Vista asked to meet via zoom and review plans
- Mansi Bhatia and Brijesh Tripathi of 260 Alta Vista asked to meet via zoom and review plans.

Sol and Kater Cuervo of 210 Alta Vista

- January 12th, 2022 Meeting via Zoom
 - Arcanum presented a preliminary site plan and an in-progress 3d model. Note: These presentation items did not display proposed landscape screening plans in development by Strata Landscape Architecture.
 - The Cuervos expressed some concern of planned tree removals and the amount of screening that would be provided to make up for removals, and shield new architecture from view around various areas of their property.
 - The Cuervos agreed to allow Arcanum to visit their property on to audit views and review the proposed design from their property.
- January 14th, 2022 Arcanum Visit to 210 Alta Vista
 - Prior to the site visit, on January 13th, the Cuervos provided a document summarizing concerns about the proposed design to Arcanum.
 - Arcanum evaluated potential impacts of the proposed design with the Cuervos via facetime as they were in London at the time of the meeting.
 - Cuervos expressed concern about ADU's location to setback
 - Cuervos expressed concern over the removal of trees and existing bamboo screening on 240 Alta Vista's Southern property line with any small replacement trees being too small.
 - Cuervos expressed concern about the impact to the open spaces on their property – impact of two-story façade on downslope of site, impact of hardscape and garden near western property line, and removal of oaks and eucalyptus trees that provide screening.
 - A meeting summary is attached.
- January 28th, 2022 Meeting via Zoom
 - Arcanum and Strata presented the following the design changes to Cuervos to address their concerns expressed during the January 14th site visit
 - ADU
 - Rearrange ADU floor plan to move equipment access away from Cuervos property line to allow for additional screening to be planted.
 - Mature planting screening between the fence and the ADU
 - Southern property line
 - Landscape design to include mature planting along property line and new replacement tree for the Elm that is being removed.
 - Open Space

- Hardscape along the western property line was reduced, including the removal of a previously proposed bocce court.
 - Slope along Southwestern property line will be extended to reduce impact of two-story mass there.
 - New layered screening concept between the proposed residence and the western property line.
- These changes seemed to be well received and Arcanum and Strata agreed to present design inclusive of all changes before submitting for design review
- A meeting summary is attached.
- February 22nd Zoom Meeting
 - Arcanum and Strata presented drawings intended for design review submittal to the Cuervos. These drawings showed all the landscape improvements agreed to during the previous meetings.
 - The updates were well received and Arcanum agreed to review updated ADU plan and 3d model with Cuervos after design review submittal.
- July 14th Zoom Meeting
 - Arcanum and Strata presented drawings and an updated 3d model intended for design review resubmittal to the Cuervos. These showed all of the design updates made to the project, including the removal of the ADU, the reduction of grading and hardscape, and the plan changes made to reduce the basement and family/kitchen wing of the residence.
 - The updates were well received and the Cuervos agreed to send a letter of support for the project.
- July 19th Letter of Support
 - The Cuervos provided a letter of support for the project. It is included with this document.

Meetings with neighbors Mansi Bhatia and Brijesh Tripathi of 260 Alta Vista.

- January 15th Zoom Meeting
 - Arcanum presented a preliminary site plan and an in-progress 3d model. Note: These presentation items did not display proposed landscape screening plans in development by Strata Landscape Architecture.
 - Mansi and Brijesh expressed two main concerns during the meeting
 - Need for screening along property line. Current conditions and expected removals will leave the proposed residence in view through 260 Alta Vista's property line adjacent windows
 - Proposed gate and driveway design will be altering/blocking existing view into creek and Oaks from street.
 - Arcanum agreed to review these concerns with Strata Landscape Architecture and provide an updated design for Mansi and Brijesh to review prior to submitting for design review.
- February 22nd Zoom Meeting
 - Arcanum presented updated plans and design direction that were intended for design review submittal.
 - Landscape plans provided by Strata showed improved screening at property line that shielded the proposed residence from 260 Alta Vista's windows.
 - Arcanum shared open, steel gate design concept that is intended to provide a better view of the oaks and creek area from the street. Intending to keep the view and close to current conditions as possible.
 - Mansi and Brejish were happy with these changes and Arcanum agreed to provide them updates on gate design as necessary.
- July 8th Letter of Support
 - Mansi and Brejish provided a letter of support for the project via email. It is included with this document.

July 19, 2022

Los Altos Planning Department,

Our family lives at 210 Alta Vista Ave where we've resided for 11 years. We're writing to recommend the proposed plans for 240 Alta Vista Ave.

We greatly appreciate how diligent and forthright the Faris family, their architects, and designers have been about sharing their redevelopment plans for 240 Alta Vista Avenue.

We met multiple times during their design process and had the opportunity to express previous concerns about the proximity of a proposed ADU unit and the visual impact of the development on our back parcels which contain native landscaping and the historic Ames barn.

Over the past few months, they have addressed our comments by altering hardscaping, removing the ADU unit, adjusting the landscaping designs, and decreasing the overall mass of the main building. Their current design includes a substantial amount of screening planting which will improve existing conditions.

Their current design is unified, tasteful, embraces the natural and native landscape, and will greatly enhance our neighborhood. We are particularly excited about plans to underground wires along Alta Vista Avenue as this will improve the aesthetics of the neighborhood and decrease risk of fire.

We have no reservations with their current proposed plans and support their project.

Throughout this process, the Faris family have established trust and proven that they will be thoughtful neighbors. We look forward to welcoming them when they move into their new home.

Best,

The image shows two handwritten signatures in black ink. The signature on the left is a cursive name that appears to be 'Katherine'. The signature on the right is a cursive name that appears to be 'Soleio'.

Soleio and Katherine Cuervo

From: Mansi Bhatia <mansibhatia@gmail.com>
Sent: Friday, July 8, 2022 10:07 PM
To: Matt Wiebe; Timothy Chappelle
Subject: Email for the city

Follow Up Flag: Flag for follow up
Flag Status: Flagged

To whomever it may concern at the City of Los Altos:

Arcanum Architecture reached out to us, Mansi and Brijesh Tripathi, residents of 260 Alta Vista Ave., to share the proposed design for the property at 240 Alta Vista Ave. in Los Altos.

We had two meetings in which they asked for our feedback and any concerns. We reviewed their design proposal and appreciate how considerate they have been in ensuring our neighborhood retains its character.

We hope the project goes swiftly and smoothly to the next stage.

Thanks,
Mansi and Brijesh Tripathi.
260 Alta Vista Ave. Los Altos

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 - Mansi and Brijesh were happy with these changes and Arcanum agreed to provide them updates on gate design as necessary.

Arcanum can provide additional notes and communications with neighbors if requested.

From: Timothy Chappelle
Sent: Sunday, January 23, 2022 12:17 PM
To: Soleio Cuervo; K Cuervo
Cc: Matt Wiebe; Dustin Moore (dmoore@strata-inc.com)
Subject: Notes from Face Time Meeting on 1.14.22
Attachments: Site Visit Diagram.pdf; Site Photos 011822X .pdf
Follow Up Flag: Flag for follow up
Flag Status: Completed

Sol and Kater-

It was great having the Face Time meeting from your property on Friday the 14th. Enclosed are some photos and notes I took from our meeting. I reviewed these notes with our client (Karim and Alissa Faris) and our landscape architect Dustin Moore from Strata (included on this email) last week. Our design team developed a plan with Karim and Alissa to address your concerns regarding the proposed project next door. Dustin and I would like to present this to you when you are available. Please tell us what works best for you and we can set up a Zoom meeting. We need some time to prepare the drawings, but we could be ready toward the end of this week if that works for you guys? As we discussed at our Face Time meeting, all drawings we share with you are in process designs and communication. Screenshots and drawings are not to be shared with others since we have not completed our design to submit to the City.

Thank you. We look forward to our next meeting!

Face Time Site Meeting

Time/Location:

9:00 am
January 14th, 2022
210 Alta Vista, Los Altos

Attending:

Tim Chappelle, Arcanum on site
Soleio Cuervo, Owner of 210 Alta Vista utilizing Face Time from London
Kater Cuervo, Owner of 210 Alta Vista utilizing Face Time from London

Summary:

- I walked the Cuervo's property using Face Time to communicate with them in London.
- In general, the Cuervos expressed their concern about the location of the proposed architecture and hardscape being large and pushed close to their property and not evenly distributed on the site. I explained the location of the new house has been dictated by the

various site constraints that include (geography of downhill slope along the West, preservation of large oaks to the North and municipal easements to the West.

- I have broken down their comments to three areas. Please refer to the attached Site Visit Diagram PDF.

1. ADU Location

- The Cuervos expressed concern for the fact the ADU is positioned as close as possible to the setback as allowed by code.
- The Cuervos ideally want the ADU pushed farther away from the fence line, but they also acknowledge other adjustments could help mitigate.
- The Cuervos want to review story poles if they are planned.

2. Removal of Elm and other trees along Faris Southern propertyline

- The Cuervos expressed concern about losing a significant tree that reduces views of Faris property (see Photo 'A').
- The Cuervos expressed concern about losing any of the mature olives along propertyline. (see Photo 'C').
- The Cuervos expressed concern about removal of bamboo (don't like it but before it started dying it did provide privacy) (see Photo 'A').
- The Cuervos expressed concern about the view from their Masterbath (see Photo 'F').
- The Cuervos want to review story poles if they are planned.
- The Cuervos are concerned about small replacement trees being insufficient.

3. Impact to Open Space

- Cuervos are concerned about impact of two story façade on downslope of site at meadow/path and barn
- Cuervos are concerned about impact of hardscape and garden close to property line eliminating natural feel along SW fence line
- Cuervos are concerned about removal of oaks and eucalyptus trees that provide screening along SW fence line

Site Photos attached:

- Photo 'A'- Rear Porch
 - Photo taken from elevated (6' above grade) rear porch of neighbor
 - Deciduous elm tree and dying bamboo shows lack of screening
- Photo 'B'- Auto Court
 - Photo taken from auto court at SW corner of neighbor's garage
 - (E) row of trees along fence line provide great screening at higher elevation
- Photo 'C'- Guest House
 - Photo taken from guest house deck
 - (E) oaks and olives provide solid screening
- Photo 'D'- Meadow/Path
 - Photo taken from mid-way point of path between bridge and upper gardens
 - (E) large oaks provides high canopy but views into Faris property are below canopy
- Photo 'E'- Bridge
 - Photo taken from bridge to Barn
- Photo 'F'- Cuervo's House

- Photo taken from Cuervo's North garden toward Cuervo's North facing façade.
- The pair of double hung windows at upper right of second floor is their Master Bath window

Timothy C. Chappelle

principal

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From: Timothy Chappelle
Sent: Friday, January 28, 2022 5:46 PM
To: Soleio Cuervo; K G Cuervo
Cc: Dustin Moore (dmoore@strata-inc.com); Fuyu Yang; Matt Wiebe
Subject: Today's Zoom Call Meeting 1.28.22

Follow Up Flag: Flag for follow up
Flag Status: Completed

Sol and Kater-

It was great meeting with you today and the landscape architecture team. We were pleased to hear that our ideas for mitigating some of your concerns were well received.

Zoom Meeting

12:30 pm PST
January 28th, 2022

Attending:

Tim Chappelle, Arcanum Architecture
Matt Wiebe, Arcanum Architecture
Soleio Cuervo, Owner of 210 Alta Vista
Kater Cuervo, Owner of 210 Alta Vista
Dustin Moore, Strata Landscape Architecture
Fuyu Yang, Strata Landscape Architecture

Summary:

- Arcanum and Strata walked the Cuervos through concepts for minimizing the impact of the proposed residence.
- Enclosed is a list of the design concepts we presented today in reaction to your concerns expressed at our Face Time Meeting on 1.14.22.

1. Impact of ADU

- Arcanum informed the Cuervos the ADU will not have any bright building materials facing their property
- Arcanum informed the Cuervos the floor plan of the ADU will be changed to eliminate any need for equipment access along property line. This will allow more space for planting of screening.
- Strata presented a landscape design concept to the Cuervos for including mature landscape screening between the fence property line and proposed ADU.

2. Removal of Elm and other trees along Faris Southern property line

- Strata presented a landscape plan design concept to the Cuervos for including mature landscape screening along property line and addition of a new replacement tree for Elm.

3. Impact to Open Space along Faris West property line

- Arcanum informed the Cuervos the Faris Family has agreed to reduce the hardscape along the Western property line and eliminate the bocce court.
- Arcanum informed the Cuervos more of the existing slope of the hillside will be extended farther North along Western property line to nestle the proposed house more into the hillside.
- Strata presented a landscape design concept for providing layered screening between the property line and the proposed house. Strata's design intention is to extend the natural open space feel of the Cuervos lower property deeper into the Faris property to soften the transition between the two sites.

Conclusion:

- The Cuervos appreciated the presentation and reviewed many of the species and sizes of trees/screening with Strata
- The Cuervos expressed desire to work with the Faris family for undergrounding the PG&E utilities along the Eastern property lines of both properties.
- The Cuervos expressed concern about the potential noise of the pool equipment at the SW corner of the property. The Cuervos requested the Faris Family take all measures/options to mitigate any noise from any pool equipment.
- The Cuervos requested that any other potentially noisy equipment (Like AC) be located away from their common property line.
- Arcanum and Strata informed the Cuervos that the design concept changes discussed today would be included in the design review submittal to the City of Los Altos.
- In addition, Arcanum and Strata will review these changes with the Cuervos prior to submitting for design review.

Timothy C. Chappelle

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