

Dear Brittany

Thank you for meeting with me Thursday February 20th. It was nice to meet you and it was informative to discuss the proposed 2 story home renovation and 2 ADUs (one attached and the other detached) on 677 Linden.

I have been living at 689 Linden for 14 years and I have many friends who remark about the beauty of Linden Ave for the number of mature trees in the neighborhood. Our pride and joy is the majestic hundreds of year old knotted Oak tree at 677 Linden Ave. It's a favorite to many in the neighborhood and quite remarkable.

Aesthetically, in the skyline of the entrance to our home 689 Linden Ave and our neighbor 687 Linden Ave, is a very tall cedar tree at the center with oak trees to the left and right sides of it. These tall oak trees at the right of 677 Linden Ave balance the look of the skyline. See Photo 1 below.

I can understand removing trees that are old and diseased, but I reject the view that the 677 Linden trees should be removed. The 677 Linden backyard trees are healthy large oak trees and provide beauty and functionality of shade in a globally warming environment. Large trees are part of the character for Linden Ave. Oak trees as I understand are protected in Los Altos and I believe these oak trees meet the criteria due to the trunk circumference. See Photo 2 below.

Also, I am surprised by the proposed plans for a 2-story home on a small plot with 2 ADUs. The character of our area near us has been single story homes. The proposed 2 story building would look down into our garden area where we meet friends and where children play-- this is not just a driveway. There is no screening currently to protect us-- privacy is certainly a major concern for us. 677 Linden being a 2 story on a property that has 2 flaglots (behind and adjacent) impacts the privacy of the properties. We as flaglot property owners are restricted to one story due to privacy reasons, and our concern is the same privacy reason if 677 Linden builds a 2 story-- it will look directly into our property, not onto our roofs because we are flaglots. Thus, I also encourage the planning agency to reject the 2-story plan. See Photo 3, 4, 5 below.

If the 2 story building plan and ADUs are accepted by the planning department, I would ask that the planning department urge the developer to place fast growing tall screening trees (in the largest containers) for the 2 story windows and ADUs that are close to the fence for privacy reasons. This would provide some privacy for us. A potential fast growing tree to consider is the Podocarpus gracilior which grows 2-3 feet every year and can grow to 40 feet in height.

Honestly, this is the worst case scenerio for neighbors to have such a building near us- a 2 story building with 2 ADUs in a small plot of land in an area where single story homes have historically been established with plans to remove large heritage oak trees in the backyard to protect our privacy. Truly horrible situation for us neighbors.

Please consider, the neighborhood aesthetics by denying the proposed plans for the 2-story home and please leave the heritage oak trees as they are - they are thriving and the oak trees are a protected tree in Los Altos. Also please urge the developer to ensure the privacy that we deem of most importance with proper screening using fast growing trees.

Best

Donna Wing and Syed Adnan Asar  
689 Linden Ave

Photo 1:

Skyline as you enter 689 Linden and 687 Linden. Note the oak trees to the left and right of the tall Cedar tree at the center which divide the 689 and 687 Linden properties. The tall oak trees to the right of the cedar tree is the 677 Linden oak trees which the developer wants to cut down. As you can see they are tall thriving oak trees and are as tall and possibly taller than the oak trees on our 689 Linden property.



Photo 2:

The majestic front heritage oak tree in the front of 677 Linden is as tall as the backyard oak trees at 677 Linden.





Photo 3 and 4: I took this picture from our front yard looking out to 677 Linden. This proposed 2 story home will look directly down to our property -our front yard, our garden area and driveway. There is currently no privacy screening. Imagine a 2 story home here in the first photo. Then look at the last 2 photos- that is our yard space with no privacy screening.





Photo 5:

Picture from our front yard looking at 677 Linden. You can imagine how a 2 story home would be looking down at our property. There would be no privacy.





**From:** [Adnan A](#)  
**To:** [Brittany Whitehill](#)  
**Cc:** [Donna Wing](#)  
**Subject:** our letter to Sam Lee. 677 Linden Ave, Los Altos  
**Date:** Sunday, March 2, 2025 8:10:57 PM

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Hi Brittany,

My name is Adnan Asar (spouse of Donna Wing). We live on 689 Linden Avenue, diagonally behind 677 Linden Avenue (Sam Lee's proposed two story plan with 2 ADUs). I am sending you a copy of my letter to Sam below for your records. Sent on 03/02/25. I have also met Sam once before and had expressed the same concerns verbally. He texted me asking if we had additional questions and/or concerns. So I sent him the response below reiterating what our concerns are.

Hi Sam, Sorry for the late response as I was traveling. Welcome to the neighborhood. My wife and I would love to meet you and your wife and welcome you to the neighborhood. Let me know when would be a good time for you and your wife to come by?

As we discussed, we have two main concerns:

1. Our front of the home, lawn and driveway are in direct view of any planned window overlooking the second story planned home. Our front lawn and driveway would be in plain view of a two-story structure. We generally close the gate for kids to play and privacy there is important to us as well as our neighbour who lives right behind your home. In the 30 years, from what we know about this area, there has not been a single two-story structure built adjoining a flag lot. The few two-story houses that have been built during this time are all on large, deep lots or grandfathered in from prior years. So privacy is a big concern for us as we discussed when we met.
2. We also care greatly about the huge, mature oak trees on the lot on your property that have been there for many years. These trees provide privacy, shade, and aesthetic character to the neighborhood in line with the rest of the neighborhood. These are beautiful trees that have been growing and thriving for the past 50 years or more. We would ask that you preserve the oak trees inline with the natural landscape of the neighborhood. We also believe that the proposed ADU that you plan to build cannot be within the critical root zone of an oak tree per city regulations. Can you clarify if that is not the case?

It is important to us that you resolve these two issues with us and also our neighbours Greg and Jaleh. Privacy concerns due to the two story home and the preservation of the oak trees as outlined above are important to us. We strongly ask that you consider placing large podocarpus trees along the driveway fence to offer privacy for both you and us as we discussed when we met.

Adnan and Donna



**From:** [Brittany Whitehill](#)  
**To:** [Brittany Whitehill](#)  
**Subject:** FW: Request for Conditions on House Plan Approval for 677 Linden Avenue – Preservation of Oak Trees & Privacy Screening  
**Date:** Wednesday, April 30, 2025 2:53:00 PM

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**From:** Adnan A  
**Sent:** Sunday, March 9, 2025 10:11 PM  
**To:** Brittany Whitehill <BWhitehill@losaltosca.gov>  
**Cc:** Donna Wing ; Adnan A  
**Subject:** Request for Conditions on House Plan Approval for 677 Linden Avenue – Preservation of Oak Trees & Privacy Screening

Dear Brittany and the City Planning Division,

Sam, the owner and developer, sent me a message today saying that he has confirmed with you (Brittany) that he has pulled the detached ADU from the application to give him more time for alternate studies. He also said that he/Sam is working with an arborist for recommendations for potential preservation. However, Sam added that "this is not to say that we plan to keep the tree 100% but we need more time to see if it's possible."

Regardless of whether the detached ADU is included in the development plans or not, our concerns remain unchanged and require formal consideration as outlined below. We hereby request that the approval of the house plans be expressly conditioned upon the following:

1. **Privacy Screening Requirement:** The approved plans shall explicitly mandate to install mature, evergreen, fast-growing screeners (such as Podocarpus) along the property lines, specifically on the right side of the house facing out along the 687 Linden Ave driveway, to ensure adequate privacy for all impacted neighboring properties. The plans shall specify the minimum height, density, and planting specifications to ensure adequate privacy shielding from the proposed two-story development, for all affected parties.
2. **Preservation of Mature Oak Trees:** The house plans must mandate the preservation of the three large oak trees on the property to safeguard the privacy, shade, environmental benefits, and aesthetic character of the surrounding neighborhood.

Accordingly, we are formally requesting that the Planning Division enforce the following conditions:

1. **Tree Preservation Before Permit Issuance:** Prior to issuing a building permit,

the Planning Division shall verify and confirm that the above condition (#2 – preservation of the three large oak trees) is met. Additionally, this condition shall be explicitly incorporated into the title page of the approved building plans to ensure compliance throughout the construction process. Prior to the issuance of a building permit, a certified arborist's report, detailing the health and preservation plan for the oak trees, shall be submitted and approved by the City Planning Division. Any alteration to the landscape that may harm the trees is prohibited.

2. **Mandatory Privacy Screening for Final Inspection Approval:** Prior to the final inspection, mature, fast-growing evergreen screeners (e.g., Podocarpus) shall be installed and planted as required by the Planning Division. The final inspection shall not be approved or granted until the Planning Division confirms full compliance with this requirement. Prior to the issuance of a Certificate of Occupancy, a certified arborist shall verify, in writing, the proper installation and viability of the mandated screeners based on the specs in the plan. Final inspection approval shall be contingent upon the successful completion and verification of this condition.
3. **Condition for Future Sale:** We formally request that the property owner and developer, Sam, be legally obligated to include the preservation of the three oak trees and the maintenance of privacy screeners as binding conditions in any future sale agreement. These conditions shall be explicitly stated in the sale contract and legally enforceable upon any future buyer to ensure continued compliance with the city's planning and environmental preservation standards.

These conditions are essential to maintaining the character, privacy, and environmental integrity of the neighborhood. We appreciate the Planning Division's enforcement of these requirements and expect them to be non-negotiable as part of the house plan approval process. We look forward to your confirmation that these conditions will be incorporated into the formal approval process. Please keep us informed of any necessary steps to ensure compliance.

Sincerely,

Adnan and Donna  
689 Linden Avenue

## **Brittany Whitehill**

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**From:** Gregory Burns  
**Sent:** Sunday, February 23, 2025 3:05 PM  
**To:** Brittany Whitehill  
**Cc:** Gregory Burns; Jaleh Morshed  
**Subject:** Concerns regarding building proposal for 677 Linden Ave

Good morning Brittany,

Thank you again for meeting with the two of us regarding the plans for 677 Linden Ave. We appreciate your time and effort, as well as the challenges the city faces with balancing new two story developments and existing adjacent houses; however we are a flag lot and we aren't able to mitigate a two story house overlooking ours. As neighbors living directly behind 677 Linden Avenue, we are very concerned about the proposal to build a two-story structure on that lot and consider it to have an unreasonable impact on our privacy. Our main living area is 10 feet from the adjoining property line, and it would be in plain view of a two-story structure. The proposed house also overlooks a garden and driveway we share with our neighbor on another flag lot at 689 Linden Ave. We generally close the gate for kids to play and privacy there is important to both of our families.

In the 30 years we have lived on this street, there has not been a single two-story structure built adjoining a flag lot. The few two-story houses that have been built during this time are all on large, deep lots. We request that you consider the nature and location of the residences on the lots adjacent to 677 Linden and deny the request to build a two-story house on this property. If you are not willing to consider this, then the builder should be required to provide sufficiently large screening shrubs or trees along the back and side yards of their property; in order to reasonably protect our privacy, and the privacy of the other neighboring residential properties.

We also care greatly about the three huge, mature oak trees on the lot of 677 Linden Ave; two of which are directly along the shared property line with our house. These trees provide privacy, shade, and aesthetic character to our lot and the neighborhood. We request that the natural landscape and privacy of our lot and the neighborhood be preserved and the application to remove any of these three huge oak trees be denied.

Thank you for your consideration,

Jaleh Morshed and Gregory Burns  
687 Linden Avenue



**From:** [Brittany Whitehill](#)  
**To:** [Brittany Whitehill](#)  
**Subject:** FW: Concerns regarding building proposal for 677 Linden Ave  
**Date:** Wednesday, April 30, 2025 2:59:44 PM

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**From:** Gregory Burns  
**Sent:** Sunday, March 9, 2025 7:51 PM  
**To:** Brittany Whitehill <BWhitehill@losaltosca.gov>  
**Cc:** Gregory Burns Jaleh Morshed  
**Subject:** Re: Concerns regarding building proposal for 677 Linden Ave

Hello Brittany,

Thank you for your work on the planning review for 677 Linden Ave.

Sam, the owner and developer, reached out to us this weekend saying that he was pulling his detached ADU from the house planning submittal for now.

Regardless of whether the detached ADU is in the plan; our concerns remain about preserving the privacy, shade, and aesthetic character of our lot. We request that approval of his house plans require the three large oak trees on the property to be preserved, and require evergreen screeners along the property lines sufficient to provide privacy from the two story development.

We recognize that you have been working with the developer on this, and appreciate your time and diligence.

Best regards,  
Greg and Jaleh  
687 Linden Ave