ATTACHMENT A

April 5, 2022

Sean Gallegos
Senior Planner
Community Development Department
City of Los Altos
One North San Antonio Road
Los Altos, CA 94022

RE: Variance request for 899 Madonna Way

Dear Mr. Gallegos,

The purpose of this letter is to request a variance to the City's daylight plane requirements for the proposed new house. The request is based on the difficult site condition with steep slope.

Specifically, the areas encroach into the daylight planes are 3'-7" for the glass rail and 3'-7" for the roof-wall corner on the right side of the lower level floor, and 2'-3" for the glass rail and 2'-3" for the roof-wall corner on the left side of the lower level floor. These areas are noted and dimensioned on Section 2 of Sheet A12. In addition there is also a 1'-3 ½'' for roof corner on the right side of main level encroaching into daylight plane noted on Section 1 of Sheet A12.

We have had multiple rounds of design revision to refine the design of the proposed house to meet other criteria of the City's zoning ordinance and design guidelines. Your comments and inputs have been generally incorporated into the latest design. The variance application is based on the following:

1. **The Granting of the variance will be consistent with the objectives of the zoning plan set forth in Article 1 of Chapter 14.02 of the Los Altos Municipal Code.**

The house is designed to carefully incorporate the City zoning considerations and Design guidelines. The revised design has reflected the compatibility with the neighbors' houses with horizontal design elements, different exterior finish materials, and new privacy screening trees.

2. **Granting of the variance will not be detrimental to the health, safety, or welfare of persons living or working in the vicinity or injurious to property or improvements in the vicinity**

This project shall not negatively affect others in the vicinity.

The project's scale is in keeping with the character of the neighborhood since most of the surrounding neighbors houses are 2-story or even 3-story structures. The house to the left side also had a variance for height and daylight plane in 2008.

3. **The variance(s) shall be granted only when, because of special circumstances applicable to the property, including size, shape, topography, location, or surroundings, the strict application of the provisions of the Zoning Ordinance deprive the subject property of privileges enjoyed by other properties in the vicinity and under identical zoning classifications.**

The topography is the main reason for requesting this variance. It has approximately 60 feet drop from the front (street) to the rear property line. It also has approximately 15 feet grade difference between the right and left side property lines. These conditions create hardship for the design of the new house.

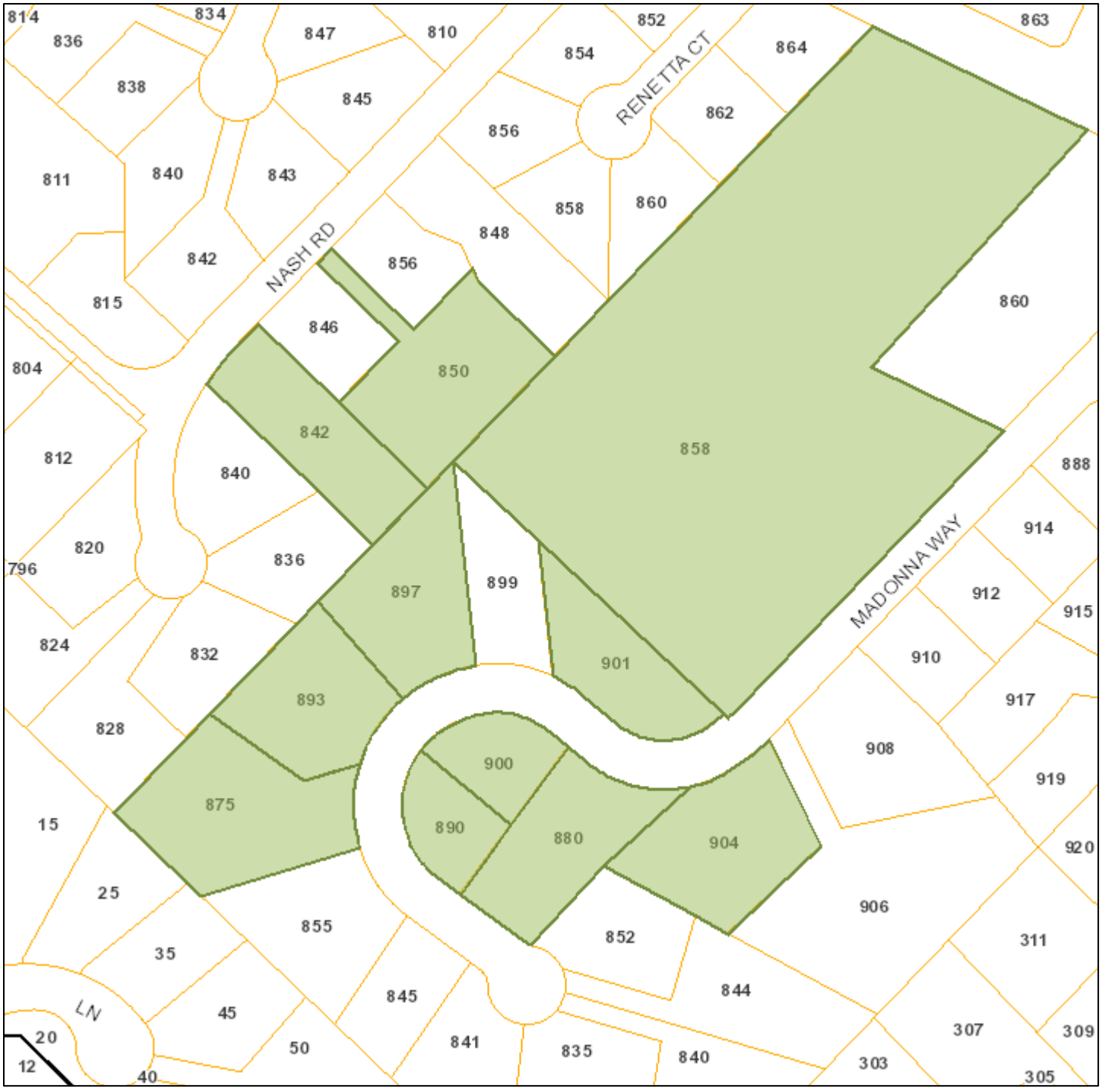
Another challenge from the difficult topographic condition is to design a garage and its driveway that are safe and functional. Due to the steep slope, designing a garage with grade close to the main living floor is difficult. To achieve this, we took design approach from our next-door (left side) neighbor, who has similar topographic conditions, by designing the garage against the left side setback of the house. The longer driveway can reduce the steepness of the driveway. By doing so we have a base elevation for the garage and the house and to make any functional floor plan some parts of the house encroach into the daylight plane. Nevertheless, the current design meets all other zoning requirements as well as design guidelines.

Granting this variance will allow for a functional house like other homes in my neighborhood.

Sincerely,

Khurram Iqbal
Property Owner

Notification Map ATTACHMENT B



Print Date: November 23, 2021

1:2,257

0 0.015 0.03 0.06 mi

0 0.0225 0.045 0.09 km

Schools

Park and Recreation Areas

City Limit

Road Names

Waterways

Situs Label

TaxParcel

ATTACHMENT C

Kielty Arborist Services
Certified Arborist WE#10724A
P.O. Box 6187
San Mateo, CA 94403
650-532-4418

February 15th, 2022

Khurram Lqbal

Site: 899 Madonna Way, Los Altos, CA

Dear Khurram Lqbal,

As requested on Thursday, February 10th, 2022, Kielty Arborist Services visited the above site for the purpose of providing a Tree Inventory Report/Tree Protection Plan for the proposed construction. A new home is proposed for this site, and as needed an Arborist Report is required when submitting plans to the city of Los Altos. A preliminary site plan was reviewed for writing this report. This Tree Inventory Report is not a Tree Risk Assessment. As such, no trees were assessed for risk in accordance with industry standards, nor are there any tree risk ratings or risk mitigation recommendations provided within this preservation plan.

Method:
All inspections were made from the ground; the trees were not climbed for this inspection. The trees in question were located on a site plan provided by you. The trees were then measured for diameter at 54 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.

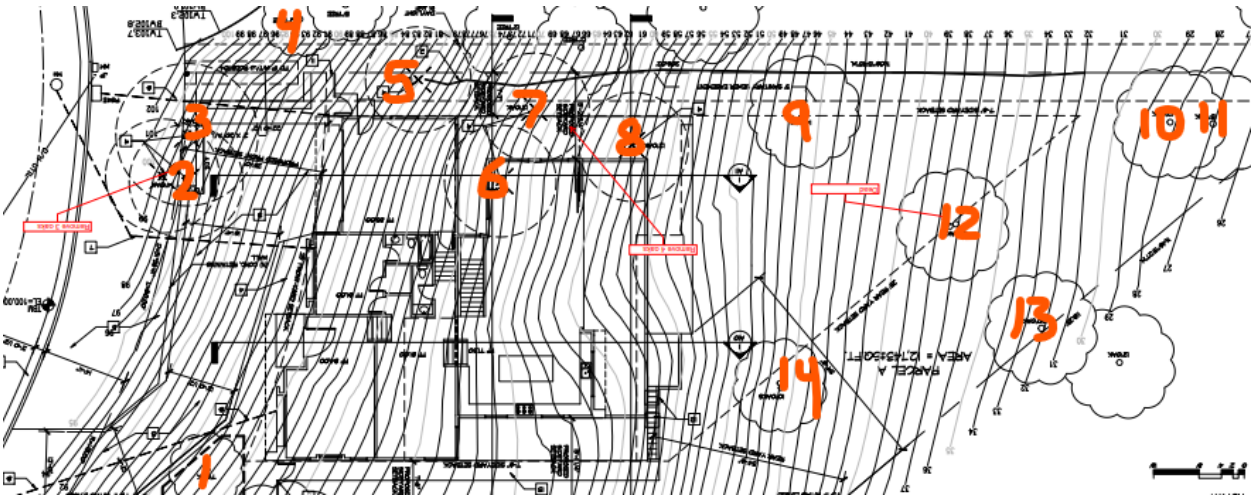
Survey Key:
P- *Indicates protected tree (15 inches in diameter or larger)* **DBH-***Diameter at breast height (48 inches above grade)* **CON-***Condition rating* **HT/SP-***Tree height and canopy spread*
R-Indicates proposed tree removal *-*Indicates tree located on neighboring property*

899 Madonna Way (2)

Survey:

Tree#	Species	DBH	CON	HT/SP	Comments
1	Coast live oak *(Quercus agrifolia)*	13.1	B	25/20	Fair vigor, fair form, codominant at 2 feet with fair union.
2**P**/**R**	Coast live oak *(Quercus agrifolia)*	14.9-17.3	C	45/45	Fair vigor, poor form, codominant at grade, leaders lean heavily away from each other,
3**P**/**R**	Coast live oak *(Quercus agrifolia)*	18.2	B	40/35	Good vigor, good form, good screen.
4*	Incense cedar *(Calocedrus decurrens)*	11.0est	B	45/20	Fair vigor, fair form.
5**R**	Coast live oak *(Quercus agrifolia)*	13.5	B	20/20	Fair vigor, fair form, good screen.
6**P**/**R**	Coast live oak *(Quercus agrifolia)*	18.6	C	30/30	Fair to poor vigor, fair form, recommended to remove dead wood from canopy.
7**R**	Coast live oak *(Quercus agrifolia)*	13.2	B	30/20	Fair vigor, fair form, recommended to remove dead wood from canopy.
8**P**/**R**	Coast live oak *(Quercus agrifolia)*	20.3	B	35/30	Fair vigor, fair form, codominant at 3 feet.
9**P**	Coast live oak *(Quercus agrifolia)*	13-8.1-6.6	B	25/20	Good vigor, fair form, multi leader at 3 feet with fair unions.
10**P**	Coast live oak *(Quercus agrifolia)*	19.0	F	25/25	Poor vigor, poor form, in decline, nearly dead, recommended to remove.
11**P**	Coast live oak *(Quercus agrifolia)*	16.0	B	30/30	Fair vigor, fair form, remove dead wood.
12**P**	Coast live oak *(Quercus agrifolia)*	9.9-16.0	F	25/20	DEAD failure at 5 feet with decay.
13**P**	Coast live oak *(Quercus agrifolia)*	17.8	B	30/25	Fair vigor, fair form, sycamore borer on trunk.
14**P**	Coast live oak *(Quercus agrifolia)*	15.9-22.3	A	40/40	Good vigor, good form.

P-*Indicates protected tree by city ordinance* ******-Indicates tree located on neighboring property*
R-*Indicates proposed removal*



Showing tree locations

Showing existing site conditions

Site observations:
The property at 899 Madonna Way is an undeveloped lot with 13 native coast live oak trees surveyed. The lot is heavily sloped with no recent upkeep. Most of the trees are in fair to good condition with a few exceptions.

Summary:
All of the trees surveyed on this lot are Coast Live Oak trees (*Quercus agrifolia).* One Incense Cedar tree was surveyed on the neighbor's property to the west. Trees #2, #3, #6, #8-14 are protected trees due to their trunk diameters measuring 15" or larger. Trees #10 and #12 were given poor condition ratings as they are dead or nearly dead.

Protected trees proposed for removal:

Showing Oaks #6-8

Protected oak trees #2, 3, 6 and 8, are proposed for removal to facilitate construction of the proposed residence. Due to the slope of the lot a large retaining wall is needed so that a driveway can be constructed. The retaining wall is too close to Oak trees #2 and #3. Large roots are expected to be encountered at the proposed retaining wall cut and would impact the stability of the trees. Oak tree #2 is codominant at grade with two large leaders leaning heavily away from each other. The form of the tree is poor and risk of a limb/leader failure is high. Removal is recommended.

Protected Oak trees #6 and #8 are also within the area of proposed work. The trees are either within the building footprint or too close to the building. Protected Oak trees #2, 3, 6, and 8 fall into the following criteria for 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.**

Non-protected trees proposed for removal:

Oak trees #5 and #7 are proposed for removal to facilitate construction. These trees are not of a protected size in the city of Los Altos.

Showing Oak tree #2 with leaning codominant leader

Construction recommendations/Impacts:
A new retaining wall near Oak tree #1 (not protected) is shown at 10' from the tree. All roots exposed at the retaining wall cut are recommended to be cleanly cut as needed. Exposed cut roots ends are recommended to be covered by 3 layers of wetted down burlap. Once roots have been cut, it is recommended to heavily irrigated the tree with 20 gallons of clean water. Irrigation is recommended to be concentrated at the area where roots have been cut. Irrigation is recommended to continue at a rate of 10 gallons every 2 weeks for 6 months following the root cutting. After the 6 months irrigation is recommended to be permanently suspended. The tree is recommended to be deep water fertilized the following spring after roots have been cut. No other impacts are expected.

Recommendations for any grade changes on site:
When possible, all grade changes should be located outside of the dripline of the protected trees. Often times on sites that are heavily sloped the grade needs to be raised. The following recommendation shall take place during raising of grades near the protected tree's on site. All vegetation should be removed, including underbrush beneath the branch spread of the trees. Organic matter, as it decomposes beneath a soil fill, can create noxious gases detrimental to the tree roots. The top 3 to 6 inches of the soil surface should be cultivated or broken up carefully so as to disturb the least possible number of roots. This treatment allows better contact with the fill soil and prevents a sharp line of demarcation between the existing soil surface and the fill. As a retainer around the trunk, an open-joint wall of shell, rock, masonry or brick in a circle around the tree trunk should be constructed with at least 3 feet between the trunk and the wall. The wall should be as high as the top of the new grade. The completed opening is commonly referred to as a tree well. An aeration system can be constructed using 4-inch perforated plastic pipe arranged in 5 to 6 horizontal lines radiating from the tree well like spokes in a wheel to a point that is equal to the branch spread. The radial lines should be installed so they slope away from the tree trunks, thus allowing excess moisture to drain away. The following tree protection plan will help ensure the health of the existing trees to be retained.

Tree Protection Plan:
Tree Protection Zones
Tree protection zones should be installed and maintained throughout the entire length of the project. Fencing for tree protection zones should be 6' tall, metal chain link material supported by metal 2" diameter poles, pounded into the ground to a depth of no less than 2'. The location for the protective fencing for the protected trees on site should be installed no closer to the trunk than the dripline (canopy spread) in order to protect the integrity of the tree. The location of the tree protection fencing may be modified by the planning director. When it is not possible to place tree protection fencing at the dripline because of the proposed work or existing hardscapes, the tree protection fencing shall be placed at the edge of the proposed work or hardscapes. No equipment or materials shall be stored or cleaned inside the protection zones. Areas where tree protection fencing needs to be reduced for access, should be mulched with 6" of coarse wood chips with ½ inch plywood on top. The plywood boards should be attached together in order to minimize movement. The spreading of chips will help to reduce compaction and improve soil structure. All tree protection measures must be installed prior to any demolition or construction

activity at the site. The non-protected trees are recommended to be protected in the same manner as the protected trees on site. No signs, wires, or any other object shall be attached to the trees. If impacts are expected to any of the trees on site, proper mitigation measures will need to be put into action to reduce overall impacts to the trees.

Landscape Buffer
Where tree protection does not cover the entire root zone of the trees, or when 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 foot traffic is expected to be heavy. The landscape buffer will help to reduce compaction to the unprotected root zone.

Root Cutting and Grading
Any roots to be cut 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 existing grade level around the trees shall be maintained out to the dripline of the trees. Alternate grade levels may be approved with special mitigation measures put in place.

Trenching and Excavation
Trenching for 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. 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.

Irrigation
No irrigation during dry summer months shall be applied to the native coast live oak trees on site unless their root zones are traumatized. The retained oak trees should be deep watered in the months of May and September only to increase the annual amount of rainfall the trees need for survival.

Inspections
It is the contractor's responsibility to contact the site arborist when work is to take place underneath the canopy or dripline of a protected tree on site. Kielty Arborist Services can be reached by email at kkarbor0476@yahoo.com or by phone at (650) 515-9783 (Kevin) or (650) 532-4418 (David).

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

Sincerely,
David P. Beckham
Certified Arborist WE#10724A David Beckham

Kielty Arborist Services
P.O. Box 6187
San Mateo, CA 94403
650-532-4418

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: David Beckham David Beckham

Date: February 15th, 2022

ATTACHMENT D

Neighborhood Outreach for 899 Madonna way

For the neighborhood outreach I have personally went and met five of my neighbors. (987 Madonna Way, 901 Madonna Way, 875 Madonna Way, 841 Madonna Way, and 880 Madonna Way)

For the remaining neighbors I left an introduction letter (attached at the end) in their mailbox. (880 Madonna Way, 890 Madonna Way, 893 Madonna Way, 900 Madonna Way and 904 Madonna Way)

I got two email responses from the letters that I left in the mailbox. (900 Madonna Way and 880 Madonna Way)

Personal Meeting and Email correspondence Summary

987 Madonna Way

987 Madonna Way is a two-story house next to our property on the left. I personally went and met with the owner Mr. Richard Geno three times. I showed him the plans and discussed the design. We discussed the placement of my house with respect to his. His house is sitting higher than my house and as my house extends in the back it further steps down. Also, there are no windows that are looking directly into his. The back of his property does not have any access and is undeveloped, so there is no conflict with my proposed house. In addition, there are a lot of mature trees in between our properties. Overall, he said he likes our plans and will support this house. In addition he gave me a signed letter of support for my house.

901 Madonna Way

901 Madonna way is a newly constructed two-story house next to our property on the right. I reached out to them via email, and they asked me to email them our plans. We set up a meeting to go over the design of my proposed house. Their house sits on a different angle in relationship to mine which gives us an advantage of our windows not facing each other. Also, there are mature trees in between our properties and I am proposing to plant even more privacy trees. They liked our proposed plans and told me that they will support my proposed house design. I asked them if they would be able to provide me with the signed letter of support for my proposed house and they did.

875 Madonna Way

875 Madonna Way is the third house on the west side of our property. I personally communicated with Kamal and Nahid Ali Naizi and discussed our plans. They don't have any concerns and said that they will support our proposed house plans.

841 Madonna Way

841 Madonna Way is a two-Story house further down Madonna way. I personally went and met with the owners, Bridget and George. I showed them the plans and discussed the design. They liked our proposed plans and said they will support our proposed house.

880 Madonna Way

880 Madonna way is a two-story house further down Madonna way. I left an introduction note in their mailbox. I got an email from the property owner that she is concerned about the safety during construction of the house. I setup a meeting with her and showed her the plans for the proposed house which she liked and had no comments on the design of the proposed house. We discussed about construction vehicle parking during construction. I insured her that we will try our best to park on one side of Madonna way during construction, so that two cars can easily pass.

900 Madonna Way

900 Madonna way is located across from my property. I left an introduction note in the mailbox and after a few days received a welcome introductory email. I was asked to email the plans for our proposed house. I have emailed the plans and requested a meeting if they want to discuss our proposed plans. After emailing the plans I haven't heard any thing back.

890, 893, and 904 Madonna Way

I left an introductory note in the mail box but haven't heard back from the homeowners.

Introductory Note sent to the neighbors

Dear Neighbor

I would like to introduce ourselves. My wife Habiba Sarmad and I, Khurram Iqbal, purchased 899 Madonna Way. We are family of five and currently live in Los Altos.

We are proposing to build a house on our property and have finalized the plans. We want to be sure that our new house is welcomed by our neighbors. To that end we would be happy to share our architectural plans and landscaping plans. If you have any concerns or questions after reviewing the plans, we would love to discuss them with you.

If you are interested in learning more about the proposal, please email or call me at:

iqbalkhurram@hotmail.com

408-839 1267

Thank You

Khurram Iqbal and Habiba Sarmad


KHURRAM IQBAL
899 MADONNA WAY
LOS ALTOS CA
CURRENT RESIDENT
893 MADONNA WAY
LOS ALTOS CA
KHURRAM IQBAL
899 MADONNA WAY
LOS ALTOS CA
CURRENT RESIDENT
880 MADONNA WAY
LOS ALTOS, CA
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CURRENT RESIDENT
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KHURRAM IQBAL
899 MADONNA WAY
LOS ALTOS, CA
900 MADONNA WAY
LOS ALTOS, CA

Letter of Support for proposed house at 899 Madonna way

TO: Los Altos Planning Department & Design Review Commission

Dear Sir/Madam

I am the owner resident of 897 Madonna Way which is located next to 899 Madonna way. The property owner Khurram Iqbal met me to show and discuss the proposed design for his house. I like the proposed design and want to express my support for this project.

Regards,

Richard Geno

897 Madonna Way

Los Altos, CA

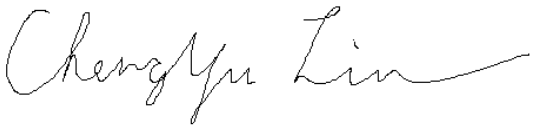
Letter of Support for proposed house at 899 Madonna way

TO: Los Altos Planning Department and Design Review Commission

Dear Sir/Madam

We are the resident owner of 901 Madonna Way which is located adjacent to 899 Madonna way. The property owner Khurram Iqbal met us to show and discuss the proposed design for his house. We like the proposed design and want to express our support for this project.

Regards,



Sean Lin and Stephanie Peng

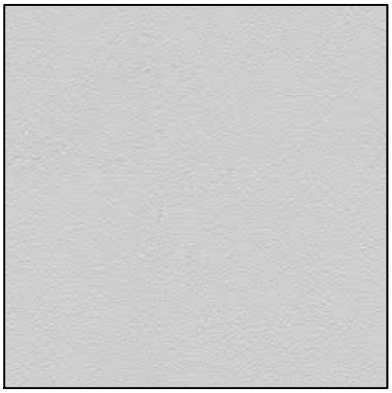
901 Madonna Way

Los Altos, CA

ATTACHMENT E

ATTACHMENT F

FIBERGLASS CLAD WINDOW
(MARVIN WINDOW; ESSENTIAL SERIES OR EQUAL)



SMOOTH FINISH CEMENT PLASTER
BENJAMIN MOORE– OC 45, SWISS COFFEE

JAMES HARDIE PLANK FOR WALL & GARAGE DOOR

MODERN PIVOT WOOD ENTRY DOOR
KATTI EXTERIOR PRE–BUILT
PIVOT DOOR COMPANY

MATERIAL BOARD

IQBAL RESIDENCE

899 MADONNA WAY

LOS ALTOS, CA 94024