



DATE: August 3, 2022

AGENDA ITEM # 5

TO: Design Review Commission
FROM: Jia Liu, Associate Planner
SUBJECT: SC22-0013 – 658 Spargur Drive

RECOMMENDATION:

Approve design review application SC22-0013 subject to the listed findings

PROJECT DESCRIPTION

This is a design review application for a new two-story house. The project consists of 2,803.49 square feet at the first story and 1,289.66 square feet at the second story with a 2391.83 square-foot basement. This project is categorically exempt from further environmental review under Section 15303 of the California Environmental Quality Act. The following table summarizes the project's technical details:

GENERAL PLAN DESIGNATION: Single-Family, Residential
ZONING: R1-10
PARCEL SIZE: 13,493 square feet
MATERIALS: Synthetic shake roof, cement plaster exterior with horizontal wood siding and stone veneer, wood clad windows and doors with wood framed trims with stucco finish.

	Existing	Proposed	Allowed/Required
COVERAGE:	3,855 square feet	3,543 square feet	4,047 square feet
FLOOR AREA:			
First floor	3,585 square feet	2,804 square feet	4,099 square feet
Second floor	--	1,290 square feet	
Total	3,585 square feet	4,094 square feet	
SETBACKS:			
Front	28.16 feet	25.33 feet	25 feet
Rear	33.60 feet	30.01 feet	25 feet
Right side (1 st /2 nd)	18.45 feet/--	19.19 feet/28.19 feet	10 feet/17.5 feet
Left side (1 st /2 nd)	10.34 feet/--	18.15 feet/25.15 feet	10 feet/17.5 feet
Basement Lightwell	--	6.31 feet	5 feet
HEIGHT:	19.32 feet	24.4 feet	27 feet

BACKGROUND

Neighborhood Context

The subject property is located on Spargur Drive between North Clark Avenue and El Monte Avenue. The surrounding neighborhood is considered a Consistent Character Neighborhood as defined in the City's Residential Design Guidelines. The homes in the immediate neighborhood context are a combination of one-story and two-story houses, with a two-story home at 640 Spargur Drive. Most properties in the immediate neighborhood share similar front setback patterns. The immediate neighborhood features low to moderate scale horizontal eave lines with wall plates that appear to be between eight to nine feet in height. Most garages are attached to the existing homes in the front yard facing the street. Roof forms are a combination of simple and complex roof lines due to certain houses renovations/upgrades in the neighborhood over the years. A mix of roofing materials are found in the immediate neighborhood including wood shake, composition shingle, and tiles. The exterior materials commonly used include wood shingle, stucco, and wood siding with stone veneer or brick accents. Landscapes in the front consist of mature street trees on most properties with dense screening shrubs further in.

DISCUSSION

Design Review

According to the Residential Design Guidelines, in Consistent Character Neighborhoods, a good neighbor design has design elements, material, and scale found within the neighborhood and sizes that are not significantly larger than other homes in the neighborhood.

The subject property is a regular rectangular lot with a property width of 100 feet and depth of 134.93 feet. The structure's proposed setbacks will be at least 18 feet for the first story and at least 25 feet away for the second story from the side property lines. The structure's rear setbacks are 30 feet to the proposed patio cover, 43 feet to the structure at the first story, and 65 feet at the second story. The proposed floor area of the house will be 4,094 square feet which is not significantly larger than the existing house's floor area of 3,585 square feet.

The overall height of the proposed residence is 24.4 feet, consistent with the maximum height of 27 feet in the R1-10 zoning district. At the first story, two wall plates are proposed for the living area including the main plate height of nine feet and seven inches for the rooms along the front elevation and nine feet and eleven inches for the kitchen, family room, and living room that are facing the rear yard. The garage will have a plate height of eight feet and 11 inches measured from the first story finish floor which results in a less predominant garage design incorporated into the house. At the second floor, a uniformed plate height of eight feet and seven inches are designed. The proposed second story eave line of 19'-10" is also similar to the existing house's ridge height of 19'-3" based on the provided existing front elevation on Sheet EE.01 that does not present abrupt change in the existing neighborhood's street scape.

The front elevation is found compatible in design with the surrounding neighborhood by using design elements that have integrated gable and hipped roof forms, articulated architectural massing on both first and second floors, horizontal eave line, and exposed wood rafter under the horizontal eave lines for architectural enhancement. The proposed two-story house has a consistent pitched roof of 5:12 with synthetic shakes that mimic the existing roof's materials and roof pitch. Additionally, the project is utilizing high quality materials such as the composition shingle roof material, cement plaster exterior, and clad wood window and door with wood framed trims, which are integrated into the overall

architectural design of the residence and found to relate to the surrounding neighborhood.

Overall, according to the Residential Design Guidelines, the project appears to be an appropriate design within this Consistent Character Neighborhood setting. The proposed addition has design elements, materials, and scale found in the neighborhood and meet the intent of the design review findings.

Privacy

On the west elevation, three windows are proposed at the second floor including two small-sized windows for Bedroom #2 and one large-sized, three-panel bathroom window. The three windows have the same sill height of four feet and six inches. On the east elevation, four windows are proposed including three small windows with the same sill height of four feet and six inches and one large, three-panel vertical window at the staircase with a sill height of four feet and one inch from the stair landing.

The side facing second story windows are found to create very minimal privacy impact to neighboring properties due to the majority of windows being designed with a minimum sill height of four feet and six inches, which the Design Review Commission finds an acceptable practice to minimize privacy impact. One window's sill height at the staircase is four feet and one inch, however, because of the lower height of the stair landing and existing and proposed vegetation, there should be no privacy invasion from the window. Moreover, increased second story setbacks are designed at both sides should further mitigate the privacy concerns from neighbors.

Along the rear second story elevation, there are four windows proposed: two small windows with a sill height of four feet and six inches and two large windows including one window for the Bedroom #1 with a sill height of two feet and one window for the staircase with a sill height of four feet and one inch from the stair landing. The proposed large windows with lower sill heights at the second floor along the rear elevation may result in potential privacy. However, staff found the design is consistent with the Residential Design Guidelines to minimize the privacy impact from the following aspects:

- The placement of the second story portion is located within the first half of the lot. The rear windows will be at least 65 feet away from the rear property line.
- Thirteen new screening vegetation will be planted along the rear property line to further mitigate the privacy impact. The details of the proposed evergreen plants will be provided in the Landscaping and Trees section of the staff report.

Landscaping and Trees

Nineteen existing trees are depicted within the proximity of the subject site and further assessed by the provided arborist report (Attachment B). Five small trees that are no greater than five inches in diameter will be removed. One 38-inch Coast Live Oak tree located on the subject property and six Redwood trees located on the neighboring properties are protected tree and will be retained and protected during future construction. For all the remaining trees, only the Coast Live Oak tree may be impacted by the construction. The subject arborist, David Beckham (ISA License #WE-10724A), assessed the proposed construction including the basement and lightwell and provided tree protection recommendations. In order to ensure the tree's long-term health, staff has required condition No. 4 in the report to require a shoring plan to be included in the construction drawings, which shall be further assessed by the arborist. Condition No. 5 will require a certification letter from an arborist to ensure that tree protection measures are in place prior to the foundation inspection.

A new landscaping plan is proposed including a number of evergreen screening vegetation. The proposed screening vegetation will be planted along all the property lines and are outlined in Table 1 below.

Table 1: Proposed Screening Plant List

Location	Common Name	No.	Size	Description
Front property line	Pittosporum tenuifolium	12	24-inch box	15'-20' tall x 6'-8' wide
Right property line	Pittosporum tenuifolium	2	24-inch box	15'-20' tall x 6'-8' wide
Right property line	Prunus cardiana (Cardina Laurel)	7	24-inch box	12'-15' tall x 6'-8' wide
Left property line	Prunus cardiana (Cardina Laurel)	7	24-inch box	12'-15' tall x 6'-8' wide
Left property line	Laurus noblis Laurel	1	24-inch box	20'-30' tall x 10'-20' wide
Rear property line	Prunus cardiana (Cardina Laurel)	13	24-inch box	12'-15' tall x 6'-8' wide

In addition to the evergreen screening plants, the landscape plan also includes four new trees with 24-inch box or 36-inch box in size, a variety of shrubs/hedges, and groundcover plants throughout the site. Since the project includes a new house and new landscaping area that exceeds 500 square feet, it is subject to the City's Water Efficient Landscape regulations. Overall, the existing and proposed landscaping meets the intent of the City's landscape regulations.

Environmental Review

This project is categorically exempt from environmental review under Section 15303 of the California Environmental Quality Act because it involves the construction of a single-family dwelling in a residential zone.

Public Notification and Community Outreach

A public meeting notice was posted on the property and mailed to 12 nearby property owners on Spargur Drive and Jay Street. The Notification Map is included in Attachment C.

On July 24, 2022, a billboard of Notice of Development Proposal (Attachment D) was installed onsite. The applicant has also reached out to the immediate neighbors for community outreach. A copy of the community outreach summary and responses from the neighbors is included in Attachment E.

Cc: Deshpande, Pawan and Smita, Property Owner
Steven A. Schwanke, Applicant and Architect

Attachments:

- A. Neighborhood Compatibility Worksheet
- B. Arborist Report
- C. Notification Map
- D. Pictures of Notice of Development Proposal
- E. Proof of Community Outreach
- F. Material Boards

FINDINGS

SC22-0013 – 658 Spargur Drive

With regard to design review for the new two-story house, the Design Review Commission finds the following in accordance with Section 14.76.050 of the Municipal Code:

- a. The proposed addition complies with all provisions of this chapter;
- b. The height, elevations, and placement on the site of the proposed addition, when considered with reference to the nature and location of residential structures on adjacent lots, will avoid unreasonable interference with views and privacy and will consider the topographic and geologic constraints imposed by particular building site conditions;
- c. The natural landscape will be preserved insofar as practicable by minimizing tree and soil removal; grade changes shall be minimized and will be in keeping with the general appearance of neighboring developed areas;
- d. The orientation of the proposed addition in relation to the immediate neighborhood will minimize the perception of excessive bulk;
- e. General architectural considerations, including the character, size, scale, and quality of the design, the architectural relationship with the site and other buildings, building materials, and similar elements have been incorporated in order to insure the compatibility of the development with its design concept and the character of adjacent buildings; and
- f. The proposed addition has been designed to follow the natural contours of the site with minimal grading, minimum impervious cover, and maximum erosion protection.

CONDITIONS

SC22-0013 – 658 Spargur Drive

GENERAL

1. **Expiration**

The Design Review Approval will expire on August 3, 2024 unless prior to the date of expiration, a building permit is issued, or an extension is granted pursuant to Section 14.76.090 of the Zoning Code.

2. **Approved Plans**

The approval is based on the plans and materials received on July 25, 2022, except as may be modified by these conditions.

3. **Protected Trees**

Tree No. 3 along with the approved privacy screening shall be protected under this application and cannot be removed without a tree removal permit from the Community Development Director. A Tree Protection Plan detailed in the approved arborist report shall be implemented. Prior to the occupancy of the residence, a letter signed by the subject arborist shall be provided to certify the implementation of the Tree Protection Plan.

4. **Shoring Plan and Arborist Assessment**

A shoring plan shall be provided and included in the construction drawings. The shoring plan shall be further assessed by the arborist to ensure the long-term health of Tree No. 3.

5. **Arborist Certification Letter**

A certification letter from the subject arborist shall be provided to ensure all the recommended tree protection mitigations in place. Such letter shall be provided to the Planning Division prior to the foundation inspection.

6. **One Kitchen Approved**

Only one kitchen at the first floor is approved as part of the design review. The wet bar area at the basement shall not be converted to a second kitchen and shall be limited to 110-volt wiring only unless a subsequent permit approval is obtained from the Planning Division.

7. **Landscaping**

The project shall be subject to the City's Water Efficient Landscape Ordinance (WELo) pursuant to Chapter 12.36 of the Municipal Code if 2,500 square feet or more of new or replaced landscape area, including irrigated planting areas, turf areas, and water features is proposed. Any project with an aggregate landscape area of 2,500 square feet or less may conform to the prescriptive measures contained in Appendix D of the City's Model Water Efficient Landscape Ordinance.

8. **Underground Utility and Fire Sprinkler Requirements**

Additions exceeding fifty (50) percent of the existing living area (existing square footage calculations shall not include existing basements) and/or additions of 750 square feet or more shall trigger the undergrounding of utilities and new fire sprinklers. Additional square footage calculations shall include existing removed exterior footings and foundations being replaced and rebuilt. Any new utility service drops are pursuant to Chapter 12.68 of the Municipal Code.

9. **Indemnity and Hold Harmless**

The applicant/owner agrees to indemnify, defend, protect, and hold the City harmless from all costs and expenses, including attorney's fees, incurred by the City or held to be the liability of the City in connection with the City's defense of its actions in any proceedings brought in any State or Federal

Court, challenging any of the City's action with respect to the applicant's project. The City may withhold final maps and/or permits, including temporary or final occupancy permits, for failure to pay all costs and expenses, including attorney's fees, incurred by the City in connection with the City's defense of its actions.

INCLUDED WITH THE BUILDING PERMIT SUBMITTAL

10. Conditions of Approval

Incorporate the conditions of approval into the title page of the plans.

11. Applicant Acknowledgement of Conditions of Approval

The applicant shall acknowledge receipt of the final conditions of approval and put in a letter format acceptance of said conditions. This letter will be submitted during the first building permit submittal.

12. Tree Protection Note

On the grading plan and/or the site plan, show all tree protection fencing and add the following note: "All tree protection fencing shall be chain link and a minimum of five feet in height with posts driven into the ground."

13. Reach Codes

Building Permit Applications submitted on or after January 26, 2021 shall comply with specific amendments to the 2019 California Green Building Standards for Electric Vehicle Infrastructure and the 2019 California Energy Code as provided in Ordinances Nos. 2020-470A, 2020-470B, 2020-470C, and 2020-471 which amended Chapter 12.22 Energy Code and Chapter 12.26 California Green Building Standards Code of the Los Altos Municipal Code. The building design plans shall comply with the standards and the applicant shall submit supplemental application materials as required by the Building Division to demonstrate compliance.

14. California Water Service Upgrades

You are responsible for contacting and coordinating with the California Water Service Company any water service improvements including but not limited to relocation of water meters, increasing water meter sizing or the installation of fire hydrants. The City recommends consulting with California Water Service Company as early as possible to avoid construction or inspection delays.

15. Green Building Standards

Provide verification that the house will comply with the California Green Building Standards pursuant to Chapter 12.26 of the Municipal Code and provide a signature from the project's Qualified Green Building Professional Designer/Architect and property owner.

16. Underground Utility Location

Show the location of underground utilities pursuant to Chapter 12.68 of the Municipal Code. Underground utility trenches shall avoid the drip-lines of all protected trees unless approved by the project arborist and the Planning Division.

17. Air Conditioner Sound Rating

Show the location of any air conditioning unit(s) on the site plan including the model number of the unit(s) and nominal size of the unit. Provide the manufacturer's specifications showing the sound rating for each unit. The air conditioning units must be located to comply with the City's Noise Control Ordinance (Chapter 6.16) and in compliance with the Planning Division setback provisions. The units shall be screened from view of the street.

18. Storm Water Management

Show how the project is in compliance with the New Development and Construction Best Management Practices and Urban Runoff Pollution Prevention program, as adopted by the City for

the purposes of preventing storm water pollution (i.e. downspouts directed to landscaped areas, minimize directly connected impervious areas, etc.).

19. Off-haul Excavated Soil

The grading plan shall show specific grading cut and/or fill quantities. Cross section details showing the existing and proposed grading through at least two perpendicular portions of the site or more shall be provided to fully characterize the site. A note on the grading plans should state that all excess dirt shall be off-hauled from the site and shall not be used as fill material unless approved by the Building and Planning Divisions.

PRIOR TO ISSUANCE OF BUILDING OR DEMOLITION PERMIT

20. Tree Protection

Tree protection fencing shall be installed around the driplines, or as required by the project arborist, of trees Nos. 3 and 19 as shown on the site plan. Tree protection fencing shall be chain link and a minimum of five feet in height with posts driven into the ground and shall not be removed until all building construction has been completed unless approved by the Planning Division.

21. School Fee Payment

In accordance with Section 65995 of the California Government Code, and as authorized under Section 17620 of the Education Code, the property owner shall pay the established school fee for each school district the property is located in and provide receipts to the Building Division. The City of Los Altos shall provide the property owner the resulting increase in assessable space on a form approved by the school district. Payments shall be made directly to the school districts.

PRIOR TO FINAL INSPECTION

22. Landscaping Installation

All front yard landscaping, street trees and privacy screening trees shall be maintained and/or installed as shown on the approved plans or as required by the Planning Division.

23. Landscape Privacy Screening

The landscape intended to provide privacy screening shall be inspected by the Planning Division and shall be supplemented by additional screening material as required to adequately mitigate potential privacy impacts to surrounding properties.

24. Green Building Verification

Submit verification that the house was built in compliance with the City's Green Building Ordinance (Chapter 12.26 of the Municipal Code).



City of Los Altos

Planning Division

(650) 947-2750

Planning@losaltosca.gov

NEIGHBORHOOD COMPATIBILITY WORKSHEET

In order for your design review application for single-family residential remodel/addition or new construction to be successful, it is important that you consider your property, the neighborhood's special characteristics that surround that property and the compatibility of your proposal with that neighborhood. **The purpose is to help you understand your neighborhood before you begin the design process with your architect/designer/builder or begin any formal process with the City of Los Altos.** *Please note that this worksheet must be submitted with your 1st application.*

The Residential Design Guidelines encourage neighborhood compatibility without necessarily forsaking individual taste. Various factors contribute to a design that is considered compatible with a surrounding neighborhood. The factors that City officials will be considering in your design could include, but are not limited to: design theme, scale, bulk, size, roof line, lot coverage, slope of lot, setbacks, daylight plane, one or two-story, exterior materials, landscaping et cetera.

It will be helpful to have a site plan to use in conjunction with this worksheet. Your site plan should accurately depict your property boundaries. The best source for this is the legal description in your deed.

Photographs of your property and its relationship to your neighborhood (see below) will be a necessary part of your first submittal. Taking photographs before you start your project will allow you to see and appreciate that your property could be within an area that has a strong neighborhood pattern. The photographs should be taken from across the street with a standard 35mm camera and organized by address, one row for each side of the street. Photographs should also be taken of the properties on either side and behind your property from on your property.

This worksheet/check list is meant to help *you* as well as to help the City planners and Planning Commission understand your proposal. Reasonable guesses to your answers are acceptable. The City is not looking for precise measurements on this worksheet.

Project Address 658 Spargur Drive

Scope of Project: Addition or Remodel **or New Home**

Age of existing home if this project is to be an addition or remodel? _____

Is the existing house listed on the City's Historic Resources Inventory? No

What constitutes your neighborhood?

There is no clear answer to this question. For the purpose of this worksheet, consider first your street, the two contiguous homes on either side of, and directly behind, your property and the five to six homes directly across the street (eight to nine homes). At the minimum, these are the houses that you should photograph. If there is any question in your mind about your neighborhood boundaries, consider a radius of approximately 200 to 300 feet around your property and consider that your neighborhood.

Streetscape

1. Typical neighborhood lot size*:

Lot area: 13,493 square feet
Lot dimensions: Length 134.93 feet
Width 100.00 feet

If your lot is significantly different than those in your neighborhood, then note its: area N/A, length N/A, and width N/A.

2. Setback of homes to front property line: (Pgs. 8-11 Design Guidelines)

Existing front setback if home is a remodel? No
What % of the front facing walls of the neighborhood homes are at the front setback 100 %
Existing front setback for house on left 25 ft./on right 25 ft.
Do the front setbacks of adjacent houses line up? Yes

3. Garage Location Pattern: (Pg. 19 Design Guidelines)

Indicate the relationship of garage locations in your neighborhood* only on your street (count for each type)
Garage facing front projecting from front of house face 4
Garage facing front recessed from front of house face 0
Garage in back yard 2
Garage facing the side 0
Number of 1-car garages 0; 2-car garages 6; 3-car garages 0

Address: 658 Spargur Drive
Date: 3/17/2022

4. Single or Two-Story Homes:

What % of the homes in your neighborhood* are:

One-story 90

Two-story 10

5. Roof heights and shapes:

Is the overall height of house ridgelines generally the same in your neighborhood*? Yes

Are there mostly hip , gable style , or other style roofs*?

Do the roof forms appear simple or complex ?

Do the houses share generally the same eave height Yes?

6. Exterior Materials: (Pg. 22 Design Guidelines)

What siding materials are frequently used in your neighborhood*?

wood shingle stucco board & batten clapboard
 tile stone brick combination of one or more materials
(if so, describe) _____

What roofing materials (wood shake/shingle, asphalt shingle, flat tile, rounded tile, cement tile, slate) are consistently (about 80%) used?

Asphalt Shingles

If no consistency then explain: _____

7. Architectural Style: (Appendix C, Design Guidelines)

Does your neighborhood* have a consistent identifiable architectural style?

YES NO

Type? Ranch Shingle Tudor Mediterranean/Spanish
 Contemporary Colonial Bungalow Other

Address: 658 Spargur Drive
Date: 3/17/2022

8. Lot Slope: *(Pg. 25 Design Guidelines)*

Does your property have a noticeable slope? No

What is the direction of your slope? (relative to the street)

N/A

Is your slope higher lower same in relationship to the neighboring properties? Is there a noticeable difference in grade between your property/house and the one across the street or directly behind?

9. Landscaping:

Are there any frequently used or typical landscaping features on your street (i.e. big trees, front lawns, sidewalks, curbs, landscape to street edge, etc.)?

Mature trees and shrubs, front lawns, no curbs, paving or gravel to street edge.

How visible are your house and other houses from the street or back neighbor's property?

Highly visible from adjacent neighbors and screened by existing trees to rear neighbor(s)

Are there any major existing landscaping features on your property and how is the unimproved public right-of-way developed in front of your property (gravel, dirt, asphalt, landscape)?

Existing large oak tree (to remain) on east property line. Right-of-way is currently A/C paving.

10. Width of Street:

What is the width of the roadway paving on your street in feet? +/- 20

Is there a parking area on the street or in the shoulder area? Yes

Is the shoulder area (unimproved public right-of-way) paved, unpaved, gravel, landscaped, and/or defined with a curb/gutter? Paved with A/C from property line to existing street paving.

11. What characteristics make this neighborhood* cohesive?

Such as roof material and type (hip, gable, flat), siding (board and batten, cement plaster, horizontal wood, brick), deep front yard setbacks, horizontal feel, landscape approach etc.:

Hip roofs with gable accents, cement plaster and/or horizontal wood siding
and mature landscaping.

General Study

- A. Have major visible streetscape changes occurred in your neighborhood?
 YES NO

- B. Do you think that most (~ 80%) of the homes were originally built at the same time?
 YES NO

- C. Do the lots in your neighborhood appear to be the same size?
 YES NO

- D. Do the lot widths appear to be consistent in the neighborhood?
 YES NO

- E. Are the front setbacks of homes on your street consistent (~80% within 5 feet)?
 YES NO

- F. Do you have active CCR's in your neighborhood? (*p.36 Building Guide*)
 YES NO

- G. Do the houses appear to be of similar size as viewed from the street?
 YES NO

- H. Does the new exterior remodel or new construction design you are planning relate in most ways to the prevailing style(s) in your existing neighborhood?
 YES NO

Address: 658 Spargur Drive
 Date: 3/17/2022

Summary Table

Please use this table to summarize the characteristics of the houses in your immediate neighborhood (two homes on either side, directly behind and the five to six homes directly across the street).

Address	Front setback	Rear setback	Garage location	One or two stories	Height	Materials	Architecture (simple or complex)
670 Spargur Drive	25	45	Rear yard	One	18	Cement Plaster	Complex
676	25	51	Front	One	21	Plaster/Wood	Simple
648	25	29	Front	One	21	Wood	Simple
640	25	34	Front	Two	26	Plaster/Wood	Simple
641 (under construction)	26	34	Front	One	21	Plaster	Simple
649 (under construction)	20	Unknown	Unknown	Unknown			
659	25	40	Front	One	21	Plaster	Simple
667	25	50	Front	One	18	Plaster	Complex
685	25	68	Front	One	17	Plaster	Simple
667 Jay Street (behind)	25	50	Front	One	22	Plaster	Complex

ATTACHMENT B

Kielty Arborist Services LLC

Certified Arborist WE#10724A TRAQ Qualified

P.O. Box 6187

San Mateo, CA 94403

650- 532-4418

February 11th, 2022, Revised May 20th, 2022

Mr. Steve Schwanke

Site: 658 Spargur, Los Altos, CA

Dear Mr. Schwanke,

As requested on Wednesday, January 19th, 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 with a basement is proposed on site, and your concern as to the future health of the trees has prompted this visit. The entire 18-page plan set dated 2/18/22 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 map provided by you. The trees were then measured for diameter at 48 inches above ground level (DBH or diameter at breast height). The trees were given a condition rating for form and vitality. The trees condition rating is based on 50 percent vitality and 50 percent form, using the following scale. An A-F grade average for the trees overall condition is also included.

F - Very poor

D - Poor

C- Fair

B - Good

A- Excellent

The height of the trees were measured using a Nikon Forestry 550 Hypsometer. The spread was paced off. Comments and recommendations for future maintenance are provided.

Survey Key:

P-Protected tree

R-Proposed tree removal

*-Indicates tree on neighbor's property

DBH- Diameter at breast height (48 inches above grade)

CON-Condition rating

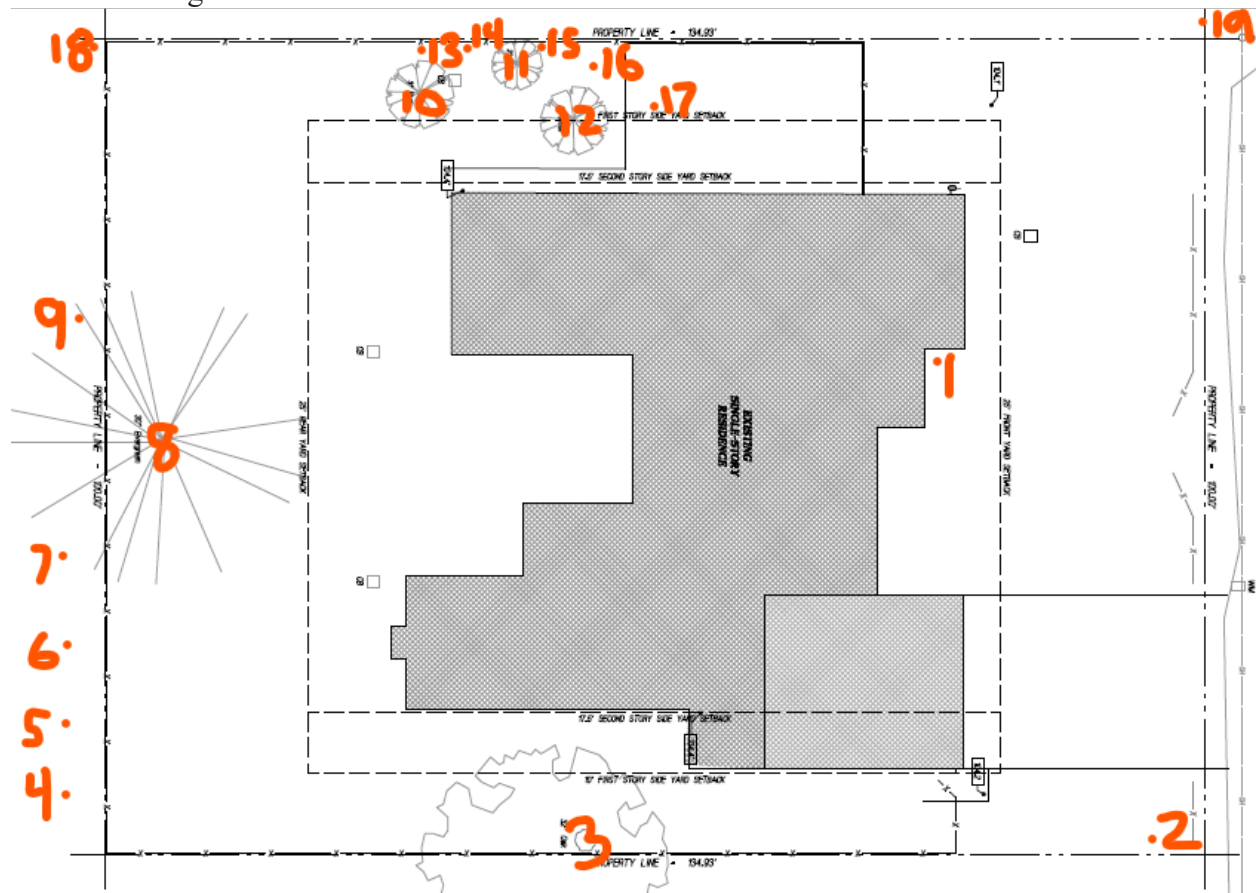
HT/SP-Tree height and canopy spread

Survey:

Tree#	Species	DBH	CON	HT/SP	Comments
1	Weeping Cherry (<i>Prunus x subhirtella 'pendula'</i>)	5.0	B	7/5	Good vigor, good form, aesthetically pleasing.
2	Japanese Maple (<i>Acer palmatum</i>)	3.4	B	8/6	Good vigor, good form, aesthetically pleasing.
3P	Coast Live Oak (<i>Quercus agrifolia</i>)	38.4	B	45/45	Good vigor, good form, bleeding canker.
4*P	Redwood (<i>Sequoia sempervirens</i>)	15est	A	45/15	Good vigor, good form, 5' from property line.
5*P	Redwood (<i>Sequoia sempervirens</i>)	15est	A	45/15	Good vigor, good form, 5' from property line.
6*P	Redwood (<i>Sequoia sempervirens</i>)	15est	A	45/15	Good vigor, good form, 5' from property line.
7*P	Redwood (<i>Sequoia sempervirens</i>)	15est	A	45/15	Good vigor, good form, 5' from property line.
8	Japanese Maple (<i>Acer palmatum</i>)	2.0	A	8/4	Good vigor, good form, young.
9	Marina Madrone (<i>Arbutus 'Marina'</i>)	8.0	B	20/15	Good vigor, fair form, suppressed by Redwoods.
10	Lemon (<i>Citrus sp.</i>)	3.0	B	4/4	Good vigor, fair form.
11	Avocado (<i>Persea americana</i>)	2.0	C	8/5	Fair vigor, fair form.
12R	Plum (<i>Prunus sp.</i>)	2.0	C	8/6	Fair vigor, fair form.
13	Cherry Laurel (<i>Prunus caroliniana</i>)	2.0	C	10/6	Poor vigor, fair form.
14	Cherry Laurel (<i>Prunus caroliniana</i>)	2.0	C	10/6	Poor vigor, fair form.

Tree#	Species	DBH	CON	HT/SP	Comments
15	Cherry Laurel (<i>Prunus caroliniana</i>)	2.0	C	10/6	Poor vigor, fair form.
16	Orange (<i>Citrus sp.</i>)	2.0	B	6/4	Good vigor, good form.
17R	Orange (<i>Citrus sp.</i>)	3.0	B	6/6	Good vigor, good form.
18*	Xylosma (<i>Xylosma congestum</i>)	12est	B	25/20	Fair vigor, fair form.
19*P	Redwood (<i>Sequoia sempervirens</i>)	18est	C	30/25	Good vigor, poor form, topped for utilities.

*indicates neighbor's tree.



Showing tree locations

Site Observations:

The existing landscape on site is in good condition. The trees on the property have been well maintained through proper pruning exercises. None of the trees surveyed are in poor condition.



Summary:

The trees on site are a mix of native and imported trees. The only protected tree on site is Coast Live Oak tree #3. Neighboring Redwood trees #4-7 and #19 are also protected tree is in the city of Los Altos. Oak tree #3 is in good condition. A small bleeding canker was observed on the trunk of the tree. An Agri-Fos treatment is recommended. Any irrigation within 15 feet from the tree is recommended to be permanently suspended. Irrigation outside of the 15 feet zone and out to the dripline is recommended to be minimal as possible with drought tolerant or native plants recommended. Irrigation during the dry season given to native oak trees significantly raises risk of root rot disease.

Showing Oak tree #3

Neighboring Redwood trees #4-7 are in good condition. The trees are located 5 feet from the southern property line. Neighboring Redwood tree #19 is located on the neighboring property to the west directly underneath utility lines. Due to the poor location of the Redwood tree, the tree has been topped for line clearance. The remaining trees on site are small ornamental trees and are in fair to good condition.



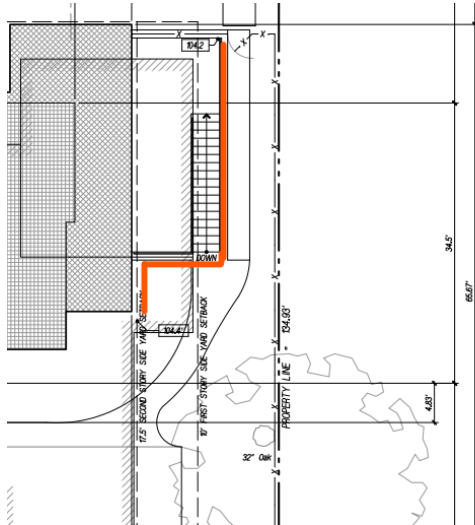
Showing Redwoods #4-7



Showing topped Redwood tree #19

Non-protected trees to be removed:

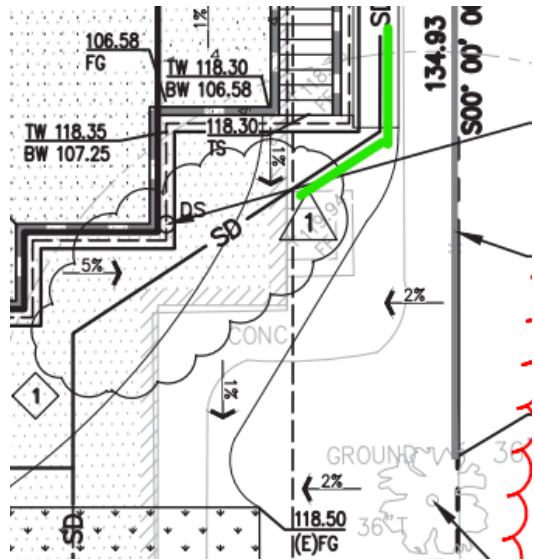
Plum tree #12 and orange tree #17 are proposed to be removed to facilitate the proposed construction. These are not of a protected size in the city of Los Altos.

**Showing line of basement recommended to be shored****Impacts/Recommendations:**

A basement is proposed on site. Most of the proposed basement is within the existing home footprint. The existing home foundation has likely acted as a root barrier for this tree. A portion of the lightwell near Oak tree #3 is outside of the existing home footprint. This section of the light well is located 22' from Oak tree #3. The basement/lightwell on this side of the property is recommended to be shored to reduce the need for a Cal OSHA over cut that would impact more tree roots than necessary. This is likely required as the OSHA cut would be within the neighboring yard. The Project Arborist is recommended to be on site to witness the basement excavation when within 38' from this tree. Any exposed roots during the basement excavation are recommended to be cleanly cut back to the basement wall. Exposed cut root ends are recommended to be covered by layers of wetted down

burlap to help avoid root desiccation. Impacts to the tree are expected to be minor as most of the basement is within the existing building footprint. A soaker hose is recommended to be installed as close to the basement cut as possible and as far from the tree's root crown as possible as a mitigation measure. The hose is recommended to be turned on every 2 weeks for 6 months until the top foot of soil is saturated. After 6 months the soaker hose irrigation shall be permanently suspended. No other impacts are expected.

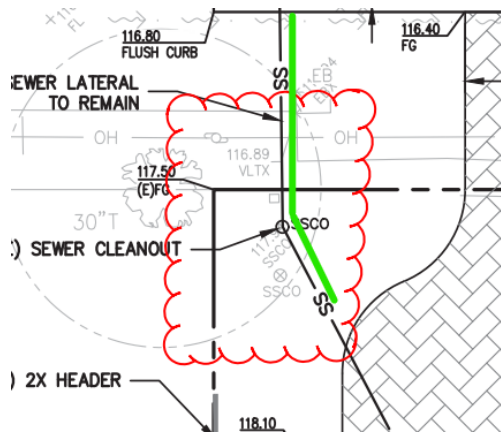
Any proposed hardscapes within 20 feet from Oak tree #3 will need to be built up entirely on top of grade to reduce potential impacts to the tree. A layer of Biaxial Geogrid is recommended to be used as an underlayment for the hardscapes within this distance to reduce the amount of compaction needed and to allow roots to continue to grow. The Oak tree is recommended to be annually assessed for 5 years following construction for any needed work/mitigations.



Green line showing storm drain line area to be hand excavated where outside the existing home footprint and still under dripline

Utilities

The majority of the storm drain line near Oak tree #3 is underneath the existing building footprint where no roots are expected to be found as foundations tend to act as root barriers. A small portion of the line is within the dripline area outside of the existing home footprint. The storm drain line in this location is recommended to be excavated by hand under the Project Arborist supervision. All encountered roots are recommended to be retained. Encountered roots are recommended to be wrapped in layers of wetted down burlap and kept moist by spraying down the burlap with water multiple times a day. The line shall then be tunneled underneath the exposed roots or besides the exposed roots to reduce trauma to the retained exposed roots. Once the work is done the trench shall be backfilled and irrigated as soon as possible. Impacts are expected to be minor. The Oak tree is recommended to be deep water fertilized in spring of 2023 as a mitigation measure.



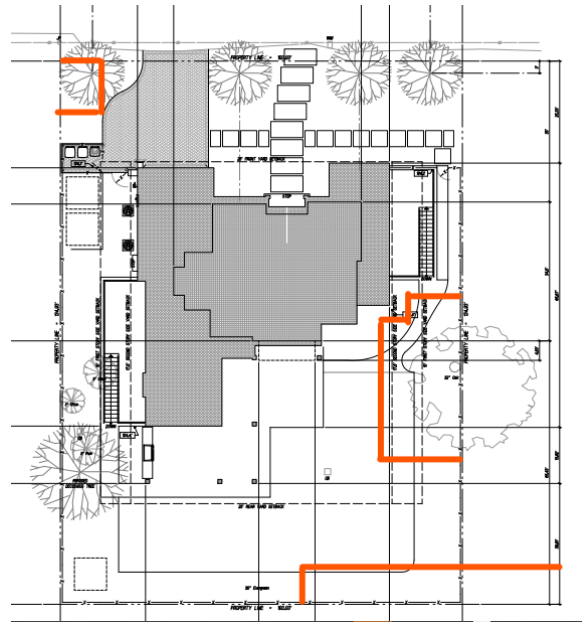
Green line showing sewer line area to be excavated by hand

A sewer line is proposed underneath the dripline of neighboring Redwood tree #19. The sewer line is recommended to be excavated by hand under the Project Arborist supervision when underneath the tree's dripline. All encountered roots are recommended to be retained. Encountered roots are recommended to be wrapped in layers of wetted down burlap and kept moist by spraying down the burlap with water multiple times a day. The line shall then be tunneled underneath the exposed roots or besides the exposed roots to reduce trauma to retained exposed roots. Once the work is done the trench should be backfilled and irrigated as soon as possible. Impacts are expected to be minor. 30 gallons of water every other week during the dry season is recommended to be provided for the neighboring Redwood tree. The tree is also recommended to be deep water fertilized in early spring of 2023. The irrigation and fertilizing will act as mitigation for the minor impacts.

Tree Protection Plan:

Tree Protection Zones

Tree protection zones should be installed and maintained throughout the entire length of the project. Prior to the commencement of any Development Project, a chain link fence shall be installed at the drip line (canopy spread) of any protected tree which will or will not be affected by the construction. Non-protected trees are recommended to also be protected in the same way. The drip line shall not be altered in any way so as to increase the encroachment of the construction. When work is to take place underneath a tree's dripline, fencing must be placed as close as possible to the tree proposed work. If an area of access is needed underneath a tree's canopy, the area shall be protected by a landscape barrier. Fencing for the protection zones should be 6-foot-tall metal chain link type supported by 2 inch metal poles pounded into the ground by no less than 2 feet. The support poles should be spaced no more than 10 feet apart on center. Signs should be placed on fencing signifying "Tree Protection Zone - Keep Out". No materials or equipment should be stored or cleaned inside the tree protection zones. Excavation, grading, soil deposits, drainage and leveling is prohibited within the tree protection zones without the project arborist consent. No wires, signs or ropes shall be attached to the protected trees on site. Utility services and irrigation lines shall all be placed outside of the tree protection zones when possible. When access is needed and tree protection fencing restricts access a landscape barrier shall be installed to protect the non-protected root zone.



Showing recommended tree protection fencing locations for the protected tree surveyed

Landscape Barrier zone

If for any reason 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 tree protection fencing is required. The landscape buffer will help to reduce compaction to the unprotected root zone.

Inspections

The site arborist will need to verify that tree protection fencing has been installed before the start of construction. The site arborist must inspect the site anytime excavation work is to take place underneath a protected trees dripline. It is the contractor's responsibility to contact the site arborist if excavation work is to take place underneath the protected trees on site. Kielty Arborist Services can be reached at kkarbor0476@yahoo.com or by phone at (650) 515-9783 (Kevin), or (650) 532-4418 (David).

Root Cutting and Grading

If for any reason roots are to be cut, they 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 site arborist must first give consent if roots over 2 inches in diameter are to be cut.

Trenching and Excavation

Trenching for foundation, 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 and if 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

Normal irrigation shall be maintained on this site at all times. The imported trees will require normal irrigation. On a construction site, I recommend irrigation during winter months, 1 time per month. Seasonal rainfall may reduce the need for additional irrigation. During the warm season, April – November, my recommendation is to use heavy irrigation, 2 times per month. This type of irrigation should be started prior to any excavation. The irrigation will improve the vigor and water content of the trees. The on-site arborist may make adjustments to the irrigation recommendations as needed. The foliage of the trees may need cleaning if dust levels are extreme. Removing dust from the foliage will help to reduce mite and insect infestation. Native Oak trees do not require irrigation unless their root zones are traumatized.

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

Sincerely, David Beckham Certified Arborist WE#10724A TRAQ Qualified

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.

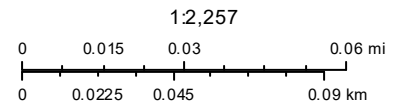
Arborist: David Beckham David Beckham Date: May 20th, 2022








ATTACHMENT C

Notification Map



Print Date: April 21, 2022



-  Schools
-  Park and Recreation Areas
-  City Limit
-  Road Names
-  Waterways
-  Situs Label
-  TaxParcel

The information on this map was derived from the City of Los Altos' GIS. The City of Los Altos does not guarantee data provided is free of errors, omissions, or the positional accuracy, and it should be verified.

Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community

Notice of Development Proposal

New Residence - 658 Spargur Drive



Project Description:

Proposed development of a two-story, single-family home with attached two-car garage and basement.

Applicant:

Schwanke Architecture
(650) 321-4348
steve@sschwanke.com

Property Owner:

Tagur Trust
658 Spargur Drive
(678) 967-8917
658spargur@gmail.com

Project Planner:

To submit comments, or to get additional information, please contact:

Ms. Jia Liu, AICP
Associate Planner
City of Los Altos
(650) 947-2696
jliu@losaltosca.gov



Public Meeting Date (as scheduled):

INSTRUCTIONS FOR ON-SITE POSTING

The standards for posting a notice on the site are as follows:

- The notice shall be posted between four (4) feet and six (6) feet off the ground;
- The notice shall be posted within three (3) feet of the front property line;
- The notice shall be posted in a location that is readily viewable from the adjacent public right of way, sidewalk, and/or street;
- The notice shall be posted at least **10 days prior** to the scheduled Design Review Commission meeting date;
- The project applicant must maintain the notice in a weatherproof and clearly legible manner until final action is taken by the Design Review Commission; and
- The notice must be removed within seven (7) days after final action by the Design Review Commission.

The property should be fully accessible (no locked gates) for staff and commissioners to conduct site visits in the week prior to the public meeting.

Deshpande Residence

658 Spargur Drive

Neighborhood Outreach

659 Spargur Drive - Jerry & Joy Lynn

We met in-person with Jerry & Joy Lynn to discuss the proposed construction project. They were both very supportive. Their only question was whether the new structure would cast a shadow on their home. Given the path of the sun, and the street between us, we informed them that this would not be an issue. They have already sent in a letter of support to the city.

670 Spargur Drive - Yvonne Yang

We had several conversations over phone, video conferencing, and text messages to share our construction plans. Yvonne indicated her primary issue was that the second story windows may have views into her side windows into her living and family rooms.

To investigate and address these concerns, we took photographs into her property from the vantage points of each of the pertinent windows. Our findings were that the views from windows located at the:

- A. End of the hallway on the second floor are largely blocked by the oak tree limbs.
- B. Side staircase window are largely obstructed by the tree limbs.
- C. Landing at the top of the staircase are blocked by her roof, the tree limbs, her garage.
However, there was a direct line-of-sight view to her pool.
- D. The kid's bedroom looks down into her driveway and side windows and door.

To offer more mutual privacy from the kid's bedroom windows, we indicated that we would plant tall high-destiny foliage shrubs along the fence line, and install bottom-up top-down shades on the windows to allow for light flow which protecting privacy. Ideally, we would plant more privacy shrubs along the fence line, but we are prevented from doing so because of the oak tree.

648 Spargur Drive - David & Judy Beggs

We have had one formal in-person conversation with David & Judy Beggs, who initially expressed support for the construction project. Though they are our next-door neighbors, they were not overly concerned about privacy issues because their patio, backyard, and living areas are not exposed to our side of the house. The only areas of their property exposed to our home

are their garage, and a window in a bedroom that they use as a home office. Furthermore, the roof of the family room and patio would largely screen views into their backyard.

Though they did not have any major privacy concerns, as a follow up, we informed them that we would further ensure their privacy by planting tall shrubs along the fence line, replacing a second-story balcony with a window in our primary bedroom, and installing tall shrubs along the fence line.

On March 26th, we had a call with Judy Beggs who said that we had satisfactorily addressed all her privacy concerns, but they were not supportive of the project for two reasons:

1. They wanted to avoid noises during the construction process. They had no issues with noise from our children or us residing in the home.
2. They felt that a two-story home would be out of place being taller than the others. It is worth nothing that there are several two-story homes on the street already, *including their next-door neighbor at 640 Spargur Drive.*

653 Jay Street - Kathleen Armstrong

We met in person with Kathy to share our construction plans. Kathy's two issues of concern were how noise would carry from our property to hers, and views from our second-floor windows into her yard. Despite dense trees in Kathy's yard, and several redwoods, there were gaps that would allow for direct views into her yard.

We conveyed over email to Kathy that the new build would carry less sound into her property as compared to the current structure. The current structure is U-shaped with a large amount of exterior hardtop which acts as an echo chamber. In comparison, the new structure would effectively block most sounds to her property because of the shape of the house, the reduced hardtop areas, and the hard walls around the patio and family room.

To address Kathy's concerns regarding line-of-sight privacy, we expressed that we will:

1. Plant tall shrubs along the fence line to close the gaps between the existing foliage.
2. Replace the primary bedroom balcony with a window instead.
3. Install bottom-up top-down shades in the primary bathroom windows.
4. Install drapes for the primary bedroom window for mutual privacy.

653 Jay Street addendum from property owner:

Hello Pawan,

Thank you for sending these photos. I still am unclear on the total height of your structure. I know there is a city ordinance that limits the height and that it depends on the % of land coverage. I assume that you are aware of those limits?

While I truly do appreciate your amicable approach, I am not in support of your building a two-story structure and so I won't write (or sign) a letter in support of your project.

As I mentioned when we met, we are living in a suburban community on flat lots, so a second story on a standard sized lot will provide views only into the neighbor's yards. I know you are planning to plant

Deshpande Residence
658 Spargur Drive

some hedges which is great, but it won't alleviate the privacy issue from your second floor. You are relying on trees from my lot to do this.

You should be able to build a house that suits your family's needs, but I think that you can do this without impacting our privacy. I know this isn't what you hoped to hear, but this is my perspective.

*Sincerely,
Kathy*

667 Jay Street - Jingjing & Bing Liu

We met in person with Jingjing & Bing to share our construction plans. Their only issue of concern was line-of-sight views to the second story between the gaps in the redwood trees.

To address their concerns, we conveyed that we will:

1. Plant tall shrubs along the fence line to close the gaps between the existing foliage.
2. Replace the Bedroom 1 balcony with a window (this is already reflected on the drawings submitted to the City).

675 Jay Street - Jian Shen

We made multiple attempts to contact this neighbor but were unable to do so until we finally had a video call with Jian and his wife on March 26th. They objected to the construction project on the grounds that second story windows would invade their privacy. Their secondary minor concern was that second story windows may reflect the sun into their yard as a form of light pollution.

In response to their primary concern of privacy, we showed simulated views from our primary bedroom window into their yard, and how planting tall shrubs would block many of the line-of-sight views. They expressed desire for taller trees along the fence for greater privacy perimeter such as redwoods, which we said would be difficult given the proximity to the root structure of other trees and our neighbors garage near the fence line. We also explained how we would be installing bottom-up top-down blinds along several of the second story windows.

End of Comments

Ms. Jia Liu, AICP
Associate Planner
City of Los Altos
Community Development Department
One North San Antonio Road
Los Altos, California 94022

RECEIVED

JUL - 5 2022

City of Los Altos

Re: **Deshpande Residence, 658 Spargur Drive (SC22-0013)**

Ms. Liu:

We live at 648 Spargur Drive and have reviewed the plans for the Deshpande Residence submitted to the Design Review Committee.

We are generally in support of this project, with the following comments:

Since only two of the twenty five houses on Spargur Drive are two story houses, we generally do not support the building of two story structures on this street. However, we appreciate the efforts that the Deshpandes have taken to minimize the effects of their proposed two story house. We have reviewed their most recent plans and have no specific concerns at this time.

David and Judy Beggs

Signed David P. Beggs Judy M. Beggs Date 6/28/22
Address 648 Spargur Drive

Ms. Jia Liu, AICP
Associate Planner
City of Los Altos
Community Development Department
One North San Antonio Road
Los Altos, California 94022

RECEIVED

JUL - 5 2022

City of Los Altos

Re: **Deshpande Residence, 658 Spargur Drive (SC22-0013)**

Ms. Liu:

We live at 667 Spargur Drive and have reviewed the plans for the Deshpande Residence submitted to the Design Review Committee.

We are generally in support of this project, with ^{no} the following comments:

*Good luck with your project.
The outcome looks beautiful!*

L Peter

Signed Helmut and Lorraine Peter Date 06/23/2022

Address 667 Spargur Drive, Los Altos CA 94022-2366

RECEIVED

JUL 20 2022

City of Los Altos

Ms. Jia Liu, AICP
Associate Planner
City of Los Altos
Community Development Department
One North San Antonio Road
Los Altos, California 94022

Re: **Deshpande Residence, 658 Spargur Drive (SC22-0013)**

Ms. Liu:

We live at 659 Spargur Drive, Los Altos and have reviewed the plans for the Deshpande Residence submitted to the Design Review Committee.

We are generally in support of this project, with the following comments:

Signed Joy Lynn / JY Date July 15, 2022
Address 659 Spargur Drive, Los Altos

RECEIVED

JUL 26 2022

City of Los Altos

Ms. Jia Liu, AICP
Associate Planner
City of Los Altos
Community Development Department
One North San Antonio Road
Los Altos, California 94022

Re: **Deshpande Residence, 658 Spargur Drive (SC22-0013)**

Ms. Liu:

We live at 667 Jony Street, LA. and have reviewed the plans for the Deshpande Residence submitted to the Design Review Committee.

We are ^{not} ~~generally~~ in support of this project, with the following comments:

The second floor's window faces to my back yard and family room. Privacy is a huge concern for my family.

Signed

Jingjing Liu

Date

7/20/2022

Address

667 Jony St. Los Altos.

Jia Liu

From: 刘敏 [REDACTED]
Sent: Tuesday, July 26, 2022 7:37 PM
To: Jia Liu; Public Comment - DRC
Cc: Jian Shen
Subject: Objection to 658 Spargur Dr design

Dear Ms Liu,

Jian and I live at 675 Jay St, Los Altos, CA 94022, which shares the northwest corner with 658 Spargur Dr, Los Altos. We have reviewed the plans which the 658 Spargur Dr owner submitted to the design review committee, and we OBJECT the plans.

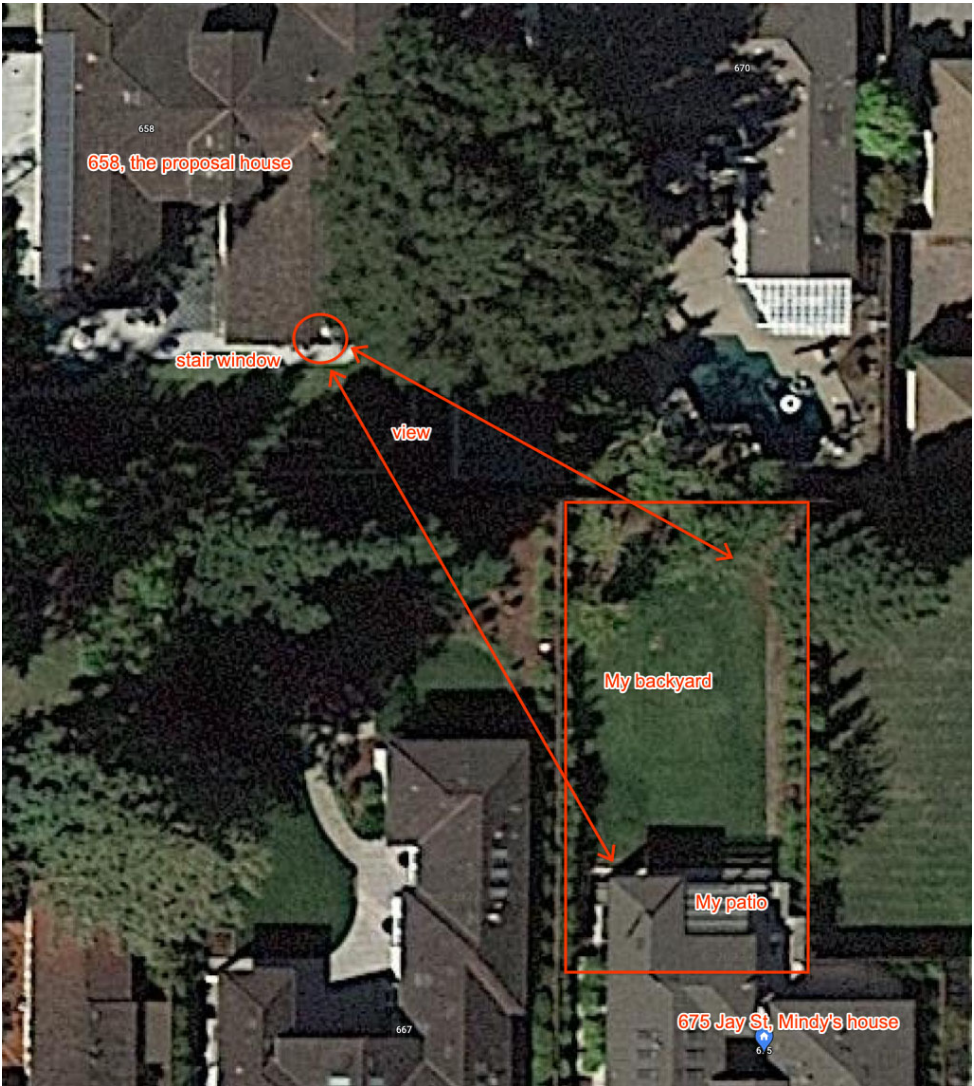
Privacy and security is a huge concern to us with the two-story plan, we would ONLY support it if

- Remove the rear window from the stair landing, add a skylight instead;
- Change all bedroom windows which are in the south and west side to either one:
 1. the transoms window in the height that a normal adult can not reach;
 2. use frosted glass;
 3. no windows, skylights instead;

How does privacy and security violation happen?

- We have talked to Pawan before, in the proposed stairs to the second floor, if they stand in the stair, they can clearly see our backyard including our patio, we have 3 kids including a two-year-old daughter, my little one plays in the backyard all the time. We feel very uncomfortable to be peeped intentionally or unintentionally.
- Pawan's modified proposal can not solve our concerns. Just raising the height of the stair window and bedroom 3, and reducing the window size is not good enough. An adult can still peep my backyard by standing in the stair or bedroom 3.
- Adding more trees can not solve our privacy concern, since 1) the privacy concern should be resolved by the design of the house itself; 2) the oak tree in the southeast corner makes it hard to plant other trees around it; 3) even if the trees can be planted, it's hard to guarantee the lives of the trees.

Here I attach the satellite view from Google map to show how much of my private place would be viewed from the second floor of 658 Spargur Dr plan:



Feel free to reply if you need additional information about our concern. I will attend the public hearing on August 3rd to present our objection as well.

Regards,

--
Mindy Liu (650)468-3014 and Jian Shen (650)889-0208

Jia Liu

From: yvonne@yvonneyanghomes.com
Sent: Wednesday, July 27, 2022 11:59 PM
To: Jia Liu
Cc: yyvonneyang@gmail.com
Subject: in related to the proposed project for 658 Spargur Dr, Los Altos

From Yifang Yang

Owner of 670 Spargur Dr, Los Altos

Reference to project : 658 Spargur Dr, Los Altos

Dear Los Altos Planning Dept.

I am the owner of 670 Spargur Dr, Los Altos

In related to the proposed project on 658 Spargur Dr, Los Altos

We are object to that project as it will fully violate the privacy of my property.

With the windows from The Pawan's newly Proposed plan, their bedrooms on 2nd story will be directly facing our Dining room, Kitchen and Family room area which will be very disturbing to our daily life and privacy

Also from these windows they proposed in their design, The Pawan's can easily peeped into my backyard which is a major privacy concern from our family and our visitors

We had a discussion with the Pawan family back in March. I clearly indicated to the Pawan we will object to this project unless they are doing the followings

1. Use flossy windows for the windows on the 2nd story
2. Use transom windows for the bedrooms

Now , the newly revised plan from the Pawan indicated they will increase the height of the window will to 4'6. Which still not going to solve the privacy issue at all

If the Pawan insist to have the regular windows in the bedrooms on the 2nd floor, we will still object unless the window sill are over 5'2 feet. (as anyone over 5'5 can see through the window with window sill that is less than 5'2 feet)

The Pawan proposed to plant more trees to solve the privacy issue which we do not think it will be helpful. The oak tree and other proposed tree can not fully solve these privacy issue. The trees has their life. Especially it will be very hard for any trees to be grown healthy and last long while they are close to a big oak tree

To summarize it here

We will only support the project only if the new design meet one of the following conditions

1. All the bedrooms windows on the 2nd floor that are facing 670 Spargur Dr including the windows in the stairway are using flossy windows

2. All the bedrooms windows on the 2nd floor that are facing 670 Spargur Dr are using transom window
3. All the bedroom windows on the 2nd floor that are facing 670 Spargur Dr , their window sill are over 5feet 2 inch.

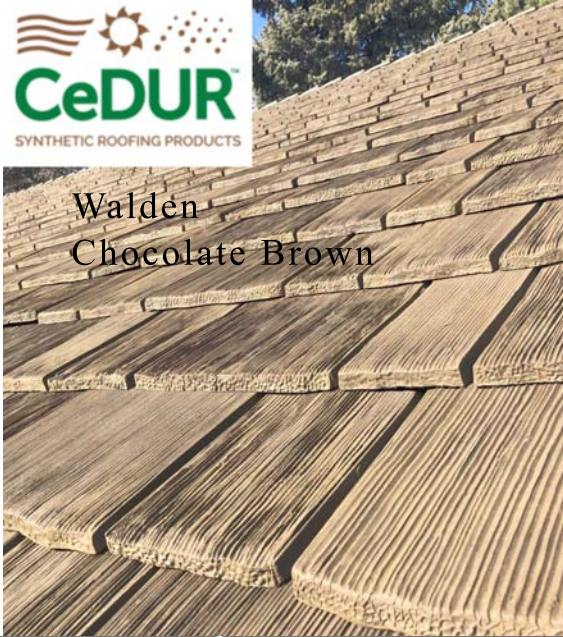
Thanks for your considering .

Owner of 670 Spargur Dr, Los Altos

Yifang Yang

ATTACHMENT F

Deshpande Residence



Walden
Chocolate Brown

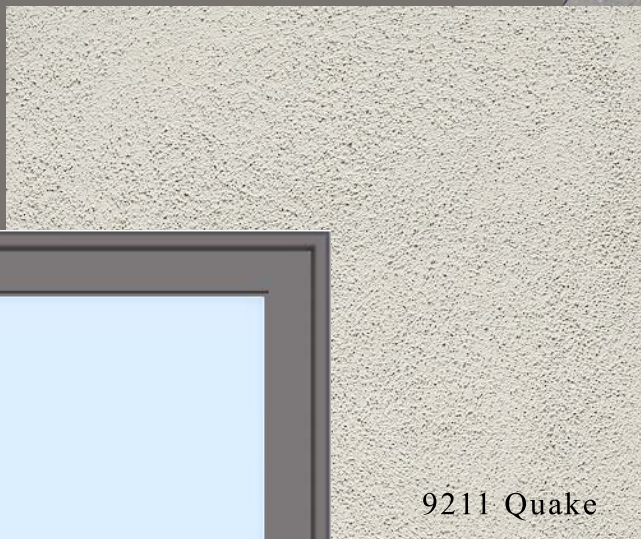


Century Stone
Shasta Blend

SW 7019
Gauntlet Gray
Interior / Exterior
Location Number: 244-C6



SHERWIN-WILLIAMS



9211 Quake



CEMENT PLASTER: "Omega Products International"
#9211 'Quake' LIGHT SAND FINISH

WINDOWS: "Andersen Windows & Doors"
'Sandtone' CLAD WOOD WITH SIMULATED
TRUE DIVIDED LITES

TRIM PAINT: "Sherwin-Williams" #SW 7019
'Gauntlet Gray'

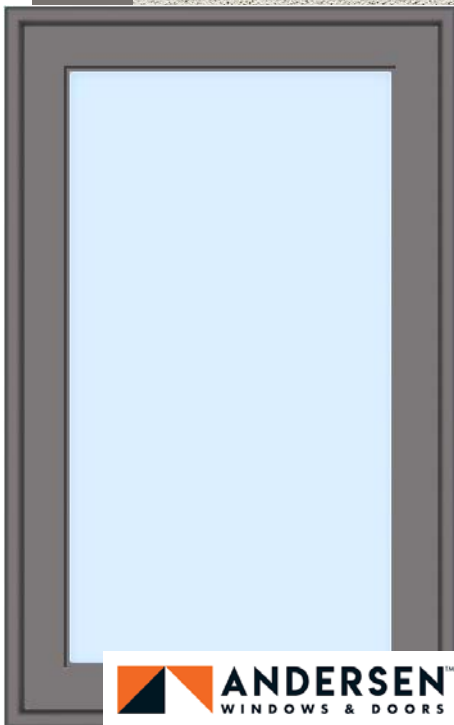
SHINGLES: "CeDUR" (SYNTHETIC SHAKE)
'Walden Chocolate Brown'

DRIVEWAY PAVERS: "CastleLite Block LLC"
'Century Stone Shasta Blend'

SKYLIGHTS: 'Velux' Dark Anodized Bronze FRAME

LIGHT FIXTURES and MISCELLANEOUS METAL:
Dark Anodized Bronze
Manufacturers vary

FENCES: Redwood or Cedar - natural coloring



Color renditions are approximate and will vary depending viewing media.

SCHWANKE
ARCHITECTURE