



DATE: August 14, 2013

AGENDA ITEM # 6

TO: Design Review Commission
FROM: Sean K. Gallegos, Assistant Planner
SUBJECT: 13-SC-14 – 1049 Dartmouth Lane

RECOMMENDATION:

Approve design review application 13-SC-14 subject to the listed findings and conditions.

PROJECT DESCRIPTION

This is a design review application for a new two-story, single-family house on a vacant property. The project includes 2,273 square feet on the first story and 1,259 square feet on the second story. The following table summarizes the project:

GENERAL PLAN DESIGNATION: Single-family, Residential
ZONING: R1-10
PARCEL SIZE: 10,095 square feet
MATERIALS: Composite roof, smooth plaster finish, horizontal wood lap siding, stone veneer wainscoting with stone cap, aluminum wood clad windows and doors, and painted metal carriage style garage doors

	Existing	Proposed	Allowed/Required
LOT COVERAGE:	None	2,813 square feet	3,028 square feet
FLOOR AREA:			
First floor	None	2,273 square feet	
Second floor		1,259 square feet	
Total	None	3,532 square feet	3,533 square feet
SETBACKS:			
Front	None	25 feet	25 feet
Rear	None	28 feet	25 feet
Right side	None	11 feet/20 feet	10 feet/17.5 feet
Left side	None	10 feet/28 feet	10 feet/17.5 feet
HEIGHT:	None	24 feet	27 feet

BACKGROUND

The subject property is located in a Consistent Character Neighborhood as defined in the City's Residential Design Guidelines. The neighborhood is comprised of smaller Ranch style houses with a few newer one- and two-story houses that use simple design forms and rustic materials. The structures are similar in massing and building footprint with a uniform pattern of 25-foot front yard setbacks. While there is not a distinctive street tree pattern on either street, there are many large trees along both sides of street.

DISCUSSION

According to the Design Guidelines, in Consistent Character Neighborhoods, good neighbor design has design elements, materials, massing and scale found within the neighborhood and sizes that are not significantly larger than other residential structures in the neighborhood. This requires a project to fit in and lessen abrupt changes.

The proposed project uses a craftsman style and has forms and materials found in the surrounding neighborhood, but is designed in a way to be compatible with the area. The proposed two-story design elements and materials are compatible with the low-sloped gable and Dutch gable roofs, two-car garages, and front porch pattern. The proposed building materials include: smooth plaster finish, horizontal wood lap siding, stone veneer wainscoting with stone cap, aluminum wood clad windows and doors, and painted metal carriage style garage doors, and composite tile roof are high quality and integral to the design, which are found throughout the neighborhood and compatible with the character of the area.

The project is in keeping with the scale of other structures found in the neighborhood. The structure incorporates new design elements into the immediate area; however, it is sensitive to the form and orientation to the existing neighborhood. The design uses a broad projecting front porch to balance the massing of the structure by creating horizontal lines that break up the solid plane of the front elevation. This creates a recessed second story that orients the massing toward the front and right side of the property to reduce its prominence on the street. These elements combined with nine-foot tall wall plate on the first floor of the house and eight-foot tall plates of the second floor minimize the structure's scale and bulk. Overall, the two-story design does not create an abrupt change and fits into the neighborhood.

Privacy and Landscaping

The Residential Design Guidelines recommend that the finished floor be no more than 22 inches above grade. The lot is sloped toward the front of the lot and the house is designed with a foundation that results in a finished floor height of six to twelve inches lower than the existing grade. With this low finish floor height and six-foot tall fences between adjoining properties, the proposed first floor side and rear elevations do not create any privacy issues.

On the right (north) side elevation of the second story, there four windows: one window located in bedroom No. 3, one window in the master bath, and one window in the stairway. These windows propose a sill height of five feet. The stairwell has a second window with a sill height of three feet, and it may create a privacy impact due to direct views into the adjacent structure and yards. The

applicant has worked with staff to incorporate fast growing evergreen screening along the right property line) to mitigate privacy concerns (Condition 5).

On the left (east) side elevation of the second story, there are five windows; two located in the master bedroom, one located in the laundry, and one located in bedroom No. 2. These windows propose a sill height of five feet. Due to their placement and sill heights, the proposed second story left side elevation windows do not create any unreasonable privacy impacts. In addition, the design will retain an existing grove of four redwood trees to minimize any privacy impacts to adjacent properties.

The rear second story elevation includes: one window in the master bedroom with a two-foot sill height, one master bathroom window with a three-foot sill height, one master bathroom window with a five-foot sill height, and one walk-in-closet window with a five-foot sill height. The master bathroom and master bedroom windows are located approximately 35 and 53 feet respectively from the side property line and 45 feet and 38 feet respectively from the property line; and their views to the right are limited by the first floor gable roof. A faster growing evergreen screening will be planted along the right side and rear property lines to further minimize privacy impacts (Condition No. 4). Therefore, as designed and with the recommended conditions, staff finds that the project maintains a reasonable degree of privacy

The applicant is maintaining trees No. 4 (Redwood), No. 5 (Redwood), No. 6 (Redwood), and No. 12 (Redwood) located in the front, side and rear yard. The project proposes removal of five trees (Nos. 8-11) in the front yard due to the location of the proposed driveway, hardscape and structure. The proposal further requests removal of four additional trees (Nos. 1-3 and 7) for economic enjoyment of their property. Tree protection guidelines will be followed to maintain the redwood trees during construction.

CORRESPONDENCE

Staff received a letter from residents (left side of the subject site) who are concerned the structure would result in privacy impacts to their rear yard. As discussed above, the windows along the left side propose a sill height of five feet, which do not create any unreasonable privacy impacts. As conditioned, the structure maintains a 10-foot side yard and 28-foot rear second-story setback, and the existing redwood trees will provide a sufficient landscape buffer to further mitigate privacy impacts.

Staff also received a letter from the resident of 1057 Dartmouth Lane (right side of the property) who requested trees and plants be limited to a maximum of 10 to 15 feet in height. The proposed landscaping along the right includes *Pittosporum Tobira* Marjorie Channuonam (height of eight to twelve feet) and *Viburnum Odoratissimum* (height of 15 feet).

ENVIRONMENTAL REVIEW

This project is categorically exempt from environmental review under Section 15303 of the Environmental Quality Act because it involves the construction of a single-family land use.

Cc: Alex Liu, Applicant
AC & D Liu Investments, LLC , Owner

Attachments:

- A. Application
- B. Neighborhood Compatibility Worksheet
- C. Area Map and Vicinity Map
- D. Neighbor Letter from 1041 Dartmouth Lane
- E. Neighbor Letter from 1057 Dartmouth Lane

FINDINGS

13-SC-14—1049 Dartmouth Lane

1. With regard to design review for the two-story structure, the Design Review Commission finds the following in accordance with Section 14.76.050 (A-F) of the Municipal Code:
 - a. The proposed structure complies with all provision of this chapter;
 - b. The height, elevations, and placement on the site of the proposed structure, 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 structure 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 structure has been designed to follow the natural contours of the site with minimal grading, minimum impervious cover, and maximum erosion protection.

CONDITIONS

13-SC-14—1049 Dartmouth Lane

1. The approval is based on the plans received on July 16, 2013 and the written application materials provided by the applicant, except as may be modified by these conditions.
2. An encroachment permit must be issued from the Engineering Division prior to doing any work within the public street right-of-way.
3. Only gas fireplaces, pellet fueled wood heaters or EPA certified wood-burning appliances may be installed in all new construction pursuant to Chapter 12.64 of the Municipal Code.
4. Provide a landscape plan for a fast growing evergreen landscape screening along the rear and side property lines to the rear of the structure. The plants shall be a minimum of 15 gallon in size.
5. All proposed privacy screening along the left, right, and rear property lines, as shown on the landscape plan are protected under this application and cannot be removed without a tree removal permit from the Community Development Director.
6. **Prior to the issuance of a demolition permit**, install tree protection fencing around the dripline, or as required by the project arborist, of the following trees (Nos. 4-6 and 12) 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. **The tree protection fencing shall not be removed until the building permit is ready for final.**
7. **Prior to zoning clearance, the project plans shall contain/show:**
 - a. The conditions of approval shall be incorporated into the title page of the plans.
 - b. 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." **The tree protection fencing shall be installed prior to issuance of the demolition permit and shall not be removed until all building construction has been completed.**
 - c. Provide a landscape plan prepared by a licensed landscape professional showing how the plans comply with the City's Water Efficient Landscape Regulations (LAMC Chapter 12.36).
 - d. Verification that the house will comply with the City's Green Building Standards (Section 12.26 of the Municipal Code) from a Qualified Green building Professional.
 - e. Fire sprinklers to be installed pursuant to Section 12.10 of the Municipal Code.

- f. The location of underground utilities pursuant to Section 12.68 of the Municipal Code. Underground utility trenches should avoid the drip-lines of all protected trees.
 - g. The location of any air conditioning equipment on the site plan and the sound rating for such equipment.
 - h. Show the measures to comply 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.).
8. **Prior to final inspection:**
- a. All front yard landscaping and privacy screening shall be maintained and/or installed as required by the Planning Division.
 - b. Submit verification that the house was built in compliance with the California Green Building Standards pursuant to Section 12.26 of the Municipal Code.

Garrett Jones

From: Kirk Ballard
Sent: Wednesday, August 07, 2013 8:28 AM
To: 'alex@costadeleon.com'
Cc: Garrett Jones; 'msa@msandovalarchitects.com'; Greg Anderson
Subject: RE: APR Los ALtos plancheck 167 San Antonio Rd

Dear Mr. DeLeon/Sandoval.

I have instructed Mr. Jones not to allow the "Hardship". This Building has undergone major improvements over the last three years an then some. This issue should have been taken care of previously, since this was either existing, an error, or oversight on mine or the architects part, either way you interpret it, parking in the basement H.C. stall shall be designed to today's standard. I have read Mr. Sandoval's letter, I have been involved with this project and its difficulties for a long time and I do not agree with what is stated. Correct the handicap parking stall and signage (not van accessible) and resubmit the plans.

Thank you.

Sincerely,

Kirk B. Ballard
Building Official
One North San Antonio Road
Los Altos, CA 94022-3088
650-947-2634 Phone
650-947-2734 Fax
kballard@losaltosca.gov



From: Garrett Jones
Sent: Tuesday, August 06, 2013 4:56 PM
To: Kirk Ballard
Cc: Garrett Jones
Subject: FW: APR Los ALtos plancheck 167 San Antonio Rd

From: Alex DeLeon [mailto:alex@costadeleon.com]
Sent: Tuesday, August 06, 2013 10:22 AM
To: Garrett Jones
Cc: Barry Baltor; Sj Sung
Subject: Re: APR Los ALtos plancheck 167 San Antonio Rd

Garrett

8/8/2013



CITY OF LOS ALTOS
GENERAL APPLICATION

Type of Review Requested: (Check all boxes that apply)

Permit # 1105676

<input type="checkbox"/>	One-Story Design Review	<input type="checkbox"/>	Sign Review	<input type="checkbox"/>	Multiple-Family Review
<input checked="" type="checkbox"/>	Two-Story Design Review	<input type="checkbox"/>	Sidewalk Display Permit	<input type="checkbox"/>	Rezoning
<input type="checkbox"/>	Variance(s)	<input type="checkbox"/>	Use Permit	<input type="checkbox"/>	RI-S Overlay
<input type="checkbox"/>	Lot Line Adjustment	<input type="checkbox"/>	Tenant Improvement	<input type="checkbox"/>	General Plan/Code Amendment
<input type="checkbox"/>	Tentative Map/Division of Land	<input type="checkbox"/>	Preliminary Project Review	<input type="checkbox"/>	Appeal
<input type="checkbox"/>	Subdivision Map Review	<input type="checkbox"/>	Commercial Design Review	<input type="checkbox"/>	Other:

Project Address/Location: 1049 DARTMOUTH LANE, LOS ALTOS

Project Proposal/Use: TWO-STORY RESIDENTIAL

Current Use of Property: VACANT LOT

Assessor Parcel Number(s) 193-44-023 Site Area: 10,095.3 SF

New Sq. Ft.: 3532.6 Remodeled Sq. Ft.: NONE Existing Sq. Ft. to Remain: NONE

Total Existing Sq. Ft.: 0 Total Proposed Sq. Ft. (including basement): 3532.6

Applicant's Name: ALEX LIU

Home Telephone #: 650-968-2832 Business Telephone #: 650-492-0857

Mailing Address: 10416 PRUNE TREE LANE

City/State/Zip Code: CUPERTINO, CA 95014

Property Owner's Name: AC & D LIU INVESTMENTS, LLC

Home Telephone #: 650-968-2832 Business Telephone #: 650-492-0857

Mailing Address: 10416 PRUNE TREE LANE

City/State/Zip Code: CUPERTINO, CA 95014

Architect/Designer's Name: BEAUSOLEIL ARCHITECTS Telephone #: 415-587-2004

*** If your project includes complete or partial demolition of an existing residence or commercial building, a demolition permit must be issued and finalized prior to obtaining your building permit. Please contact the Building Division for a demolition package. ***

(continued on back)

13-SC-14



City of Los Altos

Planning Division

(650) 947-2730

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 1019 Dartmouth

Scope of Project: Addition or Remodel _____ or New Home X

Age of existing home if this project is to be an addition or remodel? N/A

Is the existing house listed on the City's Historic Resources Inventory? N/A

Address: 1049 Dartmouth Lane
Date: 5/22/13

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: Varies square feet
Lot dimensions: Length _____ feet
Width _____ feet

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

Surrounding home lots are all irregular.

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

Existing front setback if home is a remodel? N/A
What % of the front facing walls of the neighborhood homes are at the front setback 80 %
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 7
Garage facing front recessed from front of house face 0 (*4 flush with house*)
Garage in back yard 0
Garage facing the side 1
Number of 1-car garages 0; 2-car garages 8; 3-car garages 3

Address: 1049 Dartmouth
Date: 5/22/13

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)

up from street

Is your slope higher _____ lower _____ same X 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? No

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.)?

large trees, lawns, curbs, landscaping to street edge

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

slightly visible

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)?

Several mature trees including redwood and Eucalyptus - rest is unmaintained grasses.

10. Width of Street:

What is the width of the roadway paving on your street in feet? 30'

Is there a parking area on the street or in the shoulder area? No

Is the shoulder area (unimproved public right-of-way) paved, unpaved, gravel, landscaped, and/or defined with a curb/gutter? curb/gutter, otherwise unimproved

Address: 1049 Dartmouth
Date: 5/22/13

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:

mostly low sloped hipped roofs, a couple with
dutch gables, mostly lawns with more varied
planting at edges and next to house

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? *roughly, though*
 YES NO *most are pie shaped lots.*

- 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 *(NO ACTIVE BUILDING DESIGN REVIEW)*

- 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: 1049 Dartmouth
 Date: _____

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).

Key #	Address	Front setback	Rear setback	Garage location	One or two stories	Height ±	Materials	Architecture (simple or complex)
2	1057 Dartmouth	25'	45'	protrudes front (90°)	2	24'	wood siding, brick, shake roof	Simple
3	1065 Dartmouth	25'	25'	protrudes front	1	15'	wood siding, brick, shake	"
4	1080 Dartmouth	25'	varies (corner)	level at front	2	24'	stucco, comp. shingles	"
5	1072 Dartmouth	25'	25'	level at front	1	15'	wood siding, shake roof	"
6	1064 Dartmouth	25'	30'	level at front	2	24'	stucco, conc. tile roof	"
7	1056 Dartmouth	25'	35'	protrudes front	2	23'	stucco, conc. tile roof	"
8	1048 Dartmouth	25'	37'	protrudes front	2	24'	stucco, adobe veneer, wood shingles	"
9	1041 Dartmouth	25'	varies (corner)	level at front	2	23'	stucco, brick, comp. shingles roof	"
10	1033 Dartmouth	25'	47'	protrudes front	2	24'	wood siding, brick, shake	"
11	1030 Rungmead Ct.	25'	25'	protrudes front	2	24'	stained shingles, comp. shingle roof	"
12	1031 Rungmead Ct.	25'	25'	protrudes front	2	24'	wood siding, brick, shake roof	"



500

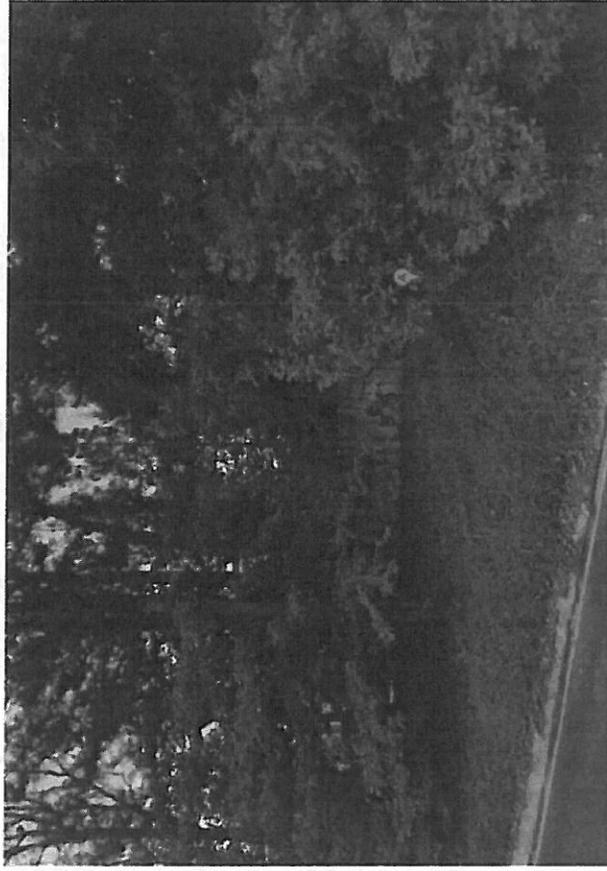
100

feet
meters

Google earth

1049 DARTMOUTH LANE - KEY TO NEIGHBORHOOD PHOTOS

① 1049 DARTMOUTH LN. - SUBJECT PROPERTY



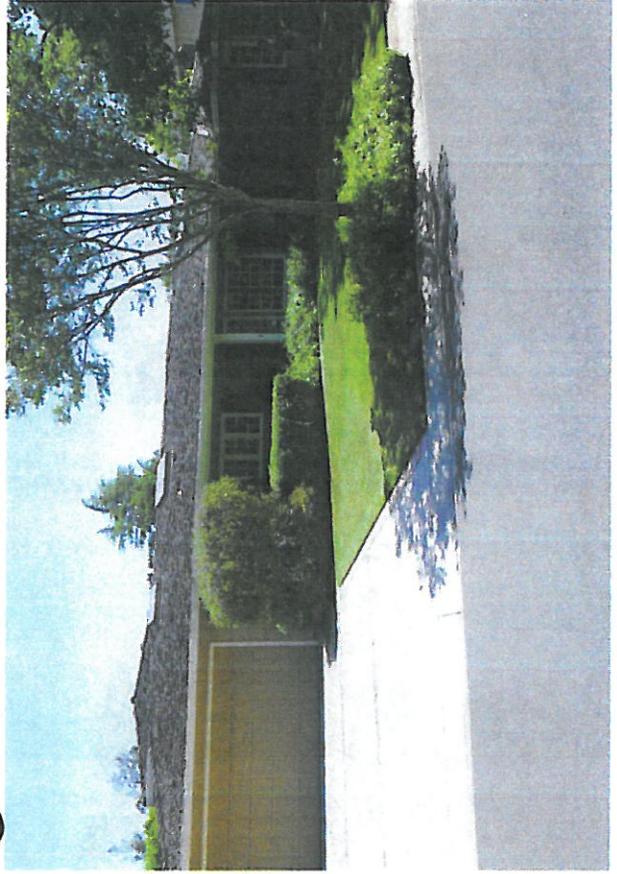
④ 1080 DARTMOUTH LN.



② 1057 DARTMOUTH LN.



⑤ 1072 DARTMOUTH LN.



③ 1065 DARTMOUTH LN.



⑧ 1048 DARTMOUTH LN.



⑥ 1064 DARTMOUTH LN.



⑨ 1033 DARTMOUTH LANE



⑦ 1056 DARTMOUTH LN.



⑫ 1031 RUNNYMEAD CT.



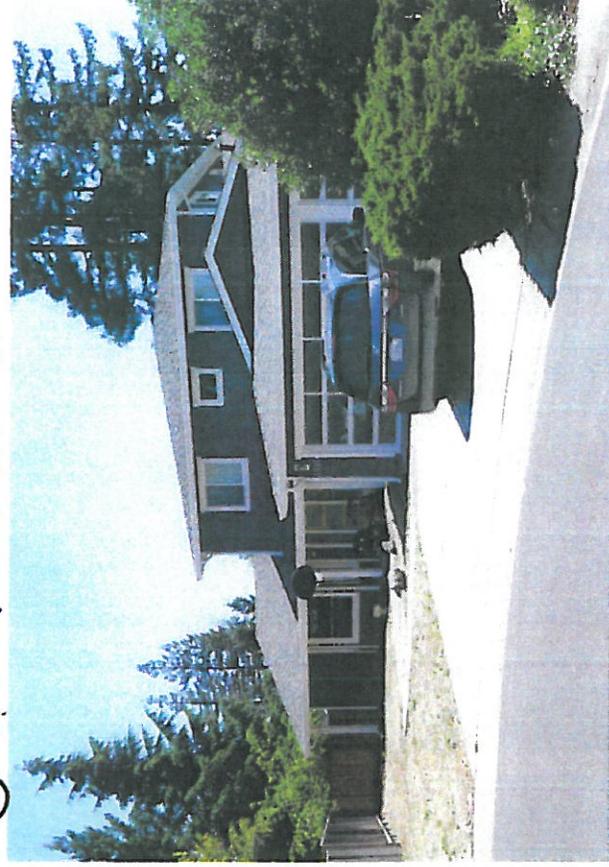
⑩ 1041 DARTMOUTH LN.



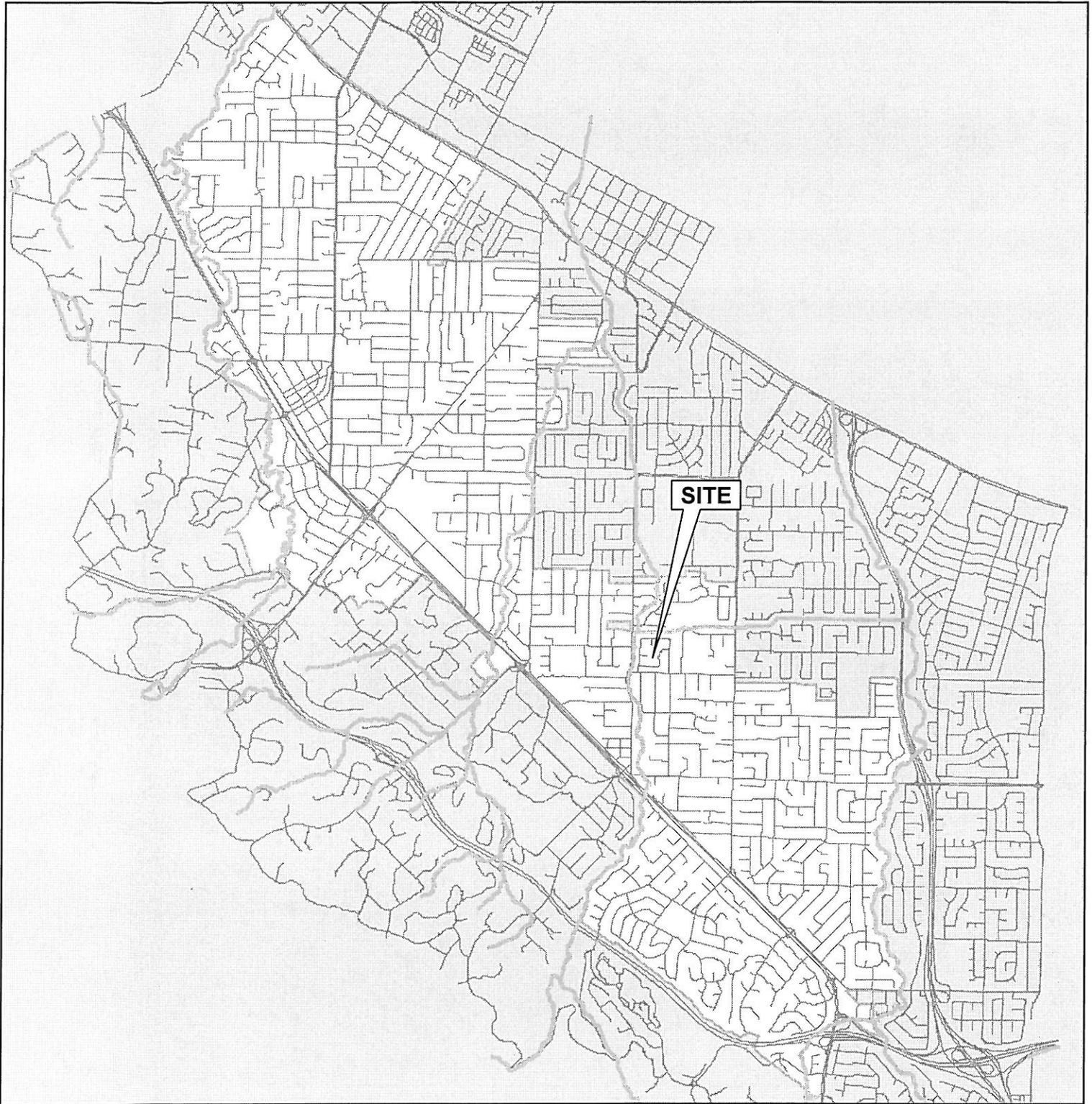
VIEW OF PROPERTY FROM RUNNYMEAD CT.



⑪ 1030 PUNNYMEAD CT.



AREA MAP



CITY OF LOS ALTOS

APPLICATION: 13-SC-14
APPLICANT: A. Liu/AC & D Liu Investments, LLC
SITE ADDRESS: 1049 Dartmouth Lane

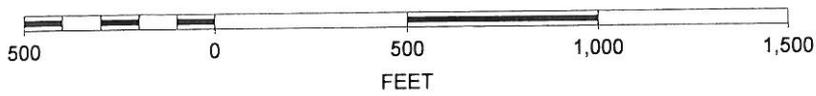


Not to Scale

VICINITY MAP



SCALE 1 : 6,000



N

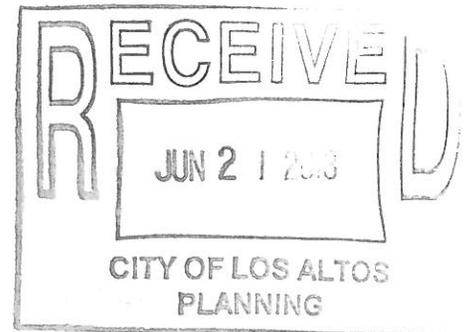


CITY OF LOS ALTOS

APPLICATION: 13-SC-14
APPLICANT: A. Liu/AC & D Liu Investments, LLC
SITE ADDRESS: 1049 Dartmouth Lane

June 6, 2013

Mr. Alex Liu
1049 Dartmouth Ln.
Los Altos, CA 94024

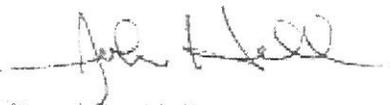


Re. Landscaping Concerns for your building project.

Dear Mr. Liu,

As we have discussed, our concern about your landscaping plan for 1049 Dartmouth Ln. is as follows: We do not want tall trees or bushes planted against our mutual fence because we do not want additional shade created in our yard which could damage our landscaping. We would prefer trees and plants that did not exceed 10 to 15 feet in height.

Sincerely,


John Hall
1057 Dartmouth Ln.
Los Altos, CA 94024

Jim & Diane Holwerda
1041 Dartmouth Lane
Los Altos, CA 94024
650-968-6280
jim_holwerda@yahoo.com

Residents here since 1987

This file was prepared July 3 2013

ATTACHMENT D





City of Los Altos

Planning Division

(650) 947-2750

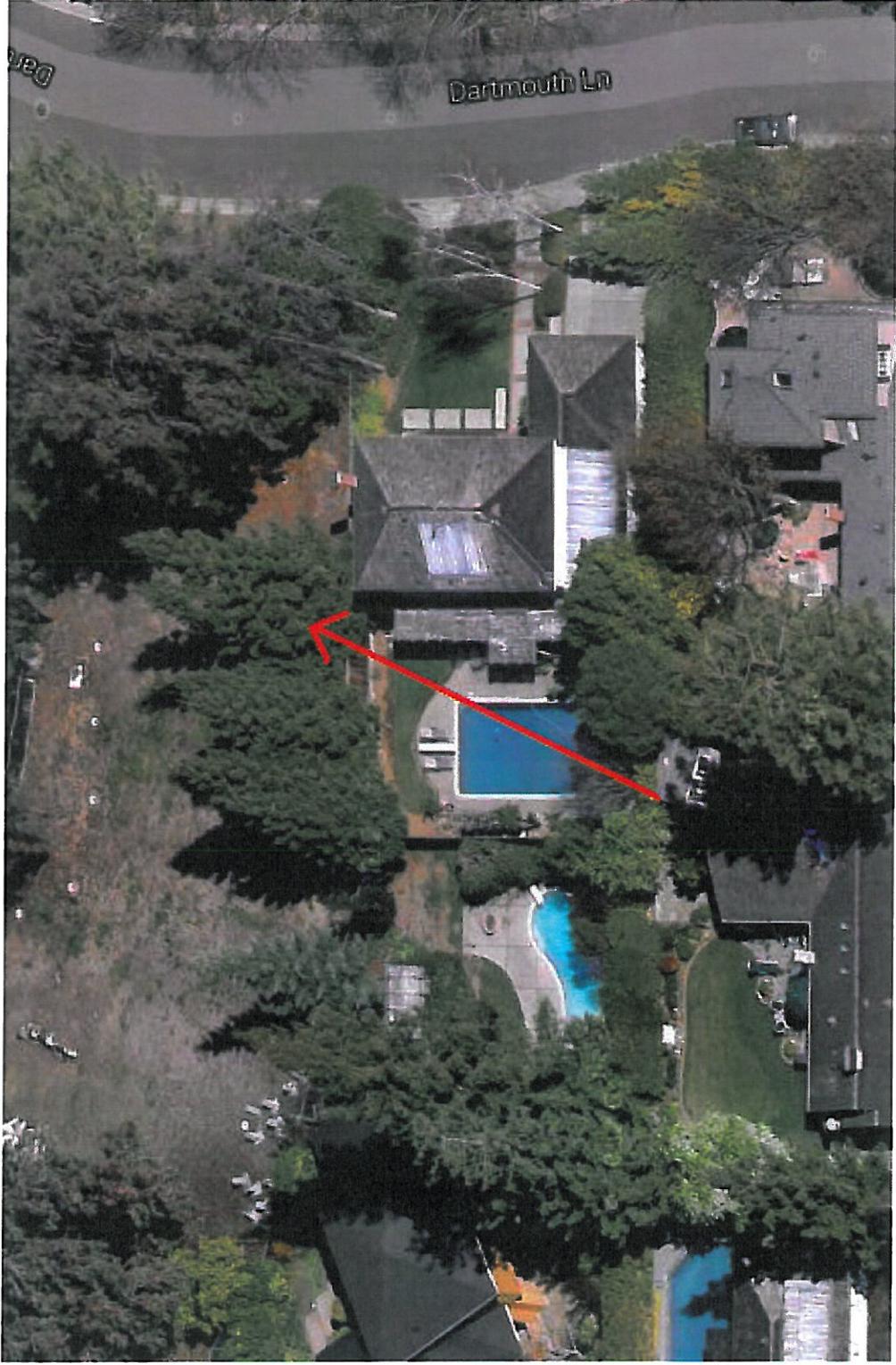
Planning@losaltosca.gov

TREE REMOVAL CRITERIA

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.
3. The topography of the land and the effect of the tree removal upon erosion, soil retention and the diversion or increased flow of surface waters.
4. The number, species, size and location of existing trees in the area and the effect the removal would have upon shade, privacy impact, scenic beauty, property values and any established standards of the area.
5. The number of healthy trees the property is able to support according to good forestry practices.
6. The approximate age of the tree compared with average life span for that species.
7. Whether there are any reasonable and feasible alternatives that would allow for the preservation of the tree.

Is there criteria to remove the redwood ?

The following photos were taken looking north-east from the backyard of 1041 Dartmouth Lane



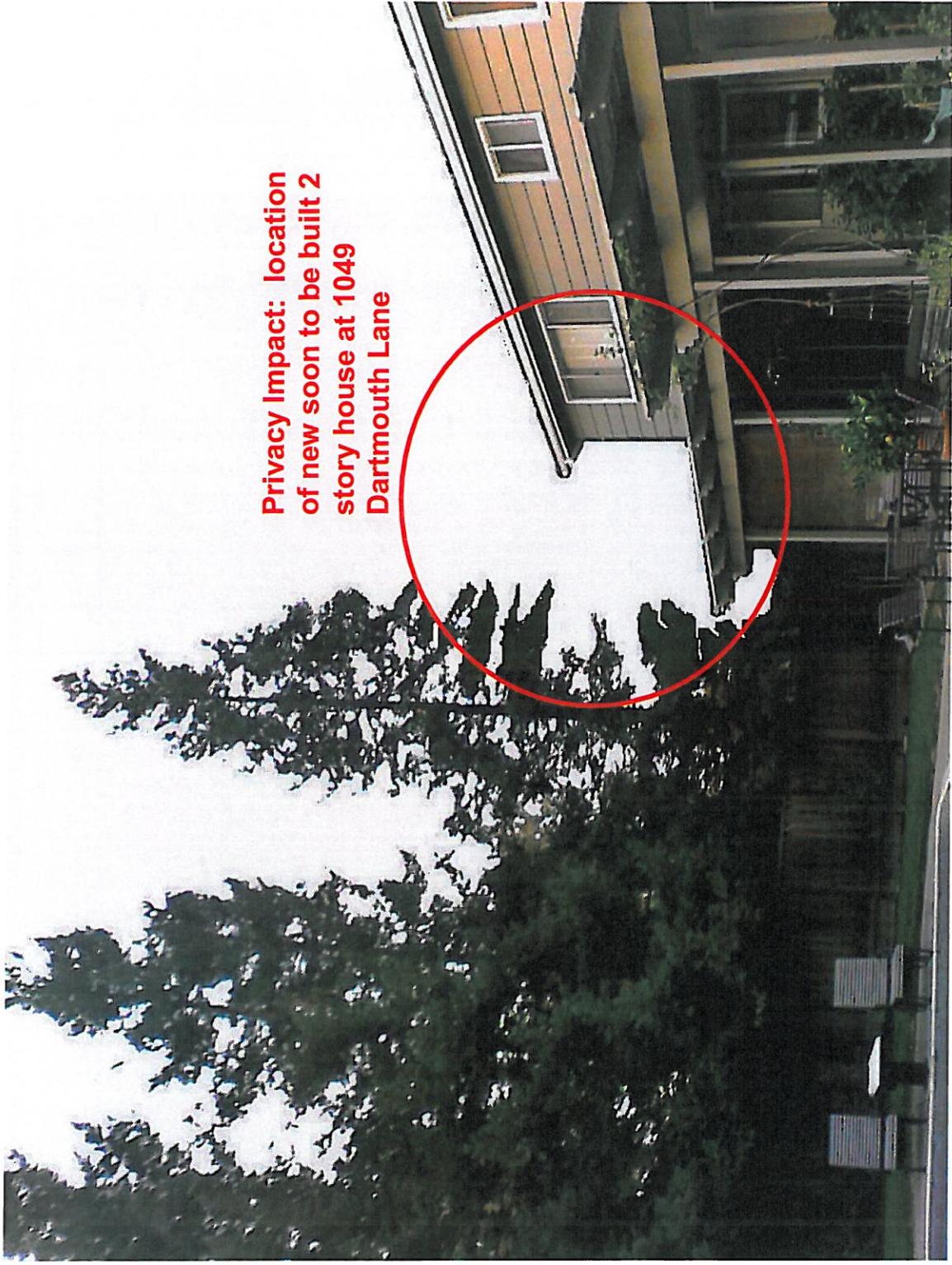
Our view now



Our view after removing large pine & eucalyptus



Our view after removing pine, eucalyptus & 1 redwood



**Privacy Impact: location
of new soon to be built 2
story house at 1049
Dartmouth Lane**

ATTACHMENT E

June 6, 2013

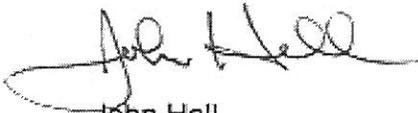
Mr. Alex Liu
1049 Dartmouth Ln.
Los Altos, CA 94024

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John Hall
1057 Dartmouth Ln.
Los Altos, CA 94024

