

DATE: April 30, 2014

AGENDA ITEM # 3

**TO:** Design Review Commission  
**FROM:** Sierra Davis, Assistant Planner  
**SUBJECT:** 13-V-03 and 12-SC-29 – 1075 Los Altos Avenue

**RECOMMENDATION:**

Approve variance application 13-V-03 and design review application 12-SC-29 subject to the listed findings and conditions

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**PROJECT DESCRIPTION**

This is a variance and design review application includes a variance to allow a gable roof to project into the daylight plane and design review for additions of 66 square feet on the first story and 330 square feet on the second story. The following table summarizes the project:

**GENERAL PLAN DESIGNATION:** Single-family, Residential  
**ZONING:** R1-10  
**PARCEL SIZE:** 10,800 square feet  
**MATERIALS:** Wood siding, composition shingle roof, and stucco, all materials to match existing

	<b>Existing</b>	<b>Proposed</b>	<b>Allowed/Required</b>
<b>LOT COVERAGE:</b>	2,655 square feet	2,721 square feet	3,566 square feet
<b>FLOOR AREA:</b>			
1 <sup>ST</sup> STORY	2,216 square feet	2,282 square feet	
2 <sup>ND</sup> STORY	1,092 square feet	1,422 square feet	3,780 square feet
TOTAL	3,308 square feet	3,704 square feet	
<b>SETBACKS:</b>			
Front	25 feet	25 feet	25 feet
Rear	25 feet	25 feet	25 feet
Right side	10 feet/28 feet	10 feet/19 feet	10 feet / 17.5 feet
Left side	15 feet/15 feet	15 feet/15 feet	10 feet / 17.5 feet
<b>HEIGHT:</b>	24 feet	24 feet	27 feet

## DISCUSSION

The house is located in a Diverse Character neighborhood with houses of varying scale, materials and style. The design should incorporate “good neighbor” design that has its own design integrity while incorporating some design elements and materials found in the neighborhood. The project is an addition to an existing two-story house that will be integrated into the existing design and incorporate existing materials.

The project includes a first story addition at the rear of the house for an entry and spiral staircase to the second story. The spiral staircase is located in the clear story element that encroaches into the second story setback; however, the second story floor is located out of the required 17-foot, six-inch second story setback area and therefore conforms to zoning regulations. The second story addition includes an accessory use with a bedroom, bathroom and wet bar without any cooking facilities and no interior connection to the main house. Staff included a condition to clarify the use (No. 3).

The basic form of the existing structure is rectangular with a single, side-facing gable and an attached garage with a gable roof toward the street. The Residential Design Guidelines address additions with the goal that they should look as if the original house design included the addition. Rather than extend the structure’s main gable, the addition reflects the original design by using two smaller gables that reduce the bulk of the addition and minimize its encroachment into the daylight plane.

The lot has an angled side property line that narrows toward the rear of the property. In order to meet the daylight plane the structure would have to follow the same angle of the lot or be recessed from the side property line.

Staff is in support of the variance because the existing house is not angled to the property line; and the variance allows a normal addition to the house that is well integrated. The gabled roof over the clear story element is the closest portion of the addition to the side property line. The proposed gable is approximately one and a half feet above the daylight plane. All other portions of the addition meet the required daylight plane. The plans show two daylight planes, each adjacent to the nearest proposed gable.

The project incorporates the existing materials on the house. The existing house has stucco on the first story, wood siding on the second story and a composition roof. The addition will have wood siding and a composition roof to match the existing house.

### **Landscaping and Privacy**

The second story addition is located on the right side of the property adjacent to the City and County of San Francisco Hetch Hetchy aqueduct. The aqueduct has dense vegetation and provides for a reasonable degree of privacy. The aqueduct is approximately 80 feet in width which provides for a greater setback than on a standard interior lot and minimizes the privacy impacts because of the distance to the neighboring properties.

Correspondence was received from neighboring properties regarding privacy concerns from the new window at the rear of the structure and the window in the clear story element that faces the Hetch Hetchy easement. The property includes new trees at the rear of the property that will help to

mitigate views into the neighboring property to the rear; therefore additional landscape screening is not required. The existing vegetation of mature oak trees and shrubs adjacent to the addition on the Hetch Hetchy easement and the distance between the properties provides a reasonable degree of privacy.

### **Correspondence**

Correspondence was received from neighboring properties regarding privacy concerns from the new window at the rear of the structure and the window in the clear story element that faces the Hetch Hetchy aqueduct. The property includes new trees at the rear of the property that should help to mitigate views to the property at the rear; given the distance between the properties, staff is not recommending additional landscaping at the rear. The existing vegetation of mature oak trees and shrubs adjacent to the addition on the Hetch Hetchy aqueduct and the distance between the properties provides a reasonable degree of privacy.

### **ENVIRONMENTAL REVIEW**

This project is categorically exempt from environmental review under Section 15305 of the Environmental Quality Act because it involves minor set back variances not resulting in the creation of any new parcel.

CC: Judy Fusco, Owner  
Augustine Designs, Designer

#### Attachments:

- A. Application
- B. Neighborhood Compatibility Worksheet
- C. Area Map and Vicinity Map
- D. Correspondence

## FINDINGS

13-V-03 and 12-SC-29 – 1075 Los Altos Avenue

1. With regard to approving the daylight plane variance for the addition, the Design Review Commission finds the following in accord with Section 14.82.050 of the municipal Code:
  - a. That the granting of the variance is consistent with the objectives of the zoning plan set forth in Article 1 of Chapter 14.02;
  - b. That the granting of the variances will not be detrimental to the health, safety or welfare of persons living or working in the vicinity or injurious to property or improvements in the vicinity; and
  - c. That special circumstance applicable to the property exists related to the angled side property line and orientation of the existing structure, where the strict application of the provisions of this chapter deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classifications.
  
2. With regard to additions at the first-and second-story of an existing single-family structure, the Design Review Commission finds the following in accordance with Section 14.76.050 of the Municipal Code:
  - a. The proposed project 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 additions in relation to the immediate neighborhood will minimize the perception of excessive bulk and mass;
  - 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 additions have been designed to follow the natural contours of the site with minimal grading, minimum impervious cover, and maximum erosion protection.

## CONDITIONS

13-V-03 and 12-SC-29 – 1075 Los Altos Avenue

1. The approval is based on the plans received on April 1, 2014 and the written application materials provided by the applicant, except as may be modified by these conditions.
2. Obtain an encroach permit issued from the Engineering Division prior to doing any work within the public street right-of-way.
3. No second kitchen facilities shall be permitted on the property.
4. **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. 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.).
5. **Prior to final inspection:**
  - a. All front yard, interior side, and rear yard landscaping shall be maintained 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.





# ATTACHMENT A

## CITY OF LOS ALTOS GENERAL APPLICATION

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

Permit # 1105371

<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 checked="" type="checkbox"/>	Variance(s)	<input type="checkbox"/>	Use Permit	<input type="checkbox"/>	R1-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: 1075 LOS ALTOS AVE

Project Proposal/Use: Addition to single family house

Current Use of Property: Resident

Assessor Parcel Number(s): 167-138-043 Site Area: LOS ALTOS

New Sq. Ft.: 864 Remodeled Sq. Ft.: 0 Existing Sq. Ft. to Remain: 2847

Total Existing Sq. Ft.: 2847+450 Total Proposed Sq. Ft. (including basement): 3305

Applicant's Name: Judy P. Fuaco

Home Telephone #: 650-380-0510 Business Telephone #: 650-948-2936

Mailing Address: 1075 LOS ALTOS AVE

City/State/Zip Code: LOS ALTOS, CA - 94022

Property Owner's Name: same as applicants

Home Telephone #: \_\_\_\_\_ Business Telephone #: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City/State/Zip Code: \_\_\_\_\_

Architect/Designer's Name: Dennis & Mat Foster Telephone #: 925-838-2869

\*\*\* 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. \*\*\*





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 1" 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 1075 Los ALTOS Ave, Los ALTOS, CA 94022

Scope of Project: Addition or Remodel \_\_\_\_\_ or New Home \_\_\_\_\_

Age of existing home if this project is to be an addition or remodel? 50 years

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

2 A Address: 1075 Los Altos Ave, Los Altos, CA 94022  
Date: 9/27/2012

### 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: 10,800 square feet  
Lot dimensions: Length 120 feet  
Width 130.01 feet

If your lot is significantly different than those in your neighborhood, then note its: area IRREGULAR LOT, length 120, and width 130.01.

WINE IN FRONT 130.01 ft  
Narrow at the back = 49.81 ft

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

Existing front setback if home is a remodel? 25

What % of the front facing walls of the neighborhood homes are at the front setback      %

Existing front setback for house on left BIKE PATH ft./on right 25 ft.

Do the front setbacks of adjacent houses line up?     

#### 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 25

Garage facing front recessed from front of house face 25

Garage in back yard     

Garage facing the side     

Number of 1-car garages     ; 2-car garages X; 3-car garages

Address: 1075 40th AVE  
Date: LES ACTS, CA 94022

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3A

4. Single or Two-Story Homes:

What % of the homes in your neighborhood\* are:  
One-story 21-22%  
Two-story 78-80%

5. Roof heights and shapes:

Is the overall height of house ridgelines generally the same in your neighborhood\*? YES  
Are there mostly hip 20%, gable style 50%, or other style 30% roofs\*?  
Do the roof forms appear simple 50% or complex 50%?  
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\*?  
35 wood shingle 50 stucco     board & batten     clapboard  
    tile 5 stone 10 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?  
\_\_\_\_\_

If no consistency then explain: Some tile, some shingle, some combination

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

Does your neighborhood\* have a consistent identifiable architectural style?  
 YES  NO

Type? 20 Ranch     Shingle 15 Tudor 10 Mediterranean/Spanish  
20 Contemporary 20 Colonial 5 Bungalow 5 Other

4A

Address: 1075 ~~CO~~ ALTOS ~~BLVD~~ AVE  
Date: LOS ALTOS, CA 94022



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)  
\_\_\_\_\_  
\_\_\_\_\_

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.)?  
DIFFERENT

How visible are your house and other houses from the street or back neighbor's property?  
95% 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)?  
99% LANDSCAPING

10. Width of Street:

What is the width of the roadway paving on your street in feet? 250  
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

Address: 1075 Lo( ) ALTOS AVE  
Date: LOS ALTOS, CA 94022

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5A

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.:

COMBINATION ROOF  
SIDING = CEMENT PLASTER, WOOD / BRICK  
DEEP FRONT YARD. MIXED LANDSCAPE

General Study

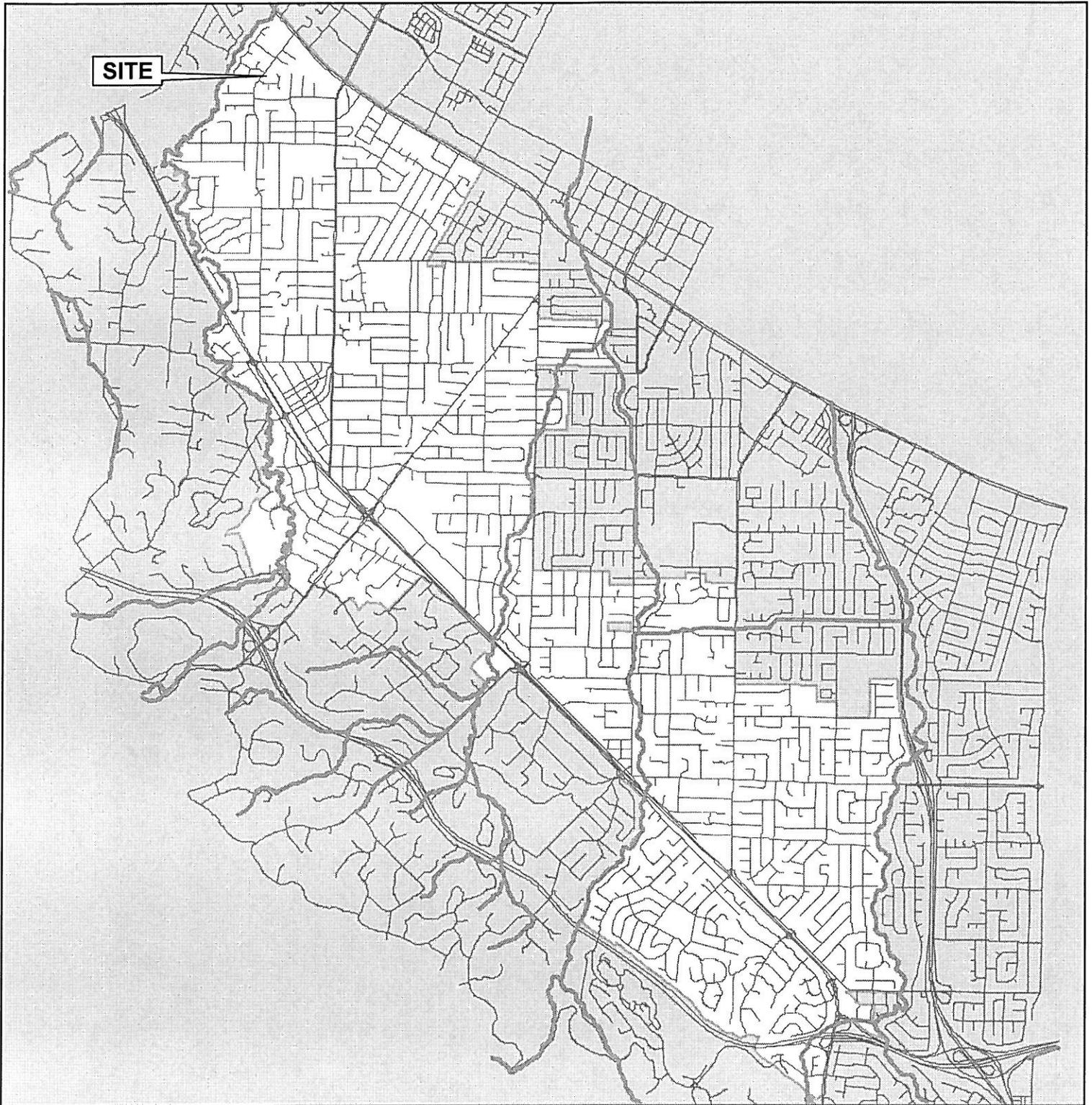
- A. Have major visible streetscape changes occurred in your neighborhood?  
 YES  NO
- B. Do you think that most (~ 80%) of the homes were originally built at the same time?  
 YES  NO
- C. Do the lots in your neighborhood appear to be the same size?  
 YES  NO  
EXCEPT FOR THAT AT NEXT TO FIRE PATH
- 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

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)
1066 LOS ALTOS AVE	25	25	ON LUNADA DRIVE	1	15 ft	STUCCO	slightly complex
311 LUNADA CT	25	25	LUNADA DR	2	40-42 ft	BRICK/SIDING	"
291 Margarita CT	25	"	Margarita St	2	40-42 ft	<del>BRICK/SIDING</del> STUCCO	SIMPLE
4 BASS - BIKE PATH 1070 VIA DEL PEZO BEHIND	"	"	VIA DEL PEZO	2	40-42 ft	BRICK/SIDING	slightly complex
1079 LOS ALTOS AVE	25	25	LOS ALTOS	1	15 ft	STUCCO	SIMPLE
256 Margarita CT ACCESS FROM BIKE PATH	25	25	Margarita St	2	40-42 ft	"	slightly complex
1060 VIA DEL PEZO	25	25	VIA DEL PEZO	2	40-42 ft	"	"
1051 VIA DEL PEZO	25	"	"	2	"	WOOD SIDING - STUCCO	"
281 Margarita CT	"	"	Margarita	2	11	WOOD SIDING - STUCCO	4
319 LUNADA CT	1	"	LUNADA CT	2	"	STUCCO	SIMPLE

# AREA MAP



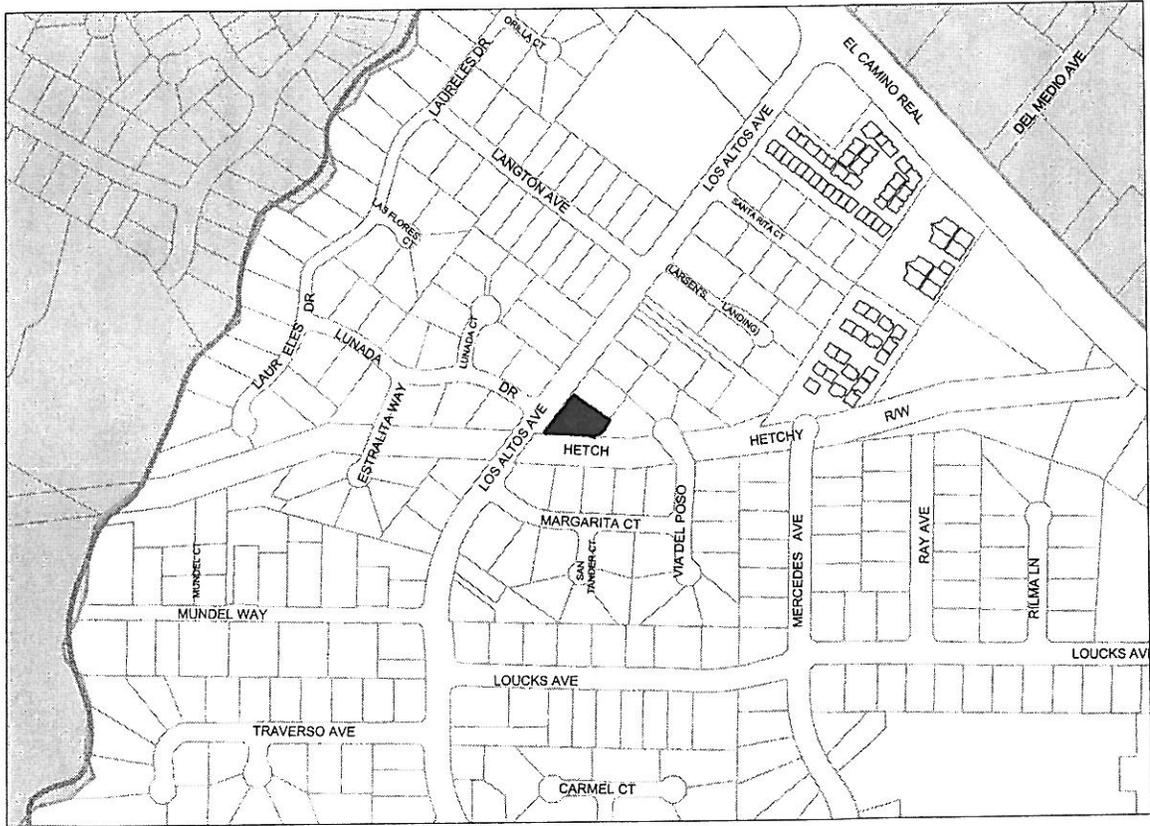
## CITY OF LOS ALTOS

**APPLICATION:** 14-V-03 and 12-SC-29  
**APPLICANT:** J. Fusco  
**SITE ADDRESS:** 1075 Los Altos Avenue

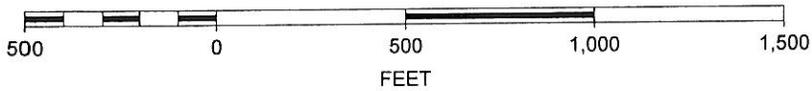


Not to Scale

# VICINITY MAP



SCALE 1 : 6,000

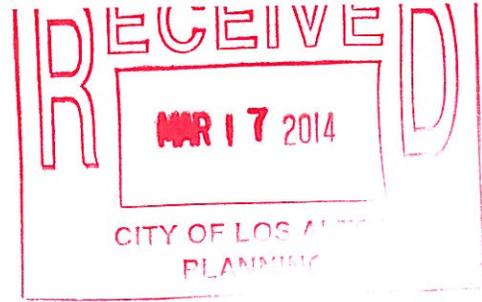


CITY OF LOS ALTOS

**APPLICATION:** 14-V-03 and 12-SC-29  
**APPLICANT:** J. Fusco  
**SITE ADDRESS:** 1075 Los Altos Avenue

# ATTACHMENT D

To: City of Los Altos  
Re: The Design Review of 1075 Los Altos Avenue



Dear Ms. Davis,

I am writing regarding the Fusco project at 1075 Los Altos Avenue. I received a postcard stating Ms. Fusco is asking for consideration of a variance and adding additional square footage on the second story, which is currently her garage.

I have two comments. One, after speaking with you, you agreed that it would be reasonable to request that some sort of tall, mature trees be planted in the back of her yard to minimize the window exposure to my property from hers. There was some tree removal in the area and I can now see the whole back of the Fusco property and would be exposed to more should this plan move forward.

Second, I went home and thought about the guidelines that are outlined by the city for a second story remodel and the design review process. I drove through the abutting neighborhoods. There is not one home that has a complete second story on top of a garage, i.e. usable square footage covering most of the footprint of the garage. All of the homes have consistently a very small portion of square footage over the attached garage, as what is currently at the Fusco property.

It has also come to the neighborhood's attention that Ms. Fusco is using this property as a boarding house. Now it makes sense to us as to why this addition is being designed/built the way it is. Is this consistent with the R1 Zoning?

Whether this is within the R1 Zoning Regulations or not, this remodel/design request appears to be setting a precedence to have the neighborhood look like high-density residential instead of a single family residence and should not be considered under the current design guidelines. If the owner wants to have the designer/architect make changes to have it fit into the neighborhood design, I would definitely be amenable.

Please consider these requests.

Sincerely,

Karen and Mike Costa  
1061 Via del Pozo

## Sierra Davis

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**From:** Sybil J. Cramer [sybilcramer@mac.com]  
**Sent:** Tuesday, March 25, 2014 7:26 AM  
**To:** Sierra Davis  
**Subject:** Re: Remodel at 1075 Los Altos Avenue

**Follow Up Flag:** Follow up  
**Flag Status:** Red

**Attachments:** photo.JPG; ATT00001..txt



photo.JPG (2  
MB)



ATT00001..txt  
(89 B)

Dear Ms. Davis,

I am writing to respectfully request the Los Altos Design Review Commissions ask Ms. Judy Fusco and her architect to eliminate the side facing window in the plans for the second story remodel of her home.

As stated in the Design Review section on the City's website: "Los Altos is predicated upon its small-town atmosphere...and there is a consistency in the development patterns and architectural appearance throughout the residential community ... Guidelines were adopted to ensure that ... modifications to existing development are compatible with surrounding neighborhoods and integrate well within the fabric of the community."

Therefore, I was very upset to see the plans included a window on the side of the second story addition. This window is opposite the 2 upstairs bedrooms of our home. It looks into and can be seen from our kitchen window above our sink, the window in our kitchen eating area, and our dining room window -- as well as the 2 upstairs bedrooms.

The developers in our neighborhood specifically designed homes with no windows on the sides of our structures. Please, see the photo of the 1075 remodel plan below.

I implore the Commissioners to request that the architect redesign the plan to eliminate this window and replace it with a skylight and overhead light and side lighting for this area in Ms. Fusco's addition.

Respectfully submitted,  
Sybil Cramer  
291 Margarita Court  
Los Altos, CA 94022

## Sierra Davis

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**From:** Sybil J. Cramer [sybilcramer@mac.com]  
**Sent:** Tuesday, March 25, 2014 7:49 AM  
**To:** Sierra Davis  
**Subject:** Re: Remodel at 1075 Los Altos Avenue

**Attachments:** photo.JPG; ATT00001..txt



photo.JPG (2  
MB)



ATT00001..txt  
(89 B)

Dear Ms. Davis,

Below is a second page of the remodel plan for the second story of 1075 Los Altos Avenue, showing the interior floor plan near the window on the side of the home which faces our home.

As you can see there is no label as to the use of this space. However, over a year ago Judy Fusco showed me the plans for her remodel and this area was clearly labeled: "Library Study Area" -- in which case, lights would be on late into the night since the extra bedrooms in the home are rented to college students who often stay up quite late studying.

In addition, the window is adjacent to the spiral staircase which is used for entry and exit since this addition does not connect the second story to the adjacent rooms in the home.

A skylight, overhead light and side wall lighting, would provide better light for the spiral staircase and study area than this window and would protect the privacy of inhabitants as well as neighbors.

Please, consider requesting that this window be eliminated from the design, based on the above and on my previous letter.

With heartfelt appreciation for your time and considerations.

Sincerely,  
Sybil Cramer and family  
291 Margarita Court  
Los Altos, CA 94022

## Sierra Davis

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**From:** Celeste Welch [jhwelch@sbcglobal.net]  
**Sent:** Monday, April 07, 2014 12:12 PM  
**To:** Sierra Davis  
**Subject:** Concerning New Plans for 1075 Los Altos Ave

Hi Sierra,

Thank you for meeting with Pete Moulds and myself concerning the remodel plans at 1075 Los Altos Ave. I was relieved to hear that Judy was using the correct survey lines. She has not been upfront or honest in the past in our past dealings with her.

I am sorry if I came off a little over concerned but we have had our issues with Judy, (ie. like the structure that she put in without a permit that was looking straight into our bedroom as well as the incorrect survey that she gave us when we had discussions about our new fence. She turned in her previous plans for her guest structure based on incorrect property lines. We were not aware of what she was doing until we were about to build a shared fence. She mentioned that the original fence that she put up was on the wrong property line and that when we build the new fence she would be reclaiming her 1' 11". We immediately hired our own surveyor and found out that the surveyor she hired surveyed the lines without digging for the stakes and was incorrect. When I mentioned it to her she said oh I guess I made a mistake. Interesting.

We are also concerned about her property being turned into a boarding house with multiple renters. Thank you for clearing up that there is no ordinance preventing it but I am concerned that somehow this would not be in keeping with our single dwelling neighborhood or our town of Los Altos. We have a tight community and know our neighbors around us and behind us. With Judy's renters we have no idea who lives there or who at time parks in front of our house.

I am concerned that in time, with her many renters, cars will be spilling out on the streets preventing bikers from using the bike lanes safely and when her renters park in front of our house it makes it difficult to safely back out of our driveway.

We are concerned of the impact her business will have on our property value and if it might in fact encourage other people looking to make money in Los Altos to rent out their properties to multiple renters instead of single dwellers. We hope that you will take all of this into consideration when deciding whether to approve the plans at 1075 Los Altos Ave.

Thank you,

Celeste and Jim Welch  
1079 Los Altos Ave