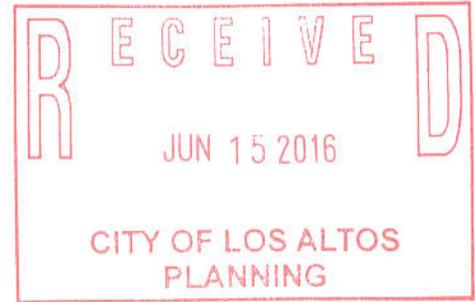


John & Janet Corrigan  
591 University Avenue  
Los Altos, CA 94022  
650-947-4067

June 15, 2016



Design Review Commission  
Tracey Moison, Chair  
Alexander Glew, Vice Chair  
Samuel Harding, Sepideh Zoufonoun, Jude Kirik  
Los Altos City Hall  
1 North San Antonio Road  
Los Altos, CA 94022

Re: Design Review Continuation for 581 University Avenue

Dear Commissioners,

At the May 18 hearing on this project, we expressed our concern about several aspects of the above project. These concerns were also the subject of our May 17 letter.

As a result of the motion by Vice-Chair Glew, we met with one of the property owners, Mrs. Chan, and Via Builders along with our neighbor Doug Smith on May 22. We discussed the various concerns raised by the project. We wish to thank Vice-Chair Glew for affording us all the opportunity to meet. Having this opportunity was constructive and the ideal way to resolve everyone's various concerns. As a result of that meeting and the representations made by Mrs. Chan and Via Builders, most of the issues were addressed.<sup>1</sup>

Unfortunately, there is one issue that remains unresolved. This relates to the Commission's direction to **"Review privacy screening trees and fence along right side property line with neighbor."**

Here is the background:

1. The original plans called for Sweet Bay Trees that can grow to be 33-59 feet tall. As our only kitchen window and the most important source of light for our kitchen, we want to minimize the obstruction of light to our kitchen. We prefer no fence or screening.
2. At our meeting with Mrs. Chan and the builders on May 22, Mrs. Chan stated she did not want trees and preferred a fence. After discussion with Mrs. Chan and the builders, including the builders showing us where a 6' fence would be placed relative to our kitchen window, we compromised to a 6' fence. We thought that a resolution had been reached. That was not the case apparently.
3. This week we reviewed Via Builders, Inc.'s revised submission and letter dated June 6<sup>th</sup>. Neither mentioned the fence height. So, we contacted Mrs. Chan and Mr. Saviano and asked them to confirm that the fence would be 6'. We were then informed that Mrs.

Letter to Design Review Commission  
June 17, 2016

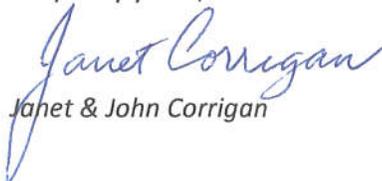
Chan is seeking not a 6' fence, but an 8' fence (6' fence + 2' lattice). This is not what we agreed to at our May 22 meeting.

4. Attached is a photo that shows how an 8' fence next to our kitchen window will obstruct all incoming sunlight.
5. It is difficult to understand the motivation for an 8' fence. A 6' fence is more than adequate and will provide both properties with privacy. In addition, as the proposed home is set back many feet from the property line, its sunlight will not be impacted at all. In contrast, an 8' fence will completely obstruct the most important source of sunlight into our kitchen.

We are disappointed that we did not reach a compromise on the screening between the properties. Given the extremely small size of these lots, the proximity of our kitchen window to the property line (a condition that has existed for 17+ years), the complete blockage and elimination of sunlight to our kitchen window, and the negligible impact to the 581 property's side yard, we request that the Commission leave the size and placement of the fence to the parties so that we can continue our discussions and reach a mutually agreeable resolution.

We appreciate your consideration of our concerns and are happy to provide any additional information that may be helpful to your decision. Thank you.

Very truly yours,

  
Janet & John Corrigan

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<sup>i</sup> As a matter of clarification, we noticed the June 6, 2016 letter submitted by Via Builders states that there are "no privacy issues existing from any of the side yard windows." Our view is that there is still a privacy issue. However, in the spirit of compromise and after Via Builders provided us with a better understanding and representations about what that privacy impact would be, we agreed to compromise on this issue.

cc: Zachary Dahl, Commission Liaison  
Sean K. Gallegos, Assistant Planner



HOW AN 8' FENCE WILL BLOCK ALL SUNLIGHT INTO KITCHEN WINDOW OF 591