

From: Bob Jones [REDACTED]
Sent: Saturday, February 20, 2021 1:21 PM
To: Guido Persicone <gpersicone@losaltosca.gov>
Subject: New building at 140 Lyell Street, Los Altos

2/20/2021

Greetings Guido,

We live directly across the street from 140 Lyell Street where a new large structure will be replacing a single family home. We live at 151 Lyell Street where we have lived since 1974.

Ever since we have lived here the front of 140 has had a red curb. Keeping the curb red will help to allow a better line-of-site as drivers prepare to turn right on Gabilan Street.

The reason I am contacting you, is that I know that keeping that curb red with the new building would be a safe and beneficial thing to do. Also, at that intersection of Lyell Street and Gabilan Street there is no stop sign, and I believe there should be. I think the stop sign should be on Gabilan Street, facing north. There have been many close calls, and several years ago our dog was killed here because people going north and turning left onto Lyell often don't stop. I have a pretty good sense of traffic problems, etc. I was a city commissioner on the Complete Streets Commission two years go.

Best wishes,

Bob Jones
151 Lyell St., Los Altos, CA 94022
Home phone: [REDACTED]
[REDACTED]



February 20, 2020

Mayor Fligor and Members of the City Council
City Hall
1 North San Antonio Road
Los Altos, CA 94022

Re: Council Meeting February 23 Item #6 – 140 Lyell Street

As we have written earlier, the League of Women Voters supports urban infill projects such as the 140 Lyell Street subdivision. And we are always pleased to see another below-market-rate unit (BMR) added to Los Altos' housing stock.

The incentives and concessions requested seem reasonable. We agree with Staff that new developments such as this which build to maximum allowable density will help Los Altos meet its RHNA housing goals. We also note that the developer has reduced the height in consideration of comments by some neighbors, but that, in general, this development conforms to all zoning requirements.

Our only concern is with the BMR unit. Per density bonus law, the unit should be **very-low-income**. We have encouraged BMR ownership units to be targeted to moderate or low-income households rather than very low-income with the fear that **very** low-income households might struggle to maintain their units. However, we defer to the experience of Alta Housing, which has now managed the BMR program for Los Altos and other cities where there have recently been a number of very low-income ownership units. If the recommendation of Alta is to make this a **low-income** unit, we believe that the difference in the sales price between a very low-income unit and a low-income unit should be paid to the City in an affordable housing fund, as otherwise this is a windfall to the developer. These funds could be used, for example, to help fund the 330 Distel Circle project. (Please contact Sue Russell at susan.russell75@gmail.com if you have questions.)

Lisa McLain, President, LWV Los Altos-Mountain View
Sue Russell, Co-Chair, Housing Committee

Cc: Brad Kilger

Jon Biggs

Guido Persicone

Jolie Houston

From: [REDACTED]
To: [Public Comment](#)
Subject: PUBLIC COMMENT AGENDA ITEM ## - Tuesday, February 23, 2021 at 7:00PM
Date: Thursday, February 18, 2021 11:27:10 PM

Respected City Council Members & Project Planners,

My name is Meena Jandir and I am a Realtor with Redfin. I am writing to you to share my perspective on **140 Lyell Street - D19-0007 and TM19-0003 planned two story townhome development in Los Altos**. This is regarding the public hearing scheduled on Tuesday, February 23, 2021 at 7:00PM.

I show houses to my clients in this area at all times and my clients love this neighbourhood because of its charm and nice views. This proposed two story townhomes project will impact views and property values in the area, particularly of the five homes next door (126, 128, 130, 132 and 134 Lyell St).

I would request the city to keep the development to a single story project with underground parking, so it does not affect the views and the property values for the existing homes nearby. I hope you will take my request into consideration and return the proposal to the developer to make changes to the plans.

Respectfully,

MEENA JANDIR | REDFIN | AGENT

[REDACTED]

IMPORTANT NOTICE: Redfin will NEVER email you wire instructions. [Find more tips related to wire fraud here.](#)

From: [REDACTED]
To: [Public Comment](#)
Subject: PUBLIC COMMENT AGENDA ITEM 6 - 2/23/2021
Date: Thursday, February 18, 2021 4:23:45 PM

Dear Mayor Fligor and Members of Council,

I support the proposal to build mixed-income, missing middle housing at 140 Lyell Street. In high school, I lived on Lassen Street – just a stone’s throw away – and I can attest that this proposal fits the neighborhood perfectly, as this is one of the few neighborhoods in Los Altos where multi-family housing is legal. When I see this project, I see a place that I might be able to afford one day.

On top of being affordable by design, this project is near transit (just a 0.3 mile walk), includes below market rate housing, and is exactly the type of gentle density that we need to see more of in Los Altos.

The applicant has gone above and beyond in addressing concerns brought up at community meetings: the applicant reduced the height by 12%, created more massing breaks, and added trees to protect privacy for neighbors. None of this is required by law, and it was generous of the applicant to accommodate.

All this is to say, I hope you approve this project without delay.

Thank you,
Salim Damerdji

From: [REDACTED]
To: [Public Comment](#)
Subject: 140 Lyell St project - for Feb 23 hearing
Date: Saturday, February 20, 2021 4:26:19 PM

Hello Los Altos City Council,

I just wanted to express concern over this proposed development. The project will impact views and property values in the area, particularly of the homes in the immediate vicinity (126, 128, 130, 132 and 134 Lyell).

One of the great assets of Los Altos is that the city has protected aesthetics with new developments that protected aesthetic and design standards. I suggest you keep this one to a single story project with underground parking.

Best,

Scott Ogrodnik
663 Giralda Drive

From: [REDACTED]
To: [Public Comment](#)
Subject: PUBLIC COMMENT AGENDA ITEM #6 - February 23, 2021
Date: Monday, February 22, 2021 10:22:42 AM

Dear City Council members,

I am currently the owner of the property at 140 Lyell St., and I am writing to ask for your approval of the project.

Our family has owned and lived at the property since 1951, and at that time all the lots were single family homes. When the area was rezoned in the 1960's to multi-family, the lots around us were soon developed into two-story, 5+ unit buildings, including the two-story building abutting ours (currently 126-134 Lyell St.). We are probably the last lot in this neighborhood that has not yet been developed per the rezoning, and we are asking that we be afforded the same opportunity to do so.

At the neighborhood meeting held by the applicant in May 2020, our neighbors across the street, who live in single family homes, were favorable to the development. The Planning Commission approved the density and two-story design, at both their study session and regular public meetings. Some comments noted that a two-story building would fit better into the neighborhood, considering all the other buildings were that design, than a one-story building. At no time did the Planning Commission suggest underground parking.

We've been watching the development of this area for many years. In recent years, 32 Lyell St., was developed into a two-story, 4 unit building, although it is across the street from a single family home.

This project has been in the works with the Planning Department for 18 months now, with direction to continue with the two-story, five unit design. The plan meets all zoning requirements and appropriately applies density bonus concessions.

Thank you for your consideration.

Respectfully

The Witham Family