

From: [Bill Hough](#)
To: [City Council](#); [Public Comment](#)
Cc: [Andrea Chelemengos](#)
Subject: public comment in item 11 on December 14 agenda
Date: Sunday, December 12, 2021 10:03:27 AM

I oppose all efforts to apply SB9 where it is not required by State law. SB9 is obnoxious legislation and should be enforced as narrowly as possible to avoid the city getting into legal trouble. Anything beyond the bare minimum must be avoided.

Specifically, do not include tear-downs and major rebuilds under SB9 design rules. These should not be included because neighbors and Staff have will have no say as to what gets built.

Do the least amount necessary to comply with the letter of the law. Do not include these two remodel categories since it is not in the best interest of residents.

OBJECTIVE STANDARDS ITEM # 11 DEC 14 Council Meeting

Dear Council Members

It is very undesirable and not required by SB9 to include remodels of single-family houses in the Objective Standards you are discussing at the Council meeting of Dec. 14, 2021

It appears that Council wants to apply SB9 where there is no lot split, where there is no second house on an existing lot. Of course, this means applying SB9 where SB9 is not required by State law. By declaring tear-downs and major remodels as SB9 eligible, those will be allowed to use the now-being-developed objective standards with no discretionary input from City Staff and zero consideration of the adjoining neighbors or neighborhood.

Please do not consider this.

I have read SB9 many times and I urge you to save property owners and resident's rights to the zoning codes that exist today, that allow keeping the character of our neighborhoods. This includes privacy, set backs and more control of the look and feel of our town.

Sincerely

Roberta Phillips



From: [Duane Wong](#)
To: [Public Comment](#)
Cc: [Duane Wong](#); [Lillian Lee](#)
Subject: Safety Concerns and Planning Considerations under SB9 and SDU on Solana Drive Cul-de-sac Block
Date: Monday, December 13, 2021 9:58:33 AM

Dear Los Altos City Council Members:

My name is Duane Wong. I have been residing with my wife, Lillian Lee, and two young daughters at 133 Solana Drive in Los Altos since June 2000. It is a cul-de-sac block with addresses from 41 to 189 Solana Drive. This Solana cul-de-sac block is a narrow street with houses that face the back fences of houses facing an adjacent North Avalon street.

We have grave safety concerns in the planning considerations under SB9 and SDU. Specifically, allowing gates or a driveway on the back fences of the North Avalon homes will enable North Avalon Home and SDU to dramatically increase North Avalon Home's parking footprints and traffic congestions on the Solana Drive Cul-de-sac block. This would pose a grave safety issue with problematic traffic congestions for the Solana Cul-de-Sac block as it would be difficult for garbage trucks, delivery trucks, fire trucks, and emergency vehicles to get through on this narrow cul-de-sac Solana block.

We have witnessed on a number of occasions when construction crews had parked on both sides of the narrow Solana Cul-de-dac block with resulting safety issues and problematic traffic congestions. Trucks were not able to use any driveway or at the end of Cul-de-sac to back out to turn around, as cars parked along the back fence blocked access to do so. The trucks had to back out on the street which poses safety issues if any emergency vehicle had to get through at that moment. If there were a fire on the Solana Cul-de-sac block, the increased traffic and car density from the N. Avalon parking footprints would create a tremendously dangerous and life threatening situation, with Fire Trucks not being able to freely get to the homes on fire, on a dead end narrow street.

For these safety issues and problematic traffic congestions considerations, We respectfully request that you place restrictions on allowing a driveway or a gate on the back fence, of each lot of the North Avalon Homes, on the Solana Cul-de-sac Block.

Sincerely,

Duane Wong and

Lillian Lee

From: [Peter Mills](#)
To: [Public Comment](#)
Subject: Public comment on small narrow, dead end streets and SB-9 subdividing
Date: Monday, December 13, 2021 10:05:42 AM

Public Comment to Los Altos City Council:

I live on the south end of Solana Dr., a narrow dead end street with houses on the east side, but just a hedge and back fences on the west side. The fences are the rear lot fences for houses on North Avalon. I am writing to the council to consider an important consequence of SB-9 and ask that you incorporate these ideas into the city's ordinances. There are three streets (that I know of) that have the same condition, and the council should implement an ordinance before there are disagreements between neighbors based on someone building houses or ADUs as a result of SB-9. These streets are Solana Dr. (south of Almond Ave.), Westminster Lane, and Yerba Santa Ave. (west of Los Altos Ave.).

1. If SB9 allows subdividing lots on the east side of North Avalon between Edith and Almond, or on the south side of Raquel Lane east of Hacienda Way and backing onto Yerba Santa Ave., or on the east side of Los Altos Ave. south of West Portola that back onto Westminster Lane, the city should require access for both lots and any ADUS be from the current street where the current house has access, with no access on Solana Dr. or Yerba Santa Ave. or Westminster Lane. These three streets are too narrow to give emergency vehicles easy and uninhibited access when there is parking on both sides of the street, along with delivery vehicles, garbage trucks, and construction vehicles.
2. ADUs and subdivision are for the convenience and financial benefit of the owners on N. Avalon, Los Altos Ave., and Raquel Lane and they should not be allowed to inconvenience residents of the small narrow streets of Solana Dr., Westminster Lane, and Yerba Santa Ave. and cause additional congestion and impede emergency vehicles for these residents. The downside of additional density should be born by the homeowners who build the additional density, not by the residents of these small streets.
3. Gates in back fences between green bushes means egress is a hazard for cars and pedestrians.
4. Garbage trucks and other large vehicles have a difficult time turning around at the end of the cul-de-sac right now. Any additional parking will make this even more difficult and lead to damage to parked cars.
5. What is now one house with two cars could become four houses with eight or more cars. Parking and traffic and emergency access on these small streets would be a disaster.

If you have any doubts about the importance of this issue, please call me and I would be happy to walk these streets with you so you can see first hand how important such an ordinance would be. If there are other, similar narrow, "one-sided" streets in Los Altos, they should be included in the ordinance as well.

Sincerely,

Peter Mills

105 Solana Dr.

