

Zach Dahl

From: Amit Gupta <amitr Gupta27@gmail.com>
Sent: Tuesday, October 17, 2017 7:47 PM
To: Zach Dahl; Planning Service
Subject: Project on 425 Harrington Ct

Hi Zach -

Our house is adjacent to this project. We are located on 445 Harrington Ct.

We are out of town, and wont be able to attend the Oct 18th meeting in person.

Here are our concerns:

- a) We expect the fence will be quite beat up by the time the project is completed. Can we expect a new fence once the project completes?
- b) With second story house, the bedroom windows have direct line of sight into our backyard. Can we request landscaping/tall trees to block the direct view into our backyard?
- c) What will be the construction hours? I assume there are guidelines on this (like 9-5), and no construction takes place on weekends to mitigate the noise effects during early morning and evening hours.
- d) When is the earliest the project will start? With rains around the corner, I assume the start date is after March 2018?
- e) Are there any steps taken to manage the dust?
- f) Can we request to speak to structural engineer? Given the project involves a basement, we want to be assured on steps being taken to not impact the adjoining foundations.

We are currently renting our house, and are very concerned about future rentability during the period of construction with dust, noise and all the stuff that comes with a large construction like this.

Amit and Shivani Gupta
445 Harrington Ct
Los Altos, CA - 94024

Zach Dahl

From: roger franssen <rfranssen@sbcglobal.net>
Sent: Sunday, October 15, 2017 4:45 PM
To: Planning Service
Cc: Zach Dahl
Subject: Fwd: 16-SC-22 – L. Yao and Y. He – 425 Harrington Court

1. The DRC meeting of Nov. 2, 2016, recommended project re-design items including "decrease six bedrooms to four bedrooms to avoid possible parking issue." Although both basement Guest Rooms (depicted with double beds) shown in the original design do not appear in the revised design, net basement "living area" has been reduced by only 95 square feet (from 2,068 to 1,973). So the original two Guest Rooms in the basement have effectively been re-labeled in the re-design as a Library, a Hobby Room, Storage (two rooms), and a IT Room. There is still a full bath and a half bath proposed for basement — and a second kitchen on the 1st floor, which appears to be easily accessible by stairs from the basement (labeled "2nd kitchen" on the first design, but just "kitchen" on the revised).

2. Paragraph 1, above, leads me to believe that multiple guests are intended be accommodated in the basement of the subject residential design, and I sense that the new construction is intended for more people than one would expect to reside in a Los Altos "single family" dwelling on a 9,965 square foot lot. Therefore, I do not think the previously cited "possible parking issue" has been adequately addressed in the re-design, driveway notwithstanding.

3. Street parking is nearly nonexistent adjacent to 425 Harrington Court. As a result, Airbnb guests that have recently stayed there have demonstrated a willingness to park their various vehicles haphazardly in the street nearby, creating congestion/obstacles for resident vehicles, postal vehicles, service vehicles, delivery vehicles, pedestrians, and bikers. Conclusion: If multiple future guests, and their vehicles, are accommodated at 425 Harrington Court I believe street safety on Harrington Court will be adversely affected.

4. My wife and I have lived at 400 Harrington Court for 35 years. We possessed only two cars total at any one time, which we always have parked in our garage overnight. In short, we very rarely need to park a car on the street, but the Airbnb tenets have recently demonstrated to us that the people who frequently do park on

the street at this end of the court diminish street safety, and create headaches for the rest of us.

Roger Franssen
400 Harrington Ct., Los Altos

Zach Dahl

From: aditkapo@gmail.com
Sent: Friday, October 13, 2017 11:49 AM
To: Zach Dahl
Subject: 2nd feedback - 425 Harrington Ct - Oct 18th

Zach:

There are lots of email exchanges between neighbors in the last day since you have posted the documents.

I have a 2nd topic that I would like to voice and be sure it is discussed on 18th because I am not totally sure I will be able to attend in person. Based on the previous review that 6 bedrooms is too much, the architect has just relabeled the basement rooms into Hobby and Library, there has been no real effort to reduce the number of rooms. Neither the design commission, nor all of us neighbors, reviewing their plans, are stupid, we can see what they are doing. I would like to see a greater commitment to reducing the number of bedrooms, remove the walls and rooms and bathrooms and have a more open floor plan in the basement.

This leads me to the main issue. From what I can see, and knowing the owners are non-US resident investors with multiple rental properties in the Bay area, there is clearly an effort to make the basement into a completely independent and functional 3-bedroom 2-bath home, that either be rented out, or two independent families living under one roof. The IT room and Storage are essentially fake labels to what will become a Kitchen and Laundry like they are one floor above. These rooms need to be opened up, no walls, or we need commitment that nothing more than ordinary electrical connections and no plumbing will be put in those areas. We need to ensure that this does not become a two-family house with 4/4 upstairs and 3/2 below with entrance from behind. We need the Los Altos City Design team to protect us please, they are cheating the system and your design review to create two houses on one piece of land. This will destroy our cul de sac, and make it into an ongoing rental or Airbnb home, that has already been a problem to us in the past few months.

From: Aditya Kapoor [mailto:aditkapo@gmail.com]
Sent: Friday, October 13, 2017 7:32 AM
To: 'Zach Dahl' <ZDahl@losaltosca.gov>
Subject: RE: [Design Review Commission] Meeting Notice - 425 Harrington Ct - Oct 18th

Zach, most of the neighbors are planning to attend the review on 18th. I am not sure I can make it, the kids have after-school activities that evening.

My concern is parking. Please socialize this topic with the design commission. If necessary, give the owners and builders a heads up. The minimum design commission rule of 20x20 2-car garage is not enough in cul de sac situations. And when someone builds a 5000+ sq. ft. house, there is a high likelihood the new residents will have more than 2 vehicles, classic cars, boats, motorcycles, etc. Their current design only allows 1 car in their drive way. This is not going to be enough, they will over flow into the cul de sac, and overcrowd an already tight street.

Every other house in this cul de sac (see picture), have large drive ways, either long or wide or both. Each of us can comfortably accommodate 4 cars in our drive ways. This is in addition to the 2-car garages that each of us have. And even after that, the cul de sac is generally full, because each of us may have guests, all-day or part-time nannies, cleaners, pool or lawn service companies, or maintenance crews that need parking.

At the very minimum, they need to expand their paved driveway, to accommodate more than 1 car. I would recommend they pave everything to the left side allowing for a 2nd car, and also pave a spot in front of their porch for a 3rd vehicle to park sideways, they need to give up aesthetics to accommodate the real-world problems we see everyday living here. This will give them 3-car parking in their driveway. See picture. There is a large tree on the front right of their house, else I would have recommended to pave that as well, allowing for 4 full cars to park inside their own property line.

I am attaching 2 pictures so you can understand the situation. Sorry for the poor visuals, I have tried to explain my recommendation with colors. Hopefully this is not too big an ask. They are already building a house more than 2X the size of everyone else. The last thing we want is their future residents blocking our mail boxes with their vehicles once they move in.



