

David Kornfield

From: Steve Golden
Sent: Monday, November 13, 2017 2:48 PM
To: David Kornfield
Subject: FW: 11/15/2017 Design Review Mtg: Project Site: 1142 Lisa Lane

See below.

Steve Golden
Senior Planner
City of Los Altos
650-947-2675

Sign-up to receive City of Los Altos news delivered right to your inbox! www.losaltosca.gov/enotify

From: Planning Division (FAX)
Sent: Monday, November 13, 2017 1:18 PM
To: Steve Golden <sgolden@losaltosca.gov>
Subject: FW: 11/15/2017 Design Review Mtg: Project Site: 1142 Lisa Lane

Lorrie Tanguay
Executive Assistant
Community Development/Building Division
(650) 947-2644



NEW! Sign-up to receive City of Los Altos news delivered right to your inbox! www.losaltosca.gov/enotify

From: Reid Cummer [<mailto:reid.cummer@alumni.stanford.edu>]
Sent: Monday, November 13, 2017 11:34 AM
To: Planning Service <planning@losaltosca.gov>
Subject: Fwd: 11/15/2017 Design Review Mtg: Project Site: 1142 Lisa Lane

Below are my comments relating to the two-story house proposed for the lot at 1142 Lisa Lane. I have received notice that the project will be reviewed at the Wednesday, 11/15/2017 meeting of the Design Review Commission.

I hope they will be included in the discussion.

Reid Cumber
Property Owner
1150 Lisa Lane

My name is Reid Cumber. I own the property at 1150 Lisa Lane, adjacent to the project site. My family and I bought our house in 1972 and I still call it home, even though I currently reside out of state. My attachment to the neighborhood and to Los Altos remains strong.

The neighborhood has evolved over those 40-plus years, in subtle ways that often went unnoticed for years. Most of those changes were positive. I believe most of the street's residents have known that eventually a two-story house would be built, replacing one of the single-story ranch houses built in the 1950s. I view this as an inevitable change – and it surprises me that it has taken so long. The proposed house to be built at 1142 Lisa Lane will, most certainly, change the character of the immediate Lisa Lane neighborhood, hopefully in a positive way. Most areas of south Los Altos now include one or more structures similar to that being proposed. The first to be built always stands out and can be hard to accept – especially if it is next door or immediately across the street. The second, third, et seq. usually follow in short order and I would expect Lisa Lane to be no exception.

With that as an introduction, my specific comments fall into two areas:

1. How will this two-story house fit in with the existing neighborhood in the short-term - until other 2-story houses are built?
2. What is the impact on my property – my home?

1. Integration into existing neighborhood

My concern here is that this will be the first two-story structure on Lisa Lane, and will establish a baseline for those that follow. The overall design is, to my eye, tastefully done and while a California mission-style design will be unique to the neighborhood, it would seem to stand out in a complimentary, not negative, way. The houses on either side, and across the street, have all been remodeled and each has a distinctive appearance. The proposed house would be similarly unique.

The square footage of the first floor is documented at 2,530, nearly twice the ~1,300 sqft of the existing structure. This increase is not noticeable from the street and apparently comes from added depth, a concern I will address later. With its visual setback from the first floor, the second story avoids the massive appearance of a “block” structure, is not overwhelming, and is pleasing to the eye when viewed from the street.

In summary I have no issues with respect to how this house would integrate into the existing neighborhood.

2. Impact on my property

My concerns relative to the impact on my property are probably not that much different from others in my situation – it is awfully big, awfully tall compared to what I am used to. The impact on my property is more problematic, however, due to the fact that the project site has an elevated grade, approximately 3-feet higher than my lot. It is my understanding that the highest point of the proposed structure will be 3-feet below the maximum allowed height, but this is offset by the difference in elevation of the two lots. From my perspective, the structure will be the maximum allowed height.

As noted earlier, the footprint of the new first floor is nearly twice that of the existing first floor. This increase appears to come from extending the depth of the structure toward the rear of the lot. The second story also appears to extend deeper into the lot than does the existing, single-story structure. The combined effect of these two factors concerns me as to a potential loss of daylight exposure. Since the project site is to the west of my property I am especially concerned about any loss of afternoon sun with respect to both my yard and north-west facing walls.

The presence of an extremely large Live Oak tree near our common property line has long affected the amount of afternoon sunlight reaching my yard. The thought of losing even more does not thrill me.

In summary, I have some reservations as to the potential loss of daylight exposure that I wish could be addressed, but I have no practical alternatives/solutions to offer. Since it is stated that the design complies with all required daylight planes, floor area requirements, setbacks and zoning ordinances, and needs no variances or special planning requirement, I can only hope my concerns are not well-founded.

<end>