

Zach Dahl

From: Henry Chen <hchen@andreini.com>
Sent: Tuesday, October 03, 2017 9:33 AM
To: Planning Service
Cc: Zach Dahl
Subject: 1289 Eureka Avenue
Attachments: doc01217920171003093114.pdf

Dear Mr. dahl and Members of the Los Altos Design Review Commission,

My name is Henry Chen. My wife and I are living at 1240 Thorpe Ct. The next cul-de-sac from 1289 Eureka Ave. project.

This is a very unique neighborhood located on Eureka Ave. (dead end street) with three cul-de-sac of Stanwirth ct., Thorpe ct., and Eureka ct. consists of 27 homes.

All of home are single story low profile ranch style built in 1960's except for one home on Thorpe ct with very low profile second story add on having no window overlooking neighbors and matures trees for privacy.

We believe the addition of a two story structure would be an eye souring subject for our neighborhood and would be intrusive to neighborhood and invade the privacy of neighboring properties.

We are very concerned that the impact of this project to our unique neighborhood, I am attaching the outline of concerns with property owner signature for your kind consideration.

Henry Chen
Chief Financial Officer
Executive Vice President



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If you agree with these concerns, we need you to sign a petition before you leave tomorrow.
(at my house or Henry's)

Neighborhood Concerns

Ellen

For the Project on

1289 Eureka Avenue, Los Altos, CA 94024

- The neighborhood is located on Eureka Avenue (dead end street) with three cul-de-sac of Stanwirth Ct, Thorpe Ct, and Eureka Ct, consists of 27 homes.
- All single story residential homes built in 1960's except for one home on Thorpe Ct with very low profile second story add on having no windows overlooking neighbors and mature trees for privacy.
- Side walk needs to be finished on the subject property facing Grant Road for safety.
- We do not like "large" two story homes in this community. They do not blend into the low-slung, ranch-style character of the neighborhood.
- No mature trees on the subject property for separation and privacy.
- The set back of new home on the subject property needs to be maintained to be consistent with neighbors.
- Most recent major remodel and add on on 1244 Stanwirth Ct is a single story house is keeping with the style of the neighborhood.
- The fence for the subject property needs to be specified.

Property Address

Owner's Signature

<p>1240 Thorpe Ct Los Altos, CA 94024</p>	<p>Henry Chen Rose Chen</p>
<p>1273 EUREKA AVE LOS ALTOS, CA 94024</p>	<p>Kenneth Lee Jimmy</p>
<p>1260 STANWIRTH CT LOS ALTOS, CA 94024</p>	<p>Mae Navano</p>
<p>1257 Eureka Ave Los Altos, CA</p>	<p>Kathleen Sisk Erick Sisk</p>
<p>1249 Eureka Ave Los Altos, CA</p>	<p>Naomi Wood</p>
<p>1265 Eureka Ave Los Altos, CA</p>	<p>Dee Pearson</p>
<p>1228 Thorpe Ct. Los Altos, CA</p>	<p>[Signature]</p>
<p>1252 Stanwirth Ct. Los Altos,</p>	<p>Carroll Duff E. Donald</p>
<p>1232 Thorpe Ct. Los Altos CA</p>	<p>Phyllis Pan</p>
<p></p>	<p></p>

Property Address

Owner's Signature

Property Address	Owner's Signature
1256 Stanwirth Ct Los Altos, CA 94024	Helu Y. Spencer Law.
1281 Eureka ave Los Altos CA 94024	Jane White

Property Address

Owner's Signature

<p>1220 Eureka Ct. Los Altos, Ca 94024</p>	<p>Miriam H. Schwartz</p>
<p>1220 Eureka Ct. Los Altos, Ca. 94024</p>	<p>Ellen Schwartz</p>
<p>1209 EUREKA CT. LOS ALTOS, CA 94024</p>	<p>Paul Johnson</p>
<p>1209 Eureka Ave Los Altos, CA 94024</p>	<p>Paul Johnson</p>
<p>1217 Eureka Ave Los Altos, Ca 94024</p>	<p>Elizabeth Roney</p>
<p>1225 Eureka Ave Los Altos, CA 94024</p>	<p>Randy Jouty Keith Jouty</p>
<p>1204 Eureka Ct. Los Altos CA 94024</p>	<p>Spring</p>
<p>1212 Eureka Ct. Los Altos, CA. 94024</p>	<p>Rosa M. M...</p>
<p>1216 Eureka Ct. Los Altos, Ca 94024</p>	<p>M. Ansell</p>
<p>1216 Eureka Ct Los Altos, CA 94024</p>	<p>Paul Ansell</p>

October 3, 2017

To: Los Altos Design and Review Committee
From: Karen and Keith Lantz, 1225 Eureka Ave, Los Altos
Re: Proposed New Construction, 1289 Eureka Avenue, Los Altos

Dear Committee Members,

We have spent time reviewing documents for the new construction at 1289 Eureka Ave, and would like to offer our thoughts for consideration:

50% of the 8 homes used for comparison in the Neighborhood Compatibility Worksheet are not in our Eureka Ave neighborhood, but rather across Grant Rd, including Grant Ct, with homes 20 years newer than those on Eureka Ave. Additionally, your worksheet requests that 5-6 homes across the street be used in the comparison, which in this case would be on Stanwirth Ct, yet only one home on Stanwirth was included, with the remaining 5 excluded, as were the majority going down the street and into the other 2 cul-de-sacs off Eureka Ave. Therefore, the compatibility worksheet answers as completed by the owner at 1289 Eureka Ave, are highly misleading, with the following examples:

- 80% of the homes were NOT built at approximately the same time
- lot widths are NOT consistent
- houses do NOT appear to be of the same size as viewed from the street
- There are NO characteristics, other than deep yard setbacks, that make our neighborhood cohesive
- Our neighborhood does NOT have a consistent identifiable architectural style
- Stated exterior of this new construction RELATES TO prevailing style in our existing neighborhood

These answers are simply not factual, unless skewed by those included homes not in our Eureka neighborhood, and not part of our Block Action Team, as established by the Los Altos Community Foundation. Furthermore, these answers are inconsistent with the City of Los Altos Residential Design Guidelines designating Eureka Ave as a Consistent Character Neighborhood. With 28 homes built at approximately the same time, using the same materials and in many cases, the same exact floorplan, cohesiveness is unquestionably a fact.

We acknowledge that a new home on a lot that has remained unsightly for a number of years will be an improvement to our neighborhood. However, we disagree that it blends into the flavor of existing homes, as is the case with a new spec house at 1244 Stanwirth Ct just built by West Valley Ventures, in which they respected the neighborhood with a design that maintains its integrity. This is not the case at 1289 Eureka and we are troubled by the fact that this property is being constructed as a spec home, 50% larger than most others, with the owner having no intention of living there herself. With profit as the sole motivator, together with no vested interest in our community, there is little motivation to adapt "good neighbor" standards.

Therefore, it is incumbent upon the City of Los Altos to appreciate that each planning decision sets a precedent for future construction. It is for this reason that we voice our objection to the project as it now stands, and ask that if it is approved as currently planned, the Design and Review Committee publicly acknowledge that home comparisons outside our neighborhood were used in the 1289 Eureka Ave Neighborhood Compatibility Worksheet, and therefore, should not set a precedent for determining the cohesiveness and consistent character of the Eureka Ave neighborhood with respect to any construction projects by others in the future.

We would appreciate your thoughts on this request and thank you for all that you do for our beautiful city.

Regards,
Karen and Keith Lantz
1225 Eureka Ave
Los Altos

Zach Dahl

From: Karen Lantz <tee4tu@hotmail.com>
Sent: Tuesday, October 03, 2017 7:01 PM
To: Zach Dahl
Subject: Review of Design, 1289 Eureka Ave, Los Altos
Attachments: 1289 Eureka.pdf

Hello Zach,

Since we are unable to attend the Wednesday evening meeting at which the design for 1289 Eureka Ave will be reviewed, we would like to submit a letter for review. Our main objective in writing this letter is to ensure that this construction, which we feel bears little compatibility to our Eureka Ave neighborhood, does not set a precedent for future construction projects.

Being a corner lot adjacent to Grant Rd, with a parking lot as its backyard neighbor, the owner of this home is in the unusual position of being able to successfully use Grant Rd/Grant Ct homes in the compatibility comparison. Since no other property in our neighborhood has this advantage, we're asking that the lack of a precedent will be publicly acknowledged at the time of approval, if approval should happen.

Sincerely,
Karen and Keith Lantz
1225 Eureka Ave
Los Altos
650 965-2510

Zach Dahl

From: caroline mcdonald <carolineemcd@gmail.com>
Sent: Monday, October 02, 2017 12:10 PM
To: Zach Dahl; Planning Service
Subject: Design Review for 1289 Eureka Ave.

Dear Zach and the Planning Division,

We have lived in Los Altos for 20 years and have so enjoyed our neighborhood and the charm of this town.

This past year a "spec" home was approved to be built along the entire length of our backyard. It has been a complete intrusion on our privacy as it has only a 6 foot setback and the roof line towers over us. No one occupies the house yet and so we have not experienced the noise and lights that will impact us at that point. The city planners are well aware of our grief and hardship due to this new build.

I mention our painful experience in light of this other "spec house" on Eureka, as it is yet another example of overbuilding for our lovely neighborhood. Is the City of Los Altos in need of cash that they are willing to overbuild and compromise the charm of our town?

There is no reason that a two story house should be approved to be built in our neighborhood, as there are no two stories anywhere close to us on this side of Grant road.

I am saddened with how the city is allowing developers to take advantage of our town and thus ruin our neighborhoods for those of us who are longtime residents.

I appreciate you taking my thoughts into consideration.

With frustration,
Caroline McDonald

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Caroline McDonald
(650) 823-1747
cemcd@pacbell.net
carolineemcd@gmail.com

Zach Dahl

From: Albert Lee <bascom3@yahoo.com>
Sent: Monday, October 02, 2017 8:53 AM
To: Zach Dahl; Planning Service
Subject: Project on 1289 Eureka Ave

Hello Los Altos Design Review Commission:

I received the public meeting notice to attend the 1289 Eureka Ave project but unfortunately, I will not be available to attend the public meeting on Wednesday, Oct 4th. That being said, I do want to express my concerns in regards to this project:

- 1) It does appear that this project would alter the ranch style character of the neighborhood that immediately surrounds this property as a 2-story, +3,400 sq feet home would appear huge next to the single level homes. One example of a home expansion is the house on 1244 Stanwirth Ct. This house retained its ranch style, single level home despite the expanded footage. The same goes for 1424 Grant Road. I, personally, am not opposed to the size of the home but am more concerned about the 2-level aspect and the height of the proposal.
- 2) Stemming from #1 above, privacy of the immediate neighbors concerns me as the second floor would have direct line of sight into the yards and pools of the surrounding area / homes when the blinds are drawn up. This is also highlighted by the fact that there are no natural vegetation to reduce this privacy concern between the neighboring houses.
- 3) Not sure if the proposal calls for building / continuing the sidewalk on Grant Road from the church to Eureka. Currently, this section of the sidewalk consists of gravel and is of risk to walkers. I would like for this to be completed by the owner / builder of this project if possible.

I do want to see this piece of property developed but development should blend to the neighborhood aesthetics. I thank you in reaching out to the neighbors and taking my comments under consideration and hope that the owner / builder can come up with a proposal that is a win-win for all parties involved. Thank you.

Albert Lee

Zach Dahl

From: Laurel Iverson <laureliverson@gmail.com>
Sent: Monday, October 02, 2017 9:39 PM
To: Zach Dahl; Planning Service
Subject: 1289 Eureka Ave.

Dear Zach and Commissioners,

My name is Laurel Iverson and I'm a 15+ year resident of Los Altos, residing at 1209 Eureka Avenue. I'd like to share my thoughts on the proposed house at 1289 Eureka Avenue that comes before you on October 4th.

While I do appreciate the efforts that the owner has made to reduce the bulk of the home, I still do not think this two-story stucco design will fit into our low-profile, ranch-style neighborhood. It's just not in keeping with the style of homes our street.

If Los Altos should ever allow over-sized bulky homes or out-of-character design, it should do so only when there are substantial benefits to the community - such as a duplex with two affordable housing units for local teachers or City employees, for example.

This home will do nothing other than provide an over-sized abode for one single, affluent family. If someone wants a home of this look and size, they should put it in a neighborhood where it will be more in keeping with the style and size of the existing residences (and likely on a larger lot). Eureka Avenue is just not the place for this home.

Thank you for your consideration,
Laurel Iverson

--
cell: 650-575-6182

Zach Dahl

From: Reza Massoodi <rmassoodi@gmail.com>
Sent: Monday, October 02, 2017 7:41 PM
To: Zach Dahl
Subject: 1289 Eureka Ave.

Dear Zachary,

I am unable to attend the design review meeting on Oct. 4 for 17-SC-13, 1289 Eureka Ave. As I understand in the new design, one of the changes is the relocation of garage to face Eureka Ave.

Here is my concern:

As a resident of 1212 Eureka Ct., I use Eureka Ave. to get to Grant Rd and vice versa every day. Based on the new design the drive way of the subject house will be too close to Grant Rd, causing unsafe situation (potential accident) for the drivers of the car making right turn to Eureka Ave. from Grant Rd and the car coming out of the driveway of the subject house which they possibly cannot see each other. The situation can get even worse if cars are parked in the front this house. However, one thing might be helpful if the city to put no parking sign/Red curb in the front of this house.

Overall, by relocation of the garage I see problem for drivers using this area since Eureka Ave. is relatively a narrow road.

I hope you will find a solution for this concern.

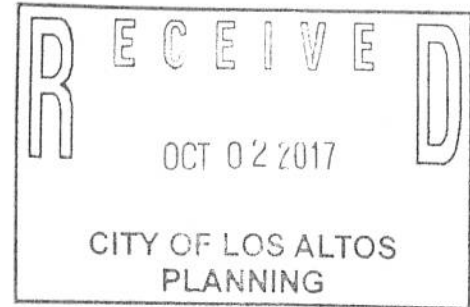
best regards,

Reza Massoodi

Sean Gallegos

From: Planning Division (FAX)
Sent: Monday, October 2, 2017 4:47 PM
To: Sean Gallegos
Subject: FW: Project on 1289 Eureka Ave

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



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From: Albert Lee [mailto:bascom3@yahoo.com]
Sent: Monday, October 02, 2017 8:53 AM
To: Zach Dahl <ZDahl@losaltosca.gov>; Planning Service <planning@losaltosca.gov>
Subject: Project on 1289 Eureka Ave

Hello Los Altos Design Review Commission:

I received the public meeting notice to attend the 1289 Eureka Ave project but unfortunately, I will not be available to attend the public meeting on Wednesday, Oct 4th. That being said, I do want to express my concerns in regards to this project:

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I do want to see this piece of property developed but development should blend to the neighborhood aesthetics. I thank you in reaching out to the neighbors and taking my comments under consideration and hope that the owner / builder can come up with a proposal that is a win-win for all parties involved. Thank you.

Albert Lee

Zach Dahl

From: Karen Lantz <tee4tu@hotmail.com>
Sent: Wednesday, October 04, 2017 1:01 PM
To: Zach Dahl
Subject: Re: Review of Design, 1289 Eureka Ave, Los Altos

Hi Zach,

We appreciate your prompt reply. With regard to the house being a two story, although we do not agree with it, we did not allude to the 2-story design in our letter, as we know they are allowed in the zoning. To prevent any miscommunication about the intent of our letter, we would like to summarize our points in this email:

- 1.) Eureka Ave has been designated by the City of Los Altos as a Consistent Character Neighborhood. Why would the City approve a design that is incompatible to other homes in the neighborhood, incorporating materials and architectural elements that do not blend, i.e., a modern mediterranean style home with tile roof and wrought iron balconies that oversee neighbors' properties?
- 2.) Why would the City allow developers, purchasing property solely for profit, to not be held to the compatibility standard when completing the Neighborhood Compatibility Worksheet? Specifically, 50% of comparison homes were outside our neighborhood, some being 20 years newer than ours, and did not include the number of Eureka neighborhood homes requested on the form (owner used only 1 home across the street on Stanwirth Ct cul-de-sac, rather than the 6 requested, all of which are compatible to our neighborhood). This skews the application in favor of the owner. Did the City realize this and request that the submitted application be amended to fulfill what is requested on the worksheet?
- 3.) Clearly a precedent is being set by changing the compatibility standards of our neighborhood, thus the concern for the allowance of non Eureka homes.
- 4.) Why wasn't a notice from the City regarding the date for the planning and review meetings of 1289 Eureka sent to all Eureka Ave neighbors? In the past we have received notices for homes a few streets from ours, yet for a house on our own street, we received nothing. A notice stapled to a fence is not sufficient, especially on a busy corner like Eureka and Grant, with drivers' eyes focused on the traffic, not an indistinguishable sign. If not for notification by neighbors, we would not have known of tonight's meeting. (We neglected to ask this in our letter yesterday.)

Can you kindly attach this email to our original letter so that it may be reviewed by the Design Committee, avoiding any miscommunication of our points from yesterday alluding to a 2-story home.

Thank you, again,
Karen and Keith Lantz