

Sean Gallegos

From: John L. Yu <jjohnny@yahoo.com>
Sent: Friday, January 26, 2018 1:59 PM
To: Planning Service; Sean Gallegos
Cc: John Yu
Subject: Objection to 1261 Saint Joseph Avenue Design Plan
Attachments: fig 1.jpg

We live at 1180 Saint Charles Court and have owned our home here since the neighborhood was first developed in 1974. Our home is directly behind and on a downslope from the proposed development at 1261 Saint Joseph Avenue.

We feel that the proposed development has a significant negative impact to us and we have the following concerns regarding the 1261 Saint Joseph Avenue Design Plan.

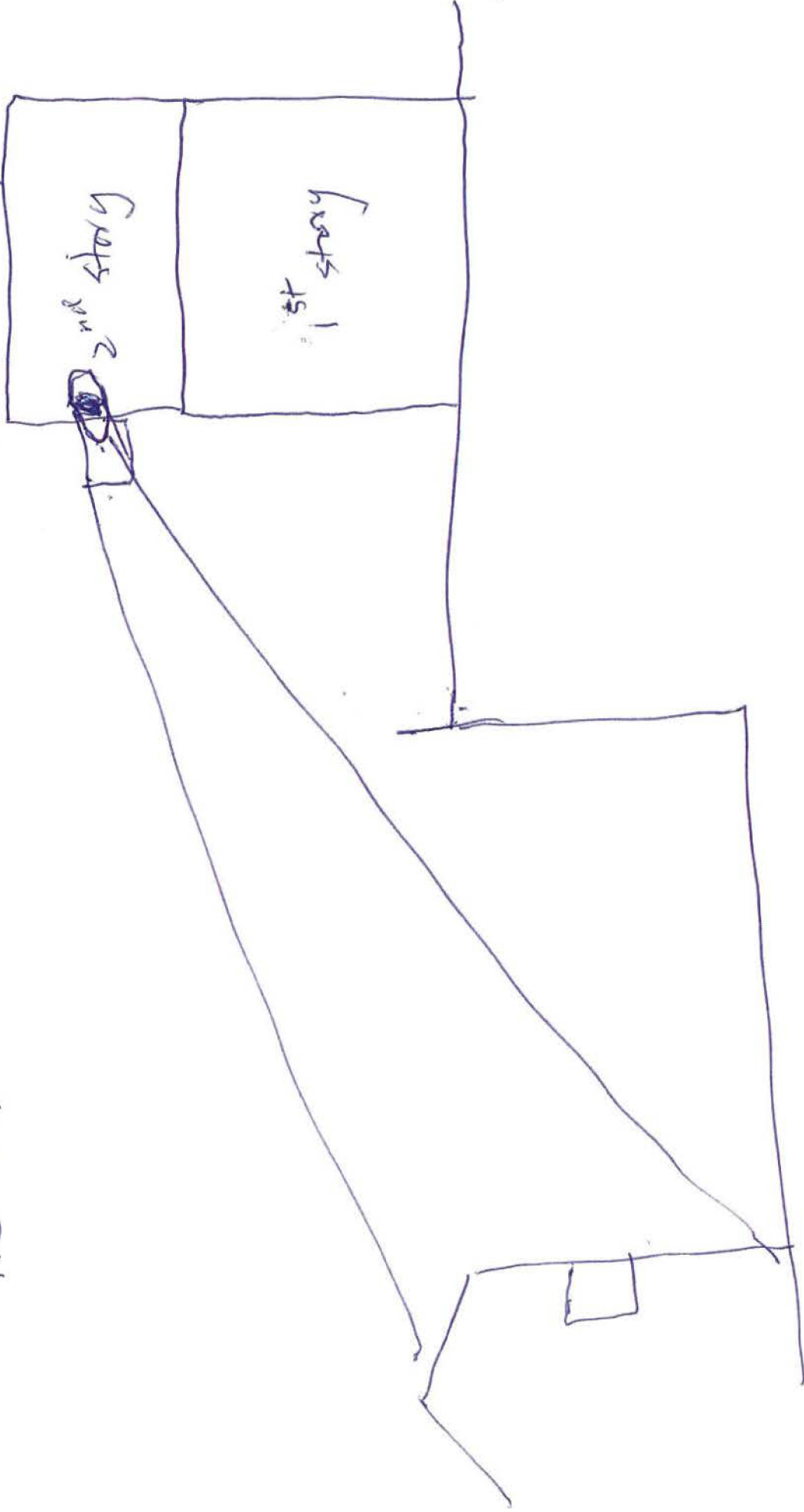
1. **Invasion of privacy.** The second story of the proposed design looks directly into our primary living areas. The proposed second floor balcony (25' 6" long), sliding door, and two large windows (master bedroom & bedroom #2), look directly into our backyard, family room, kitchen, and master bedroom and these are the areas of our home where we spend the majority of our time.
2. **Loss of view..** Our lot is about 10 ft lower than that of the proposed 2-story house (see Fig. 1). As such, the open space and view of the sky from our back yard will be significantly blocked and impacted by the proposed height of the structure on top of the 10 ft height difference in our lots (for a total of 37 ft.) The large build out and over-development on the lot behind us will also reduce the feeling of spaciousness, openness, and greenness that is a major part of the appeal of living here.
3. **Out of scale and character for our neighborhood.** The design is very bulky and massive (4,252sf and 1,785sf basement) in comparison to the homes in our neighborhood. It's height (26.5ft) is out of scale for the 'low profile' of the neighboring homes and will overwhelm ours especially since the lot is already 10ft higher than ours.
4. **Additional runoff.** We are concerned that the building site slopes downward to our lot and that we will have additional run-off (rain water and dirt, especially during heavy rain) flowing in our backyard. We did not see a retaining wall or drainage in the design plan.

We object to this design and ask that you please do NOT approve this design.

Sincerely yours,
John & Louisa Yu
1180 St. Charles Ct.
(cell) 408-472-0556

1180 St. Charles St.

1261 St. Joseph Av.



AMMANN 2005 TRUST dated September 27, 2005
Frederic and Catherine Ammann Trustees
23005 N 74th Street, Unit 1216
Scottsdale, AZ 85255

January 29, 2018

Sean Gallegos (sgallegos@losaltosca.gov)

Design Review Commission (planning@losaltosca.gov)

Subject: 17-SC-35---1261 Saint Joseph Avenue PLEASE INCLUDE THIS NOTICE / LETTER IN THE DESIGN REVIEW COMMISSION MEETING DATED 1-31-2018

We own the home at 1184 Saint Charles Court. Our home is directly behind and on a downslope from the proposed development at 1261 Saint Joseph Avenue.

The proposed development has a significant negative impact to us. Specifically, we have the following concerns:

- **Unreasonable interference with views and privacy:** The second story, especially the proposed balcony, glass doors and windows look directly into our backyard, kitchen, family room, and master bedroom, destroying our privacy and the quiet enjoyment of our home.
- **Access to daylight:** The height and position of the proposed building, which is even closer and taller than the current building, will leave our yard in near constant shadow. The result being not only a profound loss of enjoyment, privacy; but insufficient light to maintain a green garden.
- **Excavation:** The considerable excavation of the property which is \approx 10 feet higher grade than the rear of our property, raises serious concerns regarding landslide and other common soil problems in California.
- **Runoff:** In consideration of the disparity of the property elevations we are deeply concerned about water and mud runoff flowing into our yard.
- **The design:** The design is excessively bulky and awkward; and, it appears, no attempt has been made to insure compatibility with the adjacent buildings in the neighborhood

For these reasons, we object to the proposed design and ask you NOT to approve this design. In the event that the applicants are required to modify their design we ask, at a minimum, that the City require the following:

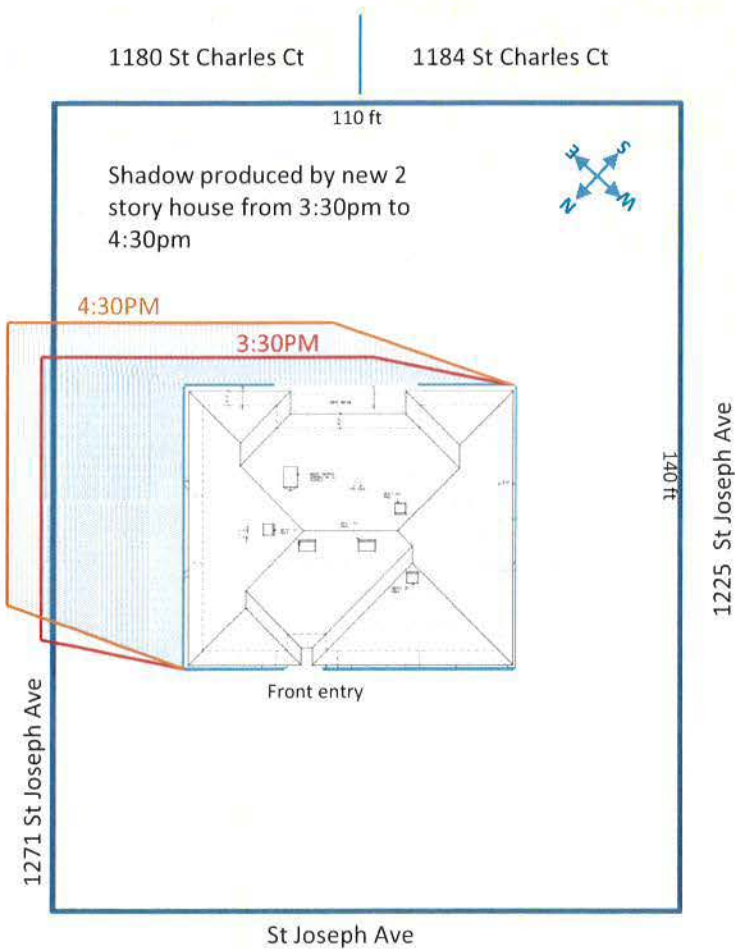
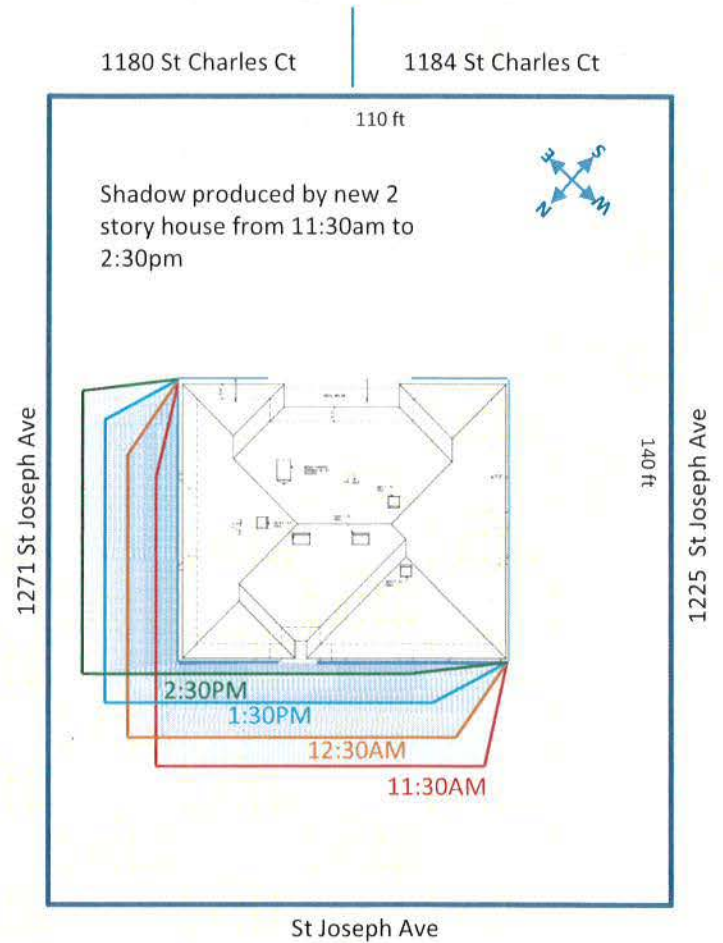
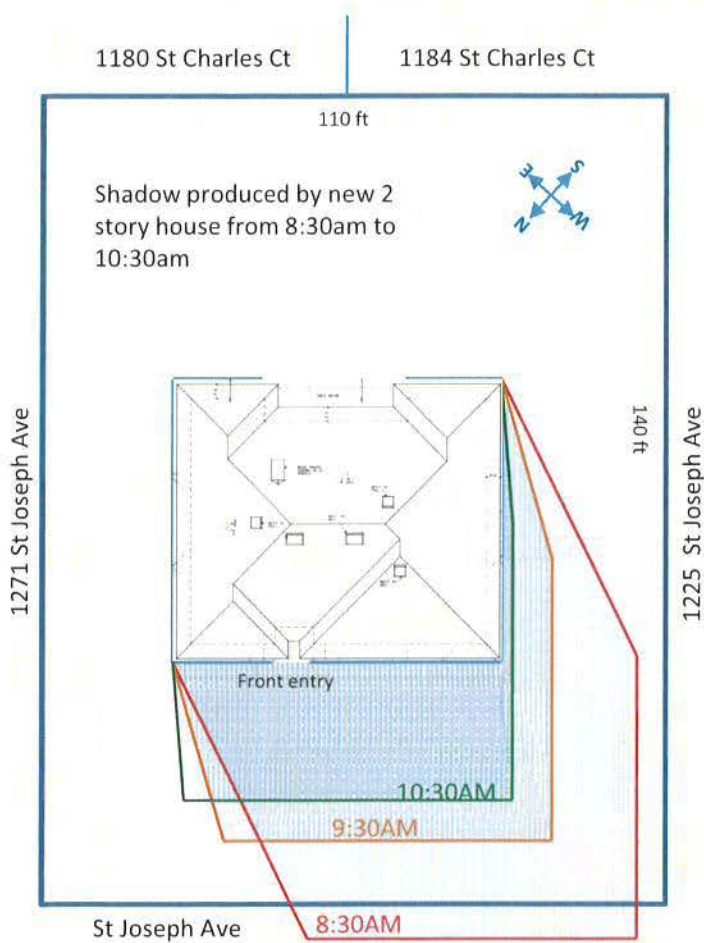
- **Story Poles**
- **Solar Study**
- **Geological Survey**
- **Hydrological Survey**

Sincerely,

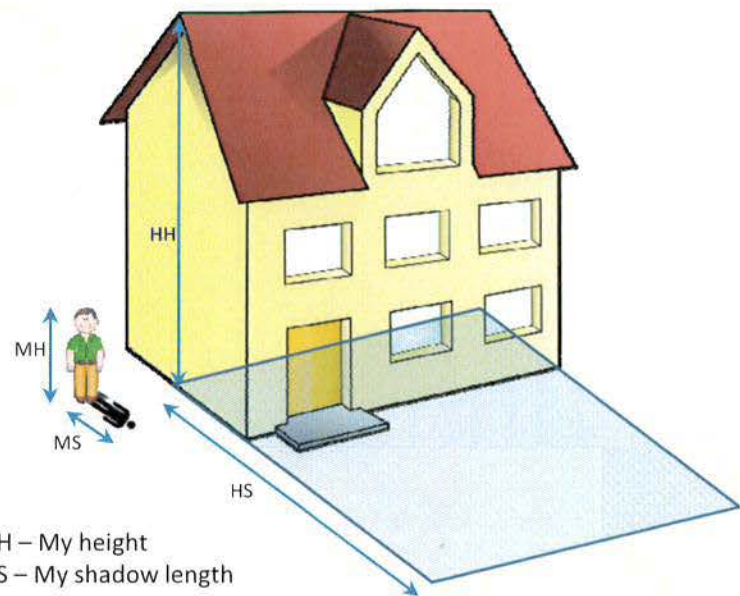
Catherine L Ammann, Trustee

AMMANN 2005 TRUST dated September 27, 2005

Full day sunlight and shadow analysis on future 2-story house_1261 St Joseph Ave



How is it measured and calculated?



MH – My height
MS – My shadow length
HH – House height
HS – House shadow length

$$\frac{MH}{MS} = \frac{HH}{HS} \rightarrow HS = (MS * HH) / MH$$

Paul Gavarini
1188 St Charles ct
Los Altos CA 94024

January 30, 2018

Sean Gallegos (sgallegos@losaltosca.gov)

Design Review Commission (planning@losaltosca.gov)

Subject: 17-SC-35---1261 Saint Joseph Avenue PLEASE INCLUDE THIS NOTICE / LETTER IN THE DESIGN REVIEW COMMISSION MEETING DATED 1-31-2018

I own the home at 1188 Saint Charles Court. My home is behind the proposed development at 1261 Saint Joseph Avenue.

The proposed development has a significant negative impact to us. Specifically, we have the following concerns:

- **Unreasonable interference with views and privacy:** The second story, especially the proposed balcony, glass doors and windows look directly into our backyard, kitchen, family room, and master bedroom, destroying our privacy and the quiet enjoyment of my home.
- **Access to daylight:** The height and position of the proposed building, which is even closer and taller than the current building, will leave significant shadow to my yard.
- **The design:** The design is excessively bulky and awkward; and, it appears, no attempt has been made to insure compatibility with the adjacent buildings in the neighborhood.

For these reasons, I object to the proposed design and ask you NOT to approve this design. In the event that the applicants are required to modify their design I ask, at a minimum, that the City require the following:

- **Story Poles**
- **Solar Study**
- **Geological Survey**
- **Hydrological Survey**

Sincerely,
Paul Gavarini