


From: **Tom McClintic** [mcclintic@apple.com](mailto:mcclintic@apple.com)   
Subject: New Home at 351 Lunada Court  
Date: April 1, 2019 at 10:16 AM  
To: [sgallegos@losaltosca.gov](mailto:sgallegos@losaltosca.gov)  
Cc: **Caroline McClintic** [carolinemcclintic@gmail.com](mailto:carolinemcclintic@gmail.com)



To Sean Gallegos, Project Planner,

We understand that the property at 351 Lunada Court is going through Design Review for a new two story house, and we wanted to register our questions and concerns. We live directly behind the proposed new house, and given that our house is on a unique lot that has 6 houses bordering our lot, two story additions have the potential to greatly impact our views, privacy, and the overall esthetic of our home that we have lived in for 25 years. Generally, the design of the house looks nice, and most of what we see we do not foresee problems. Our primary concern is the privacy of our yard and home, and retaining the rural feel of our home. The only house we really notice of the 6 that border us is the one that is two stories.. While it appears the impact based on the design will not be too bad, we are hoping that the landscaping will include a tall (8ft or greater) and consistent hedge or plantings that will minimize our viewing the new two story home, as well as limit the ability for folk on the second story to view into our yard. We have a Spa and Pool directly on the other side of the new house's fence, and hope our privacy will be preserved. Currently most of the landscaping providing privacy is on our property. The existing plants on the 351 Lunada Ct site are inconsistent and do not provide much privacy. It is not clear to us how much new landscaping is planned, and how effective it will be in screening. If the plans can include improving and adding to the existing landscaping to insure privacy, that would help us feel comfortable that this new design/plan will not have a negative impact on us. Here is a picture from our yard, at the top of the fence, looking at the existing house at 351 Lunada ct. You can see that if the new house has a second story, it will be quite visible from our yard (and they would see into our yard):





One other question we had. In viewing the plans, it did appear that the new overall building footprint was similar to the new one. However in the online documentation, it states:

"The new structure will have a similar building footprint as the original house, but its front setback is being increased from 24.1 feet to 51.1 feet. "

We do not understand how the front setback could change (increase) by 27 feet, but the building has a similar footprint? Is this a typo, or are we misunderstanding the setback change?

Thanks for taking our concerns into consideration as you consider approving the design, hopefully some minor changes can be accommodated to insure ours and the new neighbors privacy. Please feel free to contact us as needed, and please advise if it is important (we prefer not to attend) for us to go to the planning meeting on April 3.

Thank you , Tom and Caroling McClintic. 1125 Las Flores Ct. 650-255-2996