

Eliana Hassan

From: Stefanie Singer <stefaniesinger@comcast.net>
Sent: Monday, May 13, 2019 2:50 PM
To: Eliana Hassan
Subject: Proposed Project at 1229 Woodview Terrace

Hi Eliana,

Your colleague Sean was nice enough to pull the project file for me this morning to go over some concerns I had after reading through the Design Review documents made available on the City website last Thursday. My family and I reside at 1222 Woodview Terrace – directly across from the garage and side yard of the proposed project. Sean suggested I put my concerns in writing in order for you to possibly circle back with me before the Design Review meeting on Wednesday.

I would have loved the opportunity to interact with the property owner regarding the project proposal but they have been absentee landlords over the past decade and have kept the home vacant for the past year.

Our subdivision, Los Altos Foothills, was developed by Dividend Homes in 1974. These homes can be seen on Stonehaven, Saint Matthew, St. Anthony, St. Charles, St. Mark and Woodview. A small handful of floor plans are copied and pasted throughout the development. Cedar shake was the primary roofing material and clay tile roofing was featured less frequently. Some of the cedar shake roofing has been replaced with asphalt shingles which continues to offer the topography and visual interest of the previous roofing. The project proposed at 1229 Woodview plans for removal of clay tile roofing and subsequent re-roofing in standing-seam dark metal. As my property's primary view of this project is the single-story garage roof, which is elevated because the subject property is built at a higher elevation, I am opposed to this increase in visual bulk. Adding a dark metal garage door to this elevation further exasperates the situation. The primary street-facing "front" elevation showcases accents of natural wood yet the side of the project my property faces puts dark, flat, metallic surfaces on the forefront. I would appreciate the same level of care and detail taken in materials selection to all neighborhood-facing elevations.

The proposed first floor addition to the side of the garage will further not only the visual bulk my property is subjected to, but also the increase in physical bulk. I am encouraged by the document's plan to protect and retain the two Chinese tallow trees (#6 & #7) and would like additional large-scale plantings to help soften the severe visual impact the predominance of dark metal the side elevation proposes. In addition, I find the proposed refuse "corral" un-neighborly. Certainly the property owner's project plan could be more creative than a wooden "bathroom stall" tacked onto the side elevation. Please remember that the homeowner will not be visually experiencing the harsh dark metal elements of their proposal, nor the unsightly refuse disposal. My property, and the other sight-line neighbors, will be continually bombarded with these out-of-character elements.

While the homeowner felt it necessary to specify obscure glass elements at the top of their garage door, I would like the replacement master bathroom window and any other bathroom windows in the proposed addition to also specify obscure glass. For the last decade the second floor master water closet has had a shabby café curtain for privacy. Obscure glass would ensure continued privacy for the homeowner while providing improved natural light. The project's master bathroom water closet window looks directly onto my upstairs hall bathroom toilet and shower.

Thank you for your attention to these matters and I look forward to hearing from you.

Stefanie Singer
408.966.6354