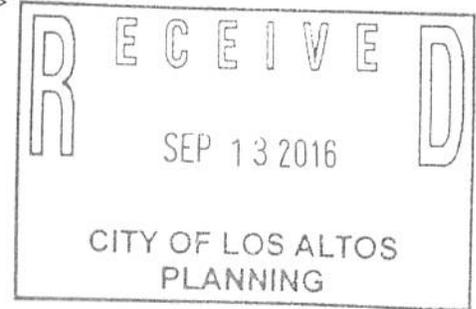


## Sierra Davis

---

**From:** Matthew Fisher <matthewedwin@yahoo.com>  
**Sent:** Tuesday, September 13, 2016 12:32 PM  
**To:** Sierra Davis  
**Subject:** Inputs on September 14th planning review



Hi Sierra,

Casita Way improvements to Yen lot.

I am Matt Fisher, homeowner at 709 Casita Way where development is happening along my entire North East fence line with Yen property.

My comments are as followed for the staff report:

- 1- Privacy concerns as the set back is 17 feet and the windows may be obtrusive. I request more detail on the second story windows ( location vis a vis my side yard).
- 2- Per the fence line, if I take the mid point of the shared fence line and walk 27 feet towards Marich Street, I am unclear if I will be looking at the 2nd story and they would be looking into my kitchen area. I would like more detail on the actually feet and placement of the 2nd story outline.

General Comments:

- This is a community of mostly single story homes, and the trend of building bigger and maximum height and square footage per city ordinances is a trend that I'm not certain the neighborhood nor do I support. While the law may protect such structures, I am pretty sure that this will be an issue for the coming years for the council and planning commission to address.
- The square footage space needed is excessive. This is matter of opinion, and I realize much more larger houses exist in places with larger lots, e.g. los altos hills.
- I can not support the two story structure as envisioned, I would recommend that the planning commission ask the applicants to scale down the large house to preserve the character of the neighborhood.

Specific Building Concerns:

- The pool needs to be drained before construction as I am very concerned that the pool as is less than 5 feet ( against the 10ft set back) as it's a current pool. This is due to potential leakage on my side of the property should something get hit during construction.
- Length of time to build this type of structure. I understand people's right to re build, however, we will have to pass through the area in front multiple times a day as we are in a cul de sac. I can envision the delays and the dust affecting our house, and specifically our side yard, including our backyard vegetation.
- Due to the fact that is a triangle lot the house, my side shares an entire side yard ( really their back yard, but the regulations say they don't have one, even though they have a pool , this doesn't make sense, but I get it.) I think this will be disturbed especially since the tree's while not being removed,

may be removed after they start building and realize how close to the tree line the structure is. I understand the plan is to leave them, which I support, I just know construction people are not careful and they could hit roots, etc. Then the natural buffer will be destroyed or limited.

Summary:

Before designing a house of this magnitude outside the character of the neighborhood, applicants should have discussed with neighbors, especially ones that share fence lines with them as it's pretty easy to see that this is at least 2X the size of any comparable houses within the vicinity.

I applaud that they came and talked to us this week and we have given them an audience to explain what they are trying to do.

In the end, while the two story house may be within code and no variances have been granted, I would recommend a scaled down version to fit within the neighborhood theme.

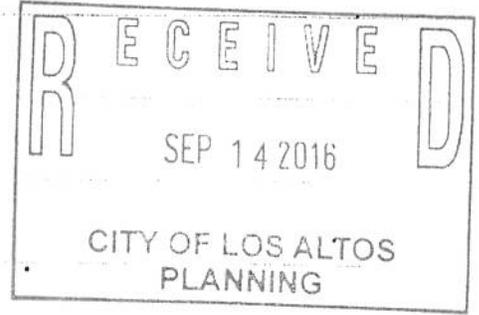
Thanks, Matt and Charlotte Fisher 709 Casita Way.

We, the undersigned, have reviewed the following documents regarding the plans for the building of a new residence for the Yen-Ko family at 705 Casita Way:

Landscape Plan (L1)  
 Eye-level Perspectives (P8, P7, P4, P2)

Based on these documents, we attest that we have no objections except as noted below.

| Address        | Print Name                      | Signature                               | Objections?<br>(Circle One) | If Yes, please elaborate.                 |
|----------------|---------------------------------|---|-----------------------------|---|
| 691 Casita Way |                                 |   | Y/N                         |   |
| 702 Casita Way |                                 |   | Y/N                         |   |
| 704 Casita Way | Lori Sevcik                     | <i>Lori Sevcik</i>                      | Y (N)                       | Love the garden!                          |
| 706 Casita Way |                                 |   | Y/N                         |   |
| 708 Casita Way | Kelly Hawkes<br>Marianne Hawkes | <i>Kelly Hawkes<br/>Marianne Hawkes</i> | Y (N)                       | Plans look great to me.                   |
| 709 Casita Way |                                 |   | Y/N                         |   |
| 711 Casita Way |                                 |   | Y/N                         |   |
| 713 Casita Way |                                 |   | Y/N                         |   |
| 717 Casita Way |                                 |   | Y/N                         |   |
| 721 Casita Way |                                 |   | Y/N                         |   |
| 725 Casita Way |                                 |   | Y/N                         |   |
| 731 Casita Way |                                 |   | Y/N                         |   |
| 735 Casita Way |                                 |   | Y/N                         |   |
| 739 Casita Way |                                 |   | Y/N                         |   |
| 743 Casita Way |                                 |   | Y/N                         |   |
| 745 Casita Way | Kathy BRICK                     | <i>Kathy BRICK</i>                      | Y (N)                       | NO WINDOWS FACING OURSIDE<br>OTHERWISE OK |
| 675 Casita Way | Mona EINAGGAR                   | <i>Mona EINAGGAR</i>                    | Y (N)                       |   |



2016-09-14 10:00 AM  
 RECEIVED  
 CITY OF LOS ALTOS  
 PLANNING

**Sierra Davis**

---

**From:** Edith Huang <kyteusa@yahoo.com>  
**Sent:** Wednesday, September 14, 2016 4:34 PM  
**To:** Sierra Davis  
**Cc:** Fine Charles  
**Subject:** 705 Casita, Los Altos

City Planners,

We have lived on Casita Way since 2000, and in 2004 we had the opportunity to build our brand new dream home in the neighborhood where we had lived for four years. Our new construction was designed to provide modern amenities and comfort for our increased family size. Moreover, we stayed with one story design, kept all the existing mature trees and maintained the same character as our neighbors; it was our way to show our acceptance of the community and respect to our friends and neighbors.

Last week, we found that there is a plan to build a two-story building right on the center of our cul-de-sac. After we looked through the plans, we have the following comments;

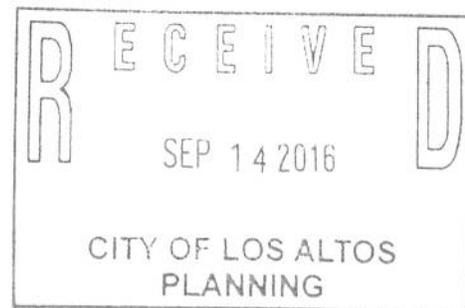
According to "*Neighborhood compatibility Worksheet*" and "*Single-Family Residential Design Guidelines*", there is no consideration for scale, bulk, size, or daylight plan from this design at all. In addition, given the unreasonable interference with view and privacy from the second floor window placement, I feel my two bedrooms in the front, with 6'x 6' windows will lose privacy and winter daylight. Indeed, the maximum building height for two story design is 27' and this design is 26'7" while it stands 2' above street level grading.

In addition, I strongly believe the architectural quality and design integrity do not comply with the neighborhood character, and definitely doesn't reflect community character. For example, the orientation in relation to the immediate neighborhood presents excessive bulk, the architectural details are out of character in comparison with existing neighborhood, and the structure is not parallel with the street.

Overall, I think the relationship of this dwelling will create a negative impact on the quality of community and it is not compatible with the character of the neighborhood. The placement of the structure creates a great impact to the neighborhood, and the relationship to adjacent property is unconsidered. The privacy of the neighborhood is likewise impacted.

Sincerely,

Edith Huang  
Resident of 735 Casita Way,



## Sierra Davis

---

**From:** Sal Gomez <segomez\_00@yahoo.com>  
**Sent:** Wednesday, September 14, 2016 5:31 PM  
**To:** Sierra Davis  
**Subject:** 16-SC-06 - 705 Casita Way

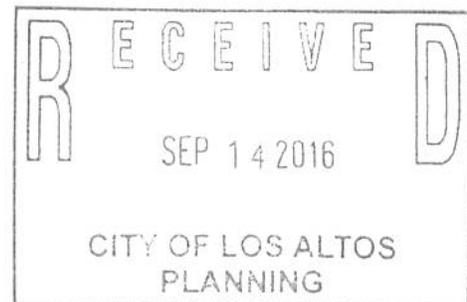
Miss Davis,

Thanks for clarifying why I did not receive communication of the proposed changes at 705 Casita Way (mailing address on record does not reflect current owner per property tax). My wife and I are property owners at 725 Casita Way and we are interested in proposed neighborhood developments near our new home. I have reviewed documentation relating to the subject property (as available to public from losaltos.gov). As new owners and subject matter rookies we struggle with interpretation of the residential guidelines, municipal code, and application of terms like 'good neighbor', 'bulk' and 'consistent character'. In our naive experience our largest neighborhood development concerns relate to bulk and aesthetics. I noticed that the proposed changes at 705 Casita Way call for a second story, an additional 2531 sqft. of living space, and columns. In the double cul-de-sac of Casita Way the proposed changes of the subject plan would build a house that is most unique. There currently are no homes with a second story, nor homes with columns, and the additional sq ft of living space would be ~35% larger than that currently existing in the Casita Way double cul-de-sac. Additionally I am curious how the project will influence our southern sun exposure at 725 Casita Way, but perhaps that's bogus.

We believe the staff report (with same email subject) addresses many of our concerns. We will continue to be interested in further project developments.

Thanks,  
Sal Gomez (Husband), Ph: 858-774-2216  
Jong-Ping Lu (Wife)  
725 Casita Way

I'm sorry we can't be at the meeting tonight to discuss Agenda Item #4, we are short staff for daycare at home.



## Sierra Davis

---

**From:** Robert Hwang <borchyuan@yahoo.com>  
**Sent:** Wednesday, September 14, 2016 5:25 PM  
**To:** Sierra Davis  
**Subject:** RE: design review meeting for a new two-story house 705 Casita Way  
**Attachments:** two-story\_submittal\_requirements.pdf

Dear Sierra:

My name is Bor-Chyuan Hwang, a resident at 691 Casita Way, Los Alto. Since I will not be able to attend the design review meeting for the two-story house application at 705 Casita Way, I would like to use this email to express my concerns regarding this application.

According to the design review guideline from city of Los Altos (see attached, on page 5), I do have concerns for the following items.

2. The height, elevations and placement on the site of the proposed main or accessory structure or addition, when considered with reference to the nature and location of residential structures on adjacent lots, will avoid unreasonable interference with views and privacy, and will consider the topographic and geologic constraints imposed by particular building site conditions.
3. The natural landscape will be preserved insofar as practicable by minimizing tree and soil removal; grade changes shall be minimized and will be in keeping with the general appearance of neighboring developed areas.
4. The orientation of the proposed main or accessory structure or addition in relation to the immediate neighborhood will minimize the perception of excessive bulk.
5. General architectural considerations, including the character, size, scale and quality of the design, the architectural relationship with the site and other buildings, building materials and similar elements have been incorporated in order to insure the compatibility of the development with its design concept and the character of adjacent buildings.

I think these concerns need to be addressed properly during the review process to minimize the impact to our neighborhood.

Regards,

Bor-Chyuan Hwang

