Date: Jan 25, 2022

To
Sean Gallegos
Associate Planner,
City of Los Altos, CA.

Subject: **SC21-0009 | 166 Lyell St, Los Altos:** Response to direction of Planning Commission (DRC - dated Dec 15, 2021) for reduction on plate heights.

Hi Sean,

This letter is in response to the above mentioned DRC wherein we were directed to reduce the plate height in order to reduce any perception of bulk in comparison to the immediate neighborhood. Our property is situated in a narrow corner lot in a transition between single-family & multi-family houses as immediate neighbours. Upcoming project across Gabilan street is 140 Lyell St., which is a large multi-family development with a tall plate height of 10' on Level 1. Moreover, our 1st floor floor height is only inches above grade level. However the neighboring homes have 1st floor floor height generally around 18 inches. So when you look at all the homes in the neighborhood, the plates of all the homes including ours are approximately at the same height above grade. We request the commission to consider our superior architectural design and material choices along with our lowering of first floor floor height and grant us the plate height on the 1st floor as submitted.

Further on Level 2, we have reduced the Plate height from 9'6' from earlier submission to 8'6' as directed by the DRC along the entire front facade of the home. The overall maximum building height is much below the required limit & hence eliminates any perception of bulk. This is in spite of the fact that unlike homes with pitched roofs that can meet daylight planes with sloped roofs and have coffered ceilings to achieve ceiling heights, ultra modern homes with flat ceilings are forced to have lower ceiling heights or bigger side setbacks in order to achieve daylight planes.

We request you to consider the above and approve the revised plate heights as proposed in our revised submission. (Renders depicting Neighborhood context is shown below)

Sincerely,

Manju Kapur
Manju Kapur
Owner- 166 Lyell St.