

From: [Aidan Roberts](#)
To: [Los Altos Planning Commission](#); [Planning Services](#); [Jia Liu](#)
Subject: 14th 4th Street Objections
Date: Monday, February 28, 2022 3:03:57 PM

To the City of Los Altos,

I am a concerned resident of Los Altos and am writing to strenuously object to the proposed plans for 14 4th Street in Los Altos. The current plans would result in the demolition of an existing single-level, single-family home and construction of a new two-story townhome building containing four, market-rate units with a semi-subterranean parking structure. This project will result in a SIGNIFICANT adverse quality of life impact for those who live around this proposed project.

To start, there will be an undeniable and gross loss of privacy. The City of Los Altos' zoning code is designed to protect against the type of invasion of privacy that will result from this project. Specifically, paragraph 4 of Section 14.24.110 of the zoning code provides, under the heading of "Privacy and Line of Sight", that "[p]rimary living spaces and balconies located along a side setback shall orient principal windows and balconies toward the **front and rear** of the building." This is clearly intended to protect the privacy of **adjacent** property owners by requiring views to be aligned towards public streets rather than adjoining property owner's private areas.

This eyesore will tower demonstrably above the adjacent properties, located at 110 West Edith Ave and 26 4th Street, resulting in a significant and detrimental loss of privacy to both properties. The proposed monstrosity will have direct views into ALL private bedrooms, the kitchen, and main living space of 110 West Edith Ave. Several condo units located next door at 26 4th Street will also suffer similar invasions of privacy on the other side of the proposed building site. Bedrooms and living areas will instantly have direct line of sight inside from this proposed project.

In addition to the loss of IN HOME privacy, 110 West Edith Avenue will lose all backyard privacy - as in 100% of it – with the development of two story townhome units. All four units, as part of the proposed plan, will see right over and into the backyard bringing all enjoyment, privacy, and outdoor worth to net zero.

The above examples are exactly the type of invasion of privacy which the zoning code was designed to prevent.

Second, the project will create a "blackout effect" for condo units on BOTH sides of the project. Significant loss of natural light to the adjacent properties, with this two-story project, will occur. The building will cast a very real (and literal) shadow, blocking morning and afternoon sunlight from entering all south-east facing windows (ranging from 88 degrees east facing to 165 degrees south facing) from getting any sort of light due to the building's height. In addition to a loss of privacy, the deterioration of quality of life will be exacerbated by the limitation of natural light to the main living and bedroom areas of adjacent properties.

Third, there are real safety and security concerns related to this project. Specifically, the front doors of all four units in the proposed project will face the fence line that is shared with 110 West Edith Ave. At present, this is a private fence shared between neighbors. As part of the development of the project, the fence will become a potential community safety hazard due to the project creating a wide open, more regularly available access point from 4th Street and an alleyway behind, and across the ENTIRE shared property line of, the

adjacent property. This presents myriad safety concerns with the opening-up of such access.

On the topic of safety, the project will also result in an increase in traffic which raises a number of concerns. The density and semi-subterranean parking structure which provides for increased parking space allotment for the units, will result in increase in the number of motor vehicles and traffic in the area. The thoroughfare created by the semi-subterranean structure between 4th Street and the alley behind will also increase traffic in the area. This raises a VERY big concern due to the number of children that live in the surrounding buildings and neighborhood.

The means and methods of construction of the semi-subterranean parking structures could also cause significant safety concerns for adjacent property owners. Grading and excavation of the semi-subterranean parking structure will cause vibrations that result in micro-fractures or shifts in the foundations of adjacent buildings which creates very real issues when an earthquake inevitably affects the area.

Finally, with the proposed project looking INTO and OVER 110 West Edith Ave AND 26 4th Street, it also raises the very real and tangible concern regarding property value when replacing a decades old single-level, single-family resident with a large, overshadowing set of multi-story units. The simple example of neighborhood exposure and loss of privacy both inside AND outside makes the property at 110 West Edith Ave far less appealing should it be put on the market, thus plummeting in value.

The developer's attempt to engage the public with respect to this project have been feeble at best. The tiny wooden post that holds a laminated copy of the proposal is currently in the grass at the front of 14 4th Street and is barely visible to those potentially impacted by this gargantuan project. It's hardly creating awareness of what is being planned to take place. Additionally, for those who are in adjacent condominium units, there is no post or notice that is available at the BACK of the property, where day-to-day life and privacy will also be disrupted.

To summarize, this project, as currently designed, will have a ruinous effect on the quality of day-to-day living and life for adjacent homeowners and the developer has not properly engaged adjacent homeowners in the proposed development of this project.

In conclusion, I vehemently object to the proposed project at 14 4th Street due to the items listed above and the extreme reduction in quality of life that will result from this project proceeding as currently designed. Thank you for your time and consideration of this important matter.

Sincerely,
Aidan Roberts