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Zoning Administrator & Subdivision Committee, City of Mountain View, CA

VIA EMAIL: planning.division@mountainview.gov

VIA EMAIL: Margaret.Netto@mountainview.gov

RE: Comments for Zoning Administrator & Subdivision Committee on Proposed 198 Easy Street PUD

As immediate neighbors to the proposed development, we are generally supportive of the development. Depending on the process and finished quality, it will be an improvement to the existing site use and neighborhood. We are grateful to the DRC & Margaret Netto whose responsive language has addressed several concerns regarding construction process, traffic, noise, etc.

However, there are some concerns & clarifications outlined below:

1. Open space bench/seating area:

Although not listed as a DRC condition in this Findings Report, DRC's verbal comments implied that the applicant could consider adding a sitting bench in the open space area (corner of Gladys Ct. & Easy Street). I have seen a recent landscape plan version that implements this idea. **We strongly disagree with the addition of a park bench or similar amenities to the open space area:**

- a) this will become a default smoking area—regardless if posted otherwise. For example, residents or guests of 30 Gladys Court apartments are prohibited from smoking on-site, and go off-site to smoke; other neighborhood residents may seek it out for similar uses if an inviting bench is installed
- b) the close proximity of Creekside Park (adjacent to the court) has sufficient resting places for walkers.
- c) it would not be a publicly controlled park, could encourage loitering/vagrancy, and will create more liability on the part of the applicant/HOA.

2. Trash Collection on Easy Street:

Although not listed as a DRC condition in this Findings Report, at the final DRC hearing DRC's verbal comments implied that the applicant could consider having Units 1-3 stage their trash/recycle/compost bins in Gladys Court (to reduce pathways to Easy Street). I have seen a recent landscape plan version that implements this idea. **We most strongly disagree with adding any bin collection/staging to Gladys Court. We fully support the Findings Report Condition #125 Trash Enclosure & Garbage Pickup which indicates "...the collection point on Easy Street in front of each unit".** Some pertinent information:

- a) From the existing homes (24/26 Gladys Ct.) 6 bins already fully occupy the limited curb space.
- b) Only __ feet of curb is available that does not block the driveways.
- c) Recology must "nose-in" to the Court, and reverse-out (they cannot turn around)
- d) Recology can only mechanically retrieve from the right (West) side of the vehicle. Therefore, additional bins cannot be placed on the East side of the court.
- e) An additional nine (9) collection bins [trash, recycle, compost] would overwhelm and block safe use and access.
- f) The ORIGINAL plan, having all bins staged on Easy Street for pickup, should be reinstated.

3. Driveway lights (including street lights)

Condition #22: **The Lighting plan is of significant concern.** Existing plans call for several pole-mounted lights in the common driveway/parking area adjacent to neighbors. Condition #22 generically raises the concern of spillover & glare, but needs to be addressed more specifically.

Summarizing my earlier DRC comments:

- Too much lighting gives a public space invitation
- Low height lighting preferred (such as path or low-voltage landscape lighting), not on poles.
- Low intensity light (warm soft vs. piercing LED)
- Should not be duplicate/overlapping of existing street light in Gladys Ct.
- Planned garage carriage lights are sufficient (as used in nearby row homes on Easy Street that have NO perimeter or common driveway lighting, only the lighting attached to garages)
- The full text from my prior letter (2/17/2021) to the DRC is included in footnote below:

4. Traffic Control & Site Access Planning

Conditions 48,49,97,98, or 135. In the Traffic Control plans, **please specify** that all Construction vehicle access, parking and material delivery/storage **should all be done from Easy Street frontage**—to protect resident/children safety and accessibility within Gladys Court. Gladys Court is small and includes three driveways and 20 households including some small children. Also, that **a safety fence, with aesthetic screening**, be placed. *Please address or clarify in Conditions.*

5. Noise Mitigation:

Condition #36: may we **suggest** a word change from “any” to “all combined”. Measured individually, a buzzing bee is one thing—however, several combined and simultaneous have a magnified swarm effect. This would then read: **“The noise emitted by all combined** mechanical equipment shall not exceed...”

6. Red Curbing & Stop sign area:

Condition #121: Red Curb at Crosswalks: **suggest** that the red curb (no Parking) on Easy Street from the Stop sign **be extended for 20 feet to preserve the safety triangle to the right of the Stop sign.**

- Also suggest that **“Tall vehicle limitation” signage** be required to preserve safe visibility along Easy Street frontage.

Condition #122 – **suggest** clarifying insertion of “new” so that it reads: “The entire new frontage curb on Gladys Court...shall be painted red up to the edge of the corner ADA curb ramp” (this will clarify that we are not repainting the entire existing court curb face).

7. Driveway surface: consistent throughout, not asphalt but enhanced:

Condition #10a & #13: **Agree** that the common driveway should NOT be asphalt, but “special paving materials” of either pavers, stamped colored concrete etc., and should be uniform throughout.

8. Chimneys & Garage Doors:

Condition #10b (all units): **Disagree** that all chimneys should continue all the way to the ground **if** this would impinge the already very narrow side yards, restrict trash bin & other access, or make the buildings look more crowded together.

Condition #10b (all units): **Disagree** “center the garage door” **if** this would remove/restrict the area for trash/recycle bins to be stored within the garage as required elsewhere.

9. Draft Findings of Approval/Zoning Permit:

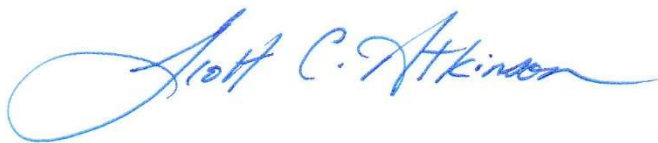
On a general note, **we disagree with the language that the proposed structure height is “harmonious and compatible with the existing” and “is consistent with the existing residential neighborhood character”** [see Findings Report PUD paragraph C and Development Review Permit paragraph A]. All nearby Context is 2-story (duplexes across Easy Street, the two immediate adjacent single-family homes, and even the two apartment buildings at 30 Gladys Court)

- I understand trying to maximize unit quantity and square footage, but fewer 2-story units with reasonable lot sizes would be a better natural adjacent fit that is “harmonious and compatible” and “consistent with the existing”.
- The Site Context Plan [A.04] does not show the primary adjacent reference buildings of 24 & 26 Gladys Court. We don’t understand why this view was excluded from consideration. View A does not get into the Court. (reference photos attached to my DRC letter dated 2/17/21).
- The immediate adjacent homes are 2-story (19’ to the 2nd floor ceiling) vs the Proposed 32’ ceiling heights (3-story) and 36’-37’ overall height.
- The Row Houses [View D] are much further away and do not have the same relevance.
- **However**, if Rowhomes have already been designated by the City for his lot via zoning—then we appreciate that they are separated by the driveway and moved toward Easy street.

10. Tentative Map (Questions & Clarifications needed at future point): (TM-1 dated 3/2/2021):

1. *How will cars exiting 30 Gladys driveway interact with the new Stop sign (get to the Stop sign, given the conceptual striping shown)?*
 - a. What route will cars exiting 30 Gladys take through the intersection: 1) if turning left (North) vs. 2) turning right (South)
2. North end of Crosswalk detail does not show interface with and location of existing driveway and utility pole—therefore it is not possible raise concerns/comments.
3. Minor Clerical Corrections Needed:
 - a. Incorrect Address for APN:160-37-010 Kadam. Lists 30 Gladys Ct. Should be 24 Gladys Court.
 - b. Duplicate Name listed for APN:160-37-011
 - c. Two references to “Tree Protection Fence” and “Ex. Tree # Per Arborist Report” are prominent and confusing to a Tentative Map; suggest removal for clarity.

Thank you for your consideration,



Scott & Kim Atkinson

-----Footnotes-----

The full text from my prior letter (2/17/2021) to the DRC is included below:

- **Parking Lights: Style, Intensity & Redundance. [A.02 Site Plan, Note 17]**
 - The Rowhome development (further down Easy Street) does not have separate additional driveway lighting (around the perimeter or elsewhere)—They rely on small carriage lamps on the homes garage-side only (either side of the garage doors), which is sufficient. SEE PHOTOS attached.
 - That PUD has only a single pole lamp at its driveway entrance from Easy Street.
 - In the proposed development, the driveway entrance would already be well lit by the existing street lamp. At minimum 1-2 of the proposed pole lamps are redundant and unnecessary
 - We are concerned with the height, style, quantity & intensity of any additional lighting and request that only the garage carriage lamps be used.
 - Light pollution is possible at night from the parking area to the neighborhood & neighboring home, facing bedroom & family room (at 24 Gladys).
 - Light (even on the garage face) needs to be warm, subdued, low spread and not bright/piercing LED light; if more than the carriage lamps at the garage doors is required, lights need to be lower to the ground (such as path lights rather than overhead lights or poles).
 - The specification [Note 17] shows a 16ft Max pole. What is the planned height? Style also seems very modern, and not connected to home's or street light style.
 - With the garage lights on each of the houses in back (driveway)...pole lamps will be overkill when all are on.
 - [Note 16]: Calls for two new street lights facing Easy Street [NE Open Space corner, and at Unit 5 sidewalk] & "upgrade existing in Court".
 - What Style, Type & Brightness will be used?
 - *We like the existing style as the standard* and disagree if changing the style (although a switch to lower-intensity LED bulb for energy savings is OK)

Gladys Court Adjacent Home Reference Photos



Lighting of Parking & Driveway for Rowhouse PUD on Easy Street near Central

