

Bradley, Paula

From: [REDACTED]
Sent: Sunday, August 05, 2018 8:20 PM
To: Bradley, Paula
Cc: JPollart@mozartdev.com
Subject: 315 Sierra Vista Avenue Application No. PI-2018-077 and PL-2018-078

Paula please provide to the Zoning Administrator and Subdivision Committee.

August 6, 2018

To whom it may concern:

I am writing as a 30-year homeowner at [REDACTED] and a member of the Peppertree Townhouse Association, a five dwelling complex built in 1978 that shares a property line with the development proposed at 315-319 Sierra Vista. I would like to share with you some thoughts that I feel are pertinent to the project and the clear impact upon neighbors.

We recognize it can be a challenge for developers of local multi-family townhouse complex projects to retain existing mature trees at the project site as their existence may adversely affect future construction requirements. However, the fact that only one heritage tree, initially, a magnolia, was to be saved was quite a disappointment to us.

Staff member Paula Bradley recognized this reaction and expressed compassion about our concerns when we raised an issue about the loss of existing vegetation and greenery.

Jim Pollart of Classic Communities met with our homeowners association twice and walked the perimeter of our property thus permitting our members to show him the point of view from our side of the fence.

I have included a photo taken from my backyard so you will have a clear understanding and perspective of the foliage changes we are facing as the project moves forward. Two other Peppertree homeowners will have their backyards directly impacted as well when the vegetative screening is expunged.



A skylight in our home will now require a curtain for privacy, as the project's new windowed units will look directly at and over our complex, in order to achieve the cover that the mature black walnut and privet provide us today. Peppertree is a three story complex, but the new 315 Sierra Vista project will be approximately 8 feet higher, a height created in part by the project's 9 and 10 foot ceilings. (Do homeowners truly require that height? The mass of our structure is not that great due to some 5 foot walls in our master bedrooms and bathrooms and yet we have cathedral ceilings in the master bedroom. Something for other architects to consider.)

I recognize Mountain View needs housing if our community is to balance population with jobs and not contribute to air quality and carbon issues. Many communities face this challenge and I recognize there are no easy answers. However, as an established homeowner whose family's personal sense of privacy will be impacted by the new development's resulting reduced canopy, I ask that you consider asking the developer to lessen the impact upon us with the following modifications:

1. The developer proposes replacing the existing 7-foot solid wood fence along our shared property line with a 6-foot solid wood fence topped by a 1-foot lattice decorative detail. Require that the replacement fence be at least the equivalent of the existing fence in terms of solid wood height. Lowering the solid wood portion of the replacement from 7 feet will only further erode the existing privacy screen between the two properties.
2. Require the developer to plant evergreen, not deciduous, trees bordering our property. Require that the trees be 48-inch boxed instead of the currently specified 24-inch boxed.
3. Require the developer to provide Peppertree with landscape architect consultation in order to recommend appropriate trees and shrubs for the Peppertree side of the property line fence that will be compatible with the plantings on project side of the fence and meet the landscaping needs of our homeowners.
4. Require the developer, before construction begins, to provide and plant the recommended compatible trees and shrubs on the Peppertree side of the fence which will grow to mimic the existing landscape screening between the two properties.
5. Require the developer to trim on the Peppertree side of the fence the heritage black walnut (which we understand has been slated for saving as well as the magnolia).

Thank you for your consideration and I am at your disposal if you have any thoughts or questions germane to our concerns.

Janice Lopitz
[REDACTED]

Bradley, Paula

From: Mary Murphy [REDACTED]
Sent: Friday, July 27, 2018 3:40 PM
To: Bradley, Paula
Subject: 315 Sierra Vista Ave. Development Information

Hello Paula,

I have owned my town home at [REDACTED], for about 25 years. I received a notice about a public hearing concerning a development at 315 Sierra Vista Ave. I am very concerned not only about this development but several others on my street and nearby streets. There are signs up about developments being planned in the 400 block of my street and one development partially built in the 200 block of my street. Another development is half way complete in the 600 block. About 2 years ago, a development was built at the corner of Sierra Vista Ave. and San Luis Ave. Now there is a development being built on San Luis. On Montecito Ave., there is a development being built and now 2 more signs recently went up about 2 more developments being planned. All of these are within 1/2 of my home. In each case, affordable rental complexes are being torn down and are replaced by 3 story town homes/ row houses which have a starting price of over 1 million dollars. We are now beginning to have people living in motor homes and campers on our street.

Here are my concerns with all these developments. There is no affordable housing being built for those neighbors of mine who were renting. Therefore many of them are either forced to leave Mountain View or are living in some type of vehicle or possibly on the street. The traffic is beginning to increase in my area and no changes are being made to accommodate the additional people driving in the neighborhood. This increased population density puts a greater strain on water supplies and sewer disposal.

I would appreciate your response to these concerns.

Thanks and regards,
Mary K. Murphy

Bradley, Paula

From: Rong Zhuge [REDACTED]
Sent: Tuesday, August 07, 2018 11:55 PM
To: Bradley, Paula
Subject: 315 Sierra Vista Avenue

Hi Paula,

This is Rong who lives on [REDACTED] I have some concern about the parking of 315 Sierra Vista Ave development plan.

I know all of homes will 2-car garage and 5 guest parkings. But people don't usually park two cars in 2-car garage now. And they will park the car on the street. As you know, recently there are lots of new rowhome developments around this area. In the morning and evening, all street parkings are occupied. And It blocks the view and hardly can see if there is other car coming when we come out of our commuity and want to make turn on Sierra Vista. Please consider to add more guest parkings if possible.

Thanks
Rong

Bradley, Paula

From: Alireza Razzaghi [REDACTED]
Sent: Sunday, August 12, 2018 9:28 AM
To: Bradley, Paula
Subject: Project at 315 Sierra Vista Ave.

Dear Ms. Bradley,

My name is Alireza Razzaghi who has been residing at [REDACTED] for the past ten years. Today, I saw this majestic tree with a note saying a development project at 315 Sierra Vista Ave. is aiming at removing this unrivaled gift of mother earth. I was mesmerized by the glamour and grace of this work of nature crafted over hundreds of years. These beautiful trees are an integral part of Mountain View's charm and heritage. Let us not forget that replacing these trees is not possible over the span of a human conventional life time. They are our past, present, and future. So, please save them.

Sincerely,

Alireza Razzaghi

P.S. Removal of this mighty tree is apparently pursued by the following:

Location: 315 Sierra Vista Ave.

Applicant: Adam Kates for Classic Communities

Application No: PL-2018-077 and PL-2018-078