



November 16, 2020

Chair Ahi and Members of the Planning Commission
City Hall
1 North San Antonio Road
Los Altos, CA 94022

Re: Planning Commission Meeting November 19th Item #2 – 140 Lyell Street

As we wrote earlier, the League of Women Voters supports urban infill projects such as the 140 Lyell Street subdivision. We are always pleased to see another below-market-rate unit added to Los Altos' housing stock.

The incentives and concessions requested seem reasonable. We agree with Staff that new developments such as this which build to maximum allowable density will help Los Altos meet its RHNA housing goals. We also note that the developer has reduced the height in consideration of comments by some neighbors, but that, in general, this development conforms to all zoning requirements.

We also commend the developer for making revisions based upon comments from the Planning Commission at its Study Session on this project, especially breaking up the massing and making changes to the second story windows to improve privacy for the neighbors. And we agree that Staff's conditions of approval regarding fencing and planting of fast-growing landscaping will further protect privacy for the neighbors.

Sue Russell
Co-Chair, Housing Committee, LWV of the Los Altos-Mountain View Area
Cc: Chris Jordan Jon Biggs Guido Persicone