Public Comment Received for:

**Item 5: 2121 Las Tunas Rd**

(PLN2020-00544)

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<th>Name of Sender</th>
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<td>Sally Warner-Arnett</td>
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Dear Single Family Design Board members,

I live in one of the homes across from and below the proposed residence at 2121 Las Tunas Rd.

I share the Board's concerns* about the size and scale of this project atop Las Tunas Rd in the Hillside Design District.

*The Board believes that the project feels too large in massing and volume as currently proposed.

There are three parcels on that west facing Las Tunas hillside (starting at the intersection of East Las Tunas).

The existing home on the lowest parcel, 2175 Las Tunas Rd, is 2 stories, 3401 sf.

The proposed home on the adjacent uphill parcel, 0 Las Tunas Rd, is 1 story, 3752 sf.

Both of these homes are designed with a modest apparent height (B.5 of Guidelines), and fit in with hillside topography and background (A.5 of Guidelines).

2121 is the highest parcel on that stretch of Las Tunas. Our concern is that the proposed residence — at 2 stories, 4680 sf, sitting on top of a high retaining wall, and therefore looks like 3 stories from the road (see "southwest perspective", pg 11) — would loom large over the area and not be in keeping with the look and feel of the Las Tunas neighborhood.

I appreciate the City’s Hillside Design Guidelines and hope that this project will be modified accordingly.

Thank-you for your consideration.

Sincerely,
Sally Warner-Arnett
2250 Santiago Rd

view from street of 2175 Las Tunas: