



Public Comment Received for:

2121 Las Tunas Rd.

(PLN2020-00544)

Name of Sender	Distributed prior to hearing	Distributed after the hearing
Jeff & Bruna Byrne	<input checked="" type="checkbox"/>	<input type="checkbox"/>

From: [Jeff Byrne](#)
To: [Community Development, SFDB Secretary](#)
Cc: [Bruna Byrne](#)
Subject: SFDB October 24, 2022 agenda: PLN2020-00544, 2121 Las Tunas Rd
Date: Sunday, October 23, 2022 11:04:47 PM
Attachments: [Byrne Letter - 2121 Las Tunas Design Review - October 24 2022.pdf](#)

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EXTERNAL

Dear SFDB Secretary:

Please forward the attached comments to SFDB members in preparation for the October 24th meeting. These are in reference to 2121 Las Tunas Road, PLN2020-00544.

Thank you,

Jeff and Bruna Byrne

Subject: SFDB October 24, 2022, agenda item: PLN2020-00544, 2121 Las Tunas Rd

Dear Single Family Design Board Members:

We are homeowners that live on the street below the proposed project at 2121 Las Tunas Road. We have a few concerns about the project and landscape design:

1) The proposed residence does not effectively blend into the hillside from a visual perspective. Though the two-story home is of an attractive contemporary design, it will largely sit on top of the hillside, rather than being built into it. As a result, the structure will look a bit massive and bulky from below, especially from the southern, southwestern and western perspectives. We would prefer that the home be better integrated into the hillside, more like the approved project at 2159 Las Tunas Road (the future Synnott residence), located on the adjacent plot below. The proposed new oak saplings and hedges will eventually help screen the residence from the road, but that won't happen until the new saplings and plants grow closer to maturity, a process that will likely take at least 5-8 years, especially if the current drought continues.

2) Removal of established Oak and Eucalyptus trees. Though we understand the need to remove some large Coast Live Oak trees to clear the site for construction, we wonder whether the planting of twenty-one oak saplings is a fair "trade", given the number of years it will take for these young trees to grow to maturity. We are happy to see that 15-gallon and larger box oak saplings are now proposed, in place of the 1-gallon saplings in the original landscaping plan, but even these larger saplings will take many years to effectively help screen the home from Las Tunas Road and the Santiago neighborhood located directly below. We are also concerned about the proposed removal of the two Eucalyptus trees within the easement, which would otherwise provide some level of screening from the road.

3) Potential "spaceship effect" at night. We're wondering how the house will appear when it is lit up at night, given the extensive windows across the front of the home and the potential "spaceship effect" if the light isn't somehow dampened. Though we saw an illustration in the plans of the types of exterior and interior fixtures that might be used, it is unclear whether and how they are designed to dampen the overall nighttime glow. We would like to see more

information about the interior and exterior lighting plan and how it addresses this concern.

4) Additional concerns not related to the design. Though we don't have time to cover them now, we have additional concerns around fire access, traffic safety, and parking during the course of construction. We hope the SFDB will provide an opportunity for neighbors to present and discuss these issues before final project approval is given.

Thank you in advance for listening to our concerns and suggestions.

Best regards,

Jeff and Bruna Byrne