

From: [John Maneatis](#)
To: [Public Comment - ZA](#)
Cc: [Jia Liu](#); maneatis@truecircuits.com
Subject: Construction Plans for 630 Arboleda Drive
Date: Friday, September 01, 2023 1:28:39 PM

Re: Two-Story House Proposal at 630 Arboleda Drive

Dear Zoning Administrator:

My name is John Maneatis and I live at 588 Arboleda Drive. I oppose the building of a two-story house at 630 Arboleda Drive. Arboleda only has a few two-story houses on it on the Cuesta side (built recently), and none between Campbell and Springer (where I am located). If this plan is approved, I will be very disappointed.

Two-story houses really degrade the character of the area and give it the look and feel of dense housing. Most people do not realize what they are giving up when they build a two-story house and the impact it will have on their neighbors. Privacy is substantially impacted, as people can see in one another's house, but the sight lines more substantially impact the privacy of neighboring single-story home residents. Two-story home residents will be able to hear every noise in the neighborhood and every gardener within three blocks of their house. As people get older and or have older relatives living with them, having two stories will be problematic. Two-story houses are not good for the environment as they require air conditioning, which is a waste of energy, while one-story houses do not require it.

Many neighbors on Arboleda Drive have remodeled/rebuilt their houses and kept them to a single story, including the immediate neighbor at 636 Arboleda. Property owners building a two-story house is in some ways a slap in the face to these people who tried to maintain the character of the neighborhood and respect the privacy of their neighbors.

I was told by the planning office that an owner can build to the same maximum square footage for either single-story or two-story houses. If this is the case, or even if not quite the case, the only advantage of two-story is a little more yard space.

The Arboleda Drive neighborhood is a predominately single-story housing neighborhood. Single-story houses come with all kinds of benefits, including privacy, noise isolation, energy efficiency, and give the impression of a more spacious, spread out, and non-dense housing area.

Let's not turn Los Altos into Mountain View!

Regards,

John Maneatis
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