

PUBLIC COMMENT #2

From: [Lina Liu](#)
To: [Hilbrants, Carl](#)
Subject: [EXTERNAL] Comments about Project PLN22-010 at 18440 Graystone Ln, San Jose, CA 95120
Date: Wednesday, March 1, 2023 12:16:53 AM
Attachments: [patio.PNG](#)
[entry.png](#)

Dear Plan Officer:

My husband and I live at 18430 Graystone Lane, San Jose, CA 95120, which is directly adjacent to the newly proposed house at 18440 Graystone Lane. We are longtime homeowners and residents of the neighborhood (12 years+). After reviewing the current proposal at 18440 Graystone, I am writing to express my concern about the proposed construction of a new house and Accessory Dwelling Unit (ADU). I would like to propose some revisions to the plans to ensure that the new construction is in line with the character of our neighborhood and meets the needs of the community and propose some revisions to the plans to address my concerns.

1) Existing views will be blocked: Firstly, I am concerned that the new design of the proposed construction will block the existing views of the mountains and hills from my house (particularly from the kitchen and dining room areas). Instead of seeing the hills and trees, I can only see the roofs of new buildings (The pictures are attached) . As someone who values the natural beauty of our area, I believe it is important to preserve these views and would like to request that the design be revised to ensure that it does not block these important vistas that are characteristic of Almaden Valley. I believe this issue could be alleviated by planting trees high enough to hide / conceal roof structures.

2) Shared access entry to home between two residents: Secondly, I am concerned about the shared access entry/driveway area between the two houses, which I believe could lead to confusion and potential safety hazards. In the current plan (see picture below), the proposed house and my house will share a single access entry point when turning from Graystone Lane. This may create a confusing situation for incoming visitors and delivery vehicles, and unsafe to children (we have grandchildren who frequently visit). We insist that the design be revised to include a separate entry/driveway or divider for the new construction, to minimize any confusion and ensure that both households have safe and convenient access to their homes.

3) New ADU proposal: I am aware that a new detached accessory dwelling unit (ADU) is added to the latest proposal. I would like to express my objection to the proposed location of the ADU. As an elderly neighbor, I do not feel comfortable with an additional dwelling unit so close to my property and would like to request that it be moved to another location on the property. This new building sits along my backyard (full length of backyard) and completely blocks existing views from my house towards the mountains and hills. I would like:

- Disprove the proposed ADU; or
- Relocated to a different location on the property

I believe that these revisions will address my concerns and ensure that the new construction is a positive addition to our community.

Thank you for your consideration.

Lina Liu

Please feel free forward this letter to the owner William Lu and Julie Lu





