

RE: Planning Application
201501012 TTM 8244 & PD (1151 Overlook Ave Hayward)

We wish to make you aware of a number of strong objections that we have with regard to the proposed development of additional properties on open space to the side of my property.

As an immediate neighbor to the site of the proposed development, we are of the view that the proposed development will have a serious impact on our standard of living. Our specific objections are as follows:

1. Detrimental impact upon residential amenities

Proposals for development should be of good design and respect the character of the surroundings. The Local Planning Authority should have regard for i) the appearance and treatment of spaces between and around buildings ii) the amenities of neighboring residents.

We believe that the proposed development is a direct contravention of these policies. It does not respect local context and street pattern or, in particular, the scale and proportions of surrounding buildings, and would be entirely out of the character of the area, to the detriment of the local environment. The properties along Overlook and Palisade St are typically characterized by large plots with large spacing between. Road and the new proposed property would be extremely limited. The proposed dwellings are two level houses, yet its proportions are smaller than the neighboring properties.

The proposal would demonstrably harm the amenities enjoyed by local residents, in particular safe and available on road parking, valuable green space, privacy and the right to enjoy a quiet and safe residential environment.

2. Ground stability and drainage

the principle aims of considering land instability at the planning stage are to minimize the risks and effects of land instability on property, infrastructure and the public, and to assist in safeguarding public and private investment by a proper appreciation of site conditions and necessary precautionary measures

We have serious concerns about the impact the proposed works could have on the stability of our property. The land is steeply graded, and subsidence is already a concern with the existing properties. Any excavation work could have a serious adverse impact upon the stability of the existing structures.

3. Loss of views, privacy and overlooking

New developments are expected to (i) provide a high standard of layout and design that ensures adequate privacy for the occupants of the building and of adjacent residential properties. The proposed site of development is at such an angle that the primary amenity area of our garden, a raised terrace with seating, would be severely overlooked from the top rooms of the new development, resulting in a serious invasion of our privacy. The design of the proposed development does not afford adequate privacy for the occupants of the building or of adjacent residential properties, particularly with regard to their right to the quiet enjoyment of garden amenities.

Most importantly our property will devalue with views restricted due to elevation proposed as well as the height of the second of two level proposed houses. We are deeply concerned that our home will quickly devalue as a result of limited or loss of unhindered views from our property.

We would be grateful if the planning commission would take our objections into consideration when deciding this application.

Sincerely,

M. A. Omer
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