



DATE: May 4, 2022

AGENDA ITEM #3

TO: Design Review Commission
FROM: Jia Liu, Associate Planner
SUBJECT: SC21-0046 – 628 Cuesta Drive

RECOMMENDATION:

Approve design review application SC21-0046 subject to the listed findings

PROJECT DESCRIPTION

This is a design review application for residential additions to an existing two-story single-family residence. The project includes a 26 square-foot addition at the first floor and a 542 square-foot addition at the second floor. The project is categorically exempt from further environmental review under Section 15301 of the California Environmental Quality Act. The following table summarizes the project's technical details:

GENERAL PLAN DESIGNATION: Single-Family, Residential
ZONING: R1-10
PARCEL SIZE: 11,850 square feet
MATERIALS: Composite shingles, fiber cement siding, fiberglass window frame with fiber cement trims

	Existing	Proposed	Allowed/Required
COVERAGE:	2,039 square feet	2,113 square feet	3,555 square feet
FLOOR AREA:			
First floor	2,039 square feet	2,065 square feet	3,935 square feet
Second floor	578 square feet	1,120 square feet	
Total	2,617 square feet	3,185 square feet	
SETBACKS:			
Front	25.83 feet	25.83 feet	25 feet
Rear	43.75 feet	43.75 feet	25 feet
Left side (1 st /2 nd)	10 feet/10 feet	10 feet/18.96 feet	10 feet/17.5 feet
Right side (1 st /2 nd)	20.17 feet/65.42 feet	20.17 feet/57.3 feet	10 feet/17.5 feet
HEIGHT:	19.67 feet	21.25 feet	27 feet

It should be noted that the applicant did not include the new porch into the proposed site coverage. As a condition of approval, the applicant shall include the proposed porch into the lot coverage in the construction drawings.

BACKGROUND

On March 2, 2022, the Design Review Commission held a public meeting to consider the proposed project. Following a presentation by staff and input from the applicant and public comments, the Commission discussed the proposed project and voted unanimously (3-0), with Commissioner Blockhus recusal and Commissioner Harding absent, to continue the project with the following direction:

- Provide documentation of conversations with the neighbors at the rear showing they have reviewed the plans, their concerns about privacy impacts have been addressed, and are in agreement with the proposed design;
- There are discrepancies between the depicted existing elevations and the actual building elevations. Applicant shall revise the existing elevation plans to reflect the actual conditions;
- A better materials board shall be prepared to present the exterior materials upgrades;
- Applicant shall review Section 5.4 of the Residential Design Guidelines and use appropriate design mitigations including but not limited to roof eave lines, distinct exterior materials, and incorporation of a projected covered porch to reduce the perception of the bulk and massing;
- Applicant shall reconsider the rear facing windows to reduce the visual impact as well as light impact to the rear neighbors fronting Arboleda Drive; and
- A full landscaping plan shall be provided and included.

DISCUSSION

Design Revisions

According to the Design Review Commissioner's direction, the following revisions and efforts have been completed by the applicant and incorporated into the package as presented in the meeting package.

1. The applicant communicated with the adjacent neighbors and provided a support letter and email responses from the adjacent neighbors to document the agreement of the current design.
2. The existing front elevation was updated to reflect the real conditions.
3. The materials board on Sheet A-6 was updated with more details.
4. Following the Section 5.4 of the Residential Design Guidelines, the applicant made the following modifications to mitigate the bulk and massing:
 - Added architectural elements including a porch to the existing entrance and roof projections between the first story and existing second story;
 - Applied distinct exterior materials including horizontal siding at the first floor with stone veneer wainscoting at the garage and vertical siding at the second floor; and
 - Centered the garage door and made the existing garage and second-story element symmetric.

5. The master bedroom window at the second story was changed from six feet in width by five feet in height with two-foot, six-inch windowsill height to five feet in width by four feet in height with three-foot, six-inch sill height to reduce the privacy and light impact.
6. A full landscaping plan was updated and included in the plan set.

The applicant's revised plan (Attachment H) includes the revisions and items addressed above. The applicant's response letter is also provided as Attachment C.

Environmental Review

This project is categorically exempt from environmental review under Section 15301 of the California Environmental Quality Act because it involves the construction of an addition to an existing single-family dwelling in a residential zone.

Public Notification and Community Outreach

A public meeting notice was posted on the property and mailed to 12 nearby property owners on Cuesta Drive and Arboleda Drive. The applicant has also updated the Notice of Development Proposal (Attachment D) with the current design to avoid confusion. The latest design and plans for clarifying the privacy mitigation have also been presented to the adjacent neighbors by the applicant as directed by the Design Review Commission. Upon the communications, adjacent neighbors provided support letter or positive email correspondences (Attachment E) showing no objections with the current design.

Cc: Yun Li, Property Owner and Applicant
Jenny Zhao, Designer

Attachments:

- A. Design Review Commission Minutes, March 2, 2021
- B. Design Review Commission Agenda Report, March 2, 2021
- C. Applicant Response Letter
- D. Proof of Public Notice
- E. Public Correspondence
- F. Material Boards
- G. Design Review Commission Project Plans, March 2, 2022
- H. Design Review Commission Project Plans, May 4, 2022

FINDINGS

SC21-0046 – 628 Cuesta Drive

With regard to design review for the two-story addition to an existing two-story house, the Design Review Commission finds the following in accordance with Section 14.76.050 of the Municipal Code:

- a. The proposed addition complies with all provisions of this chapter;
- b. The height, elevations, and placement on the site of the proposed addition, when considered with reference to the nature and location of residential structures on adjacent lots, will avoid unreasonable interference with views and privacy and will consider the topographic and geologic constraints imposed by particular building site conditions;
- c. The natural landscape will be preserved insofar as practicable by minimizing tree and soil removal; grade changes shall be minimized and will be in keeping with the general appearance of neighboring developed areas;
- d. The orientation of the proposed addition in relation to the immediate neighborhood will minimize the perception of excessive bulk;
- e. General architectural considerations, including the character, size, scale, and quality of the design, the architectural relationship with the site and other buildings, building materials, and similar elements have been incorporated in order to insure the compatibility of the development with its design concept and the character of adjacent buildings; and
- f. The proposed addition has been designed to follow the natural contours of the site with minimal grading, minimum impervious cover, and maximum erosion protection.

CONDITIONS

SC21-0046 – 628 Cuesta Drive

GENERAL

1. Expiration

The Design Review Approval will expire on May 4, 2024 unless prior to the date of expiration, a building permit is issued, or an extension is granted pursuant to Section 14.76.090 of the Zoning Code.

2. Approved Plans

The approval is based on the plans and materials received on April 21, 2022, except as may be modified by these conditions.

3. Plan Revisions

Update the construction drawing on Sheet A-1, the “Proposed Lot Coverage” shall be revised from 2,066 square feet to 2,113 square feet to include the proposed porch.

4. Protected Trees

Trees Nos. 1-8, 16-21, and 25 shall be protected under this application and cannot be removed without a tree removal permit from the Community Development Director.

5. Landscaping

The project shall be subject to the City’s Water Efficient Landscape Ordinance (WELO) pursuant to Chapter 12.36 of the Municipal Code if 2,500 square feet or more of new or replaced landscape area, including irrigated planting areas, turf areas, and water features is proposed. Any project with an aggregate landscape area of 2,500 square feet or less may conform to the prescriptive measures contained in Appendix D of the City’s Model Water Efficient Landscape Ordinance.

6. Wainscoting Return

The proposed wainscoting with stone veneer at the exterior wall of the garage shall have the left (east)-side return along the left (east)-side elevation that end at least where the fence will be installed.

7. Underground Utility and Fire Sprinkler Requirements

Additions exceeding fifty (50) percent of the existing living area (existing square footage calculations shall not include existing basements) and/or additions of 750 square feet or more shall trigger the undergrounding of utilities and new fire sprinklers. Additional square footage calculations shall include existing removed exterior footings and foundations being replaced and rebuilt. Any new utility service drops are pursuant to Chapter 12.68 of the Municipal Code.

8. Indemnity and Hold Harmless

The applicant/owner agrees to indemnify, defend, protect, and hold the City harmless from all costs and expenses, including attorney’s fees, incurred by the City or held to be the liability of the City in connection with the City’s defense of its actions in any proceedings brought in any State or Federal Court, challenging any of the City’s action with respect to the applicant’s project. The City may withhold final maps and/or permits, including temporary or final occupancy permits, for failure to pay all costs and expenses, including attorney's fees, incurred by the City in connection with the City's defense of its actions.

INCLUDED WITH THE BUILDING PERMIT SUBMITTAL

9. Conditions of Approval

Incorporate the conditions of approval into the title page of the plans.

10. Applicant Acknowledgement of Conditions of Approval

The applicant shall acknowledge receipt of the final conditions of approval and put in a letter format acceptance of said conditions. This letter will be submitted during the first building permit submittal.

11. Tree Protection Note

On the grading plan and/or the site plan, show all tree protection fencing and add the following note: “All tree protection fencing shall be chain link and a minimum of five feet in height with posts driven into the ground.”

12. Reach Codes

Building Permit Applications submitted on or after January 26, 2021 shall comply with specific amendments to the 2019 California Green Building Standards for Electric Vehicle Infrastructure and the 2019 California Energy Code as provided in Ordinances Nos. 2020-470A, 2020-470B, 2020-470C, and 2020-471 which amended Chapter 12.22 Energy Code and Chapter 12.26 California Green Building Standards Code of the Los Altos Municipal Code. The building design plans shall comply with the standards and the applicant shall submit supplemental application materials as required by the Building Division to demonstrate compliance.

13. California Water Service Upgrades

You are responsible for contacting and coordinating with the California Water Service Company any water service improvements including but not limited to relocation of water meters, increasing water meter sizing or the installation of fire hydrants. The City recommends consulting with California Water Service Company as early as possible to avoid construction or inspection delays.

14. Green Building Standards

Provide verification that the house will comply with the California Green Building Standards pursuant to Chapter 12.26 of the Municipal Code and provide a signature from the project’s Qualified Green Building Professional Designer/Architect and property owner.

15. Underground Utility Location

Show the location of underground utilities pursuant to Chapter 12.68 of the Municipal Code. Underground utility trenches shall avoid the drip-lines of all protected trees unless approved by the project arborist and the Planning Division.

16. Air Conditioner Sound Rating

Show the location of any air conditioning unit(s) on the site plan including the model number of the unit(s) and nominal size of the unit. Provide the manufacturer’s specifications showing the sound rating for each unit. The air conditioning units must be located to comply with the City’s Noise Control Ordinance (Chapter 6.16) and in compliance with the Planning Division setback provisions. The units shall be screened from view of the street.

17. Storm Water Management

Show how the project is in compliance with the New Development and Construction Best Management Practices and Urban Runoff Pollution Prevention program, as adopted by the City for the purposes of preventing storm water pollution (i.e. downspouts directed to landscaped areas, minimize directly connected impervious areas, etc.).

PRIOR TO ISSUANCE OF BUILDING OR DEMOLITION PERMIT

18. Tree Protection

Tree protection fencing shall be installed around the driplines of trees Nos. 1-8, 16-21, and 25 as shown on the Tree Protection Plan. Tree protection fencing shall be chain link and a minimum of five feet in height with posts driven into the ground and shall not be removed until all building construction

has been completed unless approved by the Planning Division.

PRIOR TO FINAL INSPECTION

19. Landscaping Installation

All front yard landscaping, street trees and privacy screening trees shall be maintained and/or installed as shown on the approved plans or as required by the Planning Division.

20. Landscape Privacy Screening

The landscape intended to provide privacy screening shall be inspected by the Planning Division and shall be supplemented by additional screening material as required to adequately mitigate potential privacy impacts to surrounding properties.

21. Green Building Verification

Submit verification that the house was built in compliance with the City's Green Building Ordinance (Chapter 12.26 of the Municipal Code).

MINUTES OF THE REGULAR MEETING OF THE DESIGN REVIEW COMMISSION OF THE CITY OF LOS ALTOS, HELD ON WEDNESDAY, MARCH 2, 2022, BEGINNING AT 7:00 P.M. HELD VIA VIDEO/TELECONFERENCE PER EXECUTIVE ORDER N-29-20

Please Note: Per California Executive Order N-29-20, the Commissions will meet via teleconference only. Members of the Public may call (650) 242-4929 to participate in the conference call (Meeting ID: 146 663 6618 or via the web at <https://tinyurl.com/mr28h7ek>). Members of the Public may only comment during times allotted for public comments. Public testimony will be taken at the direction of the Commission Chair and members of the public may only comment during times allotted for public comments. Members of the public are also encouraged to submit written testimony prior to the meeting at DesignReviewCommission@losaltosca.gov or Planning@losaltosca.gov. Emails received prior to the meeting will be included in the public record.

ESTABLISH QUORUM

PRESENT: Chair Blockhus and Commissioners Bishop, Kirik and Vice-Chair Ma

ABSENT: Commissioner Harding

STAFF: Interim Planning Services Manager Golden and Associate Planner Liu

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

None.

ITEMS FOR CONSIDERATION/ACTION

CONSENT CALENDAR

1. **Design Review Commission Minutes**

Approve minutes of the regular meeting of February 16, 2022. *THIS ITEM IS CONTINUED TO THE MARCH 16, 2022 DRC MEETING.*

DISCUSSION

2. **SC21-0023 - Isabeau Guglielmo - 959 Altos Oaks Drive**

Design review for a new 3,720 square-foot two-story single-family residence. The project includes 2,733 square feet on the first story and 987 square feet on the second story. This project is categorically exempt from environmental review under Section 15303 of the California Environmental Quality Act. This item was continued from the February 2, 2022 Design Review Commission meeting.

Project Manager: Golden

STAFF PRESENTATION

Senior Planner Golden presented the staff report recommending approval of design review application SC21-0023 subject to the listed findings and conditions and answered a question from Commissioner Kirik regarding the daylight plane.

APPLICANT PRESENTATION

Project applicant/architect Isabeau Guglielmo provided a project presentation, went over the changes made to address Commission concerns, and answered Commissioner questions.

DRC QUESTIONS TO APPLICANT

Commissioner Kirik asked about the first story plate height, the daylight plane that still shows an encroachment on the right side, and if the plate height on the second story raised.

Answer: Project architect/applicant Isabeau Guglielmo said the plate height on the left side was reduced, but increased on the right side to be consistent throughout. The previous design had a wall plate height on the right side that was stepped down, and now has a more uniform roof form.

Commissioner Bishop asked for clarification on the plate height change and comment letter provided by the architect.

Answer: Project architect/applicant Isabeau Guglielmo clarified the plate height changes on the first and second stories.

Vice-Chair Ma asked a question regarding the landscape privacy screening, if the rear neighbor was shown the design, and how long it will be before the screening is mature and gets tall.

Answer: Project architect/applicant Isabeau Guglielmo clarified the size of the landscaping going in and said they did not follow up with the rear neighbor after initial contact.

Chair Blockhus asked for clarification on the landscape plan.

Answer: Project landscape architect Greg Ing said the screening will grow about two feet per year.

Commissioner Kirik asked if the revised landscape plans were shown to the rear neighbor.

Answer: Project architect/applicant Isabeau Guglielmo stated they did not follow up and show the rear neighbor the revisions made.

PUBLIC COMMENT

None.

Chair Blockhus closed the public comment period.

APPLICANT REBUTTAL

None.

Commissioner discussion then proceeded.

Action: Upon a motion by Vice-Chair Ma, seconded by Commissioner Bishop, the Commission approved design review application SC21-0023 subject to the staff report findings and conditions.

The motion was approved (4-0) by the following vote:

AYES: Blockhus, Harding, Kirik, and Ma, Bishop

NOES:

ABSENT: Harding

3. SC21-0049 - Steve Collom – 623 Almond Avenue

Design Review for a new two-story house with a basement. The project includes 2,702 square feet at the first story and 1,522 square feet at the second story with a 1,995 square-foot basement. The project includes a 512 square-foot detached accessory dwelling unit, which is not part of the design review application. It is not part of the design review application. This project is categorically exempt from environmental review under Section 15303 of the California Environmental Quality Act. *Project Manager: Liu*

STAFF PRESENTATION

Associate Planner Liu presented the staff report recommending approval of design review application SC21-0049 subject to the listed findings and conditions.

DRC QUESTIONS TO STAFF

None.

APPLICANT PRESENTATION

Property Owner Sutaria introduced the project, stated she has lived in the neighborhood for a long time and noted her outreach to the neighbors.

Architect Steve Collom provided general comments and made himself available for questions.

DRC QUESTIONS TO APPLICANT

Commissioner Kirik asked about the stone veneer wrapping.

Answer: Architect Steve Collom confirmed that they are wrapping the column.

Vice-Chair Ma asked there is a different eave at the gable end.

Answer: Architect Steve Collom stated that it is a closed soffit.

Chair Blockus asked why the wall plate height at the office is 11-foot, eight inches.

Answer: Architect Steve Collom said that it was more natural for the roof line.

PUBLIC COMMENT

Neighbor Chris Ling of 628 Almond Avenue stated his support for the project.

Neighbor Angela of 633 Almond Avenue gave her support for the project.

Chair Blockus closed the public comment period.

APPLICANT REBUTTAL

None.

Commissioner discussion then proceeded.

Commissioner Kirik stated he had an ex parte conversation with the property owner to gain access to the rear yard with their dogs.

Chair Blockus stated he had an ex parte conversation with the property owner to gain access to the rear yard and met the dogs too.

Action: Upon a motion by Commissioner Bishop, seconded by Vice-Chair Ma, the Commission approved design review application SC21-0049 subject to the staff report findings and conditions.

The motion was approved (4-0) by the following vote:

AYES: Blockus, Harding, Kirik, and Ma, Bishop

NOES:

ABSENT: Harding

Commissioner Blockus recused himself from the meeting because he lives within 500 feet of the subject property in agenda item 4.

Vice-Chair Ma ran the rest of the meeting.

4. SC21-0046 – Yun Li – 628 Cuesta Drive

Design Review for a two-story addition to an existing two-story house. The includes a 26 square-foot addition at the first floor and a 542 square-foot addition at the second floor. This project is categorically exempt from environmental review under Section 15303 of the California Environmental Quality Act. *Project Manager: Liu*

STAFF PRESENTATION

Associate Planner Liu presented the staff report recommending approval of design review application SC21-0046 subject to the listed findings and conditions.

DRC QUESTIONS TO STAFF

Commissioner Bishop asked if the second story deck was removed.

Answer: Associate Planner Liu confirmed that was included earlier but removed in the current design.

Commissioner Kirik asked if the trellis or projection above the garage that broke up the massing had been removed and if anything was done to address the two-story vertical wall at the garage.

Answer: Associate Planner Liu said there wasn't anything explored with that element.

APPLICANT PRESENTATION

Applicant/owner Yun Li gave a brief overview of the project, stated his desire to improve the old house, and neighbor outreach.

Project designer Jenny Zhao said the projection was accidentally removed and can be added back as part of the building plans.

DRC QUESTIONS TO APPLICANT

Commissioner Kirik asked if the applicant had looked at alternative solutions to break down the front elevation verticality.

Answer: Project designer Jenny Zhao said no and that it was not part of the scope of work and were trying to minimize construction costs.

Vice-Chair Ma asked for clarification on the existing front elevation plan drawing and the street view differences.

Answer: Project designer Jenny Zhao said she made some mistake on the drawings.

PUBLIC COMMENT

Neighbor Ken Jones of 639 Arboleda Drive, the neighbor to the rear, stated concerns about the previous deck that is now removed and that the landscaping will not provide adequate coverage for privacy screening.

Charles Gray of 647 Arboleda Drive wanted to speak but had technical difficulties.

Associate Planner Liu shared the late correspondence she received from the neighbor Charles Gray.

Vice-Chair Ma closed the public comment period.

APPLICANT REBUTTAL

None.

Commissioner discussion then proceeded.

Action: Upon a motion by Commissioner Kirik, seconded by Commissioner Bishop, the Commission continued design review application SC21-0046 with the following direction:

- Applicant should review Section 5.6 of the Residential Design Guidelines to address the impact and mass towards the street with roofline, material change, or garage door design;
- Explore a more defined front entry;
- Provide a full landscape plan showing the sizes at planting and maturity;
- Provide documentation of conversations with the neighbors at the rear showing they have reviewed the plans, their concerns about privacy impacts have been addressed, and are in agreement with the proposed design; and
- Review the rear facing windows and slightly modify to address any impact of light pollution.

The motion was approved (3-0) by the following vote:

AYES: Bishop, Kirik, and Ma

NOES: None

ABSENT: Harding

RECUSED: Blockus

COMMISSIONERS' REPORTS AND COMMENTS

Commissioner Kirik asked about the Joint Study Session with the Planning Commission on SB9.

POTENTIAL FUTURE AGENDA ITEMS

Interim Planning Services Manager Golden said that the item will be scheduled for the April 6, 2022 Design Review Commission meeting at 6:00 p.m. and went over the upcoming agenda items.

ADJOURNMENT

Vice-Chair Ma adjourned the meeting at 9:14 PM.

Steve Golden
Interim Planning Services Manager

ATTACHMENT B



DATE: March 2, 2022

AGENDA ITEM # 4

TO: Design Review Commission
FROM: Jia Liu, Associate Planner
SUBJECT: SC21-0046 – 628 Cuesta Drive

RECOMMENDATION:

Approve design review application SC21-0046 subject to the listed findings

PROJECT DESCRIPTION

This is a design review application for residential additions to an existing two-story single-family residence. The project includes a 26 square-foot addition at the first floor and a 542 square-foot addition at the second floor. The project is categorically exempt from further environmental review under Section 15301 of the California Environmental Quality Act. The following table summarizes the project's technical details:

GENERAL PLAN DESIGNATION:	Single-Family, Residential
ZONING:	R1-10
PARCEL SIZE:	11,850 square feet
MATERIALS:	Composite shingles, fiber cement siding, fiberglass window frame with fiber cement trims

	Existing	Proposed	Allowed/Required
COVERAGE:	2,039 square feet	2,065 square feet	3,555 square feet
FLOOR AREA:			
First floor	2,039 square feet	2,065 square feet	
Second floor	578 square feet	1,120 square feet	3,935 square feet
Total	2,617 square feet	3,185 square feet	
SETBACKS:			
Front	25.83 feet	25.83 feet	25 feet
Rear	43.75 feet	43.75 feet	25 feet
Left side (1 st /2 nd)	10 feet/10 feet	10 feet/18.96 feet	10 feet/17.5 feet
Right side (1 st /2 nd)	20.17 feet/65.42 feet	20.17 feet/57.3 feet	10 feet/17.5 feet
HEIGHT:	19.67 feet	21.25 feet	27 feet

BACKGROUND

Neighborhood Context

The subject property is located on Cuesta Drive between South Springer Road and Campbell Avenue. The surrounding neighborhood is considered a Diverse Character Neighborhood as defined in the City's Residential Design Guidelines mainly because the subject house is an existing two-story residence. Additional properties in the immediate neighborhood are all one-story units and share similar front setback patterns with a low-scale horizontal eave lines between eight to nine feet. All the garages are attached to the existing homes in the front yard facing the street. Simple roof forms with consistent composition shingles roofing material are found in the immediate neighborhood. The exterior materials commonly used include stucco, wood siding, and bricks with wood trim accents. Landscapes in the front consist of mature street trees on most properties with dense screening shrubs further in.

Permit Records and Zoning Compliance

On June 4, 1964, a variance (64-V-184) was approved by the Planning Commission through a public hearing. The variance granted a five-foot side setback reduction to the required 15-foot side yard to a second-story addition in the year of 1964. On January 19, 1965, a permit card (BLD A 8685) was issued for the construction of the second addition per the approved variance. The house currently presents the 10-foot side setback to both first and second story at the side property line to the left. The proposed addition will not modify the existing second story and will be consistent with the current second story side setback requirement of 17.5 feet as well as the daylight plane. Therefore, the house is designed in compliance with the current zoning code and the approved Variance. The approved staff report for Variance (64-V-184) and issued building permit card (BLD A 8685) are attached in Attachment A.

DISCUSSION

Design Review

According to the Residential Design Guidelines, in Diverse Character Neighborhoods, a good neighbor design has its own design integrity while incorporating some design elements, materials, and scale found in the neighborhood.

The proposed project consists of additions to the rear of the house at both first and second story. At the first story, minor additions including two, new bay windows and a small addition to the dining room are proposed. Additionally, the existing non-integrated flat and shed roof with a gravel-type material will be replaced with 4:12 sloped gable roof with composition shingles. The plate height at the first story will be maintained at eight feet, the same as the current plate height. At the second story, a new master bedroom with a master bathroom and closet will be added to the second story. Roof forms for the addition will match the existing 2:12 pitched roof that are integrated with the existing roof forms. Proposed second floor roof materials will match the first story roof material to be the composition shingles. For the wall plate height at the second story, the proposed addition will feature a taller plate height of eight feet and two inches compared to the existing plate height of six feet and eleven inches. The proposed second story addition will have an overall height of 21 feet and three inches that will be less than the allowed maximum height of 27 feet.

In addition to the additions to the existing house, the proposed project also consists of the following exterior modifications:

- Replacement of existing sidings with new fiber cement siding as the exterior materials.

- Modifications to the first story windows and doors to be consistent with the room functions.
- Reduction the number of existing second story windows.
- Adjustment and relocation of the existing second story windows.

Based on the proposed front elevation, although the proposed second story addition will have a taller plate height compared to the existing wall plate height, the new second story addition does not appear to be bulky due to the consistent and integrated roof forms and the recessed addition at the second story that has a horizontal eave line to break the massing. Also, the modifications to the existing home's windows, doors, and roofing forms and materials present a more proportionate façade to improve the aesthetic of the front elevation.

Overall, according to the Residential Design Guidelines, the project appears to be an appropriate design within this Diverse Character Neighborhood setting, it is found to establish its own design integrity while incorporating some design elements, materials, and scale found in the neighborhood and meet the intent of the design review findings.

Privacy

Along the left (east) elevation, a two-panel, medium sized window will be added to the addition with a minimum windowsill height of five feet. Additionally, one window at the existing second story will be eliminated.

Along the right (west) elevation, at the proposed addition, a two-panel, small-sized window will be added to the master bathroom with a minimum sill height of five feet. For the windows at the existing second story, one of the windows will be eliminated; and the other two-panel, medium sized window will be relocated to the south with the same window size and same windowsill height of three feet. With an extensive side setback of 65 feet and 2 inches, the relocation of the window shall not result in greater privacy impact.

Staff found the privacy impact to both side neighboring properties are very minimal due to the newly added windows with a minimum sill height of five feet which are considered by the Design Review Commissioners as an acceptable practice to minimize privacy impact. Furthermore, the reduction of existing second story windows along the two sides shall have less privacy intrusion.

Along the rear (north) second story elevation, there are three windows proposed: one small-sized window with a sill height of five feet for the Bathroom No. 2 at the existing second story, one medium-sized window with a sill height of five feet and eight inches for the master bedroom closet, and one two-panel, large-sized window for the master bedroom with a sill height of two feet and eight inches.

The rear elevation may have potential privacy impact due to the large window with a lower sill height. Staff considered the privacy impact will be minimal because the setback from the rear property line to the window will be 47 feet and 10 inches, greater than the required rear setback of 25 feet. Also, existing dense screening vegetation and trees along rear property line will be retained that should mitigate potential privacy impact. The details of the proposed screening vegetation are provided in the "Landscaping and Trees" section of this staff report.

Landscaping and Trees

The applicant will keep all the existing evergreen screen vegetation and trees onsite that is considered sufficient to mitigate the potential privacy intrusion. Existing evergreen screening plants are outlined in the Table 1 below:

Table 1: Existing Screening Plant List

Location	Common Name	Number	Current Height and Spread	Mature Height and Spread
Rear property line	Japanese Cheesewood	4	10-18' tall x 8-18' wide	6'-15' tall x 10'-18' wide
Rear property line	Cherry Laurel	1	9' tall x 8.8' wide	10'-18' tall x 20'-25' wide
Rear property line	Japanese Camellia	1	10' tall x 4' wide	6'-12' tall x 6'-10' wide
Side property line	Japanese Cheesewood	1	8' tall x 4' wide	6'-15' tall x 10'-18' wide

Environmental Review

This project is categorically exempt from environmental review under Section 15303 of the California Environmental Quality Act because it involves the construction of an addition to an existing single-family dwelling in a residential zone.

Public Notification and Community Outreach

A public meeting notice was posted on the property and mailed to 12 nearby property owners on Cuesta Drive and Arboleda Drive. The Notification Map is included in Attachment C.

On December 1, 2021, a billboard of Notice of Development Proposal (Attachment D) was installed onsite for early community outreach. The applicant has also engaged the immediate neighbors regarding the project details as included in Attachment E for the email noticing and correspondences from the neighbors.

Cc: Yun Li, Property Owner and Applicant
Jenny Zhao, Designer

Attachments:

- A. Variance 64-V-184 Staff Report and Building Permit (A 8685) Issuance Card
- B. Neighborhood Compatibility Worksheet
- C. Notification Map
- D. Pictures of Notice of Development Proposal
- E. Proof of Community Outreach
- F. Material Boards

FINDINGS

SC21-0046 – 628 Cuesta Drive

With regard to design review for the two-story additions to an existing two-story house, the Design Review Commission finds the following in accordance with Section 14.76.050 of the Municipal Code:

- a. The proposed addition complies with all provisions of this chapter;
- b. The height, elevations, and placement on the site of the proposed addition, when considered with reference to the nature and location of residential structures on adjacent lots, will avoid unreasonable interference with views and privacy and will consider the topographic and geologic constraints imposed by particular building site conditions;
- c. The natural landscape will be preserved insofar as practicable by minimizing tree and soil removal; grade changes shall be minimized and will be in keeping with the general appearance of neighboring developed areas;
- d. The orientation of the proposed addition in relation to the immediate neighborhood will minimize the perception of excessive bulk;
- e. General architectural considerations, including the character, size, scale, and quality of the design, the architectural relationship with the site and other buildings, building materials, and similar elements have been incorporated in order to insure the compatibility of the development with its design concept and the character of adjacent buildings; and
- f. The proposed addition has been designed to follow the natural contours of the site with minimal grading, minimum impervious cover, and maximum erosion protection.

CONDITIONS

SC21-0046 – 628 Cuesta Drive

GENERAL

1. Expiration

The Design Review Approval will expire on March 2, 2024 unless prior to the date of expiration, a building permit is issued, or an extension is granted pursuant to Section 14.76.090 of the Zoning Code.

2. Approved Plans

The approval is based on the plans and materials received on February 22, 2022, except as may be modified by these conditions.

3. Protected Trees

Trees Nos. 1-8, 16-21, and 25 shall be protected under this application and cannot be removed without a tree removal permit from the Community Development Director.

4. Landscaping

The project shall be subject to the City's Water Efficient Landscape Ordinance (WELo) pursuant to Chapter 12.36 of the Municipal Code if 2,500 square feet or more of new or replaced landscape area, including irrigated planting areas, turf areas, and water features is proposed. Any project with an aggregate landscape area of 2,500 square feet or less may conform to the prescriptive measures contained in Appendix D of the City's Model Water Efficient Landscape Ordinance.

5. Underground Utility and Fire Sprinkler Requirements

Additions exceeding fifty (50) percent of the existing living area (existing square footage calculations shall not include existing basements) and/or additions of 750 square feet or more shall trigger the undergrounding of utilities and new fire sprinklers. Additional square footage calculations shall include existing removed exterior footings and foundations being replaced and rebuilt. Any new utility service drops are pursuant to Chapter 12.68 of the Municipal Code.

6. Indemnity and Hold Harmless

The applicant/owner agrees to indemnify, defend, protect, and hold the City harmless from all costs and expenses, including attorney's fees, incurred by the City or held to be the liability of the City in connection with the City's defense of its actions in any proceedings brought in any State or Federal Court, challenging any of the City's action with respect to the applicant's project. The City may withhold final maps and/or permits, including temporary or final occupancy permits, for failure to pay all costs and expenses, including attorney's fees, incurred by the City in connection with the City's defense of its actions.

INCLUDED WITH THE BUILDING PERMIT SUBMITTAL

7. Conditions of Approval

Incorporate the conditions of approval into the title page of the plans.

8. Applicant Acknowledgement of Conditions of Approval

The applicant shall acknowledge receipt of the final conditions of approval and put in a letter format acceptance of said conditions. This letter will be submitted during the first building permit submittal.

9. Tree Protection Note

On the grading plan and/or the site plan, show all tree protection fencing and add the following note: "All tree protection fencing shall be chain link and a minimum of five feet in height with posts driven into the ground."

10. Reach Codes

Building Permit Applications submitted on or after January 26, 2021 shall comply with specific amendments to the 2019 California Green Building Standards for Electric Vehicle Infrastructure and the 2019 California Energy Code as provided in Ordinances Nos. 2020-470A, 2020-470B, 2020-470C, and 2020-471 which amended Chapter 12.22 Energy Code and Chapter 12.26 California Green Building Standards Code of the Los Altos Municipal Code. The building design plans shall comply with the standards and the applicant shall submit supplemental application materials as required by the Building Division to demonstrate compliance.

11. California Water Service Upgrades

You are responsible for contacting and coordinating with the California Water Service Company any water service improvements including but not limited to relocation of water meters, increasing water meter sizing or the installation of fire hydrants. The City recommends consulting with California Water Service Company as early as possible to avoid construction or inspection delays.

12. Green Building Standards

Provide verification that the house will comply with the California Green Building Standards pursuant to Chapter 12.26 of the Municipal Code and provide a signature from the project's Qualified Green Building Professional Designer/Architect and property owner.

13. Underground Utility Location

Show the location of underground utilities pursuant to Chapter 12.68 of the Municipal Code. Underground utility trenches shall avoid the drip-lines of all protected trees unless approved by the project arborist and the Planning Division.

14. Air Conditioner Sound Rating

Show the location of any air conditioning unit(s) on the site plan including the model number of the unit(s) and nominal size of the unit. Provide the manufacturer's specifications showing the sound rating for each unit. The air conditioning units must be located to comply with the City's Noise Control Ordinance (Chapter 6.16) and in compliance with the Planning Division setback provisions. The units shall be screened from view of the street.

15. Storm Water Management

Show how the project is in compliance with the New Development and Construction Best Management Practices and Urban Runoff Pollution Prevention program, as adopted by the City for the purposes of preventing storm water pollution (i.e. downspouts directed to landscaped areas, minimize directly connected impervious areas, etc.).

PRIOR TO ISSUANCE OF BUILDING OR DEMOLITION PERMIT

16. Tree Protection

Tree protection fencing shall be installed around the driplines of trees Nos. 1-8, 16-21, and 25 as shown on the Tree Protection Plan. Tree protection fencing shall be chain link and a minimum of five feet in height with posts driven into the ground and shall not be removed until all building construction has been completed unless approved by the Planning Division.

PRIOR TO FINAL INSPECTION

17. Landscaping Installation

All front yard landscaping, street trees and privacy screening trees shall be maintained and/or installed as shown on the approved plans or as required by the Planning Division.

18. Landscape Privacy Screening

The landscape intended to provide privacy screening shall be inspected by the Planning Division and shall be supplemented by additional screening material as required to adequately mitigate potential privacy impacts to surrounding properties.

19. Green Building Verification

Submit verification that the house was built in compliance with the City's Green Building Ordinance (Chapter 12.26 of the Municipal Code).

STAFF REPORT

PLANNING DEPARTMENT

June 4, 1964

64-V-184

John Cone
628 Cuesta Drive

This is a request for a variance of five feet from the required 15-foot side yard for a second story to permit the construction of a second story addition to the existing residence.

Existing side yard is 14 feet 8 inches. A new addition would cover approximately a 25-foot portion of the side yard. This second story portion would actually be a over-hang and this would then be enclosed to ground level for storage purposes.

We feel that this addition would most likely not be detrimental to the adjacent properties. This lot does not present any unusual conditions, such as size, shape, or topography conditions and from the stand point of Section 10-2.1105 paragraphs (a) through (g) we are unable to make positive findings.

SUMMARY:

64-V-184 - John Cone

APPROVED

6/11/64

64-V-184 - John Cone, 628 Cuesta Drive

Request for variance of five feet from side yard requirements of 15 feet for a second story of a residence.

Commissioner Noble asked if the applicant wanted to give his reasons for requesting a variance.

Mr. John Cone, the applicant, stated that the house is now a two bedroom one and that by adding another bedroom and a bath over the garage they would be much more comfortable. He stated that there will be an overhang of five feet on the second story but this will be closed in and used as storage space.

The Secretary stated that he had received a letter from the adjacent neighbor stating that they have no objections and that they approve of the variance.

Mr. Cone stated that the second story will not interfere with the neighbor's privacy.

The Secretary also stated that the Fire Department report requested that there be a one hour fire wall on the exterior walls nearest the lot line.

MOTION by Commissioner Morin was seconded by Commissioner Noble and passed by voice vote that 64-V-184 be approved as a result of positive findings to Section 10-2.1105 paragraphs (a) through (g) subject to:

- 6/11/64
1. The exterior walls of the addition shall be of one hour construction.

APPLICATION FOR VARIANCE IN R-1 DISTRICT

DATE 4 June 1964

APPLICANT'S NAME & ADDRESS John W. & Helen I. Cone

OWNER OF PROPERTY 1214 Heatherstone Way, Sunnyvale, California
William A. & Jean S. Page

AUTHORIZED AGENT OF OWNER OF PROPERTY _____

ADDRESS OR DESCRIPTION OF PROPERTY 628 Cuesta Drive

Variance Requested: 5' Side Yard Variance

Reason for Request:
To construct a three bedroom and bath addition on top of the present garage.

John W. Cone
Signature of Applicant

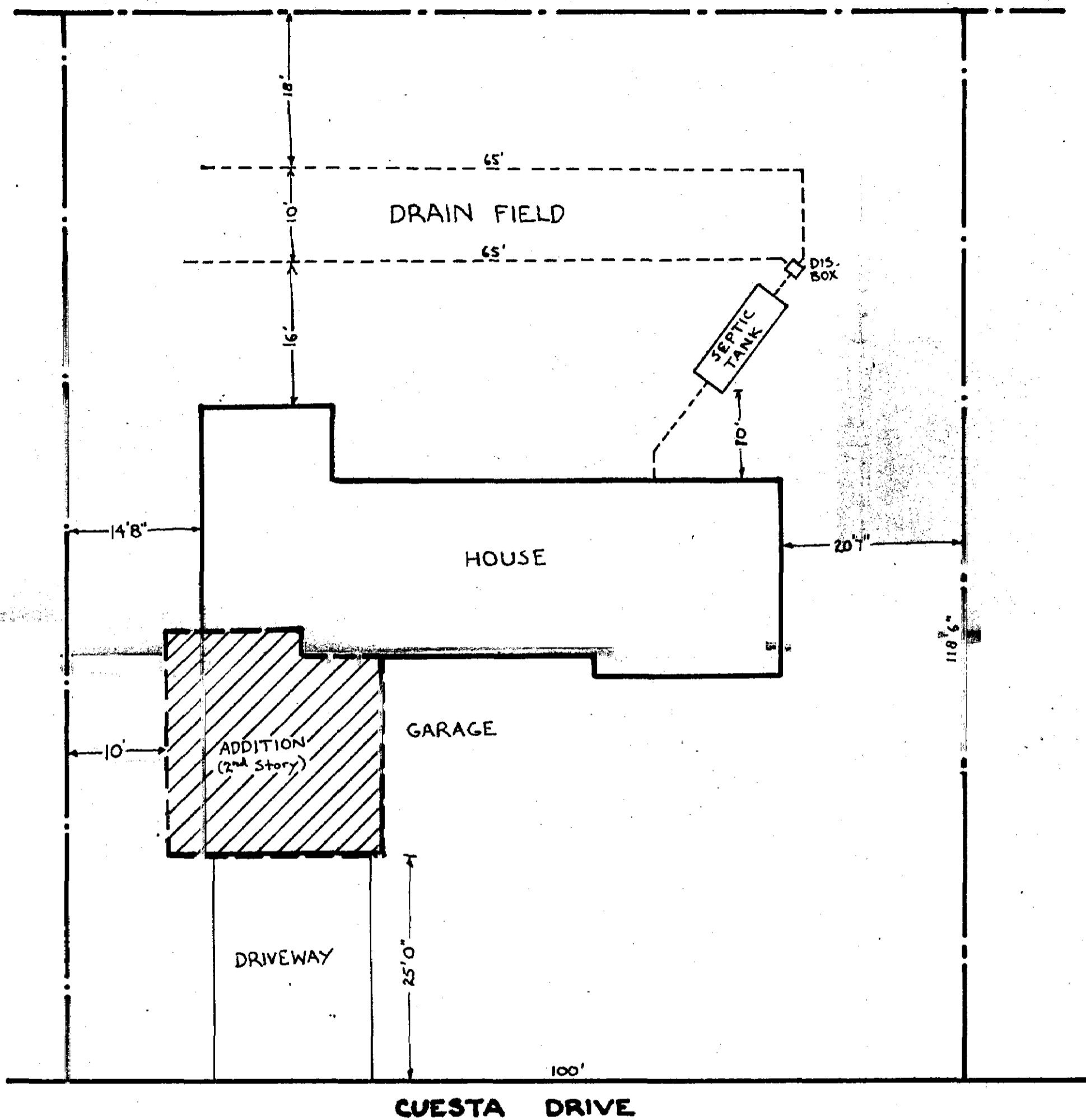
Applicant - Do not write below this line

APPLICATION NO. 64-V-184

RECEIVED AT CITY HALL ON _____ Filing Fee \$ _____

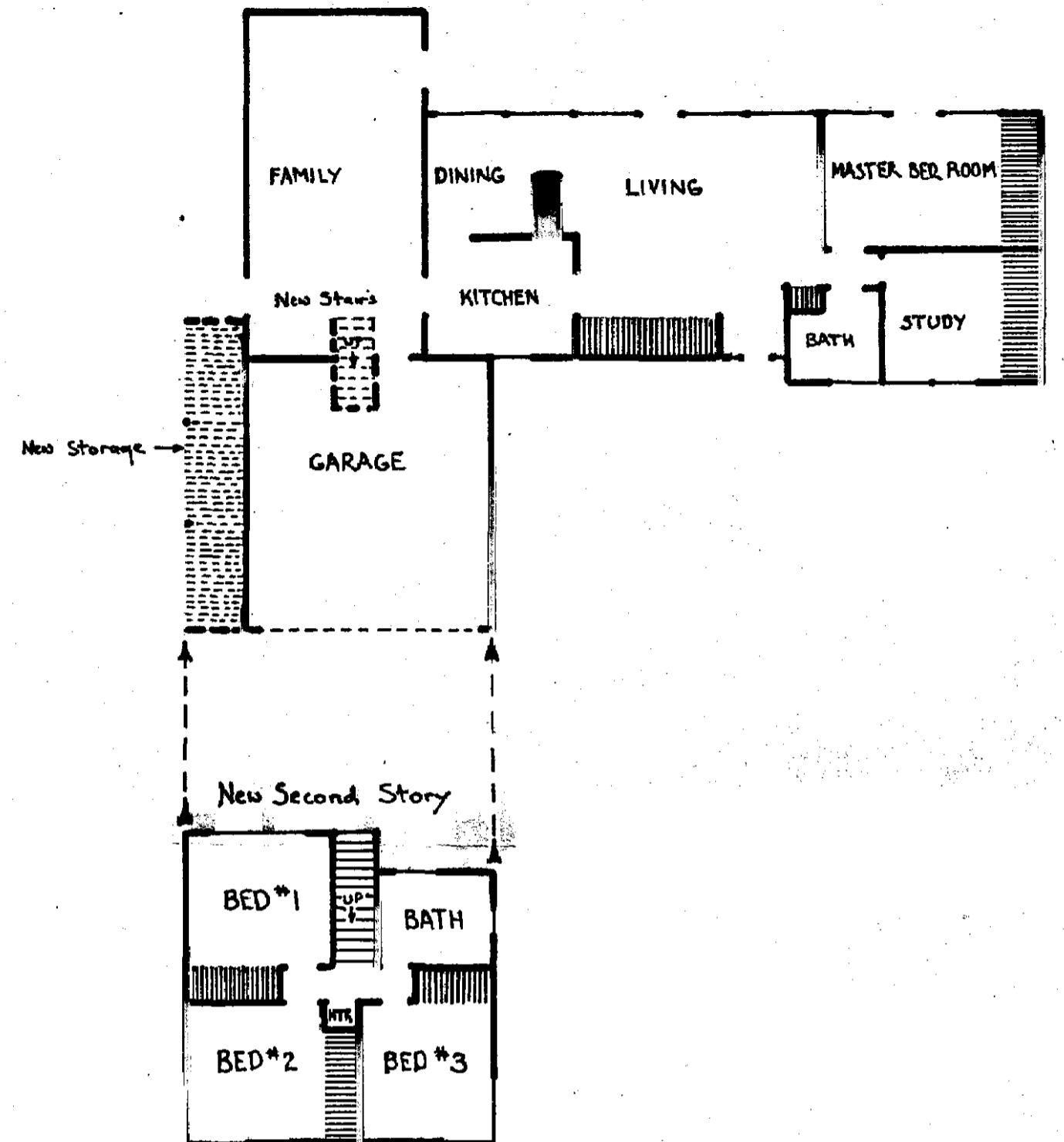
TO BE CONSIDERED AT PLANNING COMMISSION MEETING OF _____

APPLICATION RECEIVED BY _____



CUESTA DRIVE

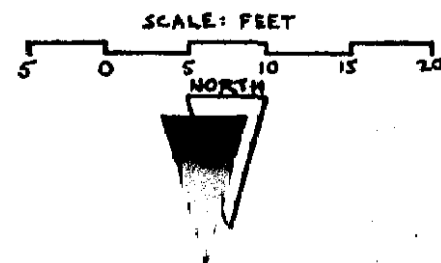
PLOT PLAN - ADDITION TO RESIDENCE
 628 CUESTA DRIVE
 LOS ALTOS, CALIF.



HOUSE PLAN

APPLICATION TO THE LOS ALTOS PLANNING
 COMMISSION FOR A 5 FOOT SIDE YARD VARIANCE
 FOR A SECOND STORY ADDITION.

DRAWN BY: JOHN CONE



JUNE 4, 1964

LOCATION CUESTA DRIVE			STREET NO. 628	LOT NO.	DATE 1/19/65	FEE 30 - A	8685				
TRACT					SIZE OF LOT 517 - 11 300	ZONING R-1					
USE ZONE R-1	SET BACK NO CHANGE	SIDELINE	REAR LINE	NEAREST BLDG.	DESCRIPTION OF BUILDING	WIDTH	DEPTH	HEIGHT	STORIES 2	FIRE ZONE 3	
TYPE OF CONSTRUCTION FIVE		NEW LIVING UNITS	OCC. GRP. I	HOW HEATED	TO BE USED AS res. addn.		ESTIMATED COST \$8,200				
BUILDER: Lyle Cornaw					OWNER: Corn			NEW <input type="checkbox"/>			
P. O. Box 5								ADNL. <input type="checkbox"/>			
Mountain View, California								ALTN. <input type="checkbox"/>			
								REF. <input type="checkbox"/>			

NOTES: **Add three bedrooms and one bath over existing garage**

This permit is issued subject to compliance with all applicable City of Los Altos ordinances, all pertinent State Laws, and lawful orders of the Building Inspector.

BUILDING INSPECTOR

I affirm that the facts stated by me hereon are true. I agree to be bound by all applicable ordinances of the City of Los Altos and to hold the City of Los Altos harmless from all costs and damages which may occur from the use or occupancy of the sidewalk, street, or sub-sidewalk space.

X

CITY OF LOS ALTOS
OFFICE OF THE BUILDING INSPECTOR
CITY HALL, LOS ALTOS, CALIF.
948-1491

BUILDING PERMIT

Inspections are required as work progresses. Request inspections as scheduled on Inspection Record.

TREASURER'S COPY



City of Los Altos

Planning Division

(650) 947-2750

Planning@losaltosca.gov

NEIGHBORHOOD COMPATIBILITY WORKSHEET

In order for your design review application for single-family residential remodel/addition or new construction to be successful, it is important that you consider your property, the neighborhood's special characteristics that surround that property and the compatibility of your proposal with that neighborhood. **The purpose is to help you understand your neighborhood before you begin the design process with your architect/designer/builder or begin any formal process with the City of Los Altos.** *Please note that this worksheet must be submitted with your 1st application.*

The Residential Design Guidelines encourage neighborhood compatibility without necessarily forsaking individual taste. Various factors contribute to a design that is considered compatible with a surrounding neighborhood. The factors that City officials will be considering in your design could include, but are not limited to: design theme, scale, bulk, size, roof line, lot coverage, slope of lot, setbacks, daylight plane, one or two-story, exterior materials, landscaping et cetera.

It will be helpful to have a site plan to use in conjunction with this worksheet. Your site plan should accurately depict your property boundaries. The best source for this is the legal description in your deed.

Photographs of your property and its relationship to your neighborhood (see below) will be a necessary part of your first submittal. Taking photographs before you start your project will allow you to see and appreciate that your property could be within an area that has a strong neighborhood pattern. The photographs should be taken from across the street with a standard 35mm camera and organized by address, one row for each side of the street. Photographs should also be taken of the properties on either side and behind your property from on your property.

This worksheet/check list is meant to help *you* as well as to help the City planners and Planning Commission understand your proposal. Reasonable guesses to your answers are acceptable. The City is not looking for precise measurements on this worksheet.

Project Address 628 Cuesta Dr, Los Altos, CA 94024

Scope of Project: Addition or Remodel Addition or New Home _____

Age of existing home if this project is to be an addition or remodel? 70

Is the existing house listed on the City's Historic Resources Inventory? No

Address: 628 Cuesta Dr, Los Altos, CA 94024

Date: 12/15/2021

What constitutes your neighborhood?

There is no clear answer to this question. For the purpose of this worksheet, consider first your street, the two contiguous homes on either side of, and directly behind, your property and the five to six homes directly across the street (eight to nine homes). At the minimum, these are the houses that you should photograph. If there is any question in your mind about your neighborhood boundaries, consider a radius of approximately 200 to 300 feet around your property and consider that your neighborhood.

Streetscape

1. Typical neighborhood lot size*:

Lot area: 11850 square feet

Lot dimensions: Length 118.5 feet

Width 100 feet

If your lot is significantly different than those in your neighborhood, then note its: area _____, length _____, and width _____.

2. Setback of homes to front property line: (Pgs. 8-11 Design Guidelines)

Existing front setback if home is a remodel? 25'-10"

What % of the front facing walls of the neighborhood homes are at the front setback 69 %

Existing front setback for house on left 9'-9.5" ft./on right 17'-6" ft.

Do the front setbacks of adjacent houses line up? YES

3. Garage Location Pattern: (Pg. 19 Design Guidelines)

Indicate the relationship of garage locations in your neighborhood* only on your street (count for each type)

Garage facing front projecting from front of house face 2

Garage facing front recessed from front of house face 6

Garage in back yard _____

Garage facing the side _____

Number of 1-car garages ; 2-car garages 8; 3-car garages

4. Single or Two-Story Homes:

What % of the homes in your neighborhood* are:

One-story 93%

Two-story 7%

5. Roof heights and shapes:

Is the overall height of house ridgelines generally the same in your neighborhood*? _____

Are there mostly hip X, gable style _____, or other style _____ roofs*?

Do the roof forms appear simple _____ or complex X?

Do the houses share generally the same eave height YES?

6. Exterior Materials: (Pg. 22 Design Guidelines)

What siding materials are frequently used in your neighborhood*?

____ wood shingle X stucco ____ board & batten X clapboard
____ tile ____ stone ____ brick ____ combination of one or more materials
(if so, describe) _____

What roofing materials (wood shake/shingle, asphalt shingle, flat tile, rounded tile, cement tile, slate) are consistently (about 80%) used?

asphalt shingle

If no consistency then explain: _____

7. Architectural Style: (Appendix C, Design Guidelines)

Does your neighborhood* have a consistent identifiable architectural style?

YES NO

Type? X Ranch ____ Shingle ____ Tudor ____ Mediterranean/Spanish
____ Contemporary ____ Colonial ____ Bungalow ____ Other

8. Lot Slope: *(Pg. 25 Design Guidelines)*

Does your property have a noticeable slope? No

What is the direction of your slope? (relative to the street)

Flat

Is your slope higher _____ lower _____ same X in relationship to the neighboring properties? Is there a noticeable difference in grade between your property/house and the one across the street or directly behind?

9. Landscaping:

Are there any frequently used or typical landscaping features on your street (i.e. big trees, front lawns, sidewalks, curbs, landscape to street edge, etc.)?

Big trees, front lawns

How visible are your house and other houses from the street or back neighbor's property?

No very visible. Big trees around the properties.

Are there any major existing landscaping features on your property and how is the unimproved public right-of-way developed in front of your property (gravel, dirt, asphalt, landscape)?

No

10. Width of Street:

What is the width of the roadway paving on your street in feet? 37

Is there a parking area on the street or in the shoulder area? YES

Is the shoulder area (unimproved public right-of-way) paved, unpaved, gravel, landscaped, and/or defined with a curb/gutter? _____

Concrete, with out a curb/ gutter

11. What characteristics make this neighborhood* cohesive?

Such as roof material and type (hip, gable, flat), siding (board and batten, cement plaster, horizontal wood, brick), deep front yard setbacks, horizontal feel, landscape approach etc.:

landscape: big trees.

General Study

A. Have major visible streetscape changes occurred in your neighborhood?

YES NO

B. Do you think that most (~ 80%) of the homes were originally built at the same time?

YES NO

C. Do the lots in your neighborhood appear to be the same size?

YES NO

D. Do the lot widths appear to be consistent in the neighborhood?

YES NO

E. Are the front setbacks of homes on your street consistent (~80% within 5 feet)?

YES NO

F. Do you have active CCR's in your neighborhood? (*p.36 Building Guide*)

YES NO

G. Do the houses appear to be of similar size as viewed from the street?

YES NO

H. Does the new exterior remodel or new construction design you are planning relate in most ways to the prevailing style(s) in your existing neighborhood?

YES NO

Address: 628 Cuesta Dr, Los Altos, CA 94024

Date: 12/15/2021

Summary Table

Please use this table to summarize the characteristics of the houses in your immediate neighborhood (two homes on either side, directly behind and the five to six homes directly across the street).

Address	Front setback	Rear setback	Garage location	One or two stories	Height	Materials	Architecture (simple or complex)
618 Cuesta Dr, Los Altos, CA 94024	25'	40'	Front	One	±16'	Stucco	complex
610 Cuesta Dr, Los Altos, CA 94024	25'	40'	Front	One	±16'	Stucco	complex
634 Cuesta Dr, Los Altos, CA 94024	25'	40'	Front	One	±16'	Stucco	complex
644 Cuesta Dr, Los Altos, CA 94024	25'	40'	Front	One	±16'	Siding+brick	complex
639 Arboleda Dr, Los Altos, CA 94024	25'	30'	Front	One	±16'	Stucco	complex
621 Cuesta Dr, Los Altos, CA 94024	25'	40'	Front	One	±16'	Stucco	complex
631 Cuesta Dr, Los Altos, CA 94024	25'	50'	Front	One	±16'	Siding+brick	complex
639 Cuesta Dr, Los Altos, CA 94024	25'	30'	Front	One	±16'	Stucco+brick	complex
649 Cuesta Dr, Los Altos, CA 94024	25'	40'	Front	One	±16'	Stucco	complex
657 Cuesta Dr, Los Altos, CA 94024	25'	50'	Front	One	±16'	Siding+brick	complex

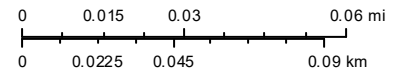
ATTACHMENT C








Notification Map



Print Date: October 11, 2021

12,257



-  Schools
-  Park and Recreation Areas
-  City Limit
-  Road Names
-  Waterways
-  Situs Label
-  TaxParcel

The information on this map was derived from the City of Los Altos' GIS. The City of Los Altos does not guarantee data provided is free of errors, omissions, or the positional accuracy, and it should be verified.

Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community

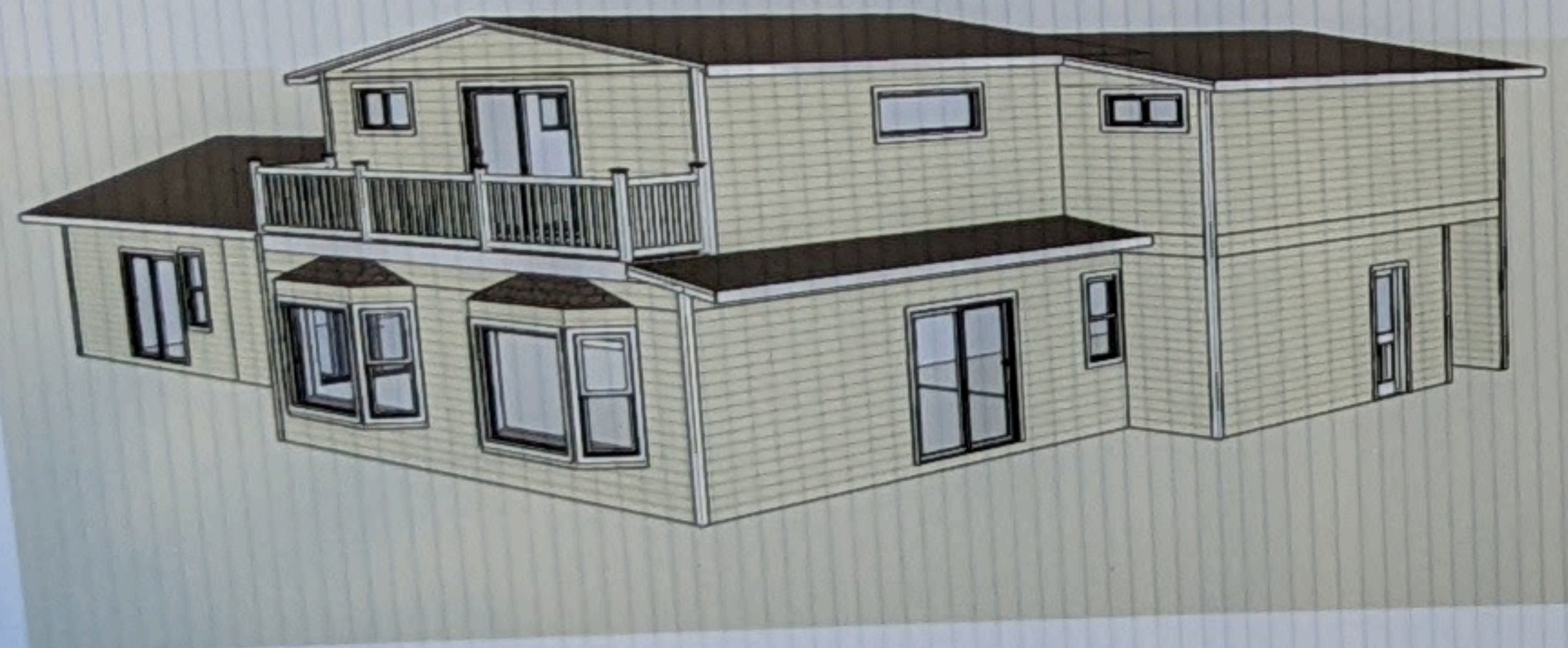
628

NOTICE OF DEVELOPMENT PROPOSAL

LI RESIDENCE ADDITION PROJECT - 628 CUESTA DR

Project Description:

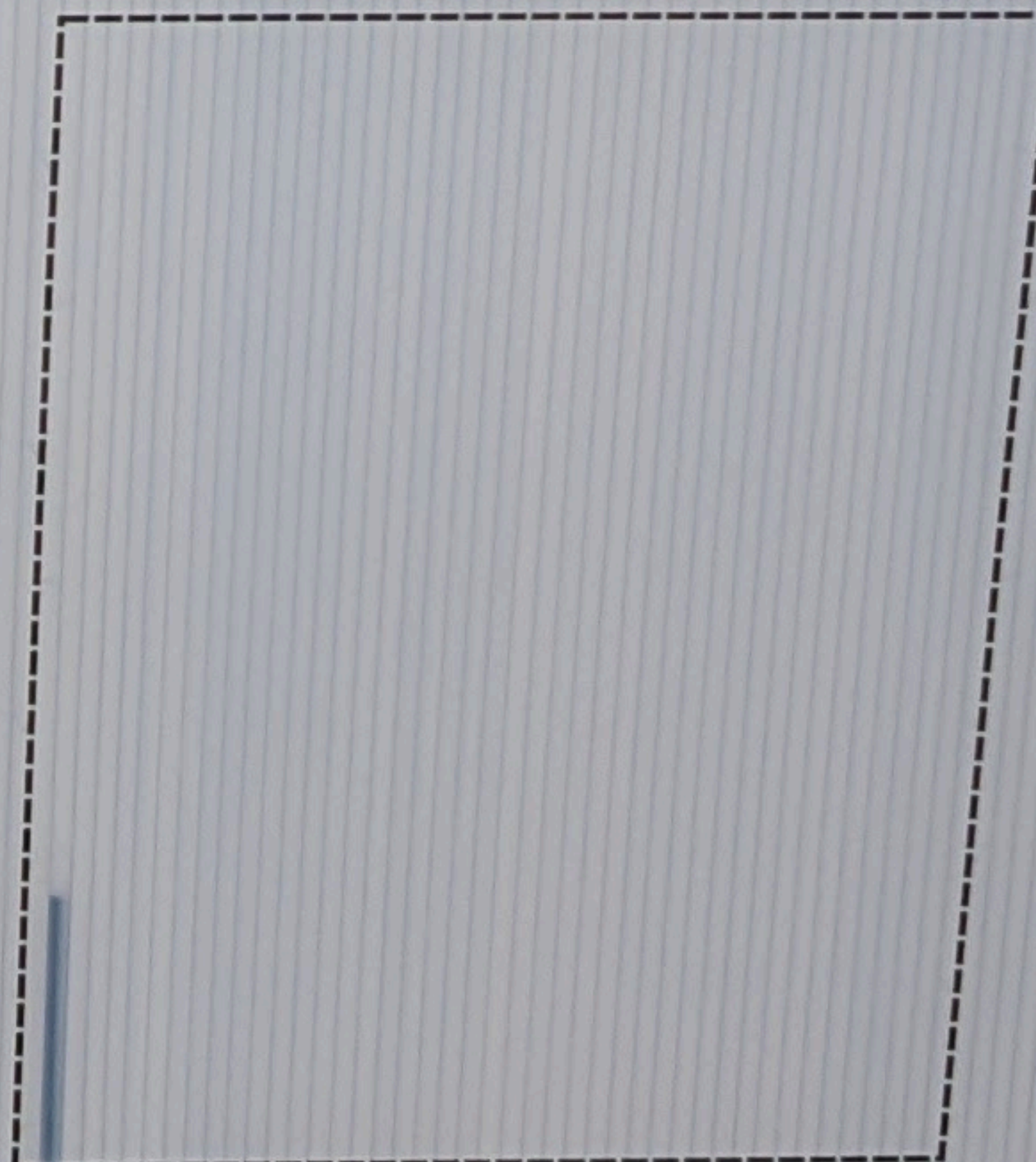
- 1. Redesign living room / kitchen / family room layout.
- 2. Add a new addition on level 2. Redesign level 2 layout to add a new master bedroom suite.
- 3. Change two one-car garage doors to a two-car garage door.
- 4. Convert existing flat roof on level 1 to truss roof system.
- 4. Upgrade existing 100A electric panel to 200A.
- 5. Install a new AC unit. Replace the existing furnace.



Applicant

Jenny Zhao
(408)-669-7945
jennyli7945@gmail.com

Public Meeting Dates (as scheduled):



Property Owner

Yun Li
(650)-447-9874
muziriyun@gmail.com

Project Planner

To submit comments or get additional information, please contact:
Jia Liu
(650)-947-2696
jliu@losaltosca.gov

ATTACHMENT E

November 19, 2021

Dear Neighbor,

My name is Yun Li, I'm the owner of property located at 628 Cuesta Dr. We are currently applying to the City of Los Altos for a 2nd story addition project, this project is undergoing a Design review stage with the city Planning Division, and we are required by the city to reach out to you in regards to this project.

In our plan, we will: 1) Add a primary bedroom suite on the south side of the existing 2nd floor structure. 2) Replacing the existing flat roof to a 4/12 sloped roof. 3) Replacing the exterior siding and window/doors. See attached 3D renderings of the proposed design for your reference.

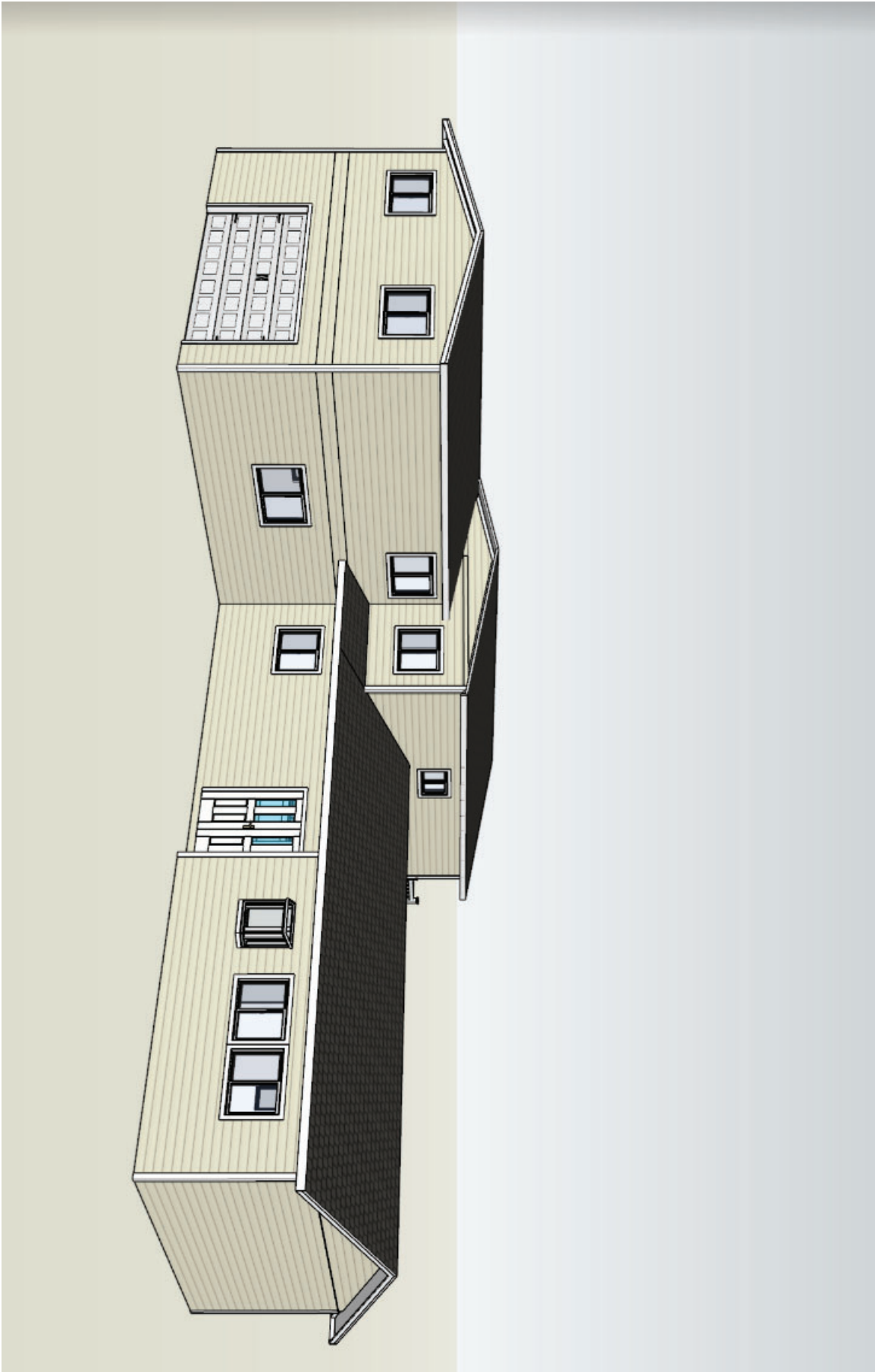
The city planner for this project is Jia Liu, her email is jliu@losaltosca.gov and her phone number is 650-947-2696, you can either contact Jia directly or contact me if you have any questions or concerns.

Best regards,

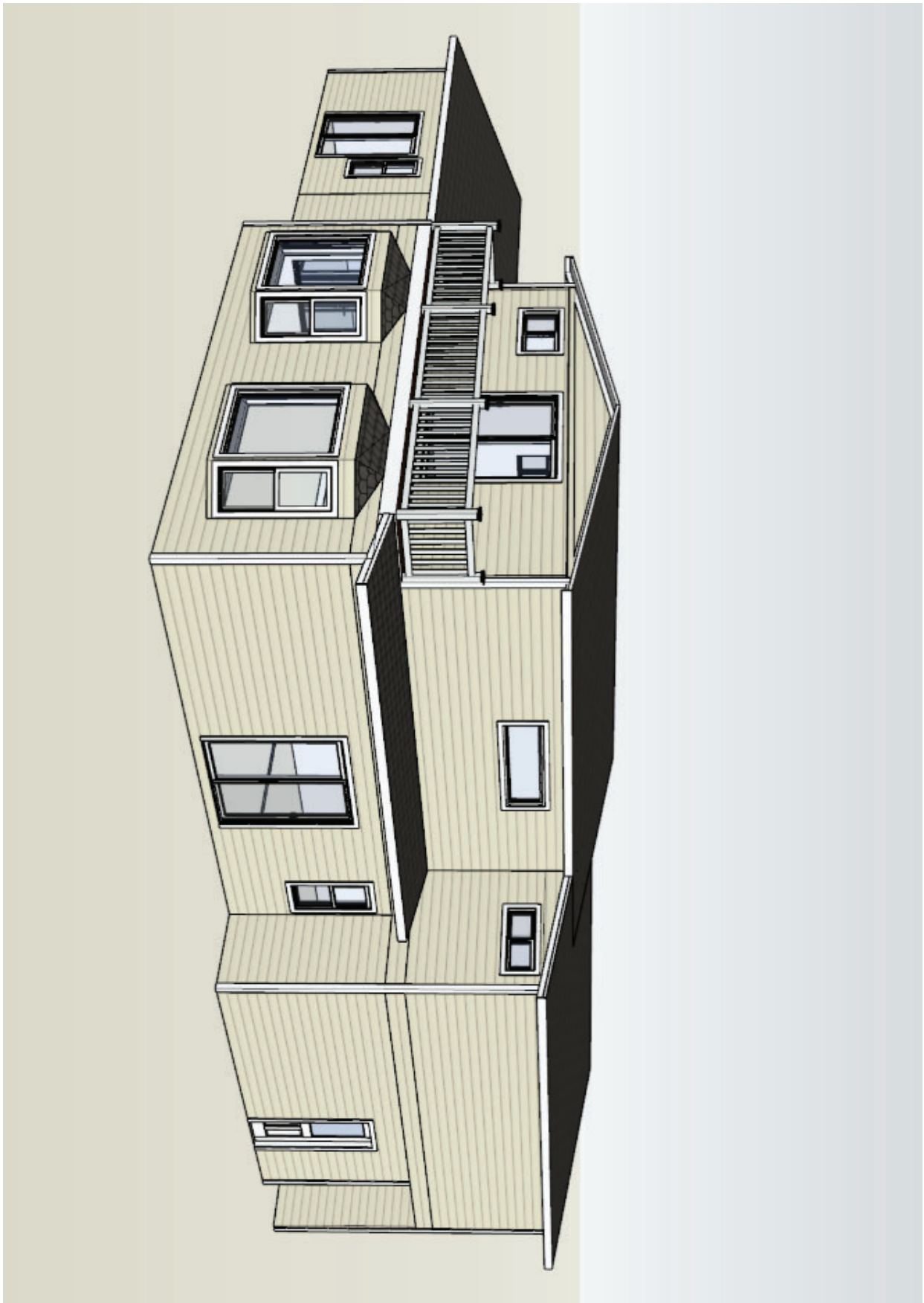
Yun Li, Bella Li

muziriyun@gmail.com

Attach 1: Proposed Design 3-D rendering front view:



Attach 2: Proposed Design 3-D rendering rear view:



Yun Li & Bella Li
628 Cuesta Dr
Los Altos, CA, 94024



Current Owner
633 Arboleda Dr
Los Altos, CA, 94024

Yun Li & Bella Li
628 Cuesta Dr
Los Altos, CA, 94024



Current Owner
621 Cuesta Dr
Los Altos, CA, 94024

Yun Li & Bella Li
628 Cuesta Dr
Los Altos, CA, 94024



Current Owner
649 Cuesta Dr
Los Altos, CA, 94024

Yun Li & Bella Li
628 Cuesta Dr
Los Altos, CA, 94024



Current Owner
610 Cuesta Dr
Los Altos, CA, 94024

Yun Li & Bella Li
628 Cuesta Dr
Los Altos, CA, 94024



Current Owner
644 Cuesta Dr
Los Altos, CA, 94024

Yun Li & Bella Li
628 Cuesta Dr
Los Altos, CA, 94024



Current Owner
634 Cuesta Dr
Los Altos, CA, 94024

Yun Li & Bella Li
628 Cuesta Dr
Los Altos, CA, 94024



Current Owner
631 Cuesta Dr
Los Altos, CA, 94024

Yun Li & Bella Li
628 Cuesta Dr
Los Altos, CA, 94024



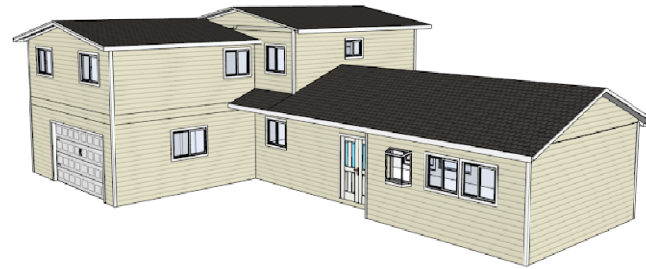
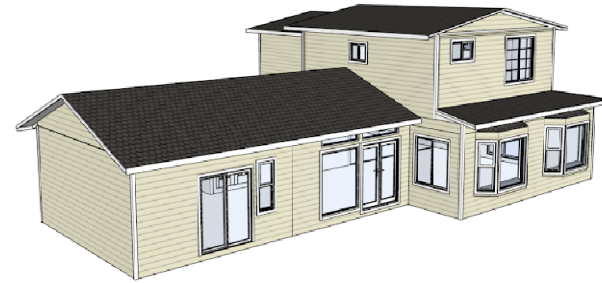
Current Owner
657 Cuesta Dr
Los Altos, CA, 94024

Yun Li & Bella Li
628 Cuesta Dr
Los Altos, CA, 94024

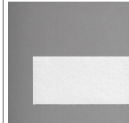




Current Owner
639 Cuesta Dr
Los Altos, CA, 94024

ATTACHMENT F



Location	Exterior Wall Siding	Exterior Wall Trim	Roof	Window	Patio door
Material	Fiber cement	Fiber cement	Fiberglass Asphalt Shingles	Fiberglass	Fiberglass
Color code	Spun silk or similar	White	Charcoal	White	White
Manufacturer / Brand	James Hardie lap siding	James Hardie	GAF Timberline HDZ Shingles	Milgard Ultra™ Series C650	Milgard Ultra™ Series C650
Product specifications	7.25-inch width, 6-inch exposure	3.5-inch width			
Color board					

Location	Exterior door	Window/Door Trim	Entry door	Garage door
Material	Fiberglass	Fiber cement	Steel	Steel
Color code	White	White	White	White
Manufacturer / Brand	MP Doors	James Hardie	MIMI Doors	Amarr Heritage
Product specifications	Low-E Blinds Between Glass White Right-Hand Inswing	2.5-inch width	72 in. x 80 in. Grace Right-Hand Inswing 2-Lite 2-Panel Decorative Primed Steel Prehung Front Door on 6-5/8 in. Frame	Long bead board design with Moonlite windows
Color board				

DIZIGN Studio

DRAFTER: JENNY ZHAO
1050 KIELY #3571, SANTA CLARA, CA
95055
JENNYL1945@GMAIL.COM
408-668-7945

NOT FOR CONSTRUCTION

LI RESIDENCE
ADDITION- 628
CUESTA DR

OWNER : Yun Li
628 Cuesta Dr, Los Altos, CA 94024

FOR CITY APPROVAL STAMP

No.	Description	Date
A	PLANNING PERMIT	10/6/2021
	PLANNING PERMIT RESUBMITTAL	12/16/2021

MATERIAL BOARD

Project Number 12125
Date 2/2/2022

A-6

Scale

ATTACHMENT C

Date: April 24th, 2022
Property address: 628 Cuesta Dr, Los Altos, CA 94024
Applicant: Yun Li & Bella Li

Dear commissioners,

We are writing this letter to address comments found in the last DRC meeting (March 2th, 2022) regarding the 2nd story addition project to our property located at the above address.

Below are the 6 comments found during last DRC meeting:

1) Applicant shall have communications with adjacent neighbors.

In November 2021, when our first design plan ready, we've shared it out with all of our adjacent neighbors via mail, and we have few email threads to address the privacy concerns. With strong push back from neighbors on our south side, we decided to remove the 2nd floor deck from our design in December 2021, and our neighbors all agreed with the plan.

However, due to miscommunication between me, neighbors and the city planning department, they received the outdated plan set, as a result they showed up during the last DRC meeting to complain about the privacy issues.

After last DRC meeting, we discussed with our neighbors and **we are able to reach an understanding with our neighbors:**

- 634 Cuesta Dr (On our east side, next to our 2nd story): We got a support letter from the owner.
- 618 Cuesta Dr (On our west side): We've discussed with the owner regarding the plan last December, and the owner doesn't have any objections.
- 633 Arboleda Dr (On our rear-west side): The owner raised privacy concerns last December regarding the 2nd story deck, and we didn't receive any objections from them after we removed the deck from our plan.
- 639 Arboleda Dr (On our rear side): The owner raised privacy concerns last December regarding the privacy concern. We've removed the deck from our plan, and we provided a few renderings to prove existing privacy tree coverage is good enough to mitigate privacy issues caused by the 2nd story window. The owner is satisfied with our latest plan.
- 647 Arboleda Dr (On our rear-east side): The owner raised privacy concerns last December regarding the 2nd story deck. We've removed the deck from our plan, and we discussed a few options to improve tree coverage. The owner said it's not in a hurry as they want to make sure the tree will be planted in the best place, so they'd like to wait until the construction is underway and let us know where to plant the new tree.
- 5 neighbors across the street: We didn't receive any objections from them after we sent out out-reach mails.

2) Applicant shall revise the existing elevation plans to reflect the actual conditions.

We've updated the plan accordingly regarding the existing elevation plan.

3) A better Materials Board shall be prepared to present the exterior materials upgrades.

We've updated our material board with more details. The material we choose all meets the city's requirements.

4) Applicant shall review Section 5.4 of the Residential Design Guidelines and use appropriate design mitigations including but not limited to roof eave lines, distinct exterior materials, and incorporation of a projected covered porch to reduce the perception of the bulk and massing.

Following the design guidelines' suggestions, we made following changes:

- *Soften the elevation with the use of architectural elements:* Added porch and overhang roof between 1st and 2nd story around the garage.
- *Use horizontal elements to soften vertical ones in an elevation:* Changed 2nd story siding direction, and added stone veneer around garage, this also helps visually break up the elevation.
- *Keep second floor exterior wall heights as low as possible:* The total height of our design is 21' 3" which is 5' 9" below the city limit.

Beside that, we have 8 redwood trees in our front yard, and 1 pine tree in our neighbor's front yard next to the 2nd story, which helps to soften the impact and view of the 2nd story.

5) Applicant shall reconsider the rear facing windows to reduce the visual impact as well as light impact to the rear neighbors fronting Arboleda Drive.

We further reduced the rear-facing master bedroom window size to 5' W x 4' H to reduce the impact, and we got the agreements from our rear neighbors.

6) A full landscaping plan shall be provided and included.

We've updated the plan accordingly.

For plants, we have many mature trees on our property which provide really good privacy screening coverage. We and our neighbors all enjoyed the scenery. We do not plan to remove any of the mature trees to protect privacy and scenery, this is also recommended by the design guideline: "Designs should take advantage of natural features found on site. Natural features include mature trees and other landscape materials".

For hardscape, the backyard pavement is well maintained and we do not plan to change as well. In the front yard, we plan to redo the pavement and pave the driveway with stone.

With neighbor's support, help from the city planner, and our best knowledge, we addressed all comments above in our revised design plan. We believe the remodel will achieve an aesthetic consistency of the exterior look of this 70 years old house. We believe the remodel will convert this house to our family's oasis. We are looking forward to an approval of our design plan in the next DRC meeting.

Sincerely,
Yun Li & Bella Li

NOTICE OF DEVELOPMENT PROPOSAL

LI RESIDENCE ADDITION PROJECT - 628 CUESTA DR



Project Description:

1. Redesign living room / kitchen / family room layout.
2. Add a new addition on level 2. Redesign level 2 layout to add a new master bedroom suite.
3. Change two one-car garage doors to a two-car garage door.
4. Convert existing flat roof on level 1 to truss roof system.
4. Upgrade existing 100A electric panel to 200A.
5. Install a new AC unit. Replace the existing furnace.

Applicant

Jenny Zhao
(408)-669-7945
jennyli7945@gmail.com

Property Owner

Yun Li
(650)-447-9874
muziriyun@gmail.com

Project Planner

To submit comments or get additional information, please contact:

Jia Liu
(650)-947-2750
jliu@losaltosca.gov

Public Meeting Dates (as scheduled):

PUBLIC MEETING NOTICE

Wednesday, May 4, 2022 at 7:00 pm

The Design Review Commission will hold a public meeting to consider the project at the above date and time with an opportunity for public comment. This item was continued from the March 2, 2022 DRC meeting.

Please Note: Per California Executive Order N-20-20, the Commission will meet via teleconference only. Members of the Public may call (650) 947-2750 to participate in the conference call (Meeting ID: 888 888 8888) or via the web at <https://www.losaltosca.gov>. Members of the Public may only comment during the public comment period. Public comment will be taken at the discretion of the Commission Chair and members of the public may only comment during times allotted for public comment. Members of the public are encouraged to submit written comments prior to the meeting at DRC@losaltosca.gov. Emails received prior to the meeting will be included in the public report.

Project plans and information are available for review on the City's website at <https://www.losaltosca.gov/communitydevelopment/page/two-story-single-family-residential-and-variances>. The agenda report will be available on the City's website the Thursday before the meeting date at <https://www.losaltosca.gov/designreviewcommission/page/design-review-commission-186>. Written comments can be mailed or delivered in person to the Community Development Department or emailed to the Project Planner. Verbal comments can also be made at the Public Meeting.

5/23/2022



Yun Li <muziriyun@gmail.com>

628 Cuesta addition project

Ken <cruisingken@gmail.com>
To: Yun Li <muziriyun@gmail.com>

Tue, Apr 5, 2022 at 7:48 PM

Ken & Nancy Jones do not have any concerns or issues regarding your proposed remodel as presented. Thanks for cooperation and hope your remodel goes smoothly. We know that we can always get in touch directly with you should we encounter any future concerns.

Ken & Nancy Jones
[639 Arboleda Dr.](#)

Sent from my iPhone

On Apr 5, 2022, at 10:04 AM, Yun Li <muziriyun@gmail.com> wrote:

[Quoted text hidden]



Yun Li <muziriyun@gmail.com>

628 Cuesta addition project

Marjorie Gray <mgray74@sbcglobal.net>
To: Yun Li <muziriyun@gmail.com>
Cc: Charles Gray <cegcs@alum.mit.edu>

Sun, Mar 20, 2022 at 10:58 AM

Yun I got to thinking that we are not in a hurry as we want to make sure the tree will be planted in the best place. There is a big pittosporum outside our living room windows which needs to be pruned, and a volunteer loquat near the fence which looks like it might make it -so the impact zone may change a bit.

So I would like to wait til the construction is underway and I can actually see- or not see- your window. Then I think the tree will be placed perfectly.

And yes the one from LA seems good.

I don't need anything written. You have been more than accommodating about addressing our concerns and I have confidence that when the time is right you will make sure that our new tree gets planted in the right place.

Thank you so much and best wishes as your project unfolds.

Marjorie

Sent from my iPhone

On Mar 17, 2022, at 21:54, Yun Li <muziriyun@gmail.com> wrote:

[Quoted text hidden]

Today's Date 3/20/2022

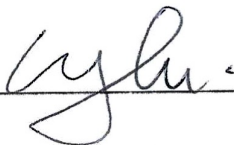
Re: Home addition proposal of 628 Cuesta Dr, Los Altos
Attn: City of Los Altos Design Review Commission

The owners of 628 Cuesta Dr have shared their design proposal for a home addition with us including the detailed plan, the landscaping plans and an overview of homes in our immediate area to ensure that the aesthetics of the home match the area.

We, the homeowner of 634 Cuesta Dr. Los Altos, CA 94024
_____ are in support of the proposal of 628 Cuesta Dr under the following condition:

Our home is immediately adjacent to/in view of the new home, the newly designed home will help continue the pattern of improvements in our area.

Thank you,



DIZIGN Studio

DRAFTER: JENNY ZHAO
1050 KIELY #3571, SANTA CLARA, CA
95055
JENNYLI7945@GMAIL.COM
408-669-7945

NOT FOR CONSTRUCTION

LI RESIDENCE ADDITION- 628 CUESTA DR

OWNER : Yun Li
628 Cuesta Dr, Los Altos, CA 94024

FOR CITY APPROVAL STAMP

No.	Description	Date
	PLANNING PERMIT	10/6/2021
A	PLANNING PERMIT RESUBMITTAL	12/16/2021
D	PLANNING PERMIT RESUBMITTAL #4	3/15/2022

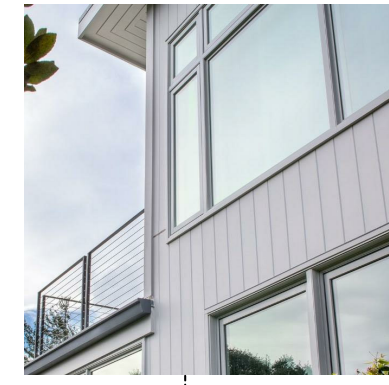
MATERIAL BOARD

Project Number 12125
Date 4/5/2022

A-6

Scale

4/4/2022 11:37:13 PM



Location	Exterior Wall Siding	Exterior Wall Trim	Roof	Window
Material	Fiber cement	Fiber cement	Fiberglass <u>Asphalt Shingles</u>	Fiberglass
Color code	Spun silk or similar	White	Charcoal	White
Manufacturer / Brand	James Hardie Artisan V-Groove siding	James Hardi	G.A.F Timberline HDZ Shingles	Milgard Ultra™ Series C650
Product specifications	8.25-inch width, 7-inch exposure	3.5-inch/4.6-inch width		
Color board				

Location	Exterior door	Window/Door Trim	Entry door	Garage door
Material	Fiberglass	Fiber cement	Steel	Steel
Color code	White	White	White	White
Manufacturer / Brand	MP Doors	James Hardi	MIMI Doors	Amarr Heritage
Product specifications	Low-E Blinds Between Glass White Right-Hand Inswing	2.5-inch width	72 in. x 80 in. Grace Right-Hand Inswing 2-Lite 2-Panel Decorative Primed Steel Prehung Front Door on 6-9/16 in. Frame	Long bead board design with <u>Moonlite</u> windows
Color board				