



DATE: June 4, 2014

AGENDA ITEM # 2

**TO:** Design Review Commission  
**FROM:** Sierra Davis, Assistant Planner  
**SUBJECT:** 12-SC-29 – 1075 Los Altos Avenue

**RECOMMENDATION:**

Approve design review application 12-SC-29 subject to the listed findings and conditions

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**BACKGROUND**

The project was previously reviewed by the Design Review Commission at the April 30, 2014 meeting. The Commission discussed the project and the variance to encroach into the daylight plane approximately 18-inches. Commissioners discussed the variance and stated that it could not be supported because project could be redesigned to eliminate the need for the variance. The Commission voted to continue the project with the following direction:

- Reevaluate the variance; and
- Provide landscaping at the rear for houses along Via Del Poza

Correspondence was also received from the neighborhood regarding the new second story windows facing the side and rear of the property. Neighbors objected to the new window on the side wall facing the Hetch Hetchy aqueduct, noting that the area is not as wooded as it used to be. The applicant verbally agreed to remove the window at the meeting; therefore the Design Review Commission did not provide direction to remove the window. The neighbors also requested additional landscape screening along the rear and side property line to mitigate privacy concerns.

**DISCUSSION**

The applicant has responded to the Design Review Commission direction and correspondence from the neighborhood as follows:

- The variance request has been omitted and the project now meets the daylight plane; and
- The window at the side as been removed and a skylight has been added; and
- One tree species has been added at the side property line.

Correspondence was received from neighboring properties regarding privacy concerns from the new window at the rear of the structure and the window in the clear story element that faces the Hetch Hetchy aqueduct. The plans have removed the side facing window and a new skylight has been added to the project which eliminates the privacy concerns. There was also a concern regarding the new rear facing window directed toward Via Del Poza. The previous staff report did not include the requirement for additional landscaping; however the Design Review Commission recommended

additional landscaping at the rear of the site. The applicant has added a tree at the side property line which will also help to mitigate views to the rear of the property.

Staff supports this application because the project has been revised to meet zoning code requirements. The applicant has also addressed privacy concerns with the removal of the side facing wall and additional landscaping at the side property line.

CC: Judy Fusco, Owner  
Augustine Designs, Designer

Attachments:

- A. April 30, 2014 Design Review Commission Minutes
- B. April 30, 2014 Design Review Commission Memorandum
- C. Correspondence

## FINDINGS

12-SC-29 – 1075 Los Altos Avenue

With regard to the first-and second-story additions to an existing single-family structure, the Design Review Commission finds the following in accordance with Section 14.76.050 of the Municipal Code:

- a. The proposed project complies with all provision of this chapter;
- b. The height, elevations, and placement on the site of the proposed structure, 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 additions in relation to the immediate neighborhood will minimize the perception of excessive bulk and mass;
- 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 additions have been designed to follow the natural contours of the site with minimal grading, minimum impervious cover, and maximum erosion protection.

## CONDITIONS

12-SC-29 – 1075 Los Altos Avenue

1. The approval is based on the plans received on May 28, 2014 and the written application materials provided by the applicant, except as may be modified by these conditions.
2. Obtain an encroach permit issued from the Engineering Division prior to doing any work within the public street right-of-way.
3. A second kitchen facility shall not be permitted on the property.
4. **Prior to building permit submittal, the project plans shall contain/show:**
  - a. The conditions of approval shall be incorporated into the title page of the plans.
  - b. 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.).
5. **Prior to final inspection:**
  - a. All front yard, interior side, and rear yard landscaping shall be planted and maintained as required by the Planning Division.
  - b. Submit verification that the house was built in compliance with the California Green Building Standards pursuant to Section 12.26 of the Municipal Code.

**MINUTES OF A REGULAR MEETING OF THE DESIGN REVIEW COMMISSION  
OF THE CITY OF LOS ALTOS, HELD ON WEDNESDAY, APRIL 30, 2014,  
BEGINNING AT 7:00 P.M. AT LOS ALTOS CITY HALL, ONE NORTH SAN  
ANTONIO ROAD, LOS ALTOS, CALIFORNIA**

## **ESTABLISH QUORUM**

PRESENT: Chair BLOCKHUS, Vice-Chair KIRIK, Commissioners WHEELER,  
MEADOWS, and MOISON  
STAFF: Planning Services Manager KORNFIELD, Senior Planner DAHL and Assistant  
Planners DAVIS and GALLEGOS

## **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 April 16, 2014.

MOTION by Commissioner MEADOWS, seconded by Commissioner WHEELER, to approve the minutes of the April 16, 2014 regular meeting with amendments.  
THE MOTION CARRIED UNANIMOUSLY.

2. **14-SC-09 – C. Haber – 660 Hollingsworth Drive**  
Design review for an addition of 51 square feet to the second story of an existing two-story house. *Project Planner: Dahl*

MOTION by Commissioner MEADOWS, seconded by Commissioner WHEELER, to approve design review application 14-SC-09 per the staff report findings and conditions.  
THE MOTION CARRIED UNANIMOUSLY.

## **PUBLIC HEARING**

3. **14-V-03 and 12-SC-29 – J. Fusco – 1075 Los Altos Avenue**  
Variance to allow a gable roof to project two feet into the daylight plane and design review for additions of 66 square feet on the first story and 330 square feet on the second story. *Project Planner: Davis*

Assistant Planner DAVIS presented the staff report recommending approval of variance application 14-V-03 and design review application 12-SC-29 subject to the listed findings and conditions.

Vice-Chair KIRIK asked if staff and the applicant had discussed alternatives to avoid the variance and Assistant Planner DAVIS replied yes.

Commissioner MEADOWS asked if the existing accessory structure was within code. Assistant Planner DAVIS replied that it was, clarified the accessory structure and the uses permitted.

Commissioner MOISON asked if the applicant planned to remove the window in the vestibule. Assistant Planner DAVIS said yes and conveyed that the distance to the rear neighbor was approximately 200 feet.

The project applicant/owner addressed the Commission in support of the project stating that she rents room to international students for hospitality. Neighbor Sybil Kramer objected to the new window on the side wall at the second story and said that the hetch hetchy was not as wooded as reported. There was no other public comment.

The Commission discussed the project and gave comments. Vice-Chair KIRIK said he could not support the variance and the project could easily be amended to avoid it. He also stated that he wanted the Building Division to confirm the stairway as legal access. Commissioner MOISON gave her support stating that it was a modest remodel that improves quality, has heavy vegetation from large oak trees, and saw no privacy issues toward the rear yard. Commissioner MEADOWS said that she might support the variance, but was not convinced and was more concerned about the "hodge podge" design. Commissioner WHEELER stated that perceived use was beyond their purview and was a code enforcement issue. He also said that the design could be revised to reduce privacy impact to the Via Del Pozo neighbor and to avoid or remove the variance all together. Chair BLOCKHUS stated the project could possibly be designed to minimize the variance, saw no privacy issues, and felt the Commission should continue the application.

MOTION by Commissioner WHEELER, seconded by Vice-Chair KIRIK, to continue variance application 14-V-03 and design review application 12-SC-29 with the following direction:

- Reevaluate variance; and
- Provide landscaping at the rear for Via Del Poza.

THE MOTION FAILED 2/3, WITH BLOCKHUS, MEADOWS, AND MOISON OPPOSED.

Vice-Chair KIRIK stated that the design should conform to code. Commissioner WHEELER said the applicant should attempt to meet code and minimize privacy impacts. Commissioner MEADOWS said the design needed work.

MOTION by Commissioner MEADOWS, seconded by Vice-Chair KIRIK, to continue variance application 14-V-03 and table design review application 12-SC-29.  
THE MOTION CARRIED UNANIMOUSLY.

## DISCUSSION

### 4. 14-SC-02 – M. Junaid – 1055 Ray Avenue

Design review for a new, two-story house with a basement. The project includes 2,223 square feet on the first floor and 616 square feet on the second floor. *Project Planner: Davis*

Assistant Planner DAVIS presented the staff report recommending approval of design review application 14-SC-02 subject to the listed findings and conditions. She summarized the changes, recommended approval, noted the post staff report correspondence received, and answered the Commissioner's questions.

Property owner, Anand Ganesan, spoke in support of the project stating that their intent was to meet the code, the residential guidelines, and reasonable neighborhood concerns and made

compromises to mitigate them. Property owner, Stefi Ganesan, stated that the neighborhood is close, that prior tree removals on the adjacent lot exposed their neighborhood to the Marriott hotel building and its privacy impacts, and that they made an extra effort to communicate with the neighbors. Project architect, Malika Junaid, showed the neighborhood context with two-story elements and heights and discussed the design guidelines relevant to the project.

Rilma Lane neighbor Janniti Tenneti (speaking on behalf of John Fadley of Ray Avenue) stated concerns that the bulky design would result in a reforestation of lots; that the compound-like structures are anti-social and excessive in bulk; that the bulk or floor area of the project should be reduced; and that the two evergreen trees proposed for removal seem unjustified and that the loss of sunlight loss from additional landscape. Rilma Lane neighbor Mariel Stoops stated concerns regarding the perceived bulk as viewed from Rilma Lane, that the project changes only reduced the bulk by 2.5%, and that seven families on Rilma Lane were in opposition to the project. Ray Avenue neighbor Patsy Mullen stated that this is a transitional neighborhood and it would be the first second story on that side of Ray Avenue; that some of the Rilma Lane and Ray Avenue properties have accessory structures in their rear yards that set a bulky precedent of 15 feet in height on the rear property line that also blocks the line of sight. Rilma Lane neighbor Darren Jones stated that the house does not fit in with the neighborhood context and that second stories are not common; that the spirit of the floor area limits was to limit bulk; and that this project breaks that intent; and that the removal of large trees would impact on the calm and tranquil feeling of Rilma Lane. Ray Avenue neighbor Valerie Taylor spoke in support of the project. Rilma Lane neighbor Ramen Tenneti stated that his biggest concern was the rear of the property including the clearstory element and the loss of sunlight. Ray Avenue neighbor Carolyn Posch said she took offense to John Faley's letter since he removed 52 trees in the development of his property. Ray Avenue neighbor Mike Posch stated that he supported the project and the development on the street; that the tree removals were appropriate; and that the illustrations from the Rilma Lane neighbors were distorted and exaggerated creating an unreasonable characterization. Rilma Lane neighbor Mike Stoops voiced concern with the bulk and scale of the design. Rilma Lane neighbor Mary Skougaard said that there was no consideration of the rear properties as they were not shown as adjacent structures on the plans; that she objects to the privacy impacts and lack of screening to mitigate it. Rilma Lane neighbor Lue Bousse stated concern with the bulk of the clearstory element, but did not object to a second story. There was no other public comment.

Chair BLOCKHUS adjourned the meeting for a two-minute recess. When the meeting reconvened, he offered the project applicant a five-minute rebuttal period.

Project architect, Malika Junaid, stated that during the early neighborhood meetings there was wide support for the project. She showed new three-dimensional perspectives of the project, since the front neighbor's views were not shown; and she presented diagrams with the sight lines from the rear properties showing the necessary height of landscape mitigation to block views of the project. Project landscape architect, Jason Bowman, stated that he mapped surroundings to consider the landscape on the adjacent properties and that the proposed 12-foot tall screening was effective for privacy, bulk, and mitigation of views from the Marriott Hotel building across the property.

The Commission discussed the project and expressed the following concerns: Commissioner MOISON said that she appreciated the redesign effort; that Ray Avenue is a transitional neighborhood and that Rilma Lane is a consistent character neighborhood; that she had issues with bulk, the clearstory at the rear and the attic/non-habitable areas; and that the floor area was maxed out, and that the design was still bulky with the revisions. Commissioner MEADOWS stated that the floor area of the project meets the regulations; that she appreciated the changes that resolved the privacy issues; that the non-habitable spaces still contribute and add bulk; but that the clearstory

element was well within the required setbacks; and that it was not a matter of style for her, so she was inclined to support the project. Commissioner WHEELER said he visited the project site twice, evaluated both streets, and commended the applicant for addressing the Commission's direction. Commissioner WHEELER commended staff's analysis and reevaluation of the neighborhood context and said that the project was still an abrupt change and would set an extreme precedent, and therefore he could not give his support. Vice-Chair KIRIK was in agreement with Commissioner WHEELER'S comments about the extreme mass and bulk; he recommended lowering the attic wall plate to eight or nine feet, reducing the bulk of the attic spaces in question; and that the rear clearstory element should be lowered to a story and a half with approximately 14-foot tall plates; and that the conventional eight-foot plate heights were only at the garage. Chair BLOCKHUS concurred with both Commissioner MEADOWS and Vice-Chair KIRIK; stated that he viewed the properties from the rear and the subject property is around one and a half feet higher, which adding to the perceived height; and said there is a need for a well executed landscape plan for privacy, without blocking out sunlight.

MOTION by Commissioner WHEELER, seconded by Commissioner MOISON, to deny design review application 14-SC-02 per the discussion that the design is out of context with the neighborhood.

THE MOTION PASSED 3/2, WITH MEADOWS AND KIRIK OPPOSED

Chair BLOCKHUS asked for reconsideration of the motion and clarification on a denial versus a continuance of the application. Planning Services Manager KORNFIELD clarified the difference between the two processes stating that a continuance is more expeditious and revisions can be made; and denial would necessitate a new application but that a denial could be appealed to the City Council.

Commissioner KIRIK noted that he supported a continuance since the revised plan was essentially the first plan that met the floor area code and that they should be given an opportunity to reduce the bulk from that basis.

The applicant indicated a willingness to consider a continuance.

MOTION by Chair BLOCKHUS, seconded by Commissioner MEADOWS, to reconsider the previous motion. THE MOTION CARRIED UNANIMOUSLY.

MOTION by Vice-Chair KIRIK, seconded by Commissioner WHEELER, to continue application 14-SC-02, with the following direction:

- Lower side walls to a nine or ten feet in plate height;
- Reduce the living room to a 14-foot tall plate height;
- Consider reducing intermediate roof lines; and
- Encourage additional outreach to the rear neighbors.

The applicant expressed a disagreement with the proposed direction.

THE MOTION FAILED 2/3, WITH BLOCKHUS, WHEELER and WHEELER opposed.

MOTION by Commissioner WHEELER, seconded by Commissioner MEADOWS, to deny design review application 14-SC-02 per the applicant's request.

THE MOTION CARRIED UNANIMOUSLY.



**5. 14-SC-06 – D. Harris – 231 Valencia Drive**

Design review for a first and second story addition to a one-story house. The project includes an addition of 138 square feet on the first story and 981 square feet on the second story.

*Project Planner: Gallegos*

Assistant Planner GALLEGOS presented the staff report recommending approval of design review application 14-SC-06 subject to the listed findings and conditions; provided a revised condition No. 5 to remove the attic windows to better reflect the staff report; noted the late correspondence in opposition to the second story addition and privacy concerns; and answered Commissioner questions.

Designer Sean Owen, speaking on behalf of project architect and applicant Daryl Harris, stated that the owner had the neighbor's support and opposed staff's revised condition No. 5.

The Commission discussed the project and gave the following comments:

Commissioner MOISON gave her support for the project because it minimizes height and conforms to the neighborhood character and guidelines.

Commissioner MEADOWS stated that it might be an abrupt change.

Commissioner WHEELER stated he had reservations, that it was good "step" into two stories, and supports keeping the attic windows for bulk reduction.

Commissioner KIRIK concurred with the other Commissioners; said it was a creative remodel; and that the two-story wall at the kitchen facing the court could be broken up with a porch or another good solution.

Commissioner BLOCKHUS agreed with the other Commissioners and supported keeping the windows.

MOTION by Commissioner MEADOWS, seconded by Commissioner MOISON, to approve design review application 14-SC-06 per the staff report findings and conditions without the revised Condition No. 5.

THE MOTION CARRIED UNANIMOUSLY.

**COMMISSIONERS' REPORTS AND COMMENTS**

None.

**POTENTIAL FUTURE AGENDA ITEMS**

None.

**ADJOURNMENT**

Commissioner BLOCKHUS adjourned the meeting at 9:50 PM.



# ATTACHMENT B



DATE: April 30, 2014

AGENDA ITEM # 3

**TO:** Design Review Commission  
**FROM:** Sierra Davis, Assistant Planner  
**SUBJECT:** 13-V-03 and 12-SC-29 – 1075 Los Altos Avenue

## RECOMMENDATION:

Approve variance application 13-V-03 and design review application 12-SC-29 subject to the listed findings and conditions

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## PROJECT DESCRIPTION

This is a variance and design review application includes a variance to allow a gable roof to project into the daylight plane and design review for additions of 66 square feet on the first story and 330 square feet on the second story. The following table summarizes the project:

**GENERAL PLAN DESIGNATION:** Single-family, Residential  
**ZONING:** R1-10  
**PARCEL SIZE:** 10,800 square feet  
**MATERIALS:** Wood siding, composition shingle roof, and stucco, all materials to match existing

	<b>Existing</b>	<b>Proposed</b>	<b>Allowed/Required</b>
<b>LOT COVERAGE:</b>	2,655 square feet	2,721 square feet	3,566 square feet
<b>FLOOR AREA:</b>			
1 <sup>ST</sup> STORY	2,216 square feet	2,282 square feet	
2 <sup>ND</sup> STORY	1,092 square feet	1,422 square feet	3,780 square feet
TOTAL	3,308 square feet	3,704 square feet	
<b>SETBACKS:</b>			
Front	25 feet	25 feet	25 feet
Rear	25 feet	25 feet	25 feet
Right side	10 feet/28 feet	10 feet/19 feet	10 feet / 17.5 feet
Left side	15 feet/15 feet	15 feet/15 feet	10 feet / 17.5 feet
<b>HEIGHT:</b>	24 feet	24 feet	27 feet

## **DISCUSSION**

The house is located in a Diverse Character neighborhood with houses of varying scale, materials and style. The design should incorporate “good neighbor” design that has its own design integrity while incorporating some design elements and materials found in the neighborhood. The project is an addition to an existing two-story house that will be integrated into the existing design and incorporate existing materials.

The project includes a first story addition at the rear of the house for an entry and spiral staircase to the second story. The spiral staircase is located in the clear story element that encroaches into the second story setback; however, the second story floor is located out of the required 17-foot, six-inch second story setback area and therefore conforms to zoning regulations. The second story addition includes an accessory use with a bedroom, bathroom and wet bar without any cooking facilities and no interior connection to the main house. Staff included a condition to clarify the use (No. 3).

The basic form of the existing structure is rectangular with a single, side-facing gable and an attached garage with a gable roof toward the street. The Residential Design Guidelines address additions with the goal that they should look as if the original house design included the addition. Rather than extend the structure’s main gable, the addition reflects the original design by using two smaller gables that reduce the bulk of the addition and minimize its encroachment into the daylight plane.

The lot has an angled side property line that narrows toward the rear of the property. In order to meet the daylight plane the structure would have to follow the same angle of the lot or be recessed from the side property line.

Staff is in support of the variance because the existing house is not angled to the property line; and the variance allows a normal addition to the house that is well integrated. The gabled roof over the clear story element is the closest portion of the addition to the side property line. The proposed gable is approximately one and a half feet above the daylight plane. All other portions of the addition meet the required daylight plane. The plans show two daylight planes, each adjacent to the nearest proposed gable.

The project incorporates the existing materials on the house. The existing house has stucco on the first story, wood siding on the second story and a composition roof. The addition will have wood siding and a composition roof to match the existing house.

### **Landscaping and Privacy**

The second story addition is located on the right side of the property adjacent to the City and County of San Francisco Hetch Hetchy aqueduct. The aqueduct has dense vegetation and provides for a reasonable degree of privacy. The aqueduct is approximately 80 feet in width which provides for a greater setback than on a standard interior lot and minimizes the privacy impacts because of the distance to the neighboring properties.

Correspondence was received from neighboring properties regarding privacy concerns from the new window at the rear of the structure and the window in the clear story element that faces the Hetch Hetchy easement. The property includes new trees at the rear of the property that will help to

mitigate views into the neighboring property to the rear; therefore additional landscape screening is not required. The existing vegetation of mature oak trees and shrubs adjacent to the addition on the Hetch Hetchy easement and the distance between the properties provides a reasonable degree of privacy.

### **Correspondence**

Correspondence was received from neighboring properties regarding privacy concerns from the new window at the rear of the structure and the window in the clear story element that faces the Hetch Hetchy aqueduct. The property includes new trees at the rear of the property that should help to mitigate views to the property at the rear; given the distance between the properties, staff is not recommending additional landscaping at the rear. The existing vegetation of mature oak trees and shrubs adjacent to the addition on the Hetch Hetchy aqueduct and the distance between the properties provides a reasonable degree of privacy.

### **ENVIRONMENTAL REVIEW**

This project is categorically exempt from environmental review under Section 15305 of the Environmental Quality Act because it involves minor set back variances not resulting in the creation of any new parcel.

CC: Judy Fusco, Owner  
Augustine Designs, Designer

#### Attachments:

- A. Application
- B. Neighborhood Compatibility Worksheet
- C. Area Map and Vicinity Map
- D. Correspondence

## FINDINGS

13-V-03 and 12-SC-29 – 1075 Los Altos Avenue

1. With regard to approving the daylight plane variance for the addition, the Design Review Commission finds the following in accord with Section 14.82.050 of the municipal Code:
  - a. That the granting of the variance is consistent with the objectives of the zoning plan set forth in Article 1 of Chapter 14.02;
  - b. That the granting of the variances will not be detrimental to the health, safety or welfare of persons living or working in the vicinity or injurious to property or improvements in the vicinity; and
  - c. That special circumstance applicable to the property exists related to the angled side property line and orientation of the existing structure, where the strict application of the provisions of this chapter deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classifications.
  
2. With regard to additions at the first-and second-story of an existing single-family structure, the Design Review Commission finds the following in accordance with Section 14.76.050 of the Municipal Code:
  - a. The proposed project complies with all provision of this chapter;
  - b. The height, elevations, and placement on the site of the proposed structure, 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 additions in relation to the immediate neighborhood will minimize the perception of excessive bulk and mass;
  - 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 additions have been designed to follow the natural contours of the site with minimal grading, minimum impervious cover, and maximum erosion protection.

## CONDITIONS

13-V-03 and 12-SC-29 – 1075 Los Altos Avenue

1. The approval is based on the plans received on April 1, 2014 and the written application materials provided by the applicant, except as may be modified by these conditions.
2. Obtain an encroach permit issued from the Engineering Division prior to doing any work within the public street right-of-way.
3. No second kitchen facilities shall be permitted on the property.
4. **Prior to zoning clearance, the project plans shall contain/show:**
  - a. The conditions of approval shall be incorporated into the title page of the plans.
  - b. 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.).
5. **Prior to final inspection:**
  - a. All front yard, interior side, and rear yard landscaping shall be maintained as required by the Planning Division.
  - b. Submit verification that the house was built in compliance with the California Green Building Standards pursuant to Section 12.26 of the Municipal Code.



CITY OF LOS ALTOS  
GENERAL APPLICATION

Type of Review Requested: (Check all boxes that apply)

Permit # 1105371

<input type="checkbox"/>	One-Story Design Review	<input type="checkbox"/>	Sign Review	<input type="checkbox"/>	Multiple-Family Review
<input checked="" type="checkbox"/>	Two-Story Design Review	<input type="checkbox"/>	Sidewalk Display Permit	<input type="checkbox"/>	Rezoning
<input checked="" type="checkbox"/>	Variance(s)	<input type="checkbox"/>	Use Permit	<input type="checkbox"/>	R1-S Overlay
<input type="checkbox"/>	Lot Line Adjustment	<input type="checkbox"/>	Tenant Improvement	<input type="checkbox"/>	General Plan/Code Amendment
<input type="checkbox"/>	Tentative Map/Division of Land	<input type="checkbox"/>	Preliminary Project Review	<input type="checkbox"/>	Appeal
<input type="checkbox"/>	Subdivision Map Review	<input type="checkbox"/>	Commercial Design Review	<input type="checkbox"/>	Other:

Project Address/Location: 1075 LOS ALTOS AVE  
 Project Proposal/Use: Addition to single family house  
 Current Use of Property: Resident  
 Assessor Parcel Number(s) 167-130-043 Site Area: LOS ALTOS  
 New Sq. Ft.: 864 Remodeled Sq. Ft.: 0 Existing Sq. Ft. to Remain: 2847  
 Total Existing Sq. Ft.: 2847+450 Total Proposed Sq. Ft. (including basement): 3305

Applicant's Name: Judy P. Fuaco  
 Home Telephone #: 650-380-0510 Business Telephone #: 650-948-2936  
 Mailing Address: 1075 LOS ALTOS AVE  
 City/State/Zip Code: LOS ALTOS, CA - 94022

Property Owner's Name: same as applicants  
 Home Telephone #: \_\_\_\_\_ Business Telephone #: \_\_\_\_\_  
 Mailing Address: \_\_\_\_\_  
 City/State/Zip Code: \_\_\_\_\_

Architect/Designer's Name: DENNIS & MAT FOSTER Telephone #: 925-838-2869

\*\*\* If your project includes complete or partial demolition of an existing residence or commercial building, a demolition permit must be issued and finalized prior to obtaining your building permit. Please contact the Building Division for a demolition package. \*\*\*

(continued on back)





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 1<sup>st</sup> 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 1075 Los ALTOS AVE, LOS ALTOS, CA 94022

Scope of Project: Addition or Remodel \_\_\_\_\_ or New Home \_\_\_\_\_

Age of existing home if this project is to be an addition or remodel? 50 years

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

\* See "What constitutes your neighborhood" on page 2.

2 A Address: 1075 Los Altos Ave, Los Altos, CA 94022  
Date: 9/27/2012

**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: 10,800 square feet  
Lot dimensions: Length 120 feet  
Width 130.01 feet

If your lot is significantly different than those in your neighborhood, then note its: area IRREGULAR LOT, length 120, and width 130.01.  
*WINE IN FRONT 130.01 ft  
Narrow at the back = 49.91 ft*

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

Existing front setback if home is a remodel? 25  
What % of the front facing walls of the neighborhood homes are at the front setback 0 %  
Existing front setback for house on left BIKE PATH ft./on right 25 ft.  
Do the front setbacks of adjacent houses line up? \_\_\_\_\_

**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 25  
Garage facing front recessed from front of house face 25  
Garage in back yard \_\_\_\_\_  
Garage facing the side \_\_\_\_\_  
Number of 1-car garages \_\_\_\_\_; 2-car garages X; 3-car garages \_\_\_\_\_

Address: 10175 11705 AVE  
Date: LOS ANGELES, CA 94022

3A

4. Single or Two-Story Homes:

What % of the homes in your neighborhood\* are:  
One-story 28-29%  
Two-story 78-80%

5. Roof heights and shapes:

Is the overall height of house ridgelines generally the same in your neighborhood\*? YES  
Are there mostly hip 20%, gable style 50%, or other style 30% roofs\*?  
Do the roof forms appear simple 50% or complex 50%?  
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\*?  
35 wood shingle 50 stucco \_\_\_ board & batten \_\_\_ clapboard  
\_\_\_ tile 5 stone 10 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?

If no consistency then explain: Some tile, some shingle, some combination

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

Does your neighborhood\* have a consistent identifiable architectural style?  
 YES  NO

Type? 20 Ranch \_\_\_ Shingle 15 Tudor 10 Mediterranean/Spanish  
20 Contemporary 20 Colonial 5 Bungalow 5 Other

4A Address: 1075 Loma Alta ~~St~~ Ave  
Date: LOS ANGELES, CA 94022

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)  
\_\_\_\_\_  
\_\_\_\_\_

Is your slope higher \_\_\_\_\_ lower \_\_\_\_\_ same \_\_\_\_\_ 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.)?  
DIFFERENT.  
\_\_\_\_\_  
\_\_\_\_\_

How visible are your house and other houses from the street or back neighbor's property?  
95% VISIBLE  
\_\_\_\_\_

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)?  
99% LANDSCAPING  
\_\_\_\_\_  
\_\_\_\_\_

10. Width of Street:

What is the width of the roadway paving on your street in feet? 250  
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? PAVED  
\_\_\_\_\_

Address: 1075 Le... LTO S AIC  
Date: LOS ALTOS, CA 94022

5A

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.:

COMBINATION ROOF  
SIDING = CEMENT plaster, wood/BRICK  
DEEP FRONT yard. mixed LAND SCAPE

General Study

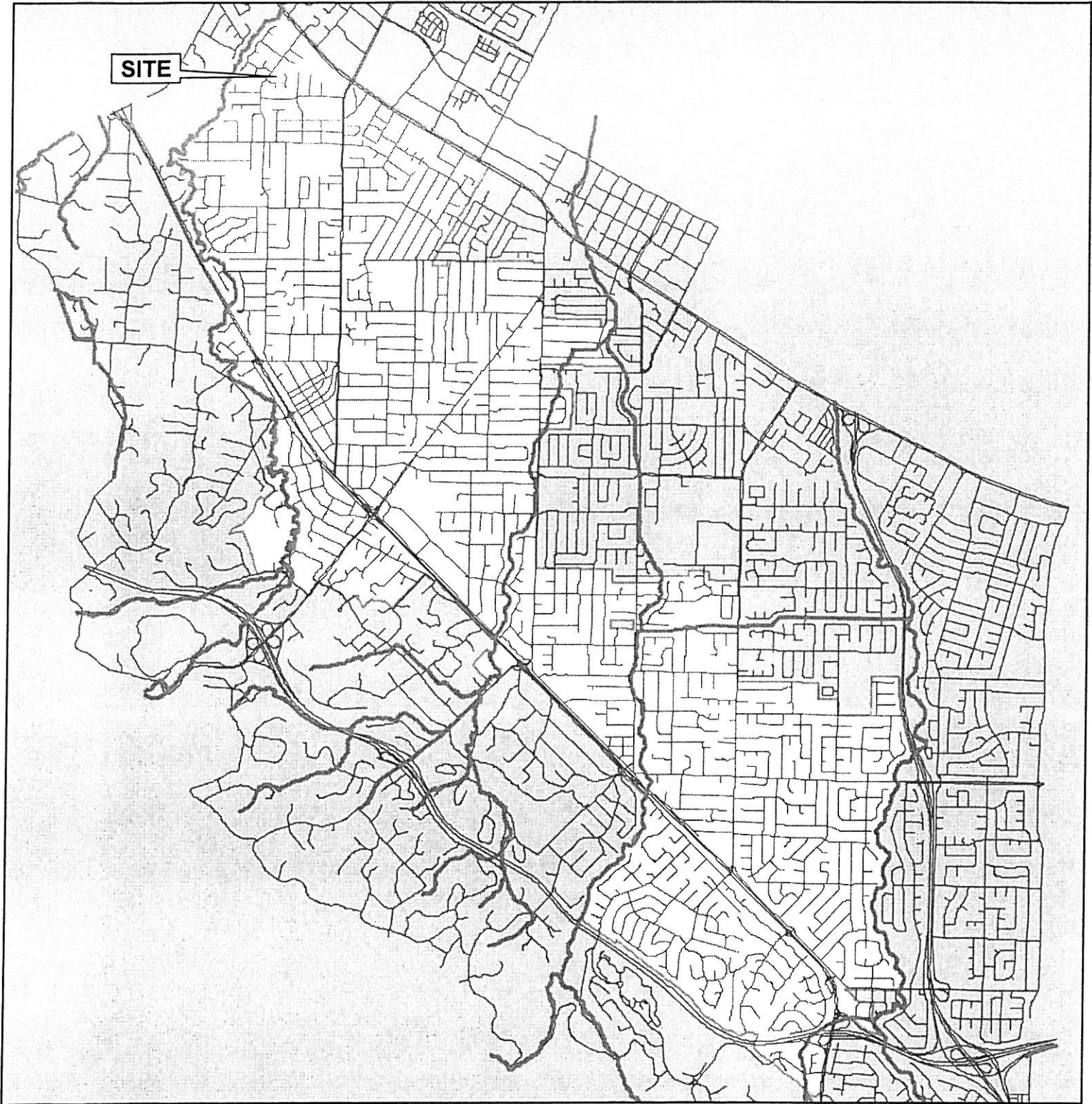
- A. Have major visible streetscape changes occurred in your neighborhood?  
 YES  NO
- B. Do you think that most (~ 80%) of the homes were originally built at the same time?  
 YES  NO
- C. Do the lots in your neighborhood appear to be the same size?  
 YES  NO  
except for that at next to bike PATH
- 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

### 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)
1066 LOS ALTOS AVE	25	25	ON LUNADA DRIVE	1	15 ft	STUCCO	Slightly complex
311 LUNADA CT	25	25	LUNADA DR	2	40-42 ft	BRICK/SIDING	"
291 Margarita CT	25	"	Margarita St	2	40-42 ft	<del>BRICK</del> STUCCO	SIMPLE
4000 S - BIKE PATH 1070 VIA DEL PEZO BEHIND	"	"	VIA DEL PEZO	2	40-42 ft	BRICK/SIDING	Slightly complex
1079 LOS ALTOS AVE	25	25	LOS ALTOS	1	15 ft	STUCCO	SIMPLE
256 Margarita CT ACCESS FROM BIKE PATH	25	25	Margarita St	2	40-42 ft	"	Slightly complex
1060 VIA DEL PEZO	25	25	VIA DEL PEZO	2	40-42 ft	"	"
1051 VIA DEL PEZO	25	"	"	2	"	WOOD SIDING-STUCCO	"
281 Margarita CT	"	"	Margarita	2	11	WOOD SIDING-	"
319 LUNADA CT	1	"	LUNADA CT	2	"	STUCCO	SIMPLE

# AREA MAP



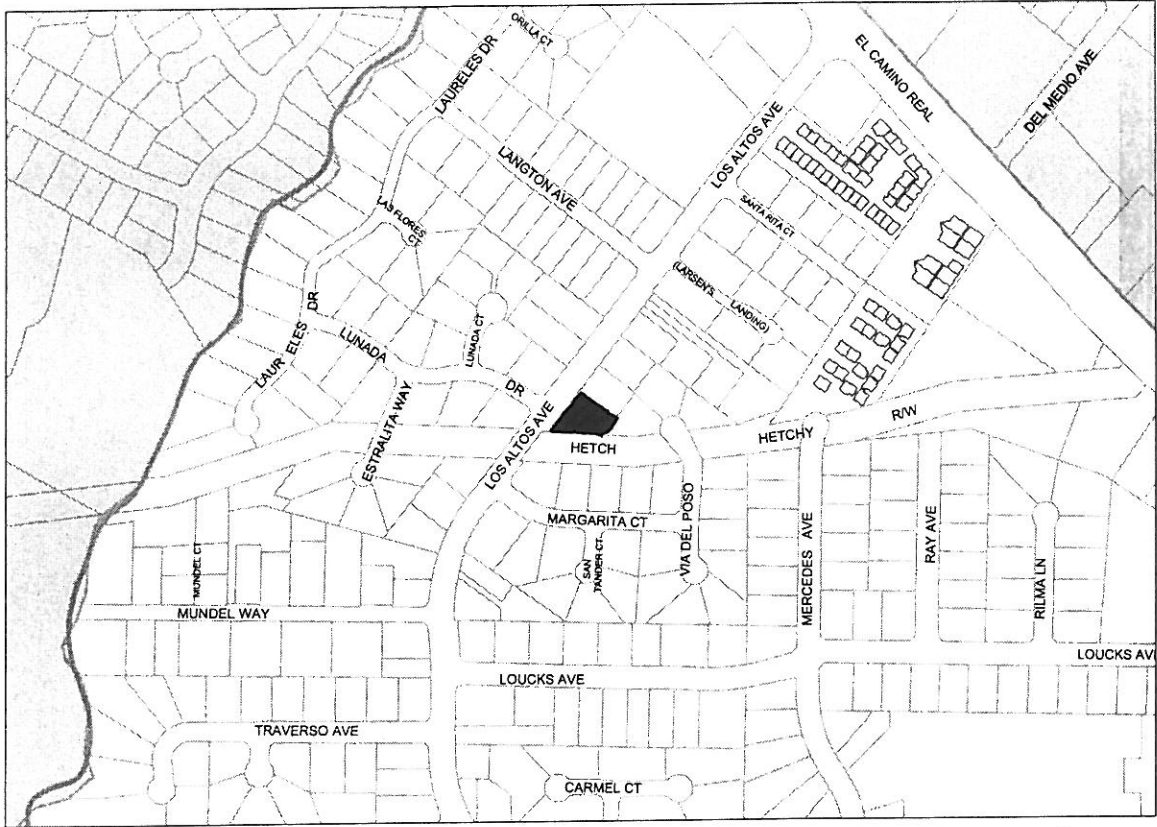
**CITY OF LOS ALTOS**

**APPLICATION:** 12-SC-29  
**APPLICANT:** J. Fusco  
**SITE ADDRESS:** 1075 Los Altos Avenue

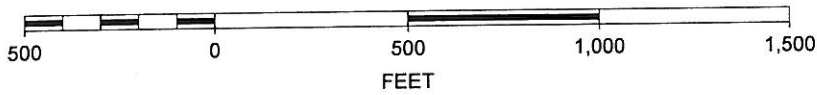


Not to Scale

# VICINITY MAP



SCALE 1 : 6,000



**CITY OF LOS ALTOS**

**APPLICATION:** 12-SC-29  
**APPLICANT:** J. Fusco  
**SITE ADDRESS:** 1075 Los Altos Avenue



To: City of Los Altos  
Re: The Design Review of 1075 Los Altos Avenue



Dear Ms. Davis,

I am writing regarding the Fusco project at 1075 Los Altos Avenue. I received a postcard stating Ms. Fusco is asking for consideration of a variance and adding additional square footage on the second story, which is currently her garage.

I have two comments. One, after speaking with you, you agreed that it would be reasonable to request that some sort of tall, mature trees be planted in the back of her yard to minimize the window exposure to my property from hers. There was some tree removal in the area and I can now see the whole back of the Fusco property and would be exposed to more should this plan move forward.

Second, I went home and thought about the guidelines that are outlined by the city for a second story remodel and the design review process. I drove through the abutting neighborhoods. There is not one home that has a complete second story on top of a garage, i.e. usable square footage covering most of the footprint of the garage. All of the homes have consistently a very small portion of square footage over the attached garage, as what is currently at the Fusco property.

It has also come to the neighborhood's attention that Ms. Fusco is using this property as a boarding house. Now it makes sense to us as to why this addition is being designed/built the way it is. Is this consistent with the R1 Zoning?

Whether this is within the R1 Zoning Regulations or not, this remodel/design request appears to be setting a precedence to have the neighborhood look like high-density residential instead of a single family residence and should not be considered under the current design guidelines. If the owner wants to have the designer/architect make changes to have it fit into the neighborhood design, I would definitely be amenable.

Please consider these requests.

Sincerely,

Karen and Mike Costa  
1061 Via del Pozo

## Sierra Davis

---

**From:** Sybil J. Cramer [sybilcramer@mac.com]  
**Sent:** Tuesday, March 25, 2014 7:26 AM  
**To:** Sierra Davis  
**Subject:** Re: Remodel at 1075 Los Altos Avenue

**Follow Up Flag:** Follow up  
**Flag Status:** Red

**Attachments:** photo.JPG; ATT00001..txt



photo.JPG (2  
MB)



ATT00001..txt  
(89 B)

Dear Ms. Davis,

I am writing to respectfully request the Los Altos Design Review Commissions ask Ms. Judy Fusco and her architect to eliminate the side facing window in the plans for the second story remodel of her home.

As stated in the Design Review section on the City's website: "Los Altos is predicated upon its small-town atmosphere...and there is a consistency in the development patterns and architectural appearance throughout the residential community ... Guidelines were adopted to ensure that ... modifications to existing development are compatible with surrounding neighborhoods and integrate well within the fabric of the community."

Therefore, I was very upset to see the plans included a window on the side of the second story addition. This window is opposite the 2 upstairs bedrooms of our home. It looks into and can be seen from our kitchen window above our sink, the window in our kitchen eating area, and our dining room window -- as well as the 2 upstairs bedrooms.

The developers in our neighborhood specifically designed homes with no windows on the sides of our structures. Please, see the photo of the 1075 remodel plan below.

I implore the Commissioners to request that the architect redesign the plan to eliminate this window and replace it with a skylight and overhead light and side lighting for this area in Ms. Fusco's addition.

Respectfully submitted,  
Sybil Cramer  
291 Margarita Court  
Los Altos, CA 94022

## Sierra Davis

---

**From:** Sybil J. Cramer [sybilcramer@mac.com]  
**Sent:** Tuesday, March 25, 2014 7:49 AM  
**To:** Sierra Davis  
**Subject:** Re: Remodel at 1075 Los Altos Avenue

**Attachments:** photo.JPG; ATT00001..txt



photo.JPG (2  
MB)



ATT00001..txt  
(89 B)

Dear Ms. Davis,

Below is a second page of the remodel plan for the second story of 1075 Los Altos Avenue, showing the interior floor plan near the window on the side of the home which faces our home.

As you can see there is no label as to the use of this space. However, over a year ago Judy Fusco showed me the plans for her remodel and this area was clearly labeled: "Library Study Area" -- in which case, lights would be on late into the night since the extra bedrooms in the home are rented to college students who often stay up quite late studying.

In addition, the window is adjacent to the spiral staircase which is used for entry and exit since this addition does not connect the second story to the adjacent rooms in the home.

A skylight, overhead light and side wall lighting, would provide better light for the spiral staircase and study area than this window and would protect the privacy of inhabitants as well as neighbors.

Please, consider requesting that this window be eliminated from the design, based on the above and on my previous letter.

With heartfelt appreciation for your time and considerations.

Sincerely,  
Sybil Cramer and family  
291 Margarita Court  
Los Altos, CA 94022

## Sierra Davis

---

**From:** Celeste Welch [jhwelch@sbcglobal.net]  
**Sent:** Monday, April 07, 2014 12:12 PM  
**To:** Sierra Davis  
**Subject:** Concerning New Plans for 1075 Los Altos Ave

Hi Sierra,

Thank you for meeting with Pete Moulds and myself concerning the remodel plans at 1075 Los Altos Ave. I was relieved to hear that Judy was using the correct survey lines. She has not been upfront or honest in the past in our past dealings with her.

I am sorry if I came off a little over concerned but we have had our issues with Judy, (ie. like the structure that she put in without a permit that was looking straight into our bedroom as well as the incorrect survey that she gave us when we had discussions about our new fence. She turned in her previous plans for her guest structure based on incorrect property lines. We were not aware of what she was doing until we were about to build a shared fence. She mentioned that the original fence that she put up was on the wrong property line and that when we build the new fence she would be reclaiming her 1' 11". We immediately hired our own surveyor and found out that the surveyor she hired surveyed the lines without digging for the stakes and was incorrect. When I mentioned it to her she said oh I guess I made a mistake. Interesting.

We are also concerned about her property being turned into a boarding house with multiple renters. Thank you for clearing up that there is no ordinance preventing it but I am concerned that somehow this would not be in keeping with our single dwelling neighborhood or our town of Los Altos. We have a tight community and know our neighbors around us and behind us. With Judy's renters we have no idea who lives there or who at time parks in front of our house.

I am concerned that in time, with her many renters, cars will be spilling out on the streets preventing bikers from using the bike lanes safely and when her renters park in front of our house it makes it difficult to safely back out of our driveway.

We are concerned of the impact her business will have on our property value and if it might in fact encourage other people looking to make money in Los Altos to rent out their properties to multiple renters instead of single dwellers. We hope that you will take all of this into consideration when deciding whether to approve the plans at 1075 Los Altos Ave.

Thank you,

Celeste and Jim Welch  
1079 Los Altos Ave



DATE: March 19, 2014

AGENDA ITEM #3

**TO:** Design Review Commission  
**FROM:** Sierra Davis, Assistant Planner  
**SUBJECT:** 13-V-03 and 12-SC-29 – 1075 Los Altos Avenue

**RECOMMENDATION:**

Continue variance application 13-V-03 and design review application 12-SC-29 to a date uncertain

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Staff is requesting that the subject project be continued to a date uncertain to allow the applicant to clarify the plans. The project will be scheduled for a future meeting date once the plans are ready. The project will be re-noticed when the future agenda meeting is established.



## ATTACHMENT C

Honorable Commissioners  
Mr. Gallegos  
Ms. Davis

My name is Sybil Cramer. I live at 291 Margarita Court on the Corner of Los Altos Avenue with my husband Steve Cramer. Steve could not be with us this evening as his presence is required at UC Davis tonight or he would be here.

Our House is the next house up on Los Altos Avenue from the side of the proposed addition onto Judy Fusco's property. The back windows of our home currently faces -- and we can see -- the current blank windowless wall of the second floor of Judy's house. --- Similarly our house has no windows on either of the side walls. --And the other homes in our neighborhood also have blank walls on the sides.

I have written very cordial letters to Judy requesting the elimination of the currently planned window on the side wall ----- I have copies of those letters here.

I hand delivered the first letter and spoke to Judy in person on April 26th -- And delivered the second letter and spoke with Judy this afternoon and I am pleased to report that she told me she already spoke to her architect and they both "liked my idea of eliminating the window and using a skylight". and that you "have already pre-approved this."

I respectfully request that the Commissioners reject the variance tonight and reject any further action on this project until the architect submits the new plan for the addition -- showing the window has been eliminated in favor of alternative lighting.

I call your attention to the letters from other neighbors in the back of the staff report. I guess information was not always forthcoming or accurate on past projects -- So I would like to see the re-designed plans for this project.

In addition,

1. I would like to call your attention to an error on the staff report page 2. -- I quote " The aqueduct (i.e. the HH right of way area) has dense vegetation and provides for a reasonable degree of privacy." This is not true -- the vegetation is not dense in all areas and we can easily see this side wall --- especially from the back 2nd floor bedroom windows of our house. In fact the HH vegetation is sparse here And Even from the first floor kitchen window we can easily see through to the blank side wall and chimney.

Dense vegetation protects the Kolappa's home, but not the Munroes' home next to us nor ours. Patti Munroe suffered a severe migraine today and is not able to be with us. So I speak for both families.

Additionally, the trees and shrubs on the HH Rite of way have been cut back considerably over the last 8 year by the SF Water Distr which has the only jurisdiction over this vegetation. There is no guaranty that they will not eliminate all trees and shrubs in the future - especially if the new 3rd pipeline is installed. Neither property owners nor the city has any control over keeping this vegetation in place.

Also, new trees (p 3) are only on the rear and not seen by our house. I have been told are cherry trees which are deciduous.

2. I am asking to postpone any decision until new plans are submitted for reconsideration.

3. I want to thank Judy for being so gracious and compliant in assuring me that the window will be eliminated from this plan and I want to thank her architect for being so gracious and agreeing that my idea was a good one about eliminating the window and adding a skylight.

4. Please notify all neighbors by email or US Mail when the new design plans are submitted to city planning department. I assume when the new design plans showing a blank wall on our side are submitted, we will be notified they are at city hall. Please, let me know if I am correct in this.

Thank you for your kind attention,

Sybil Cramer  
291 Margarita Court  
corner Los Altos Ave  
94022  
sybilcramer@mac.com



To Judy Fusco

From Sybil Cramer

Re: Eliminating the window on the side of your addition facing our house

April 26, 2014

Dear Judy,

I am writing to kindly request that your architect remove the window on the side of your proposed addition that is facing our house.

This spiral staircase and library study area can easily be lighted with overhead and side wall lighting as well as free standing lamps. I noticed that on the first plans you showed me over a year ago this areas was labeled: "Study Library Area".

This label has been deleted on your current plan, but we are assuming the area will still be used for this purpose.

Since you rent out your rooms to college students who often study well into the night, I am especially upset about the light pollution and privacy issues this will cause. The window is an intrusion on privacy as I can currently see this side of your home from the 2 upstairs bedrooms, and the downstairs kitchen and dining area. Due to tree removal in our area, our house has been subjected to increasing light pollution and decreasing privacy and we would appreciate not having this added to.

4.1 Neighborhood Compatibility is a section of the Design Commission's Guidelines. Your design does not comply with this, since this window is not compatible with other homes in the area. Our home and homes near us do not have windows on lateral sides of the houses — Windows are only situated on the front facing the street and the back facing the back yard.

The Los Altos Design Review Commission's guidelines proudly refer to Los Altos as "a community that is semi-rural (with) lack of curbs...(and)...lack of street lighting." A window on this side of your house will only add to light pollution.

Our united neighborhood has fought hard to maintain the family friendly neighborhood that we enjoy, one which is a proud example of this characteristic of Los Altos.

Since our back windows face the side of your house, I am imploring you to consult with your architect to remove the window on the side of your house facing our home, as this window is not consistent with the character of our family neighborhood.

Your cooperation is most gratefully appreciated. I look forward to hearing from you soon.

All best regards,

Sybil and Steve Cramer, 291 Margarita Court, Los Altos 94022

April 30, 2014

Dear Judy,

I am glad we had a chance to talk earlier this week. By now I hope you had a chance to read my letter of April 26th which I handed to you that day. I have not heard back from you so am writing again.

I looked out our upstairs back bedroom windows that face the new addition you are planning and I hope you will speak to your architect about eliminating the window on this side of it.

I am not objecting to the addition itself only to the window. If you would eliminate that part of the design, I can support your project.

The stairwell and area nearby can more effectively be lit in the evening via overhead lighting and sidewall lighting. And during the day by a skylight more effectively than the small clerestory window you described to me in our conversation.

Please, speak with your architect prior to the Design Review Commission meeting this evening. I am available for you to speak with me anytime during the day today, my phone number is listed below.

Thanks so much for considering to remove this window. I look forward to talking to you.

Sincerely,

Sybil

Sybil Cramer  
291 Margarita Court  
Los Altos

650-400-3422

Sierra Davis

Correspondence for 1075 Los Altos Avenue

**From:** judy fusco [judy\_fusco@yahoo.com]  
**Sent:** Tuesday, April 29, 2014 6:29 PM  
**To:** Sierra Davis  
**Cc:** Mark Harper; Claudia Maria  
**Subject:** Fw: Parking Issue

Sierra: Claudia is the only student live in my house that own a car.

Claudia: Thank you.

Judy.

----- Forwarded Message -----

**From:** Claudia Maria <ciauchelle@gmail.com>  
**To:** Judy Fusco <judy\_fusco@yahoo.com>  
**Sent:** Tuesday, April 29, 2014 5:33 PM  
**Subject:** Parking Issue

To Whom It May Concern and Judy Fusco,

I'm not guilty of the alleged statements that I have parked in the neighborhood drive way. This claim is absolutely false and has no substance, especially if the person who made the claim has no evidence whatsoever. I consider this false accusation to be slanderous. Perhaps there is a misunderstanding with this matter.

I'm educated enough not to park in Judy's neighbor's driveway. During the first weeks, I parked in the middle of Judy and the neighbor's house because I found it hard to park outside of Judy's garage as I was afraid I would scratch the fence. This is where I park, just right after the bushes so my paint won't rub the bushes. ( see image below)

4/30/2014

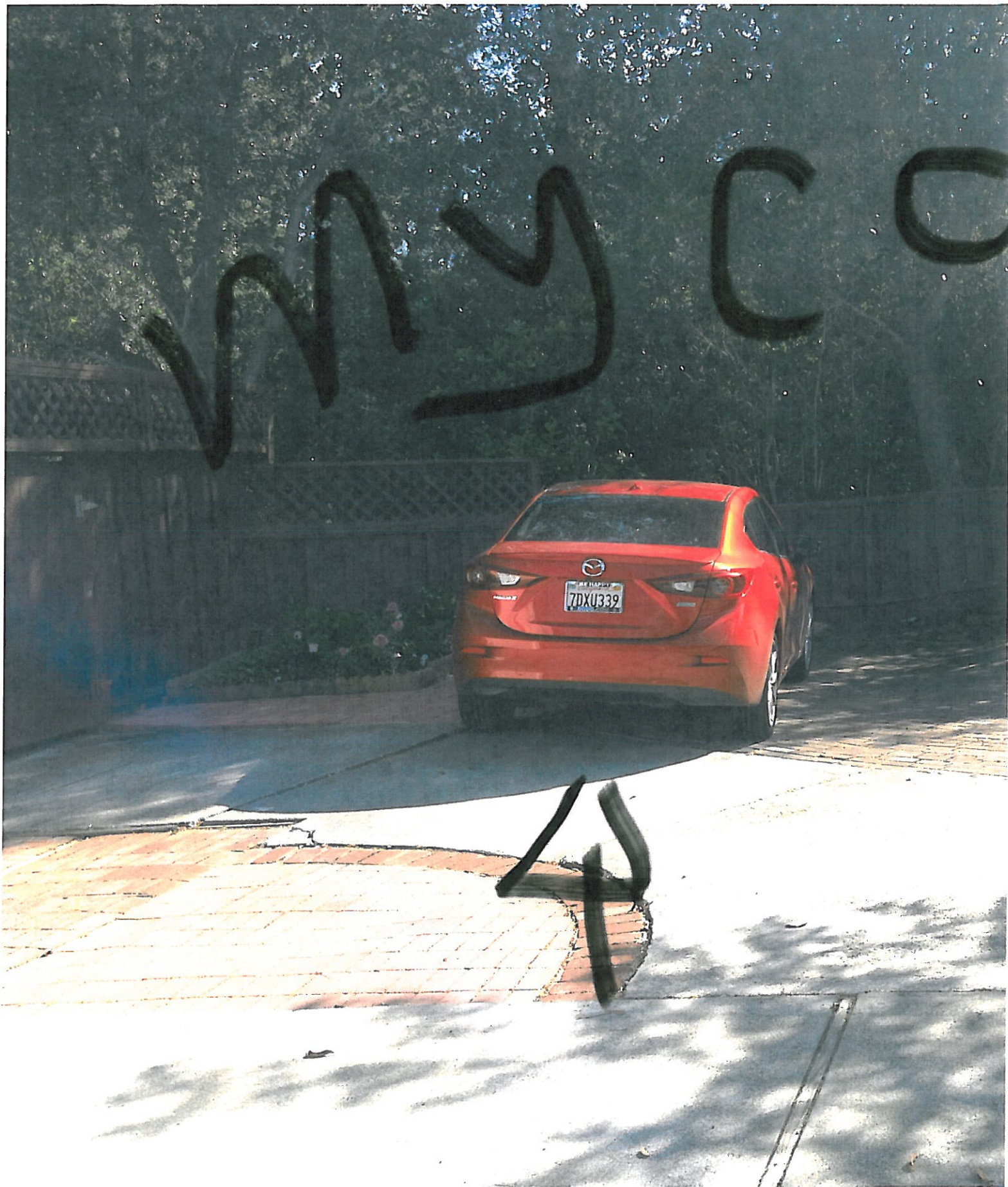


Then, weeks after I parked across Judy's house (see below) so I could instantly be en route to school to Foothill Expressway.



After Lilian moved, I took up the wider parking spot outside the garage and I parked inside because I'm now comfortable with driving without mistakes.

4/30/2014



Thank you for your time.

Best regards,

Claudia Maria

4/30/2014

## Sierra Davis

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**From:** Judy Fusco [judy\_fusco@yahoo.com]  
**Sent:** Wednesday, April 30, 2014 12:09 PM  
**To:** Sierra Davis  
**Cc:** Kevin Paterson; mgamma500@gmail.com; Augustine Rose and Al  
**Subject:** View from the Costa house looking into my back yard

**Attachments:** photo 1.JPG; ATT00001..txt; photo 2.JPG; ATT00002..txt



photo 1.JPG (2 MB) ATT00001..txt (70 B) photo 2.JPG (2 MB) ATT00002..txt (106 B)

From approximately 250 feet away, all one can see are tree in front of Karen and Peter Mould house, they also plant about 10 more tree along this view,





April 30, 2014

City of Los Altos

I have no objection to anyone who hosts a foreign student. Mrs. Pasch another neighbor also hosts foreign students and we learn about their countries and cultures.

I do not consider a downgrade but rather an enhancement for the neighborhood. I also have no objection to a second story over the garage. Many houses in the neighborhood have second stories.

Jo Ann Kilner

185 Loucks Ave

LOS ALTOS, CA 94022

650-948-8031



## Sierra Davis

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**From:** Karen Costa [kdcosta@sbcglobal.net]  
**Sent:** Wednesday, April 30, 2014 3:36 PM  
**To:** Planning (FAX); Sierra Davis  
**Subject:** Design Review Meeting TONITE Re: 1075 Los Altos Avenue

Dear Design Review Commission and Sierra,

I just came in to City Hall to see the re-drawn plans for 1075 Los Altos Avenue but Sierra was in a meeting and Zac recommend I send an email

I wrote an email to Sierra last month regarding 1075 Los Altos Avenue.

One of my concerns which does not seem to be a condition of the permit was planting some mature trees along the Hetch Hetchy side. There has been some clearing in the last year which has now exposed the back side of the Fusco house to my front first and second floor.

I cannot make the meeting tonight, I have an event to attend.

I can be reached at 650-464-9168 (cell) or (650) 917-8082 (home). (Try mobile first:-))

Thanks you for your consideration,

Karen

