



DATE: January 5, 2022

AGENDA ITEM # 2

TO: Design Review Commission
FROM: Jia Liu, Associate Planner
SUBJECT: SC21-0033 – 1051 Via Del Pozo

RECOMMENDATION:

Approve design review application SC21-0033 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 262 square-foot addition along with two patio covers totaling 180 square feet at the first story and 100 square-foot additions at the second story. project is categorically exempt from further environmental review under Section 15303 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: 10,409 square feet
MATERIALS: Composite shingles, wood siding, fiberglass window frame with wood trims

	Existing	Proposed	Allowed/Required
COVERAGE:	1,982 square feet	2,424 square feet	2,919 square feet
FLOOR AREA:			
First floor	1,813 square feet	2,075 square feet	3,405 square feet
Second floor	1,164 square feet	1,264 square feet	
Total	2,977 square feet	3,339 square feet	
SETBACKS:			
Front	25 feet	25 feet	25 feet
Rear	61.67 feet	49.41 feet	25 feet
Right side (1 st /2 nd)	10.41 feet/17.5 feet	10.41 feet/17.5 feet	10 feet/17.5 feet
Left side (1 st /2 nd)	10 feet/20 feet	10 feet/20 feet	10 feet/17.5 feet
HEIGHT:	22.5 feet	22.5 feet	27 feet

BACKGROUND

Neighborhood Context

The subject property is located on the northeast side at the T-intersection of Margarita Court and Via Del Pozo. The surrounding neighborhood is considered a Diverse Character Neighborhood as defined in the City's Residential Design Guidelines. A majority of the existing homes in the immediate neighborhood context are two-story houses with one-story homes at 1042, 1052, and 1062 Mercedes Avenue. Properties on Via Del Pozo and Margarita Court share similar front setback patterns with a low-scale horizontal eave lines between eight to nine feet at first story and seven to eight feet at second story. Most 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.

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 with the same plate heights as the main house: eight feet at the first floor and seven feet at the second floor. At first story, a new family room will be added to the center of the rear elevation with two patio covers added to each side. At second story, additions are proposed to provide more living space to the existing two bathrooms. Roofing forms for the additions will match the existing 4:12 pitched roof that are found integrated with the existing roof forms. Same roofing materials of composition shingles will be used to match the existing roof material.

In addition to the rear additions, the proposed project also consists of the following exterior modifications along four sided elevations:

- All existing windows in addition to the garage window on the right (south) side will be replaced with new fiberglass framed windows and wood trims.
- First story brick material will be replaced with vertical wood siding to match the existing second story exterior material and color.

The front elevation will remain the same massing and streetscape since no additions will occur. Minor exterior modifications are proposed along the front elevation including retrofitting three existing front elevation windows and adding three, 9:12 pitched California framed gable roof above the three second-story windows. Except for the project scope discussed above, no modifications will occur to the existing side elevations. The overall height will remain the same as 22.5 feet.

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

As presented above, no additional second story windows will be added to both side elevations. Therefore, there is no adverse privacy impact from the subject project to the neighboring properties along the side property lines.

Along the rear (east) second story elevation, six windows are proposed including five small windows with three-foot and 10-inch sill height and one medium sized, two-panel window with two-foot and 10-inch sill height for the guest room. Given that the setback from the rear property line to rear elevation is greater than 56 feet with additional evergreen screening vegetation, staff found the second story windows have very minimal privacy impacts to the rear neighboring property.

To mitigate potential privacy impact, existing screening along rear and side property lines will be retained; and additional evergreen screening vegetation will be planted along the rear property line. 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 landscape and trees onsite. Additionally, nine evergreen screening plants along the rear property line will be planted as outlined in Table 1 below.

Table 1: Screening Plant List

Location	Common Name	Number	Size	Description
Rear property line	English Laurel	8	15-gallon	12' tall x 8' 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 a single-family dwelling in a residential zone.

Public Notification and Community Outreach

A public meeting notice was posted on the property and mailed to 13 nearby property owners on Via Del Pozo, Margarita Court, and Mercedes Avenue. The Notification Map is included in Attachment C.

On August 30, 2021, a billboard of Notice of Development Proposal (Attachment C) was installed onsite for early community outreach. The applicant has also engaged the immediate neighbors regarding the project details as included in Attachment D for the email noticing and correspondences from the neighbors.

Cc: Jingqian Xu and Xiaochuan Wang, Property Owner
Yingxi Chen, Applicant and Designer

Attachments:

- A. Neighborhood Compatibility Worksheet
- B. Notification Map
- C. Pictures of Notice of Development Proposal
- D. Proof of Community Outreach
- E. Material Boards

FINDINGS

SC21-0033 – 1051 Via Del Pozo

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

SC21-0033 – 1051 Via Del Pozo

GENERAL

1. Expiration

The Design Review Approval will expire on January 5, 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 December 14, 2021, except as may be modified by these conditions.

3. Protected Trees

Trees Nos. 1, 2, 4, and 5 along with the approved existing and proposed privacy screening 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.).

16. Off-haul Excavated Soil

The grading plan shall show specific grading cut and/or fill quantities. Cross section details showing the existing and proposed grading through at least two perpendicular portions of the site or more shall be provided to fully characterize the site. A note on the grading plans should state that all excess dirt shall be off-hauled from the site and shall not be used as fill material unless approved by the Building and Planning Divisions.

PRIOR TO ISSUANCE OF BUILDING OR DEMOLITION PERMIT

17. Tree Protection

Tree protection fencing shall be installed around the driplines of trees Nos. 1 and 2 as shown on the site 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

18. 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.

19. 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.

20. 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).

ATTACHMENT A



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 1051 Via Del Pozo, 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? 57

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

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

Address: 1051 Via Del Pozo

Date: 09/02/2021

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: 10240 square feet

Lot dimensions: Length 130 feet

Width 80 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? Yes _____

What % of the front facing walls of the neighborhood homes are at the front setback 100 %

Existing front setback for house on left 28 ft./on right 28 ft.

Do the front setbacks of adjacent houses line up? No _____

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 8

Garage facing front recessed from front of house face 0

Garage in back yard 0

Garage facing the side 1

Number of 1-car garages 0; 2-car garages 9; 3-car garages 0

Address: 1051 Via Del Pozo

Date: 09/02/2021

4. Single or Two-Story Homes:

What % of the homes in your neighborhood* are:

One-story 22%

Two-story 78%

5. Roof heights and shapes:

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

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

Do the roof forms appear simple or complex ?

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 stucco board & batten clapboard

tile stone brick combination of one or more materials

(if so, describe) Brick and clapboard

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? Ranch Shingle Tudor Mediterranean/Spanish

Contemporary Colonial Bungalow Other

Address: 1051 Via Del Pozo

Date: 09/02/2021

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.)?

Front lawns, landscape to street edge, trees

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

Front: visible with some trees covering;
Back: no longer visible after ADU built on 1052 Merced Ave (no windows facing my direction)

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)?

Trees, flowers

10. Width of Street:

What is the width of the roadway paving on your street in feet? 30 ft

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? Curb / gutter

Address: 1051 Via Del Pozo
Date: 09/02/2021

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.:

Siding material (bricks), deep front yard setbacks, 2 story buildings

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: 1051 Via Del Pozo
 Date: 09/02/2021

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).

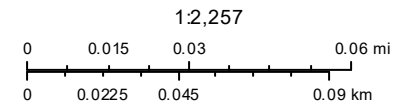
Address	Front setback	Rear setback	Garage location	One or two stories	Height	Materials	Architecture (simple or complex)
1041 Via Del Pozo	28 ft	60 ft	front	2	25 ft	Stucco	Simple
1061 Via Del Pozo	28 ft	60 ft	front	2	25 ft	Brick, Siding	Simple
1060 Via Del Pozo	30 ft	30 ft	side	2	25 ft	Siding, Stucco	Simple
1052 Mercedes Ave	30 ft	5 ft (ADU)	front	1	16 ft	Siding, Stucco	Simple
		5 ft (ADU)					
1031 Via Del Pozo	30 ft	25 ft	front	2	25 ft	Stucco, Siding	Simple
1070 Via Deo Pozo	40 ft	30 ft	front	2	25 ft	Brick, Siding	Simple
250 Margarita Ct	35 ft	25 ft	front	2	16 ft	Brick	Simple
1042 Mercedes Ave	25 ft	30 ft	front	1	25 ft	Siding, Stucco	Simple
260 Margarita Ct	35 ft	25 ft	front	2	25 ft	Siding, Brick	Simple

ATTACHMENT B

Notification Map



Print Date: July 15, 2021



- 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



NOTICE OF DEVELOPMENT PROPOSAL

TWO STORY SINGLE FAMILY RESIDENCE ADDITION-1051 VIA DEL POZO, LOS ALTOS, CA

PROJECT DESCRIPTION:

REMODEL AND ADD TO AN EXISTING TWO STORY RESIDENCE AT THE BACK. THE ADDITIONS AMOUNT IS 362 SF. THE 4 BR 4 BATH TWO STORY SINGLE FAMILY RESIDENCE WITH 2,835 LIVING S.F. ON A 9,729 S.F. LOT WITH EXISTING ATTACHED GARAGE OF 504 SF. TOTALING 3,339 SF.



APPLICANT:
YINGKI CHEN
Y. CHEN ARCHITECT
(916)872-0396
YCHENARCH@GMAIL.COM

PUBLIC MEETING DATES (AS SCHEDULED):

--	--	--	--

OWNER:
JINGJIAN XU XUOCHUAN WANG
1051 VIA DEL POZO
(408)609-4126
XUJINGJIAN@GMAIL.COM

PROJECT PLANNER:
TO SUBMIT COMMENTS OR GET
ADDITIONAL INFORMATION, PLEASE
CONTACT:
JIA LIU
(650)947-2898
JLIU@COSALTOSCA.GOV

**ATTACHMENT D**

Xiaochuan Wang <mail.xwang@gmail.com>

Regarding planned home addition at 1051 Via Del Pozo

4 messages

Xiaochuan Wang <mail.xwang@gmail.com>

Fri, Sep 10, 2021 at 2:17 PM

To: Karen Moulds <kmoulds@pacbell.net>, pete moulds <peterlmoulds@gmail.com>

September 10, 2021

To: Peter Moulds and Karen Moulds
1070 Via Del Pozo, Los Altos, CA 94022
APN: 167-13-037

Dear Mr and Mrs Moulds,

We are the homeowners of 1051 Via Del Pozo, Los Altos, CA 94022. You may be aware of the Notice of Development Proposal sign in front of our property. We are planning a home addition and would like to share with you the plans. Please take a look at the attached drawings and let us know any concerns you may have. The Public Design Review Commission hearing date will be posted after confirmation by the city.

In addition, the city of Los Altos planning department is asking that we take photos of surrounding houses, according to https://www.losaltosca.gov/sites/default/files/fileattachments/Building%20and%20Planning/page/430/neighborhoodcompatibilityworksheet_002.pdf,

"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."

Please kindly reply to acknowledge receipt of this message. If for any reason you do not want photos of your house taken, please do let us know, and we will explain accordingly in our response to the City of Los Altos.

Without your email response, we will:

1. Not take photos of your house;
2. Send a certified mail to your address with the above notification, attaching the design proposal.

Sincerely,

Jingqian (Michelle) Xu (cell: 408-528-5166 email: xu.jingqian@gmail.com)
Xiaochuan (Cody) Wang (cell: 408-859-4126 email: mail.xwang@gmail.com) **1051 Via Del Pozo Design Plans.pdf**
3488K**pete moulds** <peterlmoulds@gmail.com>

Mon, Sep 13, 2021 at 4:49 PM

To: Cody Wang <mail.xwang@gmail.com>

Cc: Karen Moulds <kmoulds@pacbell.net>

Cody,

You are welcome to photograph our home anytime! Great seeing you today.

Pete

Peter Moulds
650 280 6185 mo

[Quoted text hidden]

[Quoted text hidden]

<1051 Via Del Pozo Design Plans.pdf>

Xiaochuan Wang <mail.xwang@gmail.com>
To: pete moulds <peterlmoulds@gmail.com>
Cc: Karen Moulds <kmoulds@pacbell.net>

Tue, Sep 21, 2021 at 10:32 AM

Thanks Pete.

Apart from taking photos of your house, are you both OK with my addition plan? Sorry to keep on asking, but the city does want a written consent, or a meeting (before the actual public hearing) without the consent. Plus evidence to show that it took place too.. Pete might be traveling, so feel free to get back to me whenever you can.

Appreciate your help,
Cody

[Quoted text hidden]

Karen Moulds <kmoulds@pacbell.net>
To: Xiaochuan Wang <mail.xwang@gmail.com>
Cc: Peter Moulds <peterlmoulds@gmail.com>

Tue, Sep 21, 2021 at 11:38 AM

Hi Cody!

Yes, we are both OK with your addition plan!

Thanks,
Karen

[Quoted text hidden]



Xiaochuan Wang <mail.xwang@gmail.com>

Regarding planned home addition at 1051 Via Del Pozo

3 messages

Xiaochuan Wang <mail.xwang@gmail.com>

Fri, Sep 10, 2021 at 1:30 PM

To: Karen Costa <kdcosta61@gmail.com>, mikecostare@gmail.com

September 10, 2021

To: Karen Costa and Mike Costa

1061 Via Del Pozo, Los Altos, CA 94022

APN: 167-13-034

Dear Mr and Mrs Costa,

We are the homeowners of 1051 Via Del Pozo, Los Altos, CA 94022. You may be aware of the Notice of Development Proposal sign in front of our property. We are planning a home addition and would like to share with you the plans. Please take a look at the attached drawings and let us know any concerns you may have. The Public Design Review Commission hearing date will be posted after confirmation by the city.

In addition, the city of Los Altos planning department is asking that we take photos of surrounding houses, according to https://www.losaltosca.gov/sites/default/files/fileattachments/Building%20and%20Planning/page/430/neighborhoodcompatibilityworksheet_002.pdf

"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."

Please kindly reply to acknowledge receipt of this message. If for any reason you do not want photos of your house taken, please do let us know, and we will explain accordingly in our response to the City of Los Altos.

Without your email response, we will:

1. Not take photos of your house;
2. Send a certified mail to your address with the above notification, attaching the design proposal.

Sincerely,

Jingqian (Michelle) Xu (cell: 408-528-5166 email: xu.jingqian@gmail.com)Xiaochuan (Cody) Wang (cell: 408-859-4126 email: mail.xwang@gmail.com)

Xiaochuan Wang <mail.xwang@gmail.com>

Fri, Sep 10, 2021 at 1:31 PM

To: Karen Costa <kdcosta61@gmail.com>, mikecostare@gmail.com

Attached please find the design plans.

[Quoted text hidden]

**1051 Via Del Pozo Design Plans.pdf**

3488K

Karen Costa <kdcosta61@gmail.com>

Thu, Sep 23, 2021 at 12:53 PM

To: Xiaochuan Wang <mail.xwang@gmail.com>

Good afternoon,

Mike and I have reviewed your plans. They look great.

Please feel free to photograph our house.

10/25/21, 10:51 PM

Gmail - Regarding planned home addition at 1051 Via Del Pozo

Karen and Mike Costa
1061 Via del Pozo
Los Altos, CA 94022
Neighbor directly next door
[Quoted text hidden]



Xiaochuan Wang <mail.xwang@gmail.com>

Regarding planned home addition at 1051 Via Del Pozo

2 messages

Xiaochuan Wang <mail.xwang@gmail.com>

Fri, Sep 10, 2021 at 1:10 PM

To: Chris Tompane <ctompaine@gmail.com>, "Tompane, John" <johntompaine@pacbell.net>

September 10, 2021

To: Chris Tompane and John Tompane
1060 Via Del Pozo, Los Altos, CA 94022
APN: 167-13-038

Dear Mr and Mrs Tompane,

We are the homeowners of 1051 Via Del Pozo, Los Altos, CA 94022. You may be aware of the Notice of Development Proposal sign in front of our property. We are planning a home addition and would like to share with you the plans. Please take a look at the attached drawings and let us know any concerns you may have. The Public Design Review Commission hearing date will be posted after confirmation by the city.

In addition, the city of Los Altos planning department is asking that we take photos of surrounding houses, according to https://www.losaltosca.gov/sites/default/files/fileattachments/Building%20and%20Planning/page/430/neighborhoodcompatibilityworksheet_002.pdf,

"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."

Please kindly reply to acknowledge receipt of this message. If for any reason you do not want photos of your house taken, please do let us know, and we will explain accordingly in our response to the City of Los Altos.

Without your email response, we will:

1. Not take photos of your house;
2. Send a certified mail to your address with the above notification, attaching the design proposal.

Sincerely,

Jingqian (Michelle) Xu (cell: 408-528-5166 email: xu.jingqian@gmail.com)
Xiaochuan (Cody) Wang (cell: 408-859-4126 email: mail.xwang@gmail.com)

 **1051 Via Del Pozo Design Plans.pdf**
3488K

johntompaine pacbell.net <johntompaine@pacbell.net>

Sun, Sep 26, 2021 at 5:03 PM

To: Xiaochuan Wang <mail.xwang@gmail.com>

Cc: Chris Tompane <ctompaine@gmail.com>

This is to acknowledge the receipt of your remodeling plans, and to give you permission to photo our house.

Best,

JT

John Tompane

[Quoted text hidden]

[Quoted text hidden]

10/25/21, 10:51 PM

Gmail - Regarding planned home addition at 1051 Via Del Pozo

<1051 Via Del Pozo Design Plans.pdf>



Xiaochuan Wang <mail.xwang@gmail.com>

Regarding planned home addition at 1051 Via Del Pozo

3 messages

Xiaochuan Wang <mail.xwang@gmail.com>

Fri, Sep 10, 2021 at 2:35 PM

To: Kelly Endersby <kburtend@yahoo.com>, "Nigel Endersby <nigelend@yahoo.com> Patricia Munroe" <nigelend@yahoo.com>

September 10, 2021

To: Owners of 250 Margarita Ct, Los Altos, CA 94022
APN: 167-13-027

Dear Mr and Mrs Endersby,

We are the homeowners of 1051 Via Del Pozo, Los Altos, CA 94022. You may be aware of the Notice of Development Proposal sign in front of our property. We are planning a home addition and would like to share with you the plans. Please take a look at the attached drawings and let us know any concerns you may have. The Public Design Review Commission hearing date will be posted after confirmation by the city.

In addition, the city of Los Altos planning department is asking that we take photos of surrounding houses, according to https://www.losaltosca.gov/sites/default/files/fileattachments/Building%20and%20Planning/page/430/neighborhoodcompatibilityworksheet_002.pdf

"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."

Please kindly reply to acknowledge receipt of this message. If for any reason you do not want photos of your house taken, please do let us know, and we will explain accordingly in our response to the City of Los Altos.

Without your email response, we will:

1. Not take photos of your house;
2. Send a certified mail to your address with the above notification, attaching the design proposal.

Sincerely,

Jingqian (Michelle) Xu (cell: 408-528-5166 email: xu.jingqian@gmail.com)Xiaochuan (Cody) Wang (cell: 408-859-4126 email: mail.xwang@gmail.com)

 **1051 Via Del Pozo Design Plans.pdf**
3488K

Nigel Endersby <nigelend@yahoo.com>

Sun, Sep 26, 2021 at 5:19 PM

To: Xiaochuan Wang <mail.xwang@gmail.com>

Cc: Kelly Endersby <kburtend@yahoo.com>

Hi Jingquan and Xiaochuan:

I looked through your proposed house drawings. I support the remodel. You can use pictures of my residence as requested by the City of Los Altos to show what the surrounding neighborhood looks like.

I think that you will be pleased with the remodel when it's completed. Best of luck with securing your permit. I would be happy to go with you to the City of Los Altos on your public hearing date and state that I support your proposed remodel.

Regards,

Nigel Endersby
650-465-3726

On Sep 10, 2021, at 2:35 PM, Xiaochuan Wang <mail.xwang@gmail.com> wrote:

[Quoted text hidden]

<1051 Via Del Pozo Design Plans.pdf>

Xiaochuan Wang <mail.xwang@gmail.com>
To: Nigel Endersby <nigelend@yahoo.com>
Cc: Kelly Endersby <kburtend@yahoo.com>

Sun, Sep 26, 2021 at 5:23 PM

That's really great to hear. Thank you so much for your support!

Cody

[Quoted text hidden]



Xiaochuan Wang <mail.xwang@gmail.com>

Regarding planned home addition at 1051 Via Del Pozo

2 messages

Xiaochuan Wang <mail.xwang@gmail.com>
To: "Watters, Don & Sue" <h20z@earthlink.net>

Sat, Sep 18, 2021 at 9:37 AM

September 18, 2021
To: Owners of 260 Margarita Ct, Los Altos, CA 94022
APN: 167-13-026

Dear Mr and Mrs Watters:

We are the homeowners of 1051 Via Del Pozo, Los Altos, CA 94022. You may be aware of the Notice of Development Proposal sign in front of our property. We are planning a home addition and would like to share with you the plans. Please take a look at the attached drawings and let us know any concerns you may have. The Public Design Review Commission hearing date will be posted after confirmation by the city.

In addition, the city of Los Altos planning department is asking that we take photos of surrounding houses, according to https://www.losaltosca.gov/sites/default/files/fileattachments/Building%20and%20Planning/page/430/neighborhoodcompatibilityworksheet_002.pdf

"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."

Please kindly reply to acknowledge receipt of this message. If for any reason you do not want photos of your house taken, please do let us know, and we will explain accordingly in our response to the City of Los Altos.

Without your email response, we will:

1. Not take photos of your house;
2. Send a certified mail to your address with the above notification, attaching the design proposal.

Sincerely,
Jingqian (Michelle) Xu (cell: 408-528-5166 email: xu.jingqian@gmail.com)
Xiaochuan (Cody) Wang (cell: 408-859-4126 email: mail.xwang@gmail.com)

Xiaochuan Wang <mail.xwang@gmail.com>
To: "Watters, Don & Sue" <h20z@earthlink.net>

Tue, Sep 28, 2021 at 1:48 PM

Hi Mr and Mrs Watters:

I just realized there were no attachments in my original email sent to you last week. Apologies and here's the design plan attached.

Thanks,
Xiaochuan (Cody) Wang
[Quoted text hidden]

 **1051 Via Del Pozo Design Plans.pdf**
3488K

Sun, Sep 26, 4:16 PM

Hi Mr and Mrs Watters. This is Cody Wang, I recently moved into 1051 Via Del Pozo and we've met at a block party and a couple of times on the streets. How is your weekend going? I sent you an email a couple of weeks ago about my remodel plan. The city of Los Altos is asking that I show proof that my neighbors received it. So I'd really appreciate it if you could take a look and let me know if you have any concerns. Or if you prefer, I can come at your convenience to go over the plan in person. Sorry about all this trouble. Appreciate your feedback.

Sun, Sep 26, 10:01 PM
+1 (650) 906-4829

< 946



2 People >

a couple of times on the streets. How is your weekend going? I sent you an email a couple of weeks ago about my remodel plan. The city of Los Altos is asking that I show proof that my neighbors received it. So I'd really appreciate it if you could take a look and let me know if you have any concerns. Or if you prefer, I can come at your convenience to go over the plan in person. Sorry about all this trouble. Appreciate your feedback.

Sun, Sep 26, 10:01 PM

+1 (650) 906-4829



Looked up the plan before leaving for Tahoe. Should be a nice addition to the neighborhood. Sorry for the delay. Don Watters



iMessage





Xiaochuan Wang <mail.xwang@gmail.com>

Regarding planned home addition at 1051 Via Del Pozo

8 messages

Xiaochuan Wang <mail.xwang@gmail.com>

Fri, Sep 10, 2021 at 2:08 PM

To: Holly Cohen <hollycohen4@gmail.com>, Andy Cohen <AndyCohenemail@yahoo.com>

September 10, 2021

To: Holly Cohen and Andy Cohen

1031 Via Del Pozo, Los Altos, CA 94022

APN: 167-13-031

Dear Mr and Mrs Cohen,

We are the homeowners of 1051 Via Del Pozo, Los Altos, CA 94022. You may be aware of the Notice of Development Proposal sign in front of our property. We are planning a home addition and would like to share with you the plans. Please take a look at the attached drawings and let us know any concerns you may have. The Public Design Review Commission hearing date will be posted after confirmation by the city.

In addition, the city of Los Altos planning department is asking that we take photos of surrounding houses, according to https://www.losaltosca.gov/sites/default/files/fileattachments/Building%20and%20Planning/page/430/neighborhoodcompatibilityworksheet_002.pdf

"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."

Please kindly reply to acknowledge receipt of this message. If for any reason you do not want photos of your house taken, please do let us know, and we will explain accordingly in our response to the City of Los Altos.

Without your email response, we will:

1. Not take photos of your house;
2. Send a certified mail to your address with the above notification, attaching the design proposal.

Sincerely,

Jingqian (Michelle) Xu (cell: 408-528-5166 email: xu.jingqian@gmail.com)Xiaochuan (Cody) Wang (cell: 408-859-4126 email: mail.xwang@gmail.com)**1051 Via Del Pozo Design Plans.pdf**

3488K

Holly Cohen <hollycohen4@gmail.com>

Sun, Sep 12, 2021 at 7:57 AM

To: Xiaochuan Wang <mail.xwang@gmail.com>, xu.jingqian@gmail.com

Cc: Andy Cohen <andycohenemail@yahoo.com>

Hi Cody and Michelle,

Thanks so much for sharing your plans with us. They look FABULOUS. We're really excited for you. You can absolutely take pictures of our house.

Looking forward to seeing you and hearing about your plans in person.

Holly & Andy

Sent from my iPad



Xiaochuan Wang <mail.xwang@gmail.com>

Regarding planned home addition at 1051 Via Del Pozo

2 messages

Xiaochuan Wang <mail.xwang@gmail.com>
To: Todd Gamlen <tlgamlen@gmail.com>

Fri, Sep 10, 2021 at 12:56 PM

September 10, 2021
To: Todd Gamlen
1041 Via Del Pozo, Los Altos, CA 94022
APN: 167-13-032

Dear Mr Gamlen,

We are the homeowners of 1051 Via Del Pozo, Los Altos, CA 94022. You may be aware of the Notice of Development Proposal sign in front of our property. We are planning a home addition and would like to share with you the plans. Please take a look at the attached drawings and let us know any concerns you may have. The Public Design Review Commission hearing date will be posted after confirmation by the city.

In addition, the city of Los Altos planning department is asking that we take photos of surrounding houses, according to https://www.losaltosca.gov/sites/default/files/fileattachments/Building%20and%20Planning/page/430/neighborhoodcompatibilityworksheet_002.pdf

"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."

Please kindly reply to acknowledge receipt of this message. If for any reason you do not want photos of your house taken, please do let us know, and we will explain accordingly in our response to the City of Los Altos.

Without your email response, we will:

1. Not take photos of your house;
2. Send a certified mail to your address with the above notification, attaching the design proposal.

Sincerely,
Jingqian (Michelle) Xu (cell: 408-528-5166 email: xu.jingqian@gmail.com)
Xiaochuan Wang (cell: 408-859-4126 email: mail.xwang@gmail.com)

 **1051 Via Del Pozo Design Plans.pdf**
3488K

Tod Gamlen <tlgamlen@gmail.com>
To: Xiaochuan Wang <mail.xwang@gmail.com>
Cc: tlgamlen@gmail.com

Tue, Sep 21, 2021 at 7:28 PM

Cody,

Thanks you for sending me the plans attached to your email below. I have no concerns or objections to the plans.

Tod Gamlen

[1041 Via Del Pozo](#)

 968

T

Tod >

sides - kind of flexible

But feel free to let me know your thoughts on this. Thanks

Wed, Sep 8, 12:54 PM

Hi Cody,
Thanks for the message. Hope the family and you are doing well.

As to planting trees on your side of the fence, screening trees are always nice but do not feel obligated to incur the expense of planting trees on my account.

I do appreciate your courtesy.

All the best,
Tod



iMessage



Apple Pay



Hi Peter,

Still waiting for your response before I finalize where to plant my trees. Once planted, it'll be difficult to move them.

Thanks,
Cody

[Quoted text hidden]

Peter Iovan (gmail) <peter.iovan@gmail.com>
To: Xiaochuan Wang <mail.xwang@gmail.com>

Wed, Nov 3, 2021 at 11:41 AM

Hi Cody,

We would prefer a tree or bush which completely obstructs the view toward our house, from your second floor windows.
Thanks,

Peter

[Quoted text hidden]

Xiaochuan Wang <mail.xwang@gmail.com>
To: "Peter Iovan (gmail)" <peter.iovan@gmail.com>

Wed, Nov 3, 2021 at 6:01 PM

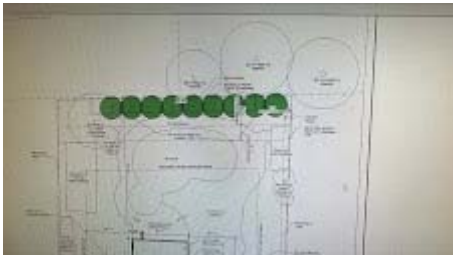
Hi Peter,

Please see attached screenshot of part of the revised landscape plan. There will be 6 trees to completely obstruct the view from my second floor. The city requires screening trees to be 8' when project completes, and the English Laurel trees I bought are 8' tall already.

I consulted with a landscape designer before choosing these trees. They will reach 12' tall and 8' wide at maturity, and they are fast growing trees. So they should completely obstruct the view as you preferred.

Thanks,
Cody

[Quoted text hidden]



IMG_5322.jpg
804K



Xiaochuan Wang <mail.xwang@gmail.com>

Regarding planned home addition at 1051 Via Del Pozo

14 messages

Xiaochuan Wang <mail.xwang@gmail.com>
To: peter.iovan@gmail.com

Mon, Sep 20, 2021 at 9:28 PM

September 20, 2021
To: Owners of 1042 Mercedes Ave, Los Altos, CA 94022
APN: 167-13-003

Dear owners:

We are the homeowners of 1051 Via Del Pozo, Los Altos, CA 94022. You may be aware of the Notice of Development Proposal sign in front of our property. We are planning a home addition and would like to share with you the plans. Please take a look at the attached drawings and let us know any concerns you may have. The Public Design Review Commission hearing date will be posted after confirmation by the city.

In addition, the city of Los Altos planning department is asking that we take photos of surrounding houses, according to https://www.losaltosca.gov/sites/default/files/fileattachments/Building%20and%20Planning/page/430/neighborhoodcompatibilityworksheet_002.pdf

"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."

Please kindly reply to acknowledge receipt of this message. If for any reason you do not want photos of your house taken, please do let us know, and we will explain accordingly in our response to the City of Los Altos.

Without your email response, we will:

1. Not take photos of your house;
2. Send a certified mail to your address with the above notification, attaching the design proposal.

Sincerely,
Jingqian (Michelle) Xu (cell: 408-528-5166 email: xu.jingqian@gmail.com)
Xiaochuan (Cody) Wang (cell: 408-859-4126 email: mail.xwang@gmail.com)

Peter Iovan (gmail) <peter.iovan@gmail.com>
To: Xiaochuan Wang <mail.xwang@gmail.com>

Tue, Sep 28, 2021 at 1:11 PM

Hi Cody,

There were no drawings attached to your email.

Regards,
[Quoted text hidden]

Xiaochuan Wang <mail.xwang@gmail.com>
To: "Peter Iovan (gmail)" <peter.iovan@gmail.com>

Tue, Sep 28, 2021 at 1:50 PM

Hi Peter,
I felt something was missing right after sending you the email and now I know what it was.
Sorry about that, here it is - please see attached.

Thanks,
Xiaochuan (Cody) Wang

[Quoted text hidden]

 **1051 Via Del Pozo Design Plans.pdf**
3488K

Xiaochuan Wang <mail.xwang@gmail.com>
To: "Peter Iovan (gmail)" <peter.iovan@gmail.com>

Sun, Oct 3, 2021 at 10:58 PM

Hi Peter,
Hope you had a great weekend.
Wondering if you've had a chance to look at the drawings yet?

Thanks,
Cody
[Quoted text hidden]

Xiaochuan Wang <mail.xwang@gmail.com>
To: "Peter Iovan (gmail)" <peter.iovan@gmail.com>

Fri, Oct 8, 2021 at 11:58 AM

Hello Peter, any thoughts?

Thanks,
Cody
[Quoted text hidden]

Xiaochuan Wang <mail.xwang@gmail.com>
To: "Peter Iovan (gmail)" <peter.iovan@gmail.com>

Tue, Oct 12, 2021 at 8:41 AM

Hi Peter,
The city of Los Altos wants proof that you received my notifications. Since I haven't heard back from you, I'll send out a certified mail to your address including the drawings. Have a great day.

Cody
[Quoted text hidden]

Peter Iovan (gmail) <peter.iovan@gmail.com>
To: Xiaochuan Wang <mail.xwang@gmail.com>

Tue, Oct 12, 2021 at 2:05 PM

Hi Cody, I got the email and there is no need for the certified letter. We are trying to visualize what it means for us to have a second floor even closer and overlooking our property. The trees and shrubs, removed from along the fence on your property, would have nicely mitigated our concern.
Regards,

Peter
[Quoted text hidden]

Xiaochuan Wang <mail.xwang@gmail.com>
To: "Peter Iovan (gmail)" <peter.iovan@gmail.com>

Tue, Oct 12, 2021 at 2:27 PM

Hi Peter,

Thanks for the feedback! Are you talking about 1) the trees along the fence line between our yards? (fence along north-south direction) or 2) the trees between me and my neighbor south of my house (those trees would not do much to screen between our yards)

If it's about 1), my plan was to replace the old trees with better ones. I'm going to put in 9 English laurel trees along my fence, 6 of them to screen the ADU next to your house, and 3 of them will be in between our yards. I don't have to wait for the city to do this, these trees will be planted in the next month or so. I will try to get 8 feet tall trees, and they grow fast (1 to 2 feet per year). My project will take about 1 years from now to finish. Please let me know if that'd help?

If it's about 2), those trees wouldn't have blocked any views anyway. Even from my If you'd like, I can invite you over to take a look from my windows.

Thanks,
Cody

I used to only have 2 pistachio trees and they were not very good screening trees.

[Quoted text hidden]

Xiaochuan Wang <mail.xwang@gmail.com>
To: "Peter Iovan (gmail)" <peter.iovan@gmail.com>

Tue, Oct 12, 2021 at 2:31 PM

Sorry the email was sent by mistake while editing. Second try:

Hi Peter,

Thanks for the feedback! Are you talking about 1) the trees along the fence line between our yards? (fence along north-south direction) or 2) the trees between me and my neighbor south of my house (those trees would not do much to screen between our yards)

If it's about 1), my plan was to replace the old trees with better ones. I used to only have 2 pistachio trees there and they were not very good screening trees (all leaves fall off during winter). I'm going to put in 9 English laurel trees along my fence, 6 of them to screen the ADU next to your house, and 3 of them will be in between our yards. I don't have to wait for the city to do this, these trees will be planted in the next month or so. I will try to get 8 feet tall trees, and they grow fast (1 to 2 feet per year). My project will take about 1 years from now to finish. Please let me know if that'd help?

If it's about 2), those trees wouldn't have blocked any views anyway (even from my existing windows). If you'd like, I can invite you over to take a look from my windows.

Thanks,
Cody

[Quoted text hidden]

Xiaochuan Wang <mail.xwang@gmail.com>
To: "Peter Iovan (gmail)" <peter.iovan@gmail.com>

Thu, Oct 21, 2021 at 12:31 PM

Hi Peter,

I've ordered the trees today and they'll be delivered tomorrow. I'd like to get in touch with you soon and let you know where I'll be planting them, so that privacy concerns are fully addressed.

Thanks,
Cody

[Quoted text hidden]

Xiaochuan Wang <mail.xwang@gmail.com>
To: "Peter Iovan (gmail)" <peter.iovan@gmail.com>

Wed, Oct 27, 2021 at 3:50 PM

Hi Peter,

Any thoughts? The trees are already here, they are in pots, not planted yet.

Thanks,
Cody

[Quoted text hidden]

Xiaochuan Wang <mail.xwang@gmail.com>
To: "Peter Iovan (gmail)" <peter.iovan@gmail.com>

Wed, Nov 3, 2021 at 11:10 AM

Hi Peter,

Still waiting for your response before I finalize where to plant my trees. Once planted, it'll be difficult to move them.

Thanks,
Cody

[Quoted text hidden]

Peter Iovan (gmail) <peter.iovan@gmail.com>
To: Xiaochuan Wang <mail.xwang@gmail.com>

Wed, Nov 3, 2021 at 11:41 AM

Hi Cody,

We would prefer a tree or bush which completely obstructs the view toward our house, from your second floor windows.
Thanks,

Peter

[Quoted text hidden]

Xiaochuan Wang <mail.xwang@gmail.com>
To: "Peter Iovan (gmail)" <peter.iovan@gmail.com>

Wed, Nov 3, 2021 at 6:01 PM

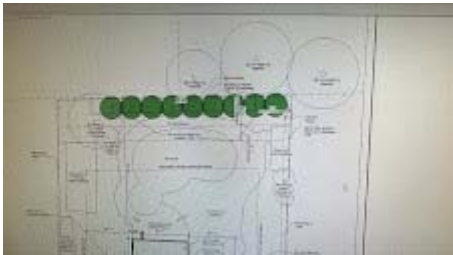
Hi Peter,

Please see attached screenshot of part of the revised landscape plan. There will be 6 trees to completely obstruct the view from my second floor. The city requires screening trees to be 8' when project completes, and the English Laurel trees I bought are 8' tall already.

I consulted with a landscape designer before choosing these trees. They will reach 12' tall and 8' wide at maturity, and they are fast growing trees. So they should completely obstruct the view as you preferred.

Thanks,
Cody

[Quoted text hidden]



IMG_5322.jpg
804K



Xiaochuan Wang <mail.xwang@gmail.com>

Regarding planned home addition at 1051 Via Del Pozo

2 messages

Xiaochuan Wang <mail.xwang@gmail.com>
To: henryparty6 <henryparty6@gmail.com>

Fri, Sep 10, 2021 at 1:55 PM

September 10, 2021
To: Owners of 1052 Mercedes Ave, Los Altos, CA 94022
APN: 167-13-002

Dear Celina and Henry,

We are the homeowners of 1051 Via Del Pozo, Los Altos, CA 94022. You may be aware of the Notice of Development Proposal sign in front of our property. We are planning a home addition and would like to share with you the plans. Please take a look at the attached drawings and let us know any concerns you may have. The Public Design Review Commission hearing date will be posted after confirmation by the city.

In addition, the city of Los Altos planning department is asking that we take photos of surrounding houses, according to https://www.losaltosca.gov/sites/default/files/fileattachments/Building%20and%20Planning/page/430/neighborhoodcompatibilityworksheet_002.pdf

"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."

Please kindly reply to acknowledge receipt of this message. If for any reason you do not want photos of your house taken, please do let us know, and we will explain accordingly in our response to the City of Los Altos.

Without your email response, we will:

1. Not take photos of your house;
2. Send a certified mail to your address with the above notification, attaching the design proposal.

Sincerely,
Jingqian (Michelle) Xu (cell: 408-528-5166 email: xu.jingqian@gmail.com)
Xiaochuan (Cody) Wang (cell: 408-859-4126 email: mail.xwang@gmail.com)

 **1051 Via Del Pozo Design Plans.pdf**
3488K

henryparty6 <henryparty6@gmail.com>
To: Xiaochuan Wang <mail.xwang@gmail.com>

Mon, Sep 13, 2021 at 8:50 AM

Hello Michelle and Cody,

Sure, you can take a picture of our house and we don't have any objections with your remodeling design proposal. Have fun with your remodeling project!

Regards,
Henry and Celina

Sent from my Verizon, Samsung Galaxy smartphone
[Quoted text hidden]

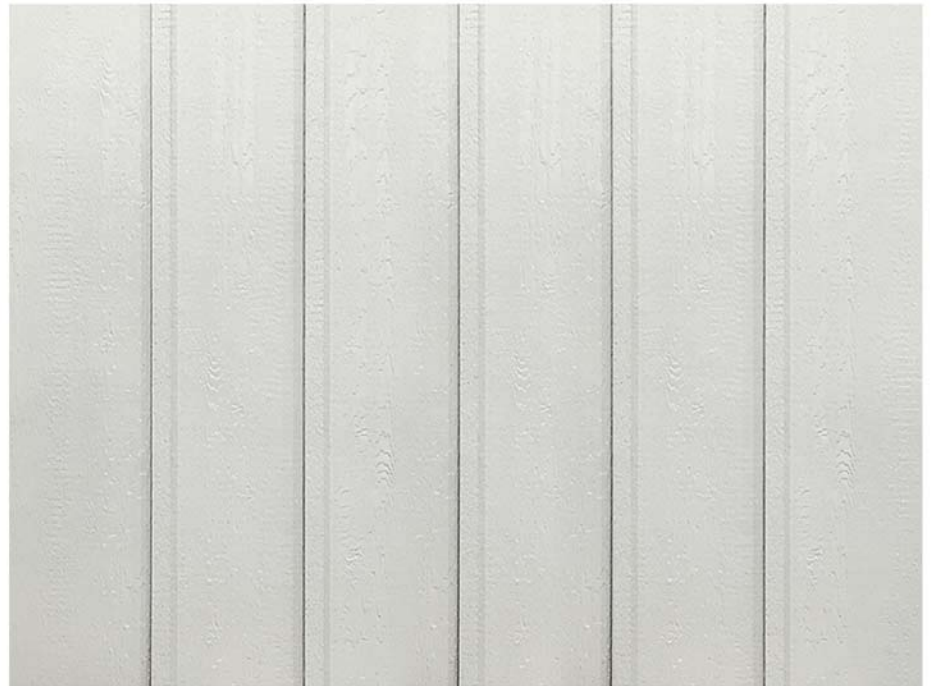
ATTACHMENT E



COMPOSITE SHINGLE "CLASS A" ROOF COVERING (LIGHT GREY TO MATCH EXISTING)
MANUF.: CERTAINTEED OR SIMILAR



FIBERGLASS WINDOW FRAME (DARK COLOR) WITH WOOD TRIM (LIGHT COLOR)
MANUF.: MARVIN OR SIMILAR



PAINTED BATTERN AND BOARD SIDING (LIGHT COLOR)

VIA DEL POZO RESIDENCE
APN:167-13-033
1051 VIA DEL POZO,
LOS ALTOS, CA 94022

COLOR BOARD

Project number	-
Date	12/28/2021
Drawn by	Author

A00

