



DATE: March 2, 2022

AGENDA ITEM # 4

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

**RECOMMENDATION:**

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

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**PROJECT DESCRIPTION**

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

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

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

## **BACKGROUND**

### **Neighborhood Context**

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

### **Permit Records and Zoning Compliance**

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

## **DISCUSSION**

### **Design Review**

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

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

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

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

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

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

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

### **Privacy**

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

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

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

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

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

### Landscaping and Trees

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

**Table 1: Existing Screening Plant List**

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

### Environmental Review

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

### Public Notification and Community Outreach

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

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

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

### Attachments:

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



## FINDINGS

SC21-0046 – 628 Cuesta Drive

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

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

## CONDITIONS

SC21-0046 – 628 Cuesta Drive

### **GENERAL**

**1. Expiration**

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

**2. Approved Plans**

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

**3. Protected Trees**

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

**4. Landscaping**

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

**5. Underground Utility and Fire Sprinkler Requirements**

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

**6. Indemnity and Hold Harmless**

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

### **INCLUDED WITH THE BUILDING PERMIT SUBMITTAL**

**7. Conditions of Approval**

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

**8. Applicant Acknowledgement of Conditions of Approval**

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

**9. Tree Protection Note**

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

**10. Reach Codes**

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

**11. California Water Service Upgrades**

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

**12. Green Building Standards**

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

**13. Underground Utility Location**

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

**14. Air Conditioner Sound Rating**

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

**15. Storm Water Management**

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

**PRIOR TO ISSUANCE OF BUILDING OR DEMOLITION PERMIT**

**16. Tree Protection**

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

**PRIOR TO FINAL INSPECTION**

**17. Landscaping Installation**

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

**18. Landscape Privacy Screening**

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

**19. Green Building Verification**

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

STAFF REPORT

PLANNING DEPARTMENT

June 4, 1964

64-V-184

John Cone  
628 Cuesta Drive

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

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

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

SUMMARY:

64-V-184 - John Cone

APPROVED

6/11/64

64-V-184 - John Cone, 628 Cuesta Drive  
Request for variance of five feet from side yard requirements of 15 feet for a second story of a residence.

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

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

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

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

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

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

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

APPLICATION FOR VARIANCE IN R-1 DISTRICT

DATE 4 June 1964

APPLICANT'S NAME & ADDRESS John W. & Helen I. Cone  
1214 Heatherstone Way, Sunnyvale, California

OWNER OF PROPERTY William A. & Jean S. Page

AUTHORIZED AGENT OF OWNER OF PROPERTY \_\_\_\_\_

ADDRESS OR DESCRIPTION OF PROPERTY 628 Cuesta Drive

Variance Requested: 5' Side Yard Variance

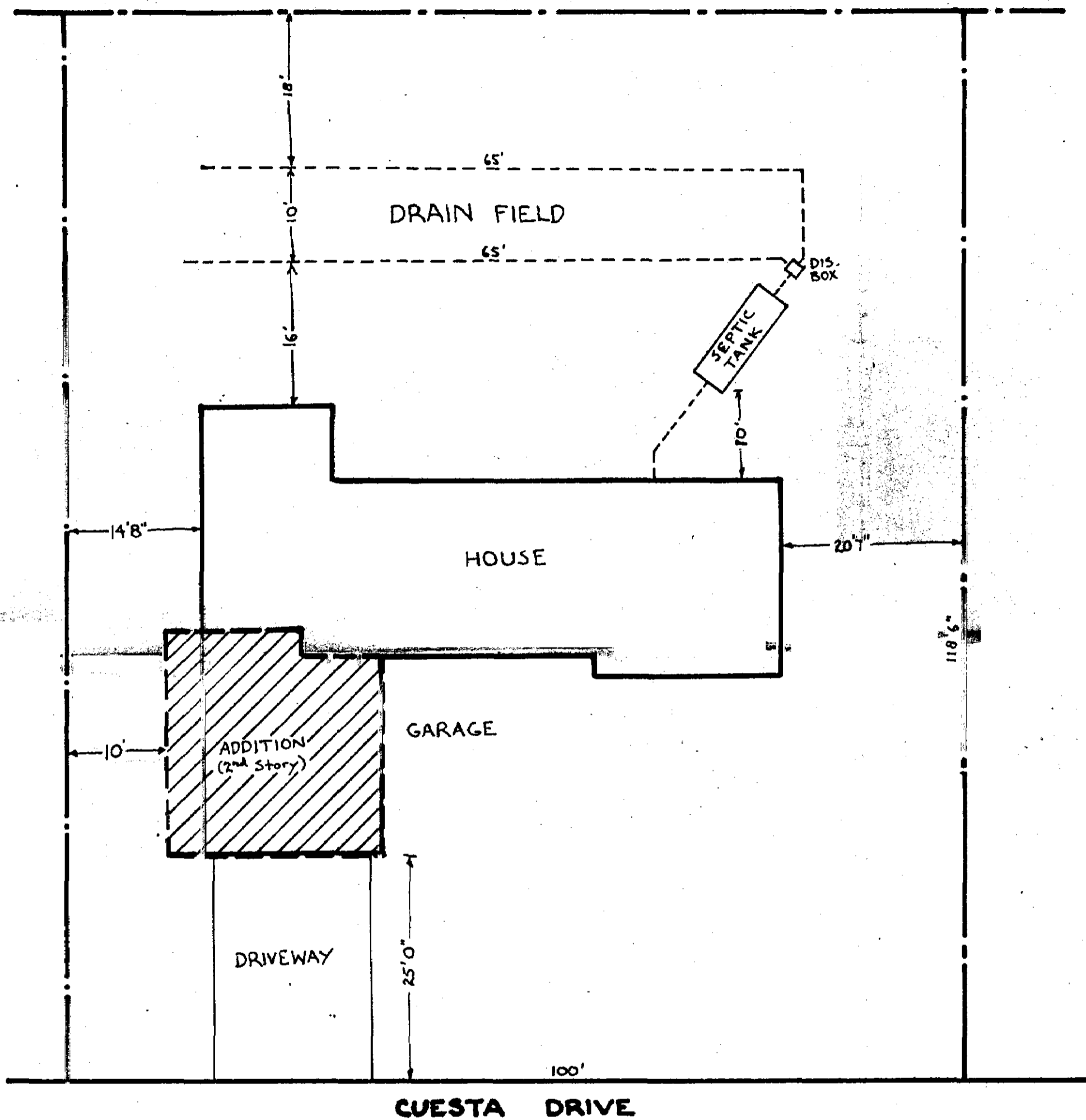
Reason for Request:  
To construct a three bedroom and bath addition on top of the present garage.

John W. Cone  
Signature of Applicant

Applicant - Do not write below this line

APPLICATION NO. 64-V-184

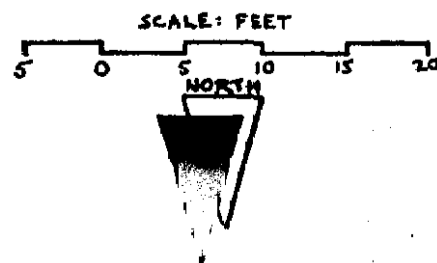
RECEIVED AT CITY HALL ON \_\_\_\_\_ Filing Fee \$ \_\_\_\_\_  
TO BE CONSIDERED AT PLANNING COMMISSION MEETING OF \_\_\_\_\_  
APPLICATION RECEIVED BY \_\_\_\_\_



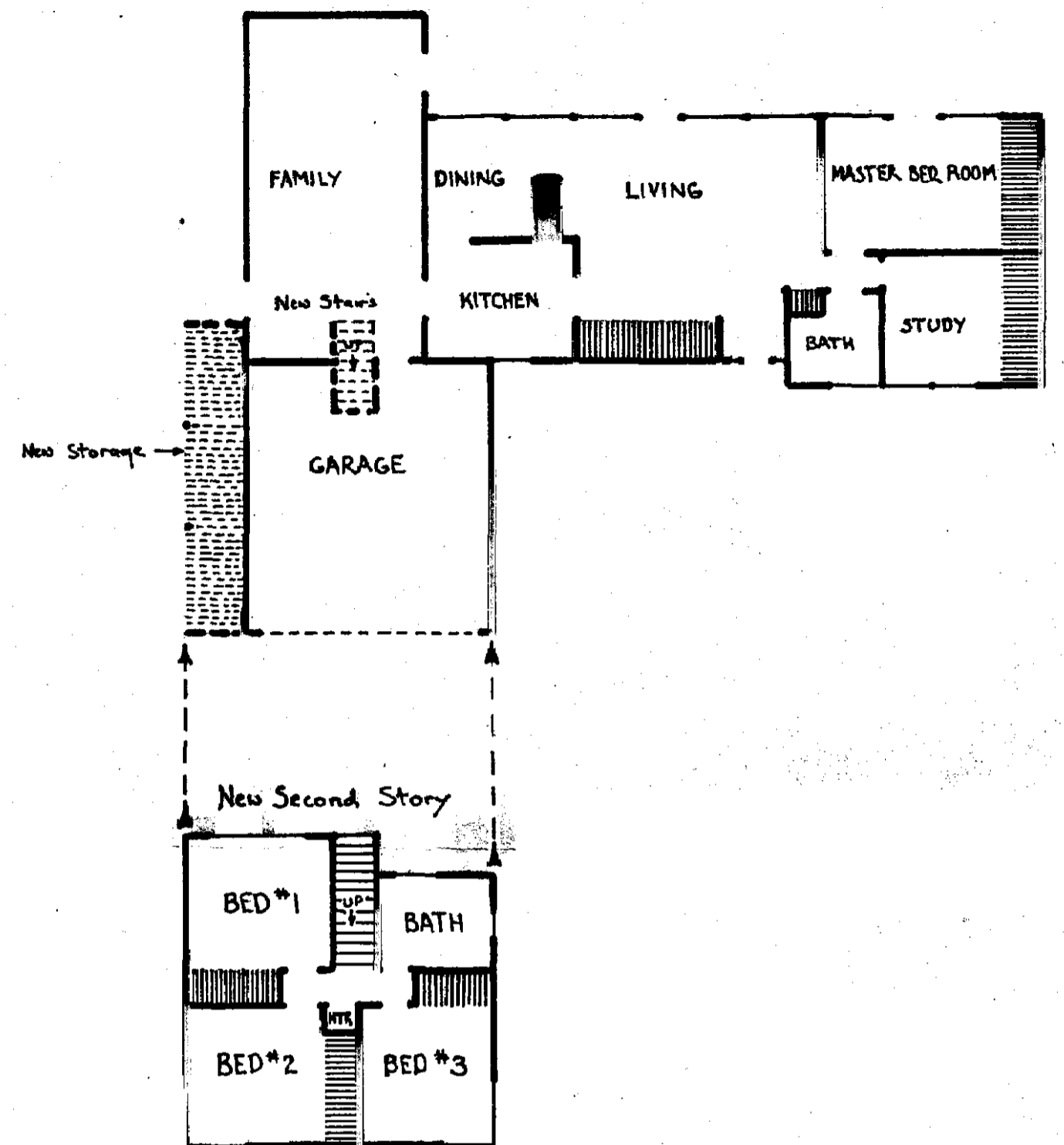
CUESTA DRIVE

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

DRAWN BY: JOHN CONE



JUNE 4, 1964



HOUSE PLAN

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



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

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

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

BUILDING INSPECTOR

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

X

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

**BUILDING PERMIT**

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

**TREASURER'S COPY**



City of Los Altos

Planning Division

(650) 947-2750

[Planning@losaltosca.gov](mailto: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 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 628 Cuesta Dr, Los Altos, CA 94024

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

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

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

Address: 628 Cuesta Dr, Los Altos, CA 94024

Date: 12/15/2021

## What constitutes your neighborhood?

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

## Streetscape

### 1. Typical neighborhood lot size\*:

Lot area: 11850 square feet

Lot dimensions: Length 118.5 feet

Width 100 feet

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

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

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

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

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

Do the front setbacks of adjacent houses line up? YES

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

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

Garage facing front projecting from front of house face 2

Garage facing front recessed from front of house face 6

Garage in back yard \_\_\_\_\_

Garage facing the side \_\_\_\_\_

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

**4. Single or Two-Story Homes:**

What % of the homes in your neighborhood\* are:

One-story 93%

Two-story 7%

**5. Roof heights and shapes:**

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

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

Do the roof forms appear simple \_\_\_\_\_ or complex X?

Do the houses share generally the same eave height YES?

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

What siding materials are frequently used in your neighborhood\*?

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

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

asphalt shingle

If no consistency then explain: \_\_\_\_\_

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

Does your neighborhood\* have a consistent identifiable architectural style?

YES  NO

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

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

Does your property have a noticeable slope? No

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

Flat

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

**9. Landscaping:**

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

Big trees, front lawns

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

No very visible. Big trees around the properties.

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

No

**10. Width of Street:**

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

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

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

Concrete, with out a curb/ gutter

**11. What characteristics make this neighborhood\* cohesive?**

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

landscape: big trees.

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**General Study**

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

YES  NO

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

YES  NO

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

YES  NO

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

YES  NO

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

YES  NO

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

YES  NO

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

YES  NO

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

YES  NO

Address: 628 Cuesta Dr, Los Altos, CA 94024

Date: 12/15/2021

## Summary Table

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

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

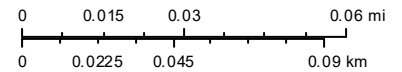
# ATTACHMENT C








## Notification Map



Print Date: October 11, 2021

12,257



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

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

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



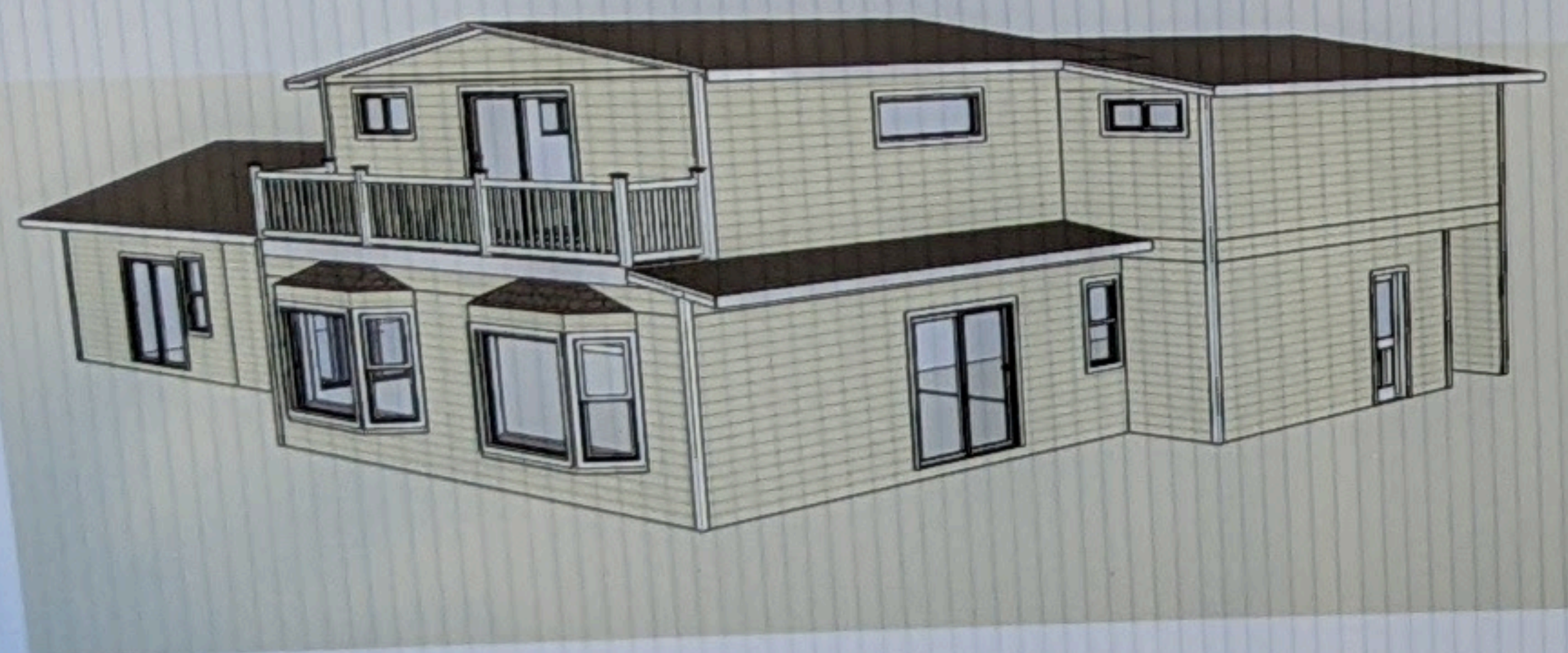
628

# NOTICE OF DEVELOPMENT PROPOSAL

LI RESIDENCE ADDITION PROJECT - 628 CUESTA DR

### Project Description:

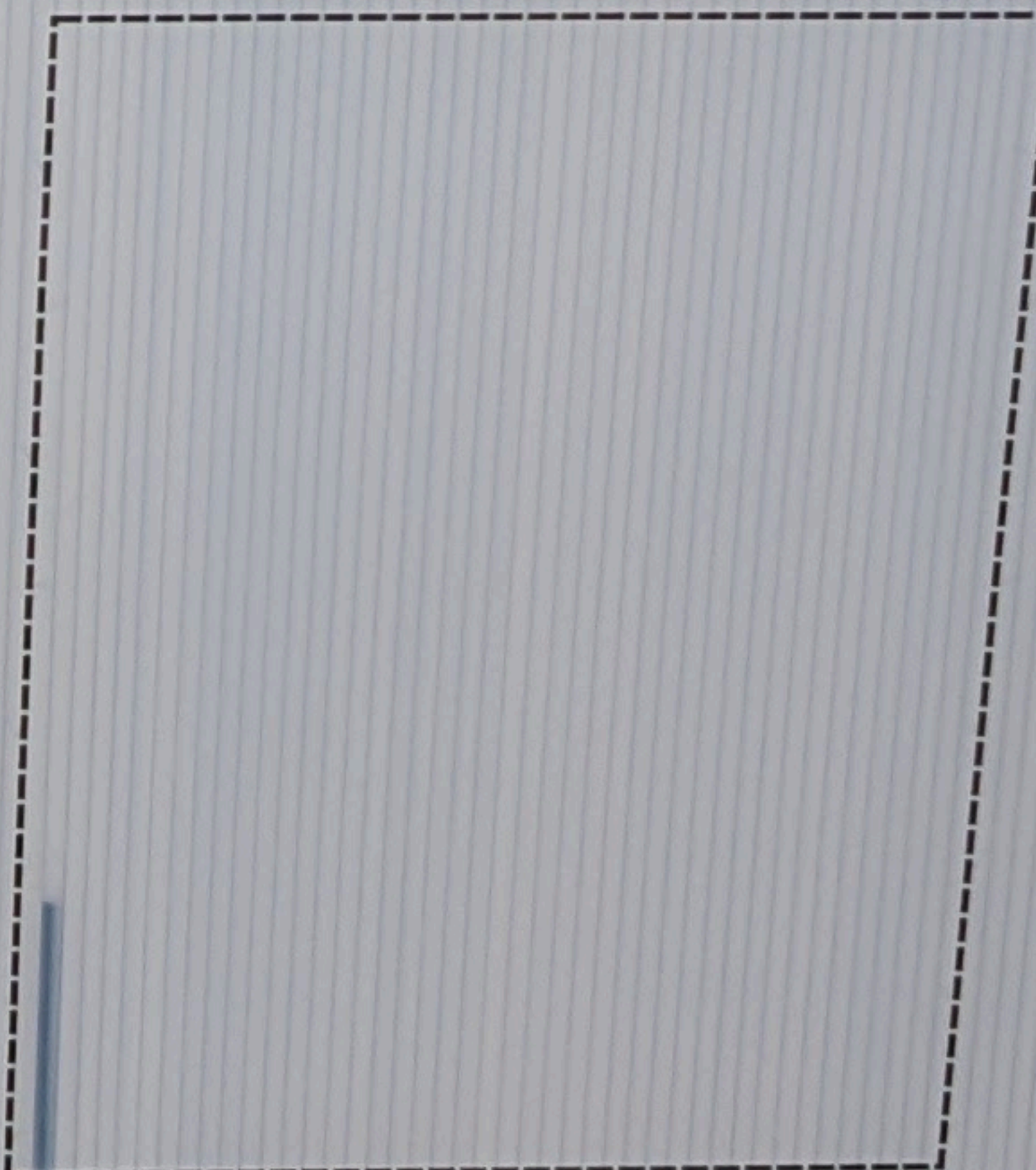
1. Redesign living room / kitchen / family room layout.
2. Add a new addition on level 2. Redesign level 2 layout to add a new master bedroom suite.
3. Change two one-car garage doors to a two-car garage door.
4. Convert existing flat roof on level 1 to truss roof system.
4. Upgrade existing 100A electric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



### Applicant

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

### Public Meeting Dates (as scheduled):



### Property Owner

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

### Project Planner

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



# ATTACHMENT E

November 19, 2021

**Dear Neighbor,**

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

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

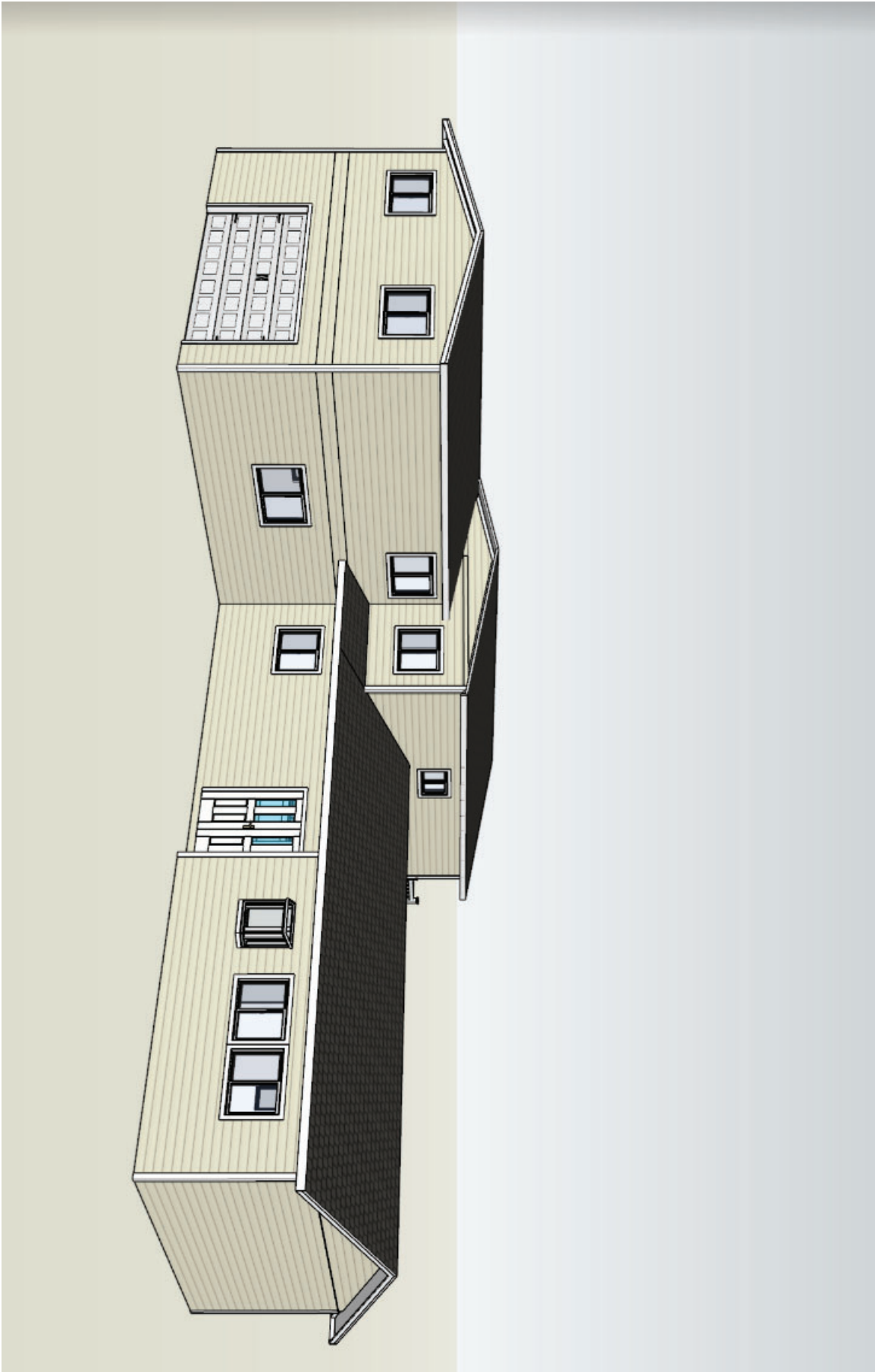
The city planner for this project is Jia Liu, her email is [jliu@losaltosca.gov](mailto:jliu@losaltosca.gov) and her phone number is 650-947-2696, you can either contact Jia directly or contact me if you have any questions or concerns.

**Best regards,**

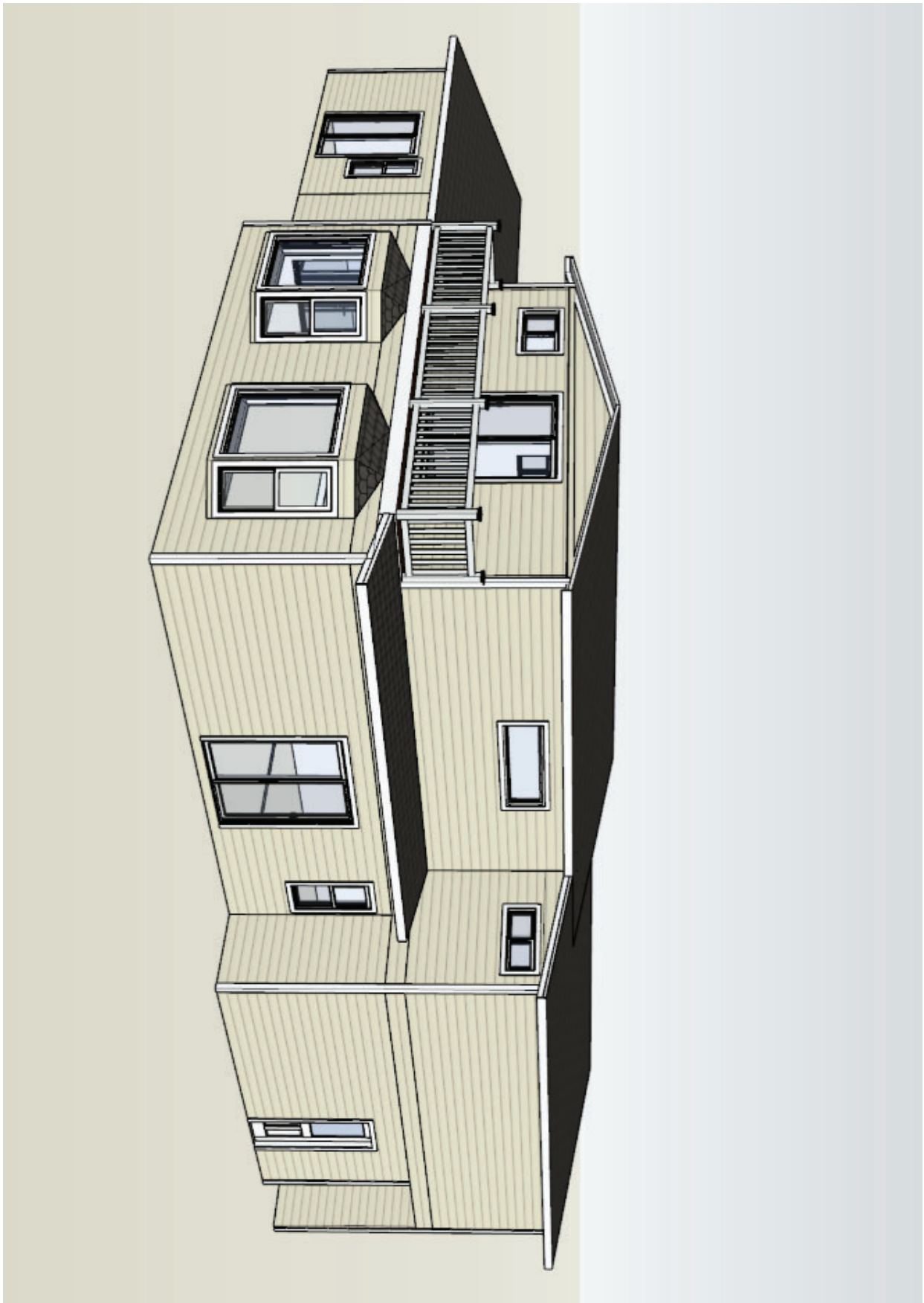
**Yun Li, Bella Li**

[muziriyun@gmail.com](mailto:muziriyun@gmail.com)

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



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





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



**Current Owner**  
633 Arboleda Dr  
Los Altos, CA, 94024

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



**Current Owner**  
621 Cuesta Dr  
Los Altos, CA, 94024

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



**Current Owner**  
649 Cuesta Dr  
Los Altos, CA, 94024

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



**Current Owner**  
610 Cuesta Dr  
Los Altos, CA, 94024

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



**Current Owner**  
644 Cuesta Dr  
Los Altos, CA, 94024

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



**Current Owner**  
634 Cuesta Dr  
Los Altos, CA, 94024

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



**Current Owner**  
631 Cuesta Dr  
Los Altos, CA, 94024

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



**Current Owner**  
657 Cuesta Dr  
Los Altos, CA, 94024

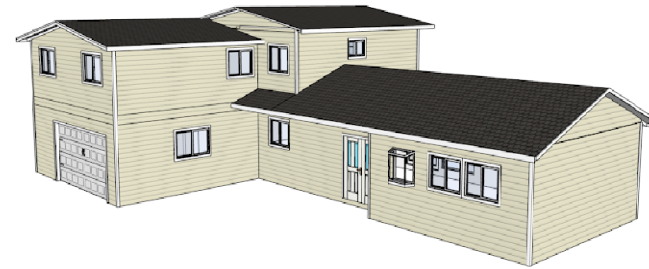
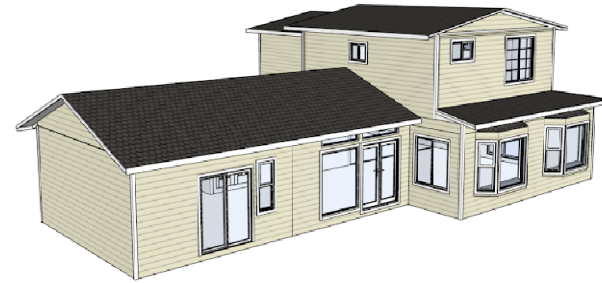
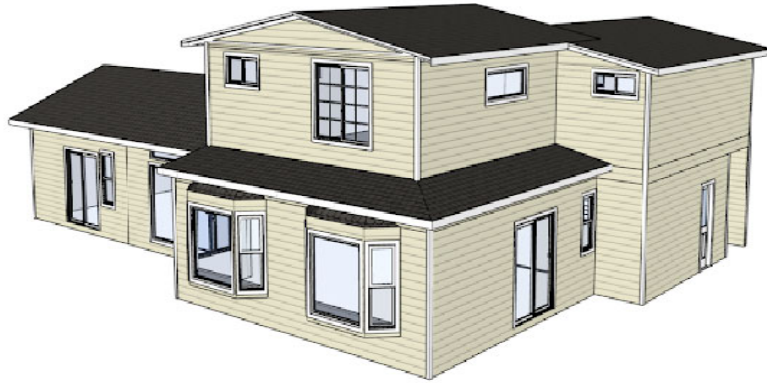
Yun Li & Bella Li  
628 Cuesta Dr  
Los Altos, CA, 94024



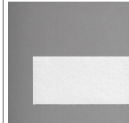


**Current Owner**  
639 Cuesta Dr  
Los Altos, CA, 94024



# ATTACHMENT F



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

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

DIZIGN Studio

DRAFTER: JENNY ZHAO  
1050 KIELY #3571, SANTA CLARA, CA  
95055  
JENNYLI7945@GMAIL.COM  
408-668-7945

NOT FOR CONSTRUCTION

LI RESIDENCE  
ADDITION- 628  
CUESTA DR

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

FOR CITY APPROVAL STAMP

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

MATERIAL BOARD

Project Number 12125  
Date 2/2/2022

A-6

Scale