

From: [REDACTED]
To: [City Council](#)
Cc: [REDACTED] [Whitehill, Brittany](#)
Subject: Fw: 5/25/2021 - Agenda Item 6.2 Four-Unit Residential Project at 773 Cuesta Drive
Date: Tuesday, May 25, 2021 3:36:40 PM

CAUTION: EXTERNAL EMAIL - Ensure you trust this email before clicking on any links or attachments.

Dear Mountain View City Council Members,

To ensure our concerns properly appear on the record, I am forwarding the correspondence below to the city.council@mountainview.gov email address.

Apologies if this results in multiple emails to your individual accounts.

Thank you for your consideration.

Sincerely,
Pam Reid

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

From: [REDACTED]
To: margaret.abe-koga@mountainview.gov <margaret.abe-koga@mountainview.gov>; alison.hicks@mountainview.gov <alison.hicks@mountainview.gov>; sally.lieber@mountainview.gov <sally.lieber@mountainview.gov>; lisa.maticchak@mountainview.gov <lisa.maticchak@mountainview.gov>; Pat.Showalter@mountainview.gov <Pat.Showalter@mountainview.gov>; ellen.kamei@mountainview.gov <ellen.kamei@mountainview.gov>; lucas.ramirez@mountainview.gov <lucas.ramirez@mountainview.gov>
Cc: Doug Reid [REDACTED]; [Brittany Whitehill](mailto:brittany.whitehill@mountainview.gov) <brittany.whitehill@mountainview.gov>
Sent: Sunday, May 23, 2021, 11:38:44 PM PDT
Subject: 5/25/2021 - Agenda Item 6.2 Four-Unit Residential Project at 773 Cuesta Drive

Dear Mountain View City Council Members,

My husband and I own the property at [REDACTED] adjacent to the proposed development site at 773 Cuesta Drive.

At the bottom of this thread, my husband's email from March 17 to the Planning Division and Ms. Whitehill outlines many of our concerns with this project including the impact of additional traffic, parking, and noise on the existing neighborhood; however, chief among our concerns is the preservation of privacy for adjacent lots. While we only represent our interests in this correspondence, we urge the Council to also consider the impact this development will have on the other 6 lots that share a property line with the proposed development.

Privacy screening is an area of great concern, particularly as the proposed home at Lot 4 will have an elevated backyard deck and second floor balcony overlooking our backyard and house. The current mature trees and vegetation provide a year-round screen. One of the trees marked for removal (#7) does not hug the fence line, but its mature branches and leaves provide dense privacy screening. Based on the Arborist report, this tree is not dead, but appears to be on the removal plan in order to "construct improvements and/or allow reasonable and confirming use of the property." Removal of this tree will create a large privacy gap along the shared property line.

Please reference the attached annotated screen shot from the last published landscaping plan that shows

the proposed tree canopy at planting. Red arrows mark gaps along the fence line that may take several years to fill-in. We are concerned the gap at our property line will provide direct line of sight from the second story balcony into our yard and specifically into the back bedroom and living room area of our home. The planting plan calls for the installation of a 24" box Coast Live Oak at the gap which may take many years to mature. To give you a sense of what this tree will look like at planting, I've attached a photo from the following site: <https://www.garden-view.com/plant/coast-live-oak/>. Further, the proposed backyard landscaping plans incorporate elevated decks that would lower the effective height of the fencing.

We've been in contact with Ms. Whitehill and attended the DRC and Zoning meetings where we expressed our concerns regarding the proposed development. We appreciate Ms. Whitehill's responsiveness and have received assurances that the City will work with the developer to ensure adequate landscape screening, but have yet to see changes to the published plans.

This is our first time engaging in this kind of process. While we are grateful to heard at various meetings, in truth, it feels like the proposed development is a foregone conclusion and this process is just checking required boxes to cross the finish line. We would appreciate an opportunity to engage in a meaningful way and have our concerns addressed with a specific and detailed plan.

Thank you for your consideration.

Sincerely,

Pam Reid

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

From: Whitehill, Brittany <brittany.whitehill@mountainview.gov>

To: [REDACTED] Douglas Reid <[REDACTED]>

Sent: Wednesday, April 28, 2021, 04:41:22 PM PDT

Subject: Re: Agenda Item 2.2 (3/17/2021) : 773 Cuesta Drive

Hi Pam,

Thanks for letting me know about this issue. I have notified the Zoning Administrator that this happened.

In terms of the outcome of the meeting, the Zoning Administrator and Subdivision Committee recommended that the City Council approve the project and the associated subdivision.

The project will retain 28 existing onsite Heritage Trees and plant 25 new trees onsite. The Conditions of Approval for the project include specific conditions related to landscape screening around the perimeter of the site to mitigate potential privacy concerns.

The project is scheduled to go to City Council on May 25 where a final decision will be made. I apologize again about the technical difficulties.

Thanks,

Brittany

Brittany Whitehill, Associate Planner

City of Mountain View || Community Development Department

(650) 903-6306 || brittany.whitehill@mountainview.gov

500 Castro St Mountain View, CA 94041

long logo



To protect the health of the community and City employees, Mountain View City Hall is closed with interim operations. The Planning Division is working remotely, visit our website for more information: www.mountainview.gov/planning.

From: [REDACTED]
Date: Wednesday, April 28, 2021 at 4:31 PM
To: Douglas Reid [REDACTED], Whitehill, Brittany
<Brittany.Whitehill@mountainview.gov>
Cc: Boyd, Martin <Martin.Boyd@mountainview.gov>, Sandahl, Carrie
<Carrie.Sandahl@mountainview.gov>, , Planning Division
<Planning.Division@mountainview.gov>
Subject: Re: Agenda Item 2.2 (3/17/2021) : 773 Cuesta Drive

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Hello Brittany,

I'm following-up on the zoning and subdivision meeting this afternoon. I was unable to hear your response to the public concerns as I was removed from the meeting by the host. I was also not allowed to rejoin when I attempted to log in again.

Admittedly, this is concerning and frustrating. Please see the attached screenshot.

Kindly advise on the outcome of the meeting and how the public concerns will be addressed.

Thank you.

Best,

Pam Reid

On Wednesday, March 17, 2021, 06:14:45 PM PDT, Whitehill, Brittany <brittany.whitehill@mountainview.gov> wrote:

Hi Douglas,

Thank you for your inquiries regarding this project. I believe you were able to attend the DRC meeting. I hope you found it to be informative. Public notices are not sent out for DRC, however they are sent for ZA and City Council, so you will be noticed of the two upcoming meetings. I may not be able to fully answer all of your questions at this point, but here is the information I have available now:

Second Story Balcony Setback Exceptions: Staff is not supportive of granting this exception request. Staff will be asking the applicant to either revise the plan so the balconies comply with the required setback and add additional buffer landscaping (of various heights and species that will serve as effective buffers year-round) along the property line for screening). Alternatively, staff will ask the applicant to remove the second floor balconies. I would be happy to follow up with you once I know how the applicant chooses to proceed. At that time, I would be able to provide additional information about proposed buffer landscaping. The Planning Division's expectation is that at the time of installation, the plants will be of varied heights and provide substantial screening. Additionally, many trees along the property lines will remain. If the applicant wishes to maintain the balconies, we will ask that they provide a view from Lot 4's balcony and that the landscape screening be augmented in that area.

Lot 4 Windows: The second story windows range in height from about 13' to 15' at their lowest points.

Fence/Lanai: New fencing is proposed. The fences are proposed to be 6' in height, which is the maximum allowed in the R1 district, unless an exception is granted. The lanais are proposed to be 6 inches above grade.

Trees: Trees 7, 10 and 24 are recommended for removal by the project arborist because they are in

decline and have poor form and vigor. Staff will ask the applicant to reevaluate if any of the trees along the lot 4 property line can be preserved. If preservation is not recommended, staff will ask that additional landscape screening be planted in this location.

Construction: The project will be required to comply with approved construction hours in Mountain View – Monday- Friday from 7 am to 6 pm. A construction parking and staging plan will be submitted during the building g permit phase for review – details on this are not yet known. Construction parking on the street is not permitted. Construction parking will need to occur onsite, unless the applicant obtains a Temporary Use Permit for construction parking on a different site. I anticipate that the parking can likely occur onsite.

Trash, Runoff: Trash collection will occur via Cuesta Drive. For follow up questions, I would ask you to contact my colleague in Public Works, Martin Boyd (copied). As for runoff, four C3 basins are proposed, the project proposes permeable pavers for the driveways, and the project complies with the front yard landscaping requirements in the R1 district. My colleague Carrie Sandahl (copied) may be able to address more specific runoff-related questions.

Guest Parking: The R1 district requires one covered and one uncovered parking space per dwelling. The project proposes twice as much parking as what is required. Additionally, the driveways for the two rear units are fairly large and would likely accommodate more than 2 cars each.

Feel free to contact me if you have any additional questions.

Sincerely,

Brittany

Brittany Whitehill, Associate Planner

City of Mountain View || Community Development Department

(650) 903-6306 || brittany.whitehill@mountainview.gov

500 Castro St Mountain View, CA 94041

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www.mountainview.gov/planning.

From: Douglas Reid [REDACTED]
Sent: Wednesday, March 17, 2021 12:26 PM
To: , Planning Division <Planning.Division@mountainview.gov>; Whitehill, Brittany <Brittany.Whitehill@mountainview.gov>
Cc: Pamela Malisa Wells Reid [REDACTED]
Subject: Agenda Item 2.2 (3/17/2021) : 773 Cuesta Drive

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Mountain View Development Review Committee (and City Planner):

I am writing with several comments and concerns regarding the proposed development plan for 773 Cuesta Drive. My primary concerns are around preservation of privacy for existing lots and homes and in the mitigation of the impact of additional traffic, parking, and noise on the existing neighborhood. I have additional concerns that, as an owner of an impacted property, I did not receive written notice of these meetings or plans and was only able to discover them through another neighbor.

One area of concern is the proposed exceptions listed in the "Second Floor Deck Setbacks" section of the project description. The developer claims that there will be no impact on the privacy to the existing lots, but that does not seem clear. Privacy is particularly important as the proposed lots will overlook existing

bedroom areas. I would like clarification on a the following points:

- What are the standards for granting exemptions?
- What would the impact be on development if those exemptions were not granted?
- What mature vegetation will remain at the property line once the trees marked for removal are removed?
- What is the plan for replanting? Will the newly planted vegetation be mature? Or will there be a long period of growth expected before privacy is returned?
- Will the planned vegetation be year-round? Or will there be periods in which vegetation does not provide privacy?
- What is the expected view from Lot 4 into the existing adjacent lots, and why is that not shown in the plans? Looking at page 4 of the proposed plan, there is a distinct gap in the tree line on Lot 4 that would allow views directly into 780 Bond Way from the proposed balcony.
- What height are the windows from Lot 4 that look into the existing yard?
- Is there new fencing planned, or is the intention to reuse the existing fence lines?
- Will the proposed elevated lanais provide visibility above the fence line into adjoining properties? It would appear to lower the effective height of the fence line by almost a foot.
- Based on the developments plans (page 25), it seems many of the heritage (and other existing) trees along the property line of Lot 4 are not left in place. It seems the majority of the preserved trees are adjacent to Lot 3. Why is this the case, and what will be done to mitigate the removal of the trees (in particular, #24, the 7' tree and the 10' tree)?

I would like a full detailed plan for the landscaping, tree removal, fencing, lighting, and utility line locations along the common property line with Lots 3 and Lots 4. As part of that detailed plan, I would like to know how the existing fence and utility lines will be protected during construction.

I also have concerns and questions around the proposed construction:

- What is the planned schedule for construction - hours and days of the week?
- What is the planned use of heavy equipment, and where will it be parked?
- What is the plan for controlling construction noise?
- Where will workers park? I presume that this will not be in the adjacent neighborhood.

Other concerns include trash collection, water run-off, and visitor parking and access:

- Is the plan really to include trash collection on Cuesta? This could make access to Begen Ave difficult during collection times, as it would essentially shut down a lane of traffic directly in front of that intersection.

- It seems like water run-off will increase significantly with the new development and paving. What is the plan for managing that additional run-off?

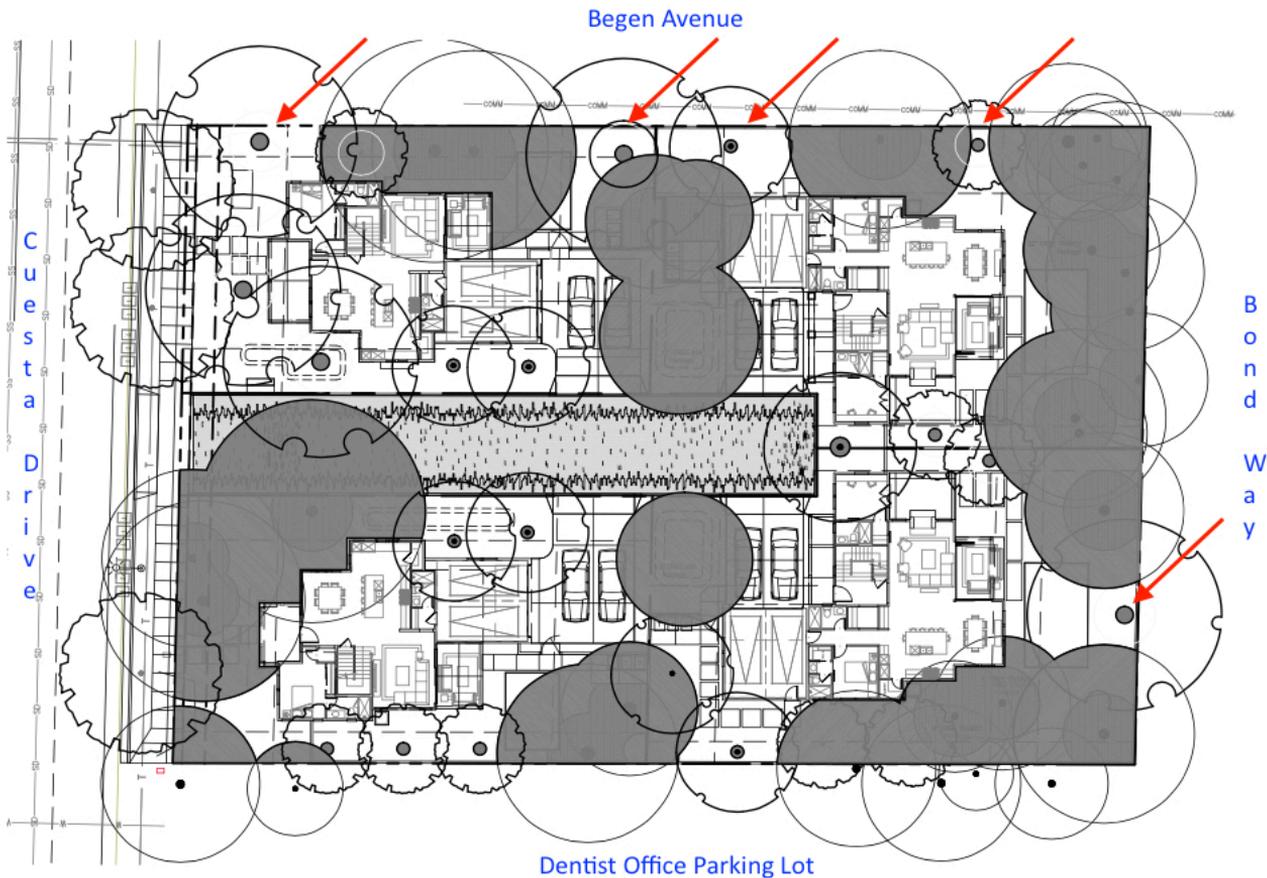
- The lack of visitor parking, including parking for landscaping crews, etc., on the proposed flag-pole could mean increased traffic into the adjacent neighborhood. What is the plan for handling non-resident traffic load?

- Is there any planned access from the new development into the adjacent neighborhood?

I'm left to wonder if the proposed flagpole development on a busy street such as Cuesta is ideal. It seems that planning instead for 2-3 lots would allow for more room for parking and greater separation from existing homes, preserving privacy without the need for exemptions.

Thank you for your consideration,

Douglas Reid.



Dentist Office Parking Lot

②	TREE CANOPY AT PLANTING: Scale: 1' = 20'-0"	Existing	11,885 sq. ft.
		Proposed	112 sq. ft.
		Total	11,997 sq. ft.

(includes Tree #30 & #39 transplanted on site)



24" Box

Subject: FW: MVCSP comments on Prohibition of Smoking in Multi-Unit Residences to City of Mountain View City Council
Date: Tuesday, May 25, 2021 4:27:25 PM
Attachments: [CC-SmokingOrdinance-MVCSP-20210525.pdf](#)

From: Mountain View MVCSP <mvcsp.info@gmail.com>

Sent: Tuesday, May 25, 2021 4:25 PM

To: Kamei, Ellen <Ellen.Kamei@mountainview.gov>; Ramirez, Lucas <Lucas.Ramirez@mountainview.gov>; Abe-Koga, Margaret <Margaret.abe-koga@mountainview.gov>; Matichak, Lisa <Lisa.Matichak@mountainview.gov>; Showalter, Pat <Pat.Showalter@mountainview.gov>; Sally Lieber <Sally@sallylieber.org>; Lieber, Sally <Sally.Lieber@mountainview.gov>; Hicks, Alison <Alison.Hicks@mountainview.gov>

Cc: Mountain View MVCSP <mvcsp.info@gmail.com>; Mauri, Patrick <Patrick.Mauri@mountainview.gov>; Marevich, Megan <Megan.Marevich@mountainview.gov>; Diaz, Juan <Juan.Diaz@mountainview.gov>; Chopra, Krishan <Krishan.Chopra@mountainview.gov>; McCarthy, Kimbra <Kimbra.McCarthy@mountainview.gov>; Glaser, Heather <Heather.Glaser@mountainview.gov>

Subject: MVCSP comments on Prohibition of Smoking in Multi-Unit Residences to City of Mountain View City Council

(formal letter attached)

Mountain View Coalition for Sustainable Planning
c/o Aaron Grossman
817 Montgomery Street
Mountain View, CA 94041

May 25, 2021

City of Mountain View City Council
City Hall, 500 Castro Street
PO Box 7540
Mountain View, CA 94039-7540

Re: 7.1 Prohibition of Smoking in Multi-Unit Residences

Dear Mayor Kamei and City Council members:

The Mountain View Coalition for Sustainable Planning (MVCSP) appreciates the opportunity to respond to this agenda item for your meeting tonight. We have reviewed the agenda item materials, and we have the following comments we would like to share with you.

In general, we support the new ordinance amending Amending Chapter 21, Article II. This is an entirely appropriate addition to existing smoking-related ordinances. This ordinance will help serve the needs of affected city residents who wish to live in as smoke-free an environment as possible. And it will help to further encourage those who smoke to reconsider if continuing the practice is worth the additional trouble. Further, as noted in the Council Report, health impacts from smoking continue to be problematic, both to individuals and to the healthcare system as a whole.

In practice, we hope affected residents will consider all means to resolve conflicts with smoking neighbors by first reaching out to them directly, followed by working with their landlords and even seeking mediation through the Project Sentinel program (assuming that's the correct service for this). If all this fails, then asking for code enforcement should be an available option for them, and this is why we support the ordinance as providing a reasonable last-step solution. This said, we would like you to ensure that all enforcement at the City level will happen strictly through the code enforcement process (using Fire Department or Code Enforcement resources) and not with referral to the Police Department. We believe this would be the case but still feel it's a point worth confirming.

In other details you are considering in the Report, we see no need for your approving the amendment exempting marijuana from the ordinance as there are good alternatives to smoking and vaping in this case. Reducing smoke and vapors in indoor environments is at the core of this proposal, regardless of the substances involved.

Regarding the 25' foot distance provision, this could be problematic in areas where multi-unit housing developments do not have adequate buffer space separating them.

Finally, we have one question related to outreach to local HOAs. From what we know, the City does not have full contact information for these associations. If this is correct, then this part of the outreach will likely not be 100% successful.

Thank you again for the opportunity to comment.

Sincerely,
Bruce England
for the Mountain View Coalition for Sustainable Planning

cc:
Patrick Mauri, Hazardous Materials Specialist
Megan Marevich, Senior Deputy City Attorney
Juan F. Diaz, Fire Chief
Krishan Chopra, City Attorney

Kimbra McCarthy, City Manager
Heather Glaser, City Clerk

About Mountain View Coalition for Sustainable Planning

The Mountain View Coalition for Sustainable Planning is a local volunteer-based organization dedicated to making Mountain View as beautiful, economically healthy, transit, bicycle, and pedestrian accessible, and affordable as possible. MVCSP member interest and expertise covers areas such as housing, transportation, the environment, the economy, and beyond!

For more information, see <http://www.mvcsp.org>.

To contact us, send email to mvcsp.info@gmail.com.



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c/o Aaron Grossman
817 Montgomery Street
Mountain View, CA 94041

May 25, 2021

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Bruce England
for the Mountain View Coalition for Sustainable Planning

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