

Whitehill, Brittany

From: Aurora Filinich

Sent: Tuesday, April 27, 2021 12:08 PM

To: , Planning Division <Planning.Division@mountainview.gov>

Cc: Aurora Filinich

Subject: Comments for Administrative Zoning Hearing, 4/28/2021, Agenda item 4.2

Importance: High

Dear Planning Division,

I am resident of the Cuesta Park neighborhood since 1983. I am writing to express my strong objection to re-development of the property at 773 Cuesta Drive.

The plans to re-develop this property include the removal of ELEVEN (11) Heritage trees. This is absolutely unacceptable! Heritage trees give

our town and neighborhood it's beautiful natural character, provide shade (especially important for keeping nearby homes cool), and serve as habitat for many birds and other animals. It is a tragedy to cut down any tree that has been growing here for perhaps hundreds of years.

And to destroy 11 Heritage Trees in the name of development is unconscionable.

In addition changing zoning for that lot from single family to multi-family is financially detrimental to near neighbors it lowers the desirability and price of their homes.

Please reject this plan to re-develop the property at 773 Cuesta Drive.

Regards,

Aurora Filinich

Real Estate Consultant | Realtor

Cuesta Park Neighborhood Resident, Mountain View

Whitehill, Brittany

From: Beth DelBen
Sent: Wednesday, April 28, 2021 6:10 PM
To: , Planning Division <Planning.Division@mountainview.gov>
Cc: Beth DelBen
Subject: Comments for Administrative Zoning Hearing, 4/28/2021, Agenda item 4.2
Importance: High

Dear Planning Division,

I am a long time resident, 35 years, of the Cuesta Park neighborhood. I am writing to express my strong objection to re-development of the property at 773 Cuesta Drive.

Your plans to re-develop this property include the removal of ELEVEN (11) Heritage trees. This is absolutely unacceptable! Heritage trees give our town and neighborhood it's beautiful natural character, provide shade, especially important for keeping nearby homes cool), and serve as habitat for many birds, other animals and the elderly.

In our age of increasing environmental destruction, we need the great deal of carbon they store for us to breathe and we need to be preserving nature, not continuing to bulldoze it. It is a tragedy to cut down any tree that has been growing here for perhaps hundreds of years, let alone destroying a healthy environment. And to destroy 11 Heritage Trees in the name of development is unconscionable.

This is OUR LAND to PRESERVE NOT Destroy!

Please reject this plan to re-develop the property at 773 Cuesta Drive.

Sincerely,
Beth Del Ben
Cuesta Park Neighborhood Resident, Mountain View

From: Chris Bridgman
Sent: Wednesday, April 28, 2021 9:41 AM
To: , Planning Division <Planning.Division@mountainview.gov>
Subject: 773 Cuesta Drive

Dear Planning Division,

I have lived in the Cuesta Park neighborhood for over 8 years now. I am writing to voice my **strong objection to re-development of the property at [773 Cuesta Drive](#)**. The plan involves removal

of ELEVEN (11) amazing Heritage trees. This is completely unacceptable! Heritage trees give our town and neighborhood it's beautiful natural character, provide shade (especially important for keeping nearby homes cool), plus they add to the overall beauty of the neighborhood and are part of the incredible charm of the area. In an age of increasing environmental destruction, we need to be preserving nature, not continuing to eliminate it. It is a tragedy to cut down any tree that has been growing here for potentially hundreds of years. For you to destroy 11 Heritage Trees in the name of development is ridiculous.

Please reject this plan to re-develop the property at [773 Cuesta Drive](#).

Regards,

Chris Bridgman
Cuesta Park Neighborhood Resident, Mountain View

From: Dave Roseman

Sent: Tuesday, April 27, 2021 11:36 PM

To: , Planning Division <Planning.Division@mountainview.gov>

Subject: Comments for Administrative Zoning Hearing, 4/28/2021, Agenda item 4.2

From: David Roseman

Subject: Comments for Administrative Zoning Hearing, 4/28/2021, Agenda item 4.2

To: planning.division@mountainview.gov

Dear Planning Division,

I am a long time resident of the Cuesta Park neighborhood. I am writing to express my **strong objection to re-development of the property at 773 Cuesta Drive**. The plans to re-develop this property include the removal of ELEVEN (11) Heritage trees. This is absolutely unacceptable! Heritage trees give our town and neighborhood it's beautiful natural character, provide shade (especially important for keeping nearby homes cool), and serve as habitat for many birds and other animals. They also store a great deal of carbon. In our age of increasing environmental destruction, we need to be preserving nature, not continuing to bulldoze it. It is a tragedy to cut down any tree that has been growing here for perhaps hundreds of years. And to destroy 11 Heritage Trees in the name of development is unconscionable. Please reject this plan to re-develop the property at 773 Cuesta Drive.

Regards,

David Roseman

Bonita Ave.

Cuesta Park Neighborhood Resident, Mountain View

Dave Roseman

Mountain View, California USA

4/25/21

City Clerk's Office
Mountain View City Hall
500 Castro St,
Mountain View, CA 94041

To Whom It May Concern:

If such an appeal has not yet been made, I would like the City of Mountain View to accept a "late" appeal to prevent the removal of the 43.9" Valley Oak from the property at 773 Cuesta Drive.

I make this request because during a walk last Friday, *after 5:00pm*, I discovered quite removed from the 773 property, and blown down the sidewalk to the Cuesta Park Annex, the "posted" "Notice of proposed TREE REMOVAL" sign. [It had been "posted" with two, 2-inch pieces of cellophane tape that weren't appropriate to the task. I reposted the notice with blue masking tape to one of the yellow-tagged oaks on the front of the property.]

I now see that the "deadline" for filing a formal Appeal would have been Friday, and I believe that this is unfair, given the missing status of the notification and its complete absence from the 773 address for who knows how long?

The reason for this Appeal request is that the fact that the spirit of Mountain View's "Heritage Tree" ordinance – "preservation of all healthy heritage trees unless reasonable and conforming use of the property" – seems to be observed more in its numerous *exceptions* than its observation with respect to redevelopment projects in our City. The proposed destruction of no less than 23 existing trees, and *two, more-than-150-year-old*, mature trees to put up four, two-story homes on this .7 acre of virtually untouched microecosystem (or microcosm) is unfortunate, but removal of true Heritage Trees with a combined age of more than 200 years is tragic given the loss of so many of our neighborhood's larger trees to blight and insect infestations.

I hereby request an Appeal of the developer's request to remove tagged Live Oak #31 at 773 Cuesta Drive.

Sincerely,

Debbie Barney

From: Jennifer Baron

Date: Wednesday, April 28, 2021 at 9:59 AM

To: Whitehill, Brittany <Brittany.Whitehill@mountainview.gov>

Subject: Hearing for 773 Cuesta Drive Letter

Dear Ms. Whitehill,

I am writing in earnest to state my strong request to disapprove the plan to open up our single-multi-unit residential development in Cuesta Park area.

Please consider the incredible value to our children and families in this area to have a relatively quiet, green and open space to enjoy the beauty of our city in an otherwise stressful and over-crowded part of our beautiful Bay Area and state of California. We are incredibly fortunate to have the peace and relative safety of a single-family home area. For me, living in the quiet neighborhood of Cuesta Park provides the vital respite and sweet sanctuary that has allowed me to become a productive business owner and provide medical care to over 7,000 patients a year in Santa Clara County.

Life in a multi-unit residential area as it brings the stresses of overcrowding, traffic, noise, theft and other criminal behavior, reduction in open space and trees. Please consider the true value of Cuesta Park in Mountain View and the incredible loss to our community that opening up our city to the ever-encroaching overpopulation that we face in the Bay Area.

In regards to this property specifically (773 Cuesta Drive). It is my opinion that bringing several new residents to this location on Cuesta Drive will pose a danger to traffic and pedestrian flow—to find safe crossing between the neighborhoods and Cuesta Park even when you are in one of the few crosswalks with a light on this stretch of Cuesta Drive.

Finally, removing eleven heritage trees will negatively impact the ecological balance of that area, an important part of the Permanente Creek watershed, and will further disrupt the native habitat and earth and water quality. If the new resident structures are built as multiple-story units, this will also take away from our green skyline and treasured view of the coastal hills—our true “mountain view.”

Also, in light of major changes to the in-person workforce needs of many tech companies, the post-“work-from-home-model” appears to be quite favorable for both employees and companies. Working for a company in Mountain View, many employees now have the real opportunity to live in a less crowded, less expensive part of our beautiful state.

We truly do not need more housing/traffic/crime/stress in Mountain View. Don't ruin one of the last sweet spots in the Bay Area, please!

Very sincerely,

Jennifer Baron, MD

From: Kathryn Carpenter
Sent: Tuesday, April 27, 2021 11:50 AM
To: , Planning Division <Planning.Division@mountainview.gov>
Subject: Heritage Trees Removal

Dear Planning Division,

I am a long time resident of the Cuesta Park neighborhood. I am writing to express my **strong objection to redevelopment of the property at 773 Cuesta Drive** that plans to remove ELEVEN (11) heritage trees. This is absolutely unacceptable! Heritage trees give our town and neighborhood its beautiful natural character, provide shade (especially important for keeping nearby homes cool), and serve as habitat for many birds and other animals. They also store a great deal of carbon. In our age of increasing environmental destruction, we need to be preserving nature, not continuing to bulldoze it.

It is a tragedy to cut down any tree that has been growing here for perhaps hundreds of years. And to destroy 11 heritage trees in the name of development is unconscionable.

Please reject this plan that allows the heritage trees removal on the property at 773 Cuesta Drive.

Regards,

Kathryn Carpenter

Nilda Avenue
Mountain View, CA 94040

Whitehill, Brittany

From: Kenneth Schmidt
Sent: Saturday, April 17, 2021 10:49 PM
To: Whitehill, Brittany
Subject: PL-2020-184 AND PL-2020-185 at 773 Cuesta Drive

Dear Ms. Whitehall,

I live on Crane Avenue and am writing about PL-2020-184 AND PL-2020-185 at 773 Cuesta Drive.

I have the following concerns:

1. Heritage trees – Eleven (11) will be removed and the plans make no mention of replacing them. The new dwellings will rise above the one-story homes on Bond Way and Crane Avenue without trees to block the view.
2. Overflow parking – The only solution for extra parking will be on Begen Avenue and Bond Way in front of other residents' homes.
3. Traffic – When the residents pull out of the parking area and want to go in the opposite direction of Cuesta Drive, they will have to drive across multiple lanes in a very short distance to get into the left turn lane at Begen Avenue to make a U-turn. The road is narrow and trying to navigate a U-turn in that space with oncoming traffic from four directions raises the likelihood of an auto accident in both directions.
4. Noise – Having to deal with a year of construction noise during a pandemic while my neighbors and I are working from home is less than optimal.

While the development will be profitable for the applicant, it will lower the quality of life to the neighborhood. Long term, the applicant will be gone and it is the neighborhood that will have to live with the long term consequences.

Sincerely yours,

Kenneth Schmidt

Crane Avenue

Mountain View

Whitehill, Brittany

From: Lisa Rogan
Sent: Saturday, April 17, 2021 2:49 PM
To: Whitehill, Brittany
Cc: Bryan Flaherty
Subject: Comments re: 773 Cuesta Drive / application PL-2020-184 and PL-2020-185

We are neighbors on Begen Avenue, around the corner from 773 Cuesta Drive.

We have 7 mature trees, including 2 heritage pine trees on our R1 single-family unit property of <6000 sq ft. We have twice submitted an application for the removal of one heritage tree, and have twice been denied.

During the twelve years we have lived here, we have witnessed multiple development projects in Mountain View -- including residential projects -- that have been granted removal of many heritage trees -- decisions that appear influenced by the generation of higher property tax revenue to the City.

Our last application was rejected in 2015, after we completed a substantial remodel of our home, during which the contractor discovered that one of the heritage trees had caused damage to the existing foundation. We repaired the foundation to accommodate the tree's roots as part of the remodel. Our application to remove the heritage tree included a letter from the contractor attesting to the likelihood that the heritage tree could cause damage to our foundation in the future. Our application also stated that the tree routinely drops branches and large, heavy, sap-filled pinecones on our solar panels. We had already replaced one due to damage from falling pinecones.

Our application was denied because the City stated that "the heritage tree has not caused current damage to the property, and it appears healthy".

The 773 Cuesta Drive property project proposes removal of multiple healthy heritage trees in order to subdivide it into four lots. The City has interest in this decision because it will generate four property-tax paying lots. **The City has a history of abusing its power by approving requests based on property tax revenue potential and denying those which will not generate additional tax revenue.**

We therefore demand that if this R1 project is approved, the City must also amend its policies and approve reasonable requests from other R1 zoned parcels to remove heritage trees.

We await your and the City's response.
Thank you,

Lisa Rogan and Bryan Flaherty
Property Owners

Whitehill, Brittany

From: Margaret Goldman

Sent: Tuesday, April 27, 2021 6:37 PM

To: , Planning Division <Planning.Division@mountainview.gov>

Subject: Comments for Administrative Zoning Hearing, 4/28/2021, Agenda item 4.2

Dear Planning Division,

I have lived in the Cuesta Park Neighborhood since **July, 1992**. It is a wonderful, diverse neighborhood of kind, caring, and mindful residents who value and take care of their natural environment as well as each other.

I strongly object to the re-development of 773 Cuesta Drive!

It saddens me to think that in order to fit four homes (tightly squeezed) into the property at 773 Cuesta Drive, you think you must remove **ELEVEN** of Mountain View's **magnificent Heritage trees**.

This will not increase Mountain View's bottom line. This will not maintain the clean air and shade that these trees give us. Any trees, newly planted as part of the building project, will take lifetimes to provide what our existing **Heritage trees** do. The **Heritage trees** not only provide shade, and fresh air, they also house many species of animals and birds.

In fact, Cuesta Park and the Annex, along with the Heritage trees, scattered throughout the neighborhood, have been raising Mountain View's bottom line for decades by making the Cuesta Park Neighborhood increasingly attractive to families.

Please reject this plan to re-develop the property at 773 Cuesta Drive!

Most sincerely,

Margaret Golden

Cuesta Park Neighborhood Resident, Mountain View

From: Mohan Gurunathan

Sent: Tuesday, April 27, 2021 11:02 AM

To: , Planning Division <Planning.Division@mountainview.gov>

Subject: Comments for Administrative Zoning Hearing, 4/28/2021, Agenda item 4.2

Dear Planning Division,

I am a long time resident of the Cuesta Park neighborhood. I am writing to express my strong objection to re-development of the property at 773 Cuesta Drive. The plans to re-develop this property include the removal of ELEVEN (11) Heritage trees. This is absolutely unacceptable! Heritage trees give our town and neighborhood it's beautiful natural appeal, provide shade (especially important for keeping nearby homes cool), and serve as habitat for many birds and other animals. They also store a great deal of carbon. In our age of increasing environmental destruction, we need to be preserving nature, not continuing to bulldoze it. It is a tragedy to cut down any tree that has been growing here for perhaps hundreds of years. And to destroy 11 Heritage Trees in the name of development is unconscionable.

Please reject this plan to re-develop the property at 773 Cuesta Drive.

Regards,

Mohan Gurunathan

Whitehill, Brittany

From: Karey Walker
Sent: Friday, April 23, 2021 3:47 PM
To: Albert Wang
Cc: Whitehill, Brittany; info@denardihomes.com
Subject: Re: [Info] 773 Cuesta Drive

Correction: Is parking at the property NOT allowed?

On Apr 23, 2021, at 3:43 PM, Karey Walker wrote:

Thanks for the note. As the developers, I'll let you cover the cost of the fence. Unless you think it can sell as is.

Is parking at the property now allowed? We saw your team members parking on our street instead. Strange.

Karey

On Thu, Apr 22, 2021 at 4:50 PM Karey Walker wrote:

You should probably replace the entire fence while you're at it. And cut back all the dead trees that are a fire danger. But you're probably just waiting on the next guy to do that.

Yes, you have since blacked out the names. I have screenshots of the before for reference.

On Thu, Apr 22, 2021 at 1:56 PM Albert Wang <albert@denardiwang.com> wrote:

Hi Karey

Thank you for bringing your concern to our attention

We will look into it immediately and get back to you

Warmly,

Albert Wang

Principal

DeNardi Wang Homes

4962 El Camino Real, Suite 223

Los Altos, CA 94022

c: 650-937-9373

o: 650-265-0597

On Thu, Apr 22, 2021 at 1:52 PM Karey Walker wrote:

I saw the marketing for it. One of the images has photos of homes and the full names of the owners. Have this info removed immediately or I will pursue legal action. Confirm once this has been taken care of.

On Apr 22, 2021, at 1:44 PM, Karey Walker wrote:

So, what you're confirming is, the property is for sale, again, correct?

Don't bother with the community, etc., fluff, I am smarter than that.

On Thu, Apr 22, 2021 at 10:49

AM Karey Walker

The property is listed for sale. I look forward to hearing from DeNardi.

There are some trees in the backyard that are marked, but you did not mark all 11. I counted. I will look online tomorrow, once the plans have been posted. If I recall correctly, the original number was five, which I can count.

From: Karey Walker

Sent: Thursday, April 22, 2021 10:34 AM

To: Whitehill, Brittany

<Brittany.Whitehil@mountainview.gov>

Cc: info@denardihomes.com **Subject:** Re: 773 Cuesta Drive

Is Kevin trying to turn this property before developing it? I see it listed for \$699,889. I was under the impression that he is the developer and would be building the homes, then reselling. How is next week's meeting relevant, if this property is listed for sale again?

Please send me an exact map of all 11 heritage trees you'd like to remove. The City has not properly marked them all.

Karey

Whitehill, Brittany

From: Robert Schick
Sent: Tuesday, April 27, 2021 9:50 AM
To: Whitehill, Brittany
Subject: Re: 773 Cuesta Drive, application PL-2020-184, PL-2020-185

Brittany,

Thank you for your reply. Back in the 1950's and 60's, we referred to "two covered and two uncovered parking spaces per home" as a "two car garage and a driveway." 99% of the houses on the other side of Cuesta Drive built in the 1950's and 60's provide a two car garage and a driveway, and additional four street parking spaces per house. The lot at 773 Cuesta Drive does not currently have street side parking, but the residence on the site currently provides three car covered parking and room for up to 12 guest parking spots. Perhaps I was being too generous in allowing the developer up to 3 housing units on this lot?

In regards to the arborists' reports on the health of the valley oak, I would like to see photos of all the root rot. Previous branch failure is not unusual for a valley oak. support any straining branches with cables, and remove any decayed broken branches. This is a 300 year old oak tree, and residents should not be deprived of its beauty for the next 200 years to come. If the city's forestry department does not have the expertise to guarantee this tree's continuance, then maybe the city's employee roster should be upgraded.

Sincerely,

Robert Schick

p.s. the current building on this property was built by hand by its original owner in the 1930's or 40's. I recommend that the old growth timber used in its construction be recycled, not thrown into landfill.

-----Original Message-----

From: Robert Schick

Sent: Monday, April 26, 2021 3:26 PM

To: Whitehill, Brittany <Brittany.Whitehill@mountainview.gov>

Subject: 773 Cuesta Drive, application PL-2020-184, PL-2020-185

Ms. Whitehill,

My comments regarding this proposed development at 773 Cuesta Drive are:

Save the large valley oak in the middle of the property. This is the largest oak tree on the property, possibly the largest oak tree in the neighborhood. It looks healthy to me, and I would not take Jacob Trconic's word for this tree being diseased. Get a second opinion from a professional who does not work for the city.

Secondly, there needs to be visitor parking spaces allotted for this development so that guests do not park on Begen Avenue. Perhaps reducing the number of houses to a quantity of three will solve both both of these problems.

Sincerely,

Robert Schick
Cuesta Drive
Mountain View, CA 94040

robertcschick.com

p.s. please also include this photo of the oak that I took from looking over the backyard fence. If the developer kept the backyard gate open, the public would be able to see the majestic size and vibrancy of this oak for themselves.

Subject: FW: 773 Cuesta Drive: don't destroy Heritage trees

From: Virginia Steiner

Sent: Sunday, May 2, 2021 4:09 PM

To: , Planning Division <Planning.Division@mountainview.gov>

Subject: 773 Cuesta Drive: don't destroy Heritage trees

Dear Planning Division,

I've been a resident of the Cuesta Park neighborhood since 2009, and before that a resident of the Varsity Park neighborhood a few blocks away. I am writing to express my **strong objection to removal of so many trees for re-development of the property at [773 Cuesta Drive](#)**.

One of the things for which I always praise Mountain View when speaking to friends and family outside the area is the great job done with tree planting and maintenance that makes this such a beautiful and healthy place. I love how much leafier the Cuesta Park/Bubb neighborhood is than Varsity Park - the lots are smaller, but the trees help insulate from noise, neighbors, and sun.

Mountain View cares about trees and the greenscapes that insulate us and make our lives lovely. If ever one of my neighbors wants to or must remove a tree, they must apply for a permit, tag the tree, and gain approval from the City and neighbors. That is why I am SHOCKED that the City of Mountain View is allowing the removal of 22 (?) trees, of which 11 are Heritage trees.

Please do NOT allow the removal of these Heritage trees.

Most people barely noticed the house that existed on the 773 Cuesta Drive lot, but they noticed the giant Oaks buffering the area between the dental/office park and the Begen neighborhood. It is an ecosystem in there. As I wrote, the trees provide insulation from noise, neighbors, and sun. Without the trees the street noise will echo off the new buildings and make our town noisier and less desirable.

I agree with my Cuesta Park neighbors:

In our age of increasing environmental destruction, we need to be preserving nature, not continuing to bulldoze it. It is a tragedy to cut down any tree that has been growing here for perhaps hundreds of years. And to destroy 11 Heritage Trees in the name of development is unconscionable.

Please reject this plan to re-develop the property at 773 Cuesta Drive.

Sincerely,

Virginia Steiner

Cuesta Park Neighborhood Resident, Mountain View