



DATE: July 15, 2015

AGENDA ITEM # 3

TO: Design Review Commission
FROM: David Kornfield, Planning Services Manager
SUBJECT: 15-V-08 & 15-SC-24 – 55 Doud Drive

RECOMMENDATION:

Approval of applications 15-V-08 and 15-SC-24 subject to findings and conditions

PROJECT DESCRIPTION

This is a variance and design review application for a two-story, single-family house on a flag lot. The variance is to allow two-story construction, where flag lots are limited to a single story. The following table summarizes the project:

GENERAL PLAN DESIGNATION: Single-family, Residential
ZONING: R1-10
PARCEL SIZE: 10,166 square feet
MATERIALS: Composition shingle or concrete tile roof, integral color cement plaster siding, aluminum clad wood windows, wood shutters and garage door

	Existing	Proposed	Allowed/Required
LOT COVERAGE:	890 square feet	2,638 square feet	3,050 square feet
FLOOR AREA:			
First floor	890 square feet	2,528 square feet	
Second floor	n/a	1,030 square feet	
Total	890 square feet	3,558 square feet	3,558 square feet
SETBACKS:			
Front	n/a	25 feet	25 feet
Rear	n/a	25 feet	25 feet
Right Side	n/a	15 feet/19 feet	15 feet
Left side	n/a	15 feet/19 feet	15 feet
HEIGHT:	n/a	25 feet	20 feet

BACKGROUND

Neighborhood Context

The subject property is located in a Transitional Character Neighborhood as defined in the City's Residential Design Guidelines. The immediate vicinity has a range of two-story additions and larger one- and two-story structures mixed with original one-story structures. The front yard setbacks are somewhat varied. The streetscape is mostly open with the structures generally visible; however, some mature trees obscure a few of the houses.

The subject property is a flag lot located on the east side of the street to the south of the bend in the road. The subject property has a small cottage that is not visible from the street. Two-story structures exist in the immediate vicinity to the north and south sides of the subject property and across the street. The two-story structure on the adjacent flag lot to the south of the subject property is nonconforming as it was developed prior to the single-story restriction on flag lots.

The subject property is a flag lot that is undergoing a lot line adjustment with the applicant's property at 61 Doud Drive. The lot line adjustment amends northerly property line of the subject lot to narrow the flag lot corridor to the permitted 20 feet of width and to widen the subject property by two feet. The proposed site plan for the subject project reflects the new property line dimensions.

DISCUSSION

Variance

The subject property is a nonconforming flag lot. The flag lot has 10,166 square feet of net area, where the Municipal Code requires a minimum net area of 15,000 square feet. The Municipal Code discounts the driveway corridor from the net developable area. The Municipal Code has changed over time, where it once allowed two-story construction and lesser setbacks on flag lots. The prior Code allowed two-story construction up to 27 feet tall, where the current code prohibits two-story construction and structures over 20 feet tall. The original side yard setback Code for flag lots required a minimum setback of 10 feet for single stories and 17.5 feet for second stories, where the present Code requires a minimum side yard setback of 15 feet.

The applicant found it difficult to design a house that achieved the allowable floor area at a single level within the permitted building envelope that was not dominated by the garage on the front and that accommodated the necessary turn around area for the Fire Department's access. Contributing to the development constraint was the unusual shape of the front property line that is at an angle. The applicant presented single-story schemes that provided 10-foot side yards; however, that was seen as more of an impact to the adjacent properties due to the reduced side yards.

Staff supports the proposal because of the development constraints of the smaller, unusually shaped flag lot that was created prior to the more restrictive setback and height limits for such lots. The two-story plan respects the basic side yard setbacks of 15 feet, which helps minimize the bulk impacts of the flag lot development. The applicant designed the second story to exceed the

previously allowed 17.5-foot setback for the side yards, with setbacks of approximately 19 feet. Additionally, the applicant designed the second story largely within a sloping roof form with very few windows to minimize the bulk and privacy impacts often associated with flag lot developments.

Finally, the strict application of the single-story height limit deprives the property of development privileges enjoyed by other similar properties in the vicinity. For example, the City allowed two-story construction on the similar, adjacent flag lot at 41 Doud Drive under the former regulations.

Design Review

According to the Design Guidelines, in Transitional Character Neighborhoods appropriate designs reduce the abrupt changes that may result from juxtaposing radically different designs or sizes of structures; appropriate projects should not set the extreme and should be designed to soften the transition.

The project has relatively low, approximately nine-foot tall eave lines at the first story, which help minimize the perceived height of the structure. The second floor is largely contained within a sloping roof form and held to an eight-foot tall wall plate, which minimizes its bulk. The site plan places the second story massing at the rear of the building envelope helping to minimize the impact to the property in front at 47 Doud Drive. A majority of the massing is well below the daylight plane with only the Master Bath and Bedroom No. 4 elements set at the daylight plane. The overall height of 25 feet is two feet under the normal 27-foot height limit for two story structures.

Part of the second story on the south elevation has a two-story wall height; however, this element is relatively narrow, recessed and set back approximately 25 feet from the adjacent property line. The rear (east) elevation is relatively bulky; however, this element faces Almond School playfield to the rear. The landscape plan will help buffer the south elevation by maintaining the existing privet and planting new magnolia and marina strawberry trees. The landscape plan will help buffer the rear elevation with new evergreen screening.

By nature of the flag lot, with the developable area behind the surrounding homes, the project will not be prominent on the street. Overall, the applicant designed the project to reduce the appearance of an abrupt change and soften its transition to both the street and the surrounding properties.

Privacy and Landscaping

The project maintains a very good degree of privacy. There are only two, second story windows facing the residential neighbors. The Master Bathroom has a small window facing west (toward 47 Doud Drive), which is set back approximately 63 feet from the front property line. Bedroom No. 4 has its egress window facing south, which is approximately 54 feet from the side property line. By virtue of their distance and landscaping proposed, these windows maintain a reasonable degree of privacy.

The Master Bedroom and Bedroom No. 3 have their windows and balcony facing the rear to the school. With their context, orientation and proposed landscaping these windows maintain a reasonable degree of privacy.

The applicant prepared an arborist report for the prominent redwood tree in the driveway corridor. The report indicates that the applicant can develop an appropriate driveway to meet the Fire Department access specifications and maintain the tree.

Additionally, during the City's review process the applicant worked with the Fire Department to develop an appropriate turn-around area as shown on the site plan (Page A1-1). As a result, the driveway design conflicts with part of the landscape concept. Due to the expansive paving requirements required by the Fire Department, the basic driveway layout appears to exceed the 50 percent limit for impervious surface in the required front yard setback area. In staff's view, the conflicted area is not a critical area for buffering or privacy screening and can be corrected as a condition of approval as with the requirement to maintain at least 50 percent of the front yard as pervious such as with "grasscrete" or other permeable pavers.

PUBLIC CONTACT

Staff noticed this project in the *Town Crier* with a legal advertisement, a mailed notice to the 67 property owners within 500 feet of the project via first class mail and an on-site posting.

ENVIRONMENTAL REVIEW

This project is categorically exempt from environmental review under Section 15303 of the Environmental Quality Act because it involves construction of a single-family home.

Cc: Theodore and Evangeline Laliotis, Applicant
Jonathan Mansour and Abby Ahrens, Architect and Designer

Attachments:

- A. Application
- B. Neighborhood Compatibility Worksheet
- C. Area Map and Vicinity Map
- D. Public Noticing and Notification Map
- E. Arborist Report

FINDINGS

15-V-08 & 15-SC-24—55 Doud Drive

1. With regard to allowing a two-story structure where the flag lot is limited to one-story and an overall height of 20 feet, the Design Review Commission finds the following in accordance with Section 14.76.060 of the Municipal Code:
 - a. The granting of the variance will be consistent with the objectives of the zoning plan set forth in Article 1 of Chapter 14.02;
 - b. The granting of the variance will not be detrimental to the health, safety, or welfare of persons living or working in the vicinity or injurious to property or improvements in the vicinity; and
 - c. There is a special circumstance applicable to the property due to the nonconforming size and surroundings of the flag lot, where the strict application of the required setbacks and single-story and height limitation deprives the subject property of development privileges enjoyed by other property, in the vicinity and under identical zoning classifications.

2. With regard to design review for a two-story, single-family structure, the Design Review Commission finds the following in accordance with Section 14.76.050 of the Municipal Code that:
 - a. The proposed structure complies with all provision 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 structure in relation to the immediate neighborhood will minimize the perception of excessive bulk and mass;
 - e. General architectural considerations, including the character, size, scale, and quality of the design, the architectural relationship with the site and other buildings, building materials, and similar elements have been incorporated in order to insure the compatibility of the development with its design concept and the character of adjacent buildings; and
 - f. The proposed structure is designed to follow the natural contours of the site with minimal grading, minimum impervious cover, and maximum erosion protection.

CONDITIONS

15-V-08 & 15-SC-24—55 Doud Drive

1. The approval is based on the plans received on July 2, 2015 and the written application materials provided by the applicant, except as may be modified by these conditions.
2. The landscape plan and site plan shall be modified to correlate with each other with regard to the driveway design and a minimum of 50 percent of the required front yard setback area shall remain pervious.
3. Obtain an encroach permit issued from the Engineering Division prior to doing any work within the public street right-of-way.
4. The applicant/owner agrees to indemnify, defend, protect, and hold City harmless from all costs and expenses, including attorney's fees, incurred by the City or held to be the liability of City in connection with City's defense of its actions in any proceeding brought in any State or Federal Court, challenging any of the City's action with respect to the applicant's project.
5. **Prior to the issuance of a demolition permit**, install tree protection fencing around the dripline of all trees shown to remain on the site plan, or as otherwise approved by the project arborist. Tree protection fencing shall be chain link and a minimum of five feet in height with posts driven into the ground.
6. **Prior to building permit submittal, the plans shall contain/show:**
 - a. The conditions of approval shall be incorporated into the title page of the plans;
 - b. 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. The tree protection fencing shall be installed prior to issuance of the demolition permit and shall not be removed until all building construction has been completed";
 - c. Verification that the structure will comply with the California Green Building Standards pursuant to Section 12.26 of the Municipal Code and provide a signature from a Qualified Green Building Professional;
 - d. The location of any air conditioning units on the site plan and the manufacturer's sound rating for each unit; and
 - e. The measures to comply 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.).

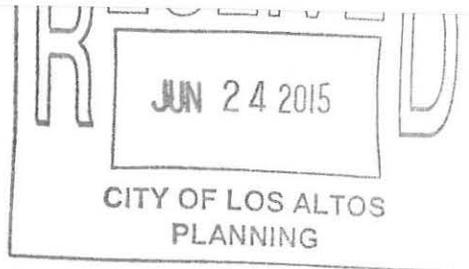
7. **Prior to final inspection:**

- a. The landscape plan shall be substantially implemented including the Fire Department access road, driveway corridor plantings, and privacy screening along the front, side and rear property lines as required by the Planning Division; and
- b. Submit verification that the house was built in compliance with the City's Green Building Ordinance (Section 12.26 of the Municipal Code).

ATTACHMENT A



CITY OF LOS ALTOS GENERAL APPLICATION



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

Permit # 1106727

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

Project Address/Location: 55 Doud Dr.

Project Proposal/Use: New Home Design Current Use of Property: Rental

Assessor Parcel Number(s): 170-31-038 Site Area: 11,766 sq. ft.

New Sq. Ft.: _____ Altered/Rebuilt Sq. Ft.: _____ Existing Sq. Ft. to Remain: _____

Total Existing Sq. Ft.: 800 Total Proposed Sq. Ft. (including basement): 4,900

Applicant's Name: Theodore & Evangeline Laliotis

Telephone No.: (650) 941-1890 Email Address: _____

Mailing Address: 61 Doud dr.

City/State/Zip Code: Los Altos, CA 94022

Property Owner's Name: Same as Applicant

Telephone No.: _____ Email Address: _____

Mailing Address: _____

City/State/Zip Code: _____

Architect/Designer's Name: Jonathan Mansour / Abby Ahrens

Telephone No.: (650) 303-6773 Email Address: _____

Mailing Address: 329 S. San Antonio, Suite #6

City/State/Zip Code: Los Altos, CA 94022

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

(continued on back)

55 Doud Dr. Second Story Variance Findings

1. Consistent with the objectives of the zoning plan

This project is perfectly consistent with the intentions of the zoning plan of the City of Los Altos. It provides for harmonious development of an attractive and desirable single family residence of the type and style sought after by today's families. Such homes are predominant in this specific neighborhood. They contribute to and support Los Altos' reputation as a premier bedroom community. This home will be an asset to Los Altos.

2. Variance will not be detrimental to neighborhood

The second story variance requested will not be detrimental or injurious to adjoining neighbors for two reasons: a) Out of respect for the privacy of the adjoining neighbors on the south side it will not have any windows looking at their property. On the North side the property is next to the orchard of the adjoining property, while on the East side the property borders the school yard of Almond School. The house on the West side is very far away to have any visual impact. b) Our second story is modest in size and architecturally well designed so as not to appear bulky or massive. **We restricted the total height of the building to less than 25' so that, visually, it does not appear as a two story house.** In fact, it will appear less bulky and massive than many single story home designs built to the maximum allowable height. This new home will be, visually, an improvement and an asset to the two adjoining structures which are plain "box" two story homes.

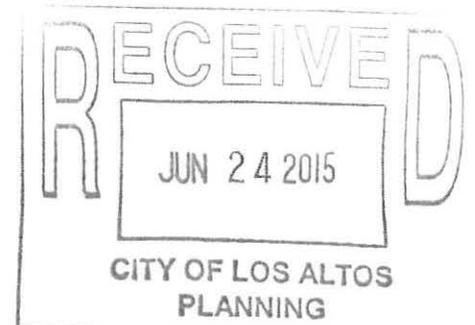
3. Special Circumstances and deprivation of privileges.

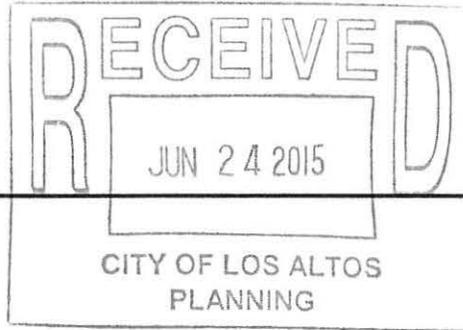
Special circumstances: This lot was created as a result of a subdivision of a one-acre combined parcel during the 1980s. At that time, there was no second story restriction and the side yard setbacks were 10' vs today's 15'. **Due to the special circumstances of changing the rules after it was created, this lot may not achieve the maximum square footage intended by our ordinances and enjoyed by other properties without a variance.** It should be considered as grandfathered in and allowed the second story, just like the mirror image lot next door which was built in the 1980s.

Deprivation of privilege: **This lot is surrounded by two-story homes on both sides of it, and the neighborhood, as a whole, has a high percentage of two story homes.**

Denying this modest and architecturally low profile second story would definitely deprive this property of privileges enjoyed by adjoining properties.

Note: We could have asked for a 10' side yard variance instead of second story, but still that would not result in Maximum allowed FAR and it would consume more open land. We feel that a modest and nonintrusive second story is a better choice and we hope you will agree with us and support our application.





ATTACHMENT B

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 55 Doud Dr., 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? _____

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

Address: 55 Doud Dr.
Date: 6/20/2015

What constitutes your neighborhood?

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

Streetscape

1. Typical neighborhood lot size*:

Lot area: 10,000 -20,000 square feet
Lot dimensions: Length 100-200 feet
Width 85 - 100 feet

If your lot is significantly different than those in your neighborhood, then note its: area 11,766 sq. ft, length 100 ft, and width 85 ft.

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

Existing front setback if home is a remodel? No
What % of the front facing walls of the neighborhood homes are at the front setback 80 %
Existing front setback for house on left 40 ft./on right 25 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 2
Garage facing front recessed from front of house face 2
Garage in back yard 4
Garage facing the side 2
Number of 1-car garages 0; 2-car garages 15; 3-car garages 0

Address: 55 Doud Dr
Date: 6/20/2015

4. Single or Two-Story Homes:

What % of the homes in your neighborhood* are:

One-story 50

Two-story 50

5. Roof heights and shapes:

Is the overall height of house ridgelines generally the same in your neighborhood*? No

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 No?

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) Stucco, Wood Siding, Clapboard, Brick

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

Comp., slate, Concrete

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: 55 Doud Dr.
Date: 6/20/2015

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.)?

Big trees, front lawns, lots of flowers, rose gardens, picket fences

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

The subject and the adjacent lot are the only flag lots in our street. These two flag lots were created by subdividing a one-acre property into a front house and two flag lots around 1980.

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)?

A large redwood tree in the driveway. A large Cedar tree at the back (NE corner) are valuable and should be saved. A large pine, a large Eucalyptus, and another non heritage tree should be removed as they are a nuisance and contribute no value to the property.

10. Width of Street:

What is the width of the roadway paving on your street in feet? 40 ft.

Is there a parking area on the street or in the shoulder area? No

Is the shoulder area (unimproved public right-of-way) paved, unpaved, gravel, landscaped, and/or defined with a curb/gutter? Not paved

Different homes treat this area differently according to their taste.

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.:

Our street is comprised of fifteen(15) 0.5-Acre lots, eight (8) 0.33-acre lots, and four (4) 0.25-acre lots. The predominant feature is the 40 ft. front yard set back which is dictated by The CC&Rs of our street. It is very attractive because of the large lots, large front yard set backs, and proximity to Grade and High School.

General Study

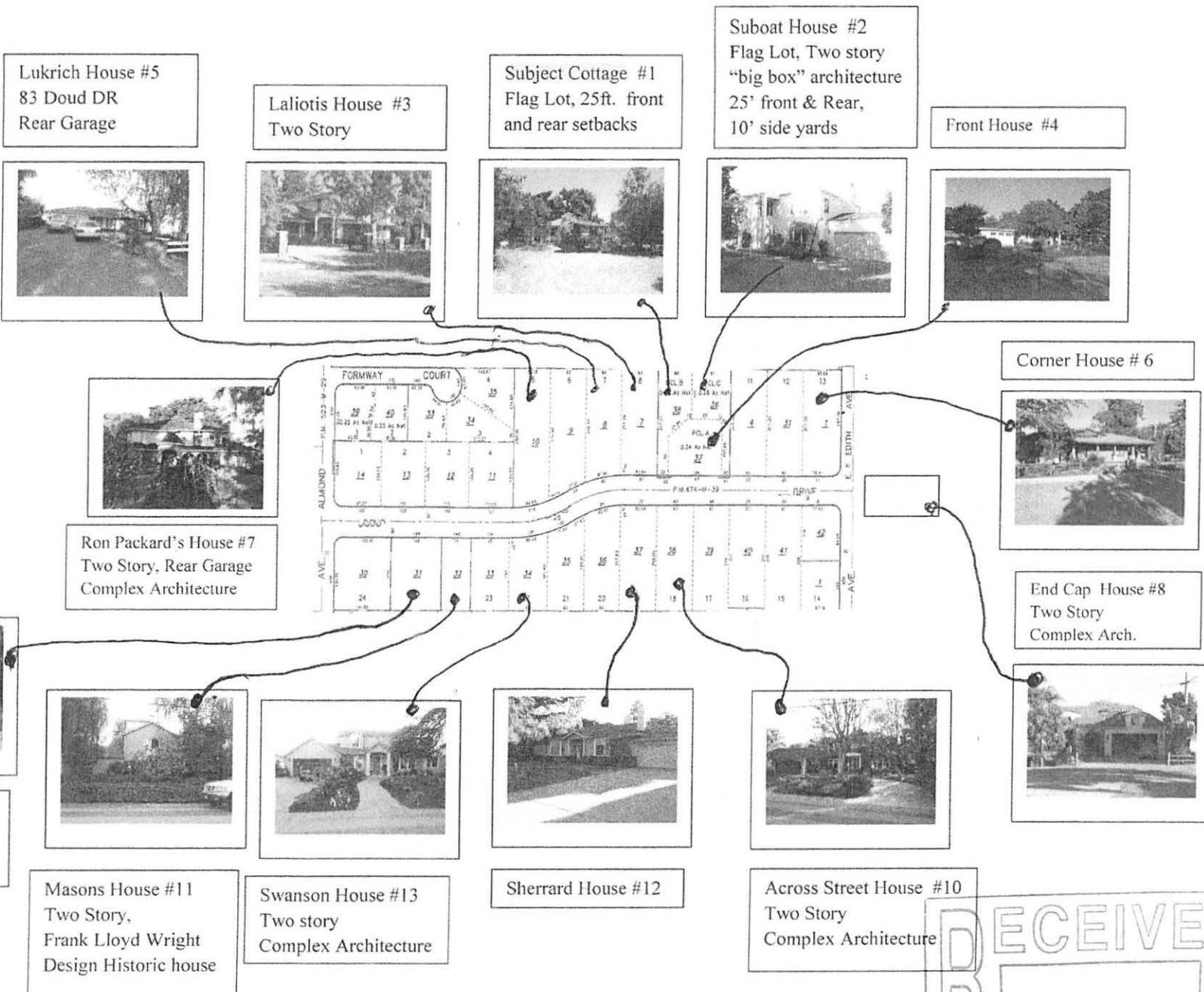
- A. Have major visible streetscape changes occurred in your neighborhood?
 YES NO
- B. Do you think that most (~ 80%) of the homes were originally built at the same time?
 YES NO
- C. Do the lots in your neighborhood appear to be the same size?
 YES NO
- D. Do the lot widths appear to be consistent 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: 55 Doud Dr.
 Date: 6/20/2015

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)
61 Doud Dr.	40'	40'	Front	Two stories	27'	Stucco	Simple
41 Doud Dr.	25'	25'	FRont	Two stories	30'	Wood siding	Simple
47 Doud Dr.	40'	25'	Front	One story	18'	Stucco	Colonial ?
60 Doud Dr.	40	25'	Front	Two Stories	27'	Wood siding	Complex
11 Doud Dr.	25'	25'	Side	One Story	18'	Wood shingles	Simple
72 Doud Dr.	40'	40	Front	One story	18'	Stucco	Simple
115 Doud Dr.	40'	40'	Rear	Two stories	27'	Brick	Complex
120 Doud Dr.	40'	40'	Front	Two Stories	27'	Wood siding	Complex
148 Doud Dr.	40'	40'	Rear	Two Stories	30'	Wood Siding	Simple
83 Doud Dr.	40'	40'	Rear	One story	18'	Stucco	Simple



Lukrich House #5
83 Doud DR
Rear Garage



Laliotis House #3
Two Story



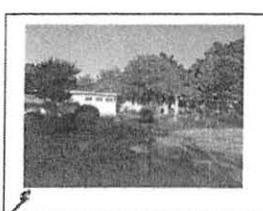
Subject Cottage #1
Flag Lot, 25ft. front
and rear setbacks



Suboat House #2
Flag Lot, Two story
"big box" architecture
25' front & Rear,
10' side yards



Front House #4



Ron Packard's House #7
Two Story, Rear Garage
Complex Architecture

Corner House #6



Brews House #9
Two story
houseRear garage

End Cap House #8
Two Story
Complex Arch.



Masons House #11
Two Story,
Frank Lloyd Wright
Design Historic house



Swanson House #13
Two story
Complex Architecture



Sherrard House #12

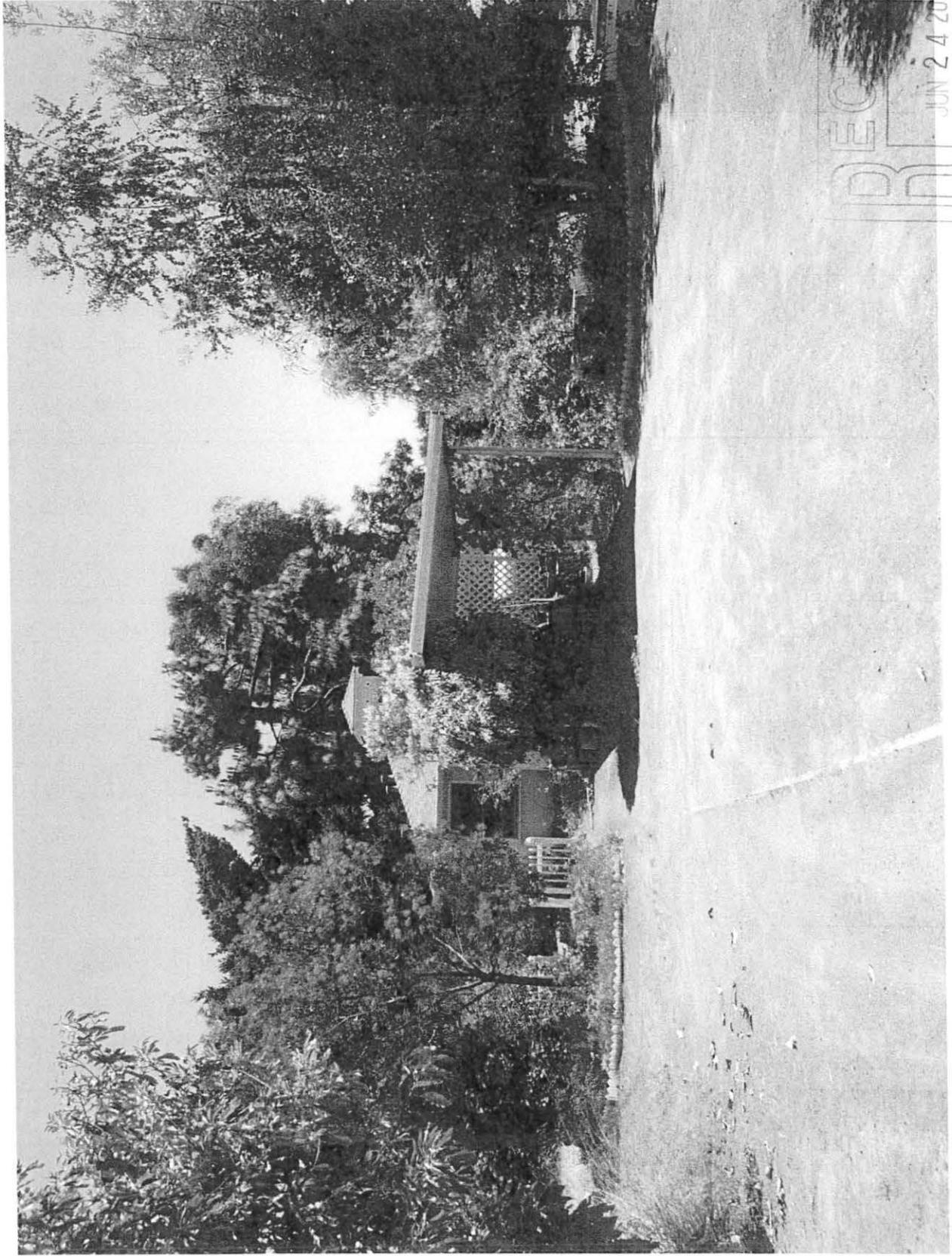


Across Street House #10
Two Story
Complex Architecture

Larger size photos available on request

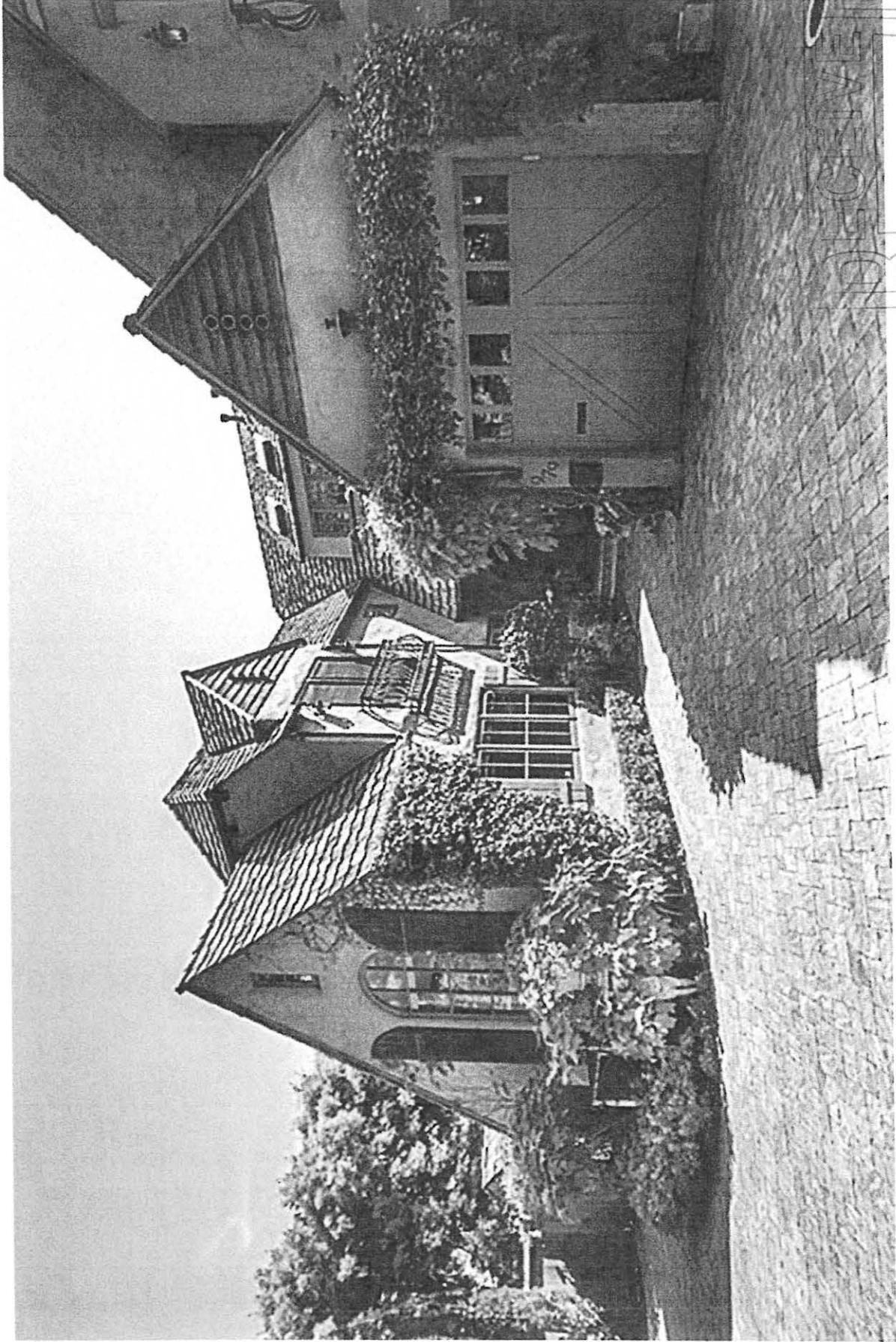
RECEIVED
JUN 24 2015
CITY OF LOS ALTOS
PLANNING

#1 Present Cottage



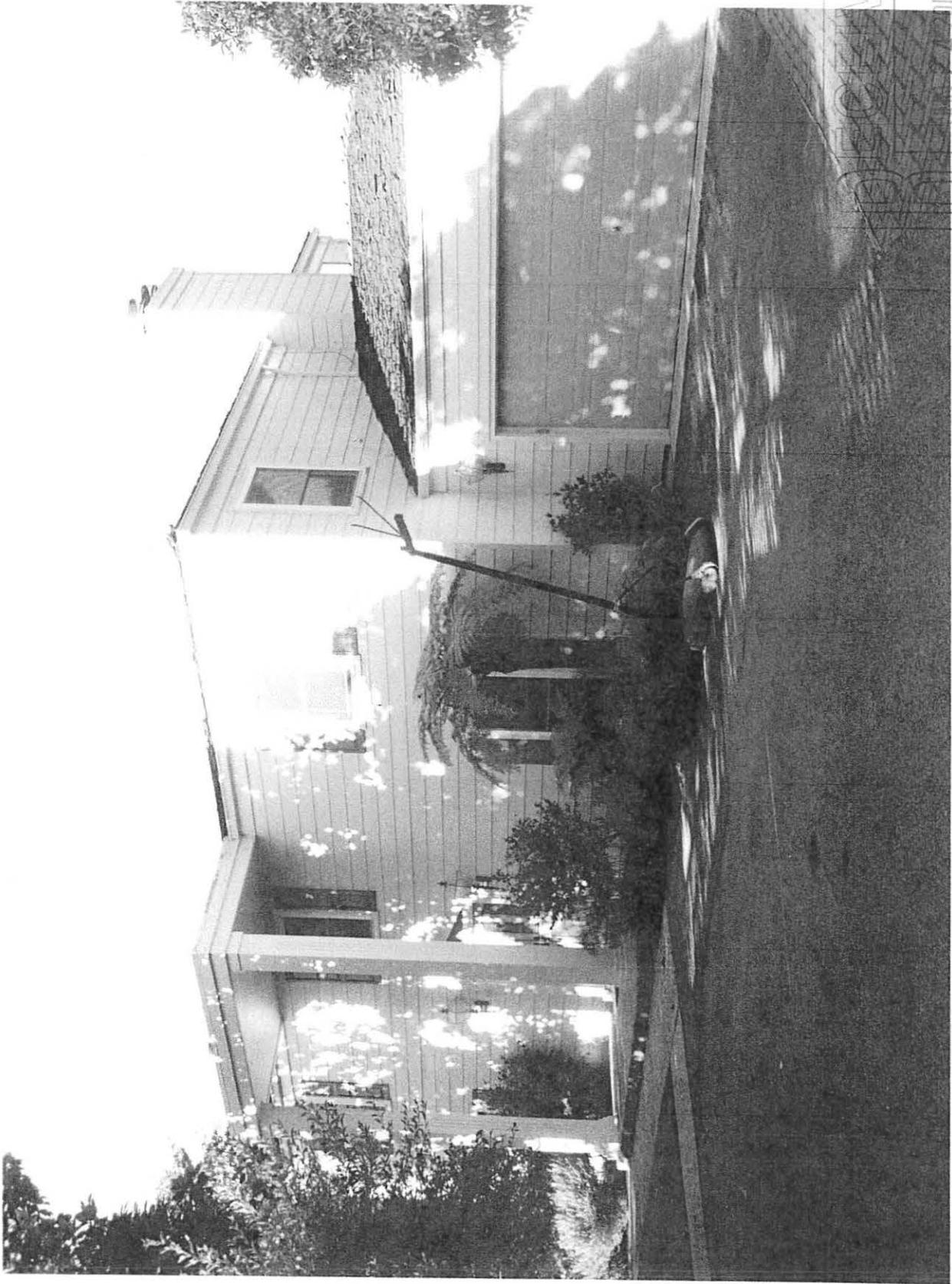
RECEIVED
JUN 24 2015
CITY OF LOS ALTOS
PLANNING

#1 Proposed Cottage



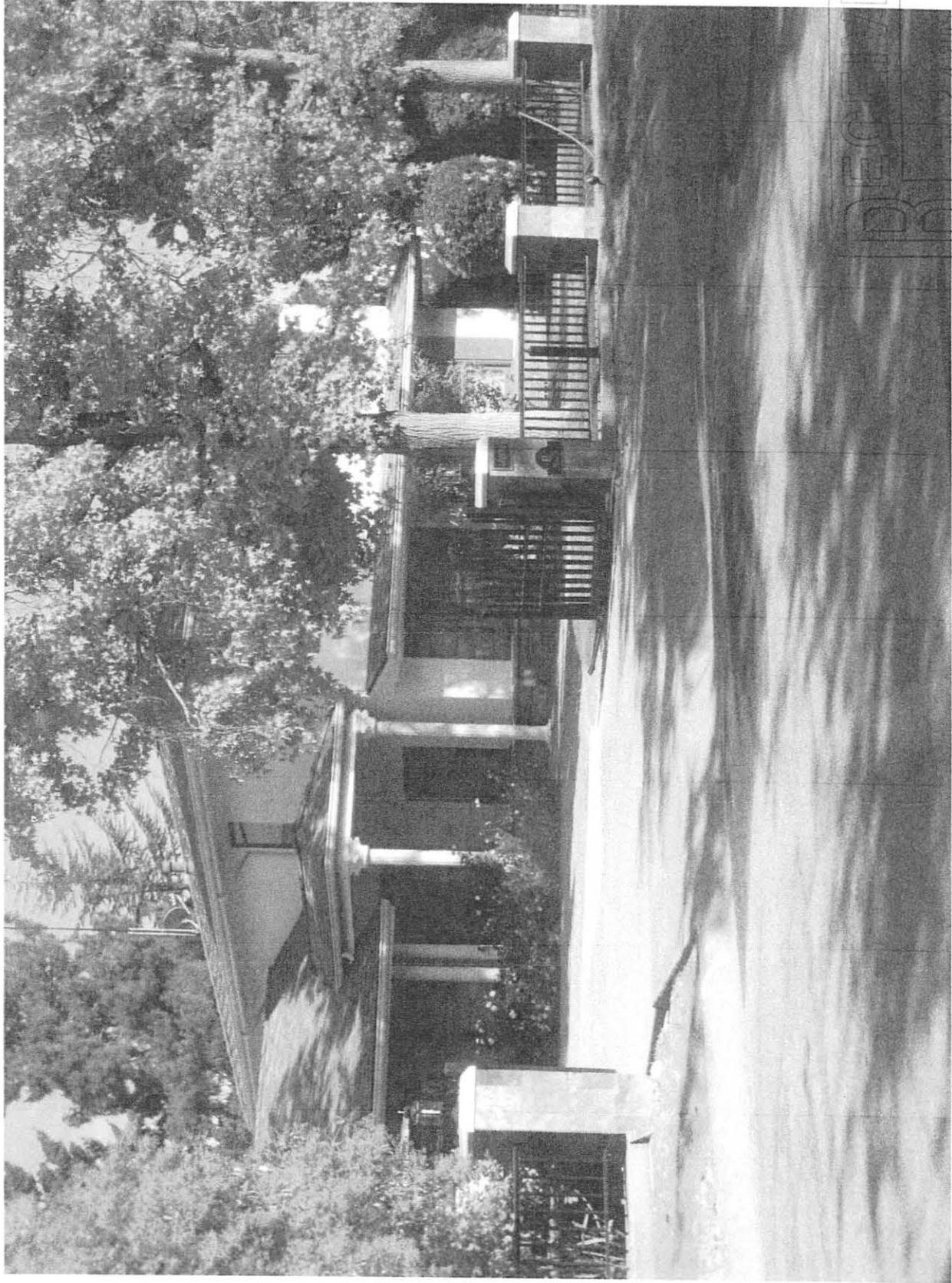
REVISED
JUN 24 2015
CITY OF LOS ALTOS
PLANNING

#2 41 Dond



RECEIVED
CITY OF LOS ALTOS
PLANNING

#3 Laliotis house 61 Dond



RECEIVED
JUN 27 4 2008
CITY OF LOS ALTOS
PLANNING

4 Lee House 47 Dond



VED
CITY OF LOS ALTOS
PLANNING

#5 Lurich House 63 Dond



RECEIVED
24 2015
CITY OF LOS ALTOS
PLANNING

#6 Corner house 11 Dond



RECEIVED
JUN 24 2015
CITY OF LOS ALTOS
PLANNING

#7 Ron Packard house 115 Dond



ED
JUN 24 2019
CITY OF LOS ALTOS
PLANNING

#8 Horse at end of Pond



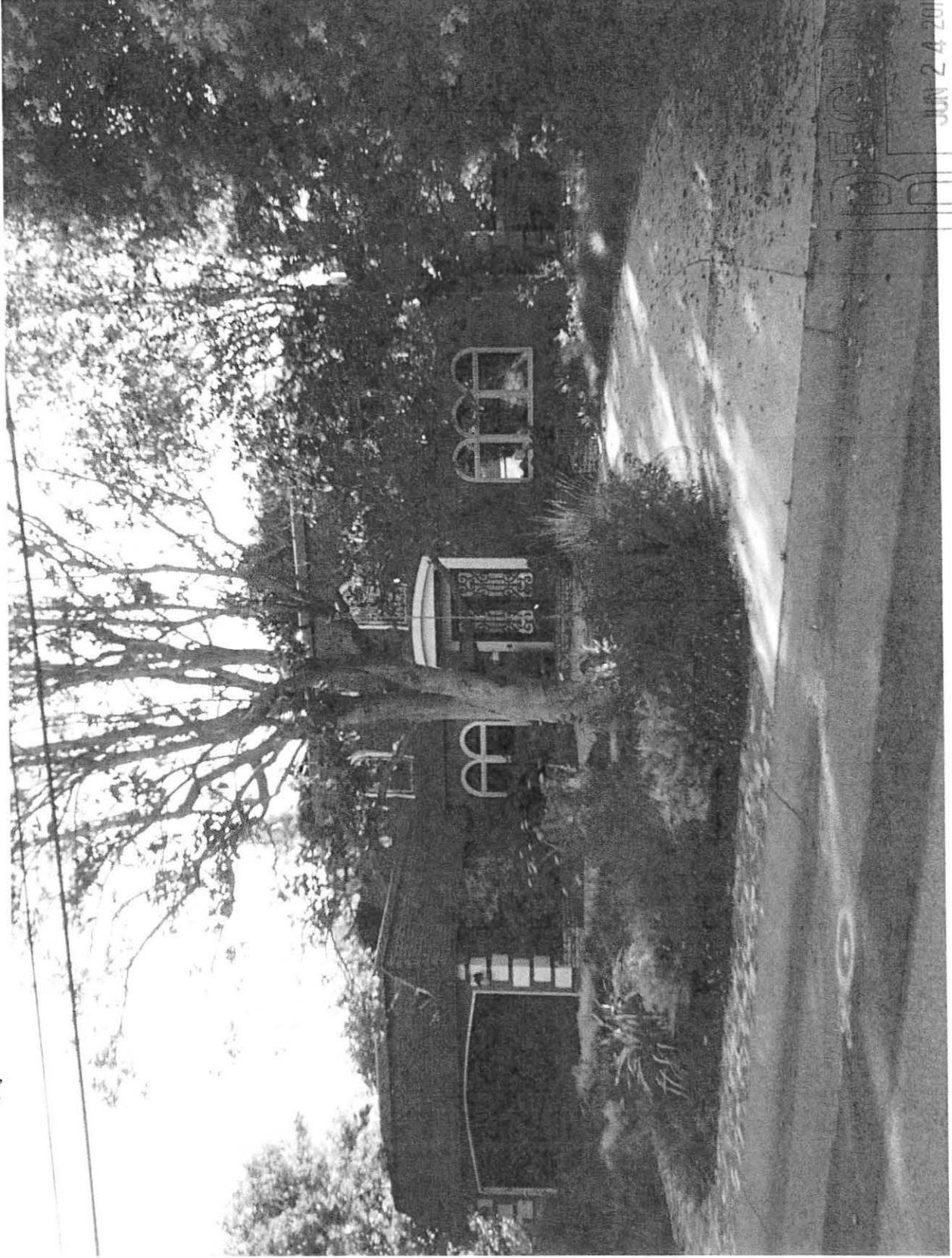
ED
JUN 24 2015
CITY OF LOS ALTOS

9
~~Alans~~ house
Brews



RECEIVED
JUN 24 2015
CITY OF LOS ALTOS
PLANNING

#10 House across Street 60 Dond
starts across Street



RECEIVED
JUN 24 2015
CITY OF LOS ALTOS
PLANNING

11 Masons House 148 Dowd



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#12 Sheppard House 72 Done



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#13 Swanson house 120 Dard

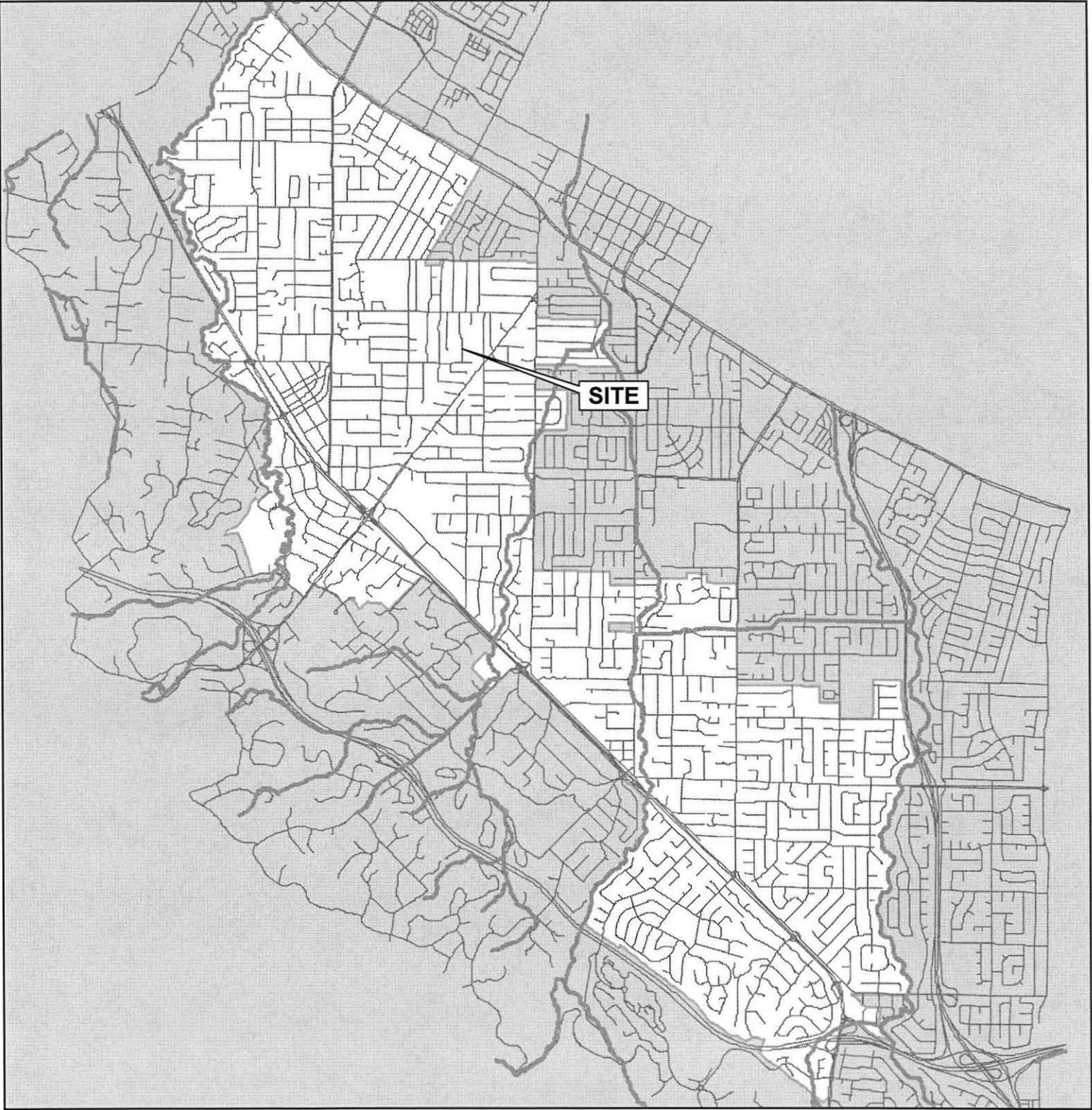


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AREA MAP



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APPLICATION: 15-V-08 and 15-SC-24
APPLICANT: T. and E. Laliotis
SITE ADDRESS: 55 Doud Drive

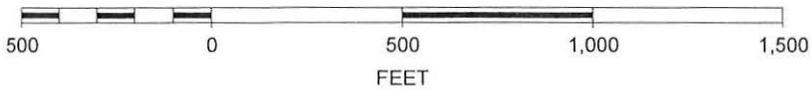


Not to Scale

VICINITY MAP



SCALE 1 : 6,000



N

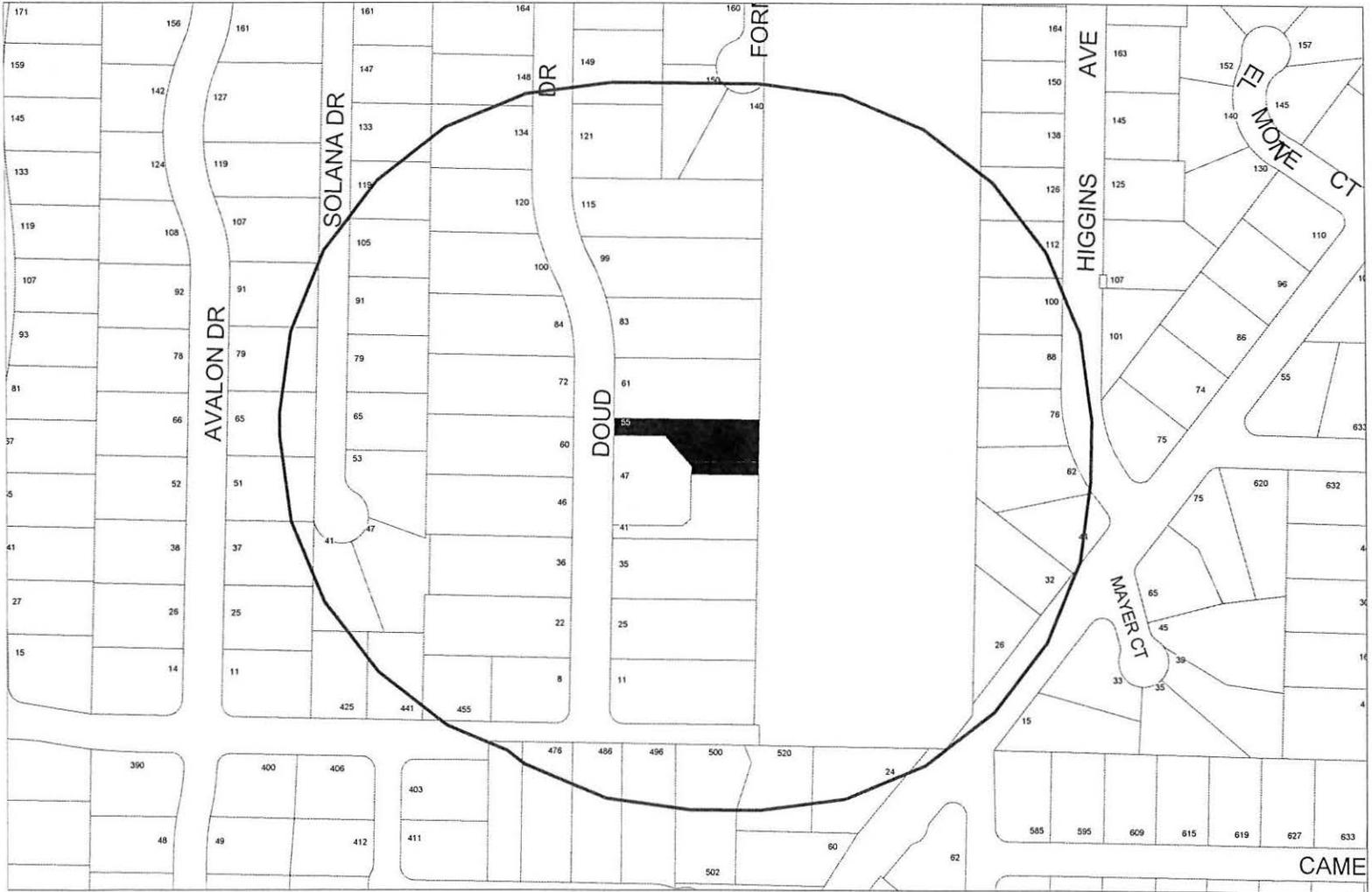


CITY OF LOS ALTOS

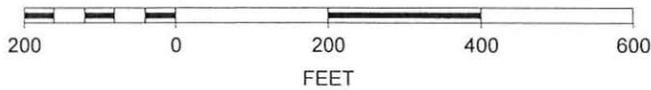
APPLICATION: 15-V-08 and 15-SC-24
APPLICANT: T. and E. Lalotis
SITE ADDRESS: 55 Doud Drive

55 Doud Drive 500-foot Notification Map

ATTACHMENT D



SCALE 1 : 3,000



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ISA Certified Arborist #WE-0132A
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Certified Arborist's Pre-Construction Tree Report

Data Date: July 03, 2015

Report Date: July 05, 2015

Prepared for:
Abigail Ahrens

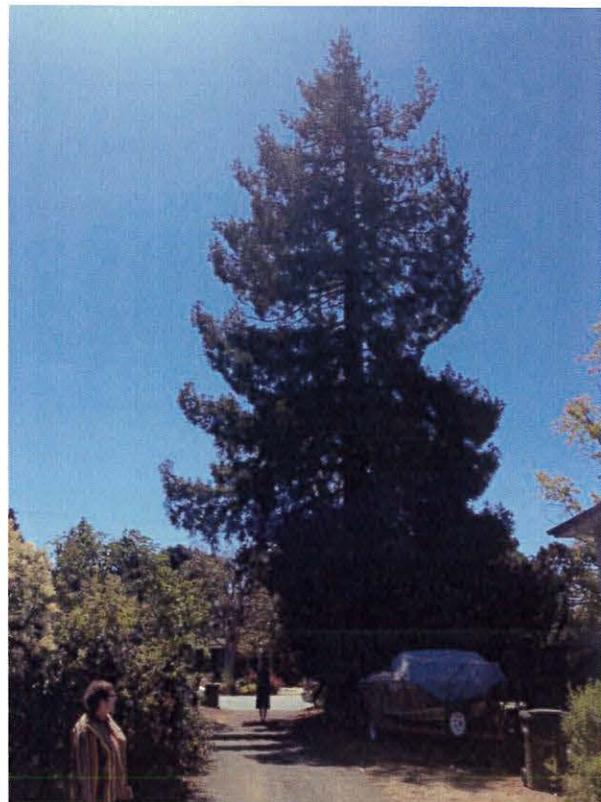
Site:
Residence
Lalotis
55 Doud Drive
Los Altos, CA 94022

Prepared by:
Ray Morneau
ISA Certified Arborist #WE-0132A
PNWISA Certified Tree Risk Assessor #1188

Outline

- 1.0 Introduction & Assignment
- 2.0 Executive Summary:
- 3.0 Observations / Discussion
- 4.0 Conclusions / Recommendations
- 5.0 Certification & Use Statement

P-1, right: subject coast redwood tree looking toward street.





1.0 Introduction & Assignment

Introduction: I am an ISA Certified Arborist with experience providing construction consultations, arborist’s reports, tree assessments, and site monitoring in the City of Los Altos. I have worked smoothly with this City’s current Planning Division, as well as those from other jurisdictions.

Assignment:

I have been retained by Mr. Laliotis (represented by Team Abigail) to provide an arborist consultation regarding his residential home construction project at 55 Doud Drive in Los Altos.

I met with Ms. Ahrens and Ms. Strickland on site on July 03, 2015, and we discussed his project as documented in this report.

2.0 Executive Summary:

Narrative Summary

In order to get to this new home, the driveway entering from Doud Drive must pass very near alongside this 47-inch diameter coastal redwood tree (*Sequoia sempervirens*).

Team Abigail has already been in contact with fire department officials to preview width of opening needed for emergency vehicle access past this tree, and they are willing to allow a variance from typical 14- to 12-feet.



P-2,

above: measured distance between root flare and existing brick column.



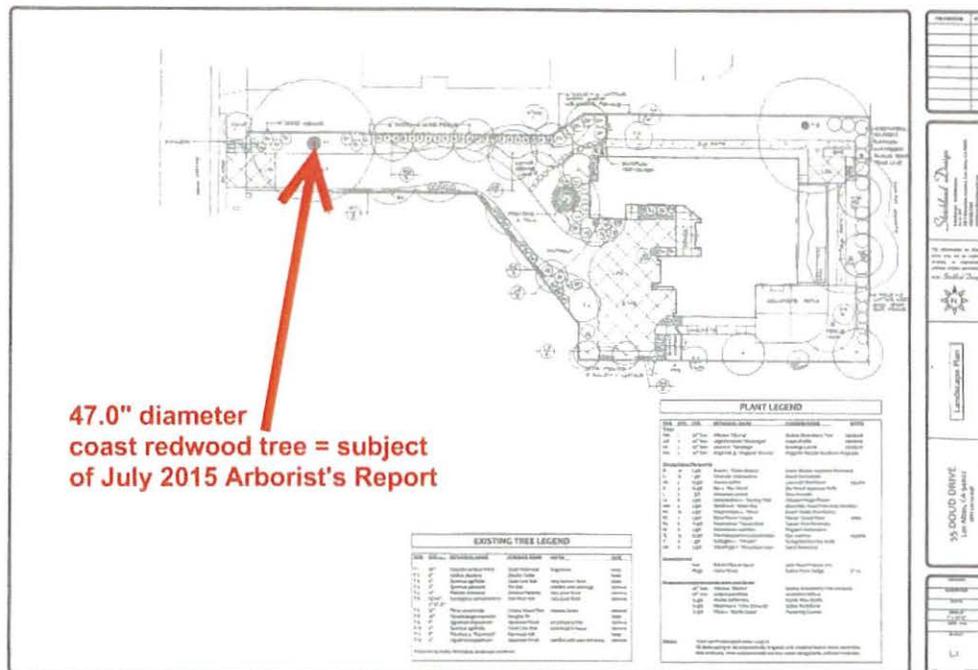
P-3, right: shows root flare burl with very vigorous adventitious sprout growth (which has a history of being closely cropped for maintenance)



The photograph P-3 also shows lateral surface roots, leading us to recommend installing the asphalt driveway surface on top of existing grade as much as possible to minimize disruption/damage to this tree's root system, which it uses for both anchorage as well as moisture and nutrient uptake.

3.0a Observations & Discussion: Tree Status / Data

3.1 Tree Location on preliminary map:



:



3.2 Status Table:

coastal redwood tree	<i>Sequoia sempervirens</i>
47.0"	dbh = diameter at standard 54-inches
~115'	height (estimated)
20'	foliage crown radius
65% (Fair)	vigor rating
75% (Good)	structure rating
70% (Good)	overall condition rating
upper crown status?	no notable dieback, but topped at ~100-feet.
root flare	good (visible and intact – burl with sprouts)
surface roots?	visible as slight mounding ... slight ridging crossing into existing dirt/gravel driveway.
13' opening width	13' between root flare and existing brick column (see photo P-2, below)
3' distance to existing driveway	3' from root flare to (e) dirt driveway wheeltrack
33' BOC (back of curb)	measured distance to rolled curb at street

3.3 Although we sometimes call this species “native”, its true native habitat are the coastal ranges where it enjoys the fog – able to sequester and extra half inch of moisture per week out of the foggy air.

So, one point of view is that here it is 26 inches of rain short each year and this specimen appears to have adapted well to this seemingly unirrigated environment.

Some of our onsite discussion brought up the landscape water requirements here.

4.0 Conclusions & Recommendations

4.1 Conclusions: Using asphalt on existing grade beneath this tree’s foliage canopy, then pavers beyond the dripline, is the favored construction method for this tree on this site

Due to the very limited disruption of the work, a full-blown tree inventory and tree protection report may not be required, especially at this preliminary stage of the project.

If/when a more extensive arborist’s report becomes important, then we can prepare one at that time.

Meanwhile, assume that standard minimal tree protection measures (commonsense) can be employed to keep from running into trees to be preserved (oaks and other street trees. Driving on other trees’ root zones would compact the soil unnecessarily and risk trunk and/or branch damage. Workers can avoid such problems by buffering root zones and/or installing tree protection fencing.

4.2 Recommendations: This project should be allowed to move forward as planned by the Team Abigail – running the new driveway alongside this subject redwood tree per the discussion above.



5.0 Certification & Use Statement

I certify that all the statements of fact in this report are true, complete, and correct to the best of my knowledge, ability, and belief, and are made in good faith.

The instant report is applicable to this project at 55 Doud Drive and may not be adopted without site-specific updates/revisions/adaptations by this Project Arborist.

Respectfully submitted,

A handwritten signature in cursive script that reads "Raymond J. Morneau".

Raymond J. Morneau
ISA Certified Arborist #WE-0132A
PNW-ISA Certified Tree Risk Assessor #1188