DATE: December 20, 2017

AGENDA ITEM # 3

TO: Design Review Commission

FROM: Steve Golden, Senior Planner

SUBJECT: 17-SC-31 – 1521 Oakhurst Avenue

RECOMMENDATION:

Approve design review application 17-SC-31 subject to the recommended findings and conditions

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PROJECT DESCRIPTION

This is a design review application for a new two-story house on a vacant property. The project includes 2,047 square feet at the first story and 1,260 square feet at the second story. The following table summarizes the project's technical details:

GENERAL PLAN DESIGNATION:	Single-family, Residential
ZONING:	R1-10
PARCEL SIZE:	11,128 square feet
MATERIALS:	Standing seam metal roof, board and batten siding, wood trim and aluminum clad windows

	Existing	Proposed	Allowed/Required
LOT COVERAGE:	-	2882 square feet	3,338 square feet
FLOOR AREA:			
First Floor	-	2,047 square feet	
Second Floor	-	1,260 square feet	
Total		3,307 square feet	3,863 square feet
SETBACKS:			
Front	-	25 feet	25 feet
Rear	-	25 feet	25 feet
Right Side (1st/2nd)	-	9.7 feet, 19.9 feet	7.25 feet, 14.75 feet
Left Side (1st/2nd)	-	8.6 feet, 19.9 feet	7.25 feet, 14.75 feet
HEIGHT:	-	25 feet	27 feet

BACKGROUND

Neighborhood Context

The subject property is a vacant site located on the east side of Oakhurst Avenue between Lisa Lane and Fremont Avenue. The surrounding neighborhood is considered a Diverse Character Neighborhood as defined in the City's Residential Design Guidelines. The diverse characteristics are derived from the mixture neighborhood characteristics including: lot sizes ranging from approximately 8,000 square feet to over 20,000 square feet; lot layout comprised of narrow, wide, and a flag lot; and the varying streetscape pattern of the existing houses in the immediate neighborhood consisting of a mixture of two and three car garages that are either front or side loaded. Most of the houses in the immediate neighborhood are one-story consisting of different architectural styles and exterior materials, however, share similar lower-scale roof forms, and low horizontal eaves lines. There is not a uniform street tree, but the majority of the properties have mature landscaping and trees at the street edge or front yard area which screens or obscures the line of site to the front façade of the houses.

Property History and Zoning Conformance

The subject property was created in 1969 by parcel map consisting of three lots while the property was in the County of Santa Clara's jurisdiction. In 1974, the parcels were annexed into the City of Los Altos. All three parcels have been owned and used together by the property owner at 1515 Oakhurst Ave. The house and other associated improvements at 1515 Oakhurst Ave spans over the northern two parcels and slightly encroaches into the vacant parcel. The improvements that encroach over the property line of the subject parcel will need to be removed and conform to the setbacks of the R1-10 zoning district.

The parcel width is 73 feet, which is below the minimum lot width of 80 feet for a standard lot in the R1-10 zoning district. For lots that are less than 80 feet in width, described as "narrow lots" in the Zoning Code, there is an allowance for side yard setbacks to be reduced from the 10-foot standard setback to ten percent of the average lot width, for any portion of a structure which is one story in height, with seven and one-half feet added for any portion of a structure which is two stories in height. See the table above for the effective setbacks.

DISCUSSION

Design Review

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

The project uses a Contemporary Farmhouse style of architecture consisting of a combination of gable end and hipped roof elements. The overall height of the two-story structure is 25 feet, with the second-floor recessed back from the first floor and centered over the structure when viewed from the front elevation. The front elevation is composed of hipped roofs with gable ends over the front porch entry, garage and larger second-story master bedroom window. The roof pitch is 4:12 throughout, except for the gable at the front porch entry which is 6:12. There is a small window under the gable

roof above the garage and a shed roof awning feature above the second-story master bedroom window, which enhances the composition and architectural style of the building. The relatively low wall plates of nine feet on the first story and eight feet on the second story, plus the half-hipped roofs at the first story and the recessed second story mass results in a lower scale appearance as viewed from the street and at the side property lines.

The roof elements of the side and rear elevations are primarily the sloping sides of the gable-ends and hipped roofs. The second-story windows along the side elevations are relatively small in size and are used sparingly in two separate bathrooms and at the master bedroom for basic interior lighting and ventilation, while maximizing privacy for exterior views. A rear covered patio is proposed and is well integrated into the overall design with a roof structure similar to the rest of the building.

The proposed building materials include a standing seam metal roof and board and batten siding on both the first and second story. The siding materials are perceived as lighter materials, which should reduce the perception of excessive bulk. The proposed windows are metal clad (bronze color) and framed with a simple wood trim. The high-quality building materials are used throughout the house and are consistent with and support the overall integrity of the modest architectural features and design style, and also fit within the context of the surrounding neighborhood. The project's material board is included as Attachment E. Overall, while the architectural style of the house is somewhat unique, it is an appropriate design within this Diverse Character neighborhood. The design and materials are compatible with the surrounding neighborhood and the project has an appropriate relationship in terms of bulk, mass and scale.

Privacy

The property is located on an interior lot adjacent to existing single family residences on all sides. The proposed first story side yard setbacks of 8.6 feet at the left side and 9.6 feet at the right side takes advantage of the reduced setbacks for the "narrow lot" which otherwise would be 10 feet. However, the 19.9-foot second-story setbacks on both sides exceeds even the standard 17.5-foot setback that is required for a second story on a conforming lot.

As discussed above, there are minimal use of windows at both the first and second stories of the side elevations that would have potential privacy impacts on the neighboring properties. Privacy impacts from the proposed second-story side facing windows are minimized because they are smaller windows with sill heights at 4.2 feet which make it difficult to view into the adjacent yard from the interior of the room. The views are also interrupted by large mature trees which are located along both side property lines. The proposed project will also be planting landscaping screening material (see Sheets L1 and L1.1 of the project plans) in strategic locations to further reduce potential privacy and visual impacts.

The proposed rear setback is 64.8 feet to the rear covered patio and approximately 75 feet to the second story. The second story has some larger windows, but because of the considerable rear yard setback and existing mature trees and proposed landscape screening, privacy impacts would be minimized.

Overall, the project's design and window placement minimizes views toward the adjacent properties and does not create any unreasonable privacy impacts.

Trees and Landscaping

The project site has 12 on-site trees of various types primarily located around the periphery of the property and there are also several trees in neighboring properties which have drip lines that encroach into the rear of the property (see plan Sheets A1.0 and C-1). Of the 12 trees, eight have circumferences greater than 48-inches which are protected trees per City Ordinance. The initial site design placed the foundation and structure in close proximity to Tree #12, a large mature multi-trunk oak tree. In order to better preserve this tree, the applicant mirrored the building footprint placing the notched portion of building footprint on the same side as Tree #12, thereby reducing impacts to the dripline area of the tree. However, this conflicts with preserving the large redwood (Tree #1) at the front of the property because the redwood is in the pathway of the proposed driveway. The arborist's letter (Attachment D) classifies the redwood in good condition; however, the location of the tree is not ideal given its close proximity with the overhead utility lines, the edge of street pavement and the existing water meter. The tree has been pruned back to provide clearance for the overhead utility wires and further pruning could result in structural damage to the tree. Given these circumstances, removal of this redwood trees is consistent with the City's Tree Protection Ordinance and would ensure the preservation of other mature trees on the site.

All of the trees were inventoried by an arborist (letters included as Attachment D), however, the arborist assessment was not thorough and did not provide conclusive evidence or reasons to consider removal of some of the trees which are not directly impacted by the proposed development and are in overall good condition. Therefore, staff recommends that Trees Nos. 2, 6, and 7 be preserved (Condition 3) consistent with the Design Review Findings. Also, it should be noted that there were some small diameter ornamental and fruit trees and shrubs shown on the plans that were removed by the applicant when the site was being cleaned up. Therefore, of the 12 existing trees located on the site, a total of four trees would be removed, three of which are large enough to be considered as a protected tree per City Ordinance.

The proposed landscaping includes six new trees of various types that will mitigate the removal of the three mature trees on the property. The conceptual landscaping plan proposes to use Carolina cherry as the predominant landscape screening along the side and rear property lines, and also proposes a variety of other shrubs and groundcover type plants throughout the site. Overall, with the existing and new trees, and proposed landscaping and hardscape, the project meets the City's landscaping regulations and street tree guidelines. Since the project is a new house that includes at least 500 square feet of new landscaping, the new landscaping will be subject to the City's Water Efficient Landscape Ordinance.

ENVIRONMENTAL REVIEW

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

PUBLIC CONTACT

A public meeting notice was posted on the property and mailed to 12 nearby property owners on Oakhurst Avenue, Kensington Circle and Lisa Lane.

Staff has received communication from the property owner at 1565 Oakhurst Avenue suggesting that the existing fence is not aligned with the property line and was concerned that the location of the structure will be consistent with the plans and property line. The submitted plans include a survey and the applicant will be required to provide setback letters from a licensed land surveyor at the time of construction to ensure the house is built in compliance with the approved plans and that all setbacks are measured from the property line. Placement of a fence is not required to be exactly on a property line and is ultimately a civil matter between the two property owners.

Cc: Matthew Lee, Applicant
Schott Family Trust, Property Owner
Steve Nelson, Detail Ink, Project Designer

Attachments:

A. Application
B. Neighborhood Compatibility Worksheet
C. Area, Vicinity and Public Notification Maps
D. Arborist Letters
E. Material Board

FINDINGS

17-SC-31 – 1521 Oakhurst Avenue

With regard to design review for the new two-story house, the Design Review Commission finds the following in accordance with Section 14.76.060 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 structure, 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;

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 has been designed to follow the natural contours of the site with minimal grading, minimum impervious cover, and maximum erosion protection.

CONDITIONS

17-SC-31 – 1521 Oakhurst Avenue

GENERAL

1. **Approved Plans**
   The approval is based on the plans and materials received on December 8, 2017, except as may be modified by these conditions.

2. **Encroachment Permit**
   An encroachment permit shall be obtained from the Engineering Division prior to doing any work within the public right-of-way including the street shoulder. All work within the public street right-of-way shall be in compliance with the City's Shoulder Paving Policy.

3. **Protected Trees**
   Trees Nos 2, 6, 7, 8-12 shall be protected under this application and cannot be removed without a tree removal permit from the Community Development Director. The applicant shall comply and implement the tree protection recommendations provided by Mark Hirschbek (arborist) contained in the arborist letter dated November 27, 2017 on file with the Planning Division.

4. **Removal or Alteration of Existing Structures**
   Any structure encroaching over the property line shall be removed or altered to comply with the setback standards of the R1-10 zoning district. All other improvements (e.g. irrigation or water lines) shall not encroach over property lines.

5. **Address Assignment**
   An Address Assignment application must be submitted to the Building Division to establish a legal address for this property.

6. **Fire Sprinklers**
   Fire sprinklers may be required pursuant to Section 12.10 of the Municipal Code.

7. **Underground Utilities**
   Any new utility service drops may need be located underground from the nearest convenient existing pole pursuant to Chapter 12.68 of the Municipal Code.

8. **Landscaping**
   The landscape plan is subject to the City's Water Efficient Landscape Regulations pursuant to Chapter 12.36 of the Municipal Code.

9. **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.

PRIOR TO BUILDING PERMIT SUBMITTAL

10. **Conditions of Approval**
    Incorporate the conditions of approval into the title page of the plans.

11. **Tree Protection Note**
On the grading plan and/or the site plan, show all tree protection fencing along the dripline of the trees unless otherwise directed by the arborist 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 and shall not be removed until completion of construction unless approved by the Planning Division."

12. **Water Efficient Landscape Plan**
Provide a landscape documentation package prepared by a licensed landscape professional showing how the project complies with the City's Water Efficient Landscape Regulations and include signed statements from the project's landscape professional and property owner.

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

14. **Underground Utility Location**
Show the location of underground utilities pursuant to Section 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.

15. **Air Conditioner Sound Rating**
Show the location and model number and size of any air conditioning units on the site plan and provide the manufacturer's specifications showing the sound rating for each unit.

16. **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

17. **Tree Protection**
Tree protection fencing shall be installed around the driplines of protected trees and of the trees on adjacent properties. Tree protection fencing shall be chain link and a minimum of five feet in height with posts driven into the ground and shall not be removed until all building construction has been completed unless approved by the Planning Division.

PRIOR TO FINAL INSPECTION

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

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

20. **Water Efficient Landscaping Verification**
Provide a landscape Certificate of Completion, signed by the project's landscape professional and property owner, verifying that the landscaping and irrigation were installed per the approved landscape documentation package.

ATTACHMENT A

CITY OF LOS ALTOS
GENERAL APPLICATION

Type of Review Requested: *(Check all boxes that apply)* **Permit #** 1107966

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

Project Address/Location: 1521* Oakhurst Ave (1515 Oakhurst Ave)

Project Proposal/Use: Sigel Family **Current Use of Property:** Residential

Assessor Parcel Number(s): 193-37-026 **Site Area:** 11,128

New Sq. Ft.: 3361 **Altered/Rebuilt Sq. Ft.:** 0 **Existing Sq. Ft. to Remain:** 0

Total Existing Sq. Ft.: 0 **Total Proposed Sq. Ft. (including basement):** 3843

Is the site fully accessible for City Staff inspection? Yes

Applicant's Name: Matthew Lee

Telephone No.: 650 229-2445 **Email Address:** msfamilyproperties@gmail.com

Mailing Address: 321 Sunhist Lane

City/State/Zip Code: Los Altos CA 94022

Property Owner's Name: Scott Family Trust / ~~[illegible]~~ Oakhurst, LLC

Telephone No.: 650.229-2445 **Email Address:** msfamilyproperties@gmail.com

Mailing Address: Po Box 1882

City/State/Zip Code: Los Altos CA 94023

Architect/Designer's Name: Detail Ink / Steve Nelson

Telephone No.: 408-371-5866 **Email Address:** detailink2@msn.com

Mailing Address: 1885 Dry Creek Road

City/State/Zip Code: Campbell CA 95008

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

* proposed address

(continued on back)

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 1521 Oakhurst Avenue
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

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

Address: 1521 Oakhurst Avenue
Date: 10/13/2017

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: 18,000 square feet
Lot dimensions: Length 150 feet
Width 120 feet
If your lot is significantly different than those in your neighborhood, then note its: area 11,128 SF, length 152', and width 73'.

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

Existing front setback if home is a remodel?_____
What % of the front facing walls of the neighborhood homes are at the front setback 50 %
Existing front setback for house on left 25 ft./on right 30' 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 5
Garage facing front recessed from front of house face 0
Garage in back yard 1
Garage facing the side 3
Number of 1-car garages 0; 2-car garages 8; 3-car garages 2

* See "What constitutes your neighborhood", (page 2).

Address: 1521 Oakhurst Avenue
Date: 10/13/2017

4. Single or Two-Story Homes:

What % of the homes in your neighborhood* are:
One-story 80
Two-story 20

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 Yes?

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

What siding materials are frequently used in your neighborhood*?

__ wood shingle ✓ stucco __ board & batten ✓ clapboard
__ tile __ stone __ brick ✓ combination of one or more materials
(if so, describe) 40% with stone/brick accents

What roofing materials (wood shake/shingle, asphalt shingle, flat tile, rounded tile, cement tile, slate) are consistently (about 80%) used?
asphalt shingle
If no consistency then explain:

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

Does your neighborhood* have a consistent identifiable architectural style?
☐ YES ☒ NO

Type? ☐ Ranch ☐ Shingle ☐ Tudor ☐ Mediterranean/Spanish
☐ Contemporary ☐ Colonial ☐ Bungalow ☐ Other

* See "What constitutes your neighborhood", (page 2).

Address: 1521 Oakhurst Avenue
Date: 10/13/2017

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.)?
90% have landscaping to rolled curb and 75% have front landscape screening

How visible are your house and other houses from the street or back neighbor's property?
Proposed project currently vacant lot with minimal landscape screening. Majority of existing homes have landscape screening

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)?
Project is newly subdivided/vacant lot with minimal shrub landscaping/dirt to edge of rolled curb

10. **Width of Street:**

What is the width of the roadway paving on your street in feet? 60'
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? Minimal landscape with shrubs/dirt to rolled curb

* See "What constitutes your neighborhood", (page 2).

Address: 1521 Oakhurst Avenue
Date: 10/13/2017

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.:
The only cohesive element is front landscape screening to rolled curb

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

* See "What constitutes your neighborhood", (page 2).

Address: 1521 Oakhurst Avenue
Date: 10/13/2017

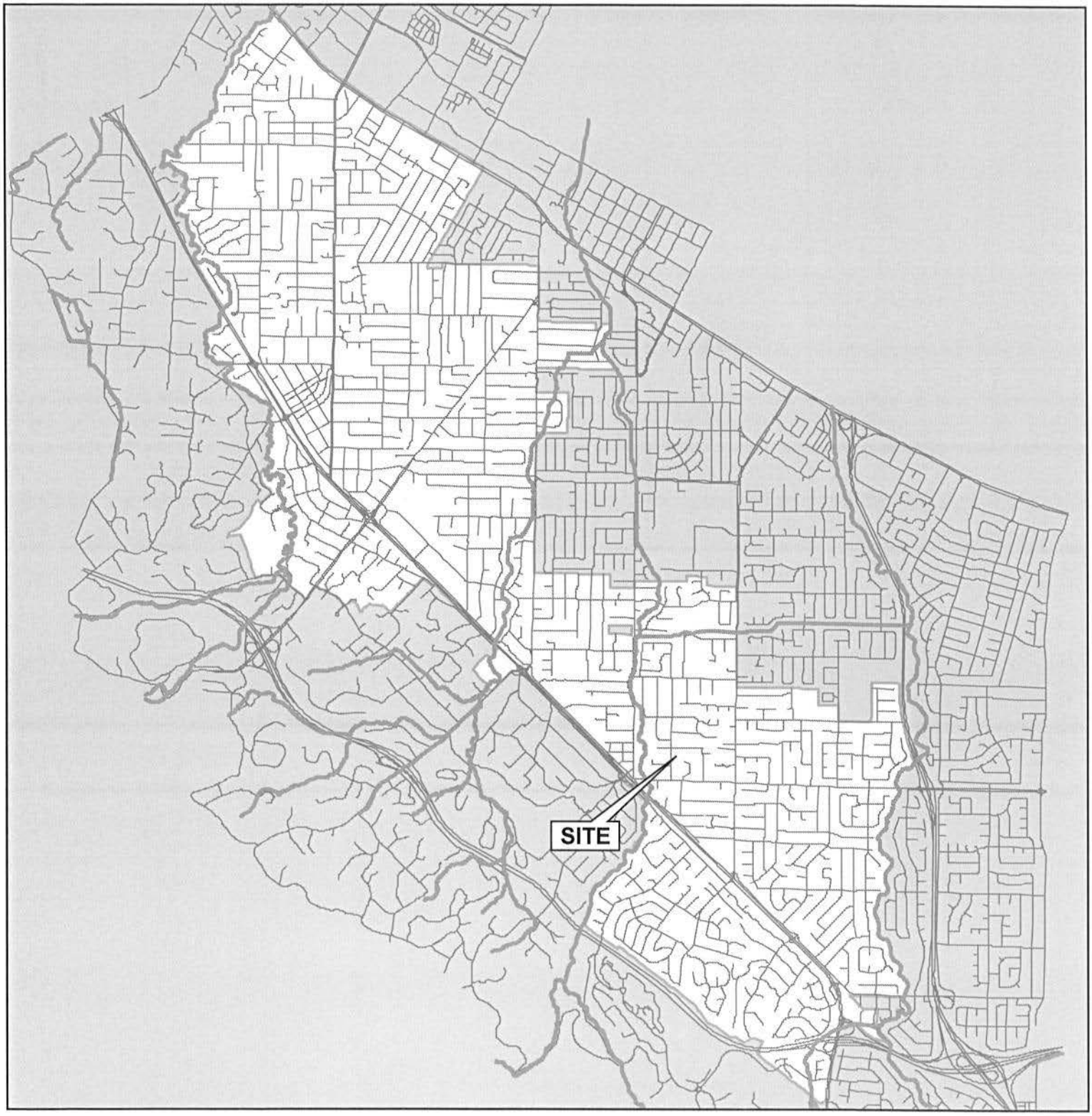
Summary Table

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)
1505 Oakhurst	25'	25'	Front	One	23'	Stucco	Simple
1515 Oakhurst	26'	60'	Front	One	22'	Stucco	Simple
1555 Oakhurst	30'	22'	Front	Two	25'	Horizontal siding	Simple
1575 Oakhurst	40'	35'	Front	One	15'	Stucco	Simple
1580 Oakhurst	25'	35'	Side	One	18'	Stucco	Simple
1550 Oakhurst	35'	20'	Side	One	17'	Stucco	Simple
1530 Oakhurst	25'	45'	Front	One	15'	Stucco/stone	Simple
1520 Oakhurst	55'	38'	Rear	Two	35'	Vertical siding	Complex
1550 Kensington Circle	25'	45'	Front	One	20'	Stucco	Simple
1540 Kensington Circle	25'	48'	Side	One	22'	Horizontal siding	Simple

ATTACHMENT C

AREA MAP



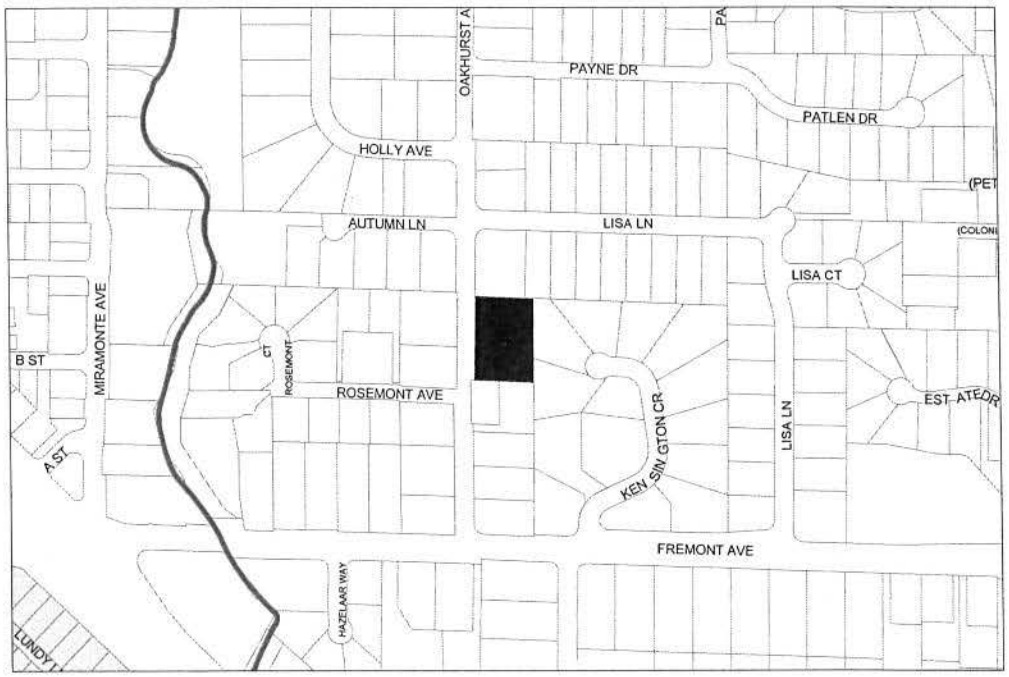
CITY OF LOS ALTOS

APPLICATION: 17-SC-31
APPLICANT: M. Lee/ Oakhurst, LLC
SITE ADDRESS: 1521 Oakhurst Avenue

N

Not to Scale

VICINITY MAP



SCALE 1 : 6,000

500 0 500 1,000 1,500

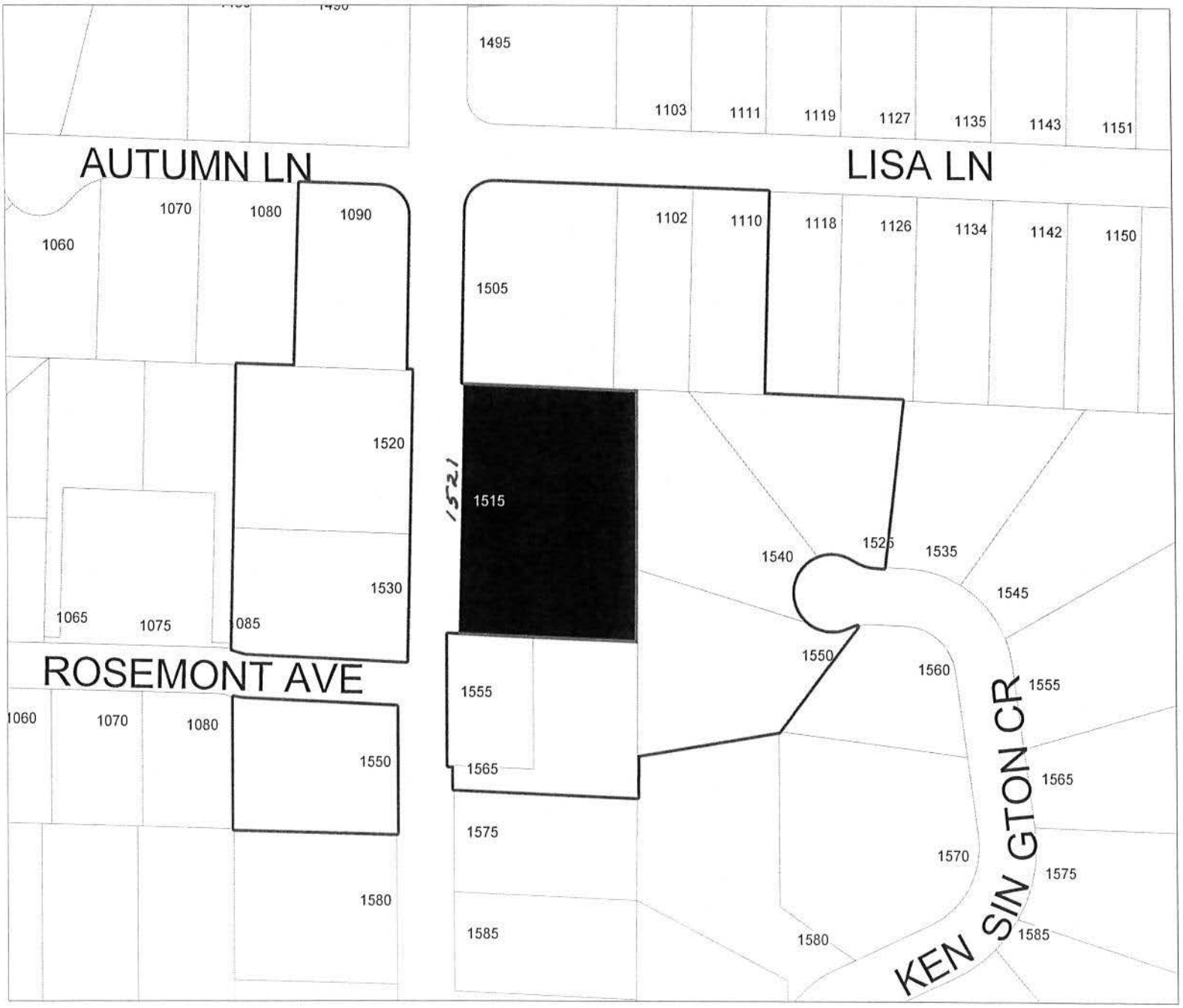
FEET

N

CITY OF LOS ALTOS

APPLICATION: 17-SC-31
APPLICANT: M. Lee/ Oakhurst, LLC
SITE ADDRESS: 1521 Oakhurst Avenue

1521 Oakhurst Avenue Notification Map



SCALE 1 : 1,500

100 0 100 200 300

FEET

N

ATTACHMENT D

November 27, 2017

Hirschbek tree surgery

RECEIVED
DEC 01 2017
CITY OF LOS ALTOS
PLANNING

Matt Lee
1521 Oakhurst Ave
Los Altos, CA 94024

Arborist Report for Removal of Two Elm Trees

On November 12, 2017, Mr. Lee called me out to evaluate two (2) Chinese elm trees for a recommendation of their removal and a tree preservation recommendation for one (1) Coastal live oak tree prior to construction.

Location: The two (2) Chinese elm trees are located at the back-left side of property and the Coastal live oak tree is at the back-right side of the property.

Description: Elm tree #1 which is closest to Oakhurst Ave has a DBH of 17 inches, a height of about 30 feet, a canopy spread of approximately 40 feet and is about 35 years old. Elm tree #2 has a DBH of 20 inches, a height of about 50 feet, a canopy spread of about 35 feet and is about 35 years old. The Coastal live oak tree has a DBH of 32 inches, an approximate height of 60 feet, a canopy spread of about 40 feet, and is about 70 years old.

Conclusion for (2) Chinese elm trees: The two (2) elm trees are a nuisance to my client and I am recommending they be removed. These trees are too large for the space and in a bad location. They are over crowding other trees and near neighbor's property line. The roots of these trees are causing problems with walkways, and water lines. There are other mature trees on the property.

My client will be planting a more suitable variety of tree(s) for this area. I hope my observations aid in the decision regarding the removal of these two (2) Chinese elm trees.

Sincerely,

Mark Hirschbek
ISA Certified Arborist # WE-9931

November 27, 2017

Hirschbek
tree surgery

Matt Lee
1521 Oakhurst Ave
Los Altos, CA 94024

RE: Tree Preservation Recommendations for Coastal Live Oak Tree Prior to Construction

The current blue print shows trenching is only 2 feet from the buttress roots of the oak tree. **I can only provide a preservation if the trenching is at least 11 feet from the buttress roots and if all preservation recommendations are met.** The following are the preservation recommendations:

- No trenching to be done less than 11 feet from the buttress roots
- Install protective fencing a minimum of 11 feet from the buttress roots and surrounding drip-line
- Install 4-6 inches of mulch within the TPZ zone (Tree protective zone) to reduce compaction and seal in moisture
- Seal all roots over 2 inches in diameter to lock in moisture
- Structure prune and remove deadwood over 1 ½ inches thick prior to construction
- Fertilize to help promote health and vigor before construction
- Pest services should be done prior and during construction (April: caterpillars. November: sudden oak death prevention)
- Monthly arborist monitoring during construction should be done

Thank you,

Mark Hirschbek
ISA Certified Arborist #WE-9931

December 6, 2017

Hirschbek
tree surgery

Matt Lee
1521 Oakhurst Ave
Los Altos, CA 94024

Arborist Tree Inventory

On December 6, 2017, Mr. Matt Lee asked me to do an inventory and health evaluation on all trees on his property. The trees have been tagged and numbered for identification.

Tree #1) Coastal Redwood **Location:** Front of property
Description: DBH is 55 inches, height is about 100 feet, and canopy spread is about 25 feet. This tree is in fair health with no visible signs of root collar fungi of cankers.

Tree #2) Liquid Amber **Location:** Front-left side of property
Description: DBH is 10 inches, height is about 35 feet, and canopy spread is about 20 feet. This tree is in good health with no visible signs of root collar fungi of cankers.

Tree #3) Liquid Amber **Location:** Left side of property
Description: DBH is 8 inches, height is about 35 feet, and canopy spread is about 20 feet. This tree is in good health with no visible signs of root collar fungi of cankers.

Tree #4) Chinese Elm **Location:** Left side of property
Description: DBH is 17 inches, height is about 25 feet, and canopy spread is about 30 feet. This tree is in fair health with no visible signs of root collar fungi of cankers.

Tree #5) Chinese Elm **Location:** Left side of property
Description: DBH is 17 inches, height is about 25 feet, and canopy spread is about 20 feet. This tree is in fair health with no visible signs of root collar fungi of cankers.

Tree #6) Chinese Elm **Location:** Left side of property
Description: DBH is 20 inches, height is about 35 feet, and canopy spread is about 20 feet. This tree is in fair health with no visible signs of root collar fungi of cankers.

Tree #7) Chinese Elm **Location:** Left side of property
Description: DBH is 12 inches, height is about 25 feet, and canopy spread is about 20 feet. This tree is in fair health with no visible signs of root collar fungi of cankers.

RE: Matt Lee 1521 Oakhurst Ave Los Altos, CA 94024

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Arborist Tree Inventory Continued

Tree #8) Bay Laurel **Location:** Left side of property
Description: DBH is 26 inches, height is about 25 feet, and canopy spread is about 20 feet. This tree is in fair health with no visible signs of root collar fungi of cankers.

Tree #9) Coastal Live Oak **Location:** Back- left side of property
Description: Tree has multiple standards, DBH of 32 inches, 27 inches and 11 inches, height is about 50 feet, and canopy spread is about 65 feet. This tree is in good health with no visible signs of root collar fungi of cankers.

Tree #10) Coastal Live Oak **Location:** Back- right side of property
Description: DBH is 20 inches, height is about 40 feet, and canopy spread is about 20 feet. This tree is in good health with no visible signs of root collar fungi of cankers.

Tree #11) Coastal Live Oak **Location:** Back- right side of property
Description: DBH is 11 inches, height is about 25 feet, and canopy spread is about 20 feet. This tree is in good health with no visible signs of root collar fungi of cankers.

Tree #12) Coastal Live Oak **Location:** right side of property
Description: DBH is 30 inches with multiple standards, height is about 40 feet, and canopy spread is about 35 feet. This tree is in good health with no visible signs of root collar fungi of cankers.

Note: All other trees on site have been removed that were under a DBH of 15 inches, and didn't need a permit for removal. My client is going to landscape again and replace trees with more suitable varieties. Also, my client wants to plant 4 or 5 Carolina cherry trees in the back of property between the two (2) Coastal live oak trees. Planting these 15 gallon size Carolina cherry trees will have no or little impact on the (2) Coastal live oaks.

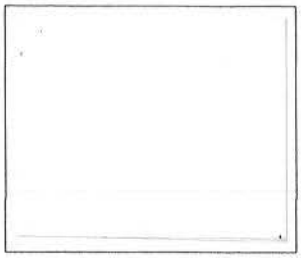
Sincerely,

Mark Hirschbek
ISA Certified Arborist #WE-9931A

ATTACHMENT E

EXTERIOR WOOD BOARD AND BATT COLOR

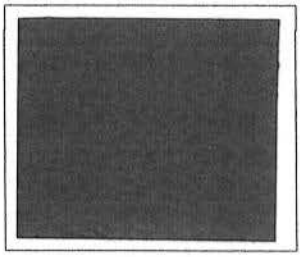
A



SHERWIN WILLIAMS "EXTRA WHITE"
* SW 7006

EXTERIOR ACCENT COLOR AT GARAGE/ENTRY DOOR

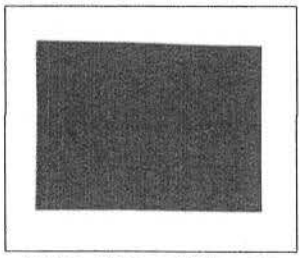
B



SHERWIN WILLIAMS "POETRY PLUM"
* SW 6019

STANDING SEAM METAL ROOFING

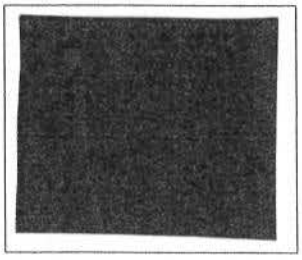
C



ATAS INTERNATIONAL
"MEDIUM BRONZE"

WINDOW FRAME COLOR

D



JELD-WEN WINDOWS
"MEDIUM BRONZE"

LEE RESIDENCE
1515 Oakhurst Avenue
Los Altos, CA. 94022

MATERIAL SAMPLE BOARD

Detail Ink
1885 DRY CREEK ROAD CAMPBELL, CA. 95008
Phone: 408.371.5866 Email: detailink2@msn.com

DATE: 10-12-17

SHEET 1