



DATE: February 17, 2016

AGENDA ITEM # 3

TO: Design Review Commission
FROM: Sean K. Gallegos, Assistant Planner
SUBJECT: 15-SC-43 – 1331 Holly Avenue

RECOMMENDATION:

Approve design review application 15-SC-43 subject to the findings and conditions

PROJECT DESCRIPTION

This is a design review application for a new two-story house. The project includes 2,884 square feet on the first story and 1,202 square feet on the second story. The following table summarizes the project's technical details:

GENERAL PLAN DESIGNATION: Single-Family, Residential
ZONING: R1-10
PARCEL SIZE: 13,364 square feet
MATERIALS: Standing seam metal roof, cement plaster siding, stone veneer, cement fiber window trim and details and wood windows.

	Existing	Proposed	Allowed/Required
LOT COVERAGE:	1,551 square feet	3,653 square feet	4,009 square feet
FLOOR AREA:			
First floor	1,515 square feet	2,884 square feet	
Second floor		1,202 square feet	
Total	1,515 square feet	4,086 square feet	4,086 square feet
SETBACKS:			
Front	31 feet	26 feet	25 feet
Rear	99 feet	65 feet	25 feet
Right side (1 st /2 nd)	20 feet	10 feet/18 feet	10 feet/17.5 feet
Left side (1 st /2 nd)	11 feet	10 feet/23 feet	10 feet/17.5 feet
HEIGHT:	14 feet	25 feet	27 feet

BACKGROUND

Neighborhood Context

The subject property is located in a Consistent Character Neighborhood, as defined in the City's Residential Design Guidelines. The houses in this neighborhood are a combination of one-story and two-story homes with simple architecture and rustic materials. The landscape along Holly Avenue is varied with no distinct street tree pattern.

DISCUSSION

Design Review

According to the Residential Design Guidelines, Consistent Character Neighborhoods have similar architectural character, setbacks and streetscape character. New construction should incorporate good neighbor design, which has similar design elements, materials and scale found within the neighborhood and sizes that are not significantly larger than other homes in the neighborhood.

The proposed project uses a more contemporary architectural style and materials than those found in the surrounding neighborhood, but is designed to relate to the houses in the immediate vicinity. The project incorporates design elements that are found in the neighborhood such as a low-pitched hipped roof and defined recessed entry. The detailing and materials of the structure reflect a high level of quality and appropriate relationship to the rustic qualities of the area. The proposed building materials, which include cement plaster, stone veneer, cement fiber window trim, wood windows and standing seam metal roof, are integral to the design. Overall, the design incorporates a contemporary style with simple elements and quality materials that produce a thoughtful and integrated appearance that is compatible with the character of the area.

The City's Residential Design Guidelines suggest various ways to minimize bulk, which includes using more than one material on an elevation, incorporating architectural elements to soften the elevation, minimizing the use of two-story high design elements, and keeping second floor exterior wall heights low. The front elevation massing is broken up with multiple hipped roof forms, a defined recessed entry, and low eave lines emphasize that the horizontal profile of the first story. The second floor is centered over the first story and visually softened by being recessed within the roofline of the structure. The low-pitched roof provides variation of the eave line facing the street, limits the height of the building in comparison to adjacent houses and diminishes the overall scale of the structure. The design does not create an abrupt change and is well proportioned and articulated to reduce the effect of bulk and mass.

Privacy

On the left (north) side elevation of the second story, there are four windows: two windows are located in the master bathroom with a four-foot, six-inch sill height, one window is

located in a bedroom No. 2 with a three-foot, six-inch sill height and one window is located in the bathroom No. 2 with a five-foot sill height. The bedroom No. 2 window may create a privacy impact due to direct views into the adjacent residence and yards, but is required for egress. The applicant has worked with staff to incorporate fast growing evergreen screening trees along the left property line to diminish privacy concerns along the left property line.

On the right (south) side elevation of the second story, there are four windows: one window is located in the foyer with a 13-foot, six-inch sill height, two small windows are located in the stairway with a ten-foot sill height from the stairwell landing and one clerestory window is located in the master bathroom with a seven-foot, six-inch sill height. Due to their placement and sill heights, the proposed windows do not create unreasonable privacy impacts.

On the rear (east) second story elevation, three windows are located in the stairwell with a ten-foot sill height, French doors with side lights and clerestory windows, and two master bathroom window, with a four-foot sill height and a five-foot, six-inch sill height. The rear-facing balcony has a depth of five feet and a width of 15 feet, and it is considered a more passive use space due to being off a bedroom. The rear balcony presents an integrated appearance and the roof extending around the balcony diminishes privacy impacts. The landscape plan includes three Chinese Pistache and two Ginkgo trees in the front yard, two Chinese Pistache tree along the rear property line and Pittosporum shrubs along the side and rear property lines. With the existing and proposed screening trees, the windows at the rear of the structure and the balcony would not result in unreasonable privacy impacts.

Landscaping

The application includes an arborist report (Attachment D) that provides an inventory of the seven trees on the property. The two black walnuts and Monterey pine (Nos. 56, 57 and 59) are proposed for removal due to being diseased and within the proposed structure footprint.

A comprehensive landscaping plan has been provided, which includes street trees and screening trees. The landscaping plan includes maintaining the existing redwood, oak, Monterey pine and loquat tree in the side and rear yards. The project meets the City's landscaping regulations and street tree guidelines with the new landscaping and hardscape. The new landscaping area exceeds 500 square feet; the project requires a landscape plan that complies with the City's Water Efficient Landscape Regulations.

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 new single-family dwelling in a residential zone.

PUBLIC CONTACT

A public meeting notice was posted on the property and mailed to 11 nearby property owners on Holly Avenue and Oakhurst Avenue.

Cc: Eugene Sakai, Applicant and Architect
Ceilia Poon and Peter Tran, Property Owners

Attachments

- A. Application
- B. Neighborhood Compatibility Worksheet
- C. Area, Vicinity and Notification Map
- D. Arborist Report, January 13, 2016

FINDINGS

15-SC-43 – 1331 Holly Avenue

With regard to the new two-story house, the Design Review Commission finds the following in accordance with Section 14.76.050 of the Municipal Code:

- a. The proposed structure complies with all provisions of this chapter;
- b. The height, elevations, and placement on the site of the propose 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 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 has been designed to follow the natural contours of the site with minimal grading, minimum impervious cover, and maximum erosion protection.

CONDITIONS

15-SC-43 – 1331 Holly Avenue

GENERAL

1. **Approved Plans**

The approval is based on the plans and materials received on February 1, 2016, except as may be modified by these conditions.

2. **Protected Trees**

The following trees Nos. 58 and 60-62 and proposed street trees shall be protected under this application and cannot be removed without a tree removal permit from the Community Development Director.

3. **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.

4. **New Fireplaces**

Only gas fireplaces, pellet fueled wood heaters or EPA certified wood-burning appliances may be installed in all new construction pursuant to Chapter 12.64 of the Municipal Code.

5. **Landscaping**

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

6. **Fire Sprinklers**

Fire sprinklers shall be required pursuant to Section 12.10 of the Municipal Code.

7. **Underground Utilities**

Any new utility service drops shall be located underground from the nearest convenient existing pole pursuant to Chapter 12.68 of the Municipal Code.

8. **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 ISSUANCE OF BUILDING OR DEMOLITION PERMIT

9. Tree Protection

Tree protection fencing shall be installed around the dripline, or as required by the project arborist, of the following trees Nos. 58 and 60-62 as shown on the site plan. Tree protection fencing shall be chain link and a minimum of five feet in height with posts driven into the ground and shall not be removed until all building construction has been completed unless approved by the Planning Division

PRIOR TO 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 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."

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.

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 of any air conditioning units on the site plan and 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 FINAL INSPECTION

17. Landscaping Installation

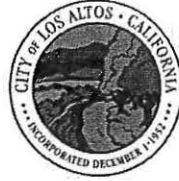
All landscaping, street trees and privacy screening trees shall be maintained and/or installed as shown on the approved plans or as required by the Planning Division.

18. 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).

19. Water Efficient Landscaping Verification

Provide a landscape Certificate of Completion 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 # 1106911

<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 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: 1331 HOLLY AVENUE, LOS ALTOS, CA

Project Proposal/Use: RESIDENTIAL Current Use of Property: RESIDENTIAL

Assessor Parcel Number(s): 193-42-019 Site Area: 13,364 S.F.

New Sq. Ft.: 4,073 Altered/Rebuilt Sq. Ft.: _____ Existing Sq. Ft. to Remain: _____

Total Existing Sq. Ft.: 1,516 Total Proposed Sq. Ft. (including basement): 4,073

Applicant's Name: EUGENE H. SAKAI, AIA, LEED AP

Telephone No.: (408) 998-0983 Email Address: ESAKAI@STUDIOS2ARCH.COM

Mailing Address: 19 NORTH SECOND STREET, STE. 205

City/State/Zip Code: SAN JOSE, CA 95113

Property Owner's Name: CEILIA POON AND PETER TRAN

Telephone No.: (415) 215-0188 Email Address: PETE_TRAN@HOTMAIL.COM

Mailing Address: 1331 HOLLY AVENUE

City/State/Zip Code: LOS ALTOS, CA, 94024

Architect/Designer's Name: EUGENE H. SAKAI, AIA, LEED AP

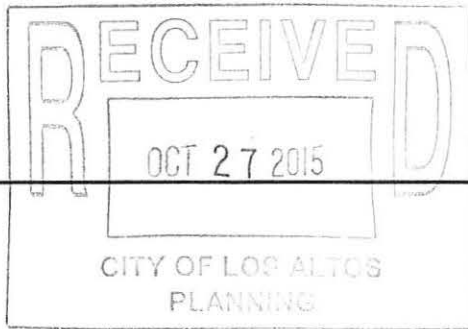
Telephone No.: (408) 998-0983 Email Address: ESAKAI@STUDIOS2ARCH.COM

Mailing Address: 19 NORTH SECOND STREET, STE. 205

City/State/Zip Code: SAN JOSE, CA 95113

*** 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)



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 1331 Holly Ave., Los Altos, CA 94024

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: 1331 Holly Ave.
Date: 10/9/15

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: 13,364 square feet

Lot dimensions: Length 163.7 feet

Width 81.65 feet

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

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

Existing front setback if home is a remodel? No

What % of the front facing walls of the neighborhood homes are at the front setback 76% %

Existing front setback for house on left ~60 ft./on right 25 ft.

Do the front setbacks of adjacent houses line up? Yes

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

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

Garage facing front projecting from front of house face 15

Garage facing front recessed from front of house face 1

Garage in back yard 5

Garage facing the side 1

Number of 1-car garages 1; 2-car garages 20; 3-car garages 1

Address: 1331 Holly Ave.
Date: 10/9/15

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

What % of the homes in your neighborhood* are:

One-story 64%

Two-story 36%

5. **Roof heights and shapes:**

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

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)

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: tile and shake roofs also exist

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: 1331 Holly Ave.
Date: 10/9/15

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)

Very slight incline from left to right

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.)?

Medium to big trees, front lawn, landscape to sidewalk, sidewalk is either gravel or asphalt

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

Not very visible. Usually screened with landscaping.

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

No

10. Width of Street:

What is the width of the roadway paving on your street in feet? 82

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? Gravel

Address: 1331 Holly Ave.
Date: 10/9/15

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.:
Bigger than average lot size. Homes have wide facade; take up most of the width.
Nice medium to big trees. Front lawn. New homes are on the bigger size.
A couple of original 1950's homes that are smaller.

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: 1331 Holly Ave.
 Date: 10/9/15

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)
1330 Oakhurst	25	>25	front	two	19	stucco	complex
1340 Oakhurst	24	unknown	no garage	one	10	wood	simple
1344 Oakhurst	25	>25	front	one	10	wood	simple
1335 Holly	25	>25	front	two	19	stucco	complex
1342 Holly	25	>25	front	one	10	stucco	simple
1334 Holly	25	>25	side	one	12	stucco	complex
1326 Holly	25	>25	back	two	17	stucco	complex
1325 Holly	60	10	front	one	10	wood	simple



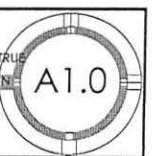
19 N. 2ND ST., Ste. 205
 San Jose, CA 95113
 P: (408) 998 - 0983
 F: (408) 404 - 0144

POON - TRAN RESIDENCE
 NEW SINGLE FAMILY RESIDENCE
 1331 HOLLY AVENUE, LOS ALTOS, CA
 CELIA POON AND PETER TRAN

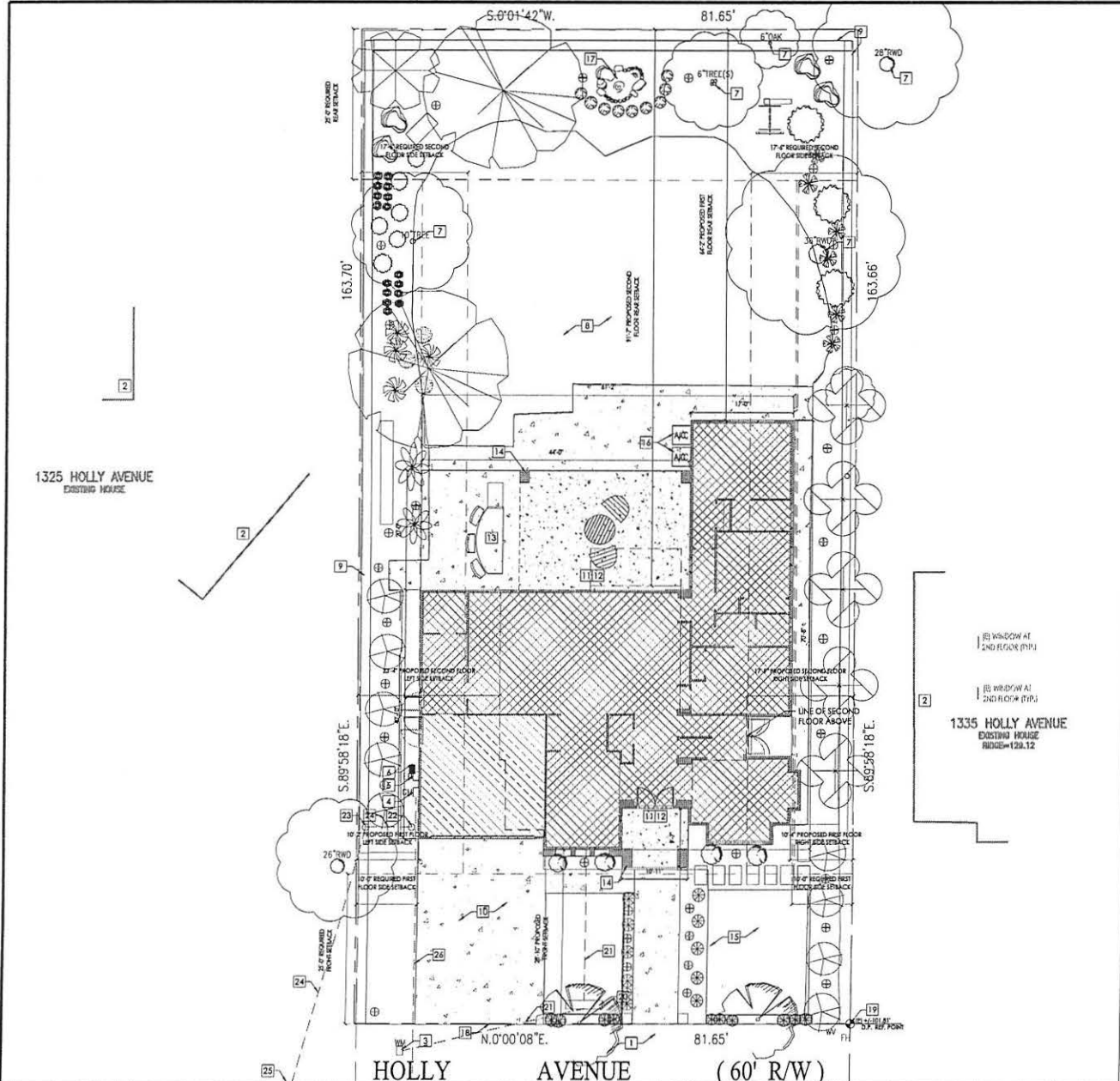


PROJECT NO.	15-003
DATE	10.19.2015
REVISION	
DESCRIPTION	DESIGN DEVELOPMENT REVIEW
DRAWN BY	DJ

SITE PLAN



- KEY:**
- # = NUMBER TO KEY NOTE BELOW
 - 1. EXISTING PUBLIC RIGHT OF WAY—ANY CONSTRUCTION WITHIN THE CITY RIGHT-OF-WAY MUST HAVE AN APPROVED PERMIT FOR CONSTRUCTION IN THE PUBLIC STREET PRIOR TO THE COMMENCEMENT OF THIS WORK. THE PERFORMANCE OF THIS WORK IS NOT AUTHORIZED BY THE BUILDING PERMIT ISSUANCE BUT SHOWN ON THE BUILDING PERMIT FOR INFORMATION ONLY
 - 2. APPROXIMATE LOCATION OF NEIGHBORING STRUCTURE
 - 3. (E) WATER METER—CONTRACTOR TO COORDINATE (N) METER WITH LOCAL WATER COMPANY IF REQUIRED BY INCREASED FIXTURE LOAD
 - 4. (N) GAS METER LOCATION
 - 5. (N) ELECTRICAL METER LOCATION—CONTRACTOR TO COORDINATE WITH PG&E FOR UPGRADE (200AMPS) TO (E) ELECTRICAL SERVICE
 - 6. UFER GROUND CONNECTION PER CEC 250-52
 - 7. (E) TREE(S) TO REMAIN- PROTECT AS REQUIRED DURING CONSTRUCTION - DO NOT LEAVE MATERIALS OR EQUIPMENT IN ROOT AREAS FOR EXTENDED PERIODS OF TIME. SEE ARBORIST REPORT (IF PROVIDED) FOR ADDITIONAL INFORMATION.
 - 8. (E) SOFTSCAPE TO REMAIN
 - 9. (N) FENCE AND GATE—SEE LANDSCAPE PLANS FOR MORE INFO—VERIFY FINAL DESIGN AND FINISH WITH OWNER
 - 10. (N) DRIVEWAY, PAVERS OVER 8" BASE ROCK AND 2" SAND - VERIFY PAVER DESIGN WITH OWNER
 - 11. (N) LANDSCAPE—SLOPE AWAY FROM HOUSE @ 2% MIN.
 - 12. (N) 3/4" MIN. DEEP LEVEL LANDING PER CRC 311.3 W STEPS (MAX. 7.75" RISER)- PROVIDE EQUAL RISERS IF MORE THAN 1 STEP
 - 13. (N) OUTDOOR BBQ ISLAND
 - 14. (N) PORCH OR TRELIS COLUMNS
 - 15. (N) SOFTSCAPE—PROVIDE DRIP IRRIGATION
 - 16. (N) A/C UNIT CONDENSER PAD(S)—PROVIDE ELECTRICAL TO THIS LOCATION AS REQUIRED, VERIFY SIZE AND QUANTITY WITH HVAC CONTRACTOR. A/C UNITS TO COMPLY WITH JURISDICTION'S NOISE ORDINANCE
 - 17. (N) POND LESS WATERFALL—SEE LANDSCAPE PLANS FOR MORE INFO
 - 18. (N) CURB CUT PER LOCAL JURISDICTION'S STANDARD DETAIL
 - 19. DAYLIGHT PLANE REFERENCE POINT
 - 20. (N) IRRIGATION BACK FLOW PREVENTER
 - 21. (N) WATER SERVICE LINE
 - 22. (N) 4" SEWER LATERAL—CONTRACTOR TO VERIFY LOCATION IN FIELD
 - 23. (N) SANITARY SEWER CLEANOUT
 - 24. (N) SANITARY SEWER LINE
 - 25. TO (E) SANITARY SEWER MANHOLE
 - 26. (N) GAS SERVICE LINE
- SITE PLAN KEYNOTES**
- PROPERTY LINE—SEE TOPO SURVEY FOR MORE INFO
 - - - - - REQUIRED YARD SETBACK/EASEMENT
- LEGEND:**
- [Hatched Box] NEW GARAGE AREA
 - [Cross-hatched Box] NEW LIVING AREA
 - [Dotted Box] NEW HARDSCAPE—SEE LANDSCAPE PLANS FOR MORE INFO
- NOTES:**
1. (E) WATER SUPPLY TO BE REPLACED FROM METER IN.
 2. (E) SEWER LATERAL TO BE REPLACED FROM PROPERTY LINE IN.
 3. OBTAIN AN ENCKROACH PERMIT ISSUED FROM THE ENGINEERING DIVISION PRIOR TO DOING ANY WORK WITHIN PUBLIC STREET RIGHT-OF-WAY



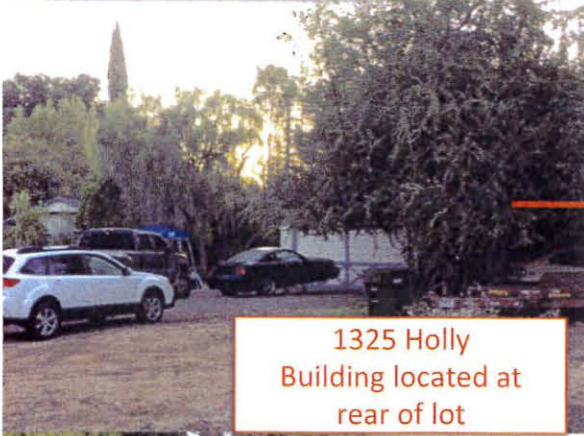
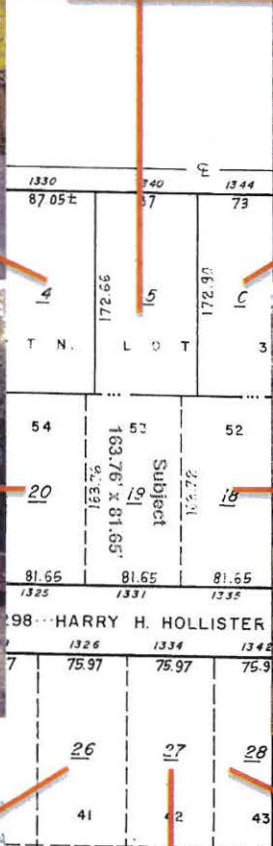


1344 Oakhurst
1 story, 1167 sf,
Expansion under planning

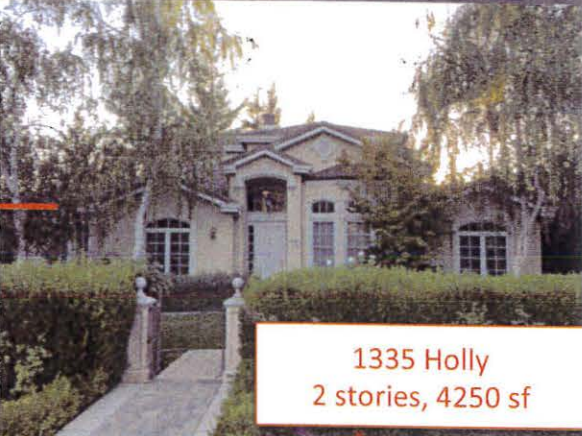
1340 Oakhurst
Multiple old structures



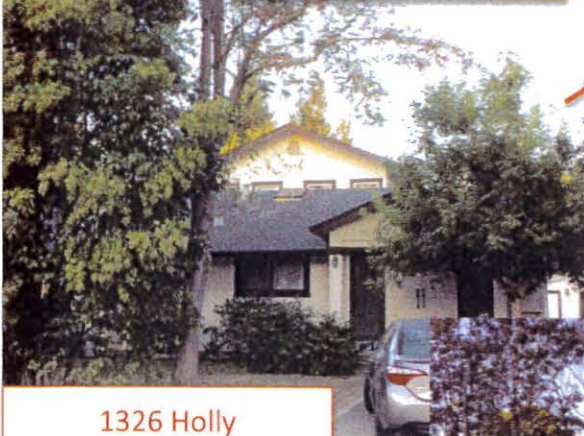
1330 Oakhurst
2 stories, 3786 sf



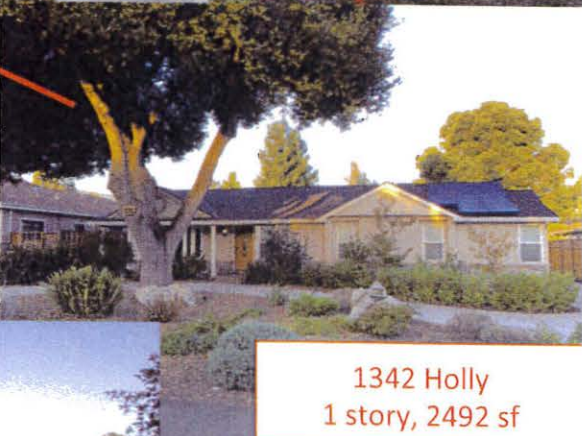
1325 Holly
Building located at
rear of lot



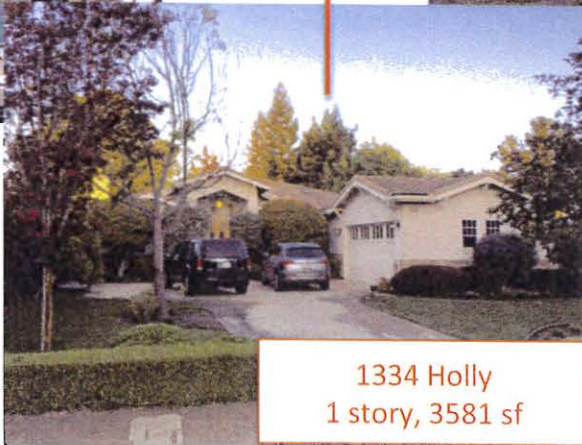
1335 Holly
2 stories, 4250 sf



1326 Holly
2 stories, 2517 sf



1342 Holly
1 story, 2492 sf

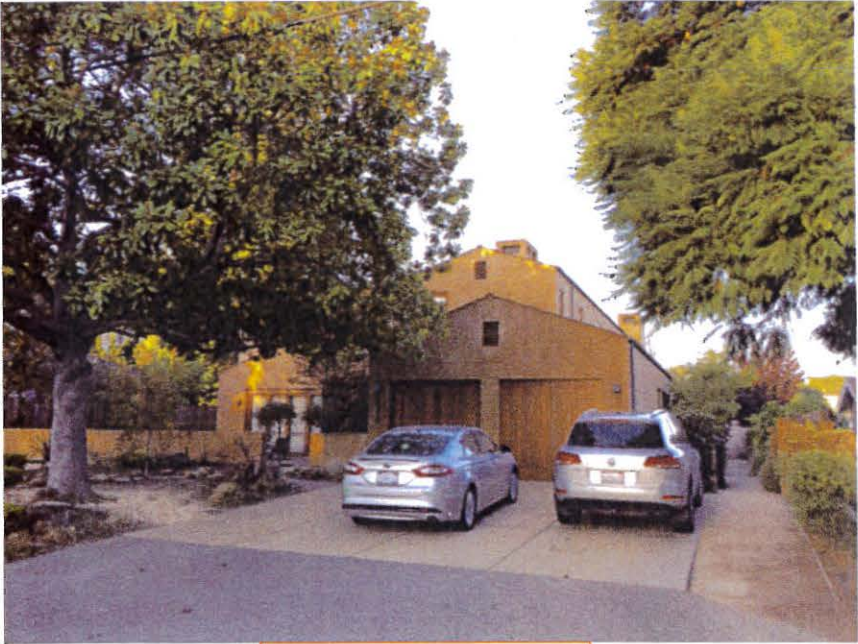


1334 Holly
1 story, 3581 sf

Other similar homes within 50 yards



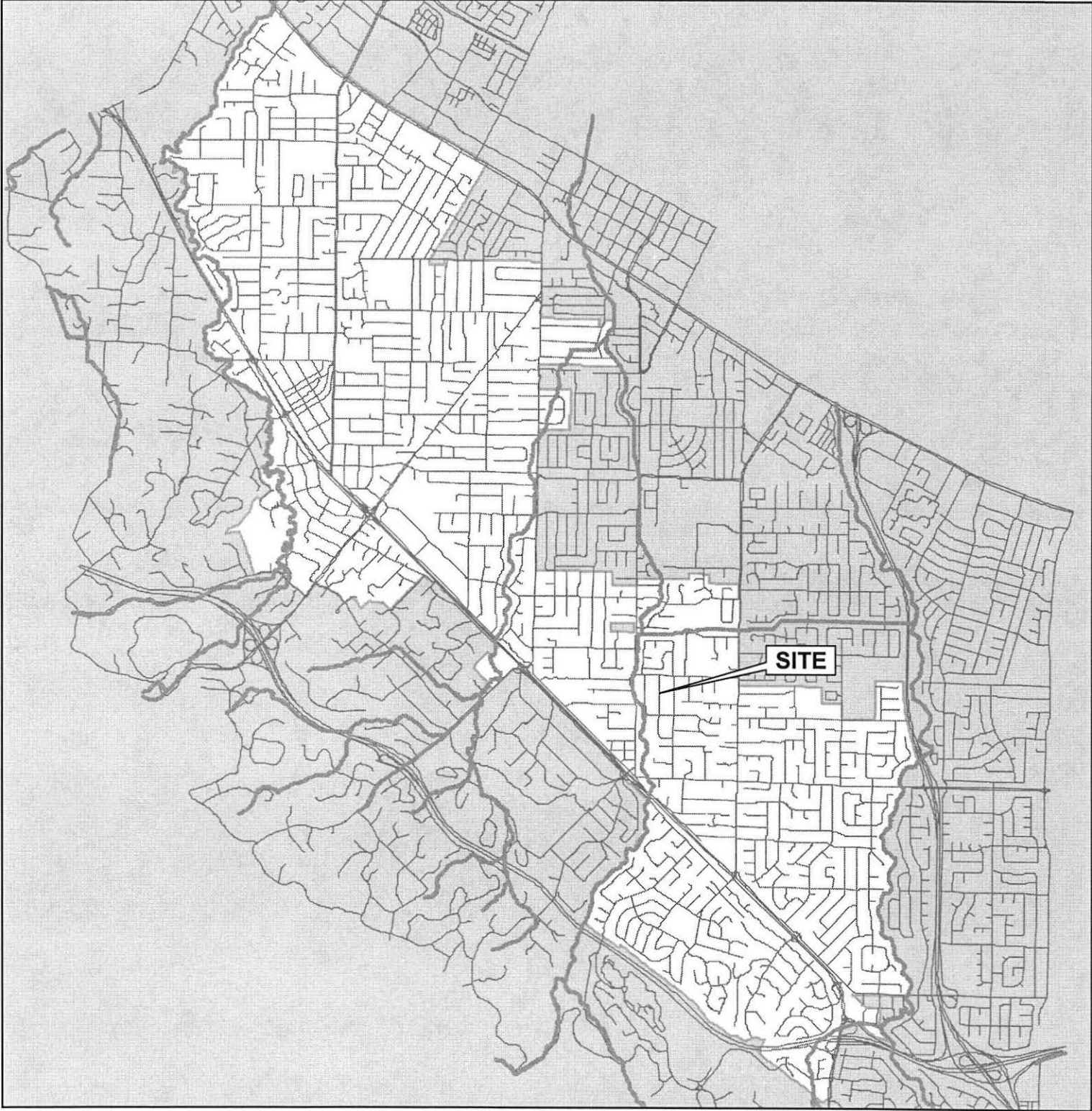
1325 Oakhurst
2 stories, 4200 sf,
Craftsman with metal roof
under construction



1360 Holly
2 stories, 4611 sf,
Contemporary style

ATTACHMENT C

AREA MAP



CITY OF LOS ALTOS

APPLICATION: 15-SC-43
APPLICANT: E. Sakai, AIA/ C. Poon and P. Tran
SITE ADDRESS: 1331 Holly Avenue

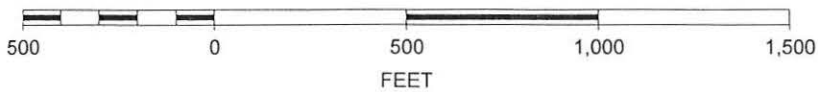


Not to Scale

VICINITY MAP



SCALE 1 : 6,000



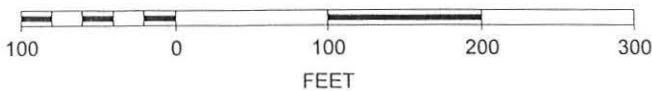
CITY OF LOS ALTOS

APPLICATION: 15-SC-43
APPLICANT: E. Sakai, AIA/ C. Poon and P. Tran
SITE ADDRESS: 1331 Holly Avenue

1331 Holly Avenue Notification Map



SCALE 1 : 1,500



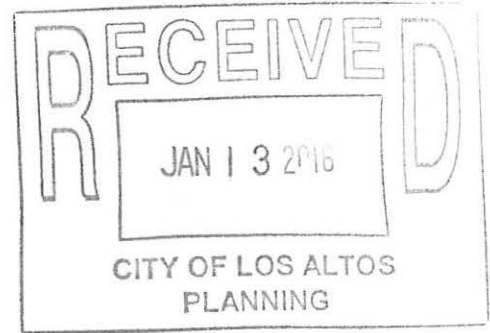
ATTACHMENT D

2938 Crocker Ave | Redwood City | 94063



September 25th, 2015

Arborist Report



Peter Tran
1331 Holly Ave
Los Altos CA 94086

Dear Mr. Tran

As requested on September 11th 2015, I visited the above site to inspect and comment on the trees. A new construction home is planned for this house and your concern as to the future health and safety of the trees has prompted this visit. As requested by the City of Los Altos, a survey of the significant trees and tree protection plan will be included.

Method: The significant trees on this site were located on scale map provided by you. Each tree was given an identification number. This number was inscribed onto metal foil tag and nailed to the tree at eye level. A condition rating 1-100 was assigned to each tree representing form and vitality using the following scale:

1 --- 29	Very Poor
30 --- 49	Poor
50 --- 69	Fair
70 --- 89	Good
90 --- 100	Excellent

In this report you will find a comment for each tree followed by a summary of my findings and a recommended tree protection plan should be in place for construction.



DBH= diameter breast height

DW= deadwood

Tree #	Species	DBH	Condition	Height/Spread	Comments
56	Black Walnut (Juglans nigra)	30"	35	25'/18'	excessively decay, poor condition
57	Black Walnut (Juglans nigra)	12"	30	20'/14'	large open cavity @ main trunk, poor cond
58	Coast Redwood (Sequoia sempervirens)	36"	75	80'/30'	Good vigor, some DW
59	Monterrey Pine (Pinus radiata)	24"	45	33'/22'	Poor cond, pine beetle disease
60	Persimmon (Diospyrus)	10"/6"	80	18'/16'	Good vigor, multi trunk, some DW
61	Loquat (Eriobotrya japonica)	4/5/4/6"	80	14'/16'	Good vigor, abundance of inner DW, multi trunk
62	Coast Live Oak (Quercus agrifolia)	6"	70	15'/12'	Dense canopy, some DW



Summary: The trees on this site are in poor to good condition. The new proposed plan for the house has been located where impacts to the trees will be involved. Tree # 56 & #57 are Black Walnut Trees and #59 a Monterrey Pine Tree; they will be removed to facilitate the planned home, these trees are in poor condition. For the trees # 57 & # 59 separate report will be attach.

Tree # 58 a Coast Redwood Tree will have no impact to the root system; it has some deadwood and will need to prune 25% off @ winter time to maintain good health. Tree protection required during construction.

Tree # 60 & # 61 are Fruit Trees a Persimmon & Loquat trees will have no impact to the root system; will need to remove inner deadwood and crown clean the canopy @ winter time to maintain good health.

Tree # 62 a Coast Live Oak tree; very small tree will have no impact to the root system. Tidy up if necessary.

On the proposed site plan provided by you it show 2 Coast Redwood Trees located at both neighbors sides. The Redwood Tree located at 1335 Holly Ave will have no impact to the root system at all. The Redwood Tree located at 1325 Holly Ave is a few feet away from the property line and will have a minor impact to root system and tree protection required during construction

Tree Protection Plan: The tree protection zones should be installed and maintained throughout the entire length of the project. Fencing for the protection zones should be 4' tall, metal chain link material supported by 2" diameter poles, pounded into the ground to a depth of no less than 18" inches. The location for the protective fencing should be as close to the dripline of desired trees as possible, still allowing room for construction to safely continue. No equipment or materials shall be stored or cleaned inside the protection zones. Areas outside protection zones, but still beneath the tree's driplines, where foot traffic is expected to be heavy, should be mulched with 3-5" of chipper chips and covered with ¾ inch plywood. The spreading of chips will help to reduce compaction and soil structure. The tree protection zones for the neighbor's trees must be maintained throughout the entire project.



Demolition and Site Access: All tree protection must be in place prior to the start of the demolition process. Demolition equipment should access the property from existing driveway if at all possible. The existing driveway shall remain until construction is completed if possible and can be removed when new driveway is ready to put on. If equipment is to stray off of existing driveway; 4 to 6 inches of chipper chips should be spread under driplines of existing trees. This type of landscape buffer will help to reduce compaction of root zones. Truck loading should be carried out on the existing driveway.

Root Cutting and Grading: Any roots to be cut (if any) should be monitored and documented. Large roots (over 2" diameter) or large masses of roots to be cut must be inspected by the site Arborist. The site Arborist, at this time may recommend irrigation of the root zone. All roots needing to be cut should be clean cut with a saw or lopper. Roots to be left exposed for a period of time should be covered with layers of burlap and kept moist.

Trenching and Excavation: Trenching for irrigation, drainage, electrical or any other reason shall be done by hand when inside the dripline of a protected tree. Hand digging and the careful placement of pipes below or besides protected roots will significantly reduce root loss.

Irrigation: Irrigation shall be maintained two times a week to comply with the City of Los Altos due of the severe drought. The irrigation will improve the vigor and water content of the trees. The onsite Arborist may take adjustments to the irrigation recommendations as needed.

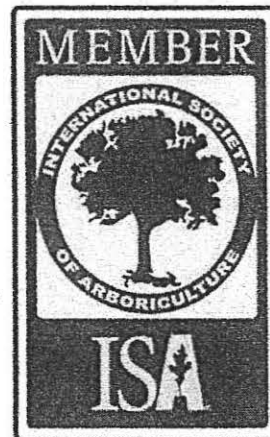
The information included in this report is believed to be true and based on sound arboricultural principles and practices.

September 25th, 2015



Summary

Thank you for calling on my services with your questions regarding your Trees at your property. If you have any questions concerning this report or if I can be further service to you, please call me at any time.



Jhonatan Corado
Certified Arborist WE-9900A

X 

Disclaimer all the recommendations in this report are based on sound and accepted Horticultural practices, the author cannot be held responsible for the final project or Approval for removal.



September 16, 2015

Arborist Report

Peter Tran
1331 Holly Ave
Los Altos CA 94086

Dear Mr. Tran,

As requested on September 11th 2015, I visited the above site to inspect and comment on 2 trees; 1st Black Walnut Tree (*Juglans nigra*) at right rear side of the house, the 2nd Monterrey Pine Tree (*Pinus radiata*) at rear side of the house and your concern for the future health and safety of these trees has prompted this visit.

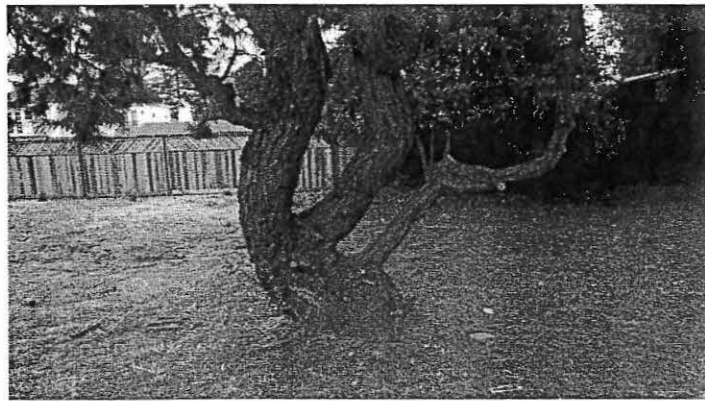
Overview: The Black Walnut Tree is 25' feet tall and measured for diameter 30" inches above ground level (DBH or diameter breast height); the Monterrey Pine Tree is 33' feet tall and measured for diameter 24" inches above ground level DBH. These 2 trees are in poor condition. The Walnut tree it has excessively decay at multi locations specially the main trunk because the tree was been topped off in the past making this tree an immediate hazard.

Black Walnut Tree





The Monterrey Pine Tree is having a mountain pine beetle disease that is going to make the tree to die any time soon and the Arborist on site recommends the removal before the beetle spreads out to next Pine trees around the neighbor's property.





Trees Removal Plan: Description of the two trees should be removed for hazardous and safety issues

- Poor structure condition
- Excessively decay at main trunk
- Tree been topped off in the past
- Mountain Pine Beetle disease

Recommendations: The information included in this report is believed to be true and based on sound Arboricultural principles and practices.

- Remove both trees with their stumps to prevent future damages or disease spreading
- After the removal plant 2 new trees; 15gal or 24" inch box trees to comply with the City of Los Altos regulations
- Hire a Professional tree trimming company that employs a Certified Arborist & Contractor Licensed

September 16, 2015



Summary

Thank you for calling on my services with your questions regarding your Trees at your property. If you have any questions concerning this report or if I can be further service to you, please call me at any time.



Jhonatan Corado
Certified Arborist WE-9900A

X 

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1331 Holly Project

Two Chinese Pistache (Category II) trees installed to replaced trees removed as requested by city tree removal permit.

These have been planted in the far back of the yard per landscape plan so they will not be impacted by construction activities.

