



DATE: March 14, 2018

AGENDA ITEM # 2

TO: Design Review Commission
FROM: Sunny Chao, Associate Planner
SUBJECT: 17-SC-34 – 1460 Oakhurst Avenue

RECOMMENDATION:

Approve design review application 17-SC-34 per the listed findings and conditions

PROJECT DESCRIPTION

This is a design review application for a new 4,557 square-foot one-story house. This application was previously reviewed by the Design Review Commission on February 14, 2018. The following table summarizes the project's technical details:

GENERAL PLAN DESIGNATION: Single-Family, Residential
ZONING: R1-10
PARCEL SIZE: 18,087 square feet
MATERIALS: Standing seam metal roof, cedar board and batten siding, aluminum clad wood windows, wood garage door, wood trim details and stucco chimney element

	Existing	Proposed	Allowed/Required
COVERAGE:	3,440 square feet	5,408 square feet	5,426 square feet
FLOOR AREA:	3,340 square feet	4,557 square feet	4,560 square feet
SETBACKS:			
Front	33 feet	25 feet	25 feet
Rear	68 feet	25 feet	25 feet
Right side	10 feet	10 feet	10 feet
Left side	35 feet	11 feet	10 feet
HEIGHT:	17 feet	20 feet	20 feet

BACKGROUND

Prior Consideration

On February 14, 2018, the Design Review Commission held a public meeting to consider a new one-story house that exceeded 20 feet in height. At the meeting, three neighbors spoke and raised concerns about the proposed project. Following public comments and commissioner discussion, the Commission voted unanimously (3-0) to continue the application with the following direction:

- Explore ways to reduce the finish floor height to minimize potential privacy impacts to the adjacent property at 1440 Oakhurst Avenue; and
- Reduce the height of the structure to meet the 20-foot height limit for a one-story house or revise the design to reduce the overall bulk and mass of the structure.

The Commission's meeting minutes and agenda report are attached for reference (Attachments B and C).

DISCUSSION

Approval Process

Design review applications for one-story houses are reviewed and approved administratively. However, when the proposed height of a one-story house exceeds 20 feet, the Code requires that the application be reviewed and approved by the Design Review Commission at a public meeting. Although the revised design has resulted in a house that no longer exceeds 20 feet in height, since the Design Review Commission and multiple members of the public provided comments on the original project, staff determined that referring the project back to the Commission for final action would ensure that the process was open and transparent.

Design Review

In response to the direction provided by the Design Review Commission, the applicant made a variety of design changes to the proposed one-story house:

- The finished floor height has been lowered by 16 inches, from 217.67 feet to 216.37 feet, which minimizes potential privacy impacts to the adjacent property at 1440 Oakhurst Avenue;
- The proposed east elevation now shows a new six-foot-tall fence with one-foot-tall lattice on top along the right-side property line, which was proposed in the original design but not shown on the elevations;
- The maximum building height has been reduced from 23 feet to 19 feet, 11.5 inches, which results in a reduction in the structure's bulk and mass as viewed from the street and adjacent properties;
- The plate height for the great room and kitchen has been reduced 10 inches and the great room roof slope has been reduced from 5:12 to 4.5:12; and
- Shallow sloping window wells have been added to the gallery roof for the four clerestory windows on the west elevation due to the reduced overall building height.

Attachment A includes a cover letter from the applicant outlining their design revisions, a privacy diagram showing line of sight when standing in the proposed house at 1460 Oakhurst Avenue and

looking towards the adjacent house at 1440 Oakhurst Avenue, and a street elevation showing the relation of the two neighboring homes.

Based on the architectural scale noted on the plans, the overall building height appears to measure approximately 20 feet, 3 inches. Staff has added a condition requiring that the height be clarified prior to building permit submittal.

Overall, the architectural design of the house is similar to the previous design however the design revisions appear to have addressed the Commission's direction and resulted in a project that is more compatible with the surrounding neighborhood. Furthermore, these design revisions have reduced the overall bulk, mass, and scale of the structure in relation to adjacent homes.

To better understand the design revisions and compare the current elevations with those that were originally proposed, the February 14, 2018 building elevations are included as Attachment D. For a full discussion of all design findings, the February 14, 2018 agenda report is included as Attachment C.

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, Holly Avenue, and Payne Drive.

Cc: Casey Farmer, Applicant
Guy Ayers, Architect
Glen Yonekura, Property Owner

Attachments:

- A. Applicant Cover Letter, Privacy Diagram, and Street Elevation
- B. Design Review Commission Meeting Minutes, February 14, 2018
- C. Design Review Commission Agenda Report, February 14, 2018
- D. Original Project Elevations (A-4 and A-5)

FINDINGS

17-SC-34 – 1460 Oakhurst Avenue

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

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

CONDITIONS

17-SC-34 – 1460 Oakhurst Avenue

1. **Approved Plans**

This approval is based on the plans and materials received on February 28, 2018, except as may be modified by these conditions.

2. **Plan Revision**

Update plans to correctly identify the maximum height of the structure.

3. **Protected Trees**

Tree nos. 1, 2, 8, and 19 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 Kevin Kiely (arborist) contained in the arborist letter dated revised January 3, 2018 on file with the Planning Division.

4. **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.

5. **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.

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. **Landscaping**

The project 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 dripline of all existing trees to remain, as shown on the site plan, and of the protected 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 and 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.

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).

Guy Ayers Architect

3/2/2018

Ms. Sunny Chao

City of Los Altos Planning

One North San Antonio Rd

Los Altos, CA 94022

Re: 1460 Oakhurst Design Review #2 (1-Story Design)

Ms. Chao-

Please find attached a one-story version of our project. We have reduced the maximum building height to 19'-11 1/2" through a combination of:

- a) grading the building pad down 8",
- b) hanging the floor joists between the foundation walls (lowering the finished floor by an additional 11"),
- c) lowering the wall plates at the greatroom and kitchen by 12" (necessitating reducing the height of the clerestory windows by 4"), and
- d) reducing the roof slope at the greatroom to 4.5 in 12 (which lowers the greatroom ridge an additional 5 1/2").

Our revisions address the two main points of the first design review:

1) Reducing maximum floor height to less than 22" above existing and finished grades:

We have lowered the finish floor elevation 19" relative to existing grade, to 216.37 ft., making the maximum finished floor height above existing grade 6 1/2" (measured at the Northwest corner of the bedroom wing, where the existing grade = 215.75). The final grading at the foundations has been lowered to 215.33 ft, 12 1/2" below finished floor.

Please note we will also be sharing the expense of a new 6'-0" fence with 12" lattice with the neighbor to the North (at 1440 Oakhurst). Please see attached privacy diagram.

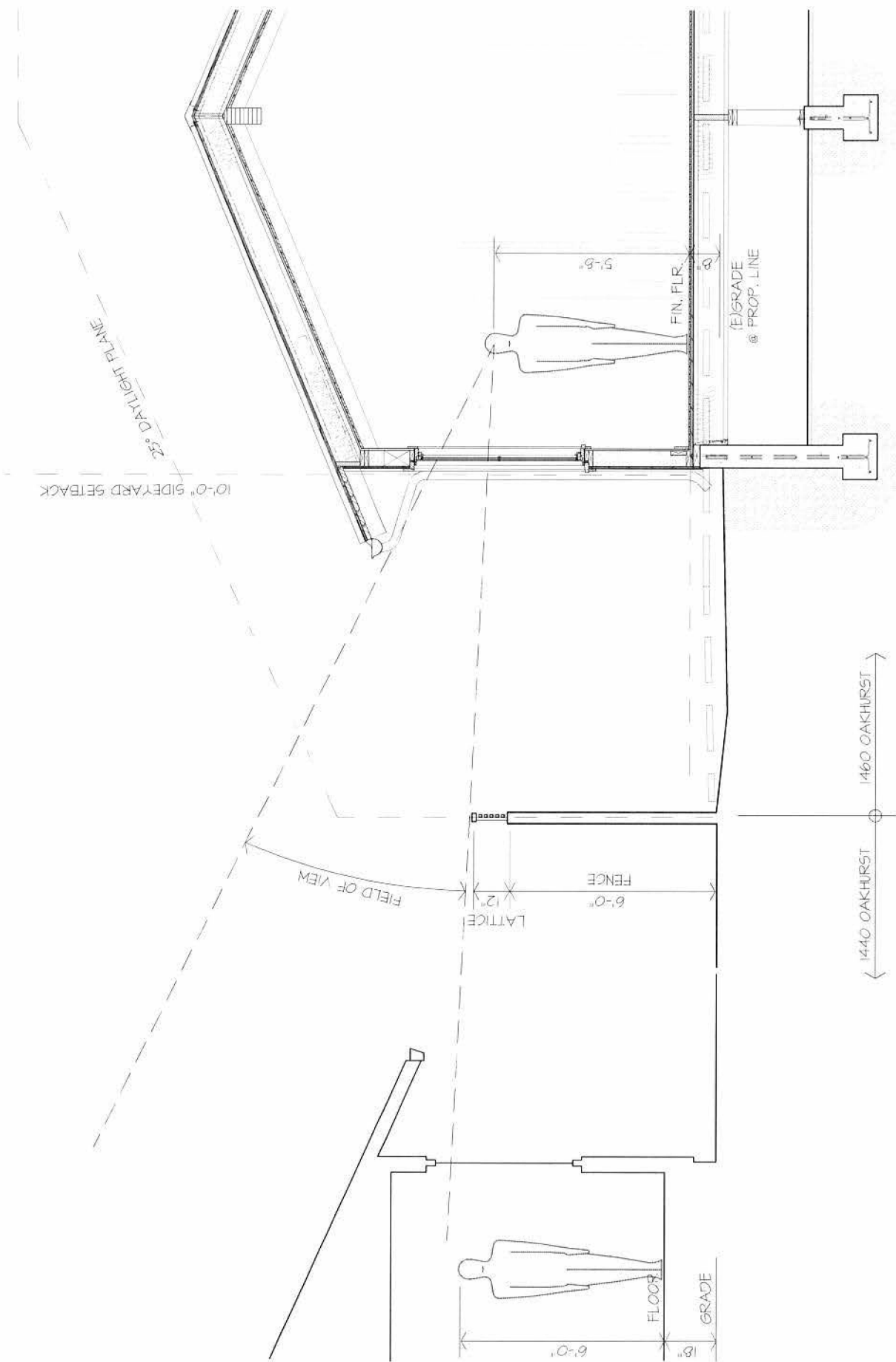
2) Reducing overall height to less than 20'-0":

We have reduced the maximum ridge height of the greatroom to 19'-11 1/2" above existing grade, (as measured from the East end of the greatroom, where existing grade is 216.00).

We appreciate all of staff's help so far on our project, and we hope these changes will allow us to be granted approval by the design review committee.

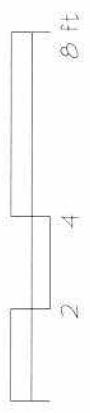
Yours truly,





PRIVACY DIAGRAM

SCALE: 1/4" = 1'-0"



ATTACHMENT B

MINUTES OF A REGULAR MEETING OF THE DESIGN REVIEW COMMISSION OF THE CITY OF LOS ALTOS, HELD ON WEDNESDAY, FEBRUARY 14, 2018 BEGINNING AT 7:00 P.M. AT LOS ALTOS CITY HALL, ONE NORTH SAN ANTONIO ROAD, LOS ALTOS, CALIFORNIA

ESTABLISH QUORUM

PRESENT: Chair Glew, Vice-Chair Harding and Commissioner Kirik
ABSENT: Commissioners Moison and Zoufonoun
STAFF: Planning Services Manager Dahl, Senior Planner Golden and Associate Planners Gallegos and Chao

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

None.

ITEMS FOR CONSIDERATION/ACTION

CONSENT CALENDAR

1. **Design Review Commission Minutes**

Approve minutes of the regular meeting of January 31, 2018.

Action: Upon a motion by Vice-Chair Harding, seconded by Commissioner Kirik, the Commission approved the minutes of the January 31, 2018 Regular Meeting. The motion passed by the following vote: AYES: Glew, Harding, and Kirik; NOES: None; ABSENT: Moison and Zoufonoun; ABSTAIN: None. (3-0)

2. **17-SC-23 – Hometec Architecture – 622 Covington Road**

Design review for a new two-story house. The project includes 2,299 square feet at the first story and 1,372 square feet at the second story. *Project Planner: Golden* THIS ITEM WAS CONTINUED FROM THE NOVEMBER 15, 2017 DRC MEETING.

Senior Planner Golden presented the staff report, recommending approval of design review application 17-SC-23 subject to the recommended findings and conditions.

Project architect Rich Hartman presented the project.

Public Comment

Neighbor Terri Couture, who lives on Parma Way, gave her support for the project.

Action: Upon a motion by Vice-Chair Harding, seconded by Commissioner Kirik, the Commission approved design review application 17-SC-23 per the staff report findings and conditions. The motion passed by the following vote: AYES: Glew, Harding, and Kirik; NOES: None; ABSENT: Moison and Zoufonoun; ABSTAIN: None. (3-0)

DISCUSSION

3. **17-SC-29 – E. Sakai, AIA – 1390 Holly Avenue**

Design review for a new two-story house. The proposed project will include 2,710 square feet at the first story and 950 square feet at the second story with a 2,784 square-foot basement.

Project Planner: Gallegos

Associate Planner Gallegos presented the staff report, recommending continuance of design review application 17-SC-29 subject to the listed direction and outlined the reasons for continuance.

Project applicant/owner Shu Cao introduced himself. Project architect Eugene Sakai presented the project and outlined how it met the design review findings.

Public Comment

Neighbor Don Andersen stated his concern about the size of the house, his view of the rear of the house, the deck impacts and rear second story windows, and wanted trees added along the rear yard property line for privacy screening.

Action: Upon a motion by Commissioner Kirik, seconded by Vice-Chair Harding, the Commission continued design review application 17-SC-29 per the staff report direction, with the following additional direction:

- Provide a line of sight diagram toward the rear from the deck;
- Clarify screening along the rear property line; and
- Re-evaluate the size of the rear porch.

The motion passed by the following vote: AYES: Glew, Harding, and Kirik; NOES: None; ABSENT: Moison and Zoufonoun; ABSTAIN: None. (3-0)

4. **17-SC-34 – C. Farmer – 1460 Oakhurst Avenue**

Design review for a new 4,557 square-foot one-story house that exceeds 20 feet in height. *Project Planner: Chao*

Associate Planner Chao presented the staff report, recommending approval of design review application 17-SC-34 per the listed findings and conditions.

Project Architect Guy Ayers presented the project.

Public Comment

Neighbor Nancy Franck stated her concerns with how the house appears to sit too high on the lot and looms over her lot, the house is over-scaled and enormous, the height should be reduced so it does not shade her property, and the house will create a privacy issue on the rear yard of her property.

Neighbor Kitty Uhlir stated her concerns with the very large footprint of the house, said there should be more open space, and the height of the house should be reduced.

Neighbor Joseph Franck said the house was enormous for the neighborhood and there is a loss of privacy due to the high finished floor height.

Action: Upon a motion by Commissioner Kirik, seconded by Vice-Chair Harding, the Commission continued design review application 17-SC-34 subject to the following direction:

- Explore ways to reduce the finish floor height to minimize potential privacy impacts to the adjacent property at 1440 Oakhurst; and
- Reduce the height of the structure to meet the 20-foot height limit for a one-story house or revise the design to reduce the overall bulk and mass of the structure.

The motion passed by the following vote: AYES: Glew, Harding, and Kirik; NOES: None; ABSENT: Moison and Zoufonoun; ABSTAIN: None. (3-0)

COMMISSIONERS' REPORTS AND COMMENTS

None.

POTENTIAL FUTURE AGENDA ITEMS

None.

ADJOURNMENT

Chair Glew adjourned the meeting at 8:37 PM.

Zachary Dahl, AICP
Planning Services Manager

ATTACHMENT C



DATE: February 14, 2018
AGENDA ITEM # 4

TO: Design Review Commission
FROM: Sunny Chao, Associate Planner
SUBJECT: 17-SC-34 – 1460 Oakhurst Avenue

RECOMMENDATION:

Approve design review application 17-SC-34 per the listed findings and conditions

PROJECT DESCRIPTION

This is a design review application for a new 4,447 square-foot one-story house that exceeds 20 feet in height. The following table summarizes the project’s technical details:

GENERAL PLAN DESIGNATION: Single-Family, Residential
ZONING: R1-10
PARCEL SIZE: 18,087 square feet
MATERIALS: Standing seam metal roof, cedar board and batten siding, aluminum clad wood windows, wood garage door, wood trim details and stucco chimney element

	Existing	Proposed	Allowed/Required
COVERAGE:	3,440 square feet	5,408 square feet	5,426 square feet
FLOOR AREA:	3,340 square feet	4,457 square feet	4,560 square feet
SETBACKS:			
Front	33 feet	25 feet	25 feet
Rear	68 feet	25 feet	25 feet
Right side	10 feet	10 feet	10 feet
Left side	35 feet	11 feet	10 feet
HEIGHT:	17 feet	23 feet	27 feet

BACKGROUND

Neighborhood Context

The subject property is located on Oakhurst Avenue between Holly Avenue and McKenzie Avenue. The neighborhood context is considered a Diverse Character Neighborhood as defined in the City's Residential Design Guidelines. The houses on Oakhurst Avenue are primarily one-story structures with a few two- and three-story structures. The houses vary in architectural styles, materials, scale and massing, and have varying front yard setbacks as they were built in different eras and by individual homeowners and developers. The landscape along Oakhurst Avenue includes a variety of mature trees and landscape species, but there is no distinct street tree pattern.

DISCUSSION

Approval Process

Design review applications for one-story houses are reviewed and approved administratively. However, when the proposed height of a one-story house exceeds 20 feet, the Code requires that the application be reviewed and approved by the Design Review Commission at a public meeting.

Design Review

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

The new house uses a farm house inspired design with lower scale architectural elements, simple massing and rustic materials. The front elevation includes a wrap-around covered front porch and taller clerestory gable element on the front and left side. The board and batten siding, wood garage door, stucco veneer and wood trim details are rustic materials while the standing seam metal roof provides a more modern touch to complement the architectural design. Overall, the project uses high quality materials, which are integral to the architectural design of the house and compatible with the surrounding neighborhood context.

Due to the lower wall plate heights, the garage in front and right side of the house has a relatively low height of 14.4 feet. However, the front and left sides of the house include a taller clerestory element over the entry, stairwell to the basement, kitchen, and great room with a ridge height of up to 23 feet. While the design review guidelines discourage taller ventricle elements for one-story houses, this particular element is well integrated into the overall design of the house. On the front elevation the taller gable is setback 32 feet from the face of the garage to reduce the perception of bulk and mass. Along the left side, the clerestory element has a 22.6-foot setback and includes a lower covered porch that runs the length of the elevation to break-up the vertical massing.

The design includes a roof plan with simple massing and uniform pitches. The main roof elements have a pitch of 5:12, the garage has a pitch of 4:12, and the covered porch elements transition to a 2.5:12 pitch, which is consistent with the architectural design style.

Overall, the project has individual design integrity, relates well to the adjacent properties and minimizes the perception of excessive bulk and mass.

Privacy

The lot is relatively flat, with a gentle slope from back to front. The new house has a finished floor that ranges from a foot above grade in the rear to two feet, six inches above grade in the front. Portions of the house exceed the Design Review Guideline's recommended range of 16 to 22 inches above grade. In addition, the Zoning Code limits the finished floor height when located above the basement to no more than two feet above grade; otherwise the basement would be considered net floor area and count towards the site's maximum allowable floor area. Therefore, staff has added a condition (No. 3) to reduce the finished floor height to comply with both the Design Review Guidelines and Zoning Code.

The house includes eight-foot tall wall plates on the left side and nine-foot tall wall plates on the right side. In general, one-story level windows, with the reduced finish floor height, are not considered to create unreasonable privacy impacts. The two windows on the garage on the left side and the lower half of the master bathroom windows on the right side have obscure glass to promote privacy. To ensure that there is adequate screening along both sides, the applicant is proposing new six-foot tall fences with one-foot of open lattice on top. The applicant is also proposing 13 new Carolina Cherry Laurel trees (15-gallon size) along the right-side property line to provide additional screening for the side windows. With these measures, staff finds that the project maintains a reasonable level of privacy.

Trees and Landscaping

The project site includes 18 existing trees, nine of which are to be retained and nine of which are to be removed. Five of the existing trees are protected under the City's Tree Protection Ordinance (over 48-inch in circumference). Of the five protected trees, a large Monterey pine (No. 1) and a medium-sized deodar cedar (No. 2) in the front yard and a medium-sized carob (No.8) in the center of the proposed rear courtyard are to remain. A large deodar cedar (No. 6) and a large Douglas Fir (No. 10) located in the site's building envelope are to be removed due to conflict with the proposed development. In the Oakhurst Avenue right-of-way in front of the right adjacent neighbor, there is an existing protected live oak tree (No. 19). An arborist report that provides additional information about the trees is included as Attachment D.

The proposed landscaping includes 15 new trees of various types that will mitigate the nine trees that will be removed. The conceptual landscaping plan proposes to use Carolina cherry laurel as the predominant landscape screening along the right-side property line. It 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, Holly Avenue, and Payne Drive.

Cc: Casey Farmer, Applicant
Guy Ayers, Architect
Glen Yonekura, Property Owner

Attachments:

- A. Application
- B. Neighborhood Compatibility Worksheet
- C. Area, Vicinity and Public Notification Maps
- D. Arborist Report, Kielty Arborist Services
- E. Materials Board

FINDINGS

17-SC-34 – 1460 Oakhurst Avenue

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

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

CONDITIONS

17-SC-34 – 1460 Oakhurst Avenue

1. **Approved Plans**

This approval is based on the plans and materials received on January 31, 2018, except as may be modified by these conditions.

2. **Protected Trees**

Tree nos. 1, 2, 8, and 19 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 Kevin Kielty (arborist) contained in the arborist letter dated revised January 3, 2018 on file with the Planning Division.

3. **Finished Floor Height**

The design of the house will be revised to lower the finished floor height so that no portion exceeds 22-inches above grade.

4. **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.

5. **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.

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. **Landscaping**

The project 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 dripline of all existing trees to remain, as shown on the site plan, and of the protected 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 and 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.

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).



ATTACHMENT A

CITY OF LOS ALTOS GENERAL APPLICATION

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

Permit # 1108029

<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: 1460 Oakhurst Ave

Project Proposal/Use: Single-Family Residence Current Use of Property: Single-Family Residence

Assessor Parcel Number(s): 193-41-025 Site Area: _____

New Sq. Ft.: 18,087 Altered/Rebuilt Sq. Ft.: 4556 Existing Sq. Ft. to Remain: 0

Total Existing Sq. Ft.: 3340 Total Proposed Sq. Ft. (including basement): 4556

Is the site fully accessible for City Staff inspection? Yes

Applicant's Name: Casey Farmer, representative for Glen Yonekura, Owner

Telephone No.: 408-483-9293 Email Address: casey@dukecv.com

Mailing Address: 5150 W El Camino Real, Ste A2

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

Property Owner's Name: Glen Yonekura

Telephone No.: 650-492-1683 Email Address: glen@dukecv.com

Mailing Address: 5150 W El Camino Real, Ste A2

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

Architect/Designer's Name: Guy Ayers

Telephone No.: 650-949-2255 Email Address: guyayers@comcast.net

Mailing Address: 26969 Moody Rd,

City/State/Zip Code: Los Altos Hills, 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)



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 1460 Oakhurst Ave

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

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: 18,900 square feet

Lot dimensions: Length 158 feet
Width 114.5 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? _____

What % of the front facing walls of the neighborhood homes are at the front setback 50 %

Existing front setback for house on left 35 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 1

Garage in back yard 3

Garage facing the side 1

Number of 1-car garages 1; 2-car garages 7; 3-car garages 2

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

What % of the homes in your neighborhood* are:

One-story 70%

Two-story 30%

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 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) Stucco + Stone, Wood + Brick

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

60% Asphalt Shingle

If no consistency then explain: (6) asphalt shingle, (3) wood shake, (1) flat tile

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

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)
Up from street roughly 3'-0", from right front to left rear.

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.)?
12 of 18 have large trees in front yard.

How visible are your house and other houses from the street or back neighbor's property?
4 completely hidden, 10 partially hidden, and 4 mostly visible from street.
8 of 18 well-screened from neighbors.

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)?
Our lot is well-screened from street and at rear property line by large trees.
Dirt right-of-way at street.

10. Width of Street:

What is the width of the roadway paving on your street in feet? 24'-0"
Is there a parking area on the street or in the shoulder area? Yes
Is the shoulder area (unimproved public right-of-way) paved, unpaved, gravel, landscaped, and/or defined with a curb/gutter? Unpaved,
un-landscaped dirt, no curb & gutter

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.:

50% gable. 50% hip roofs.

6 of 10 are original ranch homes built in the 50'S

6 of 10 have horizontal lapped or beveled wood siding

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: 1460 Oakhurst Ave
 Date: 20 November 2017

Summary Table

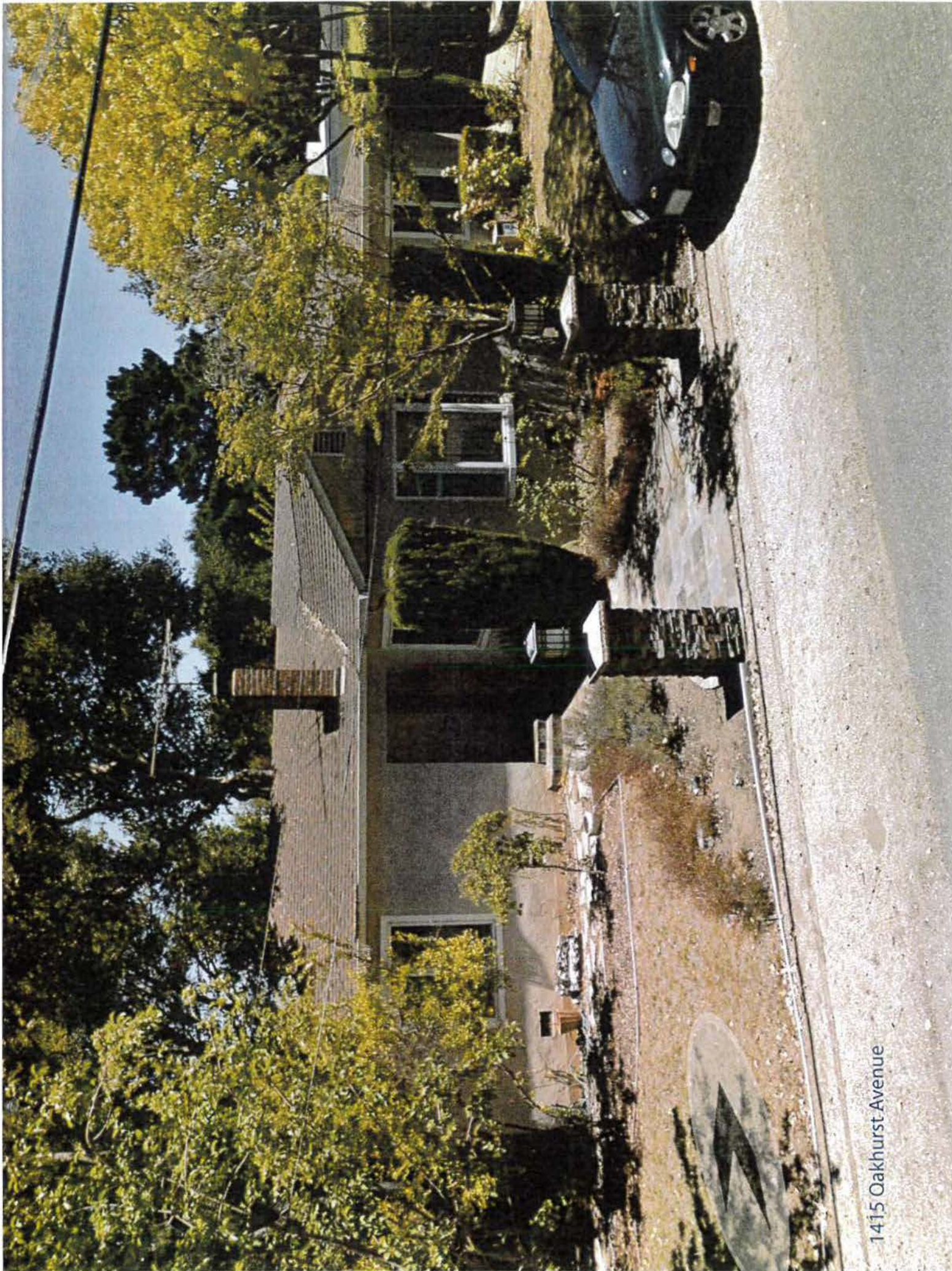
Please use this table to summarize the characteristics of the houses in your immediate neighborhood (two homes on either side, directly behind and the five to six homes directly across the street).

Address	Front setback	Rear setback	Garage location	One or two stories	Height	Materials	Architecture (simple or complex)
1475 Holly Ave	25	50	Front	Two	22	Horz wood siding	Bungalow (gable)
1480 Oakhurst Ave	35	25	Front	One	15	Horz wood siding	Ranch (gable)
1440 Oakhurst Ave	30	45	Front	One	17	Stucco/ Stone	Monster (hip)
1450 McKenzie Ave	25	85	Front	One	14	Horz wood/ Brick	Ranch (hip)
1425 Holly Ave	25	85	Rear	Two	17	Vert wood/ Brick	Ranch (gable)
1415 Oakhurst Ave	15	30	Rear	One	14	Vert wood/Stucco	Ranch (hip)
1435 Oakhurst Ave	25	95	Rear	One	13	Horz wood/Stone	Ranch (hip)
1445 Oakhurst Ave	50	70	Front	One	13	Horz wood	Ranch (gable)
1131 Payne Dr	35	15	Front	One	14	Stucco	Ranch (hip)
1475 Oakhurst Ave	30	55	Rear	Two	27	Horz wood	Georgian (gable)



1480 Oakhurst Avenue





1415 Oakhurst Avenue

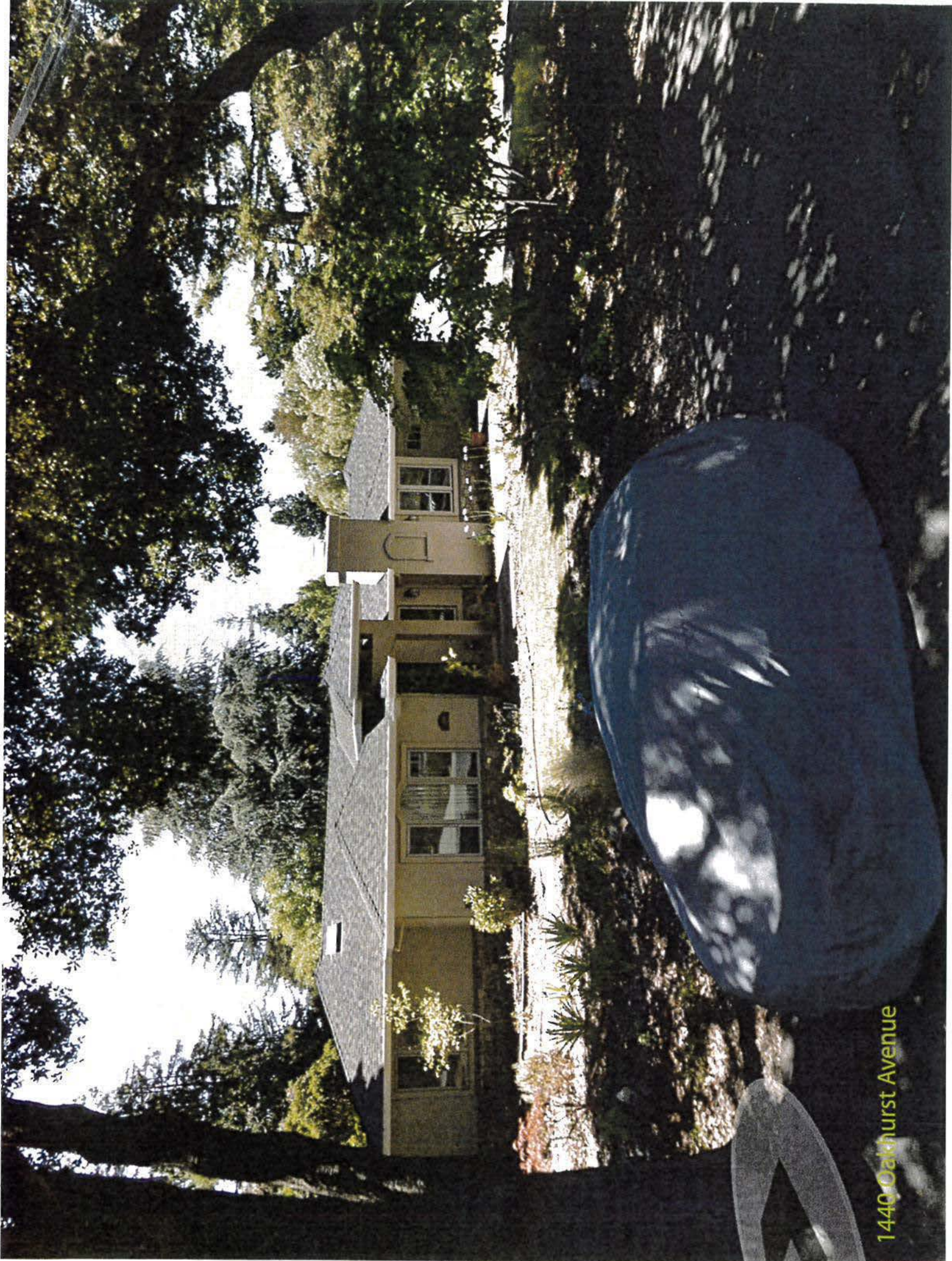


1425 Holly Avenue

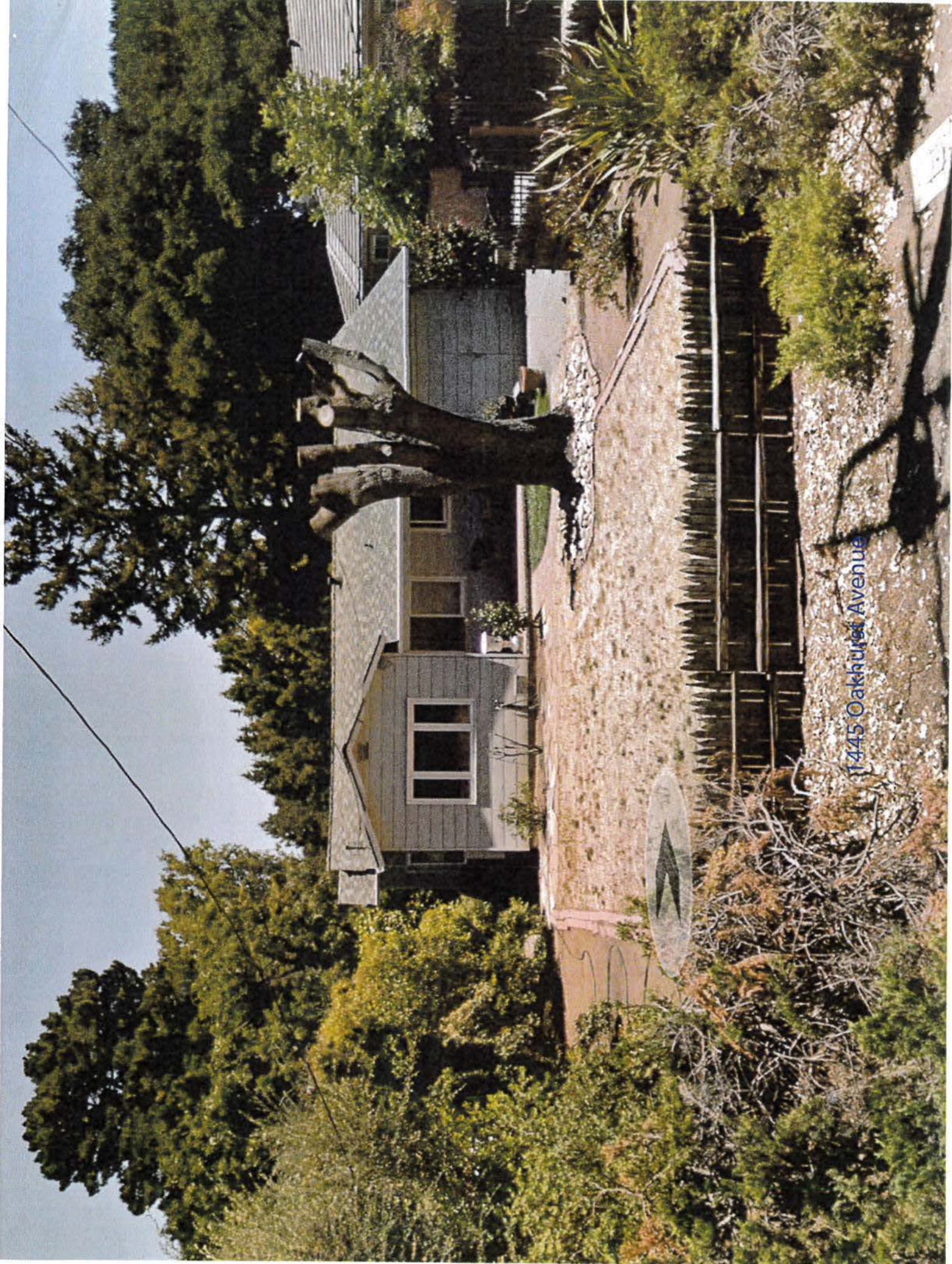


435 Oakhurst Avenue

Google



1440 Oakhurst Avenue



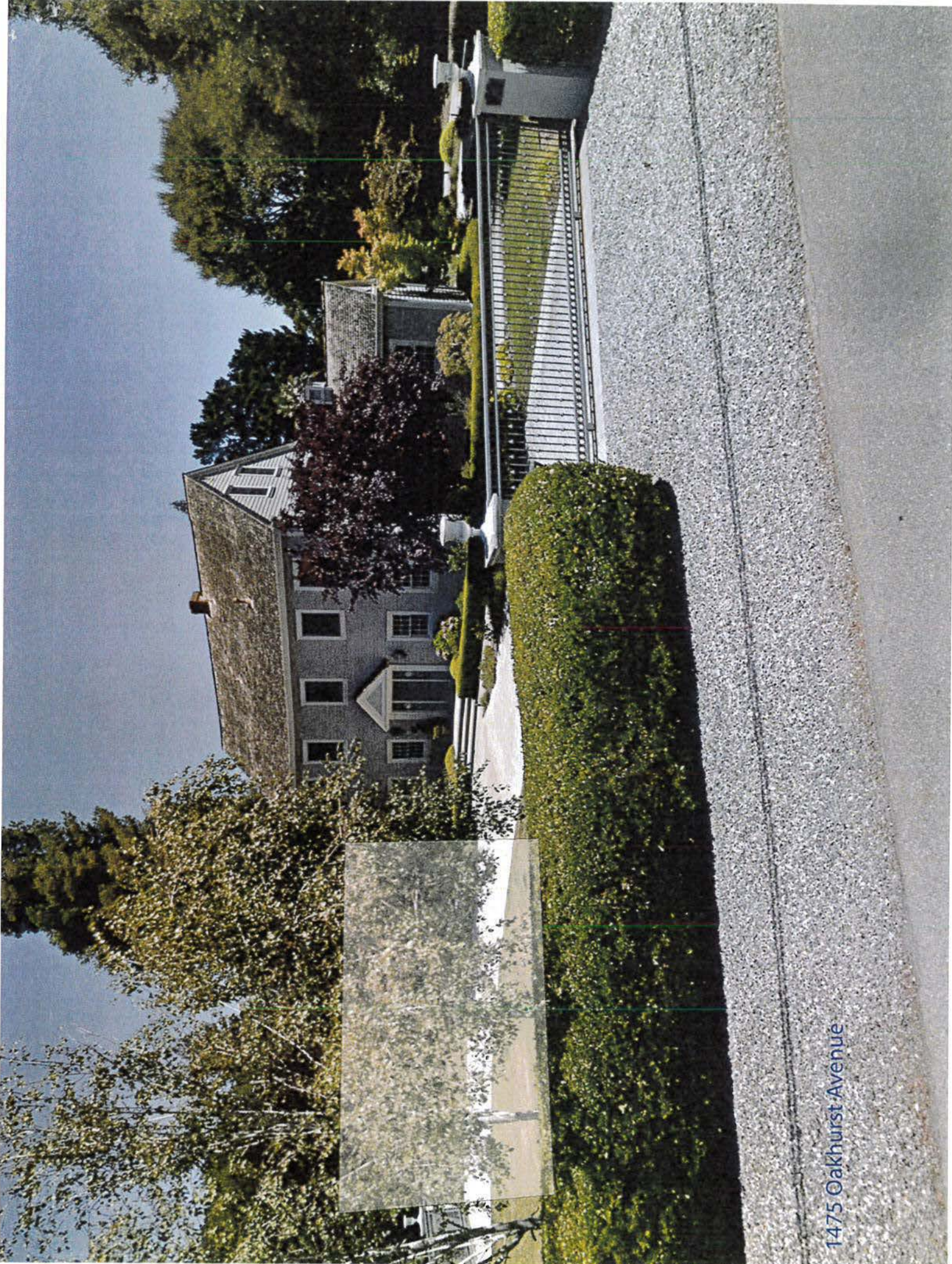
11445 Oakhurst Avenue



1450 McKenzie Avenue

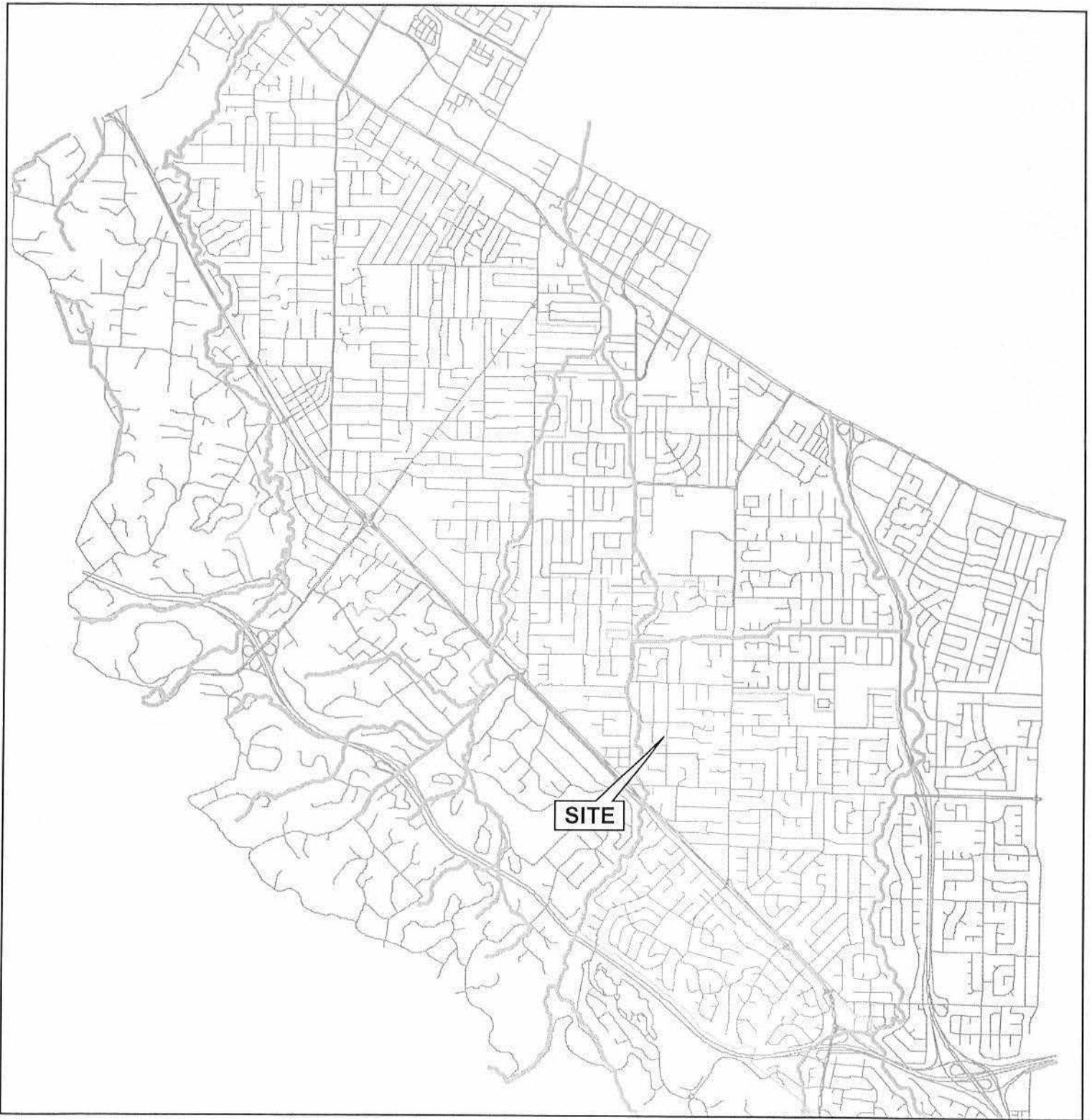


1475 Holly Avenue



1475 Oakhurst Avenue

AREA MAP



CITY OF LOS ALTOS

APPLICATION: 17-SC-34
APPLICANT: C. Farmer/ G. Yonekura/ G. Ayers
SITE ADDRESS: 1460 Oakhurst Avenue

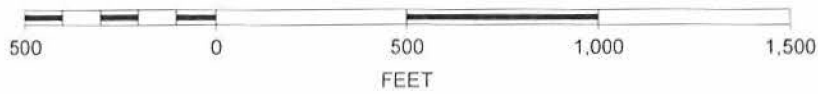


Not to Scale

VICINITY MAP



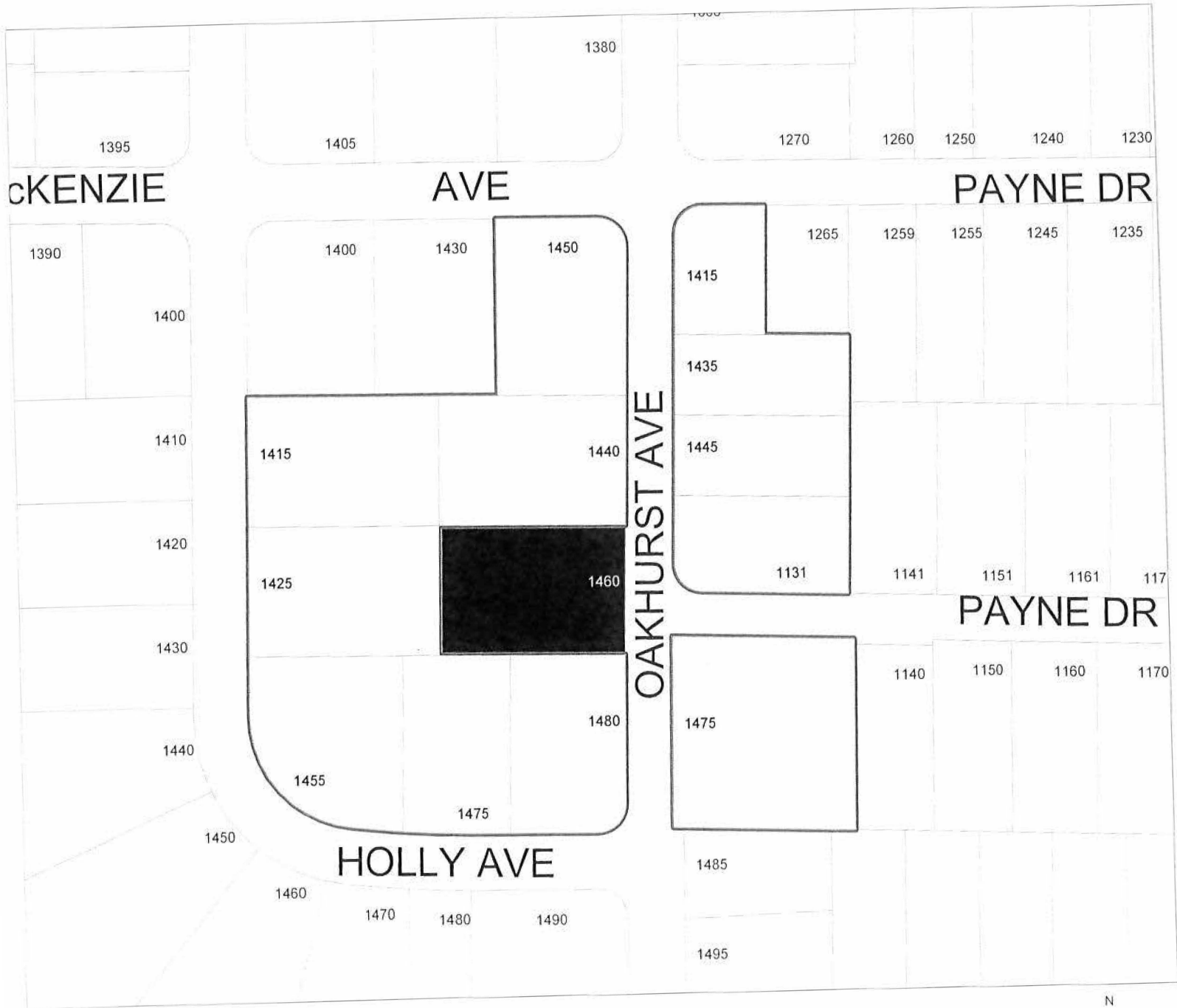
SCALE 1 : 6,000



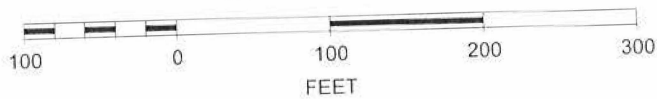
CITY OF LOS ALTOS

APPLICATION: 17-SC-34
APPLICANT: C. Farmer/ G. Yonekura/ G. Ayers
SITE ADDRESS: 1460 Oakhurst Avenue

1460 Oakhurst Avenue Notification Map



SCALE 1 : 1,500



Kiely Arborist Services LLC

Certified Arborist WE#0476A

P.O. Box 6187

San Mateo, CA 94403

650- 515-9783

August 28, 2017, Revised January 3, 2018

Casey Farmer
5150 El Camino Real, Suite A-31
Los Altos, CA 94022

Site: 1460 Oakhurst, Los Altos, CA

Dear Mr. Farmer,

As requested on Wednesday, August 23, 2017, I visited the above site for the purpose of inspecting and commenting on the existing trees. A new home is being designed for this site and your concern as to the future health and safety of the trees has prompted this visit.

Method:

The significant trees on this site were located on a boundary and topographic survey provided by you. Each tree was given an identification number. This number was inscribed on a metal foil tag and nailed to the trees at eye level. The trees were then measured for diameter at 48 inches above ground level (DBH or diameter at breast height). Each tree was put into a health class using the following rating system:

- F- Very Poor
- D- Poor
- C- Fair
- B- Good
- A- Excellent

The height of each tree was estimated and the spread was paced off. Lastly, a comments section is provided.

1460 Oakhurst 1/3/18

(2)

Survey:

Tree#	Species	DBH	CON	HT/SP	Comments
1P	Monterey pine (<i>Pinus radiata</i>)	28.0	D	65/40	Fair to poor vigor, poor form, leaning into street pine, pitch canker, heavy sap flow from trunk, suppressing #2.
2P	Deodar cedar (<i>Cedrus deodara</i>)	15.6	C	70/25	Fair vigor, poor form, no foliage on side of tree closest to tree #1, off balance canopy.
3R	Deodar cedar (<i>Cedrus deodara</i>)	7.6	A	35/15	Good vigor, good form, young tree.
4R	Deodar cedar (<i>Cedrus deodara</i>)	8.1	A	35/15	Good vigor, good form, young tree.
5R	Deodar cedar (<i>Cedrus deodara</i>)	7.4	A	35/15	Good vigor, good form, young tree.
6P/R	Deodar cedar (<i>Cedrus deodara</i>)	29.9	D	90/45	Good vigor, fair to poor form, history of limb loss, large limb failure at 60 feet in past, decay likely in past limb failure area, tree takes up a large amount of buildable space.
7	Redwood (<i>Sequoia sempervirens</i>)	11.9	D	40/15	Poor vigor, poor form, drought stressed, in decline.
8P	Carob (<i>Ceratonia siliqua</i>)	17.1	C	25/35	Good vigor, fair form, cankers on limbs with vertical cracking, well maintained in past, recommended to lighten entire canopy. 10 times diameter=14.2'
9R	Fig (<i>Ficus carica</i>)	13.7	B	20/25	Good vigor, fair form, codominant at 5 feet.
10R	Douglas fir (<i>Pseudotsuga menziesii</i>)	22.5	B	80/35	Good vigor, fair form, slight lean towards neighbor's property. 10times diameter=18.7'
11	Persimmon (<i>Diospyros kaki</i>)	3.0	B	12/6	Good vigor, good form, near driveway, good screen.
12R	Lime (<i>Citrus spp.</i>)	4.0	B	10/10	Good vigor, good form, near driveway, good screen.

1460 Oakhurst 1/3/18

(3)

Survey:

Tree#	Species	DBH	CON	HT/SP	Comments
13R	Lime (<i>Citrus spp.</i>)	4.0	B	8/10	Good vigor, good form, near driveway, good screen.
14	Lemon (<i>Citrus spp.</i>)	5.0	C	12/10	Fair vigor, fair form ,near driveway, good screen, abundance of dead wood.
15	Peach (<i>Prunus persica</i>)	5.6	C	12/10	Fair vigor, poor form, decay, good screen.
16	Apricot (<i>Prunus armeniaca</i>)	6.4	B	15/12	Good vigor, good form, good screen.
17	Plum (<i>Prunus spp.</i>)	5.6	B	15/12	Good vigor, good form, good screen.
18R	Redwood (<i>Sequoia sempervirens</i>)	6.0	D	15/8	Fair to poor vigor, poor form, codominant at 3 feet, drought stressed.
19*P	Coast live oak (<i>Quercus agrifolia</i>)	32.9	B	50/50	Good vigor, fair form, spreading canopy, street tree, in front of neighbor's home, 10 feet from property line. 10 times diameter=27.4 feet

P- Indicates protected tree per city ordinance.

R-Indicates protected tree proposed for removal.



Site observations:

In the past the landscape at 1460 Oakhurst has been fairly well maintained. The site looks to have been abandoned with no recent up keep. Any proposed property improvements would greatly benefit the overall look of the neighborhood.

Showing trees #1 and #2



Summary:

The trees surveyed are mix of imported and native trees. All trees with a condition rating of a D or lower should be considered for removal or receive some type of mitigation, as they are in decline or have a serious form flaws within their structure that give them a heightened risk for failure. Monterey pine tree #1 is showing signs of pine pitch canker that is causing a decline in the tree's overall vigor. The tree also leans heavily into the street. Pine pitch canker is a fungal disease that causes areas of die back in the tree's canopy. Monterey pine trees throughout the Bay Area have been rapidly dying from drought, pine pitch canker and bark beetles. Stressed trees are more likely to be attacked by beetles and pine pitch canker. Also, this species is relatively short lived when grown outside its native range. Because this tree is planned to be retained the existing pine pitch canker disease should be managed. The University Of California Agriculture & Natural resources have created a

statewide Integrated Pest Management (IPM) program to give recommendations on how to manage plant disease and insect attack in a way that is best for the environment. Below is the recommended management for pine pitch canker in pine trees from the IPM website. By applying the recommended treatment the trees condition rating would be improved.

Managing Pine Pitch Canker Disease in Infected Trees-

Where trees have sustained a limited number of infections, removing symptomatic branches can effectively eliminate the disease. Of course, new infections can occur, and studies have shown that pruning doesn't slow the development of pitch canker in stands where the disease is well established. However, pruning can be used strategically to enhance the aesthetic quality of a tree and thereby delay its removal from the landscape.

All recommended Monterey pine pruning shall take place between October 1st and February 15th as the sap from pruning cuts can attract bark beetles during the warmer months. Bark beetles are dormant during the fall/winter months.

The existing driveway is recommended to stay in place for the majority of the construction process as the driveway is protecting the root zones of trees #1 and #2. Staging of materials can be done on the existing driveway. At the end of the project the driveway shall be carefully removed when underneath the dripline of these two trees. A jackhammer can be used to break the material into small hand manageable sized pieces. No roots shall be damaged during the removal of the existing driveway. The proposed driveway is to the south of trees #1 and #2. The driveway is to be a decomposed granite driveway. This will benefit the trees as this material is porous. If possible the decomposed granite driveway should be built on top of grade so that no roots need to be cut. Biaxial Geogrid fabric is recommended to be used on top of the tree root zones with the driveway built on top in order to reduce compaction to the underlying parent soil to a maximum of 85%. No roots shall be cut when 15 feet from Monterey pine tree #1 and cedar tree #2 as this could affect the stability and overall health of the trees. The Site Arborist is recommended to be called out to the site in order to document this work and to suggest mitigation measures from any possible damage. Trees #1 and #2 should both be heavily irrigated following the construction of the driveway. Impacts to these trees are expected to be minor.

Deodar cedar trees #3-5 are in excellent condition. None of these trees are of a protected size. These trees are proposed for removal to facilitate the construction of a new driveway.

Deodar cedar tree #6 is in poor condition. A large limb has failed at 60 feet in the past. This area is now open to decay and raises the risk of limb failure. Mature trees do not heal wounds as rapidly as a young trees as callus formation is slower in a mature tree. Also, this tree is poorly located in the center of the lot and greatly restricts the buildable area. Most standards would allow no foundation to a distance of 25 feet from this tree, therefore removal of this tree is recommended in order for the property owner to make the necessary property improvements to be able to enjoy the property. The owner is willing to plant replacement trees as required.

Redwood tree #7 and #18 are under the protected size in the city of Los Altos. These trees have poor vigor and poor form. Drought stress has caused the trees to be in a state of decline. Redwood tree #18 is proposed for removal as it is in significant decline. Because redwood tree #7 is to be retained, significant irrigation should be provided to this tree to try and increase its condition rating.

Carob tree #8 is in fair to poor condition. Vertical cracks were observed on the limbs of this tree as well fungal cankers. The tree has been well maintained in the past through pruning. It is recommended to prune this tree to lighten heavy end weight of the leaders to reduce the risk of failure.

Fig tree #9 is in good condition. This tree is proposed for removal to facilitate construction of the new home. This tree is under the protected size and no permit is required for removal.



Douglas fir tree #10 is proposed for removal to facilitate the construction of the new home. This tree is in a poor location as the tree is in close proximity to the existing home. The tree also slightly leans towards the neighbor's home. Any excavation on the tension side of the trees lean has the ability to compromise the structural integrity of the tree, as roots cut even from the home demolition can make the tree hazardous and prone to failure.

Showing tree #10 in relation to existing home

Trees #11-17 are located a few feet from the property line and provide a minor amount of screening. All of these trees are fruit trees that are underneath the protected sized tree in the city of Los Altos. Lime trees #12 and #13 will be removed.

Coast live oak tree #19 is a street tree located in front of the neighbor's home at an estimated 10 feet from the property line. This tree is in good condition. No impacts are expected for this tree as it is far from any proposed property improvements. The following tree protection plan will help to insure the future health of the retained trees on site.

Tree Protection Plan:

Tree protection zones should be established and maintained throughout the entire length of the project. Tree protection is mandatory for trees that are of a protected size. Fencing for the protection zones should be 6 foot tall metal chain link type supported by 2 inch diameter metal poles pounded into the ground to a depth of no less than 2 feet. The support poles should be spaced no more than 10 feet apart on center. The location for the protection fencing should be placed at a minimum distance equal to the trees driplines, and at a maximum distance of 10 times the trees diameters where possible. Where tree protection fencing cannot be placed at the dripline because of the proposed work, tree protection should be placed as close as possible to the proposed work while still allowing room for construction to safely continue. Signs should be placed on fencing signifying "Tree Protection Zone - Keep Out". No materials or equipment should be stored or cleaned inside the tree protection zones. If tree protection zones need to be reduced for access then a landscape buffer shall be installed where tree protection does not extend out to 10 times the trees diameters for the protected trees on site. For the smaller non protected trees no protection is required, although it is recommended if a tree is to be retained by placing fencing at the dripline of the trees.

Landscape Buffer

Where tree protection does not cover the entire root zone of the trees(10 times diameter), or when a smaller tree protection zone is needed for access, a landscape buffer consisting of wood chips spread to a depth of six inches with plywood or steel plates placed on top will be placed where foot traffic is expected to be heavy. The landscape buffer will help to reduce compaction to the unprotected root zone.

Tree Pruning

During construction any trimming will be supervised by the site arborist and must stay underneath 25% of the trees total foliage. At this time no pruning is proposed. All pruning shall be done by a licensed tree care provider.

Root Cutting

Any roots to be cut should be monitored and documented. Large roots or large masses of roots to be cut should be inspected by the site arborist. The site arborist may recommend irrigation and a tree monitoring program at that time. Cut all roots clean with a saw or loppers. Roots to be left exposed for a period of time should be covered with layers of burlap and kept moist.

Trenching and Excavation

Trenching and excavation shall strive to stay outside of the tree protection zones. If not possible trenching for any reason, should be hand dug when beneath the dripline of desired trees. Hand digging and careful placement of pipes below or beside protected roots will dramatically reduce root loss, thus reducing trauma to desired trees. Trenches should be back filled as soon as possible using native materials and compacted to near original levels. Trenches to be left open with exposed roots shall be covered with burlap and kept moist. Plywood laid over the trench will help to protect roots below.

Irrigation

Normal irrigation should be maintained throughout the entire length of the project. Irrigation should consist of surface flooding, with enough water to wet the entire root zone once a month during the dry season. The top 18 inches of soil shall be saturated. If a root zone is traumatized this type of irrigation should be carried out two times per month during the dry season. No irrigation shall be applied to the native oak tree on site unless its root zone is traumatized.

Inspections

The site will be inspected after the tree protection measures are installed and before the start of construction. It is the contractors responsibility to notify the site arborist when construction is to start, and whenever there is to be work preformed within the 10 times the diameter of a protected tree or a neighbors tree on site at least 48 hours in advance. Kielty Arborist Services can be reached at 650-515-9783(Kevin), 650-532-4418(David), or by email at kkarbor0476@yahoo.com

1460 Oakhurst 1/3/18

(8)

This information should be kept on site at all times. The information included in this report is believed to be true and based on sound arboricultural principles and practices.

Sincerely,

Kevin R. Kielty
Certified Arborist WE#0476A

David P. Beckham
Certified Arborist WE#10724A

ATTACHMENT E

1460 Oakhurst Ave

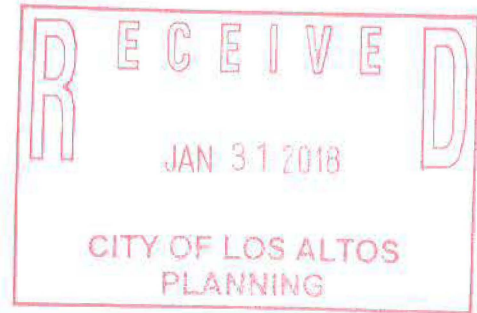
Los Altos, CA

Proposed Trees and Evergreen

Screening Species (response to city comments)

Revised January 25, 2018

Taniguchi Landscape Architecture



TREES:

Acer palmatum

Japanese Maple

20'-25' ht x 20'-25' sp

moderate growth rate



Lagerstroemia x 'Muskogee'

Crape Myrtle (lavender flowers)

15'-20'ht x 15'-20' sp

moderate growth rate



Evergreen Screening Species
(Shrubs)

Nerium oleander 'Sister Agnes'

Oleander (white flowers)

10'- 18' ht x 10'-15 sp

fast growth rate



Pittosporum tenuifolium

Pittosporum

15'- 20' ht x 10'-15 sp

fast growth rate



Prunus caroliniana

Carolina Cherry Laurel

15'- 20' ht x 10'-15' sp

moderate growth rate



ATTACHMENT F

Oakhurst Residence

1460 Oakhurst Ave, Los Altos, CA



Standing Seam Roofing:

Meteco-Morin "SCR" Smooth 24 ga
1" x 12" concealed clip painted steel.
Color: Valspar "Zinc Gray" (SR = 0.35)



R/S Cedar Board & Batt:

1/2" R/S Plywood, 1 X 3 Batts. Also rafter tails,
columns, & trim - flat warm white opaque stain.
Color: Sherwin-Williams "SW7103 WhiteTail"



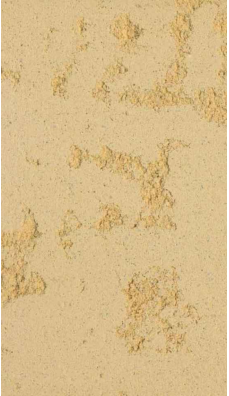
Aluminum Clad Fir Windows:

Marvin "Clad Ultimate" windows & french doors
Western "2600 Multi-Slide" patio doors.
Color: Custom factory finish to match siding (flat).
(Note: Windows recessed addn'l 2" from ext. face)



IPE Ironwood Decking:

1 x 6 IPE @ 5.75" OC face-fastened.
Color: Messmers "UV Plus" "MH-500 Natural"



Stucco Fnd's & Chimney:

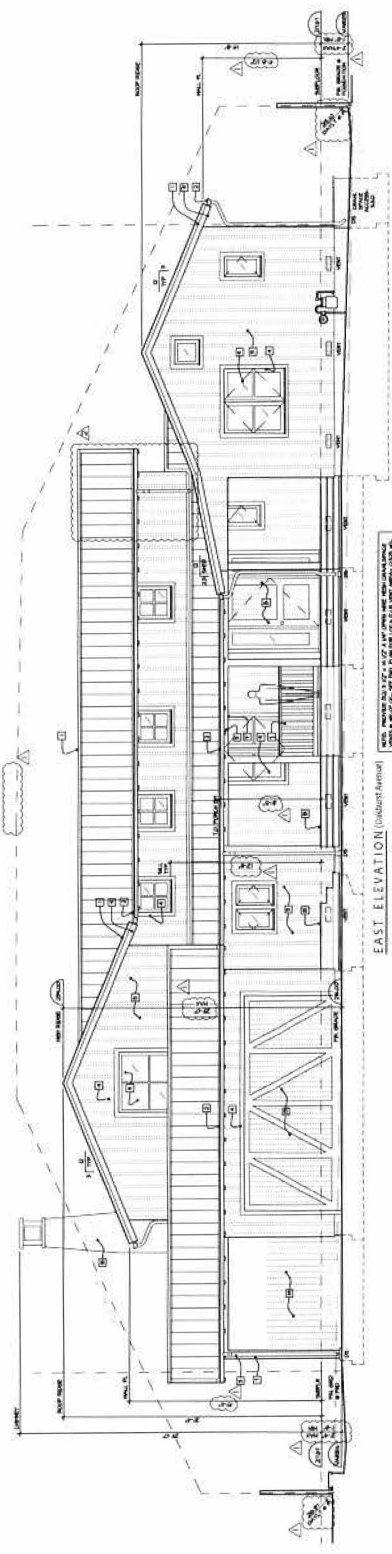
La Habra "Variance Aged Limestone Coarse"
Color: "Pure Ivory" (intergral color finish coat)



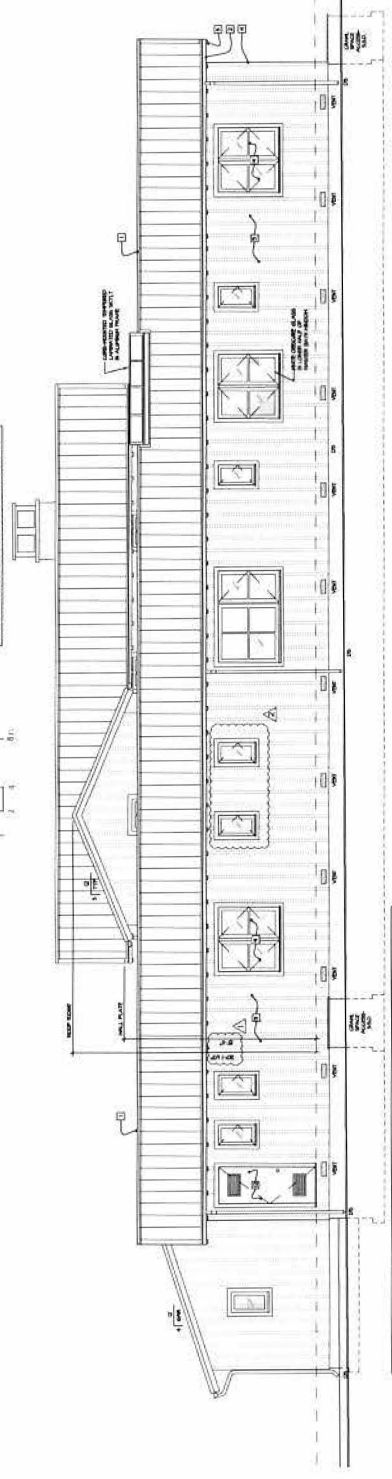
Gravel Forecourt & Walks:

2" Crushed Granite Fines over 4" compacted
road base.
Color: "Warm Multicolor" (complement veneer)

ATTACHMENT D



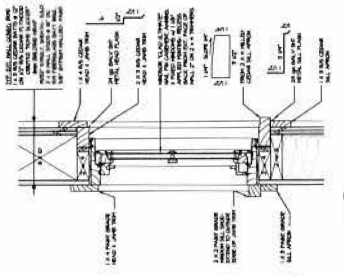
EAST ELEVATION (Unadorned Form)



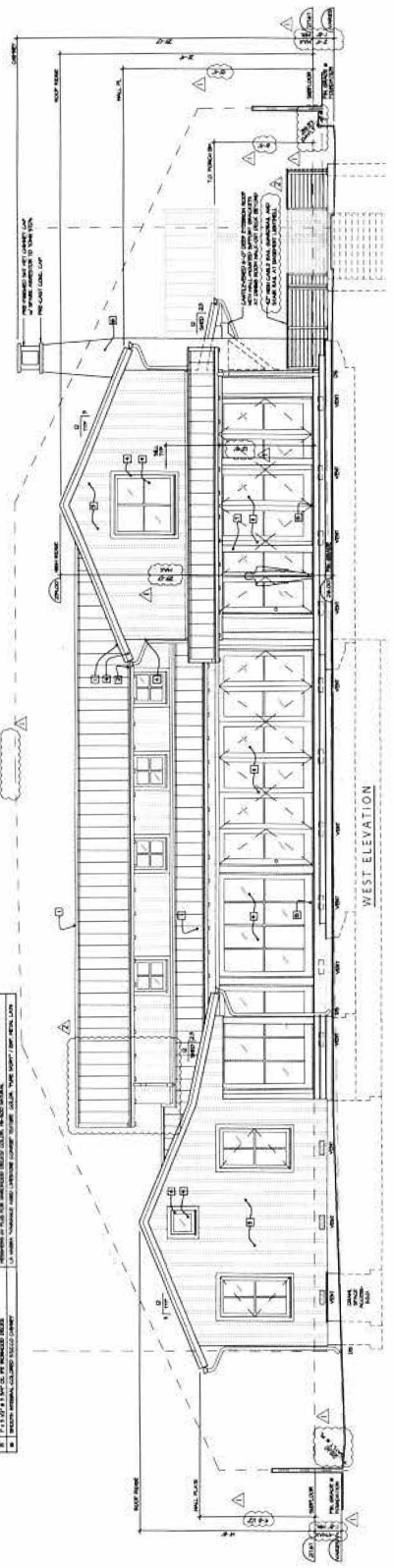
NORTH ELEVATION

EXTERIOR FINISH SCHEDULE

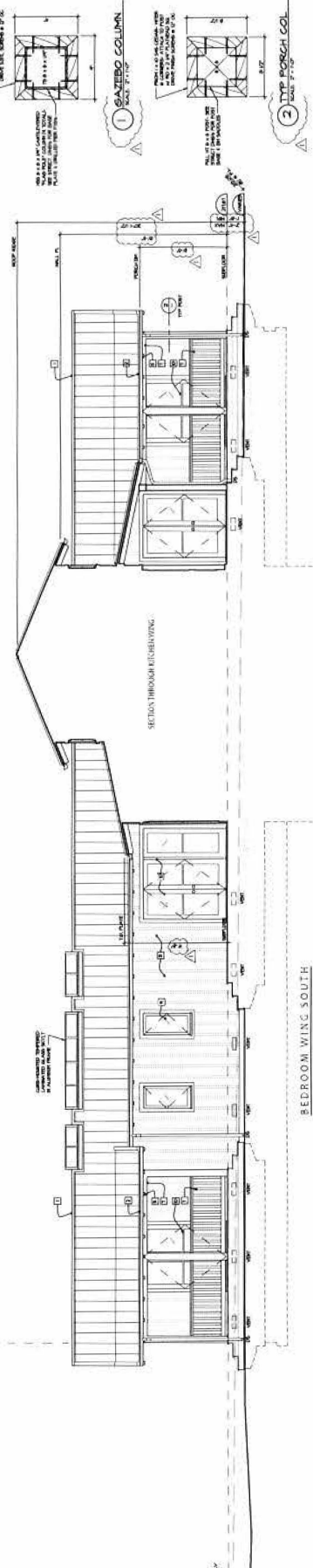
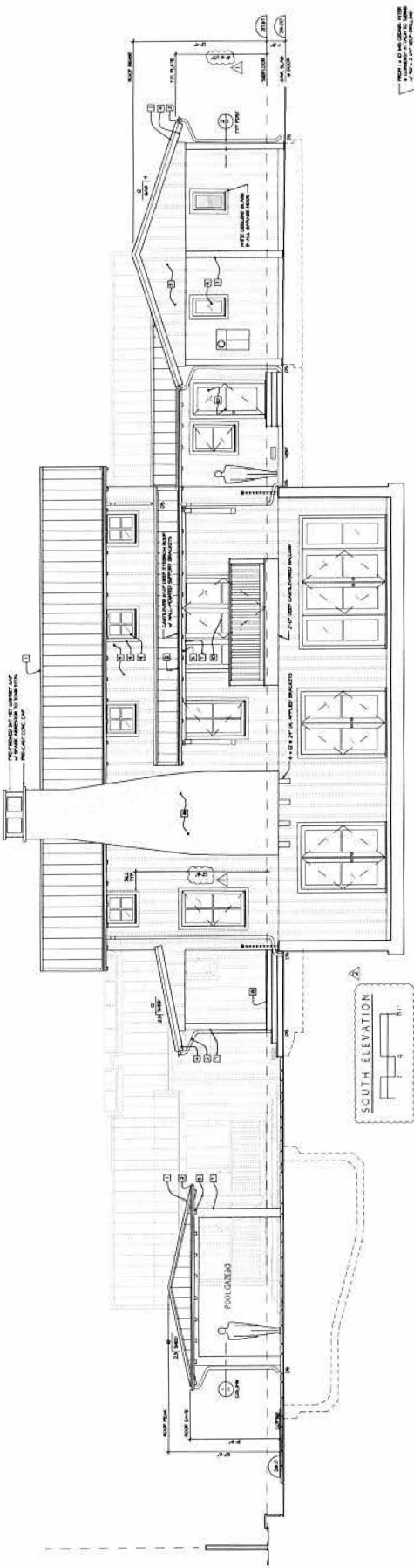
NO.	DESCRIPTION
1	PAINT: EXTERIOR WALLS AND TRIM: WHITE
2	PAINT: ROOF GUTTERS: BLACK
3	PAINT: ROOF FLASHING: BLACK
4	PAINT: ROOF DOWNSPOUTS: BLACK
5	PAINT: ROOF VENTS: BLACK
6	PAINT: ROOF CHIMNEYS: BLACK
7	PAINT: ROOF SKYLIGHTS: BLACK
8	PAINT: ROOF PARAPETS: BLACK
9	PAINT: ROOF EAVES: BLACK
10	PAINT: ROOF GABLE ENDS: BLACK
11	PAINT: ROOF RIDGE: BLACK
12	PAINT: ROOF DORMERS: BLACK
13	PAINT: ROOF PORCHES: BLACK
14	PAINT: ROOF PATIOS: BLACK
15	PAINT: ROOF TERRACES: BLACK
16	PAINT: ROOF BALCONIES: BLACK
17	PAINT: ROOF STAIRS: BLACK
18	PAINT: ROOF LIFTS: BLACK
19	PAINT: ROOF MECH. ENCLOSURES: BLACK
20	PAINT: ROOF MECH. ENCLOSURES: BLACK
21	PAINT: ROOF MECH. ENCLOSURES: BLACK
22	PAINT: ROOF MECH. ENCLOSURES: BLACK
23	PAINT: ROOF MECH. ENCLOSURES: BLACK
24	PAINT: ROOF MECH. ENCLOSURES: BLACK
25	PAINT: ROOF MECH. ENCLOSURES: BLACK
26	PAINT: ROOF MECH. ENCLOSURES: BLACK
27	PAINT: ROOF MECH. ENCLOSURES: BLACK
28	PAINT: ROOF MECH. ENCLOSURES: BLACK
29	PAINT: ROOF MECH. ENCLOSURES: BLACK
30	PAINT: ROOF MECH. ENCLOSURES: BLACK



TOP WINDOW DETAIL



WEST ELEVATION



EXTERIOR FINISH SCHEDULE

ITEM	DESCRIPTION
1	PAINT: EXTERIOR WALLS AND CEILING: WHITE
2	PAINT: EXTERIOR TRIM: WHITE
3	PAINT: EXTERIOR DOORS AND WINDOWS: WHITE
4	PAINT: EXTERIOR PORCHES AND PATIOS: WHITE
5	PAINT: EXTERIOR STAIRS AND BALCONIES: WHITE
6	PAINT: EXTERIOR ROOF: WHITE
7	PAINT: EXTERIOR DRIVEWAY: WHITE
8	PAINT: EXTERIOR GARAGE: WHITE
9	PAINT: EXTERIOR POOL CABANA: WHITE
10	PAINT: EXTERIOR PORCH FLOOR: WHITE
11	PAINT: EXTERIOR PATIO FLOOR: WHITE
12	PAINT: EXTERIOR BALCONY FLOOR: WHITE
13	PAINT: EXTERIOR STAIR TREADS: WHITE
14	PAINT: EXTERIOR BALCONY RAILS: WHITE
15	PAINT: EXTERIOR POOL CABANA FLOOR: WHITE
16	PAINT: EXTERIOR POOL CABANA CEILING: WHITE
17	PAINT: EXTERIOR POOL CABANA WALLS: WHITE
18	PAINT: EXTERIOR POOL CABANA ROOF: WHITE
19	PAINT: EXTERIOR POOL CABANA TRIM: WHITE
20	PAINT: EXTERIOR POOL CABANA DOORS AND WINDOWS: WHITE

