



DATE: December 2, 2020

AGENDA ITEM # 2

TO: Design Review Commission
FROM: Eliana Hassan, Assistant Planner
SUBJECT: V20-0002, 1129 Las Flores Court

RECOMMENDATION:

Approve variance application V20-0002 subject to the listed findings

PROJECT DESCRIPTION

This is a variance application to allow for 125 square feet of a one-story addition to extend into the front yard setback area by approximately 3.8 feet at the most constrained point. The following table summarizes the project's technical details:

GENERAL PLAN DESIGNATION: Single Family, Small Lot (4 du/net acre)
ZONING: R1-10
PARCEL SIZE: 11,465 square feet
MATERIALS: Stucco, horizontal wood siding, board and batten siding, brick wainscoting, composition roof (addition to match existing materials)

	Existing¹	Proposed	Allowed/Required
COVERAGE:	2,532 square feet	3,329 square feet	4,012 square feet
FLOOR AREA:	2,532 square feet	3,274 square feet	3,896.5 square feet
SETBACKS:			
Front	25 feet	25 feet	25 feet
Rear	25 feet	25 feet	20 feet ²
Right Side	8.7 feet	8.7 feet	10 feet
Left Side	17.3 feet	13 feet	10 feet
HEIGHT:	14.5 feet	17.7 feet	20 feet

¹ Setbacks taken from applicant's Site Plan rather than the Zoning Compliance Table on Cover Sheet

² Per (§14.06.080(F)) of the Zoning Code, on a lot less than one hundred (100) feet in depth, the rear yard shall be twenty-five (25) percent of the depth of the site or twenty (20) feet, whichever is greater.

BACKGROUND

Parcel History

The subject parcel is designated Single Family Small Lot (4 du/net acre) in the General Plan, zoned R1-10 (single-family residential), and is 11,465 square feet in size. It is located at the end of Las Flores Court, a small cul-de-sac street of five houses which abuts Laureles Drive to the south. The one-story house on the lot was originally built in 1955 and underwent repairs for fire and termite damage in 1962 and 1964, respectively. In 2008, a building permit was issued for an addition of 262 square feet to the bedroom wing on the right side of the house and a minor interior remodel.

Zoning Conformance

The subject parcel is considered a shallow lot in the R1-10 District since it has an average depth of 80.1 feet (less than 100 feet). As a result, the required rear yard setback is reduced from 25 feet to 25 percent of the average depth, or 20 feet in this case (§14.06.080(F)).

Per the Building Location Survey on page 13 of the plans, a portion of the existing structure is in the side yard setback at 8.7 feet from the side lot line. While structures that have nonconforming setbacks are typically restricted by (§14.06.080(G) and (H)) of the Zoning Code, the area of nonconformance measures about 1.7 square feet in size and was deemed by staff to be de minimis. If this variance request is granted by the Design Review Commission, future alterations to the property will be subject to the nonconforming setback provisions above since the structure will be considered a legal nonconforming structure.

DISCUSSION

Variance

The applicant is seeking a variance to allow for 125 square feet of a 750 square-foot addition to encroach into the front yard setback area. The front yard setback line is curved due to the shape of the cul-de-sac lot, resulting in the addition encroaching by various extents along the line. The encroachment will be approximately 3.8 feet (3'-10") into the front yard setback area at the most constrained point along the apex. The encroachment helps accommodate an expansion of the living room, garage, and a portion of the front porch. A variance justification letter from the applicant that provides additional information to support the request is included in Attachment B.

The property is relatively constrained as a narrow-depth pie shape lot. As previously discussed, the average lot depth was measured by the architect to be about 80 feet rather than the standard 100 feet for an R1-10 zoned lot per Section 14.06.050(A). Per the same Section, the lot also has a substandard cul-de-sac turnaround, which measures 57.6 feet instead of the required 60 feet. Although the property has a reduced rear yard setback available, building closer to the 20-foot rear yard setback would potentially violate one of the design review findings for the project. Per Section 14.76.060(C), on residential design review projects, the natural landscape will be preserved insofar as practicable by minimizing tree and soil removal. The property contains numerous mature landscape species and other infrastructure, which would need to be removed in order to expand another 5-feet towards the rear yard setback. Photos of the mature landscape can be found on page 15 of the architectural plans. Per the included arborist report in Attachment D, the observed tree species in the rear yard are of

good vigor and fair form and the overall landscaping on site is considered to be well-maintained. An expansion in the rear yard would also potentially conflict with the Accessory Structure Ordinance. Per Section 14.15.050(B), when an accessory structure exceeds six feet in height and is located in a required rear yard setback, a minimum clearance of ten (10) feet is required between the accessory structure and the main structure. The house is currently about 13 feet from the trellis, however, if expanded up to the 20-foot rear yard setback, the house would be only 8 feet from the trellis. The project is also constrained in the front regarding the options for meeting off-street parking requirements. Per Section 14.74.010(A), not less than two parking spaces, one of which shall be covered, is required for each living unit. A parking space is defined in Parking Standards Exhibit A to be a minimum of 9x18 feet in size. Without the encroachment into the front yard setback, it would be difficult for the proposed floorplan to easily accommodate a standard covered space without resulting in a one-car garage and a significantly altered interior program.

The 750 square foot addition, including the 125 square foot encroachment, appear to be relatively modest in design as well. The expansion will maintain existing wall plate heights, adding only about three feet to the overall building height from the reconfigured hipped roof form. The encroaching portion of the addition also helps maintain simple forms and architecture by allowing a continuous building line rather than potentially jagged wall forms that strictly follow the setbacks. The added gable roof forms of the garage and porch help break up the increased size of the roof form and creates a balanced form. Overall, the area of encroachment into the front yard setback area helps create an integrated form that does not overly disrupt the existing neighborhood context.

Variance Findings

In order to approve a variance, the Commission must make three positive findings pursuant to Section 14.76.070 of the Zoning Code:

1. The granting of the variance will be consistent with the objectives of the City's zoning plan;
2. That the granting of the variance will not be detrimental to the health, safety, or welfare of persons living or working in the vicinity or injurious to property or improvements in the vicinity; and
3. Variances from the provisions of this chapter shall be granted only when, because of special circumstances applicable to the property, including size, shape, topography, location, or surroundings, the strict application of the provisions of this chapter deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classifications.

The granting of the variances is consistent with the objectives of the zoning plan because the encroachment would not negatively affect the safety, peace, comfort, convenience, prosperity, or general welfare of the property owner or adjacent properties. The addition is relatively modest in nature and is not found to have any negative impacts to adjacent properties.

The granting of the variances will not be detrimental to persons living or working in the vicinity or injurious to any properties in the vicinity because the expansion into the front yard is less impactful than the potential demolition and alterations to the house that would need to occur elsewhere on the site to accommodate a project that completely meets the required building setbacks.

The shallow shape of the lot is a special circumstance that results in a smaller and more constrained space than other properties in the vicinity that are in the R1-10 District. A strict application of the

Code would deprive this property of privileges enjoyed by other properties under the identical zoning classification. Therefore, there is a special circumstance that justifies a variance to allow a modest portion of an addition to encroach into the front yard setback area by at most 3.8 feet.

Environmental Review

This project is categorically exempt from environmental review under Section 15303 of the California Environmental Quality Act because it involves improvements to an existing single-family house.

Public Notification

A public hearing notice was published in the *Los Altos Town Crier*, posted on the property, and mailed to 12 property owners on Las Flores Court, Laureles Drive, Langton Avenue, Lunada Drive, and Lunada Court. The Notification Map is included in Attachment A.

Public Correspondence

As part of the application submittal, the applicants provided staff with two letters of support from neighbors at 1133 and 1125 Las Flores Court, which are directly adjacent to the subject property. The letters are included in Attachment E.

Cc: Scott Thrift, Applicant and Architect
Manoj Vital and Jyotsna Vaideeswaran, Property Owners

Attachments:

- A. Vicinity and Public Notification Maps
- B. Variance Justification Letter
- C. Material Board
- D. Arborist Report
- E. Neighborhood Correspondence Letters

FINDINGS

V20-0002, 1129 Las Flores Court

Regarding the variance to allow for 125 square feet of a one-story addition to extend into the front yard setback area by approximately 3.8 feet at the most constrained point, the Design Review Commission finds the following in accordance with Section 14.76.070 of the Municipal Code:

1. The granting of the variance will be consistent with the objectives of the City's zoning plan; the patio would not negatively affect the safety, peace, comfort, convenience, prosperity, or general welfare of the property owner or adjacent properties. The addition is relatively modest in nature and is not found to have any negative impacts to adjacent properties.
2. That the granting of the variance will not be detrimental to the health, safety, or welfare of persons living or working in the vicinity or injurious to property or improvements in the vicinity; the proposed scope of work is less impactful and determinantal than other design alternatives to achieve a similar scope of work on the parcel.
3. Variances from the provisions of this chapter shall be granted only when, because of special circumstances applicable to the property, including size, shape, topography, location, or surroundings, the strict application of the provisions of this chapter deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classifications. The shallow shape of the lot is a special circumstance that results in a smaller and more constrained space than other properties in the vicinity that are in the R1-10 District.

CONDITIONS

V20-0002, 1129 Las Flores Court

GENERAL

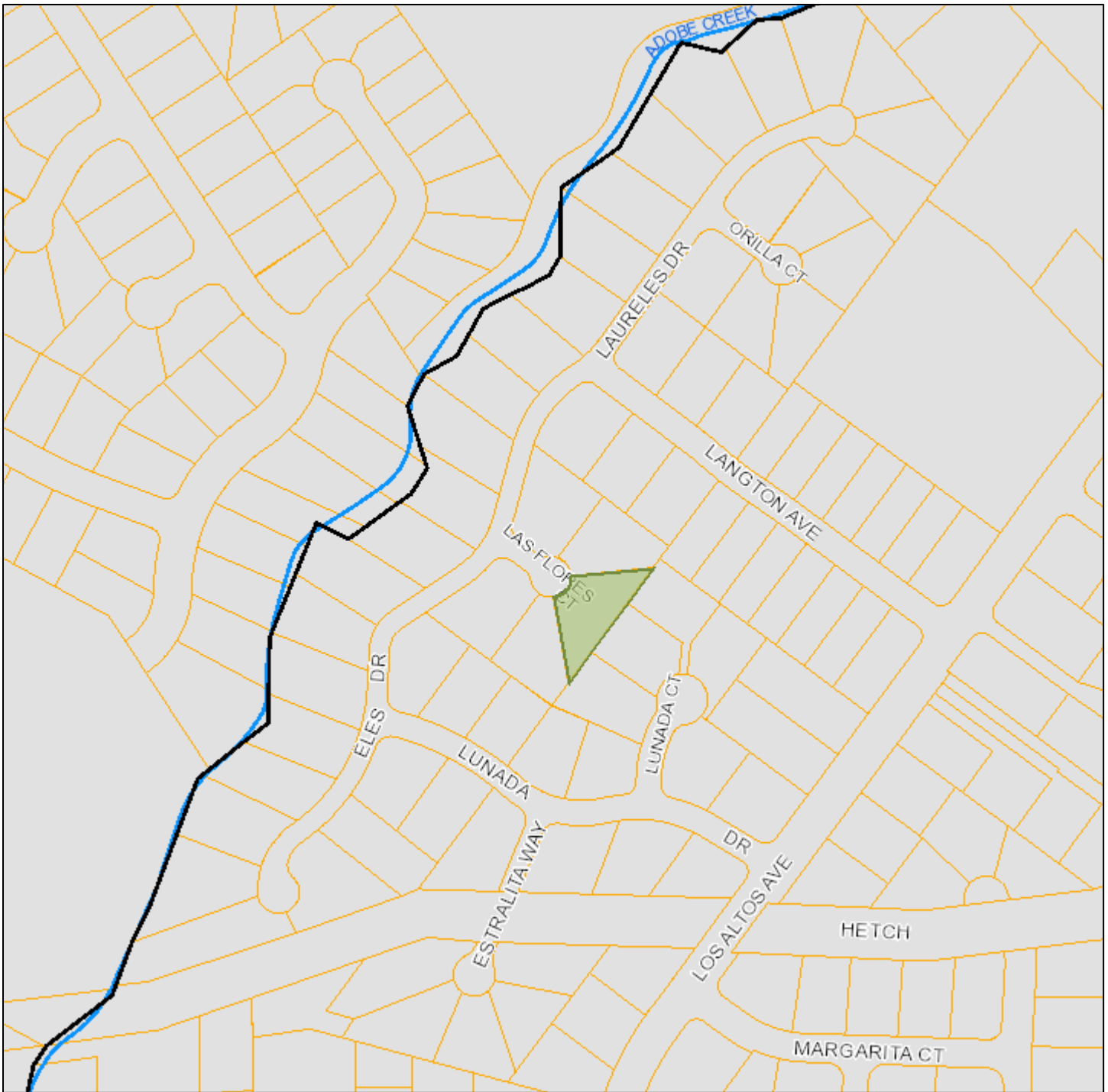
1. Approved Plans

This approval is based on the plans received on December 2, 2020, and the written application materials provided by the applicant, except as may be modified by these conditions.

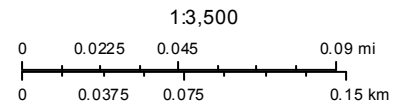
2. Indemnity and Hold Harmless






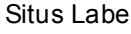

The applicant/owner agrees to indemnify, defend, protect, and hold the City harmless from all costs and expenses, including attorney's fees, incurred by the City or held to be the liability of the City in connection with the City's defense of its actions in any proceedings brought in any State or Federal Court, challenging any of the City's action with respect to the applicant's project. The City may withhold final maps and/or permits, including temporary or final occupancy permits, for failure to pay all costs and expenses, including attorney's fees, incurred by the City in connection with the City's defense of its actions.

Vicinity Map



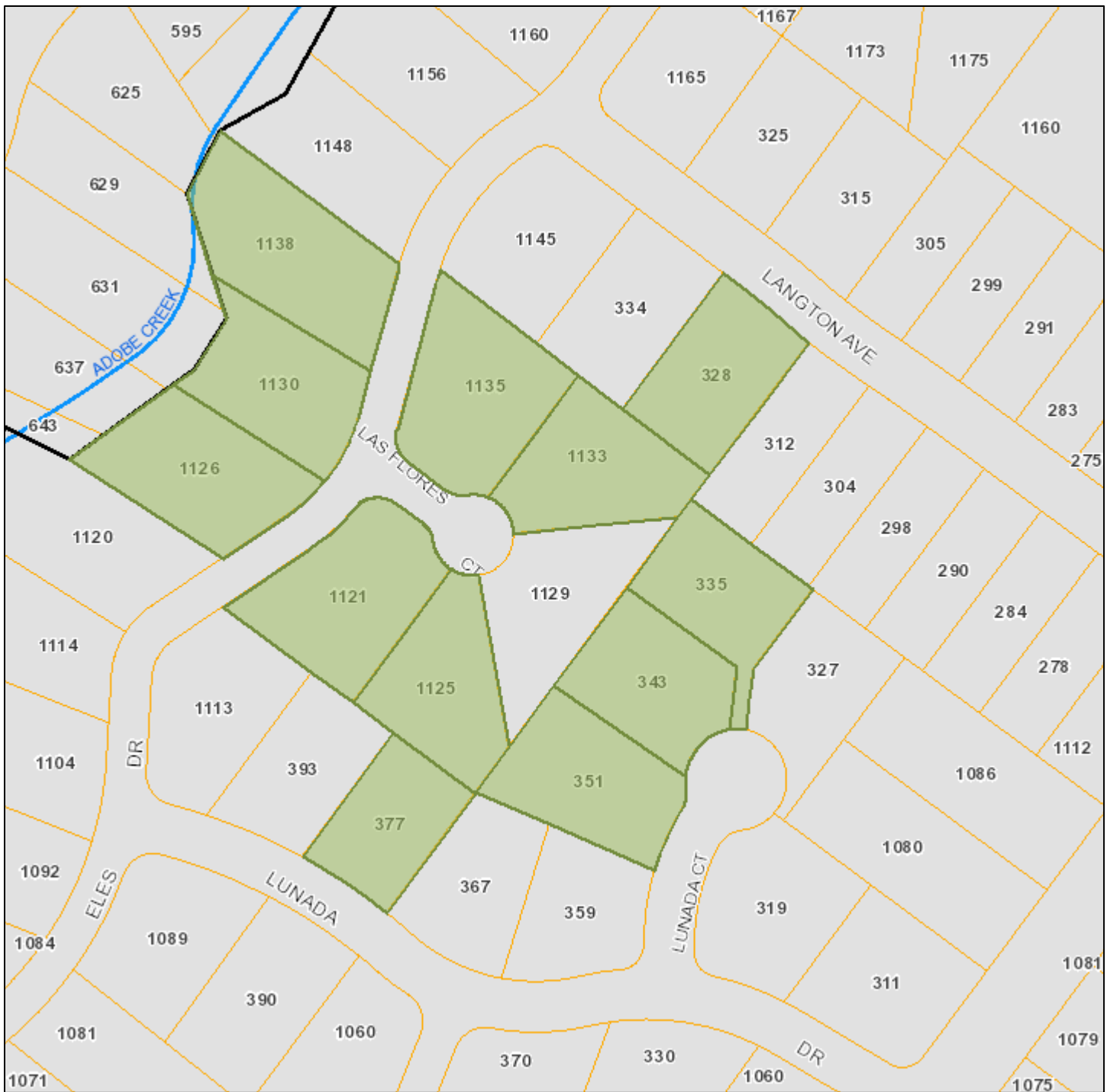
Print Date: September 16, 2020



-  Schools
-  Park and Recreation Areas
-  City Limit
-  Road Names
-  Waterways
-  Situs Label
-  TaxParcel

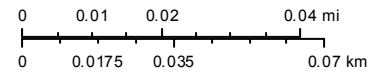
The information on this map was derived from the City of Los Altos' GIS. The City of Los Altos does not guarantee data provided is free of errors, omissions, or the positional accuracy, and it should be verified.




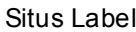

Notification Map



Print Date: September 16, 2020

1:1,750



-  Schools
-  Park and Recreation Areas
-  City Limit
- Road Names
- Waterways
-  Situs Label
-  TaxParcel

The information on this map was derived from the City of Los Altos' GIS. The City of Los Altos does not guarantee data provided is free of errors, omissions, or the positional accuracy, and it should be verified.

ATTACHMENT B

Purpose for applying for a variance:

As the architect for 1129 Las Flores Court, the owner and I talked long and hard about applying for a variance, and whether we should or not.

While working with our goals in mind, we came up against restrictions presented by the configuration of the lot, and what we ended up proposing; we felt put no undue hardship on those around us, or would grant us any undo favoritism over adjacent parcels.

1. The lot is a narrow trapezoid of substandard depth.
 - a. The parcel is only 80' deep. Substandard Depth would allow us to gain an extra 5' into rear setback – but due to the already narrow back yard and mature screening trees it seemed appropriate to come up with another idea.
 - i. The main structure is currently at maximum setback – and is already causing a tight rear quarter given existing planting beds, existing significant vegetation, dining trellis, and mature rear yard neighbor screening trees.
 - b. The current structure is already at the rear setback line, so we looked at front yard options:
2. The parcel is at the apex of the cul-de-sac, and would not be mis-aligned with neighbors
 - a. Please refer to the drawing.
3. There is an 8 foot buffer between the curb and actual property line – so current setback is 35'.
 - a. Please refer to the drawing.
4. The setback is on a radius, so the maximum request is a 4' variance, occurring only at the apex.
 - a. Please refer to the drawing.
5. We felt the visual impact from adjacent neighbors would be negligible.
6. We felt there was no visual impact from the street.
7. We feel we are satisfying the objectives of set forth in **14.76.070**
8. One of our primary objectives has been as follows: *“The natural landscape will be preserved insofar as practicable by minimizing tree and soil removal; no grade changes and will be in keeping with the general appearance of neighboring developed areas”*

By comparing the existing with proposed remodel and addition, we hope you feel that we have not increased any impact on the neighborhood based on our proposal.

Thank you for your consideration,

Sincerely,

Scott K. Thrift Architect

ATTACHMENT C

1129 Las Flores Court

Material Board

Horizontal Siding, Match Existing



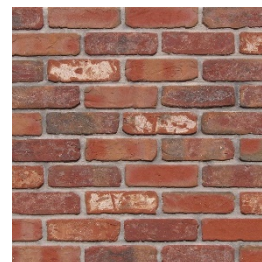
Stucco, Match Existing



Black Composition Roofing, Matching



Brick Wainscot, Match Existing



Board and Batten, Match Existing





Mayne Tree Expert Company, Inc.

ESTABLISHED 1931

STATE CONTRACTOR'S LICENSE NO. 276793

CERTIFIED FORESTER • CERTIFIED ARBORISTS • PEST CONTROL • ADVISORS AND OPERATORS

RICHARD L. HUNTINGTON
PRESIDENT

535 BRAGATO ROAD, STE. A
SAN CARLOS, CA 94070-6311

JEROMEY INGALLS
CONSULTANT/ESTIMATOR

September 15, 2020

TELEPHONE: (650) 593-4400
FACSIMILE: (650) 593-4443
EMAIL: info@maynetree.com

Mr. Minoj Vittal
1129 Los Flores Ct.
Los Altos, CA 94022

Dear Mr. Vittal,

RE: ARBORIST REPORT

At your request, I visited the above site on August 31, 2020. The purpose of my visit was to inspect and comment on the trees located on site that could be affected by the proposed addition to the home.

Limitations of this report

This report is based on a visual-only inspection that took place from ground level. I accept no responsibility for any unseen or undocumented defects associated with the trees in this report or located on this site.

Method

Each tree was identified and given a number that was scribed onto a metal foil tag and placed on the trunk of the tree at eye level. This number has also been placed on the provided site plan to show the approximate location of each tree on the property. The diameter of each tree was found by measuring the trunk at 48 inches off the natural grade as described in the heritage tree ordinance for the City of Los Altos unless otherwise noted in the report. The height of each tree was estimated and the canopy spread paced off to show the approximate dimensions for each tree. A condition rating was given to each tree; this rating is based on form and vitality and can be further defined by the following table:

0	–	29	Very Poor
30	–	49	Poor
50	–	69	Fair
70	–	89	Good
90	–	100	Excellent

Lastly, a comments section is included to give more individualized detail for each tree.

Tree Survey

Tree #	Species	Diameter (inches)	Condition (percent)	Height (feet)	Spread (feet)	Comments
1	Evergreen Pear	14.5	70	25	30	Partially covered root crown; 2-stem at 8 feet; healthy canopy with excess end weight; leaf spot present; limbs touching roof; good vigor & form.
2	Hawthorn	8.3	60	18	15	Two-stem at 9 feet; healthy canopy with two dead tops; good vigor & fair form; abundance of vertical sprouts.
3	Arbutus	29.5	55	20	30	Measured below 3-stem attachment at 2 feet; large bulbous root crown; abundance of interior deadwood; thick healthy canopy; good vigor & fair form.
4	Apple	12.2	50	15	18	Sprouts around base; cavity at 3 feet on northwest side of trunk; measured below 3-stem attachment at 3 feet; healthy canopy & fair form.
5	Pittosporum eugenioides	20.4	50	30	35	Partially covered root crown; leans north; cavity at 6 feet on northeast side of trunk; large dead limb in top; fair vigor & form; multiple small stems on northeast side of trunk at 3 feet.
6	Japanese Maple	12.4	55	25	30	Leans northeast toward home; 2-stem at 4 feet with included bark; good vigor & fair form.
7	Japanese Maple	14.6	55	25	30	Leans northeast towards the home; measured below 3-stem attachment at 2 feet; good vigor & fair form; minor amount of interior deadwood.

Observations

This is a well-maintained site that is surrounded by a mixed vegetation landscape. The majority of the trees are located in front and on the left side of the home.

Tree #1 is an Evergreen Pear located on the right side of the walkway in front of the home. Soil, grass, and other organic material partially cover the root crown. There is a two-stem attachment at 8 feet and excess end weight on the lateral limbs. Leaf Spot Foliar Fungus affects the leaves and several smaller branches are touching the roof.

I recommend routine tree maintenance that should include exposing the root crown, reducing the end weight of the heavier lateral limbs, and clearing the canopy away from the home.

Tree #2 is a Hawthorn located between the driveway and the front walkway. Soil, grass, and other organic material cover the root crown. There is a two-stem attachment at 9 feet, two dead tops in the upper canopy, and an abundance of vertical sprouts throughout the canopy. Overall, this tree has good vigor and fair form.

I recommend routine tree maintenance that should include exposing the root crown, removing the two dead tops, and thinning the canopy to maintain a healthy and vigorous form.

Tree #3 is a Arbutus located at the front left corner of the home. This tree has a large bulbous root crown, a three-stem attachment at 2 feet, an abundance of interior deadwood, and a healthy thick canopy. Several of the limbs have excess end weight. Overall, this tree has good vigor and fair form.

I recommend routine tree maintenance that should include reducing the end weight of the heavier lateral limbs, clearing it away from the side of the home and the utility lines, and removing the interior deadwood.

Tree #4 is a small Apple located on the left side of the home. There are several sprouts around the base, a 3-inch diameter cavity on the northwest side of the trunk at 3 feet, a three-stem attachment at 3 feet, an abundance of apples in the canopy; and, overall, a healthy canopy with fair form.

I recommend routine tree maintenance that should include pruning the tree in winter to promote fruit production and maintaining a small canopy. Filling the hole with sand may help reduce additional decay in the trunk cavity.

Tree #5 is a large Pittosporum eugenioides located at the left rear corner of the property. Soil and other organic material partially cover the root crown. The whole tree leans to the north. There is a cavity at 6 feet on the northeast side of the trunk, a large dead limb in the top, and several small stems on the northeast side of the trunk near the base. Overall, this tree has fair vigor and form.

I recommend routine tree maintenance that should include exposing the root crown, removing the large deadwood present, and shaping the canopy to maintain a smaller form and to provide lower screening.

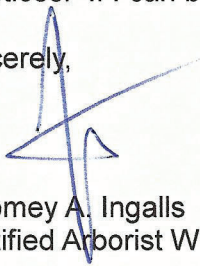
Trees #6 and #7 are Japanese Maples located at the rear of the home. Both canopies extend toward the rear of the home and provide shade over the rear patio. Tree #6 has a two-stem attachment with included bark at 4 feet; tree #7 has a three-stem attachment at 2 feet. Both trees have good vigor, fair form, and a minor amount of interior deadwood.

I recommend routine tree maintenance that should include removing deadwood, clearing away from the home, and shaping the outer canopies to maintain smaller balanced forms.

All tree work performed as a result of this report should be accomplished by a qualified licensed tree care professional.

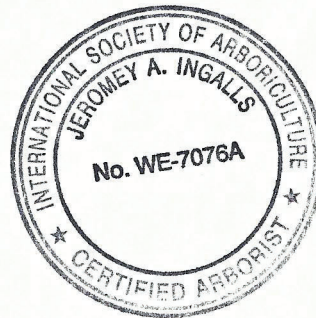
I believe this report is accurate and based on sound arboricultural principles and practices. If I can be of further assistance, please contact me at my office.

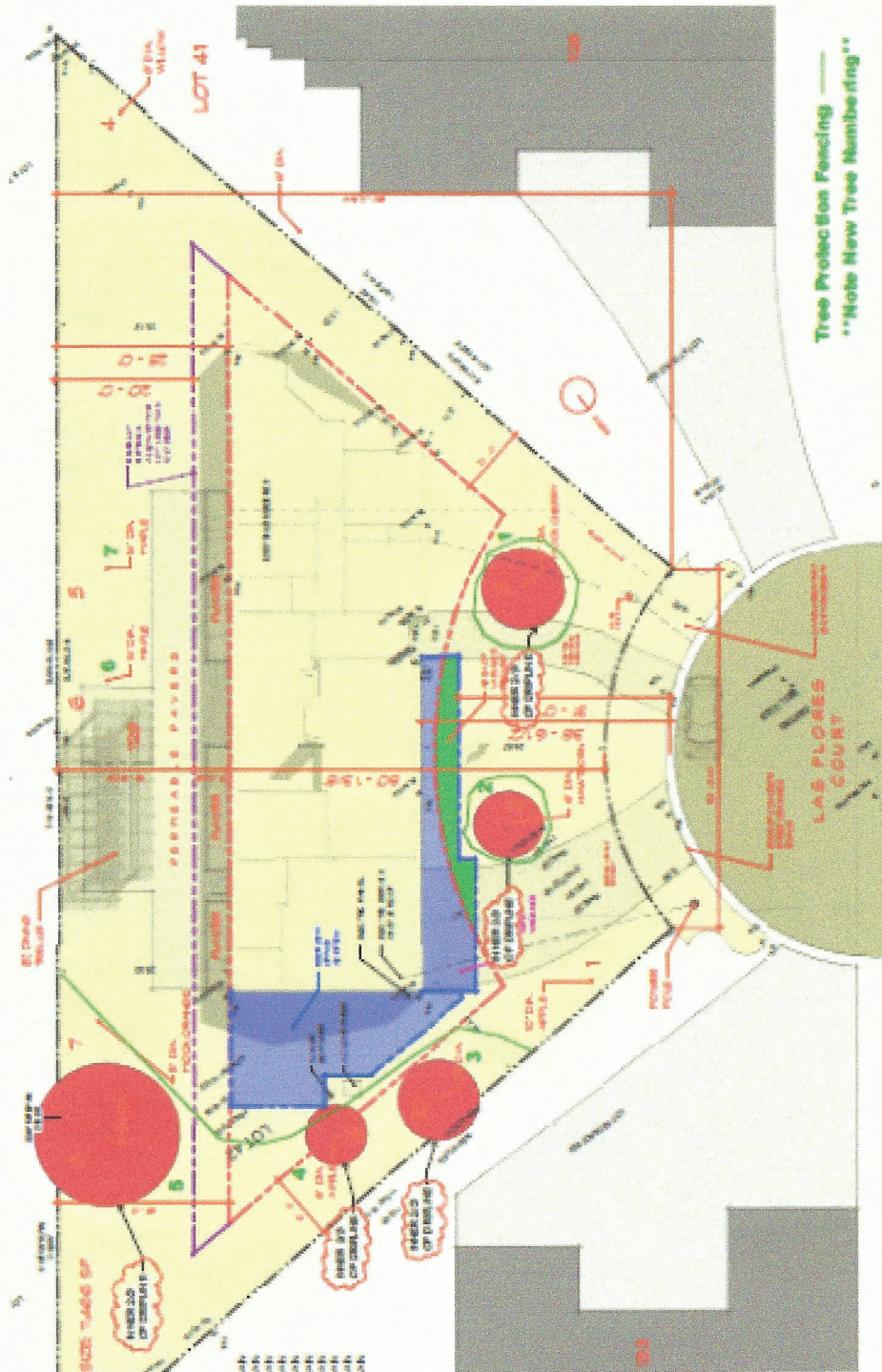
Sincerely,



Jeromey A. Ingalls
Certified Arborist WE #7076A

JAI:pmd





See tree numbers & fencing locations site plan (pdf) attached to email with this letter.



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ESTABLISHED 1931

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PRESIDENT

JEROMEY INGALLS
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September 15, 2020

535 BRAGATO ROAD, STE. A
SAN CARLOS, CA 94070-6311

TELEPHONE: (650) 593-4400
FACSIMILE: (650) 593-4443
EMAIL: info@maynetree.com

Mr. Minoj Vittal
1129 Los Flores Ct.
Los Altos, CA 94022

Dear Mr. Vittal,

RE: PLAN REVIEW & TREE PROTECTION

At your request, I reviewed the proposed construction plans created on January 30, 2020, for the above address. The purpose of my review of the plans is to determine which trees on site will be impacted, how much of an impact the construction will have on the trees, and how to mitigate the impact to the trees health during the project.

Limitations of this Letter

The following tree protection plan is based on my interpretation of the plans that were provided to me. I accept no responsibility for any misinterpreted portions of the construction project or if the provided plans for the project were changed without my knowledge after I received a copy.

The following letter is not a contract to become the site arborist or for any future inspections that might be needed. A separate contract would need to be established to perform the role of site arborist for this project.

Plan Review

On September 9, 2020, I reviewed the proposed construction plans created for the above address. During my review of the plans, I determined a new addition will be constructed at the left front corner of the home and along the left side of the home.

This new addition will affect the root zones of **trees #2, #3, and #4**.

Tree #2 will have roughly 5% of its root zone impacted by the excavation for the foundation of the new addition. This will have little-to-no affect on the health of this tree. Installing Tree Protection Fencing near the dripline of this tree should minimize the total impact to this tree's health. I have drawn in on the provided site map the approximate location of this recommended fencing.

Tree #3 will be impacted by the addition to the front and side of the home. Roughly 20% of this tree's root zone will be impacted by the construction; 10-15% of this tree's canopy will be affected by the construction of the new roof.

When work is being completed within the dripline of any protected tree, it is important to minimize the disturbance to the roots of the tree. Therefore, any excavations within the dripline of any protected tree should be accomplished by hand digging or use of compressed air tools. All roots less than 2 inches in diameter that are exposed during any excavation should be cut cleanly with hand pruners or loppers back to the wall of excavation nearest to the tree.

Any roots found that are larger than 2 inches in diameter should be left uncut and intact; the site arborist shall be contacted immediately. The roots in this area should be left untouched until the site arborist can identify, inspect, document, and make a final decision as to the root's fate.

Trenches should be filled as soon as possible to minimize the drying out of any exposed roots of the protected trees. If any trenches are to be left open for longer than 24 hours, then the wall of excavation that is closest to the protected trees shall be lined with 3 to 4 layers of burlap. These burlap layers shall be kept moist throughout the duration of the trench being open.

The upper canopy of this tree should be side trimmed to allow construction activities to continue safely while providing adequate space for the new addition. This pruning should be accomplished by a qualified licensed tree care professional prior to the beginning of the construction project.

Tree #4 will have roughly 5-10% of its root-zone impacted by the new addition. A small portion of this tree's canopy will need to be trimmed to accommodate the new construction. This pruning should be accomplished by a qualified licensed tree care professional prior to the beginning of the construction project.

TREE PROTECTION SPECIFICATIONS

1. Establish a perimeter around the protected trees that follows the trees' driplines as closely as possible. This perimeter should consist of 6-foot tall chain link fencing supported by 1.5- to 2-inch diameter metal pipes. These support pipes shall be no more than 10 feet apart. This enclosed area is the Tree Protection Zone (TPZ) and should be off limits to workers, construction debris, and construction activities.
2. Temporary movable barriers, such as chain link fencing panels that are supported by cement blocks, can be used in place of fixed fencing in certain situations. Permission to use such panels will need to be discussed with the project arborist prior to installation. Once the location of these panels is established, they should not be moved closer to the tree without the consent of the Project Arborist or City Arborist.
3. To protect the health, structural integrity, and vigor of the protected trees and their roots,

DO NOT:

- a. Allow runoff or spillage of damaging materials into the area below any tree canopy.
- b. Store materials, stockpile soil, or park or drive vehicles within the TPZ.

- c. Cut, break, skin, or bruise roots, branches, or trunks without first obtaining authorization from the City Arborist.
 - d. Allow fires under and adjacent to trees.
 - e. Discharge exhaust into foliage.
 - f. Secure cable, chain, or rope to trees or shrubs.
 - g. Trench, dig, or otherwise excavate within the dripline or TPZ of the trees without first obtaining authorization from the City Arborist.
 - h. Apply soil sterilants under pavement near existing trees.
4. When work is being completed within the dripline of any protected tree it is important to minimize the disturbance to the roots of the tree. Therefore, any excavations within the dripline of any protected tree should be accomplished by hand digging or use of compressed air tools.
5. All roots less than 2 inches in diameter that are exposed during any excavation should be cut cleanly with hand pruners or loppers back to the wall of excavation nearest to the tree. Any roots found that are larger than 2 inches in diameter should be left uncut and intact; the site arborist shall be contacted immediately. The roots in this area should be left untouched until the site arborist can identify, inspect, document, and make a final decision as to the root's fate.
6. Trenches should be filled as soon as possible to minimize the drying out of any exposed roots of the protected trees. If any trenches are to be left open for longer than 24 hours, then the wall of excavation that is closest to the protected trees shall be lined with 3 to 4 layers of burlap. These burlap layers shall be kept moist throughout the duration of the trench being open.
7. When possible, any pipes or utility lines shall be kept outside the dripline of the protected trees or at least 10 times the trunk diameter of the protected trees. Tunneling or directional boring under the trees is an option, but should take place at least three feet below the surface of the ground.
8. Any damage due to construction activities shall be reported to the Project Arborist or City Arborist within six hours so that remedial action can be taken.
9. An ISA Certified Arborist or ASCA Registered Consulting Arborist may be required by the City to be retained as the Project Arborist to monitor the tree protection specifications. Should the builder fail to follow the tree protection specifications, it shall be the responsibility of the Project Arborist to report the matter to the City Arborist.
10. Violation of any of the above provisions may result in sanctions or other disciplinary action.

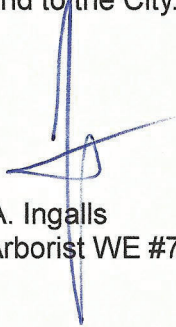
MONTHLY INSPECTIONS

Monthly inspections of the site, if required, should take place at intervals of approximately once every four weeks. At the time of each inspection, the site arborist shall complete a write-up that:

1. Describes the effectiveness of the protective measures.
2. Identifies any problems with the tree protection zones.
3. Provides any recommendations to promote general tree health.

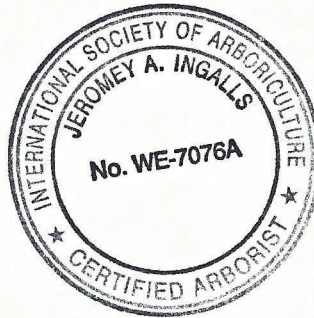
Copies of the monthly inspection write-ups should be provided to the owner of the property and to the City.

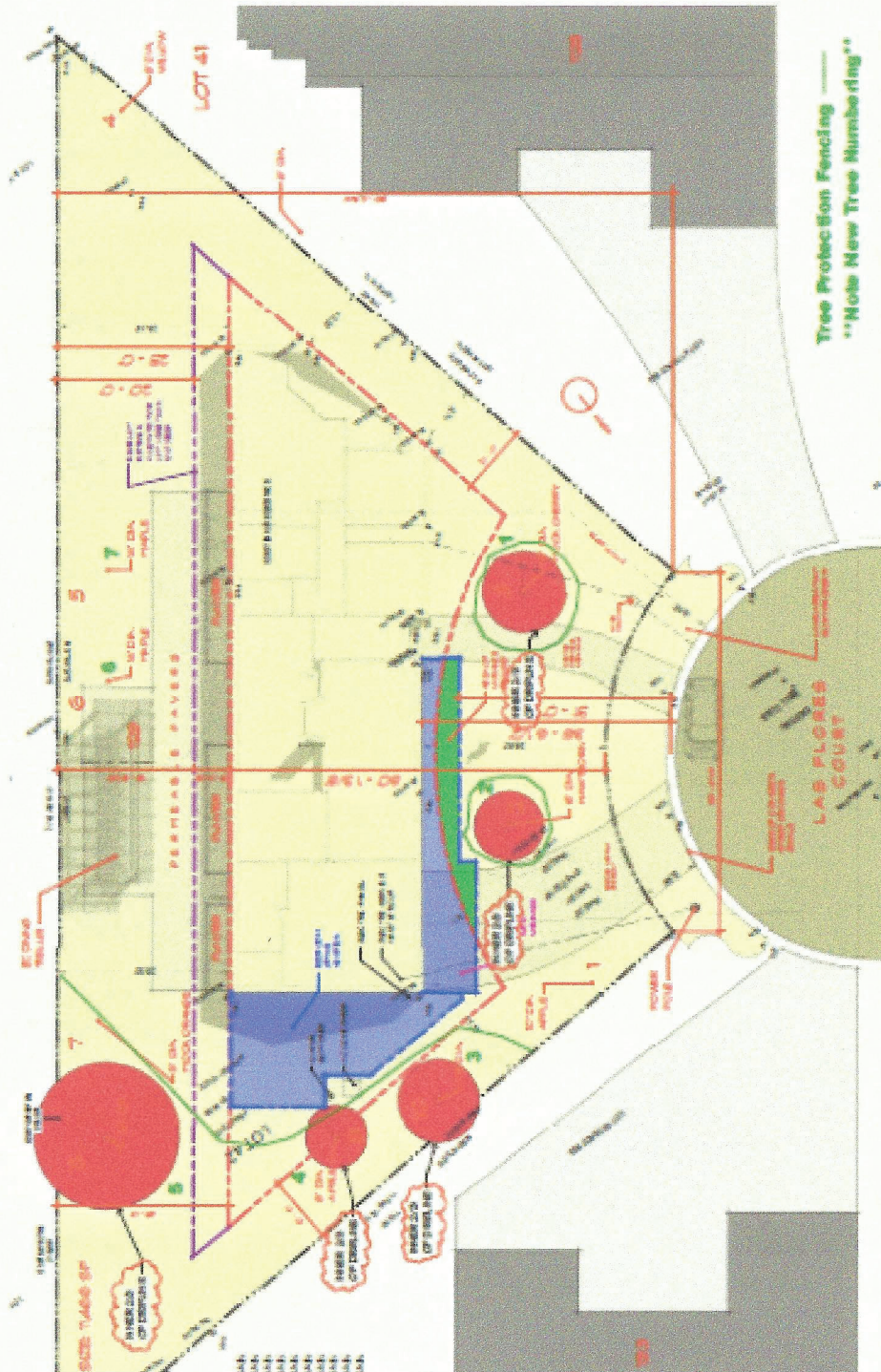
Sincerely,



Jeromey A. Ingalls
Certified Arborist WE #7076A

JAI:pmd





See tree numbers & fencing locations site plan (pdf) attached to email with this letter.

NOT FOR CONSTRUCTION

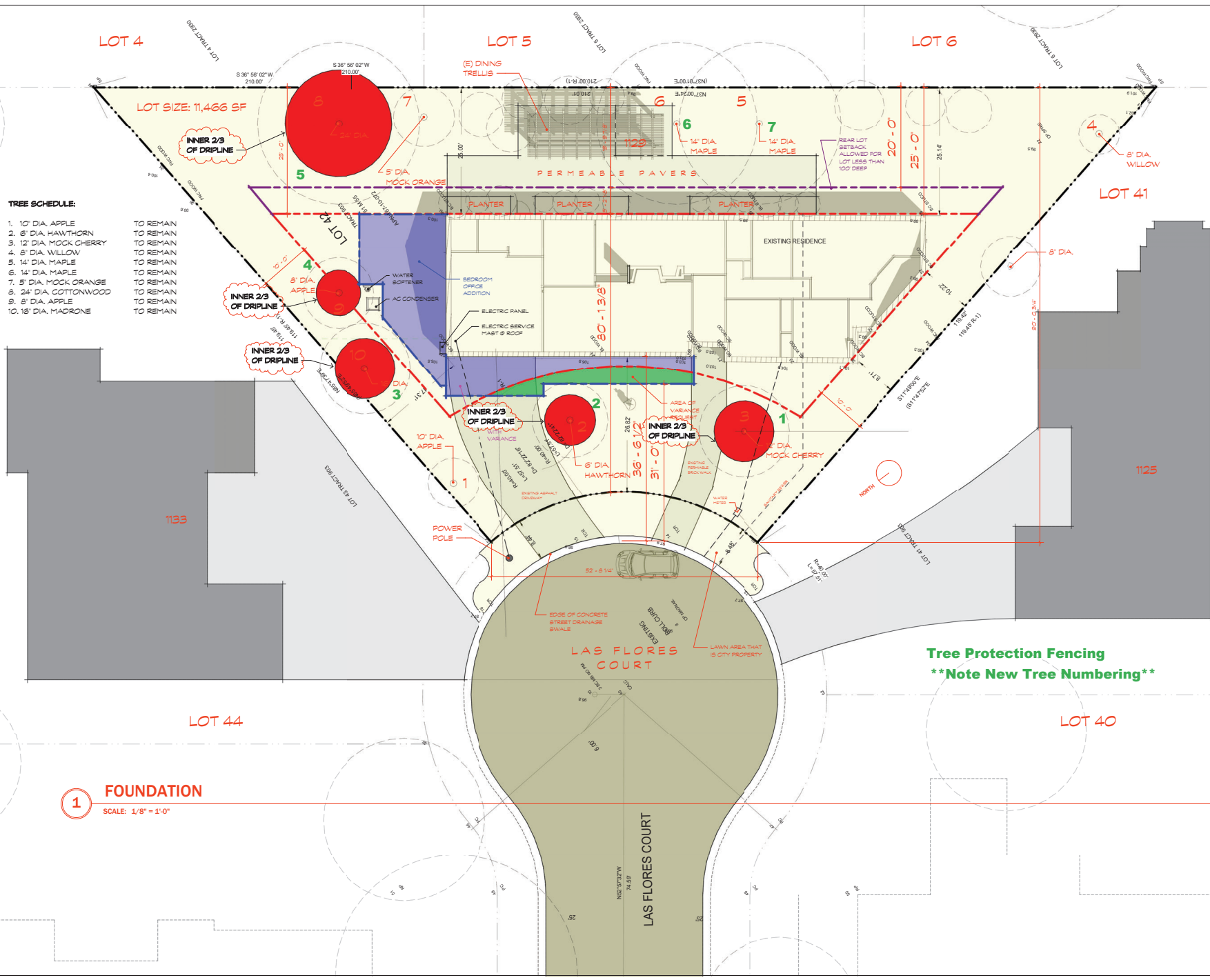


SITE

SCALE: 1/8" = 1'-0"

A0.3

DRAWN: Author



TREE SCHEDULE:

1. 10' DIA. APPLE	TO REMAIN
2. 6' DIA. HAWTHORN	TO REMAIN
3. 12' DIA. MOCK CHERRY	TO REMAIN
4. 8' DIA. WILLOW	TO REMAIN
5. 14' DIA. MAPLE	TO REMAIN
6. 14' DIA. MAPLE	TO REMAIN
7. 5' DIA. MOCK ORANGE	TO REMAIN
8. 24' DIA. COTTONWOOD	TO REMAIN
9. 8' DIA. APPLE	TO REMAIN
10. 18' DIA. MADRONE	TO REMAIN

ATTACHMENT E

1133 Las Flores Court

Los Altos, CA 94022

July 11, 2020

Los Altos City Council
c/o Planning Division
Los Altos City Hall
#1 North San Antonio Road
Los Altos, CA 94022

Dear City Council Members:

We live at 1133 Las Flores Court in Los Altos. We're writing to express our support for the construction project proposed for 1129 Las Flores Court by our wonderful next-door neighbors, Manoj Vittal and Jyotsna Vaideeswaran. They have shared their proposed design with us, and we have no issues with it. We're happy that they're excited to expand their home and stay in our neighborhood for many years to come. If you have any questions, feel free to contact us at msprague@gmail.com or (408) 368-7104.

Best regards,



Mary Sprague



Mark Rose

July 14, 2020

To the Los Altos Planning Department,

We live at 1125 Las Flores Ct, and we are next door neighbors to the Vittal-Vaideeswaran family (1129 Las Flores Ct). We have reviewed the plans that have been drawn up for their remodel, and wanted to let you know that we have no concerns with the proposed work and requested variances. We feel comfortable that the plans are well thought out, and have minimal impact on us as their neighbor, as it will not affect our privacy, and will not intrude on us as their next door neighbor. We fully support their project with no objections.

Sincerely yours,



Tom and Caroline McClintic