



DATE: February 3, 2021

AGENDA ITEM # 2

**TO:** Design Review Commission  
**FROM:** Guido F. Persicone, Planning Services Manager  
**SUBJECT:** SC20-0004 - 789 Raymundo Avenue

**RECOMMENDATION:**

To review the request from the applicant to increase the wall plate heights on the second floor from eight (8) feet to an undetermined height.

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**PROJECT DESCRIPTION**

Design review for a two-story addition to an existing one-story house. The project includes an addition of 936 square feet on the second story and a 49 square foot addition and remodel on the first story of the main house. The project was continued from the December 16, 2020 Design Review Commission meeting. The following table summarizes the project's technical details:

**GENERAL PLAN DESIGNATION:** Single-Family, Small Lot (4du/net acre)  
**ZONING:** R1-10  
**PARCEL SIZE:** 17,500 square feet  
**MATERIALS:** Board and batten siding, aluminum frame windows, wrought iron railing, wood garage door, standing seam metal roof, wood posts and beams

	<b>Existing</b>	<b>Proposed</b>	<b>Allowed/Required</b>
<b>COVERAGE:</b>	3,662 square feet	4,012 square feet	5,250 square feet
<b>FLOOR AREA:</b>			
First floor	3,560 square feet	3,564 square feet	
Second floor	-	936 square feet	
Total	3,560 square feet	4,500 square feet	4,500 square feet
<b>SETBACKS:</b>			
Front	43.5 feet	43.5 feet	25 feet
Rear	61.8 feet	61.8 feet	25 feet
Right side (1 <sup>st</sup> /2 <sup>nd</sup> )	16.3 feet	16.3 feet/32.1 feet <sup>1</sup>	10 feet/17.5 feet
Left side (1 <sup>st</sup> /2 <sup>nd</sup> )	14.6 feet	14.6 feet/32.1 feet	10 feet/17.5 feet
<b>HEIGHT:</b>	13.8 feet	25.2 feet	27 feet

**BACKGROUND**

**Previous Commission Meeting**

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<sup>1</sup> As measured per the Site Plan on Sheet A2 of the plans

On January 6, 2021 the Design Review Committee approved the project at 789 Raymundo by a 5-0 vote with the condition of approval (COA 2b) added during the committee's deliberation:

### **COA #2-Approved Plans**

This approval is based on the plans received on December 23, 2020 and the materials provided by the applicant, except as may be modified by these conditions.

- a) In order to mitigate bulk and mass concerns resulting from the gable roof forms, revise the proposed gable roof forms to be a lower pitch
- b) The plate heights of the second floor shall be lowered to no more than 8 feet.
- c) The balcony shall be reduced in length to no more than 12 feet
- d) The rear yard fence shall be six feet with a two-foot lattice

After project approval, the applicant (Glen Yonekura), requested a meeting with the Planning Services Manager and the Community Development Director to express concerns regarding the second-floor plate height (COA 2b). City staff explained that a modification to the approval would have to be reviewed by the DRC. As a result, this item is back before the DRC for additional consideration. The neighborhood was properly notified of this modification and a property posting was placed on the site within ten days of the hearing per the City's Zoning Code.

### **Analysis**

Pre COVID 19 when public hearings were held inside the Council chambers, if a condition of approval was placed on a project during DRC deliberation applicants could approach the dais, and if recognized by the chairperson, express their concerns or reservations about an additional condition. In a virtual Ring Central meeting this can be challenging to do. However, moving forward, as a courtesy to applicants, if additional conditions are placed on a project it seems like a best practice to get the applicant's consent to said conditions prior to the final vote by the legislative body. Considering this, it is prudent for the DRC to accept testimony from the applicant and render a final decision about COA 2a.

### **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 an addition to an existing single-family dwelling in a residential zone.

### **Public Notification**

A public meeting notice was posted on the property and mailed to 12 nearby property owners on Raymundo Avenue and Vista Grande Avenue. The Notification Map is included in Attachment B.

Cc: Glen Yonekura, Applicant  
Tim Alatorre and Rachael Dilbeck, Architects  
West Valley Ventures LLC, Property Owner

Attachments:

- A. January 6, 2021 Design Review Committee Staff Report

**B. FINDINGS**

SC20-0004 – 789 Raymundo Avenue

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

- a. The proposed addition complies with all provision of this chapter;
- b. The height, elevations, and placement on the site of the proposed addition, when considered with reference to the nature and location of residential structures on adjacent lots, will avoid unreasonable interference with views and privacy and will consider the topographic and geologic constraints imposed by particular building site conditions;
- c. The natural landscape will be preserved insofar as practicable by minimizing tree and soil removal; grade changes shall be minimized and will be in keeping with the general appearance of neighboring developed areas;
- d. The orientation of the proposed addition 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 addition has been designed to follow the natural contours of the site with minimal grading, minimum impervious cover, and maximum erosion protection.

## CONDITIONS

SC20-0004 – 789 Raymundo Avenue

### **GENERAL**

**1. Expiration**

The Design Review Approval will expire on January 6, 2023 unless prior to the date of expiration, a building permit is issued, or an extension is granted pursuant to Section 14.76.090 of the Zoning Code.

**2. Approved Plans**

This approval is based on the plans received on December 23, 2020 and the materials provided by the applicant, except as may be modified by these conditions.

- e) In order to mitigate bulk and mass concerns resulting from the gable roof forms, revise the proposed gable roof forms to be a lower pitch
- f) The plate heights of the second floor shall be lowered to no more than 8 feet.
- g) The balcony shall be reduced in length to no more than 12 feet
- h) The rear yard fence shall be six feet with a two-foot lattice

**3. Protected Trees**

Tree nos. 1-4, 6-7, 12-16 and the landscape screening (nos. 17-18, 22-31, 36-49, 53-66) shall be protected under this application and cannot be removed without a tree removal permit from the Community Development Director.

**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. Landscaping**

The project shall be subject to the City's Water Efficient Landscape Ordinance (WELo) pursuant to Chapter 12.36 of the Municipal Code if 2,500 square feet or more of new or replaced landscape area, including irrigated planting areas, turf areas, and water features is proposed. Any project with an aggregate landscape area of 2,500 square feet or less may conform to the prescriptive measures contained in Appendix D of the City's Model Water Efficient Landscape Ordinance.

**6. Underground Utility and Fire Sprinkler Requirements**

Additions exceeding fifty (50) percent of the existing living area (existing square footage calculations shall not include existing basements) and/or additions of 750 square feet or more shall trigger the undergrounding of utilities and new fire sprinklers. Additional square footage calculations shall include existing removed exterior footings and foundations being replaced and rebuilt. Any new utility service drops are pursuant to Chapter 12.68 of the Municipal Code.

**7. 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.

## **INCLUDED WITH THE BUILDING PERMIT SUBMITTAL**

### **8. Conditions of Approval**

Incorporate the conditions of approval into the title page of the plans.

### **9. Applicant Acknowledgement of Conditions of Approval**

The applicant shall acknowledge receipt of the final conditions of approval and put in a letter format acceptance of said conditions. This letter will be submitted during the first building permit submittal.

### **10. Tree Protection Note**

On the site plan, show all tree protection fencing and add the following note: "All tree protection fencing shall be chain link and a minimum of five feet in height with posts driven into the ground."

### **11. 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.

### **12. 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.

### **13. Air Conditioner Sound Rating**

Show the location of any new air conditioning units on the site plan including the model number of the units. Provide the manufacturer's specifications showing the sound rating for each unit. The air conditioning units must be located to comply with the City's Noise Control Ordinance (Chapter 6.16) and in compliance with the Planning Division setback provisions. The units shall be screened from view of the street.

### **14. 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**

### **1. Tree Protection**

Tree protection fencing shall be installed around the dripline(s), or as required by the project arborist, of nos. 1-4, 6-7, 12-16 and the landscape screening (nos. 17-18, 22-31, 36-49, 53-66) as shown on the Tree Survey or Site Plan. Tree protection fencing shall be chain link and a minimum

of five feet in height with posts driven into the ground and shall not be removed until all building construction has been completed unless approved by the Planning Division.

## **PRIOR TO FINAL INSPECTION**

### **15. Landscaping Installation**

All front, rear, and side yard landscaping and privacy screening trees shall be maintained as shown on the approved plans or as required by the Planning Division.

### **16. Landscape Privacy Screening**

The landscape intended to provide privacy screening (nos. 17-18, 22-31, 36-49, 53-66) shall be inspected by the Planning Division and shall be supplemented by additional screening material as required to adequately mitigate potential privacy impacts to surrounding properties.

### **17. 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



DATE: January 6, 2021  
AGENDA ITEM # 2

**TO:** Design Review Commission  
**FROM:** Eliana Hassan, Assistant Planner  
**SUBJECT:** SC20-0004 - 789 Raymundo Avenue

**RECOMMENDATION:**  
Consider changes made to design review application SC20-0004 to allow a two-story addition to an existing one-story home.

### PROJECT DESCRIPTION

Design review for a two-story addition to an existing one-story house. The project includes an addition of 936 square feet on the second story and a 49 square foot addition and remodel on the first story of the main house. The project was continued from the December 16, 2020 Design Review Commission meeting. The following table summarizes the project’s technical details:

**GENERAL PLAN DESIGNATION:** Single-Family, Small Lot (4du/net acre)  
**ZONING:** R1-10  
**PARCEL SIZE:** 17,500 square feet  
**MATERIALS:** Board and batten siding, aluminum frame windows, wrought iron railing, wood garage door, standing seam metal roof, wood posts and beams

	Existing	Proposed	Allowed/Required
<b>COVERAGE:</b>	3,662 square feet	4,012 square feet	5,250 square feet
<b>FLOOR AREA:</b>			
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<b>SETBACKS:</b>			
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Right side (1 <sup>st</sup> /2 <sup>nd</sup> )	16.3 feet	16.3 feet/32.1 feet <sup>1</sup>	10 feet/17.5 feet
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<b>HEIGHT:</b>	13.8 feet	25.2 feet	27 feet

<sup>1</sup> As measured per the Site Plan on Sheet A2 of the plans

## **BACKGROUND**

### **Previous Commission Meeting**

On December 16, 2020, the Design Review Commission held a public meeting to consider the proposed project. Staff recommended approval of the project subject to the conditions listed in the staff report. Following staff presentation, the architect and property owner gave a presentation with inconsistent designs from those shown in the plans and staff presentation. The Commission brought up questions and concerns regarding the landscaping, extent of approved/permitted work being done on the site, material choices, second-story plate heights, and the chimney extension.

Following applicant presentation, the project received two public comments from neighbors, both of which expressed concerns for the project. One neighbor had concerns for the proposed roof pitch and noted that a majority of roofs along Raymundo Avenue are hipped rather than gabled. Concerns were also brought up about existing work being done on the property and abiding by construction regulations in the Municipal Code. A second neighbor had concerns related to the proposed detached Accessory Dwelling Unit (ADU). Per Section 14.14.040, notwithstanding any local ordinance regulating the issuance of variances or special use permits, or regulations adopted herein to the contrary, an application to construct an ADU shall be approved or denied ministerially, without discretionary review or hearing. Because the ADU was found to comply with the regulations set forth in Chapter 14.14, the structure cannot be required to be altered as part of a public hearing review.

Following the public comment, the Commission discussed the proposed project and voted unanimously (5-0) to continue the project with direction to provide a complete, cohesive design, a landscape plan, an arborist report for the site, and demonstrate how construction of the second story is going to occur. The Commission also requested that further drawings of the chimney be provided, that the balcony is altered to a more passive use, reduction of the 9-foot second-story plate heights or relocation of the second story massing, and a more integrated roofline that avoids a top-heavy appearance to the second story. The December 16, 2020 Design Review Commission agenda report and draft minutes are attached for reference (Attachments A and B).

## **DISCUSSION**

### **Design Review**

In response to the Commission's direction, the applicant revised the project design as follows:

- Updated cover sheet renderings have been included to show the proposed house with more accurate tree locations.
- The roof materials have been updated to standing seam metal across the entire roof.
- Exterior materials have been updated to include board and batten across the entire elevation. Staff recommended removing the stone veneer to avoid an awkward transition of materials across the front elevation's massing.
- The garage door has been changed to white wood. Applicants note that the new garage door is similar to the garage door at the 735 Raymundo Ave residence.
- The wooden posts in the front porch area were increased to a 12"x12" size.
- The gables on the front elevation have been updated with horizontal bands to help break up the bulk of the roof forms.



- The spiral staircase was removed from the scope of work.
- The master suite has been relocated to the first story and the second story floor plan has been revised to include two bedrooms and a loft space instead.
- A new ventless fireplace is proposed, and the chimney has been removed.
- The existing pool shed has been reduced in area to meet floor area allowances for the R1-10 District.
- Landscape Plan: The applicants confirmed that all existing landscaping will remain. A newly submitted arborist report with tree inventory and construction mitigation is included in Attachment C.
- The tree inventory was updated to show several smaller trees that are located along the side and rear property lines, indicating the presence of more screening than was initially presented. Applicants cross referenced the sheets and removed references to a magnolia tree on the plans.
- Per the applicant's memo, the project's structural engineer verified that the scope of work is not a complete rebuild.
- The ADU has been removed from the submittal to preserve the avocado tree in the rear yard.

The full memo email from the applicants is included in the report as Attachment D. The updated plans are included in the agenda packet reflect these changes as well.

Based on the changes proposed by the applicants, staff believes that the design more closely resembles the elements found on typical modern farmhouse architecture with the consistent standing metal seam roof, garage door changes, and board and batten siding. As noted in the December 16, 2020 staff report, these materials also relate to the existing house at 735 Raymundo Avenue and to another standing seam metal roofed home at 821 Raymundo Avenue. The removal of the chimney and the inclusion of larger scaled wooden posts on the front porch also help bring increased balance and proportionality to the front elevation.

The gable roof forms maintain a 6:12 and 7:12 roof pitch, and staff would still encourage the applicants to reduce the roof pitch of these gables to be more compatible with the neighborhood's low-scale roof pitches. As such, a condition of approval pertaining to the roof pitches is included in this report.

### **Privacy**

Staff believe that the balcony has been designed in a way that meets the intention of the Residential Design Guidelines. The guidelines recommend that second floor decks should be a size (generally four feet in depth) that limits the use of the deck to passive uses. The balcony is four feet in depth, and although the width of 27.8 feet is greater than what is typically seen in rear balconies, the setbacks from the property lines and the side gable roof forms help mitigate privacy concerns. The balcony is approximately 84.3 feet from the rear property line, 39.5 feet from the left side property line, and 33.8 feet from the right side property line. The spiral staircase has also been removed, which helps mitigate the potential for a more active balcony use.

### **Trees and Landscaping**

Per the Commission's direction, the applicants have provided an arborist report that assesses all of the trees on site, along with construction mitigation practices (see Attachment C). The report

concludes that the proposed ADU in the rear would have high impacts to the avocado tree (tree #6) and the applicants have chosen to remove the ADU from the scope of work. The inventory from the arborist shows approximately 46 trees and screening species with a diameter of over 2 inches. While the trees on the left side are more newly planted, the landscaping consists of many screening species such as hop bushes and cherry laurels (trees #35, 42-46). Additionally, the architects provided additional information for existing trees in the Tree Survey (undersized for arborist evaluation) on Sheet A3, which brings the total landscape and screening plants up to 66. Many of these plants are screening species, such as Prunus Carolina, that are not of a mature size yet, but would be comparable in size to those requested by staff as conditional plantings (often 3-5 gallon size pots).

### **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 an addition to an existing single-family dwelling in a residential zone.

### **Public Notification**

A public meeting notice was posted on the property and mailed to 12 nearby property owners on Raymundo Avenue and Vista Grande Avenue. The Notification Map is included in Attachment B.

Cc: Glen Yonekura, Applicant  
Tim Alatorre and Rachael Dilbeck, Architects  
West Valley Ventures LLC, Property Owner

### Attachments:

- A. Design Review Commission Agenda Report, December 16, 2020
- B. Design Review Commission Meeting Minutes, December 16, 2020
- C. Arborist Report
- D. Supplemental Email Correspondence from Architect

## FINDINGS

SC20-0004 – 789 Raymundo Avenue

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

- a. The proposed addition complies with all provision of this chapter;
- b. The height, elevations, and placement on the site of the proposed addition, when considered with reference to the nature and location of residential structures on adjacent lots, will avoid unreasonable interference with views and privacy and will consider the topographic and geologic constraints imposed by particular building site conditions;
- c. The natural landscape will be preserved insofar as practicable by minimizing tree and soil removal; grade changes shall be minimized and will be in keeping with the general appearance of neighboring developed areas;
- d. The orientation of the proposed addition 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 addition has been designed to follow the natural contours of the site with minimal grading, minimum impervious cover, and maximum erosion protection.

## CONDITIONS

SC20-0004 – 789 Raymundo Avenue

### **GENERAL**

**1. Expiration**

The Design Review Approval will expire on January 6, 2023 unless prior to the date of expiration, a building permit is issued, or an extension is granted pursuant to Section 14.76.090 of the Zoning Code.

**2. Approved Plans**

This approval is based on the plans received on December 23, 2020 and the materials provided by the applicant, except as may be modified by these conditions.

- a) In order to mitigate bulk and mass concerns resulting from the gable roof forms, revise the proposed gable roof forms to be a lower pitch

**3. Protected Trees**

Tree nos. 1-4, 6-7, 12-16 and the landscape screening (nos. 17-18, 22-31, 36-49, 53-66) shall be protected under this application and cannot be removed without a tree removal permit from the Community Development Director.

**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. Landscaping**

The project shall be subject to the City's Water Efficient Landscape Ordinance (WELO) pursuant to Chapter 12.36 of the Municipal Code if 2,500 square feet or more of new or replaced landscape area, including irrigated planting areas, turf areas, and water features is proposed. Any project with an aggregate landscape area of 2,500 square feet or less may conform to the prescriptive measures contained in Appendix D of the City's Model Water Efficient Landscape Ordinance.

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**7. 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.

## **INCLUDED WITH THE BUILDING PERMIT SUBMITTAL**

### **8. Conditions of Approval**

Incorporate the conditions of approval into the title page of the plans.

### **9. Applicant Acknowledgement of Conditions of Approval**

The applicant shall acknowledge receipt of the final conditions of approval and put in a letter format acceptance of said conditions. This letter will be submitted during the first building permit submittal.

### **10. Tree Protection Note**

On the site plan, show all tree protection fencing and add the following note: "All tree protection fencing shall be chain link and a minimum of five feet in height with posts driven into the ground."

### **11. 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.

### **12. 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.

### **13. Air Conditioner Sound Rating**

Show the location of any new air conditioning units on the site plan including the model number of the units. Provide the manufacturer's specifications showing the sound rating for each unit. The air conditioning units must be located to comply with the City's Noise Control Ordinance (Chapter 6.16) and in compliance with the Planning Division setback provisions. The units shall be screened from view of the street.

### **14. 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**

### **1. Tree Protection**

Tree protection fencing shall be installed around the dripline(s), or as required by the project arborist, of nos. 1-4, 6-7, 12-16 and the landscape screening (nos. 17-18, 22-31, 36-49, 53-66) as shown on the Tree Survey or Site Plan. Tree protection fencing shall be chain link and a minimum of five feet in height with posts driven into the ground and shall not be removed until all building construction has been completed unless approved by the Planning Division.

## **PRIOR TO FINAL INSPECTION**

### **15. Landscaping Installation**

All front, rear, and side yard landscaping and privacy screening trees shall be maintained as shown on the approved plans or as required by the Planning Division.

**16. Landscape Privacy Screening**

The landscape intended to provide privacy screening (nos. 17-18, 22-31, 36-49, 53-66) shall be inspected by the Planning Division and shall be supplemented by additional screening material as required to adequately mitigate potential privacy impacts to surrounding properties.

**17. 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



DATE: December 16, 2020

AGENDA ITEM #2

**TO:** Design Review Commission  
**FROM:** Eliana Hassan, Assistant Planner  
**SUBJECT:** SC20-0004 – 789 Raymundo Ave

## RECOMMENDATION:

Approve design review application SC20-0004 subject to the listed findings and conditions.

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## PROJECT DESCRIPTION

This is a design review for a two-story addition to an existing one-story house. The project includes an addition of 936 square feet on the second story and a 49 square foot addition and remodel on the first story of the main house. A detached 790 square-foot Accessory Dwelling Unit is proposed in the rear yard area. The following table summarizes the project's technical details:

**GENERAL PLAN DESIGNATION:** Single-Family, Small Lot (4du/net acre)  
**ZONING:** R1-10  
**PARCEL SIZE:** 17,500 square feet  
**MATERIALS:** Smooth stucco, vertical Hardie panel siding, standing seam metal roof, fiberglass shingles, wood posts and beams, wood garage door, wrought iron balcony railing

	Existing	Proposed	Allowed/Required
<b>COVERAGE:</b>	3,042 square feet	3,959 square feet	5,250 square feet
<b>FLOOR AREA:</b>			
First floor	3,560 square feet	3,490 square feet <sup>1</sup>	
Second floor	-	936 square feet	
Total	3,560 square feet	4,426 square feet	4,500 square feet
<b>SETBACKS:</b>			
Front	43.5 feet	43.5 feet	25 feet
Rear	61.8 feet	61.8 feet	25 feet
Right side (1 <sup>st</sup> /2 <sup>nd</sup> )	16.3 feet/-	16.3 feet/27.8 feet	10 feet/17.5 feet
Left side (1 <sup>st</sup> /2 <sup>nd</sup> )	14.6 feet/-	14.6 feet/32.1 feet	10 feet/17.5 feet
<b>HEIGHT:</b>	13.8 feet	25.2 feet	27 feet

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<sup>1</sup> The first story of the main house is increasing in size by 49 square feet. Loss of square footage between existing and proposed floor area is created from the demolition of the existing pool shed in the rear yard. The proposed 790 square-foot Accessory Dwelling Unit is also not counted towards floor area per Section 14.14.025 of the most recent ADU Ordinance Amendments.

## **BACKGROUND**

### **Neighborhood Context**

The subject property is located along an interior lot on Raymundo Avenue and is bordered by North Springer Road to the west and Mountain View Avenue to the east. The neighborhood along Raymundo Avenue is considered a Transitional Character Neighborhood, as defined in the City's Residential Design Guidelines. Transitional character neighborhoods are those that are in the process of changing their character and identity. Major changes include two-story additions in a one-story neighborhood, large homes in a neighborhood of small homes, and many upgraded homes in a neighborhood of older, smaller designs. The homes in the neighborhood context along Raymundo Avenue are predominantly one-story ranch homes with low horizontal eave lines with hipped or gable roofs. Older homes tend to have lower-scale wall plate heights and have similar character using materials such as stucco, horizontal wood siding, and vertical wood siding. Roof materials are diverse along Raymundo Avenue and include wood shake, composition shingles, standing seam metal, and barrel tile. Homes in this area have consistent setbacks along the front yard area but have a mix of landscaping designs. Many homes appear to have been built around the same time, with newer homes slowly transitioning to different materials and increased massing. A two-story project was built at 766 Raymundo Avenue in 2015, and many homes such as those at 735 Raymundo and 821 Raymundo are changing architectural styles to move away from the existing ranch home aesthetics.

## **DISCUSSION**

### **Design Review**

According to the Design Guidelines, in a transitional character neighborhood, a good neighbor design reduces the abrupt changes that result from juxtaposing radically different designs or sizes of structures; proposed projects should not set the extreme and should be designed to soften the transition.

The overall height of the structure with the second story addition increases the existing residence from 13.8 feet tall to 25.2 feet tall, which is of similar height to the existing second story home on 766 Raymundo Drive. According to building permit records, the home on 766 Raymundo Avenue is approximately 26 feet in height, making the height change less abrupt than if there were no houses of similar height in the immediate neighborhood context.

The existing residence has simple massing with hipped roofs and materials consistent with the design of the other houses in the neighborhood context. The forms on the existing first-story front elevation are mostly maintained, however the wall plate height is increased by another foot to form a 9-foot wall plate height. The proposed second story adds relatively simple forms and massing and has a 9-foot wall plate height. While lower scale wall plate heights are typically encouraged at the second-story, staff believes that the impacts of the bulk and mass from the second-story addition are adequately mitigated through the use of side gable roof forms along the side elevations. The front elevation is also 52-feet away from the front property line at its most contained point, which helps reduce the impact impacts of the second-story mass as viewed from the street.

The proposed second story addition and remodel alter the existing roofline by including a mix of side and front-facing gables to replace the existing hipped roof. The existing hipped roof is at a pitch of 4:12, however the front-facing gables are proposed at a pitch of between 6:12 and 7:12. While existing



gables are compatible because they are seen elsewhere in the neighborhood, the high roof pitches would potentially cause an abrupt transition. Staff can support the gable roof forms but would recommend a reduced pitch closer to the existing low scale 4:12 roof forms.

The house's overall proposed architecture is changing from a Spanish revival inspired ranch home to a modern farmhouse inspired style, including a new standing seam metal accent roof area on the front bedroom window and first story roofline. Mixed roof materials are typically undesirable, except in limited situations. The standing seam metal is incorporated in a thoughtful way that highlights a portion of the front roof forms when viewed from the street, which staff can support the usage of. The proposed addition and remodel imitate similar materials used in the immediate neighborhood context, such as stucco and vertical wood siding. While there are no modern farmhouse style houses in the immediate vicinity, there is a one-story modern farmhouse located down the street at 735 Raymundo Avenue that has a standing seam metal roof and metallic window trim. If the applicants wish to further utilize a modern farmhouse aesthetic, staff recommends the use of a board and batten siding similar to 735 Raymundo, however the existing proposed materials help soften the transition of architectural styles by utilizing a vertical siding material seen elsewhere in the neighborhood context.

Overall, with some recommended changes in the conditions of approval, the addition and remodel fit into this transitional character neighborhood by utilizing existing materials and forms.

### **Privacy**

The project proposes to add several windows on the proposed second story and a rear-facing balcony with exterior spiral stairs. The proposed second-story front elevation contains five windows. The two windows closest to the front property line on the right-hand side of the second-story function as clerestory windows for the stairwell. The newly proposed front second-story window has sill heights of between 2.5 and 3.5 feet. Although the sill height is less than the minimum recommended in the Residential Design Guide, the windows are setback over 52 feet from the front property line and should therefore have minimal impacts to privacy.

The right-side elevation adds four windows. Two of the windows in the landing are at 4.5-foot sill heights. The two windows in the master suite are at lower sill heights, however the gable roof form helps mitigate views and creates the illusion of a 4.5 sill height window when viewed from neighboring properties. The left-side elevation proposes no added windows on the second-story and therefore creates no impacts to privacy.

The rear second-story elevation proposes two windows in the master suite and bathroom spaces, as well as a balcony and external spiral staircase. The balcony has been designed in a way that meets the intention of the Residential Design Guidelines. The guidelines recommend that second floor decks should be a size (generally four feet in depth) that limits the use of the deck to passive uses. The balcony is four feet in width, which meets the intent of the guidelines. The balcony is also adequately screened from neighbors with the gable roof forms and existing landscape screening in the rear. This rear balcony space is also connected to the covered porch below with an external spiral staircase. This type of element is not directly mentioned in the Residential Design Guidelines or the Zoning Code, so staff have analyzed it similarly to the balcony regarding privacy concerns. The stairs have a relatively small footprint and are not conducive to passive uses, and therefore do not appear to pose any immediate privacy concerns.

### **Trees and Landscaping**

There is a total of 29 existing mature trees and screening species throughout the site. Aside from the potential removal of a 24" magnolia tree to accommodate a detached Accessory Dwelling Unit, the existing softscape is proposed to remain. The existing landscape trees and screening should help mitigate bulk, mass, and privacy concerns, particularly in the front, rear, and right-side yard areas. Because less than 2,500 square feet of new softscape is proposed, the project is not subject to the Water Efficient Landscape Ordinance (WELO).

### **Development and Design Standards for Accessory Dwelling Units**

The project includes an accessory dwelling unit permit application for a new 790 square-foot detached Accessory Dwelling Unit (ADU), which is not part of the design review application. Once the Design Review Commission provides a recommendation for the new two-story addition, the accessory dwelling unit will be reviewed administratively by the Community Development Department.

Section 14.14.050 of the Municipal Code outlines the standards for single-family residential accessory dwelling units (ADUs). The unit complies with the maximum floor area permitted for an ADU, it is below the maximum permitted 16-foot height, complies with the four-foot setback standard, no portion of the detached ADU extends above the accessory dwelling unit daylight plane standard, and the project complies with ADU parking requirements by providing one uncovered on-site parking space. The accessory dwelling unit's architectural features, window styles, roof slopes, exterior materials, colors, appearance, and design is compatible with the proposed two-story single-family dwelling.

Prior to the issuance of the building permit for the ADU, Section 14.14.040 of the Zoning Code requires the owner must record a deed restriction stating that the ADU may not be rented for periods less than thirty (30) days, and that it may not be transferred or sold separate from the primary dwelling.

### **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 an addition to an existing single-family dwelling in a residential zone.

### **Public Notification**

A public meeting notice was posted on the property and mailed to 12 nearby property owners on Raymundo Avenue and Vista Grande Avenue. The Notification Map is included in Attachment A.

Cc: Glen Yonekura, Applicant  
Tim Alatorre, Architect  
West Valley Ventures LLC, Property Owner

#### Attachments:

- A. Vicinity and Public Notification Maps
- B. Neighborhood Compatibility Worksheet
- C. Material Board

## FINDINGS

SC20-0004 – 789 Raymundo Avenue

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

- a. The proposed addition complies with all provision of this chapter;
- b. The height, elevations, and placement on the site of the proposed addition, when considered with reference to the nature and location of residential structures on adjacent lots, will avoid unreasonable interference with views and privacy and will consider the topographic and geologic constraints imposed by particular building site conditions;
- c. The natural landscape will be preserved insofar as practicable by minimizing tree and soil removal; grade changes shall be minimized and will be in keeping with the general appearance of neighboring developed areas;
- d. The orientation of the proposed addition 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 addition has been designed to follow the natural contours of the site with minimal grading, minimum impervious cover, and maximum erosion protection.

## CONDITIONS

SC20-0004 – 789 Raymundo Avenue

### **GENERAL**

**1. Expiration**

The Design Review Approval will expire on December 16, 2022 unless prior to the date of expiration, a building permit is issued, or an extension is granted pursuant to Section 14.76.090 of the Zoning Code.

**2. Approved Plans**

This approval is based on the plans received on November 23, 2020 and the materials provided by the applicant, except as may be modified by these conditions.

- a) In order to mitigate bulk and mass concerns resulting from the gable roof forms, revise the proposed gable roof forms to be a lower pitch
- b) Revise the vertical Hardie siding portions of the design to have board and batten siding or similar to be more compatible with the modern farmhouse architecture style

**3. Protected Trees**

Tree nos. 1-3, 9-12, and the landscape screening (nos. 4-6, 8, and 14-29) shall be protected under this application and cannot be removed without a tree removal permit from the Community Development Director.

**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. Landscaping**

The project shall be subject to the City's Water Efficient Landscape Ordinance (WELo) pursuant to Chapter 12.36 of the Municipal Code if 2,500 square feet or more of new or replaced landscape area, including irrigated planting areas, turf areas, and water features is proposed. Any project with an aggregate landscape area of 2,500 square feet or less may conform to the prescriptive measures contained in Appendix D of the City's Model Water Efficient Landscape Ordinance.

**6. Underground Utility and Fire Sprinkler Requirements**

Additions exceeding fifty (50) percent of the existing living area (existing square footage calculations shall not include existing basements) and/or additions of 750 square feet or more shall trigger the undergrounding of utilities and new fire sprinklers. Additional square footage calculations shall include existing removed exterior footings and foundations being replaced and rebuilt. Any new utility service drops are pursuant to Chapter 12.68 of the Municipal Code.

**7. 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.

## **INCLUDED WITH THE BUILDING PERMIT SUBMITTAL**

### **8. Conditions of Approval**

Incorporate the conditions of approval into the title page of the plans.

### **9. Applicant Acknowledgement of Conditions of Approval**

The applicant shall acknowledge receipt of the final conditions of approval and put in a letter format acceptance of said conditions. This letter will be submitted during the first building permit submittal.

### **10. Tree Protection Note**

On the site plan, show all tree protection fencing and add the following note: "All tree protection fencing shall be chain link and a minimum of five feet in height with posts driven into the ground."

### **11. 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.

### **12. 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.

### **13. Air Conditioner Sound Rating**

Show the location of any new air conditioning units on the site plan including the model number of the units. Provide the manufacturer's specifications showing the sound rating for each unit. The air conditioning units must be located to comply with the City's Noise Control Ordinance (Chapter 6.16) and in compliance with the Planning Division setback provisions. The units shall be screened from view of the street.

### **14. 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**

### **1. Tree Protection**

Tree protection fencing shall be installed around the dripline(s), or as required by the project arborist, of tree nos. 1-3, 9-12, and the landscape screening (nos. 4-6, 8, and 14-29) as shown on the site plan. Tree protection fencing shall be chain link and a minimum of five feet in height with posts driven into the ground and shall not be removed until all building construction has been completed unless approved by the Planning Division.

## **PRIOR TO FINAL INSPECTION**

### **15. Landscaping Installation**

All front, rear, and side yard landscaping and privacy screening trees shall be maintained as shown on the approved plans or as required by the Planning Division.

### **16. Landscape Privacy Screening**

The landscape intended to provide privacy screening shall be inspected by the Planning Division and shall be supplemented by additional screening material as required to adequately mitigate potential privacy impacts to surrounding properties.

### **17. 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).

**MINUTES OF THE REGULAR MEETING OF THE DESIGN REVIEW COMMISSION OF THE CITY OF LOS ALTOS, HELD ON WEDNESDAY, DECEMBER 16, 2020 BEGINNING AT 7:01 P.M. AT LOS ALTOS CITY HALL, ONE NORTH SAN ANTONIO ROAD, LOS ALTOS, CALIFORNIA**

Please Note: Per California Executive Order N-29-20, the Commissions will meet via teleconference only. Members of the Public may call (650) 242-4929 to participate in the conference call (Meeting ID: 149 985 7129 or via the web at <https://meetings.ringcentral.com/j/1499857129> (Password: 019598) Members of the Public may only comment during times allotted for public comments. Public testimony will be taken at the direction of the Commission Chair and members of the public may only comment during times allotted for public comments. Members of the public are also encouraged to submit written testimony prior to the meeting at [DesignReviewCommission@losaltosca.gov](mailto:DesignReviewCommission@losaltosca.gov) or [Planning@losaltosca.gov](mailto:Planning@losaltosca.gov). Emails received prior to the meeting will be included in the public record.

## ESTABLISH QUORUM

PRESENT: Chair Ma, Vice-Chair Bishop, Commissioners Blockhus, Kirik, and Harding  
STAFF: Planning Services Manager Persicone, Associate Planner Gallegos and Assistant Planner Hassan

## 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 December 2, 2020.

Action: Upon a motion by Commissioner Harding, seconded by Commissioner Kirik, the Commission approved the minutes from the December 2, 2020 regular meeting as written.

The motion was approved (5-0) by the following vote:

AYES: Bishop, Blockhus Harding, Kirik, and Ma

NOES: None

### DISCUSSION

2. **SC20-0004 - Glen Yonekura - 789 Raymundo Avenue**  
Design review for a two-story addition to an existing one-story house. The project includes an addition of 936 square feet on the second story and a 49 square foot addition and remodel on the first story of the main house. *Project Planner: Hassan*

Assistant Planner Hassan presented the staff report recommending approval of design review application SC20-0004 subject to the listed findings and conditions and answered Commissioner questions.

Glen Yonekura, project applicant/architect, presented the project and answered Commissioner questions.

Rachel D. project manager from Domum, gave a detailed PowerPoint presentation for the project and

answered Commissioner questions.

#### Public Comment

Neighbor Nancy Ellickson stated that she sent a letter, the majority of roofs in the neighborhood are 4:12 pitch, and the house should be shorter with hip roofs, not gabled.

Carol and Joel Sidel stated concerns with the ADU being four feet from their fence with no landscape screening for privacy. She has gardens that she will lose because of the shade from the ADU roofline.

Chair Ma closed the Public Comment section of the meeting and Commission discussion then proceeded.

Action: Upon a motion by Commissioner Kirik, seconded by Vice-Chair Bishop, the Commission continued design review application SC20-0004 with the following direction to the applicant and requested said modifications be brought back to the Design Review Commission:

- A complete cohesive set of plans that reflects the current design that was presented tonight;
- Include a landscape screening plan along the side and rear property lines so the neighbors are aware of what is being proposed;
- If a new fence is to be built, show it on the landscape plan;
- Provide an arborist report on the Magnolia/Avocado tree and that it will survive construction of the ADU and whether the ADU location will allow for adequate screening along the property line;
- Provide better drawings delineating how the second story construction is going to occur (i.e., is this truly a remodel or a complete rebuild);
- Provide further information on whether the chimney can be extended as shown;
- Further reduction of the balcony in the rear to not be as active given it has a spiral staircase;
- Reduce the second story plate height to reduce bulk and mass; and
- Better integrate the first-floor roofline into the second-floor walls so not to have a bulky top-heavy appearance that the proposed house currently does.

The motion was approved (5-0) by the following vote:

AYES: Bishop, Blockhus, Harding, Kirik and Ma

NOES: None

### **3. SC20-0013 - Minerva Abad - 1170 Payne Drive**

Design review for a new two-story house. The project will include a new house with 2,593 square feet at the first story and 1,365 square feet at the second story. The project includes a 796 square-foot attached accessory dwelling unit, which is not part of the design review application. *Project Planner: Gallegos*

Associate Planner Gallegos presented the staff report recommending approval of design review application SC20-0013 subject to the listed findings and conditions and answered Commissioner questions.

Project applicant/designer, Minerva Abad, presented the project and answered Commissioner questions.

#### Public Comment

Property owner Payne LLC discussed a neighbor's concerns about construction activity and its impact on the street and the driveway location and explained the solutions he provided to her.

Chair Ma closed the Public Comment section of the meeting and Commission discussion then proceeded.



Action: Upon a motion by Commissioner Harding, seconded by Commissioner Blockhus, the Commission approved design review application SC20-0013 per the staff report findings and conditions.

The motion was approved (5-0) by the following vote:

AYES: Bishop, Blockhus, Harding, Kirik and Ma

NOES: None

## **COMMISSIONERS' REPORTS AND COMMENTS**

Chair Ma asked for the newly approved ADU regulations and Commissioner Kirik asked for a memo regarding ADUs that will convey to the public that the Design Review Commission cannot weigh in on the design for an ADU.

## **POTENTIAL FUTURE AGENDA ITEMS**

Planning Services Manager Persicone went over future agenda items on the January 6, January 20, and February 3, 2021 DRC meetings. He announced that Councilwoman Enander is the Design Review Commission's new liaison and would like to talk to the Commission before the Joint Meeting with the new City Council tentatively scheduled for February 2, 2021.

## **ADJOURNMENT**

Chair Ma adjourned the meeting at 9:04 PM.

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Guido Persicone, AICP  
Planning Services Manager

# ATTACHMENT C

## Kielty Arborist Services LLC

Certified Arborist WE#0476A

P.O. Box 6187

San Mateo, CA 94403

650- 515-9783

December 21<sup>st</sup>, 2020

GPR Ventures/ Duke Capital Ventures/ West Valley Ventures  
Attn: Kyle Fahey

Site: 789 Raymundo Avenue, Los Altos CA

Dear Mr. Fahey,

As requested on Wednesday, November 4<sup>th</sup>, 2020, I visited the above site for the purpose of inspecting and commenting on the trees. A home remodel with addition and ADU is proposed for this site, and as required by the City of Los Altos, a survey of the trees and a tree protection plan will be provided within this report. Site plans A1 through A10 dated 12/18/20 were reviewed for writing this report. All work within 10 times the diameter of a protected tree on site will need to be reviewed by the Project Arborist. This report will go over the existing health of the protected trees and give recommendations for construction as needed.

### **Method:**

The significant trees on this site were located on a map 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.

### **Survey Key:**

**DBH**-Diameter at breast height (54" above grade)

**CON**- Condition rating (1-100)

**HT/SP**- Tree height/ canopy spread

\*indicates neighbor's trees

**P**-Indicates protected tree by city ordinance

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**Survey:**

<b>Tree#</b>	<b>Species</b>	<b>DBH</b>	<b>CON</b>	<b>HT/SP</b>	<b>Comments</b>
1P	Silver maple ( <i>Acer saccharinum</i> )	37.1	D	30/30	Fair vigor, poor form, topped in past, poor species.
2P	Silver maple ( <i>Acer saccharinum</i> )	28.4	D	40/30	Fair vigor, poor form, topped in past, poor species.
3P	Deodar cedar ( <i>Cedrus deodara</i> )	35.7	B	50/30	Good vigor, good form.
4*P	Deodar cedar ( <i>Cedrus deodara</i> )	30est	C	55/40	Good vigor, poor form, codominant at 20 feet, 4 feet from property line, recommended crown reduction pruning to reduce risk of limb failure.
5*	Coast live oak ( <i>Quercus agrifolia</i> )	12est	B	20/20	Good vigor, fair form, at property line.
6	Avocado ( <i>Persea americana</i> )	10.2-7.8	B	20/20	Good vigor, good form, codominant at 3 feet
7	Apple ( <i>Malus sp.</i> )	8.0	B	12/12	Good vigor, fair form, dense.
8	Peach ( <i>Prunus persica</i> )	4.5	D	10/10	Fair vigor, poor form, sun scald, leans, decay on trunk.
9	Apple ( <i>Malus sp.</i> )	5.9	B	15/10	Good vigor, fair form, well maintained.
10	Cherry ( <i>Prunus serrulata</i> )	8.3	D	18/10	Fair vigor, poor form, heavy decay on trunk.
11	Cherry ( <i>Prunus serrulata</i> )	5.2	D	15/6	Fair vigor, poor form, heavy decay on trunk at base.
12	Birch ( <i>Betula pendula</i> )	7.2	B	35/12	Fair vigor, fair form.
13	Birch ( <i>Betula pendula</i> )	5.2	B	35/10	Fair vigor, fair form.
14	Birch ( <i>Betula pendula</i> )	4.3	B	25/8	Fair vigor, fair form.

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(3)

**Survey:**

<b>Tree#</b>	<b>Species</b>	<b>DBH</b>	<b>CON</b>	<b>HT/SP</b>	<b>Comments</b>
15	Privet ( <i>Ligustrum japonicum</i> )	8.2	C	20/12	Fair vigor, fair form, suppressed minor dead wood.
16P	Redwood ( <i>Sequoia sempervirens</i> )	17.5	A	40/10	Good vigor, good form.
17	Pittosporum ( <i>Pittosporum tenuifolium</i> )	5.8-4.6	C	15/10	Fair vigor, poor form, codominant at grade.
18	Pittosporum ( <i>Pittosporum tenuifolium</i> )	7.5-7.8	C	20/10	Fair vigor, poor form, codominant.
19	Avocado ( <i>Persea americana</i> )	5.4	C	12/10	Fair to poor vigor, fair form, suppressed.
20	Orange ( <i>Citrus sp.</i> )	4.0	B	12/12	Good vigor, fair form.
21	Orange ( <i>Citrus sp.</i> )	9.0@base	C	10/10	Fair vigor, fair form.
22	Pittosporum ( <i>Pittosporum tenuifolium</i> )	6.0	C	12/8	Fair vigor, fair form, poorly maintained hedge material.
23	Pittosporum ( <i>Pittosporum tenuifolium</i> )	6.0	C	12/8	Fair vigor, fair form, poorly maintained hedge material.
24	Pittosporum ( <i>Pittosporum tenuifolium</i> )	6.0	C	12/8	Fair vigor, fair form, poorly maintained hedge material.
25	Pittosporum ( <i>Pittosporum tenuifolium</i> )	6.0	C	12/8	Fair vigor, fair form, poorly maintained hedge material.
26	Pittosporum ( <i>Pittosporum tenuifolium</i> )	6.0	C	12/8	Fair vigor, fair form, poorly maintained hedge material.
27	Pittosporum ( <i>Pittosporum tenuifolium</i> )	6.0	C	12/8	Fair vigor, fair form, poorly maintained hedge material.
28	Pittosporum ( <i>Pittosporum tenuifolium</i> )	6.0	C	12/8	Fair vigor, fair form, poorly maintained hedge material.

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**Survey:**

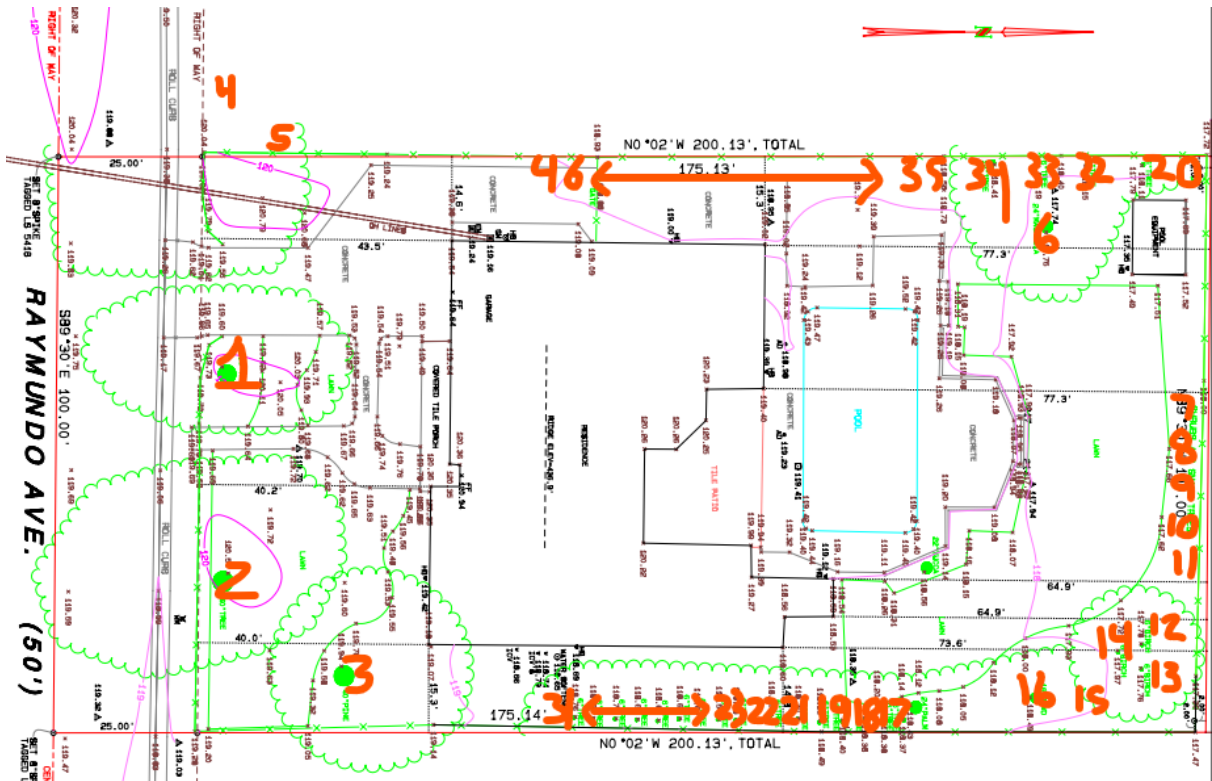
<b>Tree#</b>	<b>Species</b>	<b>DBH</b>	<b>CON</b>	<b>HT/SP</b>	<b>Comments</b>
29	Pittosporum ( <i>Pittosporum tenuifolium</i> )	6.0	C	12/8	Fair vigor, fair form, poorly maintained hedge material.
30	Pittosporum ( <i>Pittosporum tenuifolium</i> )	6.0	C	12/8	Fair vigor, fair form, poorly maintained hedge material.
31	Pittosporum ( <i>Pittosporum tenuifolium</i> )	6.0	C	12/8	Fair vigor, fair form, poorly maintained hedge material.
32	Lemon ( <i>Citrus sp.</i> )	6@base	B	12/7	Fair vigor, fair form.
33	Orange ( <i>Citrus sp.</i> )	8@base	B	12/6	Fair vigor, fair form.
34	Lemon ( <i>Citrus sp.</i> )	8@base	B	12/11	Fair vigor, fair form.
35	Cherry laurel ( <i>Prunus caroliniana</i> )	3.0	A	10/3	Good vigor, good form recently planted.
36	Ornamental plum ( <i>Prunus cerasifera</i> )	3.0	A	10/4	Good vigor, good form recently planted.
37	Ornamental plum ( <i>Prunus cerasifera</i> )	3.0	A	10/4	Good vigor, good form recently planted.
38	Ornamental plum ( <i>Prunus cerasifera</i> )	3.0	A	10/5	Good vigor, good form recently planted.
39	Ornamental plum ( <i>Prunus cerasifera</i> )	3.0	A	10/4	Good vigor, good form recently planted.
40	Ornamental plum ( <i>Prunus cerasifera</i> )	3.0	A	10/4	Good vigor, good form recently planted.
41	Ornamental plum ( <i>Prunus cerasifera</i> )	3.0	A	10/4	Good vigor, good form recently planted.
42	Hop bush ( <i>Dodonaea viscosa</i> )	2.0	A	8/4	Good vigor, good form, recently planted.

789 Raymundo /12/21/20

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Survey:

Tree#	Species	DBH	CON	HT/SP	Comments
43	Cherry laurel ( <i>Prunus caroliniana</i> )	3.0	A	8/4	Good vigor, good form recently planted.
44	Hop bush ( <i>Dodonaea viscosa</i> )	2.0	A	6/3	Good vigor, good form, recently planted.
45	Cherry laurel ( <i>Prunus caroliniana</i> )	3.0	A	8/4	Good vigor, good form recently planted.
46	Hop bush ( <i>Dodonaea viscosa</i> )	2.0	A	7/3	Good vigor, good form, recently planted.



Showing tree locations

**Site observations:**

The existing landscape is in fair condition. The only protected trees surveyed are trees #1-4 and #16. Many small screening trees were observed at the property line fences.



**Showing avocado tree**

**ADU and Avocado tree #10:**

The proposed ADU is shown within a foot from avocado tree #10. This tree is not of a protected size. At this distance impacts would be high, and the tree would not be expected to survive the excavation. A minimum construction off set distance of 7 feet for a standard foundation is need for the tree to be retained with mitigation measures in place. The foundation when within 15 feet from this tree will need to be hand excavated. Encountered roots will need to be cleanly cut where needed. The tree will need to be irrigated every week for the first year following the root cutting. A soaker hose is recommended to be placed as close as possible to the foundation and turned on weekly until the top foot of soil is saturated. A fertilizer high in phosphorus shall be applied the following Spring to encourage new root growth. The tree is recommended to be monitored for any needed mitigations. The second year following construction irrigation can be reduced to every 2 weeks.



**Summary of existing tree health for the protected trees observed:**

Silver maple trees #1 and #2 were given a poor condition rating. Both trees have been topped in the past resulting in an abundance of sprout growth. Trees that have been topped in this manner will need annual maintenance to maintain a level of safety. Topping trees increases risk of future limb failure and also weakens tree roots. The silver maple trees shall be kept at their current size through annual crown reduction pruning.

**Showing silver maple trees #1 and #2**



Deodar cedar tree #3 is in good condition. The tree maintains apical dominance and is a great asset for the property.

Deodar cedar tree #4 is on the neighbor's property at 4 feet from the property line. This tree has lost apical dominance and is codominant at 20 feet. Crown reduction pruning is recommended to reduce risk of a limb/ leader failure. Cabling the codominant leaders will further reduce risk of a leader failure.

**Showing neighbor's cedar tree #4**



Redwood tree #16 is in excellent condition. Supplemental irrigation during the dry season will need to be retained for this tree.

**Showing redwood tree #16**

**Impacts:**

No impacts are expected from the proposed addition/remodel for the protected trees on site. The following tree protection plan will help to protect the trees during construction activity on site.



**Tree Protection Plan:***Tree Protection Zones*

Tree protection zones should be installed and maintained throughout the entire length of the project. Prior to the commencement of any Development Project, a chain link fence shall be installed at the drip line (canopy spread) of any protected tree which will or will not be affected by the construction. Non-protected trees to be retained shall also be protected in the same way. The drip line shall not be altered in any way so as to increase the encroachment of the construction. When work is to take place underneath a tree's dripline, fencing must be placed as close as possible to the tree proposed work. If an area of access is needed underneath a tree's canopy, the area shall be protected by a landscape barrier. Fencing for the protection zones should be 6-foot-tall metal chain link type supported by 2 inch metal poles pounded into the ground by no less than 2 feet. The support poles should be spaced no more than 10 feet apart on center. 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. Excavation, grading, soil deposits, drainage and leveling is prohibited within the tree protection zones without the project arborist consent. No wires, signs or ropes shall be attached to the protected trees on site. Utility services and irrigation lines shall all be placed outside of the tree protection zones when possible. When access is needed and tree protection fencing restricts access a landscape barrier shall be installed to protect the non-protected root zone.

*Landscape Barrier zone*

If for any reason 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 tree protection fencing is required. The landscape buffer will help to reduce compaction to the unprotected root zone.

*Inspections*

The site arborist will need to verify that tree protection fencing has been installed before the start of construction. The site arborist must inspect the site anytime excavation work is to take place underneath a protected tree's dripline. It is the contractor's responsibility to contact the site arborist if excavation work is to take place underneath the protected trees on site. Kielty Arborist Services can be reached at [kkarbor0476@yahoo.com](mailto:kkarbor0476@yahoo.com) or by phone at (650) 515-9783 (Kevin), or (650) 532-4418 (David).

*Root Cutting and Grading*

If for any reason roots are to be cut, they shall be monitored and documented. Large roots (over 2" diameter) or large masses of roots to be cut must be inspected by the site arborist. The site arborist, at this time, may recommend irrigation or fertilization of the root zone. All roots needing to be cut should be cut clean with a saw or lopper. Roots to be left exposed for a period of time should be covered with layers of burlap and kept moist. The site arborist must first give consent if roots over 2 inches in diameter are to be cut.

*Trenching and Excavation*

Trenching for foundation, irrigation, drainage, electrical or any other reason shall be done by hand when inside the dripline of a protected tree. Hand digging and the careful placement of pipes below or besides protected roots will significantly reduce root loss, thus reducing trauma to the tree. All trenches shall be backfilled with native materials and compacted to near its original level, as soon as possible and if possible. Trenches to be left open for a period of time, will require the covering of all exposed roots with burlap and be kept moist. The trenches will also need to be covered with plywood to help protect the exposed roots.

*Irrigation*

Normal irrigation shall be maintained on this site at all times. The imported trees will require normal irrigation. On a construction site, I recommend irrigation during winter months, 1 time per month. Seasonal rainfall may reduce the need for additional irrigation. During the warm season, April – November, my recommendation is to use heavy irrigation, 2 times per month. This type of irrigation should be started prior to any excavation. The irrigation will improve the vigor and water content of the trees. The on-site arborist may make adjustments to the irrigation recommendations as needed. The foliage of the trees may need cleaning if dust levels are extreme. Removing dust from the foliage will help to reduce mite and insect infestation. Native oak trees shall not be irrigated unless directed by the project arborist.

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

Sincerely,

Kevin R. Kielty *Kevin Kielty*  
Certified Arborist WE#0476A

David Beckham  
Certified Arborist WE#10724A  
TRAQ Qualified  
*David Beckham*

## Kielty Arborist Services

P.O. Box 6187  
San Mateo, CA 94403  
650-515-9783

### ARBORIST DISCLOSURE STATEMENT

Arborists are tree specialists who use their education, knowledge, training and experience to examine trees, recommend measures to enhance the beauty and health of trees, and attempt to reduce the risk of living near trees. Clients may choose to accept or disregard the recommendations of the arborist, or seek additional advice.

Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that fail in ways we do not fully understand. Conditions are often hidden within trees and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period of time. Likewise, remedial treatments, like a medicine, cannot be guaranteed.

Treatment, pruning, and removal of trees may involve considerations beyond the scope of the arborist's services such as property boundaries, property ownership, site lines, disputes between neighbors, landlord-tenant matters, etc. Arborists cannot take such issues into account unless complete and accurate information is given to the arborist. The person hiring the arborist accepts full responsibility for authorizing the recommended treatment or remedial measures.

*Trees can be managed, but they cannot be controlled. To live near a tree is to accept some degree of risk. The only way to eliminate all risks is to eliminate all trees.*

Arborist: Kevin Kielty David Beckham  
Kevin R. Kielty David Beckham

Date: December 21<sup>st</sup>, 2020

# ATTACHMENT D

**Eliana Hassan**

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**From:** Rachael Dilbeck <rachael@domum.design>  
**Sent:** Wednesday, December 23, 2020 5:20 PM  
**To:** Eliana Hassan  
**Cc:** Kyle Fahey; Guido Persicone; Glen Yonekura; Kevin Fahey  
**Subject:** Re: 789 Raymundo Ave Follow up 12/21/2020  
**Attachments:** 20-1223 - WVV - Raymundo TWO STORY.pdf

Hi Ellie,

1. The spiral stair is still mentioned in the area summary – please remove the spiral stairs from the area summary on Sheets A6 and A1.

Completed

2. On Sheet A1, also make sure to include the 113 sq ft pool shed in the proposed floor area/lot coverage calculations since it's proposed to remain.

The shed is added onto the lot coverage/floor area but to ensure that we are not over on square footage we will reduce the side of the shed to 74sf.

3. The arborist report lists trees with their diameter in inches (DBH). I would recommend revising the tree table to show all trees with their DBH instead of including the width (ft) on Sheet A3. If you can include the tree drip lines on this sheet, I think it would help orient the Commission a bit better as well.

Added the BDH to the table, in addition to the height and spread. Also showing the spread of the tree on the site plan.

4. We would encourage you to consider eliminating the stone veneer, as it creates a potentially awkward transition point along a flat surface on the front and side elevation.

Stone has been replaced with B&B

5. We would also recommend changing the garage to have a horizontal band similar to those proposed on the other front gables for consistency and to break up the mass of the garage (one of the Commissioners mentioned the garage mass being an issue in the first meeting).

Added a belly band to above the garage.

Please let me know if you have any questions or concerns.

We appreciate all your help. Hope you have a great Christmas!

Best,

**\*In observance of the Christmas and New Year's holiday our office will be closed December 24th - January 3rd.\***



Rachael Dilbeck, Domum, 6532 Lonetree Blvd, Suite 102, Rocklin, CA 95765

On Wed, Dec 23, 2020 at 1:59 PM Eliana Hassan <[ehassan@losaltosca.gov](mailto:ehassan@losaltosca.gov)> wrote:

Hello Rachel,

We should still be able to make the hearing date as long as we receive revised pages before we publish the online posting/staff report next week.

Thanks,

Ellie



**Eliana Hassan | Assistant Planner | City of Los Altos**

Community Development Dept. | Planning Division

650-947-2696 | [ehassan@losaltosca.gov](mailto:ehassan@losaltosca.gov)

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**From:** Rachael Dilbeck <[rachael@domum.design](mailto:rachael@domum.design)>

**Sent:** Wednesday, December 23, 2020 1:52 PM

**To:** Eliana Hassan <[ehassan@losaltosca.gov](mailto:ehassan@losaltosca.gov)>

**Cc:** Kyle Fahey <[kyle@dukecv.com](mailto:kyle@dukecv.com)>; Guido Persicone <[gpersicone@losaltosca.gov](mailto:gpersicone@losaltosca.gov)>; Glen Yonekura

<[Glen@dukecv.com](mailto:Glen@dukecv.com)>; Kevin Fahey <[kevin@dukecv.com](mailto:kevin@dukecv.com)>; Jon Biggs <[jbiggs@losaltosca.gov](mailto:jbiggs@losaltosca.gov)>

**Subject:** Re: 789 Raymundo Ave Follow up 12/21/2020

Thank you for this feedback. I will get on these edits. If I am able to have them back to you today are we able to make the January 6th hearing?

Best,

**\*In observance of the Christmas and New Year's holiday our office will be closed December 24th - January 3rd.\***



Rachael Dilbeck, Domum, 6532 Lonetree Blvd, Suite 102, Rocklin, CA 95765

On Wed, Dec 23, 2020 at 1:46 PM Eliana Hassan <[ehassan@losaltosca.gov](mailto:ehassan@losaltosca.gov)> wrote:

Hello Rachel and all,

Unfortunately Guido is out of office this week, however I was able to review your revisions with the Community Development Director (Jon Biggs) since he was familiar with the project scope after discussions with Glen. We are able to take your plans to the January 6<sup>th</sup> DRC Meeting and will provide a property posting by the end of today (it will need to be put up by December 27<sup>th</sup>).

In general, a continued item for a Design Review Commission meeting becomes more of a dialogue between architects/applicants and the Commission, and staff will be taking a more neutral position on the item by reporting on the changes that have been made. Given the previous neighborhood feedback for the project, we do recommend reaching out to neighbors to show them the changes being made and see if you can get any support.

There are a few minor changes we request for the plans. The spiral stair is still mentioned in the area summary – please remove the spiral stairs from the area summary on Sheets A6 and A1. On Sheet A1, also make sure to include the 113 sq ft pool shed in the proposed floor area/lot coverage calculations since it's proposed to remain.

The arborist report lists trees with their diameter in inches (DBH). I would recommend revising the tree table to show all trees with their DBH instead of including the width (ft) on Sheet A3. If you can include the tree driplines on this sheet, I think it would help orient the Commission a bit better as well.

We had a few recommendations after our discussion about the design today. Based on feedback from the Commission and from Jon Biggs, we would encourage you to consider eliminating the stone veneer, as it creates a potentially awkward transition point along a flat surface on the front and side elevation. We would also recommend changing the garage to have a horizontal band similar to those proposed on the other front gables for consistency and to break up the mass of the garage (one of the Commissioners mentioned the garage mass being an issue in the first meeting).

I know you are heading out soon for the holidays, so please let me know if you are able to make these changes.

Sincerely,

Ellie Hassan



**Eliana Hassan | Assistant Planner | City of Los Altos**

Community Development Dept. | Planning Division

650-947-2696 | [ehassan@losaltosca.gov](mailto:ehassan@losaltosca.gov)

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**From:** Rachael Dilbeck <[rachael@domum.design](mailto:rachael@domum.design)>

**Sent:** Tuesday, December 22, 2020 9:59 AM

**To:** Kyle Fahey <[kyle@dukecv.com](mailto:kyle@dukecv.com)>

**Cc:** Guido Persicone <[gpersicone@losaltosca.gov](mailto:gpersicone@losaltosca.gov)>; Eliana Hassan <[ehassan@losaltosca.gov](mailto:ehassan@losaltosca.gov)>; Glen Yonekura <[Glen@dukecv.com](mailto:Glen@dukecv.com)>; Kevin Fahey <[kevin@dukecv.com](mailto:kevin@dukecv.com)>

**Subject:** Re: 789 Raymundo Ave Follow up 12/21/2020

Good morning Ellie and Guido,

## Eliana Hassan

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**From:** Rachael Dilbeck <rachael@domum.design>  
**Sent:** Monday, December 21, 2020 4:56 PM  
**To:** Kyle Fahey  
**Cc:** Guido Persicone; Eliana Hassan; Glen Yonekura; Kevin Fahey  
**Subject:** Re: 789 Raymundo Ave Follow up 12/21/2020  
**Attachments:** 20-1221 - WVV - Raymundo TWO STORY.pdf

Hi Ellie and Guido,

Please see the attachment for the architectural plans that have been updated per the DRC comments. Below is a quick rundown of what we have changed on the plans.

- Fireplace: A new ventless fireplace will be installed so the chimney has been removed.
- Landscape plan needed: All of the landscaping will remain. I have added a detailed list of all of the trees on site in the updated architectural set.
- Tree screening: There are several trees along the sides and back property lines that were not on the landscape plans due to their small size. This is also why I have created a more in-depth list of ALL the trees on site.
- Roof materials: All roof materials are the same standing seam material.
- stairs on the balcony: spiral staircase has been removed.
- Stone keeping: Updated the material list on the exterior elevations to include the stone material and updated board and bat.
- Posts in the front: I increased the size of the posts to be 12" wide.
- Rendering image with trees front yard picture of the trees: Updated renderings have been included to show the house from the street, including the trees.
- Garage door: Garage door has been changed to white and is no longer the modern glass door. The new door is to match the 735 residence.
- Board and batten all the way around: All exterior has been updated to board and bat, except for the stone area.
- Concerns of the overall gutting of the house: We have confirmed with our structural engineer about this and he has said that it is NOT a complete rebuild.
- Inconsistency in drawings: I have cross referenced that there are no references to "magnolia" anywhere on the plans.
- Avocado surviving construction: The ADU has been removed from the submittal so the survivability of the avocado tree is not an issue.

Please let me know if either of you have any questions!

Thank you!!

Best,

**\*In observance of the Christmas and New Year's holiday our office will be closed December 24th - January 3rd.\***



Rachael Dilbeck, Domum, 6532 Lonetree Blvd, Suite 102, Rocklin, CA 95765

On Mon, Dec 21, 2020 at 11:06 AM Kyle Fahey <[kyle@dukecv.com](mailto:kyle@dukecv.com)> wrote:

Hello Guido and Eliana,