



DATE: June 2, 2021
AGENDA ITEM # 5

TO: Design Review Commission
FROM: Sean K. Gallegos, Associate Planner
SUBJECT: SC21-0004 – 444 Fir Lane

RECOMMENDATION:

Approve design review application SC21-0004 subject to the findings and conditions

PROJECT DESCRIPTION

This is a design review application for a remodel and addition to an existing one-story house. The project includes an addition of 794 square feet on the first story and an addition of 396 square feet on the second story. The following table summarizes the project’s technical details:

GENERAL PLAN DESIGNATION: Single-family, Residential
ZONING: R1-20
PARCEL SIZE: 50,050 square feet
MATERIALS: Composition roof shingle, vertical siding, wood clad aluminum windows and wood trim.

	Existing	Proposed	Allowed/Required
LOT COVERAGE:	3,387 square feet	4,181 square feet	12,513 square feet
FLOOR AREA:			
First floor	2,891 square feet	3,685 square feet	
Second floor	-	396 square feet	
Total	2,891 square feet	4,081 square feet	7,775 square feet
SETBACKS:			
Front (Aspen Drive)	25.75 feet	25.75 feet	30 feet
Rear	221.7 feet	192.2 feet	35 feet
Right side (1 st /2 nd)	20.7 feet/-	20.7 feet/104 feet	22 feet/25 feet
Left side (1 st /2 nd)	21.6 feet/-	20.4 feet/25 feet	22 feet/25 feet
HEIGHT:	18.5 feet	26.8 feet	27 feet

BACKGROUND

Neighborhood Context

The property is in a Consistent Character Neighborhood as defined in the City's Residential Design Guidelines. The property is located on the corner of Fir Lane, near the cross-street of Arboretum Drive. The homes in the neighborhood have simple massing, consistent setbacks, similar architectural elements and rustic materials. There is not a defined street tree pattern; however, there are many mature trees and shrubs in the neighborhood context. The houses in this neighborhood are a combination of one-story and two-story homes with simple architecture and rustic materials. The landscape along Fir Lane is varied, but mature trees are dominant in the landscape and along property frontages. The property is on a downslope lot in a hillside area.

DISCUSSION

Design Review

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

According to the Residential Design Guidelines, house modifications should be designed consistent with the original house design and maintain compatibility with the neighborhood. The existing house has a traditional Ranch architectural style with hipped and gable roof forms, low-scaled forms and simple details. The hipped roof form and overall façade has been maintained to minimize the impact of the two-story addition to the overall design of the one-story house. The lower-scale, 794 square-foot first story mass is located along the northwest corner of the residence, and the 396 square-foot second story addition is located above the one-story addition behind the primary ridgeline. The project has gable and hipped roof forms, and low eave lines, which are appropriate and in keeping with the lower profile of the adjacent homes. The project will help to balance the existing massing and maintain the traditional appearance. The proposed addition and remodel relates well to the traditional architectural design style of the existing house with the horizontal eave lines and roof forms. Since the project will be maintaining the existing character and forms, the bulk and mass of the house, as viewed from the street, will be maintained.

The project is using high quality materials consistent with the existing materials, such as vertical siding, wood clad aluminum windows and wood trim, which are integral to the architectural design of the house. Overall, the project design has individual design integrity, and the materials and forms relate well with the surrounding neighborhood.

Due to the downslope nature of the lot, the project minimizes the bulk and scale of the second story along the street frontage by maintaining a low-scale appearance consistent with adjacent properties. The first story plate heights are set relatively low, with eight-foot, six-inch plate heights, consistent with the eight-foot to nine-foot tall plate heights of existing residences in the neighborhood. On the second floor, the design uses lower eight-foot tall wall plates, which is compared with adjacent houses. The second story is positioned behind the primary ridgeline to diminish the perception of bulk when

viewed from the street or adjacent properties along the sides. The massing of the second story is significantly smaller than the first story and it is recessed within the first story roof form to minimize bulk and scale. Overall, the design incorporates simple hipped and gable roof forms and low horizontal eave lines to minimize the two-story massing along the front and side elevations.

The design findings also require that a project not unreasonably interfere with views. Unless there is a view shed or easement across a property, there are no “rights” to a particular view. The intent of the City’s view finding is clarified in Section 4.1 of the Design Guidelines and relates to minimizing the visual impact of a project. On hillside lots, dwellings should reflect the topography by following the contours of the site. Moreover, on downslope lots such as the subject site, the roof should be minimized to diminish the visual prominence of a roof.

The height of the addition is 21 feet, four inches, which is in scale with other 17 feet to 22 feet tall houses within the surrounding neighborhood. The addition is adequately screened with trees and various landscaping and numerous mature trees that line the side and the rear of the property. Overall, staff believes the height of the two-story addition, low-scale roof form and the landscape screening diminishes view impacts to properties from the upslope.

Privacy

On the left (west) side elevation of the second story, there are two new windows: one large three-panel window is added for the bedroom suite with a three-foot sill height, and one small window in the stairwell with a six-foot, six-inch sill height from the stairwell landing. Due to the second story setback of 28.2 to 32.75 feet to the side property line, the proposed pittosporum tenuifolium evergreen screening, and existing mature trees and vegetation along this property line, the design of this elevation will be maintaining a reasonable degree of privacy. Therefore, no privacy impacts occur from the proposed second story windows.

On the right (east) side elevation of the second story, there are five new small windows: three windows are being added for the bedroom suite and two windows are being added for the bathroom. The windows have a three-foot sill height, and one small window in the stairwell with a six-foot, six-inch sill height from the stairwell landing. Due to the second story setback of 109.25 to 122.5 feet to the side property line, and existing mature trees and vegetation along this property line, the design of this elevation will be maintaining a reasonable degree of privacy. Therefore, no privacy impacts occur from the proposed second story windows.

Along the rear (north) second story elevation, there is a four-panel sliding door for the bedroom suite, with a balcony off the suite. The balcony is 14 feet, one inch wide and five feet, seven inches deep, primarily faces the side and rear yards. The balcony size exceeds the four-foot maximum balcony depth recommended in the Residential Design Guidelines; therefore, it may be considered more active in nature due to its depth. A sight line study (Sheet A4.2) shows the existing roof forms and existing and proposed trees along the side property line, and the proposed evergreen screening along the left property line provides screening to obscure sight lines and maintain a reasonable degree of privacy. Due to the balcony having a second story setback of 36 feet to the left side property line, 106.5 feet from the right side property line and 184 feet setback from rear property line, the potential privacy impacts are reduced for adjacent properties. Furthermore, the existing mature trees and vegetation

along all property lines and proposed evergreen screening along the left property line will further contributed to reasonable degree of privacy for adjacent properties.

Landscaping

There are 51 trees on the property, and the project proposes to remove two trees. A complete list of the on-site trees and immediately adjacent trees on adjacent properties is provided in the arborist report on attachment B. The two trees being removed are the following: a 14.5-inch coast live oak tree (No. 47) and a 26.9-inch coast live oak tree (No. 52). Tree No. 47 is being removed due to the tree being severely decayed at grade and it being a hazard to public health and safety, and tree No. 52 is proposed due being diseased with oak root fungus, which has resulted in the tree being in poor health. Therefore, staff is recommending removal of both trees due to being diseased.

The proposed landscaping screening plants along the right (north) side property line and rear (west) property line are outlined in Table 1 below.

Table 1: Screening Plant List

Location	Common Name	Size	Quantity	Description
Left property line	Pittsporum Tenuifolium	15-gallon	3	20' tall x 12-15' wide

With the existing trees, front and exterior side yard landscaping and hardscape, the project meets the City's landscaping regulations and street tree guidelines. Due to the scope of work being limited to a 794 square-foot first story addition at the ground level, the applicant expects to preserve existing landscaping. Therefore, the applicant did not provide a detailed landscape plan for re-landscaping the entire site with the plan set. The site plan reflects the project will preserve the existing shrubs, groundcover type plants and trees throughout the site. In addition to preserving the existing vegetation and trees on the site, the project will be installing new evergreen screening trees along the left property line. If the applicant rehabilitates more than 2,500 square feet of landscape area, Condition No. 5 will require the project to conform to the City's Water Efficient Landscape Ordinance (WELo) pursuant to Chapter 12.36 of the Municipal Code. Overall, the existing and proposed landscaping meets the intent of the City's landscape regulations and street tree guidelines.

Environmental Review

This project is categorically exempt from environmental review under Section 15301 of the California Environmental Quality Act because it involves an addition to an existing single-family structure.

Public Notification

A public meeting notice was posted on the property and mailed to 16 nearby property owners on Fir Lane, Aspen Way and Woods Lane. The Notification Map is included in Attachment C. The applicant has provided an outreach letter, and it is provided as Attachment D.

Correspondence

Staff did not receive any comments from residents.

Cc: Jay and Pamela Jonekait, Property Owners
Bahi Oreizy, Architect/Applicant

Attachments:

- A. Neighborhood Compatibility Worksheet
- B. Arborist Report
- C. Public Notification Map
- D. Public Outreach Letter

FINDINGS

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With regard to design review for the two-story addition, the Design Review Commission finds the following in accordance with Section 14.76.060 of the Municipal Code that:

- a. The proposed addition complies with all provisions 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;
- 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

SC21-0004 – 444 Fir Lane

GENERAL

1. Expiration

The Design Review Approval will expire on May 19, 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

The approval is based on the plans and materials received on April 5, 2021, except as may be modified by these conditions. The scope of work is limited to that shown on the plans and may not exceed rebuilding 50 percent of the existing floor area of the structure.

3. Protected Trees

Trees Nos. 1-18, 20-30, 32-36, 38-43, 44, 48-51, and 53-56, and privacy screening shall be protected under this application and cannot be removed without a tree removal permit from the Community Development Director. Trees Nos. 47 and 52 shall be removed as part of this design review permit application.

4. Tree Removal Approved

Trees Nos. 47 and 52 shown to be removed on plan Sheet A1.1 of the approved set of plans are hereby approved for removal. Tree removal shall not occur until a building permit is submitted and shall only occur after issuance of a demolition permit or building permit. Exceptions to this condition may be granted by the Community Development Director upon submitting written justification.

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

11. Reach Codes

Building Permit Applications submitted on or after January 26, 2021 shall comply with specific amendments to the 2019 California Green Building Standards for Electric Vehicle Infrastructure and the 2019 California Energy Code as provided in Ordinances Nos. 2020-470A, 2020-470B, 2020-470C, and 2020-471 which amended Chapter 12.22 Energy Code and Chapter 12.26 California Green Building Standards Code of the Los Altos Municipal Code. The building design plans shall comply with the standards and the applicant shall submit supplemental application materials as required by the Building Division to demonstrate compliance.

12. California Water Service Upgrades

You are responsible for contacting and coordinating with the California Water Service Company any water service improvements including but not limited to relocation of water meters, increasing water meter sizing or the installation of fire hydrants. The City recommends consulting with California Water Service Company as early as possible to avoid construction or inspection delays.

13. Green Building Standards

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

14. Underground Utility Location

Show the location of underground utilities pursuant to Chapter 12.68 of the Municipal Code. Underground utility trenches shall avoid the drip-lines of all protected trees unless approved by the project arborist and the Planning Division.

15. Air Conditioner Sound Rating

Show the location of any air conditioning unit(s) on the site plan including the model number of the unit(s) and nominal size of the unit. 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.

16. Storm Water Management

Show how the project is in compliance with the New Development and Construction Best Management Practices and Urban Runoff Pollution Prevention program, as adopted by the City for the purposes of preventing storm water pollution (i.e. downspouts directed to landscaped areas, minimize directly connected impervious areas, etc.).

17. Off-haul Excavated Soil

The grading plan shall show specific grading cut and/or fill quantities. Cross section details showing the existing and proposed grading through at least two perpendicular portions of the site or more shall be provided to fully characterize the site. A note on the grading plans should state that all excess dirt shall be off-hauled from the site and shall not be used as fill material unless approved by the Building and Planning Divisions.

PRIOR TO ISSUANCE OF BUILDING OR DEMOLITION PERMIT

18. Tree Protection

Tree protection fencing shall be installed around the driplines, or as required by the project arborist, of trees Nos. 44, 47-51, 53 and 56 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.

19. School Fee Payment

In accordance with Section 65995 of the California Government Code, and as authorized under Section 17620 of the Education Code, the property owner shall pay the established school fee for each school district the property is located in and provide receipts to the Building Division. The City of Los Altos shall provide the property owner the resulting increase in assessable space on a form approved by the school district. Payments shall be made directly to the school districts.

PRIOR TO FINAL INSPECTION

20. Landscaping Installation

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

21. 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.

22. Green Building Verification

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

City of Los Altos

Planning Division

(650) 947-2750

Planning@losaltosca.gov

NEIGHBORHOOD COMPATIBILITY WORKSHEET

In order for your design review application for single-family residential remodel/addition or new construction to be successful, it is important that you consider your property, the neighborhood's special characteristics that surround that property and the compatibility of your proposal with that neighborhood. **The purpose is to help you understand your neighborhood before you begin the design process with your architect/designer/builder or begin any formal process with the City of Los Altos.** *Please note that this worksheet must be submitted with your 1st application.*

The Residential Design Guidelines encourage neighborhood compatibility without necessarily forsaking individual taste. Various factors contribute to a design that is considered compatible with a surrounding neighborhood. The factors that City officials will be considering in your design could include, but are not limited to: design theme, scale, bulk, size, roof line, lot coverage, slope of lot, setbacks, daylight plane, one or two-story, exterior materials, landscaping et cetera.

It will be helpful to have a site plan to use in conjunction with this worksheet. Your site plan should accurately depict your property boundaries. The best source for this is the legal description in your deed.

Photographs of your property and its relationship to your neighborhood (see below) will be a necessary part of your first submittal. Taking photographs before you start your project will allow you to see and appreciate that your property could be within an area that has a strong neighborhood pattern. The photographs should be taken from across the street with a standard 35mm camera and organized by address, one row for each side of the street. Photographs should also be taken of the properties on either side and behind your property from on your property.

This worksheet/check list is meant to help *you* as well as to help the City planners and Planning Commission understand your proposal. Reasonable guesses to your answers are acceptable. The City is not looking for precise measurements on this worksheet.

Project Address _____

Scope of Project: Addition or Remodel _____ **or New Home** _____

Age of existing home if this project is to be an addition or remodel? _____

Is the existing house listed on the City's Historic Resources Inventory? _____

Address: _____

Date: _____

What constitutes your neighborhood?

There is no clear answer to this question. For the purpose of this worksheet, consider first your street, the two contiguous homes on either side of, and directly behind, your property and the five to six homes directly across the street (eight to nine homes). At the minimum, these are the houses that you should photograph. If there is any question in your mind about your neighborhood boundaries, consider a radius of approximately 200 to 300 feet around your property and consider that your neighborhood.

Streetscape

1. Typical neighborhood lot size*:

Lot area: _____ square feet

Lot dimensions: Length _____ feet

Width _____ feet

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

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

Existing front setback if home is a remodel? _____ **28 ft**

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

Existing front setback for house on left _____ ft./on right _____ ft.

Do the front setbacks of adjacent houses line up? _____

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

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

Garage facing front projecting from front of house face _____

Garage facing front recessed from front of house face _____

Garage in back yard _____

Garage facing the side _____

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

Address: _____

Date: _____

4. Single or Two-Story Homes:

What % of the homes in your neighborhood* are:

One-story _____

Two-story _____

5. Roof heights and shapes:

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

Are there mostly hip ____, gable style ____, or other style ____ roofs*?

Do the roof forms appear simple _____ or complex _____?

Do the houses share generally the same eave height _____?

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

What siding materials are frequently used in your neighborhood*?

__ wood shingle __ stucco __ board & batten __ clapboard
__ tile __ stone __ brick __ combination of one or more materials
(if so, describe) _____

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

If no consistency then explain: _____

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

Does your neighborhood* have a consistent identifiable architectural style?

YES NO

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

Address: _____

Date: _____

8. Lot Slope: *(Pg. 25 Design Guidelines)*

Does your property have a noticeable slope? _____

What is the direction of your slope? (relative to the street)

Is your slope higher _____ lower _____ same _____ in relationship to the neighboring properties? Is there a noticeable difference in grade between your property/house and the one across the street or directly behind?

9. Landscaping:

Are there any frequently used or typical landscaping features on your street (i.e. big trees, front lawns, sidewalks, curbs, landscape to street edge, etc.)?

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

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

10. Width of Street:

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

Is there a parking area on the street or in the shoulder area? _____

Is the shoulder area (unimproved public right-of-way) paved, unpaved, gravel, landscaped, and/or defined with a curb/gutter? _____

Address: _____

Date: _____

11. What characteristics make this neighborhood* cohesive?

Such as roof material and type (hip, gable, flat), siding (board and batten, cement plaster, horizontal wood, brick), deep front yard setbacks, horizontal feel, landscape approach etc.:

General Study

- A. Have major visible streetscape changes occurred in your neighborhood?
 YES NO
- B. Do you think that most (~ 80%) of the homes were originally built at the same time?
 YES NO
- C. Do the lots in your neighborhood appear to be the same size?
 YES NO
- D. Do the lot widths appear to be consistent in the neighborhood?
 YES NO
- E. Are the front setbacks of homes on your street consistent (~80% within 5 feet)?
 YES NO
- F. Do you have active CCR's in your neighborhood? (*p.36 Building Guide*)
 YES NO
- G. Do the houses appear to be of similar size as viewed from the street?
 YES NO
- H. Does the new exterior remodel or new construction design you are planning relate in most ways to the prevailing style(s) in your existing neighborhood?
 YES NO

Address: _____

Date: _____

Summary Table

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

Address	Front setback	Rear setback	Garage location	One or two stories	Height	Materials	Architecture (simple or complex)
						Comp. roof shingles, stucco, wood siding	
						Comp. roof shingles, stucco, stone	
						Comp. roof shingles, B&B, brick	
						Clay tile roof, stucco	
						Comp. roof shingles, stucco	
						Clay tile roof, stucco	
						Comp. roof shingles, stucco	
						Comp. roof shingles, B&B, stucco	
						Comp. roof shingles, stucco, comp. siding	

Kielty Arborist Services LLC

Certified Arborist WE#0476A

P.O. Box 6187

San Mateo, CA 94403

650- 525-1464

December 2nd, 2020

Mark Charon
PO BOX 70455
Sunnyvale CA 94086

Site: 444 Fir Lane, Los Altos CA

Dear Mr. Charon,

As requested on Wednesday, August 26th, 2020, and again on November 11th, 2020, I visited the above site for the purpose of inspecting and commenting on the trees. A home addition is in the process of being designed for this site and as required by the City of Los Altos a survey of the trees and a tree protection plan will be included. Currently there is no site plan to review. The site was walked through with the architect and owner. The proposed addition area was shown to Kielty Arborist Services on site. Once plans are made available, they shall be sent to the Project Arborist for further review. Impacts and recommendations will need to be discussed when work is within 10 times the diameter of a protected tree. This report will go over the existing tree health of the trees on site and the proposed tree removal.

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 **R**-indicates proposed removal

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Survey:

Tree#	Species	DBH	CON	HT/SP	Comments
1P	Pepper (<i>Schinus molle</i>)	16.3-17	B	30/25	Good vigor, fair form, codominant at grade, nearby failed pepper tree in past, in irrigated area.
2	Cherry (<i>Prunus serrulata</i>)	6.0	B	10/10	Good vigor, fair form, weeping variety, topped.
3	Black acacia (<i>Acacia melanoxylon</i>)	7.1	F	6/0	Dead, standing stump.
4	Black acacia (<i>Acacia melanoxylon</i>)	7.2	F	25/25	Fair vigor, poor form, leans horizontal, invasive, decay on trunk.
5	Coast live oak (<i>Quercus agrifolia</i>)	14.9	B	30/30	Good vigor, fair form.
6	Bailey acacia (<i>Acacia baileyana</i>)	10.9	D	20/15	Fair vigor, poor form, topped, invasive
7	Bailey acacia (<i>Acacia baileyana</i>)	12.0	D	20/15	Fair vigor, poor form, topped, heavy decay on trunk, invasive
8	Bailey acacia (<i>Acacia baileyana</i>)	8-6-6-4	D	20/15	Fair vigor, poor form, multi leader at grade, topped, invasive
9	Bailey acacia (<i>Acacia baileyana</i>)	9.1	D	20/20	Fair vigor, poor form, topped, decay on trunk, invasive.
10	Bailey acacia (<i>Acacia baileyana</i>)	6.8-6.5	D	20/15	Fair vigor, poor form, topped, suppressed. invasive.
11	Bailey acacia (<i>Acacia baileyana</i>)	6.0	D	15/10	Fair vigor, poor form, leans, invasive.
12	Bailey acacia (<i>Acacia baileyana</i>)	6.9	D	15/12	Fair vigor, poor form, topped, invasive.
13	Bailey acacia (<i>Acacia baileyana</i>)	8.4	D	15/12	Fair vigor, poor form, topped, invasive.
14	Bailey acacia (<i>Acacia baileyana</i>)	7.5-7	D	15/12	Fair vigor, poor form, topped, invasive, codominant at grade.

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(3)

Survey:

Tree#	Species	DBH	CON	HT/SP	Comments
15	Bailey acacia (<i>Acacia baileyana</i>)	8-6	D	15/12	Fair vigor, poor form, topped, codominant, invasive.
16	Bailey acacia (<i>Acacia baileyana</i>)	6.5	F	10/10	Poor vigor, poor form, nearly dead.
17P	Bailey acacia (<i>Acacia baileyana</i>)	16.7-9	D	20/20	Fair vigor, poor form, topped, leans at 45 degrees, extensive decay on trunk.
18	Bailey acacia (<i>Acacia baileyana</i>)	8.9	D	10/10	Fair vigor, poor form, suppressed, no room for tree.
19*P	Coast live oak (<i>Quercus agrifolia</i>)	28est	B	40/40	Fair vigor, fair form, limited visual inspection.
20	Coast live oak (<i>Quercus agrifolia</i>)	11.0	C	30/15	Fair vigor, poor form, suppressed, codominant at 3 feet.
21	Coast live oak (<i>Quercus agrifolia</i>)	12.8	C	30/15	Fair vigor, poor form, suppressed.
22	Bay (<i>Umbellularia californica</i>)	12.5	C	30/12	Fair vigor, fair form, suppressed, leans.
23P	Red iron bark (<i>Eucalyptus sideroxylon</i>)	47.6	F	60/40	Fair vigor, poor form, history of limb loss, poor species, mature, root rot signs at base of tree, loose bark, high risk limbs in tree.
24P	Coast live oak (<i>Quercus agrifolia</i>)	26.8	B	50/50	Fair vigor, fair form, heavy lateral limbs, prune and cable, on side of tree root crown buried, tree well recommended.
25	Coast live oak (<i>Quercus agrifolia</i>)	13.0	F	8/6	Fair vigor, poor form, failed tree, trunk sprouts.
26	Coast live oak (<i>Quercus agrifolia</i>)	7.6	C	25/15	Fair vigor, fair to poor form, leans over street.
27P/R	Incense cedar (<i>Calocedrus decurrens</i>)	16.5	F	40/15	NEARLY DEAD.
28	Coast live oak (<i>Quercus agrifolia</i>)	13.1	D	30/20	Fair vigor, fair to poor form, leans over street, decay at base on tension side of lean.

444 Fir Lane /12/2/20

(4)

Survey:

Tree#	Species	DBH	CON	HT/SP	Comments
29	Coast live oak (<i>Quercus agrifolia</i>)	14.3	B	30/20	Fair vigor, fair form, upright form.
30P	Coast live oak (<i>Quercus agrifolia</i>)	24.4	B	35/40	Fair vigor, fair form, decay on trunk, expose root crown, tree well recommended.
31*P	Italian stone pine (<i>Pinus pinea</i>)	18est	F	50/30	DEAD, Hazard.
32	Red iron bark (<i>Eucalyptus sideroxylon</i>)	13.3-12.8-7.5	D	50/30	Fair vigor, poor form, topped, heart wood rot, poor species.
33	Red iron bark (<i>Eucalyptus sideroxylon</i>)	12.9-10-6-5	D	30/25	Fair vigor, poor form, topped.
34P	Red iron bark (<i>Eucalyptus sideroxylon</i>)	16.5-6.9-15	D	40/25	Fair vigor, poor form, topped, codominant at grade.
35	Red iron bark (<i>Eucalyptus sideroxylon</i>)	8.7-8.6-6.1-5.6	D	30/25	Fair vigor, poor form, multi leader at grade, suppressed, topped.
36	Red iron bark (<i>Eucalyptus sideroxylon</i>)	14-13	D	45/30	Fair vigor, poor form, topped, codominant at 1 foot.
37*P	Red iron bark (<i>Eucalyptus sideroxylon</i>)	15-13-12-10	D	45/30	Fair vigor, poor form, topped, codominant, 6 feet from property line fence.
38	Red iron bark (<i>Eucalyptus sideroxylon</i>)	13-6-5-5	D	35/30	Fair vigor, poor form, topped, multi leader at grade, decay on leaders.
39	Red iron bark (<i>Eucalyptus sideroxylon</i>)	9.7-8.5-9.4	D	35/30	Fair vigor, poor form, suppressed, multi leader at 2 feet, decay on trunk.
40P	Coast live oak (<i>Quercus agrifolia</i>)	20.5	F	35/40	Fair to poor vigor, poor form, bleeding cankers on trunk, beetle damage on trunk, 30% loss of cambium est. die back and dead wood throughout canopy, heavy sprouting on limbs.
41	Coast live oak (<i>Quercus agrifolia</i>)	13.0	B	35/20	Good vigor, fair form, young, suppressed.

444 Fir Lane /12/2/20

(5)

Survey:

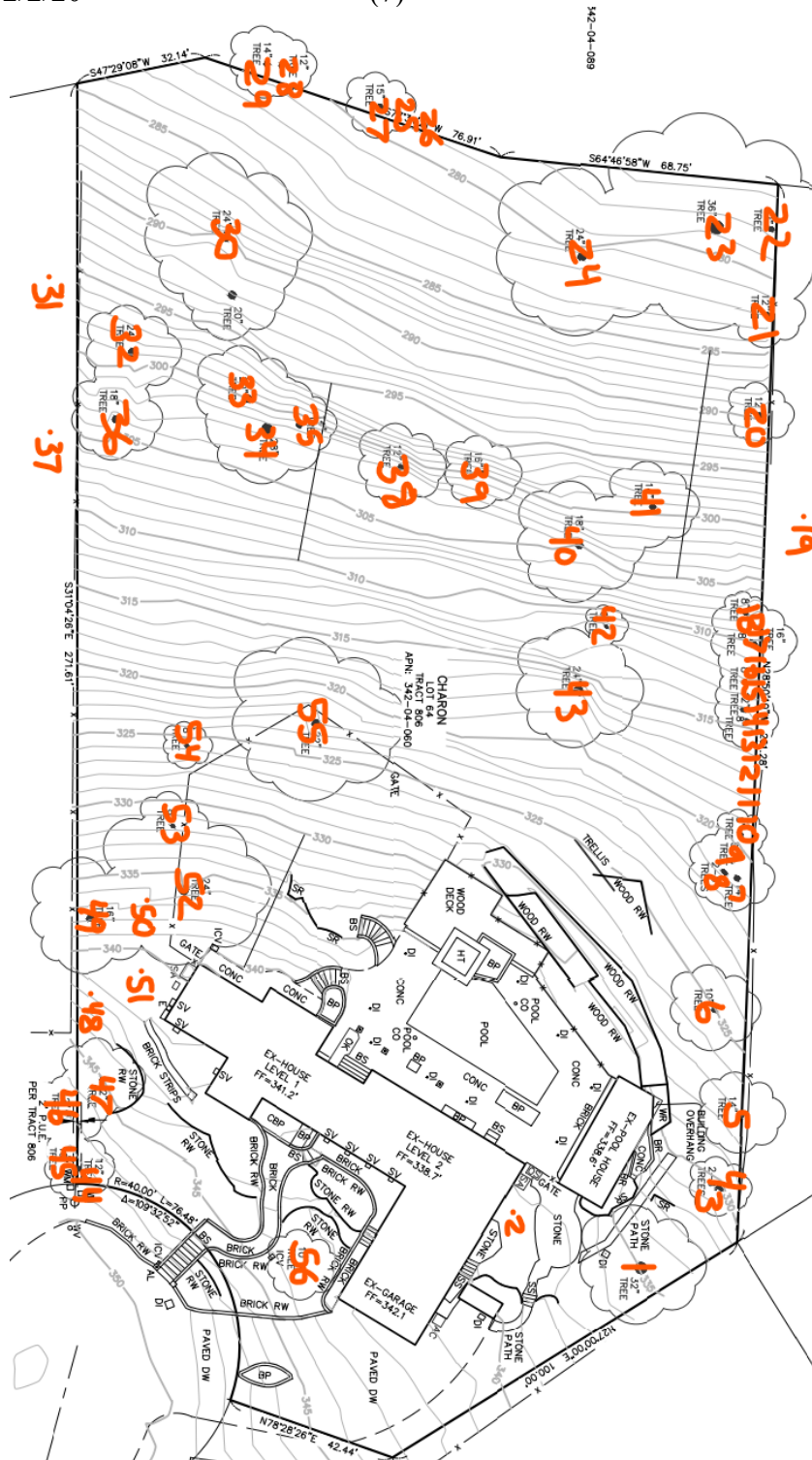
Tree#	Species	DBH	CON	HT/SP	Comments
42	Loquat (<i>Eriobotrya japonica</i>)	6.5	C	12/12	Fair vigor, fair form, suppressed, topped.
43P	Coast live oak (<i>Quercus agrifolia</i>)	24.9	D	25/40	Fair to poor vigor, poor form, loss of center of canopy due to old large limb failure, off balanced canopy, bleeding canker, heavy sycamore borer damage, sprouting on limbs, topped in past likely for view.
44	Coast live oak (<i>Quercus agrifolia</i>)	12.2	B	35/20	Fair vigor, fair form, leans into property.
45*	Coast live oak (<i>Quercus agrifolia</i>)	10.9	B	35/15	Fair vigor, fair form, on neighbor's property.
46*	Coast live oak (<i>Quercus agrifolia</i>)	12.0	B	35/20	Fair vigor, fair form, limited visual inspection.
47R	Coast live oak (<i>Quercus agrifolia</i>)	14.5	F	30/25	Fair vigor, fair form, extensive decay at grade.
48P	Coast live oak (<i>Quercus agrifolia</i>)	18.0	B	35/35	Fair vigor, fair form, covered in ivy.
49P	Coast live oak (<i>Quercus agrifolia</i>)	17.1	B	35/25	Fair vigor, fair form.
50	Coast live oak (<i>Quercus agrifolia</i>)	6.5	B	15/12	Fair vigor, fair form, young.
51	Pittosporum (<i>Pittosporum undulatum</i>)	6.8	C	8.6	Fair vigor, poor form, topped, topiary pruned.
52P/R	Coast live oak (<i>Quercus agrifolia</i>)	26.9	D	35/30	Poor vigor, fair form root rot scars observed at grade, sycamore borer.
53	Valley oak (<i>Quercus lobata</i>)	8.0	B	35/12	Fair vigor, fair form, young.
54	Redwood (<i>Sequoia sempervirens</i>)	6.0	C	30/10	Fair vigor fair form, drought stressed, poor species for location.

444 Fir Lane /12/2/20

(6)

Survey:

Tree#	Species	DBH	CON	HT/SP	Comments
55P	Coast live oak (<i>Quercus agrifolia</i>)	23.2	B	35/40	Fair vigor, fair form, small decay area observed at base, multi leader at 6 feet, keep root crown exposed.
56	Apple (<i>Malus sp.</i>)	11.8	B	15/12	Good vigor, good form, well maintained.



Showing tree locations

Site observations:

The existing landscape is in fair condition. The site is heavily sloped. Many poor species such as acacia and red iron bark eucalyptus trees were observed. The area to the north, far from the house down the hill has not been maintained or poorly maintained in the past.



Summary of existing tree health:

Pepper tree #1 is in fair condition. The tree has good vigor and fair form. The tree is codominant at grade and is located near a highly irrigated area. Irrigation is recommended to stay a minimum of 5 feet from the tree trunk to reduce risk of root rot diseases. This tree is a protected size in the city of Los Altos.

Showing pepper tree #1

Cherry tree #2 is in fair condition. This is the weeping variety of cherry. The tree is small and located near the existing home. This tree is not a protected sized tree.

Coast live oak tree #5 is in good condition. This tree is slightly under the protected size in the city of Los Altos.



Acacia trees #3, 4, and #6-18 are in poor condition. These trees do offer a dense screen between the property and neighboring property. The trees have been topped in the past to maintain a vertical height as well as to not obstruct views. Topping trees is not recommended as these types of cuts lead to decay, weakens roots, and raises risk of future branch failures due to poorly attached new limb growth (water sprouts). Areas of decay were observed on the trunks of many acacia trees. Acacia tree #3 is dead and should be removed. Acacia trees #4 and #17 have extensive decay on the tree trunks and both lean nearly horizontally. The lean in combination with decay make for a high risk of failure. Acacia trees are unsuitable and undesirable in the landscape as they are extremely invasive. They have a low species rating due to their invasiveness. If removal of the entire grove of acacia trees is desired, replacement trees that can be maintained as a hedge, such as *Prunus caroliniana*, are recommended to replace the lost screen. The only protected acacia tree is tree #17 due to its size. Many surrounding cities do not require removal permits for species such as acacias due to their invasiveness.

Neighbor's coast live oak tree #19 is in good condition. This tree is a protected size. Oak tree #20 and #21 are in fair condition. Both trees are growing in heavily suppressed conditions. Oak trees #20 and #21 are not a protected size.

Bay tree #22 is in fair condition. The tree is growing right next to large eucalyptus tree #23. The suppressed conditions have caused the tree to lean. This tree is not a protected size.

Red iron bark eucalyptus tree #23 is in poor condition. The tree has lost many large limbs as a history of limb loss was observed within the canopy. Many other similar limbs at high risk of failure were observed within the tree's canopy. This species is highly known for its tendency to lose limbs. Signs of root rot (loose bark) were observed near the base of the tree. A tree risk assessment is recommended for this tree. If the owner is not comfortable with the associated risk than this tree should be removed.



Arrow showing past limb failure. All growth after this area is at risk of failure



Coast live oak tree #24 is in good condition. This is a large aesthetically pleasing oak tree. Some of the limbs of the tree are overextended with heavy end weight observed. In order to reduce risk of limb failure due to the heavy end weight observed it is recommended to perform crown reduction pruning to reduce heavy end weight of the large lateral limbs. Cabling the large lateral limbs may also help to reduce risk of limb failure. This tree is a protected tree.

Showing oak tree #24



Soil looks to have been mounded up on the trunks of many of the oak trees on the high side of the slope. Soil is recommended to be removed until the root crowns are visible on all sides of the trees. Small tree wells on the high side of the slope near the trees would help to reduce risk of burying root crowns. Buried root crowns often lead to root rot as moisture is held at the base of the trees.

Showing buried root crown

Oak tree #25 is a previously failed tree that was not removed. The tree at one point failed, leaving behind a 5 foot tall trunk. The trunk has sprouted out creating somewhat of a small tree canopy. The large failed area is decayed. All new limbs are sprouts that will eventually fail as they do not develop proper branch to trunk unions. This tree is not a protected size.

Oak trees #26 and #29 are in fair to good condition. Both trees are young and not a protected size in the city of Los Altos. They are near the street and slightly lean towards the street. Future crown reduction pruning will be needed.



Incense cedar tree #27 is nearly dead. The tree leans into the property and is a hazard. Tree removal is recommended. This tree is a protected size and will need a permit to be removed.

Showing nearly dead cedar tree #27

Oak tree #28 is in poor condition. The tree leans over the street with decay near grade on the tension side of the tree's lean. This tree is not a protected size. Future risk of tree failure due to decay associated with the tree's lean is moderate to high. This tree is not a protected sized tree.

Oak tree #30 is in fair condition. A small area of loose bark was visible near the base of the tree. It is recommended to expose the tree's root crown where partially buried and to maintain an exposed root crown. A small tree well would help to maintain the exposed root crown. This tree is a protected sized tree.

Italian stone pine tree #31 is located on the neighbor's property to the west. The tree is dead and should be removed by the neighbor as it will eventually fail if left alone.

Red iron bark eucalyptus trees #32-39 are in poor condition. These trees have been radically topped in the past likely for a view. The trees are at high risk of limb failure due to the past poor maintenance. Red iron bark eucalyptus trees are known for losing limbs. The past topping cuts only increase risk of limb failure. Also, eucalyptus trees are considered a fire hazard as they have a significantly higher fuel load than the native oak trees. Eucalyptus trees are generally an undesirable species in the landscape.



Showing topped eucalyptus tree. Spouts are all prone to failure due to weak attachments



Coast live oak tree #40 is in poor condition. Many bleeding cankers were observed on the tree's trunk. Oak beetle damage on the trunk was also observed. An estimated 30% of the tree's conducting tissue has been lost. Large areas of dead wood and dieback were observed within the canopy of the tree. This tree is expected to continue to decline as beetles were observed. Beetles only attack trees in poor health and cannot successfully attack healthy trees. This tree is severely compromised and will likely die within the year. This tree is not expected to survive much longer. The dead/dying limbs are all at risk of failure. No mitigations are expected to help improve the tree's health.



Showing oak beetle damage

Oak tree #41 is in fair condition. This tree is not a protected size tree in the city of Los Altos. Loquat tree #42 is in fair condition. The tree is growing underneath the canopy of surrounding oak trees. The loquat tree is not a protected size.

Oak tree #43 is in poor condition. The center of the canopy has been lost due to a past large limb failure. This has created an off balanced canopy and an increase in risk of limb failure. The tree has also been topped for a view. The topping cut and past limb failure has impacted the tree's health and roots. Topping tree's weakens tree roots and creates large wounds that are prone to decay. Heavy sprouting on limbs (water sprouts) was observed. Sycamore borer damage was also observed on the trunk of the tree. Sycamore borer is generally found on stressed trees. Also the presence of bleeding cankers (fungal disease) indicates the tree is on its way out. No mitigations are expected to improve the health of the tree. The tree has bleeding cankers (fungal disease) all over the trunk. The past topping cuts and limb failures have created poor form and a high risk of limb failure due to an off balanced canopy. A tree risk assessment is recommended for this tree. If the owner is not comfortable with the associated risk than this tree should be removed.



Showing bleeding canker



Showing topped tree and decline in vigor



Oak trees #44-46, 48-50, 53, and 55 are all in fair to good condition. Oaks #48, 49, and 55 are a protected size in the city of Los Altos. These trees contribute to the native oak woodland setting of Los Altos and should be retained where possible.

Oak tree #47 is severely decayed at grade and is a hazard to the property. Root rot and heartwood rot is evident. Removal is recommended. Because this tree is located near the property line it is recommended to show the neighbor the amount of decay observed before removing the tree. This tree is not a protected size tree in the city of Los Altos.

Showing evidence of decay at base of oak tree #47

Pittosporum tree #51 is in fair condition. The tree has been pruned to form a ball shaped canopy. This type of pruning is recommended to be annual if the tree is to be retained. This tree is not a protected size tree in the city of Los Altos.

Proposed home addition/proposed tree removal:

A home addition is proposed at the back of the existing home on the north west side of the property. The addition will require the removal of protected oak tree #52. Oak tree #52 is in poor condition. The tree has poor vigor with large areas of dead wood observed. Dead wood is a common symptom of Armillaria caused root rot (oak root fungus disease). Root rot scars were observed near grade. The structural integrity has been compromised as heart wood rot at the base of the tree is present. Sycamore borer was also observed on the bark of the tree near the base. This tree is near the existing home on site. The observed Armillaria root rot makes the tree a hazard to the property as the structural integrity of the tree has been compromised. Tree removal is recommended. Because many of the tree's signs of poor health point to Armillaria root rot (oak root fungus disease), testing was recommended to get a better understanding on the amount of decay within the tree.

Showing obvious root rot scar on east side of tree**Testing:**

On November 11th, 2020, Kielty Arborist Services LLC visited the site to conduct testing on oak tree #52 to determine the extent of decay at the base of the tree as obvious Armillaria root rot disease scars were observed. The largest visible root rot scar is on the east side of the tree. Smaller root rot scars are visible on the south and west side of the tree but not as large as the visible scar on the east side of the tree. An increment borer was used to take a small core sample out of the tree on the north side of the tree as this side of the trunk looks to be less affected by root rot. An increment borer is a specialized tool used to extract a section of wood tissue from a living tree with relatively minor injury to the tree itself. It is often used by foresters, researchers, and scientist to determine the age of a tree or extent of decay. The science is also called dendrochronology. The core sample on the north side of the tree showed decay encountered at 3" and again at 7". White mycelial fans were observed within the core sample indicating presence of heartwood rot. A drill test using a Resi 300 and a cordless drill was then performed on the south side of the tree. Decay was encountered at 8 inches. This tree has been compromised by Armillaria root rot disease. Tree removal is recommended due to the hazardous nature of the tree. The city of Los Altos has criteria used to help decide whether or not to grant a permit. The following criteria matches the recommended tree removal. *(1)The condition of the tree with respect to disease, imminent danger of falling, proximity to existing or proposed structures and interference with utility services.* **SUPPORTING PHOTOS ON**

NEXT PAGE



Showing increment bore on north side of tree. Decay in wood observed at 3" and again at 7"



Showing mycelium (white areas) in increment taken on north side



Showing root rot scar on west side of tree



Showing decline in canopy as a result of Oak root fungus disease



Showing increment bore location



Showing evidence of root rot on south side of tree



Showing die back in canopy

The following tree protection plan will help to ensure the future health and survival of the retained trees on site. The following tree protection plan is generic and will need to be revised once plans are made available for review.

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 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. Roots may or may not need to be saved within foundation material.

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
Certified Arborist WE#0476A

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.

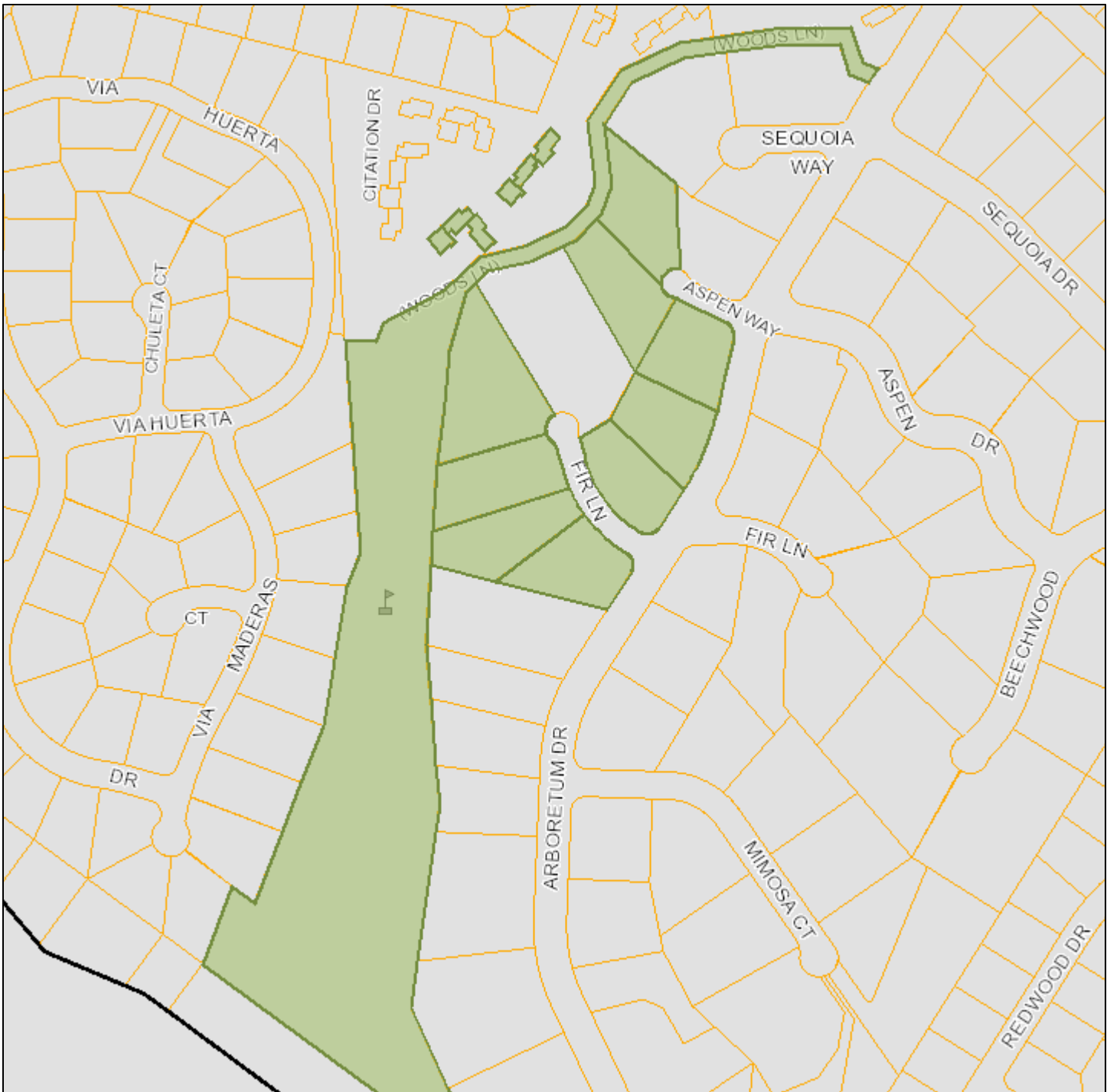
Arborist:

Kevin R. Kielty

Date:

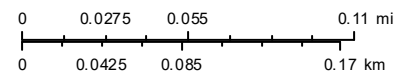
December 2nd, 2020






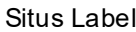

Notification Map



Print Date: March 3, 2021

1:4,033



-  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.

Letter in Support of Two Story Design Review Application

From: Mina and Mark Charon

CC: 360 Design Studio, Architect

Date: 4/23/2021

Re: PC21-0043

We are the homeowners of 444 Fir Lane, Los Altos. We want to thank the staff of City of Los Altos and the Design Review Commission for taking the time to review our application.

We met with our neighbors personally to discuss the project and showed them the drawings that were submitted to the city.

Please see our neighbor's name and signature

We have reviewed the proposal for a second story addition, dated 2/12/21, and have no objections.

Peter & Paulina Monaco, 400 Fir Lane.

x [Signature]

x [Signature]

5/8/21

Letter in Support of Two Story Design Review Application

From: Mina and Mark Charon

CC: 360 Design Studio, Architect

Date: 4/23/2021

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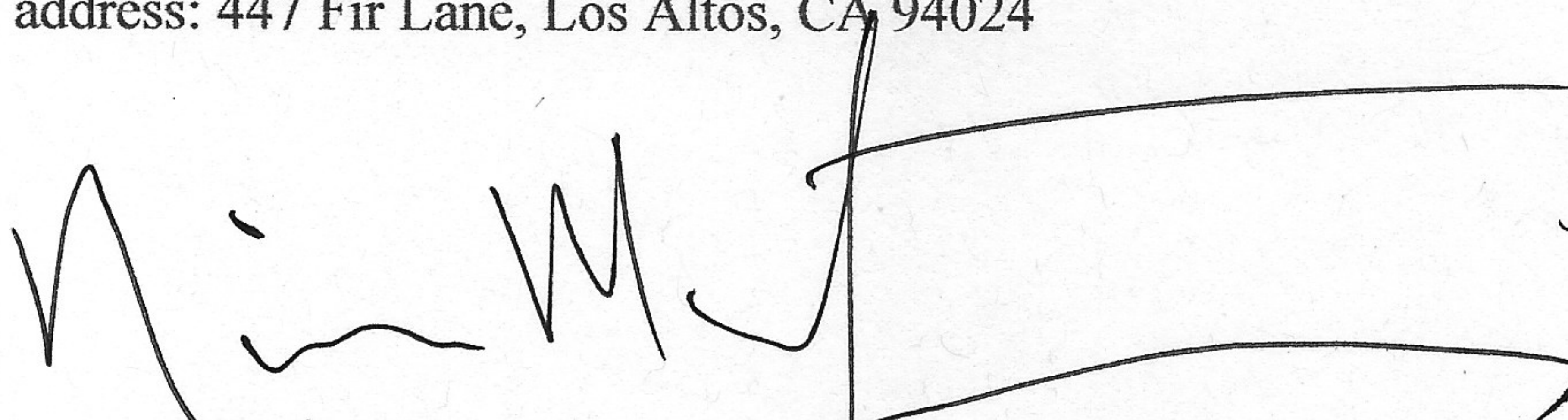
Please see our neighbor's name and signature on the following page indicating they are in agreement with our proposal.

Thank you,

Mark and Mina Charon

We have met with Mark and Mina Charon to review their proposal for an addition. We have reviewed the set of drawings submitted to the city and are supportive of this project and have no objections.

Nicholas and Noushin Ivanitsky
address: 447 Fir Lane, Los Altos, CA 94024

 5/15/2021
Nicholas M. Ivanitsky

 5/15/2021