



DATE: October 20, 2021

AGENDA ITEM #2

**TO:** Design Review Commission  
**FROM:** Steven Golden, Senior Planner  
**SUBJECT:** SC21-0012 – 230 Valley Street

**RECOMMENDATION:**

Approve design review application SC21-0012 subject to the listed findings and conditions

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**PROJECT DESCRIPTION**

This is a design review application for a new two-story residence. The project includes a 2,695 square foot first story and a 1,576 square foot second story for a total floor area of 4,271 square feet. The project also proposes a detached ADU that is not subject to this design review application. This project is categorically exempt from further environmental review under Section 15303 of the California Environmental Quality Act. The following table summarizes the project's technical details:

<b>GENERAL PLAN DESIGNATION:</b>	Single-Family, Medium Lot
<b>ZONING:</b>	R1-10
<b>PARCEL SIZE:</b>	15,243 square feet
<b>MATERIALS:</b>	Standing metal seam roof; stone veneer water table and columns; stucco exterior siding, wood siding accents, painted fiber cement belly bands, and metal clad wood windows

	<b>Existing</b>	<b>Proposed</b>	<b>Allowed/Required</b>
<b>COVERAGE:</b>	2,298 square feet	3,401 square feet	5,839.5 square feet
<b>FLOOR AREA:</b>	3,382 square feet	4,325 square feet	4,696.5 square feet
<b>SETBACKS:</b>			
Front	24.66 feet	25.25 feet	25 feet
Rear	53.5 feet	29.66 feet	25 feet
Right side (1 <sup>st</sup> /2 <sup>nd</sup> )	10 feet	43.5 feet/43.5 feet	10 feet/17.5 feet
Left side (1 <sup>st</sup> /2 <sup>nd</sup> )	9.5 feet	14.1 feet/23.5 feet	10 feet/17.5 feet
<b>HEIGHT:</b>	15 feet	26 feet	27 feet

## **BACKGROUND**

### **Neighborhood Context**

The subject property is located on the south side of Valley Street between Eleanor Ave and Gordon Way. The neighborhood is best defined as a Transitional Character Neighborhood, according to the City's Residential Design Guidelines. Most of the residences on the north side of Valley Street are single-story residences that were originally constructed around the same time and most having retained the aesthetics of the original residences, having low scale horizontal roof eaves and gable or hipped roofs. They have consistent front yard setbacks with the garages facing the street. The properties on the south side of Valley Street differ in that the lots are wider than those on the north side conforming to the minimum lot width of the R1-10 zoning district. The residences on the south side of the street are more diverse with a mixture of one and two-story residences and vary more in terms of roof forms, massing, and architectural styles

There is not a uniform street tree, but many of the properties on the south side of Valley Street have sycamores in the front yard. Diverse mature front yard landscaping is present at most of the properties along Valley Street.

## **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. Significant deviations could be cause for mitigation.

The applicant proposes to demolish the existing one-story residence and the detached garage and replace it with a two-story residence with an attached garage. The driveway will remain in the same location, but the project will considerably change the visual appearance since the massing of the residence will shift from the right side of the property to the left and will be two stories. However, the shift to the left side of the property results in an increased side yard setbacks including a right-side yard setback of 43.5 feet where 10 feet is required for the first story while also maintaining a 14.1-foot left side yard setback at the first story. Since the flag lot to the rear has its 20-foot driveway corridor to the left of the subject property, there is a functional 34.1-foot setback to the abutting property to the left of the corridor.

The proposed residence is a modern prairie architectural style. It is designed with low scaled 3:12 pitched roofs that have layered hipped roof forms with standing seam metal roofing material. The massing of the second story is generally balanced over the first story. The front façade has well-articulated building forms with second story window bays that project outward and a slightly recessed main entry with a covered front porch supported by columns at the first story. The bay windows and the smaller hipped roofs above the wall projections also break up the massing and of the second story. The mass and bulk is further broken down with the strong horizontal roof eave along the front façade, the use of the stone veneer water table, and the painted fiber cement trim and belly bands. The overall height of the structure is 26 feet which conforms to the maximum

height of 27 feet in the R1-10 zoning district. The wall plate heights along most of the exterior side elevations are 9.5 feet at the first story and nine feet at the second story which is in keeping with this neighborhood. There are some areas of the proposed residence that have taller wall plates, but with the increased side and rear yard setbacks, the taller wall plates are not visually imposing on the neighboring properties.

The project is utilizing high quality materials such as the standing seam metal roof, stucco siding, stone veneer applied to the water table and columns, fiber cement board used as trim and belly bands, and metal cladded windows, which are composed and integrated well into the overall architectural design of the residence. The project's materials board is included as Attachment E.

Overall, the project appears to be an appropriate design within this Transition Character Neighborhood setting, it would maintain an appropriate relationship to the adjacent structures, reduces abrupt changes, and meets the intent of the design review findings.

### **Privacy**

As discussed above, the proposed side yard setbacks exceed the minimum required. The proposed left-side (west) second story setback is 23.5 feet and the proposed right-side (east) second story side yard setback is 43.5 feet whereas a minimum 17.5-foot side yard setback is required. The proposed right side second story elevation includes two small windows with five-foot windowsill heights and two windows with one-foot windowsill heights. The proposed left side second story elevation includes three windows with five-foot window sill heights and a glass door that opens to a balcony. In general, the Design Review Commission has previously considered 4.5-foot windowsill heights acceptable in eliminating direct views into neighboring properties. However, given the increased second story side yard setbacks and increased distance to the abutting property at the left side with the addition of landscape screening material, the Commission may consider the lower side facing second story windows acceptable with minimal perceived privacy impacts of neighbors.

The design also proposes two second story decks/balconies. One of the second story decks is located at the right rear side and the another is located at the left rear. The Single-Family Residential Design Guidelines considers second story decks to have potential privacy impacts and recommends design measures to reduce those impacts. The design guidelines include measures such as minimizing the depth of the balcony to no more than four feet and the incorporation of screening elements such as a wall, barrier or other vertical screening into the design to reduce direct line of sight impacts into neighboring properties. The deck at the right side is approximately five feet in depth, incorporates a glass railing and landscaping into the deck design, and the left side balcony is 8.3 feet in depth and has a solid stucco wall railing. Although the proposed decks are greater in depth than recommended by the design guidelines, the increased setback of 43.5 feet along the right side and the 43.5-foot functional setback along the left side along with the proposed design and landscape screening reduces the potential perceived privacy impacts.

In addition, none of the surrounding neighbors have raised objections to the proposed design. As described in Attachment C, the property owner reached out to all of the surrounding property

owners, met and received positive feedback with no objections from all of the abutting property owners, except for the property owner at 248 Valley St who did not provide any formal feedback.

### **Landscaping and Trees**

The existing property has many mature trees and vegetation that have a Japanese style landscaping, however most of the trees and landscaping would either be impacted by the proposed residence or have been, expressed as undesirable trees by the property owner and neighboring property owners, or in poor condition. Many of the trees in the front yard are different types of Cedars or other trees that have been heavily and aggressively pruned by the previous owner in a bonsai-like manner, take up much of the front yard space, and or not conducive towards the design goals and function of the current property owner. An arborist report is included that provides an assessment of all the trees (Attachment B). The landscape plan proposes a variety of new trees including five Brisbane boxes, three Western redbuds, two Queen palms, and a Saucer magnolia. Hybrids laurels are proposed to be planted along the side and rear property boundaries for evergreen privacy screening along with other plantings. The new or rebuilt landscaping would need to satisfy the Water Efficient Landscape Ordinance requirements since it exceeds the 500 square-foot landscaping threshold for new residences.

### **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 one single-family residence on an existing lot.

### **PUBLIC NOTIFICATION AND CORRESPONDENCE**

A public meeting notice was posted on the property and mailed to 12 property owners in the immediate vicinity on Valley Street and Eleanor Avenue. The applicant also posted the public notice sign (24" x 36") in conformance with the Planning Division posting requirements (Attachment D).

Also, as discussed above, the applicant reach out to 12 of their surrounding neighbors to discuss their proposed design plans and address any concerns neighbors might have. The applicant has provided correspondence from the seven of those neighbors included in Attachment C, all of which are in support of the proposed design and did not express any concerns.

### **CONFLICT OF INTEREST**

Commission members are subject to all aspects of the Political Reform Act. Commission members must not make, participate in making, or attempt to influence in any manner a governmental decision which he/she knows, or should know, may have a material effect on a financial interest. No Commissioner has a principal residence is located within 500 feet of the project site.

Cc: Isabeau Guglielmo, Studio S-Squared, Designer and Applicant  
Katherine Loo and Peter Krutzik, Property Owner

Attachments:

- A. Public Notification Map
- B. Arborist Report
- C. Correspondence Submitted by the Applicant
- D. Public Notice Billboard Sign
- E. Materials Board
- F. Design Plans

## **FINDINGS**

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With regard to the second story addition to an existing one-story house, the Design Review Commission finds the following in accordance with Section 14.76.060 of the Municipal Code:

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

## CONDITIONS OF APPROVAL

SC21-0012 – 230 Valley Street

### **GENERAL**

#### **1. Expiration**

The Design Review Approval will expire on October 20, 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 August 4, 2021, except as may be modified by these conditions and as specified below:

#### **3. Encroachment Permit**

An encroachment permit shall be obtained from the Engineering Division prior to doing any work within the public right-of-way including the street shoulder. All work within the public street right-of-way shall be in compliance with the City's Shoulder Paving Policy.

#### **4. Tree Removal Approved**

The trees 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. New Fireplaces**

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

#### **6. 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 over 500 square feet or more of new landscape area, including irrigated planting areas, turf areas, and water features is proposed.

#### **7. 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.

#### **8. Indemnity and Hold Harmless**

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

### **9. Conditions of Approval**

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

### **10. 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.

### **11. Water Efficient Landscape Plan**

Provide a landscape documentation package prepared by a licensed landscape professional showing how the project complies with the City's Water Efficient Landscape Regulations and include signed statements from the project's landscape professional and property owner.

### **12. Tree Protection Note**

On the grading plan and/or the site plan, show all tree/landscape 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."

### **13. Reach Codes**

Building Permit Applications submitted on or after January 14, 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.

### **14. 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.

### **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. 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.

**18. 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.

**PRIOR TO ISSUANCE OF BUILDING OR DEMOLITION PERMIT**

**19. Tree Protection**

Tree protection shall be installed around the dripline(s) of the trees as shown on the site plan approved with the building permit plans. 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.

**20. 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**

**21. Landscaping Installation and Verification**

Provide a landscape Certificate of Completion, signed by the project's landscape professional and property owner, verifying that the trees, landscaping and irrigation were installed per the approved landscape documentation package.

**22. 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.

**23. 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).



# ATTACHMENT B

## Kielty Arborist Services

Certified Arborist WE#0476A

P.O. Box 6187

San Mateo, CA 94403

650-515-9783

March 16<sup>th</sup>, 2021

Peter Krutzik & Katherine Loo

Site: 230 Valley Street, Los Altos CA

Dear Peter Krutzik & Katherine Loo,

As requested on Thursday, February 6, 2020, I visited the above site for the purpose of inspecting and commenting on the trees. A new home, ADU and pool is planned for this site and your concern as to the future health and safety of existing trees has prompted this visit. Landscape plans L1 and L2 were reviewed for writing this report.

### **Method:**

All inspections were made from the ground; the trees were not climbed for this inspection. The trees in question were located on an existing topography map provided by you. The trees were then measured for diameter at 48 inches above ground level (DBH or diameter at breast height). The trees were given a condition rating for form and vitality. 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 the trees was measured using a Nikon Forestry 550 Hypsometer. The spread was paced off. Comments and recommendations for future maintenance are provided.

### **Survey Key:**

**P-** *Indicates protected tree (15 inches in diameter or larger)*

**R-** *Indicates proposed protected tree removal*

**DBH-** *Diameter at breast height (48 inches above grade)*

**CON-** *Condition rating*

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

**\*** *Indicates tree located on neighboring property*

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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/R	Japanese black pine ( <i>Pinus thunbergii</i> )	12.3	B	20/12	Good vigor, fair form, bonsai pruned, <b>Street tree.</b>
2P/R	Blue atlas cedar ( <i>Cedrus atlantica</i> )	10.0	B	35/15	Good vigor, good form, <b>Street tree</b>
3P	Apricot ( <i>Prunus armeniaca</i> )	4.3	C	10/8	Good vigor, fair form, well maintained. <b>Street tree.</b>
4P	Tree boxwood ( <i>Buxus sempervirens</i> 'Arborescens')	3.4	C	8/6	Fair vigor, fair form, bonsai pruned. <b>Street tree.</b>
5P	Almond ( <i>Prunus dulcis</i> )	6.0	C	12/10	Fair vigor, fair form, suppressed. <b>Street tree.</b>
6	Weeping atlas cedar ( <i>Cedrus atlantica</i> 'Glauca Pendula')	14.2	B	8/25	Good vigor, fair form, bonsai pruned, aesthetically pleasing.
7	Almond ( <i>Prunus dulcis</i> )	6.0	C	8/8	Fair vigor, fair form.
8*	Bronze loquat ( <i>Eriobotrya deflexa</i> )	6est	C	15/12	Fair vigor, fair form, minor dead wood.
9*	Bronze loquat ( <i>Eriobotrya deflexa</i> )	6est	C	15/12	Fair vigor, fair form, minor dead wood.
10	Coast live oak ( <i>Quercus agrifolia</i> )	3.0	B	12/5	Good vigor, fair form, young tree.
11	Red cedar ( <i>Juniperus virginiana</i> )	6.8	F	10/6	DEAD.
12	Japanese maple ( <i>Acer palmatum</i> )	8.0	D	12/12	Fair to poor vigor, poor form, sun scald, decay on trunk, abundance of dead wood.
13	Deodar cedar ( <i>Cedrus deodara</i> )	14.3	B	45/20	Fair vigor, fair form, showing signs of nutrient deficiency, recommended to fertilize.
14	Deodar cedar ( <i>Cedrus deodara</i> )	12.8	B	45/20	Fair vigor, fair form, showing signs of nutrient deficiency, recommended to fertilize.

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**Survey:**

<b>Tree#</b>	<b>Species</b>	<b>DBH</b>	<b>CON</b>	<b>HT/SP</b>	<b>Comments</b>
15	Deodar cedar ( <i>Cedrus deodara</i> )	11.0	B	35/20	Fair vigor, fair form, showing signs of nutrient deficiency, recommended to fertilize.
16*	African fern pine ( <i>Afrocarpus falcatus</i> )	8.0	D	8/10	Fair to poor vigor, poor form, topped, hedge pruned, in decline.
17*	African fern pine ( <i>Afrocarpus falcatus</i> )	2"x3	D	8/10	Fair to poor vigor, poor form, topped, hedge pruned, in decline.
18*	African fern pine ( <i>Afrocarpus falcatus</i> )	2"x3	D	8/10	Fair to poor vigor, poor form, topped, hedge pruned, in decline.
19*	African fern pine ( <i>Afrocarpus falcatus</i> )	2"x3	D	8/10	Fair to poor vigor, poor form, topped, hedge pruned, in decline.
20*	African fern pine ( <i>Afrocarpus falcatus</i> )	2"x3	D	8/10	Fair to poor vigor, poor form, topped, hedge pruned, in decline.
21*	African fern pine ( <i>Afrocarpus falcatus</i> )	5.0	D	8/10	Fair to poor vigor, poor form, topped, hedge pruned, in decline.
22*	African fern pine ( <i>Afrocarpus falcatus</i> )	5.0	D	8/10	Fair to poor vigor, poor form, topped, hedge pruned, in decline.
23*	African fern pine ( <i>Afrocarpus falcatus</i> )	5.0	D	8/10	Fair to poor vigor, poor form, topped, hedge pruned, in decline.
24P/R	Dawn redwood ( <i>Metasequoia glyptostroboides</i> )	15.3	D	4 5/35	Fair to poor vigor, fair form, at property line fence, poor location.
25	Cherry laurel ( <i>Prunus caroliniana</i> )	4.0	D	15/12	Fair to poor vigor, poor form, 1 foot from home foundation, suppressed, in decline.
26*	Sweet shade ( <i>Hymenosporum flavum</i> )	12est	B	30/15	Good vigor, good form.
27	Irish yew ( <i>Taxus baccata</i> )	8.0	D	12/10	Fair to poor vigor, poor form, multi leader at 1 foot.
28	Plum ( <i>Prunus sp.</i> )	5.0	D	8/8	Fair to poor vigor, fair form, abundance of dead wood.

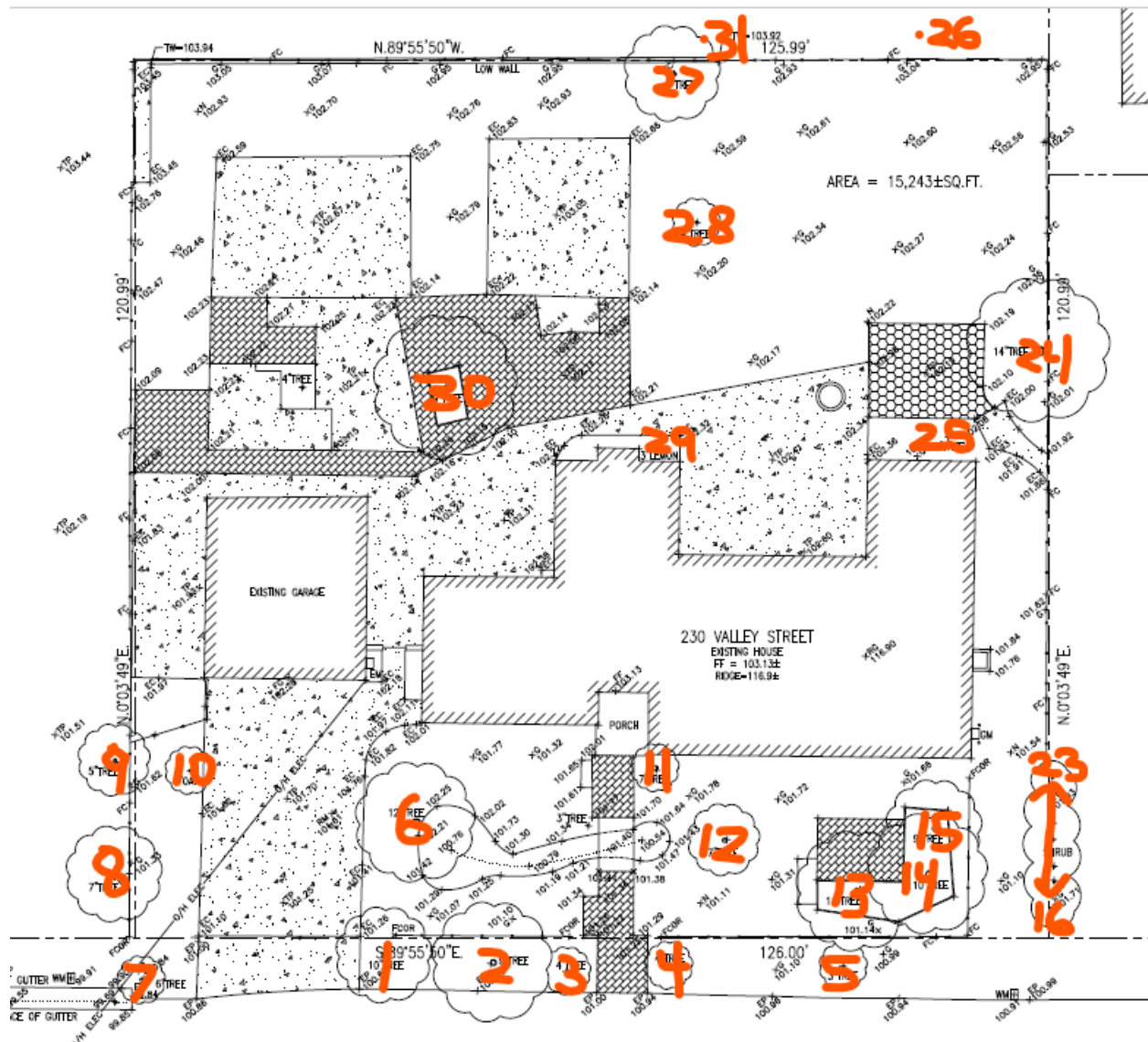
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**Survey:**

Tree#	Species	DBH	CON	HT/SP	Comments
29	Lemon ( <i>Citrus sp.</i> )	8.0	C	10/12	Fair vigor, fair form, poor location, against foundation.
30	Chinese pistache ( <i>Pistacia chinensis</i> )	11.4	B	25/25	Fair vigor, fair form.
31*	Brisbane box ( <i>Lophostemon confertus</i> )	8est	B	30/12	Good vigor, fair form, 3 feet from property line.

**ALL SMALL NON-PROTECTED TREES PROPOSED TO BE REMOVED**



Showing tree locations



**Site observations:**

The landscape at 230 Valley Street has been well maintained in the past. The landscape is a Japanese style landscape with many trees pruned using bonsai pruning methods. A large weeping blue atlas cedar tree at the front of the property is a common tree seen in Japanese gardens due to its graceful form.

**Showing weeping blue atlas cedar tree #6**

**Summary:**

The only protected trees on site are street trees #1-5, 7 and dawn redwood tree #24. All of the protected trees are in fair to good condition. The owner would like to remove the non-protected trees on site in order to construct a new landscape. A Japanese style garden is not the preferred style for the current owner. The new landscape plan has strived to create screens at the property lines as well as to replant with better suited tree species for the area (drought tolerant).



Trees well suited for preservation on this lot are cedar trees #2,6, 13-15, and Chinese pistache tree #30. If to be retained no construction should take place under the tree within an area equal to 6 times the tree diameter measurements. Corners cuts and different construction techniques may allow for construction to be closer to trees. All the street trees are also well suited for preservation as they are far from the buildable area of the site. Driveway construction may require special construction techniques.

**Showing cedar trees #13-15 in the front yard of the home**

**Protected trees proposed for removal:**

Dawn redwood tree #24 is proposed for removal as it is in poor condition. Regardless of tree protection or mitigations measures, the tree is expected to continue to decline. The tree is poorly located on the western property line near the existing home. The adjacent neighbor has pruned off all growth that extends over into the property. The pruning has created an off balanced canopy. The proposed pool on site and hardscape are shown at the tree. The tree is not expected to survive the excavation and tree removal is recommended. This species needs a larger available space at maturity to thrive, as the tree can grow upwards to 100 feet in height and live longer than 150 years. A tree of this size should have never been planted so close to the existing home on site. The tree is deciduous and only offers screening half of the year. The new landscape plan is recommended to show a new evergreen screen at the property line. This tree meets the criteria for tree removal that states the following.

*-The condition of the tree with respect to disease, imminent danger of falling, **proximity to existing or proposed structures** and interference with utility services.*

*-The necessity to remove the tree for **economic** (a pool is desired) or **other enjoyment of the property**.*



**Showing dawn redwood tree #24**





Street trees #1 and #2 are proposed for removal. Both trees are in good condition. The proposed driveway is within the footprint of Japanese black pine tree #1 and the Blue atlas cedar tree is within the proposed walkway to the front door. Both species are not well suited for being a street tree as they are large trees at maturity. Street trees #3-5 will be retained. These trees meet the criteria for tree removal that states the following.

*-The necessity to remove the tree for **economic or other enjoyment of the property.***

**Impacts/recommendations:**

No impacts are expected for the retained protected trees on site (#3-5). The following tree protection plan will help ensure the health of the existing trees to be retained.

**Tree Protection Plan:**

*Tree Protection Zones*

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. Tree protection zones should be installed and maintained throughout the entire length of the project. Fencing for tree protection zones should be 6' tall, metal chain link material supported by metal 2" diameter poles, pounded into the ground to a depth of no less than 2'. The location for the protective fencing for the protected trees on site should be installed no closer to the trunk than the dripline (canopy spread) in order to protect the integrity of the tree. The location of the tree protection fencing may be modified by the planning director. When it is not possible to place tree protection fencing at the dripline because of the proposed work or existing hardscapes, the tree protection fencing shall be placed at the edge of the proposed work or hardscapes. No equipment or materials shall be stored or cleaned inside the protection zones. Areas where tree protection fencing needs to be reduced for access, should be mulched with 6" of coarse wood chips with ½ inch plywood on top. The plywood boards should be attached together in order to minimize movement. The spreading of chips will help to reduce compaction and improve soil structure. All tree protection measures must be installed prior to any demolition or construction activity at the site. The non-protected trees are recommended to be protected in the same manner as the protected trees on site. No signs, wires, or any other object shall be attached to the trees. If impacts are expected to any of the trees on site, proper mitigation measures will need to be put into action to reduce overall impacts to the trees.

### *Landscape Buffer*

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

### *Root Cutting*

Any roots to be cut 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.

### *Grading*

The existing grade level around the trees shall be maintained out to the dripline of the trees when possible. Anytime existing grades are to be changed underneath the dripline of a protected tree more than 3" special mitigation measures will need to be put into action to reduce impacts to the trees. Aeration will need to be provided to root zones of trees that are to experience fill soil being placed within the tree root zones. Grades shall not be lowered when within 3 times the diameter of a protected tree on site. Lowering grades will result in roots needing to be cut and is highly discouraged.

### *Trenching and Excavation*

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

Imported trees- 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.

230 Valley 3/16/21

(9)

*Inspections*

It is the contractor's responsibility to contact the site arborist when work is to take place underneath the canopy or dripline of a protected tree on site. Kielty Arborist Services can be reached by email at [kkarbor0476@yahoo.com](mailto:kkarbor0476@yahoo.com) or by phone at (650) 515-9783 or (650) 532-4418.

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

Sincerely,

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

## 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*  
Kevin R. Kielty

Date:

March 16, 2021

# ATTACHMENT C

## Neighbor Outreach Summary: 230 Valley Street

Dropped off letters June 19, 2021 inviting neighbors to a Zoom meeting June 26, 2021 to learn more about our plans or contact us if they are interested in learning more but unable to attend the meeting.

Dropped off letters to the following neighbors:

184 Hawthorne  
217 Eleanor  
248 Valley  
258 Valley  
199 Eleanor  
209 Valley  
217 Valley  
225 Valley  
233 Valley  
241 Valley  
238 Valley  
241 Eleanor

First neighbor meeting June 26, 2021. The following neighbors attended the 6/26 meeting:

Candice Maruyama (217 Eleanor)  
Ying Liu (199 Eleanor)  
Yeong Joh and Dae Joh (225 Valley)  
Nancy Sugimoto (241 Eleanor)

Second neighbor meeting July 15, 2021. The following neighbors attended the 7/15 meeting

Kathleen Wilson (233 Valley)  
Amy Klement and Judd Klement (238 Valley)

Third neighbor meeting August 19, 2021. The following neighbors attended the 8/19 meeting

Val and Ron Rosenfeld (258 Valley)

Neighbor feedback was very positive. We did not receive any negative feedback and to our knowledge, there is no neighbor opposition to our project. We appreciate the time our neighbors took to meet with us and hear about our plans and how supportive and welcoming they have been.

**We received letters of support from all seven neighbors we met with, see attached.**

**Planning Department**

City of Los Altos

June 28, 2021

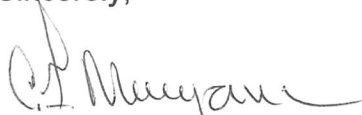
Re: 230 Valley Street

Dear Sir or Madam:

I have reviewed the preliminary plans for the proposed project at 230 Valley Street with Peter and Katherine, the property owners, and support the project and have no objections at this time.

I also support their landscaping plans to remove the large cedar trees on the property as I think they are getting too big and would prefer the smaller trees they have planned.

Sincerely,

A handwritten signature in cursive script, appearing to read "C. Maruyama".

Candice Maruyama  
217 Eleanor Avenue (next door to project)  
Los Altos, CA 94022

**Planning Department**

City of Los Altos

June 28, 2021

Re: 230 Valley Street

Dear Sir or Madam:

I have reviewed the preliminary plans for the proposed project at 230 Valley Street with Peter and Katherine, the property owners, and support the project and have no objections at this time.

I also have no objection to their plans to remove the trees at the front of the property.

Sincerely,

A handwritten signature in cursive script that reads "Yeong Joh".

Yeong Joh  
225 Valley Street (across the street from project)  
Los Altos, CA 94022

**Planning Department**

City of Los Altos

July 15, 2021

Re: 230 Valley Street

Dear Sir or Madam:

I have reviewed the preliminary plans for the proposed project at 230 Valley Street with Peter and Katherine, the property owners, and support the project and have no objections at this time.

Sincerely,

Handwritten signature of Amy Klement in cursive script.Handwritten signature of Judd Klement in cursive script.

Amy and Judd Klement  
238 Valley Street (directly behind property on flag lot)  
Los Altos, CA 94022

**Planning Department**

City of Los Altos


June 28, 2021

Re: 230 Valley Street

Dear Sir or Madam:

I have reviewed the preliminary plans for the proposed project at 230 Valley Street with Peter and Katherine, the property owners, and support the project and have no objections at this time.

Sincerely,

A handwritten signature in cursive script that reads "Nancy Sugimoto".

Nancy Sugimoto  
241 Eleanor Avenue (back corner of project)  
Los Altos, CA 94022



**Planning Department**

City of Los Altos

July 15, 2021

Re: 230 Valley Street

Dear Sir or Madam:

I have reviewed the preliminary plans for the proposed project at 230 Valley Street with Peter and Katherine, the property owners, and support the project and have no objections at this time.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kathleen Wilson', written over the word 'Sincerely,'.

Kathleen Wilson  
233 Valley Street (across the street from property)  
Los Altos, CA 94022

**Planning Department**

City of Los Altos

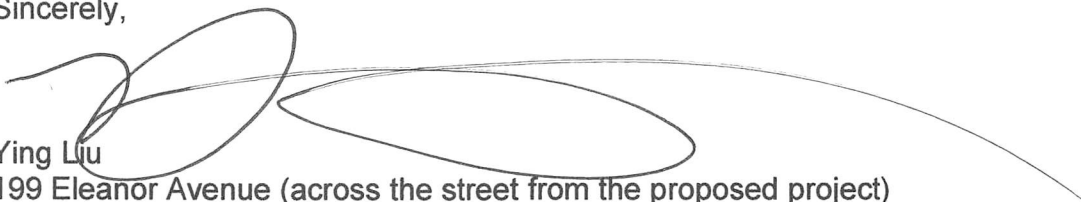
June 28, 2021

Re: 230 Valley Street

Dear Sir or Madam:

I have reviewed the preliminary plans for the proposed project at 230 Valley Street with Peter and Katherine, the property owners, and support the project and have no objections at this time.

Sincerely,



Ying Liu  
199 Eleanor Avenue (across the street from the proposed project)  
Los Altos, CA 94022

**Planning Department**

City of Los Altos

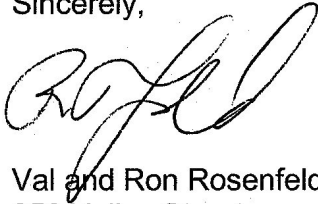
August 19, 2021

Re: 230 Valley Street

Dear Sir or Madam:

I have reviewed the preliminary plans for the proposed project at 230 Valley Street with Peter and Katherine, the property owners, and support the project and have no objections at this time.

Sincerely,

A handwritten signature in black ink, appearing to read "Val and Ron Rosenfeld". The signature is stylized and cursive, with the first name "Val" being more prominent.

Val and Ron Rosenfeld  
258 Valley Street  
Los Altos, CA 94022

## NOTICE OF DEVELOPMENT PROPOSAL

230 VALLEY STREET, LOS ALTOS



### PROJECT DESCRIPTION:

Demolition of the existing residence and construction of a 4,271 SF two-story residence with 2179 SF on the first story and 1576 SF on the second story.

### APPLICANT/OWNER:

KATHERINE LOO AND PETER KRUTZIK 650-383-7450 230valleystreet@gmail.com

### PROJECT PLANNER:

To submit comments or get additional information, please contact:

Steve Golden 650-947-2750 SGolden@LosAltosCA.gov



### PUBLIC MEETING DATES (AS SCHEDULED):



### PUBLIC MEETING NOTICE

Wednesday, October 20, 2021 at 7:00 pm  
The Design Review Commission will hold a public meeting to consider the project at the above date and time with an opportunity for public comment.

Project plans and information are available for review on the City website at <https://www.losaltos.gov/CommunityDevelopment/>. The public meeting will be held on the date and time listed above. Written comments can be made at the meeting or submitted to the Project Planner. Verbal comments can also be made at the Public Meeting.

Project plans and information are available for review on the City website at <https://www.losaltos.gov/CommunityDevelopment/>. The public meeting will be held on the date and time listed above. Written comments can be made at the meeting or submitted to the Project Planner. Verbal comments can also be made at the Public Meeting.

# ATTACHMENT E



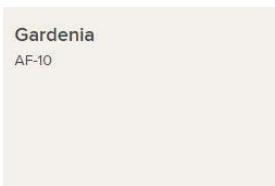
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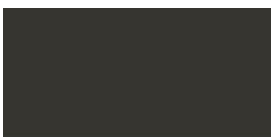


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## LOO-KRUTZIK RESIDENCE 230 VALLEY STREET, LOS ALTOS



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