



DATE: December 15, 2021

AGENDA ITEM # 4

TO: Design Review Commission
FROM: Jia Liu, Associate Planner
SUBJECT: SC21-0030 – 1730 Holt Avenue

RECOMMENDATION:

Approve design review application SC21-0030 subject to the listed findings

PROJECT DESCRIPTION

This is a design review application for a new two-story house. The project includes 2,015.23 square feet at the first story and 1,198.87 square feet at the second story. The project also includes an 842.57 square-foot detached accessory dwelling unit, which is not part of the 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:

GENERAL PLAN DESIGNATION: Single-Family, Residential
ZONING: R1-10
PARCEL SIZE: 9,709.45 square feet
MATERIALS: Concrete flat tile roof, textured stucco, wood windows and doors with wood trims, redwood trellis

	Existing	Proposed	Allowed/Required
COVERAGE:	1,772 square feet	2,391.55 square feet	2,912.84 square feet
FLOOR AREA:			
First floor	1,772 square feet	2,015.23 square feet	
Second floor	--	1,198.87 square feet	3,393.3 square feet
Total	1,772 square feet	3,214.10 square feet	
SETBACKS:			
Front	25.75 feet	25 feet	25 feet
Rear	90 feet	74.6 feet	25 feet
Right side (1 st /2 nd)	12.25 feet/--	10.17 feet/17.83 feet	6.42 feet/13.92 feet
Left side (1 st /2 nd)	10.25 feet/--	13.17 feet/25.75 feet	6.42 feet/13.92 feet
From the top of bank of Stevens Creek	---	20 feet	20 feet
HEIGHT:	15 feet	26.67 feet	27 feet

BACKGROUND

Neighborhood Context

The subject property is located on Holt Avenue between Fallen Leaf Lane and Stevens Creek. The surrounding neighborhood is considered a Diverse Character Neighborhood as defined in the City's Residential Design Guidelines. The homes in the immediate neighborhood context are a combination of one-story and two-story houses, with two-story homes at 1731 and 1701 Holt Avenue. Properties on Holt Avenue share similar front setback patterns with low scale horizontal eave lines with wall plates that appear to be between eight to nine feet in height in addition to the two properties at 1710 and 1731 Holt Avenue that appears to have a medium-scale horizontal eave lines with plate heights between nine feet and nine feet and half. Most garages are attached to the existing homes in the front yard facing the street except for two properties at 1711 and 1721 Holt Avenue with a detached garage in the back yard. Roof forms are a combination of simple and complex roof lines due to certain houses renovations/upgrades in the neighborhood over the years. A mix of roofing materials are found in the immediate neighborhood including concrete flat tiles, wood shakes, and composition shingles. The exterior materials commonly used include stucco and wood siding with stone veneer and wood trim accents. Landscapes in the front consist of mature street trees on most properties with dense screening shrubs further in.

DISCUSSION

Design Review

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

The proposed residence is changing from a ranch styled one-story house to a modern farmhouse architectural style that have integrated steep hipped and gable roof forms – 6:12 pitch at first floor and 5.5:12 pitch at second floor – with concrete flat tile roofing material. The front elevation uses design elements that have integrated gable and hipped roof forms, articulated architectural massing on both first and second floors, a five-foot projecting front porch with wood posts and exposed beams, and wood trellis added to the gabled garage and guest room to soften the bulk and massing and contribute to the aesthetics of the proposed residence. The project is utilizing high quality materials such as the concrete flat tile roof, exterior finish with textured stucco, and wood window and door trims, which are integrated into the overall architectural design of the residence and found to relate to the surrounding neighborhood.

The right (east) elevation is composed of hipped and gable roof forms at the first story and the sloping roof forms from the front and rear facing gable forms at the second story with an integrated hipped roof form at the primary bathroom. The left (west) elevation is composed of a gable roof integrated with sloping roof forms from the front facing gable at first story and hipped roof integrated with sloping roof forms from the front and rear facing gable forms at the second story.

The rear elevation is composed of gable roof forms at both sides with hipped roof forms moving toward the center of the house at the first story. At the second story, the rear elevation includes two gable roof forms for the master bathroom and bonus room integrated with hipped roof forms at both sides.

The overall height of the proposed residence is 26 feet and eight inches, consistent with the maximum height of 27 feet in the R1-10 zoning district. The wall plate heights are nine feet and one inch at both the

first and second story. The proposed plate heights are found consistent with the plate heights between eight feet to nine feet and half in the neighborhood as well as the Residential Design Guidelines. Regarding the roof pitches, staff found there is variation in the roof pitches in the neighborhood context with roof pitches varying from 4:12, 5:12, and 6:12.

Overall, according to the Residential Design Guidelines, the project appears to be an appropriate design within this Diverse Character Neighborhood setting, it is found to establish its own design integrity while incorporating some design elements, materials, and scale found in the neighborhood and meet the intent of the design review findings.

Privacy

On the right (east) elevation, two small-sized windows are proposed: one in primary bathroom with a windowsill height of four feet and six inches and one window in bedroom No. 2 with a sill height of five feet and six inches. Due to the window's placement and sill heights with proposed evergreen species, the proposed second story right side elevation windows don't appear to create any unreasonable privacy impacts.

On the left (west) side of the second story, it should be noted that the two adjacent parcels to the west property line are currently vacated. The parcel to the northeast is owned by PG&E and recorded for utility use only. The other parcel to the southeast appears to be non-buildable due to the proximity to the Stevens Creek. Therefore, there are no privacy impacts to the west side.

Along the rear (south) second story elevation, there are four windows: one large-sized, three-panel window in the primary bedroom with a sill height of two feet and six inches, one medium-sized, two-panel window in the bonus area with a sill height of three feet and six inches and two small-sized windows for the staircase with a sill height of four feet and one inch and primary bathroom with a sill height of three feet and two inches. Given that the setback from the rear property line to rear elevation is greater than 78 feet with additional evergreen screening vegetation, staff found minimal or no privacy impacts to the neighboring property sharing the rear property line.

To ensure that there are no additional privacy impacts, existing screening along rear and side property lines will be retained. Additional evergreen screening vegetation will be planted along the rear and right property lines to mitigate potential privacy invasion. The details of the proposed screening vegetation will be provided in the "Landscaping and Trees" section of this staff report.

In general, the Design Review Commission has previously considered second story windows with four-foot and six-inch windowsill heights acceptable to minimize direct views into neighboring properties. When there are considered privacy impacts, installation of screening vegetation is another common practice to mitigate the interference with privacy. As discussed above, with the proposed second story windowsill heights, further setbacks, and dense screening vegetation, staff finds the subject project is designed to a minimal privacy impact to the neighbors.

Landscaping and Trees

According to City's Two-Story Design Review Submittal Requirements, existing trees with a diameter of four inches measured at four feet above ground shall be accessed. Per Chapter 11.08 of Municipal Code, trees with a circumference of 48 inches (15 inches in diameter) measured at four feet above ground are protected. An arborist report as provided in Attachment B, assessed by a certified arborist, Michael Young (WE #623), was submitted to provide an inventory of existing trees, assessment of tree conditions, and

protection measures to retain protected trees onsite.

The subject arborist assessed 10 trees at the property and its proximity. Six trees including four protected trees that are a Chinese tallow (tree No. 251) with 18.25 inches in diameter, two Coast live oak trees (tree No.255 and 259) with 45 inches and 57.5 inches in diameter, and a multi-trunk Sycamore tree (tree No.258) with 35/30 inches in diameter will be retained. Four trees that will be removed are either small trees or trees are currently with a poor form and structure. The removed and retained trees are identified on Sheet C-2.0 with a separated tree inventory provided as part of the attached arborist report.

The proposed landscaping screening plants along the right-side property line and rear property line is outlined in Table 1 below.

Table 1: Screening Plant List

Location	Common Name	Number	Size	Description
Right property line	Wax Myrtle (<i>Morella cerifera</i>)	8	15-gallon	15'-25' tall x 10'-15' wide
Right property line	Blackstem Pittosporum (<i>Pittosporum tenuifolium</i>)	1	15-gallon	25'-40' tall x 12'-20' wide
Rear property line	Tonya (<i>Heteromeles arbutifolia</i>)	4	15-gallon	15'-25' tall x 10'-15' wide

The landscape plan also includes five new trees, a variety of shrubs/hedges, and a groundcover plant throughout the site. Since the project includes a new house and new landscaping area that exceeds 500 square feet, it is subject to the City's Water Efficient Landscape regulations. Overall, the existing and proposed landscaping meets the intent of the City's landscape regulations.

Environmental Review

This project is categorically exempt from environmental review under Section 15303 of the California Environmental Quality Act because it involves the construction of a single-family dwelling in a residential zone.

Public Notification and Community Outreach

A public meeting notice was posted on the property and mailed to 13 nearby property owners on Holt Avenue, Askam Lane, Granger Avenue, and Ashcroft Way. The Notification Map is included in Attachment C.

In early August 2021, a billboard of Notice of Development Proposal (Attachment D) was installed onsite for community early awareness. The applicant has reached out to the immediate neighbors. A copy of the community outreach proof including the correspondences from the neighbors and certified mails to the neighboring properties is included in Attachment E.

Cc: Jenny Jung Hee Sohn, Property Owner
Francis T Kun, Applicant and Designer

Attachments:

- A. Neighborhood Compatibility Worksheet
- B. Arborist Report
- C. Notification Maps
- D. Pictures of Notice of Development Proposal
- E. Proof of Community Outreach
- F. Material Boards

FINDINGS

SC21-0030 – 1730 Holt Avenue

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

- a. The proposed addition complies with all 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

SC21-0030 – 1730 Holt Avenue

GENERAL

1. Expiration

The Design Review Approval will expire on December 15, 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 November 30, 2021, except as may be modified by these conditions.

3. Protected Trees

Trees Nos. 250 through 252, 255, 258, and 259 along with the approved privacy screening shall be protected under this application and cannot be removed without a tree removal permit from the Community Development Director. A Tree Protection Plan detailed in the approved arborist report shall be implemented. Prior to the occupancy of the residence, a letter signed by the subject arborist shall be provided to certify the implementation of the Tree Protection Plan.

4. 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.

5. 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.

6. 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

7. Conditions of Approval

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

8. 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.

9. 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.”

10. 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.

11. 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.

12. 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.

13. 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.

14. 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.

15. 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.).

16. 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

17. Tree Protection

Tree protection fencing shall be installed around the driplines, or as required by the project arborist, of trees Nos. 250 through 252, 255, 258, and 259 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.

18. 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

19. 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.

20. 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.

21. 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 A



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.

Address: _____

Date: _____

Project Address 1730 HOLT AVENUE

Scope of Project: Addition or Remodel _____ **or New Home** 2-STORY HOME

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

Is the existing house listed on the City's Historic Resources Inventory? NO

Neighborhood Compatibility Worksheet

Page 1

* See "What constitutes your neighborhood" on page 2.

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: 10,000 square feet average

Lot dimensions: Length _____ feet Width
_____ feet

If your lot is significantly different than those in your neighborhood, then note its: area 9707 _____, length 107'-8 _____, and width 86'-9" _____.

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

Existing front setback if home is a remodel? _____

What % of the front facing walls of the neighborhood homes are at the front setback 0 %

Existing front setback for house on left 10'-3" ft./on right 12'-3" ft.

Neighborhood Compatibility Worksheet

Page 2

* See "What constitutes your neighborhood", (page 2).

Address: _____

Date: _____

Do the front setbacks of adjacent houses line up? YES

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 4

Garage facing front recessed from front of house face 2

Garage in back yard 2

Garage facing the side 0

Number of 1-car garages 0; 2-car garages 8; 3-car garages 060

4. Single or Two-Story Homes:

What % of the homes in your neighborhood* are:

One-story 60

Two-story 40

5. Roof heights and shapes:

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

Are there mostly hip 7, gable style 1, or other style 0 roofs*?

Do the roof forms appear simple YES or complex _____?

Do the houses share generally the same eave height YES?

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

What siding materials are frequently used in your neighborhood*?

0 wood shingle 3 stucco 2 board & batten 2 clapboard

 tile stone brick 1 combination of one or more materials

(if so, describe) _____

Address: _____

Date: _____

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: HOMES HAS A MIX OF ROOF MATERIAL (SHINGLES, WOOD SHAKES _____

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

Does your neighborhood* have a consistent identifiable architectural style?

YES NO

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

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

Does your property have a noticeable slope? _____ NO _____

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

_____ NORTH _____

Is your slope higher _____ lower _____ same X _____ 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?

Address: _____

Date: _____

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.)?

_____ YES _____

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

_____ CONSIDERABLE DISTANCE, APPROXIMATELY 100 FT APART, WITH LARGE EXISTING FOLIAGE ALONG PROPERTY LINES AND BACKYARD AREAS _____

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)?

_____ NO _____

10. Width of Street:

What is the width of the roadway paving on your street in feet? _60 FEET_____

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

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

11. What characteristics make this neighborhood* cohesive?

Address: _____

Date: _____

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.:

__A CONSISTENTLY OPEN FRONT YARD AREA AND DRIVEWAY WITH SOME PROPERTIES ENHANCED WITH VINTAGE TREES AND FOLIAGE SETS SIMPLE ELEGANCE OF THE HOMES IN THIS NEIGHBORHOOD AND ENHANCED BY THE VARIOUS ARCHITECTURAL ELEMENTS EMPLOYING A WIDE VARIETY OF EXTERIOR MATERIALS AND ARCHITECTURAL ELEMENTS COMPLEMENTS THE ENVIRONMENT WITH A SENSE OF HARMONY

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?
 X-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

Address: _____

Date: _____

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)
1720 HOLT	25'	70' (+-)	FRONT	ONE	15' (+-)	STUCCO	SIMPLE
1710 HOLT	26'	50' (+-)	FRONT	ONE	15'(+)-	STUCCO	COMPLEX
1700 HOLT	27'	40' (+-)	FRONT	ONE	15'(+)-	STUCCO	SIMPLE
1731 HOLT	25'	50'(+)-	FRONT	TWO	26'(+)-	HORIZONTAL WOOD SIDINGS	COMPLEX
1721 HOLT	27'	90'(+)-	DETACHED REAR	ONE	15'(+)-	EXTERIOR GRADE PLYWD w/ VERTICAL	SIMPLE

						BATTENS AND STONE VENEER	
1711 HOLT	25'	90'(+/-)	DETACHED REAR	ONE	15'(+/-)	EXTERIOR GRADE PLYWD w/ VERTICAL BATTENS AND STONE VENEER	SIMPLE
1701 HOLT	27'	40'(+/-)	FRONT	TWO	27'(+/-)	EXTERIOR GRADE PLYWD w/ VERTICAL BATTENS	COMPLEX
1721 ASKAM LANE	25'	40'(+/-)	FRONT	ONE	15'(+/-)	STUCCO	COMPLEX

Neighborhood Compatibility Worksheet

* See "What constitutes your neighborhood", (page 2).



Arborist Report & Plan Reviews

1730 Holt Ave
Los Altos, CA 94024



Inspection Date:
10/20/21

Prepared by: Chris Stewart
Project Arborist: Michael Young
contractors license # 755989
certified arborist WC ISA #623
certified tree risk assessor

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Assignment

It was our assignment to physically inspect trees in the survey area based on a topographic map provided by the design team. We were to map, tag and compile data for each tree and write an inventory/survey report documenting our observations. It was also my assignment to review the Civil Plans Lea & Braze 4/22/21 and comment as to Tree Protection.

Summary

This survey provides a numbered map and complete and detailed information for each tree surveyed. There are ten trees included in this report. Four of the trees are protected under the City of Los Altos' tree protection ordinance. Two unprotected trees are recommended for removal at the time of this tree survey. After review of the trees and Civil Plans I recommend this Plan be approved, with all of the Tree Protection Guidelines in this report being implemented.

Discussion

All the trees surveyed were examined and then rated based on their individual health and structure according to the table following. For example, a tree may be rated "good" under the health column for excellent/vigorous appearance and growth, while the same tree may be rated "fair/poor" in the structure column if structural mitigation is needed. More complete descriptions of how health and structure are rated can be found under the "Methods" section of this report. The complete list of trees and all relevant information, including their health and structure ratings, their "protected/significant" status, a map and recommendations for their care can be found in the data sheet that accompanies this report.

<u>Rating</u>	<u>Health</u>	<u>Structure</u>
Good	excellent/vigorous	flawless
Fair/good	no significant health concerns	very stable
Fair	showing initial or temporary disease, pests, or lack of vitality. measures should be taken to improve health and appearance.	routine maintenance needed such as pruning or end weight reduction as tree grows
Fair/poor	in decline, significant health issues	significant structural weakness(es), mitigation needed, mitigation may or may not preserve the tree
Poor	dead or near dead	hazard

Survey Methods

The trunks of the trees are measured using an arborist's diameter tape at 48" above soil grade. In cases where the main trunk divides below 48", the tree is measured (per the City of Los Altos' protected tree ordinance) at the point where the trunks divide. In these cases, the height of that measurement is given in the note's column on the attached data sheet. The canopy height and spread are estimated using visual references only.

The condition of each tree is assessed by visual observation only from a standing position without climbing or using aerial equipment. No invasive equipment is used. Consequently, it is possible that individual tree(s) may have internal (or underground) health problems or structural defects, which are not detectable by visual inspection. In cases where it is thought further investigation is warranted, a "full tree risk assessment" is recommended. This assessment may be inclusive of drilling or using sonar equipment to detect internal decay and include climbing or the use of aerial equipment to assess higher portions of the tree.

The health of an individual tree is rated based on leaf color and size, canopy density, new shoot growth and the absence or presence of pests or disease.

Individual tree structure is rated based on the growth pattern of the tree (including whether it is leaning); the presence or absence of poor limb attachments (such as co-dominant leaders); the length and weight of limbs and the extent and location of apparent decay. For each tree, a structural rating of fair or above indicates that the structure can be maintained with routine pruning such as removing dead branches and reducing end weight as the tree grows. A fair/poor rating indicates that the tree has significant structural weaknesses and corrective action is warranted. The notes section for that tree will then recommend a strategy/technique to improve the structure or mitigate structural stresses. A poor structural rating indicates that the tree or portions of the tree are likely to fail and that there is little that can constructively be done about the problem other than removal of the tree or large portions of the tree. Very large trees that are rated Fair/Poor for structure AND that are near structures or in an area frequently traveled by cars or people, receive an additional **CONSIDER REMOVAL" notation under recommendations. This is included because structural mitigation techniques do not guarantee against structural failure, especially in very large trees. Property owners may or may not choose to remove this type of tree but should be aware that if a very large tree experiences a major structural failure, the danger to nearby people or property is significant.

Survey Area Observations

The property is in the residential area in the City of Los Altos. The surveyed area is basically rectangular and flat. This property borders a watershed to the left where two large trees are located just off property and encroach over the fence line. There is also a large heritage oak on the neighbor's property to the right that also encroached over the fence line.

Tree Health on this Property

Generally, the health of the trees in the survey area ranges from good to poor. This property would benefit from regular maintenance and irrigation. Individual issues and recommendations for each tree are listed under the “Notes” column on the accompanying data sheet. The poor rating is due to one off site tree to the left of the property that encroaches over the fence line.

Tree Structure on this Property

Ideally, trees are pruned for structure when young and are properly maintained to reduce end-weight as they grow. This practice prevents excessively long, lateral branches that are prone to breaking off due to weight or wind. As mentioned above, the property would benefit from regular maintenance and irrigation. The structure rating on all trees in the surveyed area have received ratings of fair/good to poor. The poor rating is due to one off site tree to the left of the property that encroaches over the fence line.

Recommended Removals Based on Health/ Structure/Species

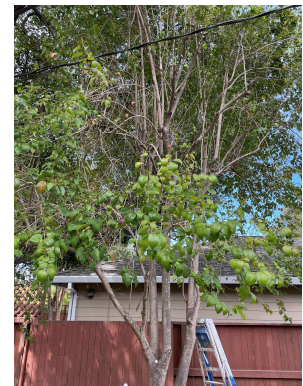
Please refer to the attached data sheet for specific details of each individual tree.

Unprotected Removals (no permit required for removal)

Tree #253 is a Mousehole tree (*Myoporum laetum*) with a DBH of 12.25” and 11.5” respectively. This tree stands 20’ tall with a crown width of 12’ and has codominant leaders at 2’ with included bark. This tree has a thin canopy and *Myoporums* are susceptible to Psyllidae insects. This tree should be removed as soon as possible.



Tree #254 is a Privet tree (*ligustrum*) with a DBH of 7.5” and 5.5” respectively. This tree stands 25’ tall with a crown width of 15’ and has codominant leaders at 1’ with included bark. This tree has a thin canopy with no hope for recovery and should be removed.



Site Images



Main house



Tree #252



Tree #253



Tree #254



Tree #258

Local Regulations Governing Trees

Protected Trees

1. Any tree that is 48-inches (four feet) or greater in circumference when measured at 48-inches above the ground.
2. Any tree designated by the Historical Commission as a Heritage Tree or any tree under official consideration for a Heritage Tree designation. (All Canary Island Palm trees on Rinconada Court are designated as Heritage Trees.)
3. Any tree which was required to be either saved or planted in conjunction with a development review approval (i.e. new two-story house).
4. Any tree located within a public right-of-way.
5. Any tree, regardless of size, located on property zoned other than single-family (R1).

Risks to Trees by Construction

Besides the above-mentioned health and structure-related issues, the trees at this site could be at risk of damage by construction or construction procedures that are common to most construction sites. These procedures may include the dumping or the stockpiling of materials over root systems; the trenching across the root zones for utilities or for landscape irrigation; or the routing of construction traffic across the root system resulting in soil compaction and root dieback. It is therefore essential that Tree Protection Fencing be used as per the Architect's

drawings. In constructing underground utilities, it is essential that the location of trenches be done outside the drip lines of trees except where approved by the Arborist.

General Tree Protection Plan

Protective fencing is required to be provided during the construction period to protect trees to be preserved. This fencing must protect a sufficient portion of the root zone to be effective. Fencing is recommended to be located 8 to 10 X the diameter at breast height (DBH) in all directions from the tree. DBH for each tree is shown in the attached data table. The minimum recommendation for tree protection fencing location is 6 X the DBH, where a larger distance is not possible. There are areas where we will amend this distance based upon tree condition and proposed construction. In my experience, the protective fencing must:

- a. Consist of chain link fencing and having a minimum height of 6 feet.
- b. Be mounted on steel posts driven approximately 2 feet into the soil.
- c. Fencing posts must be located a maximum of 10 feet on center.
- d. Protective fencing must be installed prior to the arrival of materials, vehicles, or equipment.
- e. Protective fencing must not be moved, even temporarily, and must remain in place until all construction is completed, unless approved by a certified arborist.
- f. Tree Protection Signage shall be mounted to all individual tree protection fences.

Based on the existing development and the condition and location of trees present on site, the following is recommended:

1. The Project Arborist is Michael Young (650) 321-0202. A Project Arborist should supervise any excavation activities within the tree protection zone of these trees.
2. Any roots exposed during construction activities that are larger than 2 inches in diameter should not be cut or damaged until the project Arborist has an opportunity to assess the impact that removing these roots could have on the trees.
3. The area under the drip line of trees should be thoroughly irrigated to a soil depth of 18" every 3-4 weeks during the dry months.
4. Mulch should cover all bare soils within the tree protection fencing. This material must be 6-8 inches in depth after spreading, which must be done by hand. Course wood chips are preferred because they are organic and degrade naturally over time.
5. Loose soil and mulch must not be allowed to slide down slope to cover the root zones or the root collars of protected trees.
6. There must be no grading, trenching, or surface scraping inside the driplines of protected trees, unless specifically approved by a Certified Arborist. For trenching, this means:
 - a. Trenches for any underground utilities (gas, electricity, water, phone, TV cable, etc.) must be located outside the driplines of protected trees, unless approved by a Certified Arborist. Alternative methods of installation may be suggested.

- b. Landscape irrigation trenches must be located a minimum distance of 10 times the trunk diameter from the trunks of protected trees unless otherwise noted and approved by the Arborist.
7. Materials must not be stored, stockpiled, dumped, or buried inside the driplines of protected trees.
8. Excavated soil must not be piled or dumped, even temporarily, inside the driplines of protected trees.
9. Landscape materials (cobbles, decorative bark, stones, fencing, etc.) must not be installed directly in contact with the bark of trees because of the risk of serious disease infection.
10. Landscape irrigation systems must be designed to avoid water striking the trunks of trees, especially oak trees.
11. Any pruning must be done by a Company with an Arborist Certified by the ISA (International Society of Arboriculture) and according to ISA, Western Chapter Standards, 1998.
12. Any plants that are planted inside the driplines of oak trees must be of species that are compatible with the environmental and cultural requirements of oaks trees. A publication detailing plants compatible with California native oaks can be obtained from The California Oak Foundation's 1991 publication "Compatible Plants Under & Around Oaks" details plants compatible with California native oaks and is currently available online at:
<http://californiaoaks.org/wpcontent/uploads/2016/04/CompatiblePlantsUnderAroundOaks.pdf>

+ + + + +

I certify that the information contained in this report is correct to the best of my knowledge and that this report was prepared in good faith. Please call me if you have questions or if I can be of further assistance.

Respectfully,



Michael P. Young

ASSUMPTIONS AND LIMITING CONDITIONS

1. Any legal description provided to this arborist is assumed to be correct. No responsibility is assumed for matters legal in character nor is any opinion rendered as to the quality of any title.
2. This arborist can neither guarantee nor be responsible for accuracy of information provided by others.
3. This arborist shall not be required to give testimony or to attend court by reason of the information provided by this arborist unless subsequent written arrangements are made, including payment of an additional fee for services.
4. Loss or removal of any part of this report invalidates the entire report.
5. Possession of this report or a copy thereof does not imply right of publication or use for any purpose by any other than the person(s) to whom it is addressed without written consent of this arborist.
6. This report and the values expressed herein represent the opinion of this arborist, and this arborist's fee is in no way contingent upon the reporting of a specified value nor upon any finding to be reported.
7. Sketches, diagrams, graphs, photos, etc., in this report, being intended as visual aids, are not necessarily to scale and should not be construed as engineering reports or surveys.
8. This report has been made in conformity with acceptable appraisal/evaluation/diagnostic reporting techniques and procedures, as recommended by the International Society of Arboriculture.
9. When applying any pesticide, fungicide, or herbicide, always follow label instructions.
10. No tree described in this report was climbed, unless otherwise stated. This arborist cannot take responsibility for any defects which could only have been discovered by climbing. A full root collar inspection, consisting of excavating the soil around the tree to uncover the root collar and major buttress roots, was not performed, unless otherwise stated. This arborist cannot take responsibility for any root defects which could only have been discovered by such an inspection.

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 to 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 any 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, and other issues. Arborists cannot take such considerations into account unless complete and accurate information is disclosed to the arborist. An arborist should then be expected to reasonably rely upon the completeness and accuracy of the information provided.

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

TREE SURVEY DATA

Address: 1730 Holt Ave Los Altos, CA 94024

Inspection Date: 10/20/21

Ratings for health and structure are given separately for each tree according to the table below. IE, a tree may be rated "Good" under the health column For excellent, vigorous appearance and growth, while the same tree may be rated "Fair, Poor" in the structure column if structural mitigation is needed.

KEY	Health	Structure
Good	excellent, vigorous	flawless
Fair - Good	no significant health concerns	very stable
Fair	declining; measures should be taken to improve health and appearance	routine maintenance needed
Fair - Poor	in decline: significant health issues	mitigation needed, it may or may not preserve this tree
Poor	dead or near dead	hazard

Tag no	Common Name	Diameter at Breast Height"	H'/W'	HEALTH	STRUCTURE	PROTECTED (X)	RECOMMENDED REMOVAL (X)	RECOMMENDED PROTECTED REMOVAL (XX)	NOTES, RECOMMENDATIONS
250	Coast redwood	11	25'/15'	g	fg				Recommend EWR, DWR
251	Chinese tallow	18.25	26'/20'	fp	fp	x			Recommend EWR, DWR, SP, codominant leaders with included bark at 4.5'; thin canopy
252	Coast live oak	4.75	16'/10'	fg	f				Recommend EWR, DWR, SP, RCE
253	Mousehole tree	12.25/11.5	20'/12'	fp	fp		x		Recommend removal, codominant leaders with included bark at 2'; thin canopy
254	Privet	7/5.5	25'/14'	fp	fp		x		Recommend removal, codominant leaders at 1', thin canopy
255	Coast live oak	45	50'/70'	fg	f	x			Recommend EWR, DWR, SP, RCE, neighbors tree, tag on fence
256	Privet	3.5	15'/6'	fg	fg				Recommend EWR, DWR, SP
257	Privet	4.5	15'/8'	fg	fg				Recommend EWR, DWR, SP
258	Sycamore	35/30	40'/20'	p	p	x			Tree is off property in watershed but encroaches 15' over fence line
259	Coast live oak	57.5	60'/55'	fg	fp	x			Tree is off property in watershed at left rear property line but encroaches 15' over fence
TOTAL TREES					10				
PROTECTED TOTAL						4			
REMOVAL TOTAL							2		
PROTECTED REMOVALS TOTAL								0	

KEY TO ACRONYMS

DWR - Dead Wood Removal pruning recommended

EWR - End Weight Reduction: pruning to remove weight from limb ends, thus reducing the potential for limb failure(s).

RCE - Root Collar Excavation: excavating a small area around a tree that is currently buried by soil or refuse above buttress roots, usually done with a hand shovel.

SP - Structural pruning - removal of selected non-dominant leaders in order to balance the tree.

CD - Codominant Leader, two leaders with a narrow angle of attachment and prone to failure.

LCR - Live Crown Ratio

RR - Recommend Tree Removal based upon Health or Structure of tree.

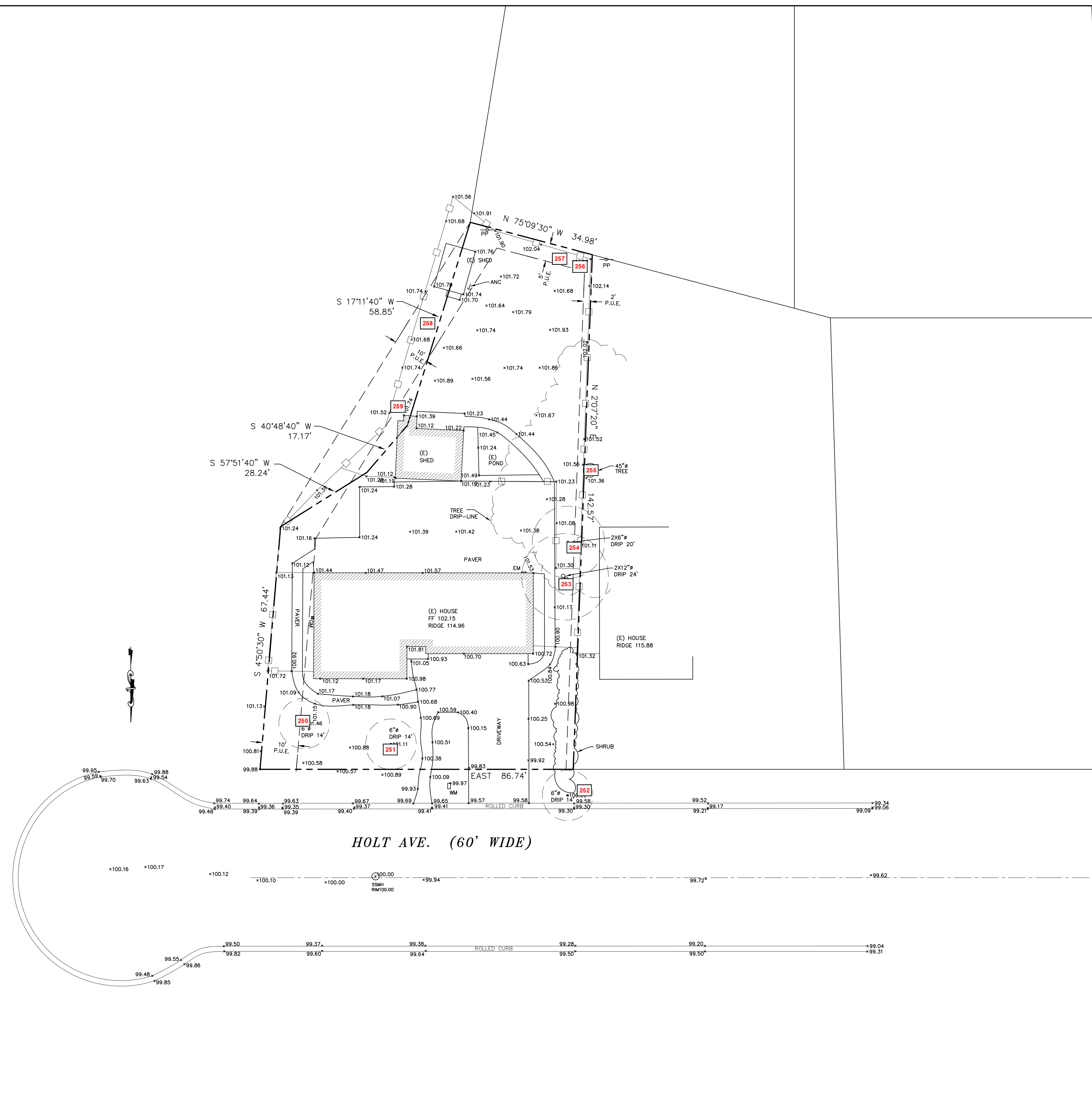
Prop - Steel prop in concrete footing recommended to help support a tree/limb.

Cable - Recommend a steel cable(s) be installed to help support a weakly attached limb(s).

TREE ORDINANCE

1. Any tree that is 48-inches (four feet) or greater in circumference when measured at 48-inches above the ground.
2. Any tree designated by the Historical Commission as a Heritage Tree or any tree under official consideration for a Heritage Tree designation. (All Canary Island Palm trees on Rinconada Court are designated as Heritage Trees.)
3. Any tree which was required to be either saved or planted in conjunction with a development review approval (i.e. new two-story house).
4. Any tree located within a public right-of-way.
5. Any tree, regardless of size, located on property zoned other than single-family (R1).

Common Name	Latin Name
Coast redwood	<i>Sequoia sempervirens</i>
Chinese tallow	<i>Triadica sebifera</i>
Coast live oak	<i>Quercus agrifolia</i>
Mousehole tree	<i>Myoporum laetum</i>
Privet	<i>Ligustrum sp</i>
Sycamore	<i>Platanus occidentalis</i>



LEGEND

---	PROPERTY LINE	AC	ASPHALT
---	EXISTING LOTS	AD	AREA DRAIN
---	CENTERLINE	ANC	ANCHOR
---	EASEMENT LINE	BSBL	BUILDING SETBACK LINE
---	SS	C&G	CURB AND GUTTER
---	SANITARY SEWER LINE	CB	CATCH BASIN
---	SD	CO	CLEAN OUT
---	STORM DRAIN LINE	DW	DRIVEWAY
---	OH	EB	ELECTRIC BOX
---	OVERHEAD POWER LINE	EM	ELECTRIC METER
---	WOOD FENCE	EP	EDGE OF PAVEMENT
---		FH	FIRE HYDRANT
---		GA	GUY ANCHOR
---		GM	GAS METER
---		GV	GAS VALVE
---		IV	IRRIGATION VALVE
---		LP	LIGHT POLE
---		MB	MAIL BOX
---		MH	UTILITY MANHOLE
---		P.U.E.	PUBLIC UTILITY EASEMENT
---		P	BRICK CONC PILLAR
---		PP	POWER POLE
---		(R)	RADIAL BEARING
---		SL	STREET LIGHT
---		SDMH	STORM DRAINAGE MANHOLE
---		SSMH	SANITARY SEWER MANHOLE
---		SSCO	SANITARY SEWER CLEAN OUT
---		TCD	THROUGH CURB DRAIN
---		TS	TRAFFIC SIGN
---		VG	VALLEY GUTTER
---		WM	WATER METER
---		WV	WATER VALVE

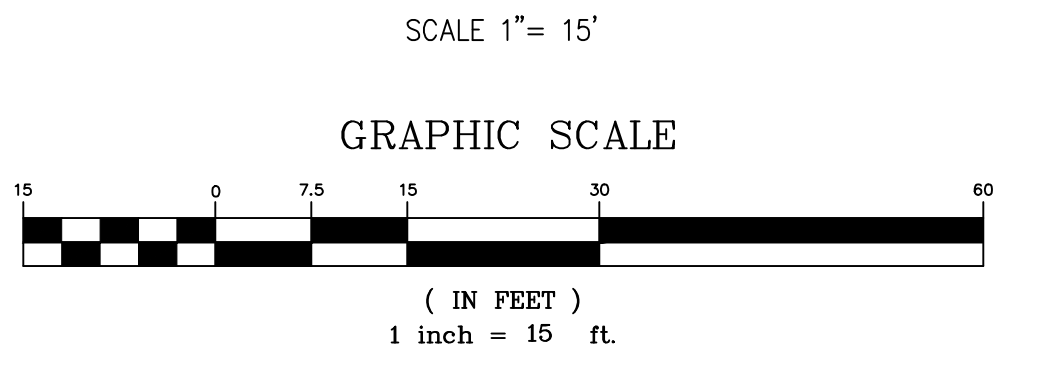
DISCLAIMER:
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NOTE:
THIS MAP REPRESENTS TOPOGRAPHY OF THE SURFACE FEATURES ONLY. UNLESS SPECIFIED ON THIS MAP, LOCATIONS OF THE UNDERGROUND UTILITIES ARE NEITHER INTENDED NOR IMPLIED. FOR THE LOCATIONS OF UNDERGROUND UTILITIES CALL "USA" (1-800-642-2444). SURFACE FEATURES ARE LOCATED BY MEANS OF A STATION AND OFFSET FROM THE CONTROL LINE.

BASIS OF BEARINGS:
THE BEARING N 90°00'00" E OF THE SOUTHERLY LINR OF HOLT AVE., AS SHOWN ON CERTAIN TRACT NO. 1029, FILED FOR RECORD IN BOOK 40 OF MAPS AT PAGE 21, WAS USED AS THE BASIS OF BEARINGS SHOWN HEREON.

PROJECT BENCHMARK:
REFERENCED ASSUMED BM:
TOP OF SANITARY SEWER MANHOLE LOCATED AT HOLT AVE.
IN FRONT OF PROPERTY EL: 100.00'

- NOTES:**
- ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMALS THEREOF.
 - THE GROSS AREA OF LAND OF RECORD IS 9,709.45 SQ. FT. ±.
 - THE MAP WAS BASED ON A GRANT DEED DOC.# 23573673 BY OLD REPUBLIC TITLE CO. DATED 02/01/2017, RECORDED IN SANTA CLARA COUNTY.
 - ALL EXISTING BUILDINGS ARE WOOD.
 - FOR PRECISE SPECIES OF TREES A CERTIFIED ARBORIST SHALL BE CONSULTED.
 - THIS DRAWING REPRESENTS A TOPOGRAPHIC SURVEY PREPARED IN CONFORMANCE WITH THE REQUIREMENTS OF THE LAND SURVEYORS ACT. THE PROPERTY LINES SHOWN HEREON ARE COMPILED FROM RECORD DATA AND REPRESENT THE BEST GRAPHICAL FIT BETWEEN RECORD INFORMATION AND THE TOPOGRAPHICAL FEATURES SURVEYED AND SHOULD NOT BE RELIED UPON OR USED FOR ANY OTHER PURPOSES. PURSUANT TO THE CLIENT'S DIRECTION A BOUNDARY SURVEY WAS NOT PERFORMED AT THIS TIME WHICH MAY HAVE DETERMINED THE ACTUAL PROPERTY LINES.



1730 HOLT AVE.,
LOS ALTOS, CA 94024
APN: 318-23-016



SMP ENGINEERS
CIVIL ENGINEERS—LAND SURVEYORS
1534 Carob Lane Los Altos, CA 94024
Tel. (650) 941-8055 Fax (650) 941-8755

Scale: 1" = 15'
Prepared by: S.P.
Checked by: S.R.
Date: 02/01/2017
Project No: 221021

PRELIMINARY BOUNDARY AND TOPOGRAPHIC SURVEY MAP

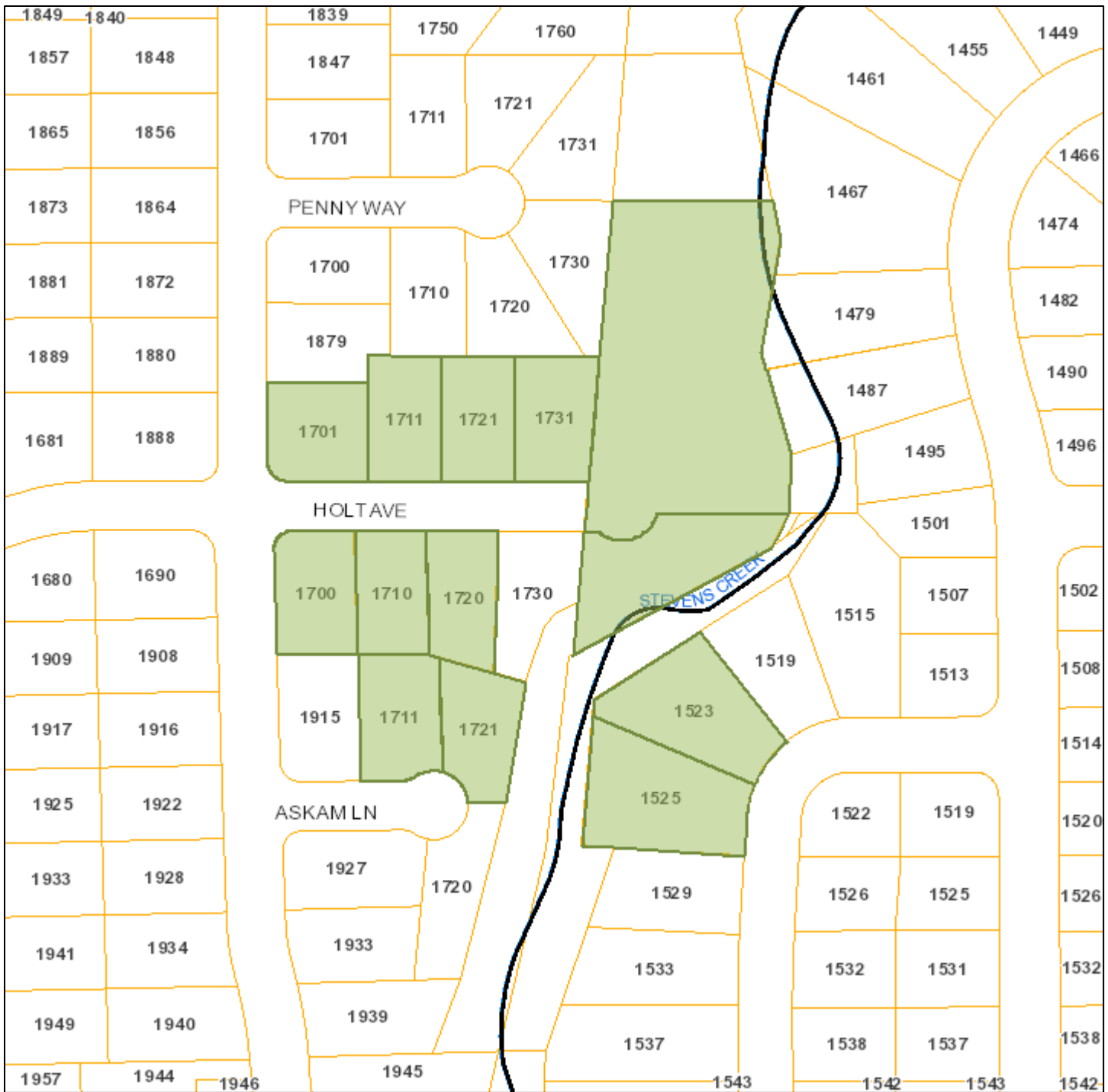
Sheet No: T-1

REVISIONS	DESIGN BY	DESIGN DATE	CITY APPR.	APPR. DATE

CITY OF LOS ALTOS

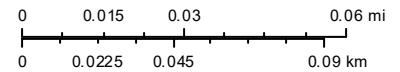
ATTACHMENT C








Notification Map



Print Date: July 15, 2021

12,257



-  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.

Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community

ATTACHMENT E

Jia Liu

From: Jenny Sohn <evergreenfinanceio@gmail.com>
Sent: Tuesday, November 23, 2021 2:00 PM
To: frank@atdes.net
Subject: Fwd: Letter

----- Forwarded message -----

From: **Kartik Trivedi** <kartik@symosis.com>
Date: Tue, Aug 17, 2021 at 8:16 PM
Subject: Letter
To: Jenny Sohn <evergreenfinanceio@gmail.com>, Urvi K. Trivedi <urvipandit@hotmail.com>

To whomever it concerns -

This is regarding the construction proposal at the property address 1730 Holt Ave in Los Altos. I have met with the owner Jenny & her architect and have reviewed their construction plans. I am in support of their construction.

Please contact me at 213-248-1130 for questions or concerns.

Regards

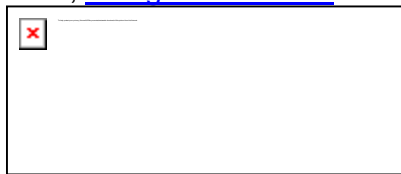
Kartik Trivedi

Owner 1720 HOLT AVE Los Altos, CA 94024

--

Best,

Jenny Sohn, CPA, CFA
CEO, [Evergreen Finance](#)



[LinkedIn](#) | [Tweeter](#) | [Instagram](#) | [Webinar](#)

Jia Liu

From: Frank ATDES <frank@atdes.net>
Sent: Tuesday, November 23, 2021 3:28 PM
To: 'Jenny Sohn'
Cc: frank@atdes.net
Subject: RE: Approval of construction in 1730 Holt Ave from Roopa 1721Askam Ln Los Altos

Found it. thank you.

Francis T Kun

Atelier Designs

www.atdes.net

email: frank@atdes.net

(408) 806-8188, (408) 858-9968

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From: Jenny Sohn <jennysohn652@gmail.com>
Sent: Thursday, August 05, 2021 11:05 AM
To: Frank ATDES <frank@atdes.net>
Subject: Fwd: Approval of construction in 1730 Holt Ave

----- Forwarded message -----

From: **Roopa Krishnan** <roops14@gmail.com>
Date: Thu, Aug 5, 2021 at 11:04 AM
Subject: Approval of construction in 1730 Holt Ave
To: Jenny Sohn <jennysohn652@gmail.com>

Hi Jenny

Here's the email you requested. Let me know if this is sufficient or if I should add more details -

To whomever it concerns -

This is regarding the construction proposal at the property address 1730 Holt Ave in Los Altos. I have met with the owner Jenny & her architect and have reviewed their construction plans. I am in support of their construction.

Please contact me at 408-722-6392 for questions or concerns.

Regards

Roopa Krishnan

Owner 1721 Askam Ln, Los Altos, CA 94024.

--

Jenny Sohn, CPA, CFA
[LinkedIn](#)

7020 1810 0001 0207 7305

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Los Altos, CA 94024
1711 Ashkam Lane

Certified Mail Fee	\$3.75
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.58
Total Postage and Fees \$4.33



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City, State, ZIP+4®

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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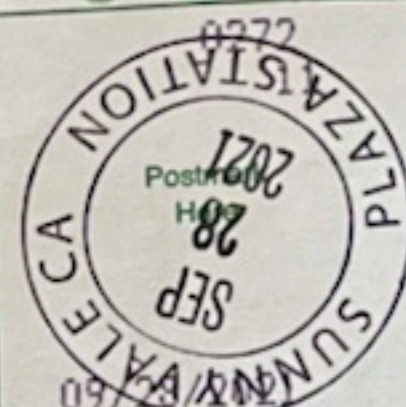
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For delivery information, visit our website at www.usps.com®.

Los Altos, CA 94024

Certified Mail Fee	\$3.75
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.58
Total Postage and Fees \$4.33



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U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

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Los Altos, CA 94024

Certified Mail Fee	\$3.75
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
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<input type="checkbox"/> Return Receipt (electronic)	\$0.00
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<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.58
Total Postage and Fees \$4.33



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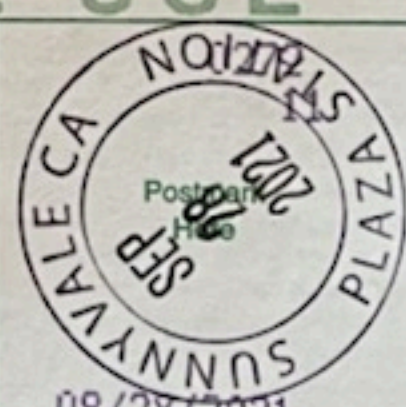
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For delivery information, visit our website at www.usps.com®.

Los Altos, CA 94024

Certified Mail Fee	\$3.75
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.58
Total Postage and Fees \$4.33



Sent To
Street and Apt. No., or PO Box No.
City, State, ZIP+4®

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7020 1810 0001 0207 7213

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

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Los Altos, CA 94024

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<input type="checkbox"/> Return Receipt (electronic)	\$0.00
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PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

NEW 2-STORY RESIDENCE and ADU FOR:
Ms. JENNY JUNG HEE SOHN
1730 HOLT AVENUE, LOS ALTOS CA 95014



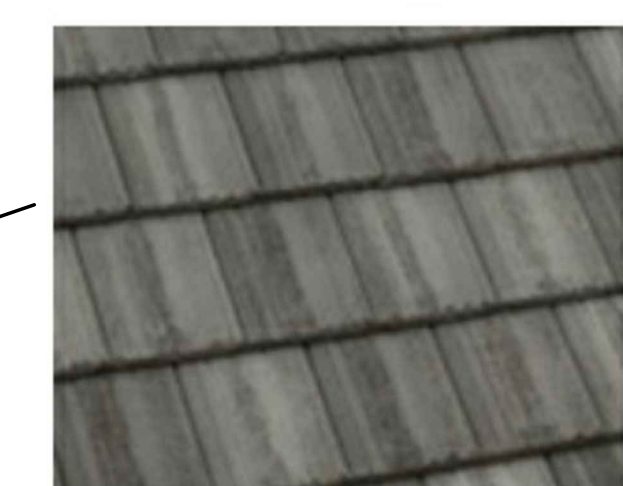
KELLY MOORE

Midnight Escape
KMA86

MATERIAL: 2x6 REDWOOD
FASCIA (PAINTED)
ARBOR: REDWOOD
(PAINTED)
GUTTERS, DOWNSPOUT

EAGLE ROOFING

Golden Eagle



MATERIAL: LIGHTWEIGHT
CONCRETE FLAT TILE

KELLY MOORE

Whitest White
KMW43

EXTERIOR FINISH:
TEXTURED STUCCO

WINDOWS BY:
ANDERSEN WINDOWS
WOOD WINDOWS

New Fawn
KM4614

KELLY MOORE
SOFFIT: REDWOOD T&G
(PAINTED)

Canvas Cloth
KM4583

KELLY MOORE
WINDOW TRIM: 2x4
REDWOOD (PAINTED)

Japanese Sable
KMA88

KELLY MOORE
FRONT DOOR: WOOD
GARAGE DOOR: WOOD

REVISIONS:

6/21/2020	FTK
NOV 29 2021	FTK

ATELIER DESIGNS
Drafting and Design Service Firm
P.O. BOX 2169
GILROY, CA 95021
Phone nos. (408) 858-9968 (408) 806-8188
Website: www.atdes.net

NEW 2-STORY RESIDENCE and ACCESSORY DWELLING UNIT FOR:
JENNY JUNG HEE SOHN
1730 HOLT AVENUE
LOS ALTOS, CA 94024

JOB NO: JH SOHN
DATE: 5/17/2021
DRAWN BY: FT Kus
SCALE: NO SCALE

CB-1