

# ATTACHMENT B



DATE: January 19, 2022

AGENDA ITEM #4

**TO:** Design Review Commission  
**FROM:** Steven Golden, Interim Planning Services Manager  
**SUBJECT:** SC20-0018 – 1800 Alford

## 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 2,600 square foot first story and 802 square foot second story for a total floor area of 3,402 square feet. A 361 square foot attached accessory dwelling unit (ADU) at the first story is also proposed. This project should be considered 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, Medium Lot  
**ZONING:** R1-10  
**PARCEL SIZE:** 9,915 square feet  
**MATERIALS:** Cement tile roof; stone veneer water table and columns; stucco exterior siding, wood trim, and aluminum clad windows

	<b>Existing</b>	<b>Proposed</b>	<b>Allowed/Required</b>
<b>COVERAGE:</b>	2,899 square feet	2,732 square feet	2,975 square feet
<b>FLOOR AREA:</b>	2,775 square feet	3,402 square feet	3,470 square feet
<b>SETBACKS:</b>			
Front	24.8 feet	25 feet	25 feet
Rear	28.9 feet	26.75 feet	25 feet
Right side(1 <sup>st</sup> /2 <sup>nd</sup> )	24.5 feet	16.3 feet/26.75 feet	16.3 feet/16.3 feet
Left side (1 <sup>st</sup> /2 <sup>nd</sup> )	11.3 feet	11.25 feet/27.5 feet	10 feet/17.5 feet
<b>HEIGHT:</b>	15 feet	25.75 feet	27 feet

## **BACKGROUND**

### **Neighborhood Context**

The subject property is located in South Los Altos on the southwest corner of the intersection of Alford Avenue and Morton Avenue. The neighborhood is best defined as a Consistent Character Neighborhood, according to the City's Residential Design Guidelines. There is a regular lot layout pattern and orientation of similar sized properties along Alford Avenue and Morton Avenue. Most of the properties share similar 25-foot front yard setbacks with garages facing the street. That being said, historically, the neighborhood was most likely all one-story residences, but now has a mix of one and two-story residences with two-story residences abutting all interior sides of the subject property. The residences in the surrounding area are characterized by gable or hipped roof forms, most having lower scale horizontal eaves. While the architectural aesthetics of most residences in the neighborhood have retained Ranch characteristics and styling, some newer residences and modified residences represent different architectural styles.

There is not a uniform street tree in this neighborhood, but most of the properties have multiple large, mature trees and a diversity of mature front yard landscaping.

## **DISCUSSION**

### **Design Review**

According to the Design Guidelines, in Consistent Character Neighborhoods, good neighbor design has design elements, material, and scale found within the neighborhood and sizes that are not significantly larger than other homes in the neighborhood. The emphasis should be on designs that "fit in" and lessen abrupt changes.

The applicant proposes to demolish the existing one-story residence and attached garage and replace it with a 3,402 square foot two-story residence with an attached garage. The project will also include a 361 square foot attached accessory dwelling unit (ADU) at the first story, which is not to be considered in the floor area total in the above table per state law and city ordinance per Chapter 14.14 of the Municipal Code. The driveway will remain in the same location and the front orientation of the residence will remain directed towards Alford Avenue which is also considered the front lot line per Zoning Code definition. Per Section 14.06.080 of the Municipal Code, the lot is considered a narrow lot; therefore, the reduced required side yard setback along the exterior street (right) side is 20 percent of the lot width. There is no exception for the interior side yard setback since the lot is more than 80 feet in width. Referring to the zoning compliance table above and the design plans (Attachment E), the proposed residence maintains or exceeds the minimum setback standards. The smaller second story is centered above the first story and the majority of second story massing is recessed from first story creating a 27.5-foot setback at the second-story left side, 26.75-foot setback at the second-story right side, and 47.9-foot second-story rear setback. A second-story rear balcony is also proposed and discussed further below.

The style of the proposed residence is suggestive of a French Country architecture style. It is designed with 6:12 pitched roofs with mostly hipped roof structure forms except for a lower first-story front facing gable end at the garage and a taller front facing gable end roof over the front

porch entry. The roofing material is proposed as cement tile. The massing of the second story is generally balanced over the first story. The front façade has well-articulated building forms including an octagon shaped room at the first story and most of the second story building mass is recessed back. The right exterior side, facing the street is also articulated in a similar way. That being said, the current proposed design was the result of several design iterations to address the design of the front façade. Staff expressed some concern regarding the stairway element in the front that could have been perceived as a two-story wall element and more bulky, which is not supported in the Residential Design Guidelines. Staff suggested to breakup the two-story element to reduce the perceived bulkiness, which the architect addressed by incorporating a roof element to visually separate it into first and second story elements. Staff had also expressed an opportunity to better integrate the gable roof structure over front porch entry, which could be further addressed.

The building articulation and the use of the stone water table at the first story breaks up the massing of the first story. The taller roof pitch forms from the first story to the second story and the fact that the second story is smaller in size minimize the visual mass and bulk of the second story. The overall height of the structure is 25.75 feet which conforms to the maximum height of 27 feet in the R1-10 zoning district. The wall plate heights of the first story are 9 and 9.5 feet and 8.5 feet at the second story which is in keeping with the scale in this neighborhood and not visually imposing on the neighboring properties.

The project is utilizing high quality materials such as the cement tile roof, stucco siding, stone veneer applied to the water table and columns, wood trim, and aluminum cladded windows, which are composed and integrated well into the overall architectural design of the residence. The project's materials board is included in Sheet A1.4 in the design plans (Attachment E).

Overall, the project appears to be an appropriate design within this Consistent Character Neighborhood setting, it would maintain an appropriate relationship to the adjacent structures, and meets the intent of the design review findings. As discussed above, there may be an opportunity to address the design of the front entry, but it is not a major design deficiency.

## **Privacy**

As discussed above, the proposed side yard setbacks exceed the minimum required. Since this is a corner lot, there is no abutting property to the right, exterior street side; therefore, less of a concern regarding views from second story windows along that side. With regards to potential views into neighboring properties from other elevations, the proposed left side second-story elevation includes one small window with a 4.6-foot windowsill height and larger egress windows at the rear elevation and glass doors that open onto the second story balcony at the rear. The balcony has a 51.8-foot setback to the rear property line and does not have a direct view to the interior left side since it is recessed and blocked by the wall of the residence. The balcony is designed to be five feet in depth that generally respects the Residential Design Guideline recommendation for a four-foot deep balcony for more passive use. Direct views outward from the balcony are further mitigated because the balcony is sunk about five into the steep form of the roof structure from the first story. Given the increased rear yard setback, passive use, minimized direct views created by the sunken design and its recessed design, perceived privacy impacts

resulting from the balcony to neighboring properties are minimized. Furthermore, evergreen landscape screening is proposed along the interior left side and rear properties, further discussed below, which will provide further screening of direct views into the abutting properties.

In addition, the owner reached out to the surrounding neighbors and staff is not aware of any objections raised with regards to the proposed design (Attachment C).

### **Landscaping and Trees**

The existing property has many mature trees of different varieties that are proposed to remain in the front and exterior side yard. These include Redwoods, Sweetgum, Tristania, and Evergreen pears. An arborist report is included that provides the condition and assessment of all the trees, including some tree proposed to be removed (Attachment B). The arborist report identifies Tree Nos. 5-8 and 11-13 to be removed. The four Ligustrum japonicum species were found to be overgrown specimens, considered nuisance trees, and an allergy problem for the resident. One Sequoia is proposed to be removed which is under the utility lines and was topped in the past. Trees Nos. 9 and 10 are close to the proposed foundation; therefore, a foundation system that is sensitive to those trees will be required to be utilized (Condition #2). In addition, new landscaping will be planted which includes Pittosporum evergreen shrubs along the left side and rear property line, used for landscape screening help to mitigate privacy concerns. 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 Alford Ave, Morton Ave, and Landell Ct. 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 reached out to 13 of their surrounding neighbors to communicate their proposed design plans and address any concerns neighbors might have. The applicant has provided staff a summary of their responses and correspondence included in Attachment C.

### **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: Cornelia Haber, Designer and Applicant  
Anat and Ariel Faigon, Property Owner

Attachments:

- A. Public Notification Map
- B. Arborist Report
- C. Correspondence Submitted by the Applicant<sup>1</sup>
- D. Public Notice Billboard Sign
- E. Design Plans

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<sup>1</sup> At the time of the agenda report publication, city staff did not have all of the documentation, but only an email from the applicant the summarized the neighborhood outreach. Staff has requested the documentation and will provide an addendum to the Commission once received.

## **FINDINGS**

SC20-0018– 1800 Alford Avenue

With regard to the proposed two-story residence, 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

SC20-0018 – 1800 Alford Avenue

### **GENERAL**

#### **1. Expiration**

The Design Review Approval will expire on January 19, 2024, 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 January 5, 2022, except as may be modified by these conditions and as specified below:

- a) All tree protection measures in the arborist report dated November 14, 2021 (Ann Northrup) shall be included in the building permit plans and shall be followed throughout the construction of the project.
- b) Any foundation system within 20 feet of Tree Nos 9 or 10 shall provide an alternative design (i.e. pier and beam on grade or similar) per the arborist report. The City can require the structural plans to be reviewed and approved by the project consulting arborist prior to issuance of the building permit.

#### **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. Protected Trees**

Trees No(s). 1-4, 9, 10 and 14-17 shall be protected under this application and cannot be removed without a tree removal permit from the Community Development Director. All tree protection construction measures

#### **5. Tree Removal Approved**

The trees shown to be removed on plan Sheet A1.1 (Tree Nos, 5-8, 11) 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.

#### **6. 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.

#### **7. 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.

#### **8. 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.

**9. 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**

**10. Conditions of Approval**

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

**11. 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.

**12. 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.

**13. 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.”

**14. 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.

**15. 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.

**16. 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.

**17. 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.).

**18. 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.

**19. 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**

**20. 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.

**21. 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**

### **22. 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.

### **23. Landscape Privacy Screening**

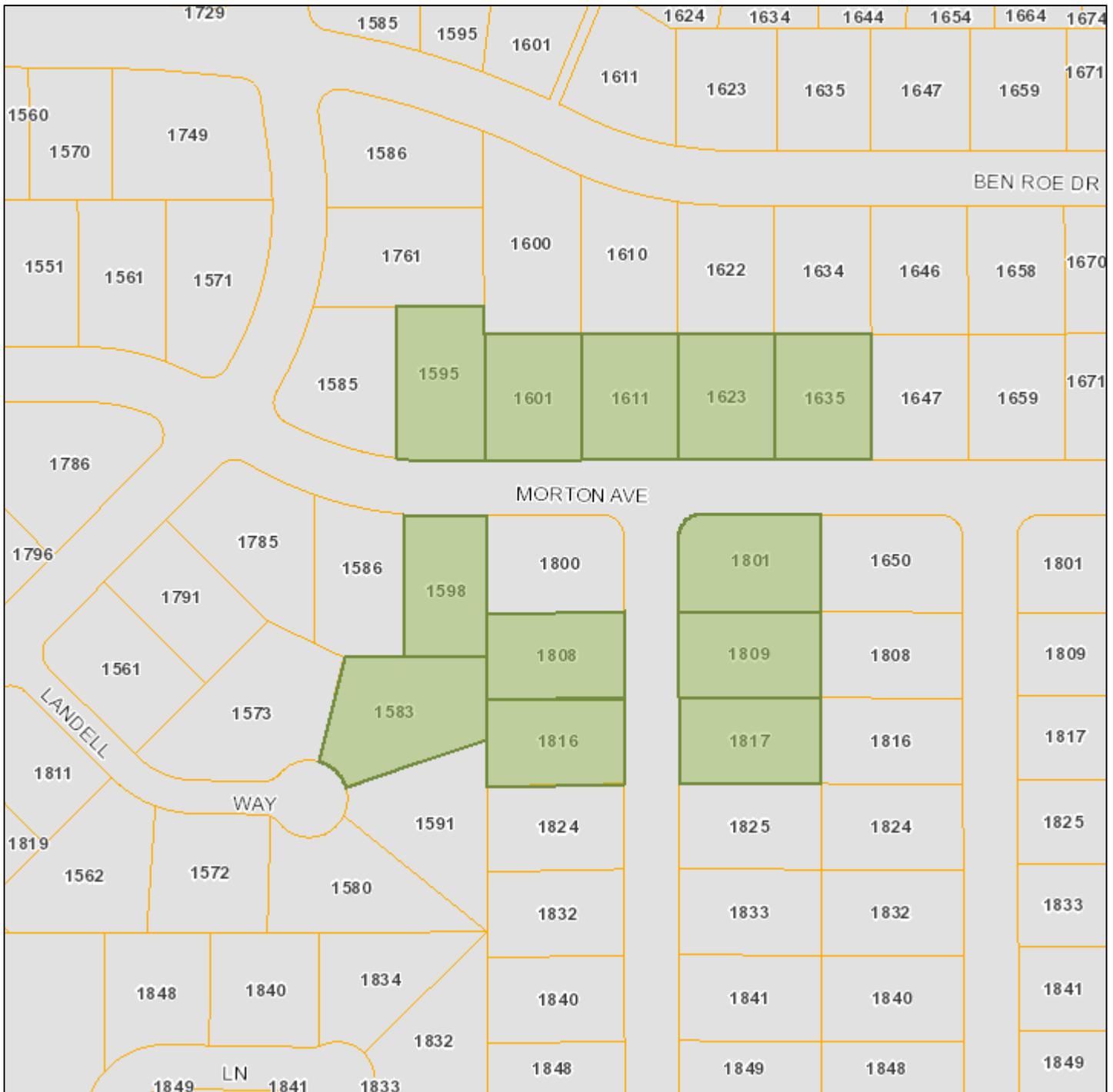
The landscape intended to provide privacy screening shall be inspected by the Planning Division and shall be supplemented by additional screening material as required to adequately mitigate potential privacy impacts to surrounding properties.

### **24. 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).

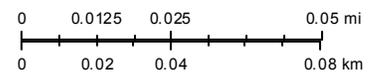
# ATTACHMENT A

## Notification Map



Print Date: December 3, 2020

12,020



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

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

# ATTACHMENT B

**Ann Northrup, M.S.**  
**Garden and Landscape Diagnostics**  
Plant Pathologist,  
ISA Certified Arborist WE-1613A

1669 Hyde Dr.  
Los Gatos, CA 95032  
phone: (408) 220 4438  
[plantdoctor@mac.com](mailto:plantdoctor@mac.com)

November 14, 2021

report # 2494 (6 pages)

**Arborist Report (revision from 1st draft - report # 2364, dated June 29, 2020)**

report sent via email to

Cornelia Haber at [cornelia.haber@gmail.com](mailto:cornelia.haber@gmail.com) and Anat Faigon at [anat.faigon@gmail.com](mailto:anat.faigon@gmail.com)

Name of owner/address of project:

Ariel and Anat Faigon  
1800 Alford Avenue  
Los Altos, CA 94022

Project Arborist:

Ann Northrup (WE 1613-A)  
phone: 408 220 4438  
email: [annnorthrup@sbcglobal.net](mailto:annnorthrup@sbcglobal.net)

Plans reviewed:

Cornelia Haber Residential Design Master Planting plan, dated 10/21/21  
Cornelia Haber Residential Design Proposed Site Plan 2nd revision dated 8/25/21

Brief description of work:

The project involves tear down of existing home and construction of a two story single family residence

This Arborist report is to be copied onto a plan sheet, titled "Tree preservation", and become part of the final plan set.

The property owner, contractors and architect are all responsible for knowing the information included in this Arborist's report and adhering to the conditions provided.

**Eleven protected trees** exist on the property.

See the inventoried tree list (below) with species identification and measurement details.

Trees # 1-4 and #9 and #10 are to be retained and preserved

Trees # 5-8 and #11 are being requested for removal (details to follow)

Faigon, Arborist report - 2nd draft (#2494), 11/14/21, page 2/6

1800 Alford Ave, Los Altos - Tree information 6/29/20, notes revised 11/14/21 (A. Northrup, arborist)

tree number on site drawing	tree species	tree circumference (at 40" from ground)	canopy spread	approximate height	notes	health (based on canopy density and color)
1	Pyrus x kawakamii	55"	166° N, 192° E, 162° S, 216° W	30'		fair
2	Afrocarpus gracillior (Podocarpus gracillior)	57"	168° N, 156° E, 228° S, 228° W	50'	situated within 10' of current and new foundation border, Sacramento Tree Foundation recommends 15' distance from foundations for this tree species.	good
3	Pyrus x kawakamii	55"	210° N, 252° E, 228° S, 192° W	30'		fair
4	Pyrus x kawakamii	49"	60° N, 216° E, 222° S, 120° W	30'	no visibly obvious cause of tree decline	poor
5 to be removed	Ligustrum japonicum 'Texanum' multi-trunk	42" based on blended x-sectional areas (3 trunk circumferences are 20", 28", 24")	72° N, 168° E, 156° S, 120° W	30'	overgrown volunteer plant, homeowner allergy problem, seedling nuisance complaints from neighbors	good
6 to be removed	Sequoia sempervirens	72"	204° N, 192° E, 120° S, 144° W	25'	structure very poor, topped under power lines	good
7 to be removed	Ligustrum japonicum 'Texanum' multi-trunk	50" based on blended x-sectional areas (4 trunk circumferences are 20", 26", 20", 28")	north direction mingled with neighboring tree, 144° E, 156° S, 144° W	30'	overgrown volunteer plant, homeowner allergy problem, seedling nuisance complaints from neighbors	good
8 to be removed	Ligustrum japonicum 'Texanum' multi-trunk	36" based on blended x-sectional areas (3 trunk circumferences are, 18", 24", 24", two minor trunks not included)	192° N, 108° E, 144° W, south direction is mingled with neighboring tree	30'	overgrown volunteer plant, homeowner allergy problem, seedling nuisance complaints from neighbors	good
9	Sequoia sempervirens	102"	144° N, 180° S, 144° W, east direction is mingled with neighboring tree	80'+	modification to foundation structure will need to be done to preserve tree health and home foundation integrity	good

tree number on site drawing	tree species	tree circumference (at 48" from ground)	canopy spread	approximate height	notes	health (based on canopy density and color)
10	Sequoia sempervirens	102"	144° N, 144° E, 180° S, west direction is mingled with neighboring tree	80'+	modification to foundation structure will need to be done to preserve tree health and home foundation integrity	good
11 to be removed	Ligustrum japonicum 'Texanum', multi-trunk	43" based on blended x-sectional areas (5 trunk circumferences 19", 16", 17", 20", 23", one minor trunk not included)	168° N, 192° E, 156° S, 132° W	30'	overgrown volunteer plant, homeowner allergy problem, seedling nuisance complaints from neighbors	good

photographs of inventoried trees (photos taken June 2020):

trees 1 and 2:



tree 3:



tree 4:



tree 5:



tree 6:



trees 7-8:



trees 9-10:



tree 11:



Overall health of each tree is indicated on the Chart of Protected Trees (included in this report, above), based on density and color of canopy.

If any of the trees to be retained and preserved are damaged as a result of the construction project, they must be repaired in accordance with accepted arboriculture methods. If a protected tree is damaged beyond repair, replacement of the damaged tree is required as dictated by the Planning Director of the City of Los Altos.

**Trees #1 - #4 and #9 and #10 are to be preserved.**

Protective fencing must be placed at the drip line of each protected tree. Groups of trees can share common fencing. The fencing must be sturdy, visibly open material (such as chainlink), at least 5' in height and supported by posts buried 2' in depth.

Any area that needs to be excavated within a foot to the outside of the tree protection fencing should first be root pruned along the excavation lines before excavation takes place.

Based on the site plan, it will be necessary to conduct construction activity within the dripline of certain trees while maintaining reasonable precaution against tree injury in order to preserve the tree rather than remove it. Supervision by the Project Arborist is recommended at any time when digging or trenching is done within the protected zone of the tree (defined as dripline). Any root pruning must be supervised by an ISA Certified Arborist or the Project Arborist. This directive applies to any kind of digging or trenching, to place utilities, or place foundation. If root pruning can be avoided within the dripline by threading a utility under existing roots, that is preferred.

Tree protection fencing is required to remain in place throughout construction. The fencing should be posted with a sign indicating it is not to be disturbed and should contain the name and phone number of a contact person.

If pruning of branches is required at any time during construction, it must be supervised by an ISA Certified Arborist or the Project Arborist.

Trees #9 and #10 will require mitigation measures in addition to what is indicated above:

Roots of redwoods are relatively near the soil surface and extend many feet beyond the drip line of the trees. Redwoods tree roots are adversely affected by excessive compaction of surface soil. Due to the proximity of the home structure, a modification to the foundation will need to be done to preserve both the health of the trees as well as the integrity of the foundation structure (i.e. pier and beam on grade). I recommend these foundation modifications be executed anywhere within a 20 ft radius from the trunks of either tree 9 or tree 10.

**Trees # 5 - #8 and #11 are being requested for removal based on the following criteria** (as outlined in Los Altos Code of Ordinances, Chapter 11.08.090):

Tree #5: This tree is likely a seedling volunteer that was allowed to grow in place to a large specimen. Many consider it to be a nuisance species. Owner is allergic to this species and so, cannot enjoy the property - criterion #2 on list. Neighbors complain about the nuisance seedlings that sprout on their property. The tree is in apparent good health and could live quite a bit longer, but does not contribute aesthetically to the property. If removed, together with the neighboring redwood (tree #6), the loss of shade it provides would be a downside.

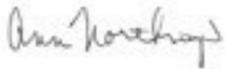
Tree #6: The redwood is in conflicting space with utility lines just above. The tree has been topped (a necessity from the point of view of the Utility). The tree provides shade and is an iconic tree in the Los Altos area, but this tree should not remain situated under the power lines - criterion #1 on list.

Trees #7 and #8: These trees are likely seedling volunteers that were allowed to grow in place to large specimens. Many consider them to be a nuisance species. Owner is allergic to this species and so, cannot enjoy the property - criterion #2 on list. Neighbors complain about the nuisance seedlings that sprout on their property. The trees are in apparent good health and could live quite a bit longer, but do not contribute aesthetically to the property. It is unclear how much shade is provided by these trees since there are other trees nearby.

Tree #11: This tree is likely a seedling volunteer that was allowed to grow in place to a large specimen. Many consider it to be a nuisance species. Owner is allergic to this species and so, cannot enjoy the property - criterion #2 on list. Neighbors complain about the nuisance seedlings that sprout on their property. The tree is in apparent good health and could live quite a bit longer, but does not contribute aesthetically to the property. If removed, together with the neighboring redwoods (trees #9 and #10), the loss of shade it provides would be a downside.

The property could potentially support 3-4 healthy moderately sized trees (20-30 ft height) in other locations of the front and back yard to replace the canopy lost by the tree removals. The Los Altos Tree Removal approval authority may require the planting of some number of trees to compensate for the loss of tree canopy.

The proposed construction plan preserves the maximum number of protected trees possible, given the constraints of the property.

A handwritten signature in cursive script, appearing to read "Ann Northrup".

Ann Northrup



**NOTICE OF DEVELOPMENT PROPOSAL**  
FAIGON RESIDENCE - 1600 ALFORD AVENUE

**PROJECT DESCRIPTION**  
The project consists of the construction of a new two-story residence on the existing lot at 1600 Alford Avenue. The proposed residence will be a two-story, single-family detached home with a total floor area of approximately 3,500 square feet. The project includes the construction of a new foundation, framing, exterior walls, roof, and interior finishes. The project also includes the construction of a new driveway and a new front porch. The project is located on a lot that is currently zoned R-1 (Single-Family Residential). The project is consistent with the City of San Jose's Comprehensive Zoning Ordinance and the City's General Plan.

**APPLICANT**  
FAIGON RESIDENCE

**PROPERTY OWNER**  
FAIGON RESIDENCE

**PROJECT ADDRESS**  
1600 ALFORD AVENUE

**PUBLIC MEETING DATE (if applicable)**  
None

**PUBLIC MEETING NOTICE**  
A public meeting will be held on Wednesday, January 15, 2025, at 6:00 PM, at the City of San Jose, Planning Department, 1500 California Street, San Jose, CA 95128. The meeting will be held in the City Council Chamber. The meeting will be open to the public and will provide an opportunity for the public to comment on the proposed development. The meeting will be held in the City Council Chamber. The meeting will be held in the City Council Chamber. The meeting will be held in the City Council Chamber.