



DATE: April 6, 2022

AGENDA ITEM # 3

TO: Design Review Commission
FROM: Sean K. Gallegos, Assistant Planner
SUBJECT: SC21-0027, 2256 Deodara Drive

RECOMMENDATION:

Approve design review application SC21-0027 subject to the findings and conditions

PROJECT DESCRIPTION

This is a design review application for two-story addition to a two-story house. The project includes a 745 square-foot addition at the first story and a 702 square-foot addition at the second story with a new 462 square-foot basement. The following table summarizes the project's technical details:

| | |
|----------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| GENERAL PLAN DESIGNATION: | Single-Family, Residential |
| ZONING: | R1-10 |
| PARCEL SIZE: | 11,375 square feet |
| MATERIALS: | Standing seam metal roof, smooth stucco siding, stone veneer, wood trim, aluminum clad wood windows and doors, and wrought iron railing |

| | Existing | Proposed | Allowed/Required |
|------------------------------------------------|---------------------|---------------------|-------------------------|
| COVERAGE: | 1,832 square feet | 2,762 square feet | 3,412.5 square feet |
| FLOOR AREA: | | | |
| First floor | 1,709 square feet | 2,482 square feet | |
| Second floor | 699 square feet | 1,402 square feet | |
| Total | 2,378 square feet | 3,885 square feet | 3,888 square feet |
| SETBACKS: | | | |
| Front | 25.25 feet | 25 feet | 25 feet |
| Rear | 53.9 feet | 25 feet | 25 feet |
| Right side (1 st /2 nd) | 19.6 feet/59.6 feet | 24 feet/17.5 feet | 10 feet/17.5 feet |
| Left side (1 st /2 nd) | 23.6 feet/23.6 feet | 23.6 feet/23.6 feet | 10 feet/17.5 feet |
| HEIGHT: | 21.3 feet | 25 feet | 27 feet |

BACKGROUND

Design Review Commission Action

At their meeting on November 17, 2021, the Design Review Commission considered the proposed project. Following input from the applicant and public comments, the Commission discussed the proposed project and voted unanimously (3-0), with Commissioners Harding and Ma absent, to continue the project with the following direction:

- Reduce the plate height to nine feet at the first and the second story; and
- Provide an architectural feature over the garage to mitigate the bulk and mass along Deodara Drive.

The November 17, 2021 Design Review Commission agenda meeting minutes and report are attached for reference (Attachments A and B).

DISCUSSION

Design Review

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

1. The applicant did not modify the first story ten-foot tall plate heights for the great room, kitchen, dining room, family room, guest bedroom, office, exercise room, hall No. 1 and guestroom proposed at the DRC meeting of November 17, 2021.
2. The applicant reduced the second-story plate height of the master bedroom, master bathroom, walk-in closet, stairwell and loft was reduced from eleven feet, eleven inches to nine-foot tall plate heights.
3. The applicant revised the stucco banding from a stucco band to a precast concrete banding to improve the delineation between the first and second story.
4. The stairwell was changed to reduce its overall area from 210 square feet to 87 square feet to reduce the perceived mass and bulk of the architectural element.
5. The size of the first story addition was increased from 591 square feet to 745 square feet.
6. The size of the second story was reduced from 881 square feet to 702 square feet
7. The height of the two-story addition was reduced from 25 feet to 22 feet.

The applicant requested to be scheduled for the Design Review Commission for consideration of their proposed plan submittal (Attachment G). The applicant's response letter is provided as Attachment C.

Privacy

With regards to privacy, the Residential Design Guidelines are most concerned with second story sight lines having direct line of sight into neighboring yards and residences, especially at the rear elevations. Some visual impacts may occur if they are found to avoid unreasonable interference with views and privacy impacts.

On the left (north) side of the second story, the second story windowsill heights and the potential views are obscured by evergreen screening shrubs, and the windows do not create unreasonable privacy impacts.

On the right (south) side of the second story, there is one window in the stairwell with a four-

foot, six-inch sill height, and a sliding door exiting onto a balcony. The windows potential privacy impacts are minimized due to the tall windowsill heights and views being obscured by the roof form of the first story.

The balcony is between eight feet to 17.6 feet wide and five feet to 11.6 deep and primarily faces the right-side yard. The balcony size does not comply with the four-foot maximum balcony depth recommended in the Residential Design Guidelines, and it is considered active in nature due to its depth. Due to the downward sloping of the lot from rear property line, the balcony does not have any potential privacy impacts toward the rear property line. The balcony has a second story setback between 43.1 to 49.9 feet from the right-side property line, which reduces potential privacy impacts for adjacent properties. Furthermore, the proposed evergreen screening along the right-side property line and the existing trees along the rear and right property line will further contribute to a reasonable degree of privacy for adjacent properties. Therefore, as designed, the project maintains a reasonable degree of privacy.

Along the rear (south) second story elevation, there is one small-sized window in a loft with a four-foot, six-inch sill height and a balcony off a master bedroom. Along the rear elevation, there is also sliding door existing off the master bedroom. Due to the downslope nature of the lot, the master bedroom is located at the first story, and the patio in front of the sliding doors does not create any potential view impacts to the rear or left side of the structure.

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

A public meeting notice was posted on the property and mailed to 14 nearby property owners on Deodara Drive and Honeysuckle Court. The Notification Map is included in Attachment B of the agenda report for November 17, 2021 (Attachment B). The applicant has provided an outreach letter, and it is provided as Attachment D in Attachment B of the agenda report for November 17, 2021 (Attachment B). The applicant also posted the public notice sign (24" x 36") in conformance with the Planning Division posting requirements, as shown in Attachment E.

Public Correspondence

Staff received one letter from a resident who supported the project. Their letter is attached as Attachment E.

CC: Louie Leu, Applicant/Architect
Sam Azar, Property Owners

Attachments:

- A. Design Review Commission Minutes, November 17, 2021
- B. Design Review Commission Agenda Report, November 17, 2021
- C. Applicant Letter

- D. Public Correspondence
- E. Proof of Public Notice
- F. Material Board
- G. Design Review Commission Project Plans, November 17, 2021
- H. Design Review Commission Project Plans, April 6, 2022

FINDINGS

SC21-0027 – 2256 Deodara Drive

With regard to the first and second story addition to an existing two-story, single-family home, the Design Review Commission finds the following in accordance with Section 14.76.050 of the Municipal Code that:

- a. The proposed addition complies with all provisions of this chapter;
- b. The height, elevations, and placement on the site of the propose addition, when considered with reference to the nature and location of residential structures on adjacent lots, will avoid unreasonable interference with views and privacy and will consider the topographic and geologic constraints imposed by particular building site conditions;
- c. The natural landscape will be preserved insofar as practicable by minimizing tree and soil removal; grade changes shall be minimized and will be in keeping with the general appearance of neighboring developed areas;
- d. The orientation of the proposed addition in relation to the immediate neighborhood will minimize the perception of excessive bulk and mass;
- e. General architectural considerations, including the character, size, scale, and quality of the design, the architectural relationship with the site and other buildings, building materials, and similar elements have been incorporated in order to insure the compatibility of the development with its design concept and the character of adjacent buildings; and
- f. The proposed addition has been designed to follow the natural contours of the site with minimal grading, minimum impervious cover, and maximum erosion protection.

CONDITIONS

SC21-0027 – 2256 Deodara Drive

GENERAL

1. Expiration

The Design Review Approval will expire on April 6, 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 March 16, 2022, except as may be modified by these conditions.

3. Protected Trees

Trees Nos. 3, 5, 6, 11, 12, 18 and 19, and privacy screening shall be protected under this application and cannot be removed without a tree removal permit from the Community Development Director. Trees Nos. 1, 2, 4, 8, 9 and 10 shall be removed as part of this design review permit

4. Tree Removal Approved

Trees Nos. 1, 2, 4, 8, 9 and 10 shown to be removed on plan Sheet A-1.1 and C1 of the approved set of plans are hereby approved for removal. Tree removal shall not occur until a building permit is submitted and shall only occur after issuance of a demolition permit or building permit. Exceptions to this condition may be granted by the Community Development Director upon submitting written justification.

5. Landscaping

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

6. 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.

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 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.

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. 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."

19. 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. 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.

14. 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.

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. 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.

17. 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.

18. Storm Water Management

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

PRIOR TO ISSUANCE OF BUILDING OR DEMOLITION PERMIT

19. Tree Protection

Tree protection fencing shall be installed around the driplines, or as required by the project arborist, of trees Nos. 3, 5, 6, 11, 12, 13-15, and 17-19 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.

20. School Fee Payment

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

PRIOR TO FINAL INSPECTION

21. Landscaping Installation

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.

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

MINUTES OF THE REGULAR MEETING OF THE DESIGN REVIEW COMMISSION OF THE CITY OF LOS ALTOS, HELD ON WEDNESDAY, NOVEMBER 17, 2021, BEGINNING AT 7:00 P.M. HELD VIA VIDEO/TELECONFERENCE PER EXECUTIVE ORDER N-29-20

Please Note: Per California Executive Order N-29-20, the Commissions will meet via teleconference only. Members of the Public may call (650) 242-4929 to participate in the conference call (Meeting ID: 145 072 1614 or via the web at <https://tinyurl.com/42enajw> with Password: 163755). Members of the Public may only comment during times allotted for public comments. Public testimony will be taken at the direction of the Commission Chair and members of the public may only comment during times allotted for public comments. Members of the public are also encouraged to submit written testimony prior to the meeting at DesignReviewCommission@losaltosca.gov or Planning@losaltosca.gov. Emails received prior to the meeting will be included in the public record.

ESTABLISH QUORUM

PRESENT: Chair Bishop, Vice-Chair Blockhus and Commissioner Kirik
ABSENT: Commissioner Harding and Ma
STAFF: Planning Services Manager Persicone, Senior Planner Golden, Associate Planner Gallegos, and Associate Planner Liu

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

ITEMS FOR CONSIDERATION/ACTION

CONSENT CALENDAR

1. Design Review Commission Minutes

Approve minutes of the regular meeting of November 3, 2021.

Action: Upon a motion by Vice-Chair Blockhus, seconded by Commissioner Kirik, the Commission approved the minutes of the regular meeting of November 3, 2021 as written.

The motion was approved (3-0) by the following vote:

AYES: Bishop, Blockhus, Kirik

NOES: None

ABSENT: Harding and Ma

DISCUSSION

This item was pulled from the Consent Calendar for discussion.

2. SC21-0038 - Nick McCracken - 1396 Marinovich Way

Design review for modifications of second story windows. The proposed project includes the modification in the number and size of second story windows at the rear and right elevations. Other improvements include replacing windows and replacing exterior materials. This project is categorically exempt from environmental review under Section 15303 of the California Environmental Quality Act. *Project Planner: Golden*

Senior Planner Golden presented the staff report recommending approval of design review application SC21-0038 subject to the listed findings and conditions and made himself available to answer Commissioner questions.

Public Comment

Rear neighbor Cecelia Walsh of 1435 Braddale Avenue stated her concerns with the project regarding the rear windows that look into her backyard and asked if there was a variance.

Senior Planner Golden answered Mrs. Walsh question and stated there was no variance being requested.

Chair Bishop closed the public comment period for Commissioner discussion.

Action: Upon a motion by Commissioner Kirik, seconded by Vice-Chair Blockhus, the Commission approved design review application SC21-0038.

The motion was approved (3-0) by the following vote:

AYES: Bishop, Blockhus, Kirik

NOES: None

ABSENT: Harding and Ma

3. SC21-0027 - Farnaz Khadiv - 2256 Deodara Drive

Design Review for a two-story addition to a two-story house. The project includes a 591 square-foot addition at the first story and an 881 square-foot addition at the second story with a new 462 square-foot basement. This project is categorically exempt from environmental review under Section 15303 of the California Environmental Quality Act. *Project Planner: Gallegos*

No ex parte communications to report, just access given by the property owners.

Associate Planner Gallegos presented the staff report recommending approval of design review application SC21-0027 subject to the listed findings and conditions.

Associate Planner Gallegos answered questions from Commissioner Kirik and Vice-Chair Blockhus.

The project designer Farnaz Khadiv of KDS gave a summary and introduction to the project.

The property owner Rosa Allen provided some project background, presented some slides and spoke in favor of the project.

The property owner answered questions from Commissioner Blockhus regarding the deck and consideration of skylights.

The project designer answered questions from Commissioners Kirik and Chair Bishop about existing and proposed plate heights.

Public Comment

Neighbor Joe Maletti of 1564 Honeysuckle Place spoke to the concerns of height and coverage of landscaping.

Chair Bishop closed the public comment period for Commissioner discussion.

Action: Upon a motion by Commissioner Kirik, seconded by Vice-Chair Blockhus, the Commission continued design review application SC21-0027 subject to the following direction:

- Reduce the plate height to nine feet at the first and the second story; and
- Provide an architectural feature over the garage to mitigate the bulk and mass along Deodara Drive.

The motion was approved (3-0) by the following vote:

AYES: Bishop, Blockhus, Kirik

NOES: None

ABSENT: Harding and Ma

4. **SC21-0032 - Jun Zhang - 1850 Capistrano Way**

Design review for a new two-story residence. The project includes a 2,268 square-foot at the first story and 1,232 square-foot at the second story. This project is categorically exempt from environmental review under Section 15303 of the California Environmental Quality Act. *Project Planner: Liu*

No ex parte communication reported.

Associate Planner Liu presented the staff report recommending approval of design review application SC21-0032 subject to the listed findings and conditions.

The Commissioners had no questions for staff.

The project architect Joyce Liu provided a project presentation and made herself available to answer any questions.

Commissioner Kirik asked if the architect considered a different window at the front elevation where the stairway is located.

The project architect replied that she had a different size and shape proposed originally, but staff suggested there were too many different window types so she simplified it.

Public Comment

Neighbor Dan Motsuzuki at 1235 Sandalwood stated his concerns with privacy from the master bedroom window and the new trees being planted in the easement under the powerlines.

Neighbor Roger at 1225 Sandalwood Lane stated concerns over privacy with the bushes being removed and asked if it would be replanted.

Project architect Joyce Liu answered the public comment questions about privacy and landscaping and offered to work with the neighbors to address their privacy concerns.

Chair Bishop closed the public comment period for Commissioner discussion.

Action: Upon a motion by Vice-Chair Blockhus, seconded by Commissioner Kirik, the Commission approved design review application SC21-0032 subject to the staff report findings and conditions and the following additional conditions:

- Applicant shall work with rear and side neighbors to provide a suitable landscaping plan to mitigate privacy impacts;
- A new fence shall be installed along the rear and right-side property lines; and
- Require a minimum 15-gallon size tree species on the revised landscaping plan.

The motion was approved (3-0) by the following vote:

AYES: Bishop, Blockhus, Kirik

NOES: None

ABSENT: Harding and Ma

5. **SC21-0034 - William McIntosh - 779 Santa Rita Avenue**

Design Review for a new two-story house. The project includes a 2,314 square feet at the first story and 1,684 square feet at the second story with a new 1,810 square-foot basement. The project includes an 849 square-foot detached accessory dwelling unit, which is not part of the design review application. This project is categorically exempt from environmental review under Section 15303 of

the California Environmental Quality Act.
Project Planner: Gallegos

No ex parte communication reported.

Associate Planner Gallegos presented the staff report recommending approval of design review application SC21-0034 subject to the listed findings and conditions.

There were no Commissioner questions of staff.

The project architect Bill McIntosh provided a project presentation and made himself available to answer any questions.

The property owners the Lee and Justin Martin provided some project background and spoke in support of their project.

Project landscape designer, Tom Cliff, spoke about the project landscaping and screening.

There were no Commissioner questions.

Public Comment

None.

Chair Bishop closed the public comment period for Commissioner discussion.

Action: Upon a motion by Commissioner Kirik, seconded by Vice-Chair Blockhus, the Commission approved design review application SC21-0034 subject to the staff report findings and conditions.

The motion was approved (3-0) by the following vote:

AYES: Bishop, Blockhus, Kirik

NOES: None

ABSENT: Harding and Ma

COMMISSIONERS' REPORTS AND COMMENTS

Commissioner Kirik reported on the SB 8 and SB 9 Implementation Subcommittee with Commissioner Ma and staff and the objective standard regulations to be adopted by City Council.

Planning Services Manager Persicone went over the next steps.

Councilmember Enander asked the Commissioners to send in their comments regarding the proposed regulations.

POTENTIAL FUTURE AGENDA ITEMS

Planning Services Manager Persicone went over the upcoming agenda items.

ADJOURNMENT

Chair Bishop adjourned the meeting at 9:36 PM.

ATTACHMENT B



DATE: November 17, 2021

AGENDA ITEM # 3

TO: Design Review Commission
FROM: Sean K. Gallegos, Assistant Planner
SUBJECT: SC21-0027, 2256 Deodara Drive

RECOMMENDATION:

Approve design review application SC21-0027 subject to the findings and conditions

PROJECT DESCRIPTION

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| ZONING: | R1-10 |
| PARCEL SIZE: | 11,375 square feet |
| MATERIALS: | Standing seam metal roof, smooth stucco siding, stone veneer, wood trim, aluminum clad wood windows and doors, and wrought iron railing |

| | Existing | Proposed | Allowed/Required |
|------------------------------------------------|---------------------|---------------------|---------------------|
| COVERAGE: | 1,832 square feet | 2,762 square feet | 3,412.5 square feet |
| FLOOR AREA: | | | |
| First floor | 1,709 square feet | 1,230 square feet | |
| Second floor | 699 square feet | 1,580 square feet | |
| Total | 2,378 square feet | 3,880 square feet | 3,888 square feet |
| SETBACKS: | | | |
| Front | 25.25 feet | 25 feet | 25 feet |
| Rear | 53.9 feet | 25 feet | 25 feet |
| Right side (1 st /2 nd) | 19.6 feet/59.6 feet | 24 feet/17.5 feet | 10 feet/17.5 feet |
| Left side (1 st /2 nd) | 23.6 feet/23.6 feet | 23.6 feet/23.6 feet | 10 feet/17.5 feet |
| HEIGHT: | 21.3 feet | 25 feet | 27 feet |

BACKGROUND

Neighborhood Context

The subject property is located in a Consistent Character Neighborhood, as defined in the City's Residential Design Guidelines. The houses in this neighborhood are a combination of one-story and two-story homes with simple architecture and rustic materials. The landscape along Highlands Circle is varied with no distinct street tree pattern. The property is on a downslope lot in a hillside area.

DISCUSSION

Design Review

According to the Design Guidelines, in a Consistent Character Neighborhood, good neighbor design has design elements, materials 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 proposed project will demolish an existing first story roof form, and it will replace the roof forms with hipped and gable roof forms. The first story addition along the right side of the house will permit a new kitchen and great room, and the addition along the rear of the house will permit a new family room, two bedrooms, an office and one bathroom. The second story addition will permit the new stairwell, a new master bedroom, master bathroom and walk-in closet. The project will include a new front projecting porch.

The proposed two-story addition maintains a traditional style that uses design elements and materials that are compatible with the existing house and neighborhood. The project uses design elements such as a gable roof and hipped roof forms, a projecting front porch with columns, articulated massing, low-pitched roof, and high-quality materials that are compatible with the neighborhood. The project does a good job of integrating the hipped and gable roof forms and projecting entry porch elements from the neighborhood while still establishing its own design integrity. The building materials include standing seam metal roof, smooth stucco siding, stone veneer, wood trim, aluminum clad wood windows and doors, and wrought iron railing are compatible with the design style and relate to the surrounding area.

According to the Residential Design Guidelines, a house should be designed to fit the lot and should not result in a home that stands out in the neighborhood. The proposed project is sensitive to the scale of the neighborhood and incorporates similar massing found within the neighborhood context. The proposed nine-foot, six-inch tall first floor wall is consistent with the eight-foot to nine-foot plate heights of existing residences in the neighborhood.

The eight-foot, six-inch second floor wall plate height found along the front, right and rear elevation for the stairwell is partially concealed within the roof, which minimizes the perception of bulk. However, the proposed eleven-foot, eleven-inch second floor wall plates for the master bedroom, master bathroom, walk-in closet and bathroom are not consistent with the eight- to nine-foot plate heights of existing residences located in the immediate neighborhood context. Staff worked with the applicant to reduce the plate height and soften the second-story height walls, but the applicant has not sufficiently revised the design to mitigate the vertical and bulky emphasis of the second story plate heights of the master

bedroom, master bathroom, walk-in closet and bathroom. As a result, the design contrasts with the immediate neighborhood context, which has simple massing, and lower and consistent plate heights.

The applicant has indicated that due to the downslope nature of the lot, the project minimizes the bulk and scale of the second story's eleven-foot, eleven-inch wall plates along the rear and left (exterior) side property line by maintaining a one-story appearance consistent with adjacent properties. While the taller plate height may be partially concealed along the exterior side property line of Honeysuckle Place, the Residential Design Guidelines recommends that 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. From staff's perspective, the proposed eleven-foot, eleven-inch wall plates are not designed to be compatible with the lower scale of the neighborhood due to the design using higher wall plates when compared to houses in the immediate neighborhood context.

In order to approve this design, the Design Review Commission must make the required design review findings (pg. 5) as outlined in Chapter 14.76 of the Municipal Code. However, based on the excessive bulk and mass of the eleven-foot, eleven-inch second floor wall plates, and the lack of compatibility with the surrounding neighborhood, staff cannot recommend approval based on the following findings without further revisions to the design:

- The orientation of the proposed new house in relation to the immediate neighborhood will NOT minimize the perception of excessive bulk and mass; and
- 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 NOT been incorporated in order to insure the compatibility of the development with its design concept and the character of adjacent buildings.

The Residential Design Guidelines include mitigation measures that can help reduce the perception of bulk, which includes changing the size of the house, reducing second story plate heights, avoiding designing from the inside-out, eliminating two-story tall walls, increasing setbacks, and providing large trees or other landscape materials for screening. The goal is to soften the differences between the new construction and the existing houses in the neighborhood structurally, with landscaping used as secondary mitigation to soften bulk and mass. In Consistent Character Neighborhoods a project should be designed to fit in and reflect the scale of the neighborhood. To meet the Design Findings, staff recommends that the Design Review Commission approve the project with the Condition No. 3 as provided below:

- In order to minimize bulk, scale and promote an appropriate relationship to the adjacent house, the project plans shall be revised to reduce the second-floor plate height from eleven feet, eleven inches to nine feet.

The height of the addition is 25 feet, which is in scale with other houses within the surrounding neighborhood. The overall height is minimized by cutting into the natural grade of the lot and lowering the grade approximately 8.3 feet. With a reduction of the plate height for the second story, staff believes the addition will be adequately screened with trees and various landscaping and several mature trees that line the side and the rear of the property. Overall, staff believes the reduced plate combined with the low-

scale roof form and the landscape screening diminishes view impacts to properties from along the left and right property lines.

Privacy

With regards to privacy, the Residential Design Guidelines are most concerned with second story sight lines having direct line of sight into neighboring yards and residences, especially at the rear elevations. Some visual impacts may occur if they are found to avoid unreasonable interference with views and privacy impacts.

On the left (north) side of the second story, there are three windows: one small-sized window in the master bathroom with a six-foot, three-inch sill height, one small-sized window in the water closet with a six-foot, one-inch sill height, and one medium-sized window in bedroom No. 2 with a four-foot, eight-inch sill height. Along the left elevation, there are also two large windows in the master bedroom and one medium-sized window in the master bathroom. These windows are considered to be located at the first story due to the area beneath the floor being considered a basement. According to 14.02070 of the Zoning Code, a basement means that portion of a structure located entirely below grade, with the exception of the top of such basement which may extend for a vertical distance not exceeding two feet from the outside grade to the finished floor above.¹ As designed, the second story windowsill heights and the potential views are obscured by evergreen screening shrubs, and the windows do not create unreasonable privacy impacts.

On the right (south) side of the second story, there is one window in the stairwell with a four-foot, six-inch sill height, and a sliding door exiting onto a balcony. The balcony is between eight feet to 17.6 feet wide and five feet to 11.6 deep and primarily faces the right-side yard. The balcony size does not comply with the four-foot maximum balcony depth recommended in the Residential Design Guidelines, and it is considered active in nature due to its depth. Due to the downward sloping of the lot from rear property line, the balcony does not have any potential privacy impacts toward the rear property line. Due to the balcony having a second story setback between 43.1 to 49.9 feet from the right-side property line, the potential privacy impacts are reduced for adjacent properties. Furthermore, the proposed evergreen screening along the right-side property line and the existing trees along the rear and right property line will further contribute to a reasonable degree of privacy for the adjacent properties. Therefore, as designed with the recommended condition No. 3, staff finds that the project maintains a reasonable degree of privacy.

Along the rear (south) second story elevation, there is one small-sized window in a loft with a four-foot, six-inch sill height and a balcony off a master bedroom. Along the rear elevation, there is also sliding door existing off the master bedroom. Due to the downslope nature of the lot, the master bedroom is located at the first story, and the patio in front of the sliding doors does not create any potential view impacts to the rear or left side of the structure.

Landscaping

There are 14 trees on the property, and the applicant is requesting to remove seven of the 14 trees with this design review application. The trees to be retained include a Monterey pine tree (No. 3), coast live oak tree (No. 5), coast live oak tree (No. 6), two deodar cedar trees (Nos. 11 and 12) and two green ash trees (Nos. 18 and 19). The applicant proposes to remove seven trees, which includes a deodar cedar tree (No.

1), two toyon trees (Nos. 2 and 4), two privet trees (No. 8), and two deodar cedar trees (No. 9 and 10). A complete list of the on-site trees and immediately adjacent trees on adjacent properties is provided on Sheet A-1.1 and Attachment C.

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

Table 1: Screening Plant List

| Location | Common Name | Size | Description |
|----------------|------------------|-----------|---------------------------|
| Right and Rear | Prunus caroliana | 15-gallon | 16-43' tall x 20-30' wide |

The landscape plan also includes a variety of other shrubs and groundcover type plants throughout the site. With the existing and new trees, new landscaping and hardscape, the project meets the City's landscaping regulations and street tree guidelines. Since the project includes 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 and street tree guidelines.

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

A public meeting notice was posted on the property and mailed to 14 nearby property owners on Deodara Drive and Honeysuckle Court. The Notification Map is included in Attachment B. The applicant has provided an outreach letter, and it is provided as Attachment D. The applicant also posted the public notice sign (24" x 36") in conformance with the Planning Division posting requirements, as shown in Attachment F.

Public Correspondence

Staff received one letter from a resident who raised fence, photovoltaic and tree preservation concerns. Their letter is attached as Attachment D.

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: Louie Leu, Appliant/Architect
 Sam Azar, Property Owners

Attachments:

- A. Neighborhood Compatibility Worksheet
- B. Notification Maps
- C. Arborist Report
- D. Outreach Letter
- E. Public Correspondence
- F. Public Notice Sign

FINDINGS

SC21-0027 – 2256 Deodara Drive

With regard to the first and second story addition to an existing two-story, single-family home, the Design Review Commission finds the following in accordance with Section 14.76.050 of the Municipal Code that:

- a. The proposed addition complies with all provisions of this chapter;
- b. The height, elevations, and placement on the site of the propose addition, when considered with reference to the nature and location of residential structures on adjacent lots, will avoid unreasonable interference with views and privacy and will consider the topographic and geologic constraints imposed by particular building site conditions;
- c. The natural landscape will be preserved insofar as practicable by minimizing tree and soil removal; grade changes shall be minimized and will be in keeping with the general appearance of neighboring developed areas;
- d. The orientation of the proposed addition in relation to the immediate neighborhood will minimize the perception of excessive bulk and mass;
- e. General architectural considerations, including the character, size, scale, and quality of the design, the architectural relationship with the site and other buildings, building materials, and similar elements have been incorporated in order to insure the compatibility of the development with its design concept and the character of adjacent buildings; and
- f. The proposed addition has been designed to follow the natural contours of the site with minimal grading, minimum impervious cover, and maximum erosion protection.

CONDITIONS

SC21-0027 – 2256 Deodara Drive

GENERAL

1. Expiration

The Design Review Approval will expire on November 17, 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 10, 2021, except as may be modified by these conditions.

3. Evergreen Screening

Evergreen screening, minimum 15-gallon size, shall be provided along the right (south) side property line as approved by the Community Development Director.

4. Protected Trees

Trees Nos. 3, 5, 6, 11, 12, 18 and 19, and privacy screening shall be protected under this application and cannot be removed without a tree removal permit from the Community Development Director. Trees Nos. 1, 2, 4, 8, 9 and 10 shall be removed as part of this design review permit

5. Tree Removal Approved

Trees Nos. 1, 2, 4, 8, 9 and 10 shown to be removed on plan Sheet A-1.1 and C1 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. 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.

7. 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.

8. 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.

9. 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.

10. 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

11. Conditions of Approval

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

12. 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.

13. 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."

19. 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.

14. 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.

15. 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.

16. 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.

17. 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.

18. 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.

19. Storm Water Management

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

PRIOR TO ISSUANCE OF BUILDING OR DEMOLITION PERMIT

20. Tree Protection

Tree protection fencing shall be installed around the driplines, or as required by the project arborist, of trees Nos. 3, 5, 6, 11, 12, 13-15, and 17-19 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.

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

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.

23. 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

24. 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.

25. 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.

Project Address 2256 DEODARA Dr. LOS ALTOS

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

Age of existing home if this project is to be an addition or remodel? 60

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

Address: 2256 DEODARA Dr.

Date: 6/4/2021

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: 10000 to 13000 square feet

Lot dimensions: Length See NC-1.0 feet

Width See NC-1.0 feet

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

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

Existing front setback if home is a remodel? Yes

What % of the front facing walls of the neighborhood homes are at the front setback 100 %

Existing front setback for house on left 25(+/-) ft./on right 25 (+/-) ft.

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 7

Garage facing front recessed from front of house face 0

Garage in back yard 0

Garage facing the side 1

Number of 1-car garages 0; 2-car garages 7; 3-car garages 0

4. Single or Two-Story Homes:

What % of the homes in your neighborhood* are:

One-story 80

Two-story 20

5. Roof heights and shapes:

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

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

Do the roof forms appear simple or complex ?

Do the houses share generally the same eave height Yes?

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

What siding materials are frequently used in your neighborhood*?

wood shingle stucco board & batten clapboard
 tile stone brick combination of one or more materials
(if so, describe) Stucco and wood siding combo

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

Asphalt Shingles and Shingle

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

Does your neighborhood* have a consistent identifiable architectural style?

YES NO

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

Address: 2256 DEODARA Dr.
Date: 6/4/2021

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

Does your property have a noticeable slope? Yes

What is the direction of your slope? (relative to the street)
From rear yard to front yard.

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

9. Landscaping:

Are there any frequently used or typical landscaping features on your street (i.e. big trees, front lawns, sidewalks, curbs, landscape to street edge, etc.)?
Front Lawn , Trees in front , no side walk , landscape to street edge

How visible are your house and other houses from the street or back neighbor's property?
The house is visible from street . The project is located on a corner lot.

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 major landscape .

10. Width of Street:

What is the width of the roadway paving on your street in feet? _____
Is there a parking area on the street or in the shoulder area? Yes _____
Is the shoulder area (unimproved public right-of-way) paved, unpaved, gravel, landscaped, and/or defined with a curb/gutter? _____

11. What characteristics make this neighborhood* cohesive?

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

Stucco and roof material and form as well as landscape approach

General Study

- A. Have major visible streetscape changes occurred in your neighborhood?
 YES NO

- B. Do you think that most (~ 80%) of the homes were originally built at the same time?
 YES NO

- C. Do the lots in your neighborhood appear to be the same size?
 YES NO

- D. Do the lot widths appear to be consistent in the neighborhood?
 YES NO

- E. Are the front setbacks of homes on your street consistent (~80% within 5 feet)?
 YES NO

- F. Do you have active CCR's in your neighborhood? (*p.36 Building Guide*)
 YES NO

- G. Do the houses appear to be of similar size as viewed from the street?
 YES NO

- H. Does the new exterior remodel or new construction design you are planning relate in most ways to the prevailing style(s) in your existing neighborhood?
 YES NO

Address: 2256 DEODARA Dr.
 Date: 6/4/2021

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) |
|---------------------------|---------------|--------------|-----------------|--------------------|---------|-------------|----------------------------------|
| N-1: 2246 DEODARA DR. | 25' | 25' | FRONT | ONE STORY | 17 FEET | WOODSIDE | SIMPLE |
| N-2: 1574 HONEYSUCKLE PL | 25' | 25' | FRONT | TWO STORY | 20 FEET | STUCCO | SIMPLE |
| N-3: 1565 HONEYSUCKLE PL. | 25' | 25' | FRONT | ONE STORY | 18 FEET | WOOD SIDING | SIMPLE |
| N-4: 2255 DEODARA DR. | 25' | 25' | FRONT | ONE STORY | 16 FEET | WOOD SIDING | SIMPLE |
| N-5: 2265 DEODARA DR. | 25' | 25' | FRONT | ONE STORY | 17 FEET | STUCCO | SIMPLE |
| N-6: 2275 DEODARA DR. | 25' | 25' | SIDE | ONE STORY | 15 FEET | WOOD SIDING | SIMPLE |
| N-7: 2285 DEODARA DR. | 25' | 25' | FRONT | ONE STORY | 17 FEET | STUCCO | SIMPLE |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |

ATTACHMENT C

Kielty Arborist Services LLC

Certified Arborist WE#0476A

P.O. Box 6187

San Mateo, CA 94403

650- 515-9783

June 25th, 2021

Roza Anbari

Site: 2256 Deodara Drive, Los Altos CA

Dear Roza Anbari,

As requested on Tuesday, July 13th, 2021, I visited the above site for the purpose of inspecting and commenting on the trees. New development is proposed at the property, and as required by the City of Los Altos, a survey of the trees and a tree protection plan will be provided within this report. Site plan A-1.1 dated 12/7/20 was reviewed for writing this report as well as the preliminary grading and drainage plan C2 dated 5/27/21. All work within 10 times the diameter of a protected tree on site will need to be reviewed by the Project Arborist. This report will go over the existing health of the protected trees and give recommendations for construction as needed.

Method:

The significant trees on this site were located on a map provided by you. Each tree was given an identification number. This number can be found on the provided tree location map seen on page 3 of this report. The trees were then measured for diameter at 48 inches above ground level (DBH or diameter at breast height). Each tree was put into a health class using the following rating system:

- F- Very Poor
- D- Poor
- C- Fair
- B- Good
- A- Excellent

The height of each tree was estimated, and the spread was paced off. Lastly, a comments section is provided.

Survey Key:

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

CON- Condition rating (1-100)

HT/SP- Tree height/ canopy spread

*indicates neighbor's trees

P-Indicates protected tree by city ordinance

R-Indicates proposed removal

2256 Deodara

(2)

Survey:

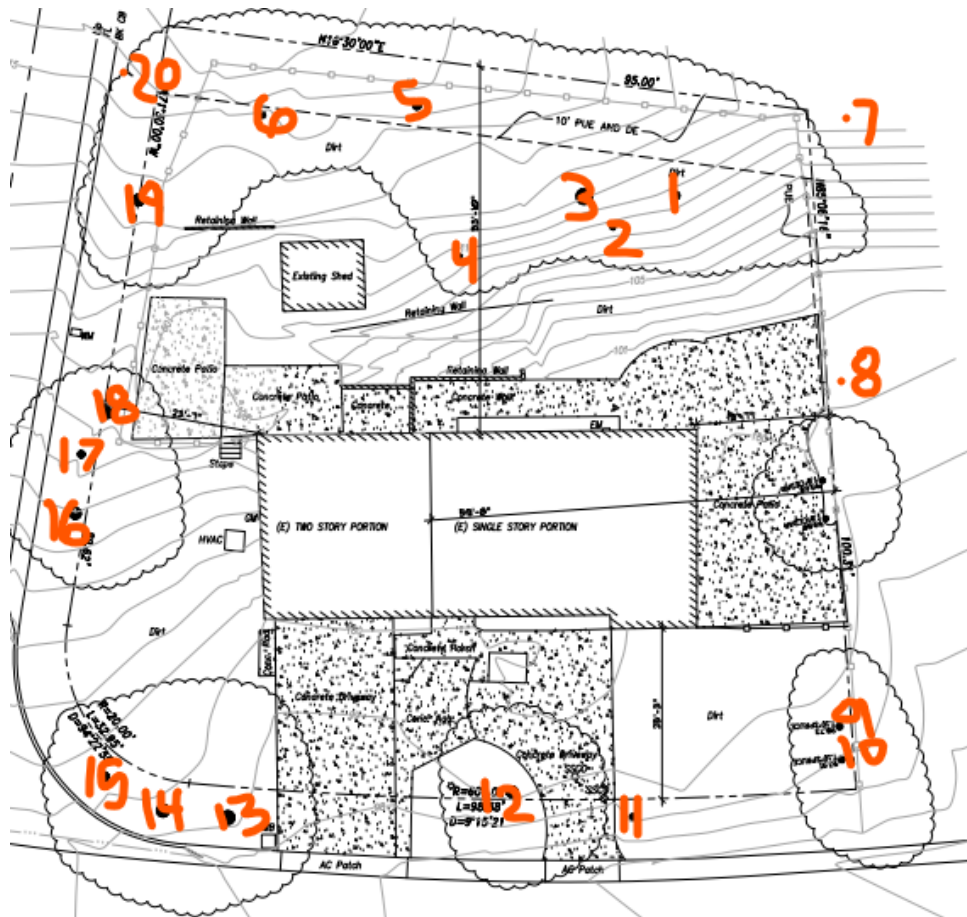
| Tree# | Species | DBH | CON | HT/SP | Comments |
|--------------|------------------------------------------------|------------|------------|--------------|---------------------------------------------------------------------------------|
| 1 | Deodar cedar (<i>Cedrus deodara</i>) | 14.7 | B | 50/30 | Good vigor, poor form, topped in past for utility line clearance. |
| 2 | Toyon (<i>Heteromeles arbutifolia</i>) | 3-3-3 | C | 12/10 | Fair vigor, fair form, multi leader at grade. |
| 3P | Monterey pine (<i>Pinus radiata</i>) | 25.3 | D | 45/35 | Fair vigor, poor form, topped in past for utility line clearance, poor species. |
| 4 | Toyon (<i>Heteromeles arbutifolia</i>) | 3-3-3-3 | C | 10/15 | Fair to poor vigor, fair form, multi leader at grade. |
| 5P | Coast live oak (<i>Quercus agrifolia</i>) | 15.0 | C | 30/30 | Good vigor, poor form, topped for utilities. |
| 6 | Coast live oak (<i>Quercus agrifolia</i>) | 7.9 | A | 20/15 | Good vigor, good form. |
| 7*P | Deodar cedar (<i>Cedrus deodara</i>) | 18est | C | 50/30 | Good vigor, poor form, topped for utilities. |
| 8* | Privet (<i>Ligustrum japonicum</i>) | 6-6est | D | 20/12 | Good vigor, poor form, topped, fair screen. |
| 9R | Deodar cedar (<i>Cedrus deodara</i>) | 10.8 | A | 55/20 | Good vigor, good form. |
| 10R | Deodar cedar (<i>Cedrus deodara</i>) | 10.7 | A | 55/20 | Good vigor, good form. |
| 11R | Magnolia (<i>Magnolia grandiflora</i>) | 8.4 | F | 30/20 | Poor vigor, poor form, nearly dead. |
| 12P | Deodar cedar (<i>Cedrus deodara</i>) | 22.0 | D | 45/30 | Good vigor, poor form, topped in past at 6 feet, leans out of ground. |
| 13P | Deodar cedar (<i>Cedrus deodara</i>) | 25.4 | B | 60/35 | Good vigor, poor form, topped in past. |
| 14P | Deodar cedar (<i>Cedrus deodara</i>) | 25.0 | B | 60/35 | Good vigor, poor form, topped in past. |

2256 Deodara

(3)

Survey:

| Tree# | Species | DBH | CON | HT/SP | Comments |
|--------------|-------------------------------------------|------------|------------|--------------|---------------------------------------------------------|
| 15 | Deodar cedar (<i>Cedrus deodara</i>) | 14.2 | D | 50/20 | Fair vigor, poor form, suppressed, no room for tree. |
| 16P | Deodar cedar (<i>Cedrus deodara</i>) | 19.5 | B | 55/30 | Good vigor, poor form, topped. |
| 17 | Deodar cedar (<i>Cedrus deodara</i>) | 13.0 | B | 50/20 | Good vigor, poor form, topped. |
| 18P | Green ash (<i>Fraxinus uhdei</i>) | 21.0 | D | 50/30 | Good vigor, poor form, topped at 10 feet. |
| 19P | Green ash (<i>Fraxinus uhdei</i>) | 16.0 | D | 50/30 | Good vigor, poor form, topped at 10 feet. |
| 20P | Monterey pine (<i>Pinus radiata</i>) | 15.0 | D | 35/30 | Fair to poor vigor, poor form, grows towards utilities. |



Showing tree locations

Site observations:

The existing landscape is in fair condition. Many of the trees have been poorly maintained in the past as trees #1, 3, 5, 12, 13, 14, 16, 17, 18, and 19 have been topped in the past. Neighboring trees #7 and #8 have also been topped. Trees #1, 3, 5 and neighboring tree #7 have been topped for utility line clearance and was necessary to avoid interruption of utility service. Topping trees is never recommended (unless needed for utilities), as topping trees starves trees of their food source and can weaken a tree. Topping cuts lead to decay as the wounds made are too large for the tree to compartmentalize the wound. This gives decay organisms a free path to move down through the branches often resulting in an unacceptable level of risk. After a tree is topped, the tree's survival mechanism causes a tree to produce multiple shoots below each topping cut often referred to as "water sprout growth." The new shoots develop from latent buds hidden underneath the surface of old branches. These new shoots are not anchored into the tree like normal branches that develop in a socket of overlapping wood tissues. The new shoots are weakly attached as they are only anchored in the outermost layers of the parent branches. These sprouts grow very quickly as a survival mechanism and are prone to failure in normal weather conditions due to the limbs being weakly attached. Limb failure risk also increased as decay is likely to be found from the past topping cut. The topped trees will need continually maintenance consisting of a mixture of crown restoration pruning and crown reduction pruning. Crown restoration pruning will help the trees develop a new natural looking central leader while maintaining a level of safety with the trees. The topped trees are recommended to receive annual maintenance pruning as needed to reduce risk of limb failure and to help establish good form.



Showing past topping cut on green ash tree #19



Summary of existing tree health for the protected trees observed:

Monterey pine tree #3 is in poor condition. The tree has been topped in the past for utility line clearance pruning. Monterey pine trees are a short-lived species in the landscape and are subjected to bark beetle attack and pine pitch canker disease. The past topping cuts have likely shortened the tree's lifespan as sap from large pruning cuts attract bark beetles. Minor areas of pine pitch canker disease were observed (normal for species). It is recommended to irrigate the pine tree once a month until the top foot of soil within the tree's canopy spread is saturated. This will help combat drought stress and bark beetle attack. Pine trees do not sprout like other species once topped. No pruning will be needed annually for this tree. This tree is recommended to be treated to help stop bark beetle attack.

Showing Deodar Cedar tree #1 and Monterey Pine tree #3



Coast live oak tree #5 is in fair condition. This tree has been topped for utility line clearance. The tree is recommended to receive crown restoration pruning annually. The tree is likely to naturally grow away from the utility lines due to the past pruning. In the future the tree will need crown reduction pruning where heavier towards the home.

Showing oak tree #5 from Honeysuckle Place, notice high voltage lines at back of property



Deodar cedar tree #7 is located on the neighboring property to the south. The tree has been topped in the past for utility line clearance. The canopy of the tree can be pruned where over the property line. Crown restoration and crown reduction pruning is recommended to help reduce risk of limb failure onto the property.

Showing Deodar Cedar tree #7



Deodar cedar tree #12 is in poor condition. The tree is healthy as the vigor is good, but the form of the tree is poor. The tree has been radically topped in the past at 6 feet creating very poor form with multiple leaders at 6 feet. Crown reduction pruning and cabling of the leaders is recommended to reduce risk of a leader failure. The tree also leans out of the ground. This tree is recommended to be annually inspected for any needed work.

Showing poor form of Deodar Cedar tree #12

Deodar cedar trees #13, 14, and 16 are in good condition. The trees have been topped in the past but have not developed large new sprout growth. Annual crown restoration pruning is recommended until the trees develop strong form.



Showing Deodar Cedar trees #13-16



Ash trees #18 and #19 are in poor condition due to being radically topped in the past (see picture on page 4). These trees are recommended to be pruned using crown restoration pruning techniques to help develop a strong form and to reduce risk of a future branch failure.

Monterey pine tree #20 is in poor condition. The vigor of the tree is in slight decline and the tree grows at a lean towards the utility lines. In the future this tree will need to be topped to avoid interruption of the utility service.

Showing Monterey Pine tree #20

Non-protected trees proposed for removal:

Deodar cedar trees #9 and #10 are proposed for removal to facilitate the construction of the new driveway/retaining wall. A new retaining wall is proposed at the root crown of the trees. Cutting roots at the retaining wall would have a high impact on the health and stability of these trees; therefore, tree removal is recommended.

Magnolia tree #11 is nearly dead and not expected to improve. Construction will only lead to further tree decline. Tree removal is recommended.

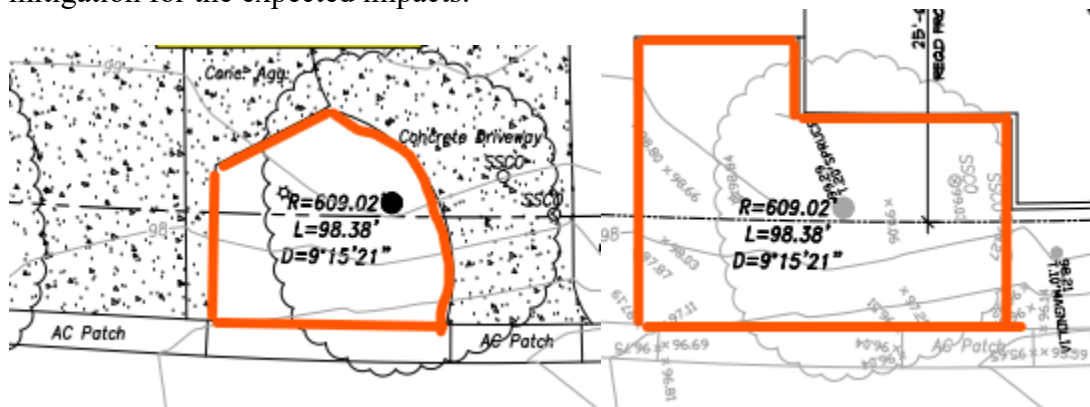


Showing trees #9-11

Impacts/recommendations:

The proposed retaining walls at the back of the property are a good distance away from trees #1-6. Hand excavation is recommended when excavating within a protected trees dripline. After 3 feet of hand excavation (depth of tree root zone), excavation can be completed by machine. Encountered roots will need to be cleanly cut by hand using a hand saw or loppers. Exposed cut root ends are recommended to be covered by layers of wetted down burlap. Burlap shall maintain moisture while roots are exposed. Impacts are expected to be minor. Trees #1-6 are recommended to be deep water fertilized in anytime during fall to early spring as a mitigation measure for the minor impacts.

The existing driveway near Deodar Cedar tree #12 is to be removed and replaced. The existing driveway is recommended to be removed by hand. A jackhammer can be used to break the material into small hand manageable sized pieces. During demolition the landscaped area where the Deodar Cedar tree is located is recommended to be protected by tree protection fencing. Once the driveway has been removed, tree protection fencing is recommended to be expanded out to the new driveway location. The proposed driveway will allow for a larger rootable area for the Deodar Cedar tree as the new driveway is further from the tree. Excavation for the retaining wall and driveway will need to take place by hand under the Project Arborist supervision when within the tree's dripline. Any roots encountered within the proposed base rock section of the driveway are recommended to be retained within the base rock section. Tree roots encountered at the retaining wall cut are recommended to be cleanly cut under the Project Arborist supervision. Impacts are expected to be minor. The tree is recommended to be deep water fertilized as a mitigation measure during the months of fall to early spring. A soaker hose is also recommended to be placed within the tree protection zone for this tree and be turned on every other week during the dry season. The deep water fertilizing, and irrigation will act as mitigation for the expected impacts.

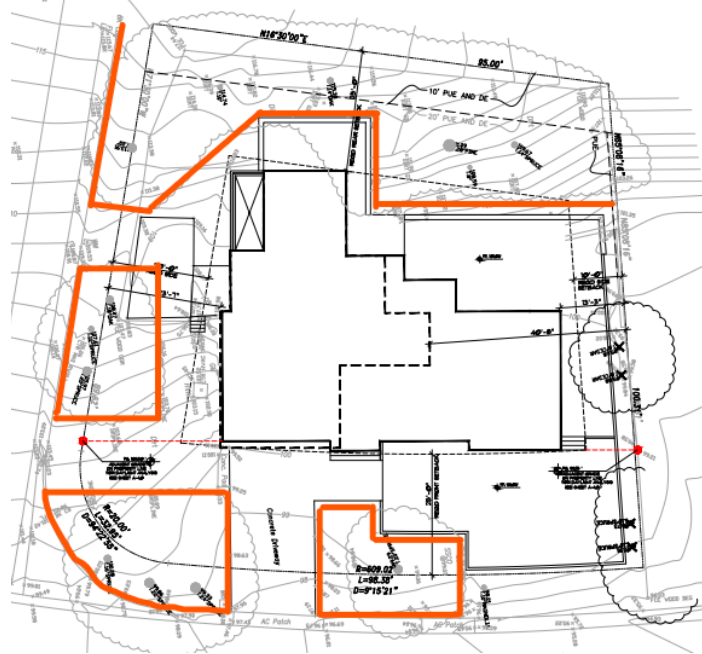


Showing tree protection during demolition

Showing tree protection during construction

Tree Protection Plan:*Tree Protection Zones*

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



Showing recommended tree protection fencing locations

Landscape Barrier zone

If for any reason a smaller tree protection zone is needed for access, a landscape buffer consisting of wood chips spread to a depth of six inches with plywood or steel plates placed on top will be placed where tree protection fencing is required. The landscape buffer will help to reduce compaction to the unprotected root zone.

Inspections

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

Root Cutting and Grading

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

Trenching and Excavation

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

Pruning

At this time no pruning is proposed. If during the project pruning is needed, it shall be under the direction of the Project Arborist. All pruning must follow ANSI A300 pruning standards.

Irrigation

Normal irrigation shall be maintained on this site at all times. The imported trees will require normal irrigation. On a construction site, I recommend irrigation during winter months, 1 time per month. Seasonal rainfall may reduce the need for additional irrigation. During the warm season, April – November, my recommendation is to use heavy irrigation, 2 times per month. This type of irrigation should be started prior to any excavation. The irrigation will improve the vigor and water content of the trees. The on-site arborist may make adjustments to the irrigation recommendations as needed. The foliage of the trees may need cleaning if dust levels are extreme. Removing dust from the foliage will help to reduce mite and insect infestation. Native oak trees shall not be irrigated unless directed by the project arborist. **Coast Live Oak, Valley Oak and Blue Oak:** deep water in May and September — do not water during other months. For oaks already in the vicinity of irrigated conditions, automatic sprinklers or regular watering shall not be allowed to spray on or within 8 feet of the trunk. The water shall not be allowed to pool or drain towards the trunk.

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

Sincerely,

Kevin R. Kielty

Certified Arborist WE#0476A



Kielty Arborist Services

P.O. Box 6187

San Mateo, CA 94403

650-515-9783

ARBORIST DISCLOSURE STATEMENT

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

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

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

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

Arborist:



Kevin R. Kielty

Date:

July 28th, 2021

ATTACHMENT D

Dear City Planning Commission,

We the Alon family have reached out to 11 of our neighbors to inform them of our home remodel project. We reached out to each neighbor via a certified mail, in the mail we copied a letter as well as a mini package of the project. Attached has copies of certified mail sent and letter that was sent along with the package.

We look forward to Nov 17th hearing.

Alon family

Respected Neighbor,

This letter is to inform you that we will be remodeling and expanding our home located at 2256 Deodara Drive, Los Altos, CA 94024.

We are the Alon family and have been living in this location since 2017. The home was built in 1960s and there have been no major updating or remodeling. Recently we welcomed our daughter and plan to grow our family in Los Altos in this beautiful neighborhood. As much as we love our home, it's time for us to turn it into our dream home. The architectural plans have been completed. We ensured to design our home in such way that we maintain look and feel of the neighborhood, it will be a white French farmhouse. The design has been approved by city of Los Altos planner and we are scheduled to present to design commission review on November 17th. This construction has been scheduled to start approximately in March of 2022 with an estimated completion date of March 2024.



All the construction activities will be done in accordance with the guidelines set forth by the management of Los Altos city planning. We will try our best to limit the noise and the inconvenience to you throughout the construction duration.

Enclosed are detailed plans for your review.

Thank you for your cooperation. If you have any doubts and queries you can reach us at roza.anbari@gmail.com or mail us at 2256 deodara drive, los altos, CA.

Thanking you

Sincerely,

Amit and Roza Alon



Farnaz Khadiv <farnaz@khadivdesign.com>

Fwd: Purchase receipt

1 message

Roza A. <roza.anbari@gmail.com>
To: Farnaz Khadiv <farnaz@khadivdesign.com>

Sat, Oct 30, 2021 at 4:26 PM

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

From: **Roza A.** <roza.anbari@gmail.com>
Date: Sat, Oct 30, 2021 at 3:29 PM
Subject: Fwd: Purchase receipt
To: Bardia Khadiv <info@khadivdesign.com>

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

From: **PostalAnnex+ #3030** <mailserver@notify.postalmate.net>
Date: Sat, Oct 30, 2021 at 1:45 PM
Subject: Purchase receipt
To: <roza.anbari@gmail.com>

e-Receipt

PostalAnnex+
#3030
2310 Homestead Road #C1
Los Altos, CA 94024
(408) 481-0580
www.postalannex.com/3030

Shipment-----
USPS First Class Mail Flat
Ship To:
DEAR NEIGHBOR
2246 DEODARA DR
LOS ALTOS, CA 94024-7240
Package ID: 197711 9.92
Tracking #: 9407111108036816790985
Actual wt: 0 lbs 6.0 ozs
Rating wt: 0.43 lbs
Certified [\$6.25]

Shipment-----
USPS First Class Mail Flat
Ship To:
DEAR NEIGHBOR
2236 DEODARA DR
LOS ALTOS, CA 94024-7240
Package ID: 197712 9.92
Tracking #: 9407111108036816790022

Actual wt: 0 lbs 6.0 ozs
Rating wt: 0.43 lbs
Certified [\$6.25]

Shipment-----

USPS First Class Mail Flat
Ship To:

DEAR NEIGHBOR
1574 HONEYSUCKLE PL
LOS ALTOS, CA 94024-7270

Package ID: 197713 9.92
Tracking #: 9407111108036816798219
Actual wt: 0 lbs 6.0 ozs
Rating wt: 0.43 lbs
Certified [\$6.25]

Shipment-----

USPS First Class Mail Flat
Ship To:

DEAR NEIGHBOR
2294 DEODARA DR
LOS ALTOS, CA 94024-7240

Package ID: 197714 9.92
Tracking #: 9407111108036816798707
Actual wt: 0 lbs 6.0 ozs
Rating wt: 0.43 lbs
Certified [\$6.25]

Shipment-----

USPS First Class Mail Flat
Ship To:

DEAR NEIGHBOR
2245 DEODARA DR
LOS ALTOS, CA 94024-7241

Package ID: 197715 9.92
Tracking #: 9407111108036816798684
Actual wt: 0 lbs 6.0 ozs
Rating wt: 0.43 lbs
Certified [\$6.25]

Shipment-----

USPS First Class Mail Flat
Ship To:

DEAR NEIGHBOR
2255 DEODARA DR
LOS ALTOS, CA 94024-7241

Package ID: 197716 9.92
Tracking #: 9407111108036816798080
Actual wt: 0 lbs 6.0 ozs
Rating wt: 0.43 lbs
Certified [\$6.25]

Shipment-----

USPS First Class Mail Flat
Ship To:

DEAR NEIGHBOR
2265 DEODARA DR
LOS ALTOS, CA 94024-7241

Package ID: 197717 9.92
Tracking #: 9407111108036816798561
Actual wt: 0 lbs 6.0 ozs
Rating wt: 0.43 lbs
Certified [\$6.25]

Shipment-----

USPS First Class Mail Flat
Ship To:

DEAR NEIGHBOR
2275 DEODARA DR
LOS ALTOS, CA 94024-7241

Package ID: 197718 9.92
Tracking #: 9407111108036816797236
Actual wt: 0 lbs 6.0 ozs
Rating wt: 0.43 lbs

Certified [\$6.25]
 Shipment-----
 USPS First Class Mail Flat
 Ship To:
 DEAR NEIGHBOR
 2285 DEODARA DR
 LOS ALTOS, CA 94024-7241
 Package ID: 197719 9.92
 Tracking #: 9407111108036816797984
 Actual wt: 0 lbs 6.0 ozs
 Rating wt: 0.43 lbs
 Certified [\$6.25]

Shipment-----
 USPS First Class Mail Flat
 Ship To:
 DEAR NEIGHBOR
 1565 HONEYSUCKLE PL
 LOS ALTOS, CA 94024-7247
 Package ID: 197721 9.58
 Tracking #: 9407111108036816797335
 Actual wt: 0 lbs 6.0 ozs
 Rating wt: 0.37 lbs
 Certified [\$6.25]

Shipment-----
 USPS First Class Mail Flat
 Ship To:
 DEAR NEIGHBOR
 1564 HONEYSUCKLE PL
 LOS ALTOS, CA 94024-7270
 Package ID: 197722 9.58
 Tracking #: 9407111108036816797441
 Actual wt: 0 lbs 6.0 ozs
 Rating wt: 0.37 lbs
 Certified [\$6.25]

| | |
|-----------|--------|
| SUBTOTAL | 108.44 |
| TAX | 0.00 |
| TOTAL | 108.44 |
| TEND Visa | 108.44 |

Total shipments: 11
 ROZA ALON 10/30/2021
 #151231 01:40 PM
 workstation: 0 - Master workstation

Track your packages at www.postalannex.com/tracking

Thank you for your business

--
 Bests,
 Roza Anbari
 (408)966-6601

ATTACHMENT E



NOTICE OF DEVELOPMENT PROPOSAL
Mr. and Mrs. Alon - 2256 DEODARA DR. LOS ALTOS


Project Description:
"Design Review application for a 251 square-foot first and 891 square-foot second story addition to an existing two story house."

Applicant:
Kismet Design Studio
kismet@kismet-design.com
415-938-6552

Project Planner:
Irene Chang
ig@planninganddesign.com
650-941-2643

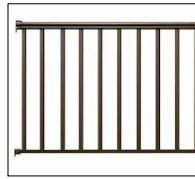
Project Contact:
Mr. and Mrs. Alon
alon.alon@gmail.com
408-968-6161

Public Meeting Dates: November 17, 2021

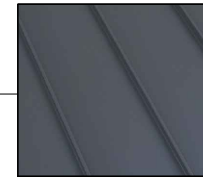


ATTACHMENT F

STUCCO: WHITE
(SMOOTH FINISH)



GUARDRAIL
WROUGHT IRON
COLOR BLACK



ROOF:
METAL SEAM ROOFING



CLAD EXTERIOR
COLOR BLACK

PRECAST CONCRETE
COLOR WHITE



GARAGE DOOR

PROPOSED FRONT ELEVATION



CULTURE STONE
WHITE CLIFF COASTAL THIN FLAT

FRONT ELEVATION

N.T.S.



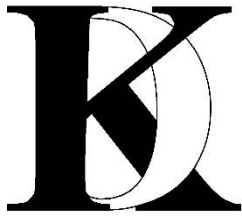
KHADIV DESIGN

4657 TAMPICO WAY
SAN JOSE, CA 95118
Phone (408) 888-6662
Email Address: farnaz@khadivdesign.com

THE ALON RESIDENCE
2256 DEODARA DR.
LOS ALTOS, CALIFORNIA

SHEET

MB-1



KHADIV DESIGN STUDIO LLC.

4657 Tampico Way

San Jose, CA 95118

Dir: (408) 888-6662

Email: farnaz@khadivdesign.com

ATTACHMENT C

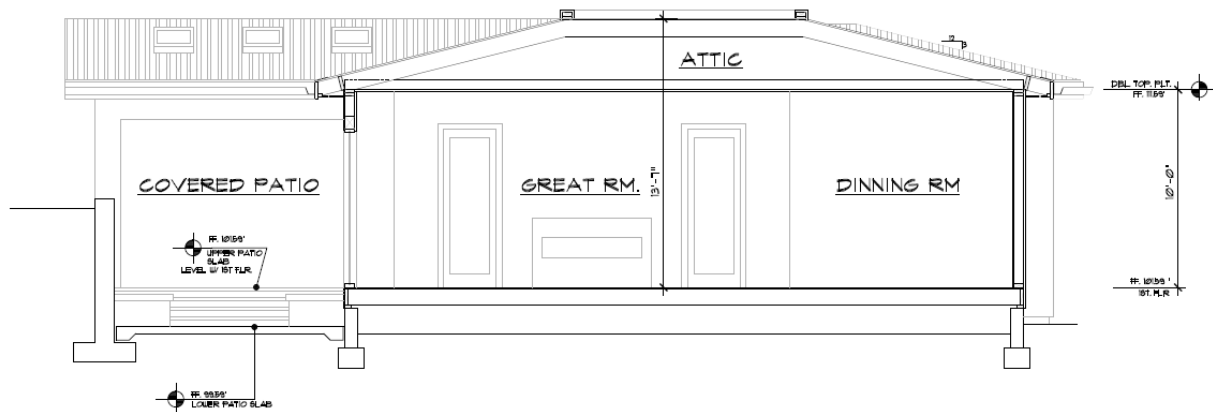
Project address: **2256 DEODARA Dr. Los Altos, CA**

Scope of work: **Addition and remodel to existing two-story single-family residence.**

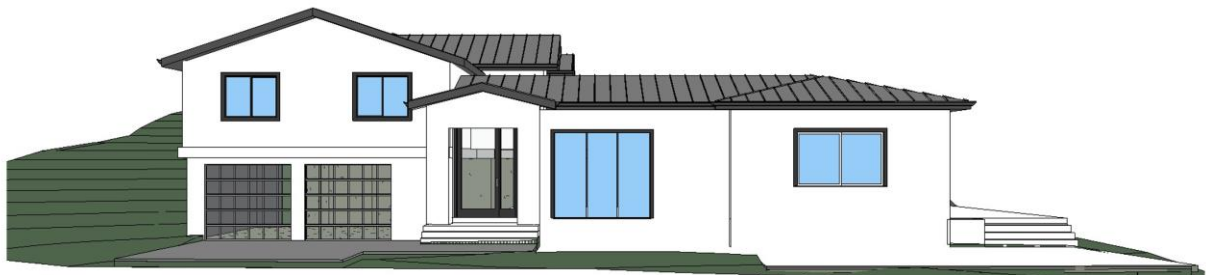
Description:

Design considerations to reduce the bulk and height impact of proposed 10'-0" Plate height for the single-story portion of the two-story project.

- 1- The first floor roof slope is very shallow and is designed as 3 : 12 to help reduced the overall height.



SECTION A-A



ATTACHMENT D

From: [David Norlander](#)
To: [Los Altos Design Review Commission](#)
Subject: Design Review for the House at 2256 Deodara Drive
Date: Wednesday, March 16, 2022 3:11:00 PM

As a neighbor two houses away at 1555 Honeysuckle Place, I have reviewed the revised plans for the house at 2256 Deodara Drive and I have no objections and therefore I give my approval to their plans as submitted to the commission.

There are a number of two story houses in the neighborhood including the one at 2225 Deodara Drive at the corner of Deodara and Vineyard.

There are several other two story homes on Vineyard Drive, Redwood Drive, and Cedar Place so the Alon proposal is consistent with the others nearby.

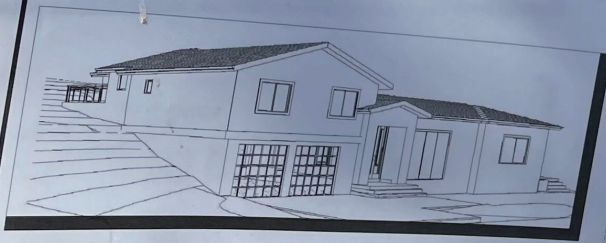
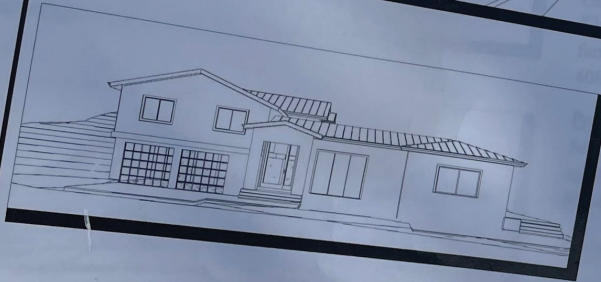
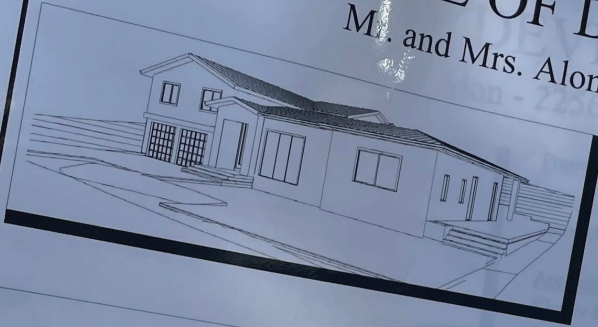
In particular consider the house at 1485 Vineyard that was recently remodeled.

David Norlander

ATTACHMENT E

NOTICE OF DEVELOPMENT PROPOSAL

Mr. and Mrs. Alon - 2256 DEODARA DR. LOS ALTOS



Project Description :

"Design Review application for a 773 square-foot first and 702 square-foot second story addition to an existing two story house."

Applicant

Khadiv Design Studio
farnaz@khadivdesign.com
408-888-6662

Property owner

Mr. and Mrs. Alon
roza.anbari@gmail.com
408-966-6601

Project Planner:

Sean Gallegos
sgallegos@losaltosca.gov
650-947-2641

PUBLIC MEETING NOTICE

Wednesday, April 6, 2022 at 7:00 pm

The Design Review Commission will hold a public meeting to consider the project at the above date and time with an opportunity for public comment.

Please Note: Per California Executive Order No. 39, the Commission will meet via teleconference, video conference, or on the web at 949.940.2000 or on the web at 949.940.2000. Members of the Public may attend the meeting via teleconference, video conference, or on the web at 949.940.2000. Members of the public who wish to attend the meeting in person should contact the Project Planner at least 10 business days prior to the meeting at 650.947.2641. Written comments can be mailed or delivered in person to the Community Development Department or emailed to the Project Planner. Verbal comments can also be made at the Public Meeting.

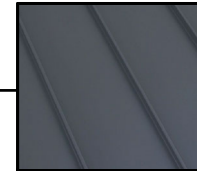
Project plans and information are available for review on the City's website at <https://www.losaltosca.gov/communitydevelopment/page/development-single-family-residential-variances>. The agenda report will be available on the City's website the Thursday before the meeting date at <https://www.losaltosca.gov/designreviewcommission/page/design-review-commission-183>. Written comments can be mailed or delivered in person to the Community Development Department or emailed to the Project Planner. Verbal comments can also be made at the Public Meeting.

ATTACHMENT F

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(SMOOTH FINISH)



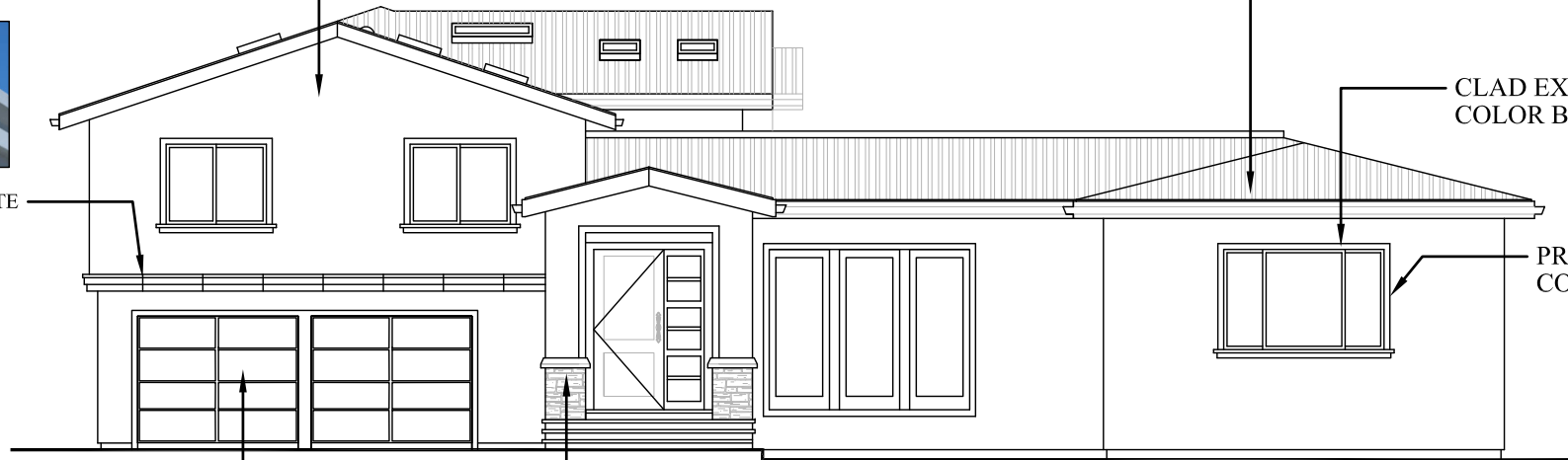
GUARDRAIL
WROUGHT IRON
COLOR BLACK



ROOF:
METAL SEAM ROOFING

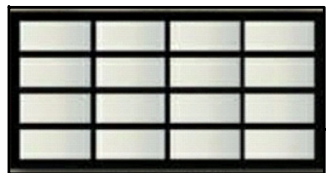


PRECAST CONCRETE
BANDING
COLOR WHITE



CLAD EXTERIOR
COLOR BLACK

PRECAST CONCRETE
COLOR WHITE



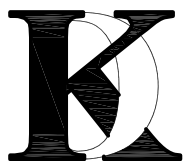
GARAGE DOOR



CULTURE STONE
WHITE CLIFF COASTAL THIN FLAT

FRONT ELEVATION

N.T.S.



KHADIV DESIGN

4657 TAMPICO WAY
SAN JOSE, CA 95118
Phone (408) 888-6662
Email Address: farnaz@khadivdesign.com

THE ALON RESIDENCE

2256 DEODARA DR.
LOS ALTOS , CALIFORNIA

SHEET

MB-1