

## **ZONING ADMINISTRATOR MEETING AGENDA**

**4:00 PM - Wednesday, December 06, 2023**

***Community Meeting Chambers, Los Altos City Hall  
1 North San Antonio Road, Los Altos, CA***

**PARTICIPATION:** Members of the public may participate by being present at the Los Altos Community Meeting Chambers at Los Altos City Hall located at 1 N. San Antonio Rd, Los Altos, CA during the meeting. Public comment is accepted in person at the physical meeting location, or via email to [ZAPublicComment@losaltosca.gov](mailto:ZAPublicComment@losaltosca.gov).

**REMOTE MEETING OBSERVATION:** Members of the public may view the meeting via the link below, but will not be permitted to provide public comment via Zoom or telephone. Public comment will be taken in-person, and members of the public may provide written public comment by following the instructions below.

**<https://tinyurl.com/yc42uryy>**

**Telephone: 1-253-215-8782 / Webinar ID: 812 2442 1679 / Passcode: 701956**

**SUBMIT WRITTEN COMMENTS:** Verbal comments can be made in-person at the public hearing or submitted in writing prior to the meeting. Written comments can be mailed or delivered in person to the Development Services Department or emailed to [ZAPublicComment@losaltosca.gov](mailto:ZAPublicComment@losaltosca.gov).

Correspondence must be received by 2:00 p.m. on the day of the meeting to ensure distribution prior to the meeting. Comments provided after 2:00 p.m. will be distributed the following day and included with public comment in the Zoning Administrator packet.

### **AGENDA**

#### **CALL MEETING TO ORDER**

#### **PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA**

*Members of the audience may bring to the Zoning Administrator's attention any item that is not on the agenda. The Zoning Administrator will announce the time speakers will be granted before comments begin. Please be advised that, by law, the Zoning Administrator is unable to discuss or take action on issues presented during the Public Comment Period. According to State Law (also known as "The Brown Act") items must first be noted on the agenda before any discussion or action.*

#### **ITEMS FOR CONSIDERATION/ACTION**

#### **CONSENT CALENDAR**

These items will be considered by one motion unless any member of the Commission or audience wishes

to remove an item for discussion. Any item removed from the Consent Calendar for discussion will be handled at the discretion of the Zoning Administrator.

**1. Zoning Administrator Meeting Minutes**

Approval of the DRAFT minutes of the regular meeting of November 15, 2023

**PUBLIC HEARING**

**2. SC23-0011– Jun Zhang – 501 Cherry Avenue**

Design review for a new one-story house that exceeds 20 feet in height. The project will include a new 4,290 square-foot house with a height of 23 feet. This project is categorically exempt from environmental review under Section 15303 (“New Construction or Conversion of Small Structures”) of the California Environmental Quality Act (CEQA). *Project Planner: Gallegos*

**ADJOURNMENT**

**SPECIAL NOTICES TO PUBLIC**

In compliance with the Americans with Disabilities Act and California Law, it is the policy of the City of Los Altos to offer its programs, services and meetings in a manner that is readily accessible to everyone, including individuals with disabilities. If you are a person with a disability and require information or materials in an appropriate alternative format; or if you require any other accommodation, please contact department staff. Advance notification within this guideline will enable the City to make reasonable arrangements to ensure accessibility.

Agendas, Staff Reports and some associated documents for the Zoning Administrator items may be viewed on the Internet at <http://losaltosca.gov/meetings>.

Decisions of the Zoning Administrator are final unless appealed by filing an appeal with the City Clerk within 14 calendar days of the decision. No building permits shall be issued during this 14-day period.



# ZONING ADMINISTRATOR MEETING MINUTES

4:00 PM - Wednesday, November 15, 2023

*Community Meeting Chambers, Los Altos City Hall  
1 North San Antonio Road, Los Altos, CA*

## CALL MEETING TO ORDER

At 4:00 p.m. the Zoning Administrator called the meeting to order.

PRESENT: Zoning Administrator Zornes and Development Services Deputy Director Williams

STAFF: Senior Planner Golden, Senior Planner Gallegos, and Associate Planner Healy

## PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

None.

## ITEMS FOR CONSIDERATION/ACTION

### CONSENT CALENDAR.

1. Zoning Administrator Meeting Minutes

Approval of the DRAFT minutes of the regular meeting of November 1, 2023.

Action: Zoning Administrator Zornes approved the meeting minutes for regular meeting of November 1, 2023.

The motion was approved (1-0) by the following vote:

AYES: Zornes

NOES: None

## PUBLIC HEARING

2. SC23-0001 - Andrew McIntyre - 474 San Luis Avenue

Design Review for the demolition of the existing house and construction of a new two-story single-family residence with 2,336 square feet on the first story and 1,487 square feet on the second story. An 850 square-foot attached ADU is included in the project, but is not subject to design review. This project is categorically exempt from environmental review under 15303 of the California Environmental Quality Act (CEQA). *Project Planner: Golden*

## STAFF PRESENTATION

Senior Planner Golden presented the staff report recommending approval of design review application SC23-0001 subject to the listed findings and conditions.

PUBLIC COMMENT

None.

Action: Zoning Administrator Zornes approved design review application SC23-0001 per the staff report findings and conditions.

The motion was approved (1-0) by the following vote:

AYES: Zornes

NOES: None

**3. SC23-0013 – Chris Kummerer – 241 Sunkist Lane**

Design review for a new approximately 4,619 square-foot two-story single-family residence. This project is categorically exempt from environmental review under Section 15303 of the California Environmental Quality Act. *Project Planner: Healy*

STAFF PRESENTATION

Associate Planner Healy presented the staff report recommending approval of design review application SC23-0013 subject to the listed findings and conditions.

APPLICANT

Applicant/architect Chris Kummerer spoke to the project and design including revisions made due to staff and neighbor comments.

Property owner Namitha Kumar spoke to the project and thanked staff for their time.

PUBLIC COMMENT

Hao Tang, Dave Edgren, Xiang Xu, and Sarosh Vesuna provided public comments.

Action: Zoning Administrator Zornes approved design review application SC23-0013 per the staff report findings and conditions, with revised conditions 5a and 5b to reflect the previous posted tree removal permits, and a new condition 5d to add one (1) Category II tree located anywhere on the subject property.

The motion was approved (1-0) by the following vote:

AYES: Zornes

NOES: None

**4. SC23-0014 – S. Sahni – 370 Chamisal Avenue**

Design review for a 246 square-foot first story and 792 square-foot second story addition to an existing one-story house. This project is categorically exempt from environmental review under Section 15303 of the California Environmental Quality Act. *Project Planner: Gallegos*

STAFF PRESENTATION

Senior Planner Gallegos presented the staff report recommending approval of design review application SC23-0014 subject to the listed findings and conditions.

PUBLIC COMMENT

None.

Action: Zoning Administrator Zornes approved design review application SC23-0014 per the staff report findings and conditions.

The motion was approved (1-0) by the following vote:

AYES: Zornes

NOES: None

**ADJOURNMENT**

Zoning Administrator Zornes adjourned the meeting at 4:37 PM.

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Nick Zornes  
Zoning Administrator



**TO:** Nick Zornes, Zoning Administrator

**FROM:** Sean Gallegos, Senior Planner

**SUBJECT:** SC23-0011 – 501 Cherry Avenue

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## RECOMMENDATION

Approve design review application SC23-0011 for the construction of a new 4,290 square foot, one-story house with a height of 23 feet subject to the listed findings and conditions of approval; and find the project categorically exempt under the California Environmental Quality Act (CEQA) pursuant to Section 15303 (“New Construction or Conversion of Small Structures”).

## BACKGROUND

### Project Description

- Project Location: 501 Cherry Avenue, on the east side of Cherry Avenue between Pine Lane and Yerba Santa Avenue
- Lot Size: 16,852 square feet
- General Plan Designation: Single-Family, Medium Lot (SF4)
- Zoning Designation: R1-10
- Current Site Conditions: One-story house

The proposed project includes the demolition of an existing one-story house and replacement with a one-story house that exceeds 20 feet in height. The project will include a new 4,290 square-foot house with a height of 23 feet. (see Attachment A – Project Plans).

The new one-story house is a contemporary style house with rectangular forms and simple massing and details that relate well to the low- to moderate-scale, Ranch style houses in the neighborhood context. The project uses hipped roof forms, which are consistent with the hipped roofs found in the neighborhood. The proposed project uses more eclectic forms than those found in the surrounding neighborhood, such as a formal recessed front entry with the hipped roof dormer, which is integral to the proposed architectural style. The proposed building materials include a standing seam metal roof, smooth stucco siding, fiberglass doors, and bronze fiberglass windows.

### Approval Process

Design Review applications for one-story houses are reviewed and approved administratively. However, when the proposed height of a one-story house exceeds 20 feet, the Zoning Code requires that the application be reviewed and approved by the Zoning Administrator at a public meeting. Since the proposed home is 23 feet tall, the project is being reviewed by the Zoning Administrator in compliance with the regulations.

**ANALYSIS**

**Design Review**

The proposed house complies with the R1-10 district development standards found in Los Altos Municipal Code (LAMC) Chapter 14.06, as demonstrated by the following table:

|  | <b>Existing</b>   | <b>Proposed</b>   | <b>Allowed/Required</b> |
|--|-------------------|-------------------|-------------------------|
| <b>COVERAGE:</b>                               | 1,249 square feet | 4,290 square feet | 4,435 square feet       |
| <b>FLOOR AREA:</b>                             |                   |                   |                         |
| 1st Floor                                      | 1,249 square feet | 4,290 square feet |                         |
| 2nd Floor                                      | -                 | -                 |                         |
| Total  | 1,249 square feet | 4,290 square feet | 4,435 square feet       |
| <b>SETBACKS:</b>                               |                   |                   |                         |
| Front  | 59.7 feet         | 39.75 feet        | 25 feet                 |
| Rear   | 68.5 feet         | 36.9 feet         | 25 feet                 |
| Right side (1 <sup>st</sup> /2 <sup>nd</sup> ) | 3 feet/-          | 7.25 feet/-       | 7.2 feet/ 14.7 feet     |
| Left side (1 <sup>st</sup> /2 <sup>nd</sup> )  | 8 feet/-          | 8.1 feet/-        | 7.2feet/14.7 feet       |
| <b>HEIGHT:</b>                                 | 16.5 feet         | 23 feet           | 27 feet                 |

Pursuant to Chapter 14.76 of the LAMC, new two-story residences shall be consistent with policies and implementation techniques described in the Single-Family Residential Design Guidelines. The project is in-keeping with the scale of houses found in the neighborhood. Its nine-foot tall first floor wall height is similar to the eight to nine-foot first floor wall heights of nearby homes. The design employs a horizontal eave line, recessed front porch, and trim bands to create horizontal lines, breaking up the front elevation and balancing the structure's massing. The central high-pitched roof is counterbalanced by lower-scale forms along both sides of the structure. The one-story design is thoughtfully proportioned and articulated, successfully reducing the appearance of bulk and mass, making it suitable for the area's context.

The subject property includes a total of 21 trees, with only five protected trees as outlined in the City's Tree Protection Regulations. Four protected trees (Nos. 1, 2, 3, 12) are designated to be retained, while one protected tree (No. 6) is scheduled for removal. The arborist report recommends removing the Coastal Redwood (No. 6) due to the tree being within the house or improvement area, in line with criterion No. 3 for property enjoyment, involving economic and aesthetic factors. Three new Japanese maple trees will be planted on the property. The landscaping plan will comply with the Water Efficient Landscape Ordinance, which requires water-efficient landscaping for new residences with landscaping over 500 square feet.

The proposed project meets the development standards in the R1-10 zoning district and complies with the Single-Family Residential Design Guidelines because the project's detailing and materials maintain an appropriate relationship and are compatible with the character of the surrounding neighborhood, minimizes bulk, and preserves existing trees to the extent possible.

## **ENVIRONMENTAL REVIEW**

This project is categorically exempt from environmental review under Section 15303 (“New Construction or Conversion of Small Structures”) of the California Environmental Quality Act (CEQA) because it involves the construction of a single-family dwelling in a residential zone.

## **PUBLIC NOTIFICATION AND CORRESPONDENCE**

A public meeting notice was posted on the property, mailed to property owners within 300 feet of the subject site, and published in the Town Crier. The applicant also posted the public notice sign (24” x 36”) in conformance with the Planning Division posting requirements.

The applicant sent out letters to nine neighbors in the immediate area by mail. No comments from neighbors have been received by staff as of the writing of this report.

### Attachment:

- A. Project Plans

Cc: Jun Zhang, Applicant  
Henry Zeng, Architect  
Lah Alta Capital, LLC, Property Owner



## FINDINGS

SC23-0011 501 Cherry Avenue

With regard to the proposed new one-story residence, the Zoning Administrator finds the following in accordance with Section 14.76.060 of the Municipal Code:

- A. The proposed residence complies with all provision of this chapter because the proposed residence is consistent with the development standards of the R1-10 zoning district and policies and implementation techniques described in the Single-Family Residential Design Guidelines.
- B. The height, elevations and placement on the site of the proposed main or accessory structure or addition, when considered with reference to the nature and location of residential structures on adjacent lots, and will consider the topographic and geologic constraints imposed by particular building site conditions as the proposed house maintains a similar finished floor elevation and orientation on the lot as the existing house and complies with the allowable floor area, lot coverage, and height maximums as well as the daylight plane requirement pursuant to LAMC Chapter 14.06.
- C. The natural landscape will be preserved insofar as practicable by minimizing tree and soil removal; grade changes shall be minimized because the trees on the property protected by city ordinance are proposed to remain and there will not be any substantial grade changes nor soil removal to construct the residence. The subject property includes a total of five protected trees as defined in the City's Tree Protection Regulations. Tree Nos. 1, 2, 3, 12 are designated to be retained, while tree number 6 is scheduled for removal. The arborist report recommends removing the Coastal Redwood tree (No. 6) due it being within the house or improvement area, in line with criterion No. 3 for property enjoyment, involving economic and aesthetic factors. The proposed landscaping including new trees, shrubs, and ground cover will be in keeping with the surrounding neighborhood.
- D. The orientation of the proposed new residence in relation to the immediate neighborhood will minimize the perception of excessive bulk because the proposed structure incorporates architectural design features such as a horizontal eave line, recessed front porch, and trim bands to create horizontal lines, breaking up the front elevation and balancing the structure's massing. The building's central high-pitched roof is counterbalanced by lower-scale forms along both sides of the structure.
- E. General architectural considerations, including the size and scale, 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 on the same project site. The structure's height is 23 feet, within the permissible 27-foot limit defined by the Single-Family (R1-10) district regulations. This adherence to the specified height restriction ensures compliance with the established zoning regulations, maintaining compatibility with the neighborhood's architectural character and zoning requirements. The design incorporates durability, high-quality and architecturally integrated standing seam metal roof, smooth stucco siding, fiberglass doors and bronze fiberglass windows.

The size and scale of the building also fits well with buildings on the same site, based on overall building height and height of each story.

- F. The proposed residence has been designed to follow the natural contours of the site with minimal grading, minimum impervious cover, and maximum erosion protection because the site is relatively flat and has incorporated softscape and hardscape surfaces into the plan and proposes a drainage plan to minimize off-site stormwater drainage.

## CONDITIONS OF APPROVAL

SC23-0011 501 Cherry Avenue

### **GENERAL**

**1. Expiration**

The Design Review Approval will expire on December 6, 2025 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 October 10, 2023, 2023 except as may be modified by these conditions.

**3. Encroachment Permit**

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

**4. Protected Trees**

Tree Nos. 1, 2, 3 and 12 as shown on Sheet A1.3 shall be protected under this application and cannot be removed without a tree removal permit from the Development Services Director. The tree protection plan outlined in the arborist report (Monarch Consulting Arborists, dated 8/11/2023) shall be incorporated into the building permit plans and implemented before and during construction.

**5. Tree Removal Approved**

Trees Nos. 6 shown to be removed on plan Sheet A1.3 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 the issuance of a demolition permit or building permit. Exceptions to this condition may be granted by the Development Services Director upon submitting written justification.

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

**8. Underground Utility and Fire Sprinkler Requirements**

Additions exceeding fifty (50) percent of the existing living area (existing square footage calculations shall not include existing basements) and/or additions of 750 square feet or more shall trigger the undergrounding of utilities and new fire sprinklers. Additional square footage calculations shall include existing removed exterior footings and foundations being replaced and rebuilt. Any new utility service drops are pursuant to Chapter 12.68 of the Municipal Code.

### 9. **Indemnity and Hold Harmless**

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

## **INCLUDED WITH THE BUILDING PERMIT SUBMITTAL**

### 10. **Conditions of Approval**

Incorporate the conditions of approval into the title page of the plans and provide a letter which explains how each condition of approval has been satisfied and/or which sheet of the plans the information can be found.

### 11. **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."

### 12. **Water Efficient Landscape Plan**

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

### 13. **Reach Codes**

Building Permit Applications submitted on or after January 1, 2023 shall comply with specific amendments to the 2022 California Green Building Standards for Electric Vehicle Infrastructure and the 2022 California Energy Code as provided in Ordinances No 2022-487 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 driplines of all protected trees unless approved by the project arborist and the Planning Division.

**17. Mechanical Equipment**

The plans shall show the location of any mechanical equipment (including air conditioning units) on the site plan. All equipment must be located to comply with the City’s Noise Control Ordinance (Chapter 6.16) and Mechanical Equipment Ordinance (Chapter 11.14).

**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. 1, 2, 3 and 12 as shown on the tree protection 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 with the resulting increase in assessable space on a form approved by the school district. Payments shall be made directly to the school districts.

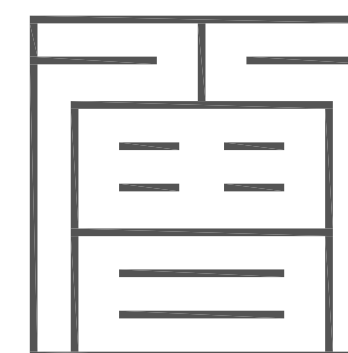
**PRIOR TO FINAL INSPECTION**

**21. Landscaping Installation and Verification**

All landscaping materials, including plants or trees intended to provide privacy screening, as provided on the approved landscape plans shall be installed prior to final inspection. The applicant shall also provide a landscape Certificate of Completion, signed by the project’s landscape professional and property owner, verifying that the trees, landscaping, and irrigation were installed per the approved landscape documentation package.

**22. 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).



**Z S D ARCHITECTS, INC**  
ARCHITECTURE . PLANNING . ILLUSTRATION

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Los Altos CA 94024  
tel. 408.348.6885  
cel. 408.464.5631



henryzheng@yahoo.com  
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**PROPOSED RESIDENCE**

**501 CHERRY AVE.  
RESIDENCE**

**PROJECT DESCRIPTIONS**

THIS PROJECT IS TO DEMOLISH AN EXISTING ONE STORY HOUSE, BUILD A NEW 4,290.3 S.F. ONE STORY SINGLE-FAMILY RESIDENCE WITH A 2-CAR GARAGE AND AN ATTACHED 797.4 S.F. ADU.

|                    |                                   |
|--------------------|-----------------------------------|
| OWNER:             | JUN ZHANG                         |
| ADDRESS:           | 353 COSTELLO DRIVE, LOS ALTOS, CA |
| APN:               | 167-28-009                        |
| OCCUPANCY:         | R-3 / U                           |
| CONSTRUCTION TYPE: | VB                                |
| ZONING:            | R1-10                             |
| FEMA:              | Zone X                            |
| NUMBER OF STORIES: | 1                                 |

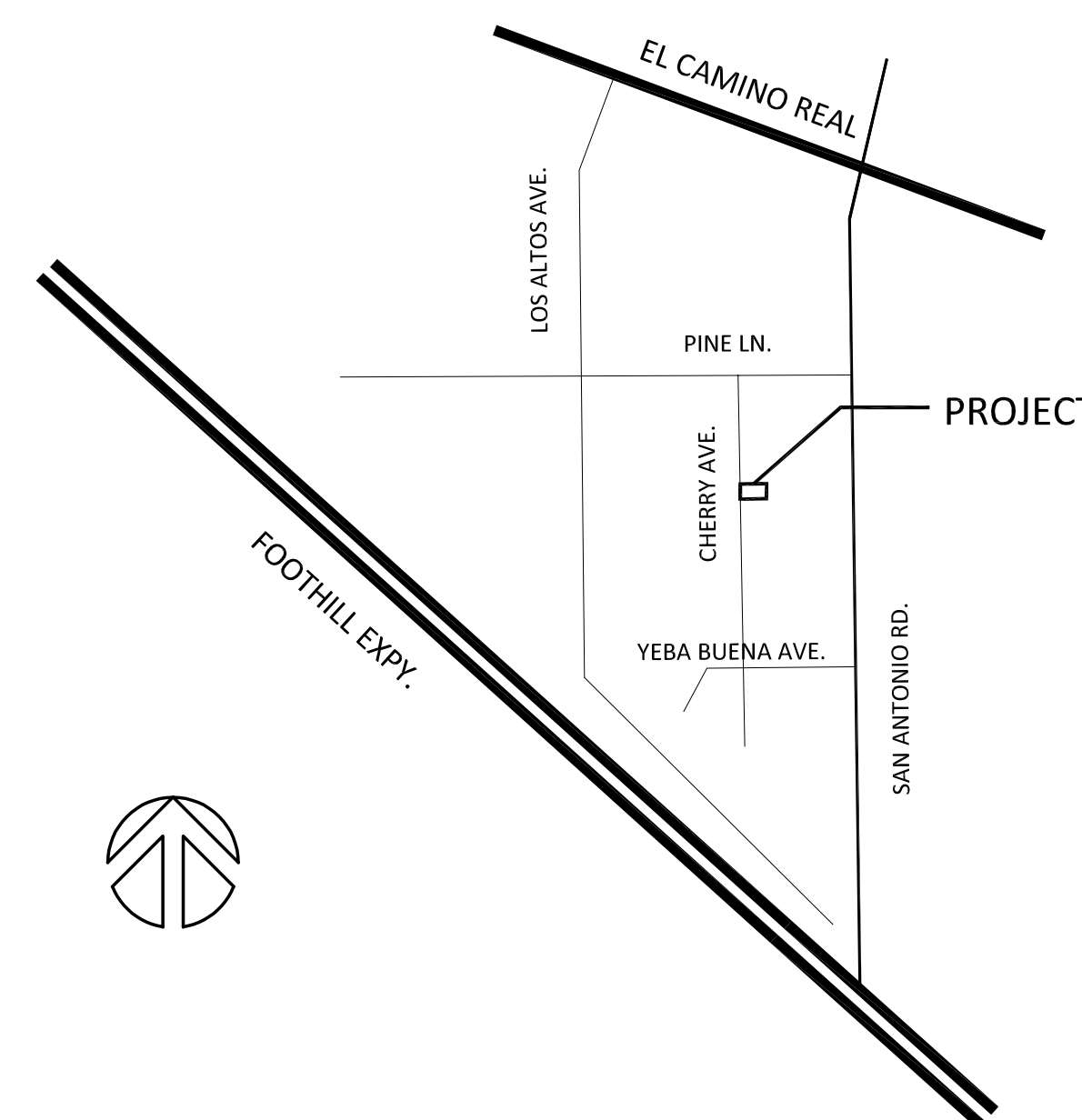
**CODE INFORMATION**

- 2023 CALIFORNIA BUILDING CODE (C.B.C.) STRUCTURAL ONLY
- 2023 CALIFORNIA RESIDENTIAL CODE
- 2023 CALIFORNIA MECHANICAL CODE
- 2023 CALIFORNIA PLUMBING CODE
- 2023 CALIFORNIA ELECTRIC CODE
- 2019 CALIFORNIA ENERGY CODE (2019 BUILDING ENERGY EFFICIENCY STANDARDS)
- 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE
- CITY OF LOS ALTOS ORDINANCES

**PROJECT DATA**

|                            |                             |                                      |                             |
|----------------------------|-----------------------------|--------------------------------------|-----------------------------|
| NET LOT AREA:              | (0.39± ACRES) 16,852 ± S.F. |                                      |                             |
| LOT COVERAGE               | EXISTING                    | PROPOSED                             | ALLOWED / REQUIRED          |
|                            | 1,249 ±S.F.                 | 4,290.03 S.F. +797.41 S.F. (ADU)     | 4,435.2 S.F.+800 S.F. (ADU) |
| FLOOR AREA                 | 7.41 %                      | 25.46 % +4.73% (ADU)                 | 5,898.2 SF (35 %)           |
|                            | 1,249 S.F.                  | 4,290.03 +797.41 (ADU)=5,087.44 S.F. | 4,435.2 S.F.+800 S.F. (ADU) |
| LIVABLE AREA               | 7.41 %                      | 30.19 %                              |                             |
|                            | 1,249 S.F.                  | 4,583.44 S.F.                        | 5,235.2 S.F.                |
| SETBACK                    |                             |                                      |                             |
| FRONT                      | 1ST STORY                   | 59.7± FEET                           | 39.75 FEET                  |
|                            | 2ND STORY                   |                                      | 25 FEET                     |
| REAR                       | 1ST STORY                   | 68.5± FEET                           | 36.9± FEET                  |
|                            | 2ND STORY                   |                                      | 25 FEET                     |
| RIGHT SIDE                 | 1ST STORY                   | 3± FEET                              | 7.25 FEET                   |
|                            | 2ND STORY                   |                                      | 7.2 FEET                    |
| LEFT SIDE                  | 1ST STORY                   | 8.0± FEET                            | 8 FEET                      |
|                            | 2ND STORY                   | 8.1 FEET (4 FEET ADU)                | 17.5 FEET                   |
| HEIGHT                     | 1ST STORY                   |                                      | 8 FEET                      |
|                            | 2ND STORY                   |                                      | 17.5 FEET                   |
| HEIGHT                     |                             | 16.5 ± FEET                          | 21.5 ± FEET                 |
| HEIGHT                     |                             |                                      | 27 FEET                     |
| NET LOT AREA:              | (0.39± ACRES) 16,852 ± S.F. |                                      |                             |
| FRONT YARD HARDSCAPE AREA  | 1,676.5 S.F.                |                                      |                             |
| LANDSCAPE BREAKDOWN        | EXISTING                    | PROPOSED CHANGE                      | EXISTING / PROPOSED         |
| HARDSCAPE AREA             | 768.4 S.F.                  | 908.1 S.F.                           | 1,676.5 S.F.                |
| SOFTSCAPE AREA             | 3,657.6 S.F.                | -362 S.F.                            | 3,295.6 S.F.                |
| BUILDING BREAKDOWN         | EXISTING                    | CHANGE IN                            | TOTAL PROPOSED              |
| HABITABLE LIVING AREA      | 1,249 ±S.F.                 | 3,334.44 S.F.                        | 4,583.44 S.F.               |
| NON- HABITABLE LIVING AREA | 400 S.F.                    | 104 S.F.                             | 504 S.F.                    |

**VICINITY MAP**



**DRAWING INDEX**

- T.0 PROJECT DATA, VICINITY MAP, DRAWING INDEX
- C.0 TOPOGRAPHICAL & BOUNDARY SURVEY
- CC1 GRADING & DRAINAGE PLAN
- L-1 PRELIMINARY LANDSCAPE PLAN
- A1.0 SITE PLAN
- A1.1 AREA CALCULATION & STREETSCAPE
- A1.2 NEIGHBORHOOD CONTEXT MAP
- A1.3 TREE PROTECTION PLAN
- A2.1 FLOOR PLAN
- A2.2 ADU FLOOR PLAN
- A2.3 ROOF PLAN
- A3.0 EXISTING ELEVATIONS
- A3.1 FRONT AND REAR ELEVATIONS
- A3.2 LEFT AND RIGHT ELEVATIONS
- A4.1 SECTIONS 1-1 AND 2-2
- MATERIAL/COLOR BOARD

JUN ZHANG

353 COSTELLO DRIVE  
LOS ALTOS,  
CALIFORNIA, 94024  
408.348.6885 cel

10.04.23 PLANNING RESUBMITTAL

08.23.23 PLANNING RESUBMITTAL

06.16.23 PLANNING SUBMITTAL

Rev. Date Issue

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Project No: 2022-018

Date: 12-18-2022

Scale: N.T.S.

TITLE SHEET

**T.0**



GENERAL GRADING NOTES:

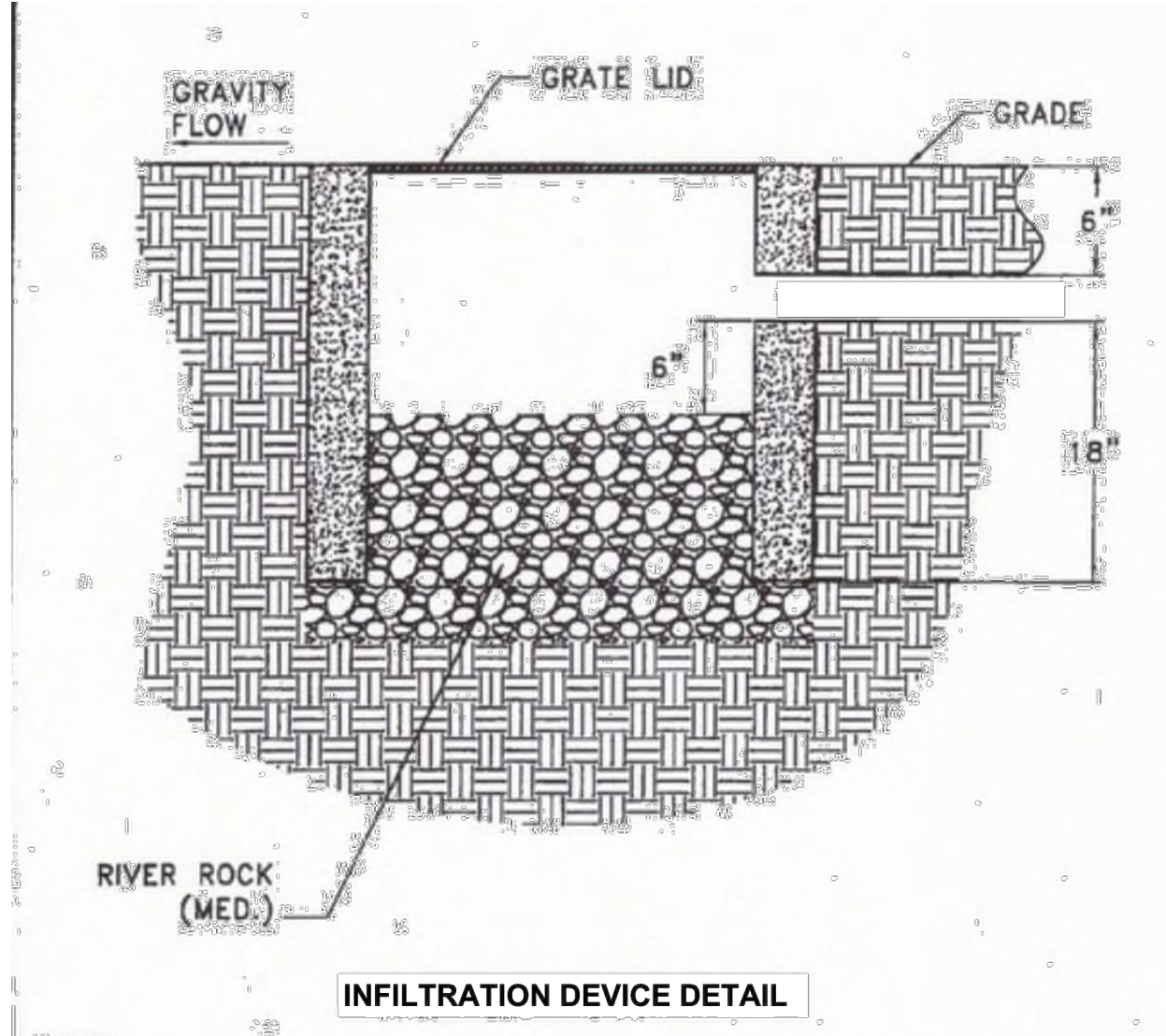
1. ALL GRADING AND SITE PREPARATION SHALL CONFORM WITH SPECIFICATIONS CONTAINED IN THE GEOTECHNICAL REPORT
2. ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE TO THE COUNTY LATEST CONSTRUCTION SPECIFICATIONS AND DETAILS
3. PRIOR TO ANY EXCAVATION OF THE PROJECT SITE, THE OPERATOR SHALL NOTIFY THE COUNTY 48 HOURS PRIOR TO THE START OF CONSTRUCTION.
4. THE CONTRACTOR SHALL CAREFULLY PRESERVE BENCHMARKS, REFERENCE POINTS AND STAKES.
5. ALL INDICATED ELEVATIONS ARE FINISHED ELEVATIONS.
6. FIELD VERIFY LOCATIONS, SIZES AND IF APPLICABLE INVERTS OF EXISTING UTILITIES FOR PROPOSED CONNECTIONS PRIOR TO CONSTRUCTION.
7. LOCATE AND PROTECT ALL UTILITIES ASSOCIATED WITH THE PROJECT PRIOR TO CONSTRUCTION.
8. INSTALL SILT CONTROL MEASURES BEFORE BEGINNING SITE WORK. THESE MEASURES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
9. MAINTAIN PROPER SITE DRAINAGE AT ALL TIMES DURING CONSTRUCTION. PREVENT STORM WATER FROM RUNNING INTO OR STANDING IN EXCAVATED AREAS.
10. INSTALL ALL APPROPRIATE TREE PROTECTION MEASURES PRIOR TO GRADING.
11. ALL ROOF DRAIN WILL BE DISCHARGED ONTO VEGETATED AREA PRIOR TO LEAVING SITE

STORMWATER COMPLIANCE NOTES:

1. THE PROJECT CREATES AND/OR REPLACES LESS THAN ONE ACRE OF IMPERVIOUS SURFACES.
2. THE FOLLOWING SITE DESIGN MEASURES ARE PROPOSED:
  - PROTECT EXISTING TREES AND SOIL.
  - DIRECT ROOF RUNOFF ONTO VEGETATED AREA
3. THE FOLLOWING SOURCE CONTROL MEASURES ARE PROPOSED:
  - DROUGHT TOLERANT LANDSCAPING
  - USE WATER EFFICIENT IRRIGATION SYSTEM

GENERAL NOTES:

1. DO NOT DOWEL IN NEW DRIVEWAY AND WALKWAY INTO THE BACK OF EXISTING CONCRETE CURB
2. ANY DAMAGED RIGHT-OF-WAY INFRASTRUCTURES AND OTHERWISE DISPLACED CURBS & GUTTERS SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE CITY ENGINEER OR HIS DESIGNEE. CONTRACTOR SHALL COORDINATE WITH PUBLIC WORKS DEPARTMENT AT (650) 974-2680.
3. PRIOR TO COMMENCEMENT OF ANY WORK DONE IN THE PUBLIC RIGHT-OF-WAY, A PERMIT TO OPEN STREET AND/OR AN ENCROACHMENT PERMIT ILL BE REQUIRED.



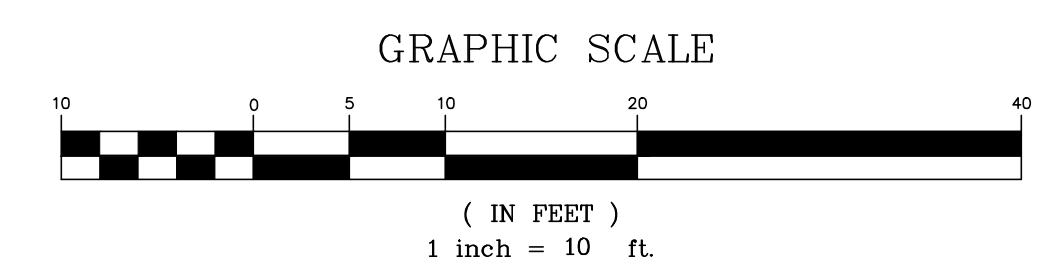
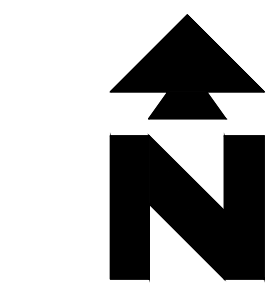
- NOTES:**
1. Rigid plastic, A.C. C.I., or steel pipe allowed to box from pump.
  2. Box shall be set with adjacent grades sloping away to prevent rainwater & landscape water from entering.
  3. Box shall be set in landscaped area to facilitate percolation.
  4. Box shall not have concrete bottom to facilitate percolation.
  5. Box must be located at least 10 feet from back of sidewalk and 10 feet minimum from all property lines, appropriately located in swale, vegetated or retention area.

EXISTING LEGEND:

|  |                                      |  |                             |
|--|--------------------------------------|--|-----------------------------|
|  | Adjoiner                             |  | Electrical Panel            |
|  | Building Footprint                   |  | Gas Meter                   |
|  | Building Overhang                    |  | Hose Bib                    |
|  | Boundary                             |  | Sanitary Sewer Cleanout     |
|  | Centerline                           |  | Sanitary Sewer Manhole      |
|  | Concrete                             |  | Sign                        |
|  | Concrete Grade Break                 |  | Spot Elevation              |
|  | Curb                                 |  | Survey Control Point        |
|  | Edge of Pavement                     |  | Survey Monument             |
|  | Fenceline                            |  | Tree Trunk / Diameter       |
|  | Overhead Utility Line                |  | Utility Pole & Street Light |
|  | Underground Utility - Gas            |  | Water Meter                 |
|  | Underground Utility - Sanitary Sewer |  |                             |
|  | Wall                                 |  |                             |

PROPOSED LEGEND:

|  |   |
|--|---|
|  | EXISTING SPOT ELEVATION                               |
|  | FLOWLINE ELEVATION                                    |
|  | RIM ELEVATION   |
|  | DRAINAGE SLOPE AND DIRECTION                          |
|  | 4" HDPE @ MIN 1.2%                                    |
|  | 8" DRAIN BASIN W/ GRATE TOP (NYLOPLAST OR EQUIVALENT) |
|  | INFILTRATION DEVICE                                   |
|  | ROOF DRAIN DOWNSPOUT                                  |



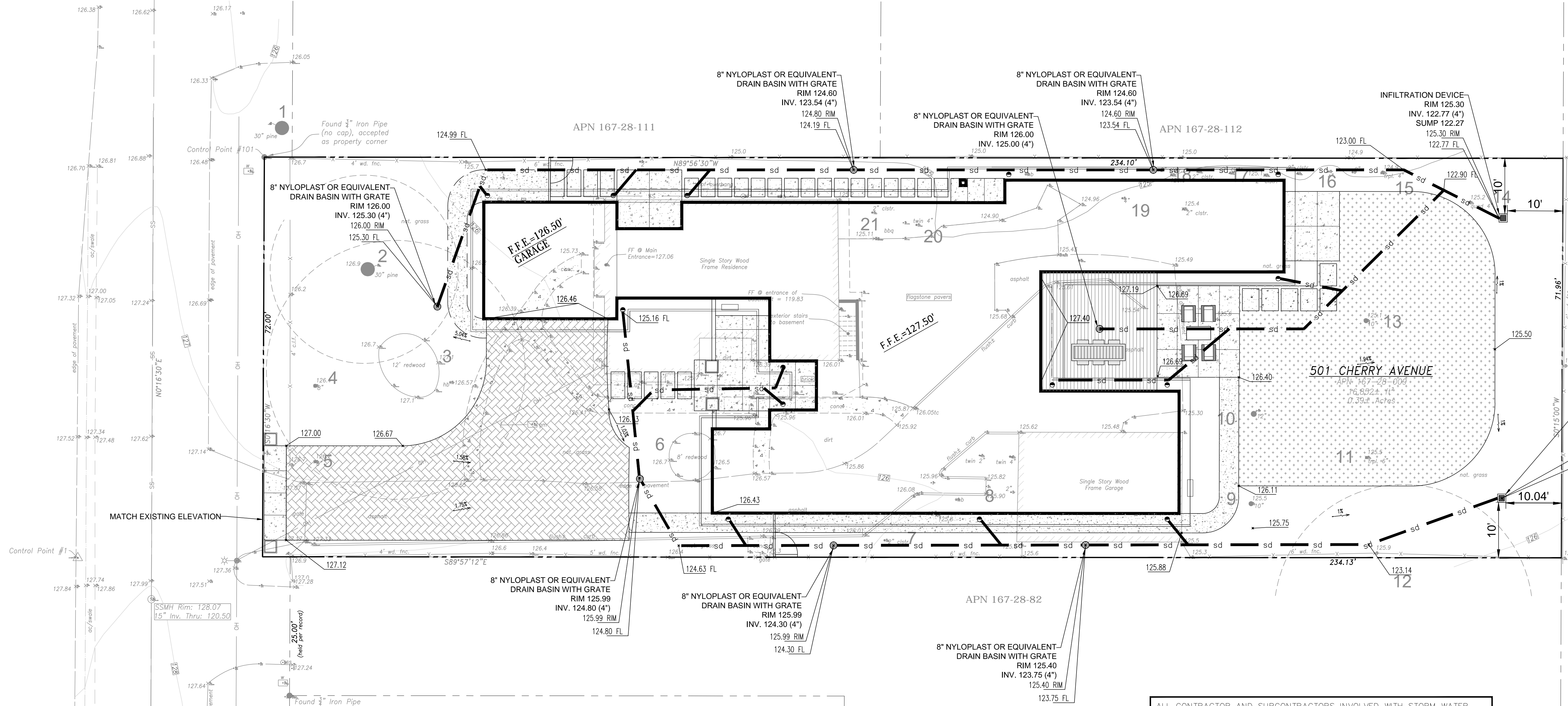
TOPOGRAPHIC SURVEY BY MOUNTAIN PACIFIC SURVEYS, DATED DECEMBER 09, 2022

General Notes:

- 1) All features shown hereon represent surface conditions of the project area as compiled from a ground survey conducted on December 5, 2022. Surveyor made no attempt to determine the extent or existence of underground utilities or other features not surface visible.
- 2) Boundary information shown hereon is based upon a combination of limited found survey monumentation, available record mapping, existing lines of occupation, and information contained in the Preliminary Title Report prepared by Old Republic Title Company. The referenced title report does not disclose any record easements affecting the property.

Datum Notes:

- 1) Horizontal datum is based upon an assumed local coordinate system. Bearings are based upon the centerline of Cherry Avenue taken as N0°16'30"E per 543 Maps 32.
- 2) Elevations are based upon City of Los Altos BM #8, a brass disc set in the top of curb at the N.E. return of the intersection of Pine Lane and Los Altos Avenue. Elevation 122.89 (NAVD88.)
- 3) Temporary control points have been established hereon to perpetuate the project datum for future use.

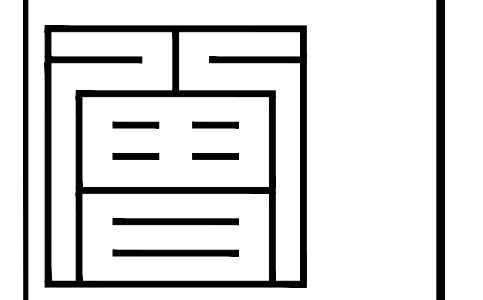


ALL CONTRACTOR AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL REFER TO SCVUR POLLUTION PREVENTION PROGRAM- CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPs) AND BECOME FAMILIAR WITH ITS CONTENTS PRIOR TO CONSTRUCTION

Call USA at:  
1-800-227-2600



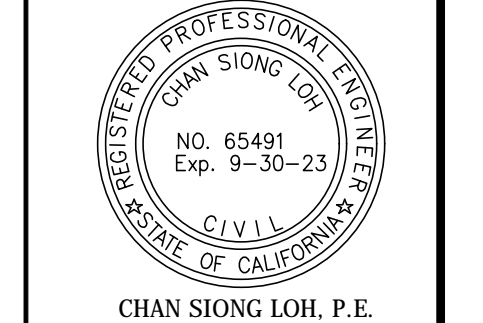
AT LEAST 48 HOURS  
BEFORE YOU DIG!



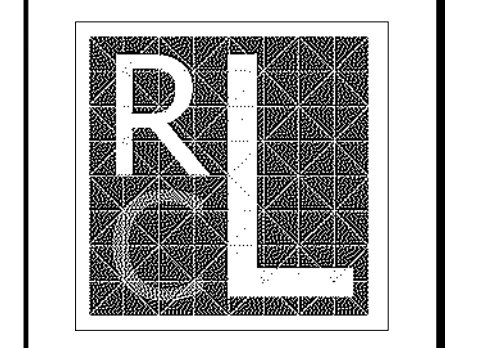
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Los Altos CA 94024  
Tel. 408.348.6885  
cel. 408.464.5631

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| REV | BY | DATE | REVISIONS |
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|     |    |      |           |
|     |    |      |           |
|     |    |      |           |
|     |    |      |           |



**ECL STRUCTURAL ENGINEERS, INC.**  
P. 408.463.6632  
info@eclse.com  
570 E. El Camino Real Ste. D  
Sunnyvale, CA 94087



**RESIDENCE GRADING & DRAINAGE PLAN**  
501 CHERRY AVE. CALIFORNIA  
LOS ALTOS, CA  
Project No: XXXX-XX  
Designed: RK  
Checked: RL  
Date: 08-13-23

SHEET  
**CC1**  
PROJECT #





COMMON NAME // JAPANESE MAPLE  
HEIGHT AND SPREAD IN FEET // 10 X 10  
GROWTH RATE // SLOW-MODERATE



COMMON NAME // FOOTHILL SEDGE  
HEIGHT AND SPREAD IN FEET // 2 X 2  
GROWTH RATE // FAST-MODERATE



COMMON NAME // SMALL CAPE RUSH  
HEIGHT AND SPREAD IN FEET // 3 X 3  
GROWTH RATE // MODERATE



COMMON NAME // POKER  
HEIGHT AND SPREAD IN FEET // 2.5 X 2  
GROWTH RATE // MODERATE



COMMON NAME // TEXAS PRIVET  
HEIGHT AND SPREAD IN FEET // 6 X 4  
GROWTH RATE // MODERATE



COMMON NAME // SHRUB OLIVE  
HEIGHT AND SPREAD IN FEET // 3.5 X 3.5  
GROWTH RATE // MODERATE



COMMON NAME // RYE PUFFS  
HEIGHT AND SPREAD IN FEET // 3 X 2.5  
GROWTH RATE // MODERATE



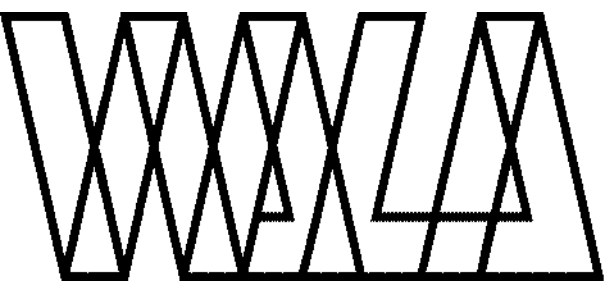
COMMON NAME // GULF INDIAN HAWTHORN  
HEIGHT AND SPREAD IN FEET // 4 X 3  
GROWTH RATE // MODERATE



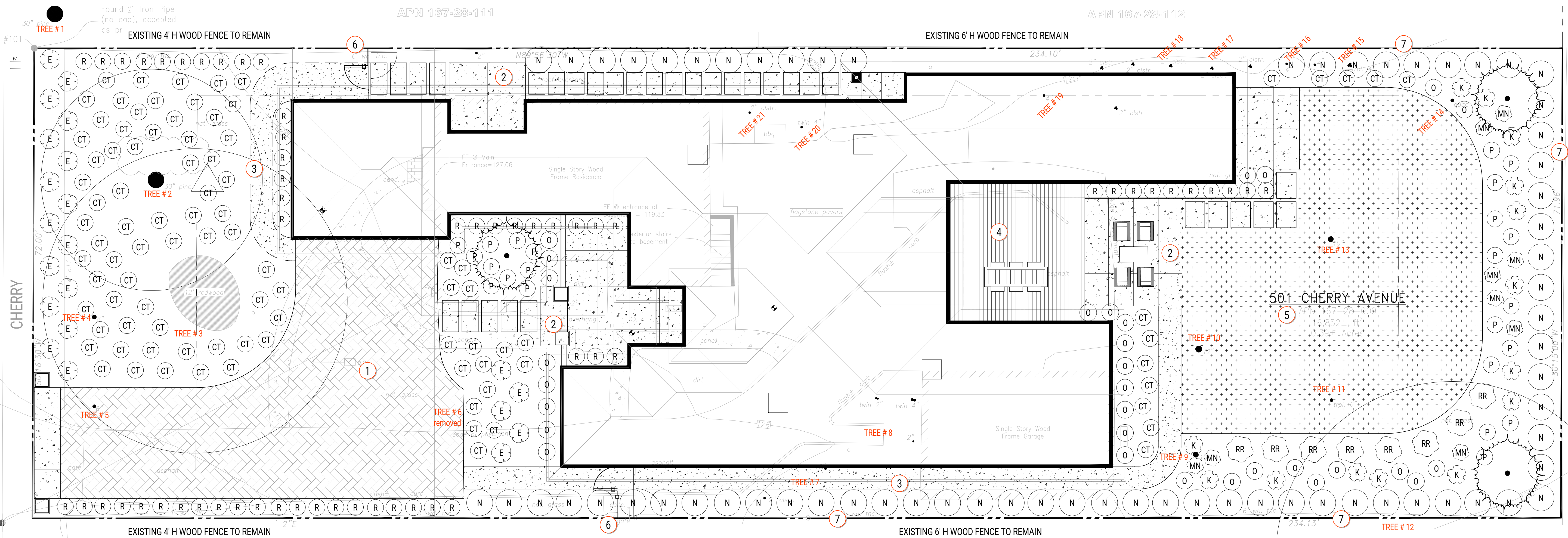
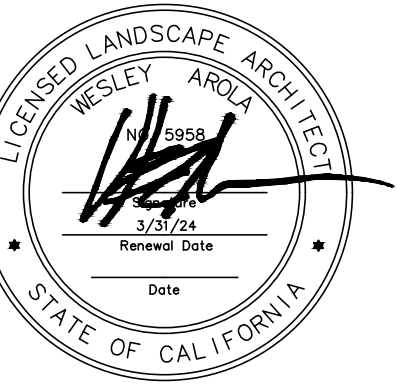
COMMON NAME // TRAILING ROSEMARY  
HEIGHT AND SPREAD IN FEET // 1.5 X 5  
GROWTH RATE // FAST-MODERATE



COMMON NAME // MAY NIGHT SAGE  
HEIGHT AND SPREAD IN FEET // 2 X 3  
GROWTH RATE // MODERATE



WES AROLA LANDSCAPE ARCHITECTURE  
W@WESAROLA.COM 831/247 9936



**DESIGN CRITERIA**

**PLANTING DESIGN CRITERIA**

THE PROPOSED PLANT LIST IS COMPRISED OF PLANT MATERIAL AND TREES KNOWN TO THRIVE IN THE LOCAL CLIMATE AND SOIL CONDITIONS. ABOVE GROUND UTILITIES WILL BE SCREENED BY PLANTING. ALL LANDSCAPE AREAS WILL BE COVERED IN MIN 3" OF BARK MULCH

**IRRIGATION DESIGN CRITERIA**

THE IRRIGATION DESIGN WILL COMPLY WITH THE LOCAL AND STATE WATER CONSERVATION REQUIREMENTS. THE WATER CONSERVATION METHOD FOR THE PROPOSED LANDSCAPE MATERIAL HAS A LOW TO MEDIUM WATER USE.

A WEATHER SENSING 'SMART CONTROLLER' WILL BE USED TO MONITOR THE IRRIGATION WATER AND MANAGE DAILY WATER CONSUMPTION TO THE MINIMUM REQUIREMENTS FOR EACH HYDROZONE.

ALL TREES, SHRUB AND GROUND COVER AREAS WILL BE IRRIGATED BY DRIP, ON SEPARATE HYDROZONES, SO THAT ONCE ESTABLISHED, WATER CAN BE REGULATED IN A MORE EFFICIENT MANNER.

**COMPLIANCE STATEMENT**

THE DESIGN WILL MEET OR EXCEED THE STATE AND LOCAL STANDARDS FOR WATER CONSERVATION THROUGH WATER EFFICIENT LANDSCAPE IRRIGATION DESIGN. I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE MWEL0

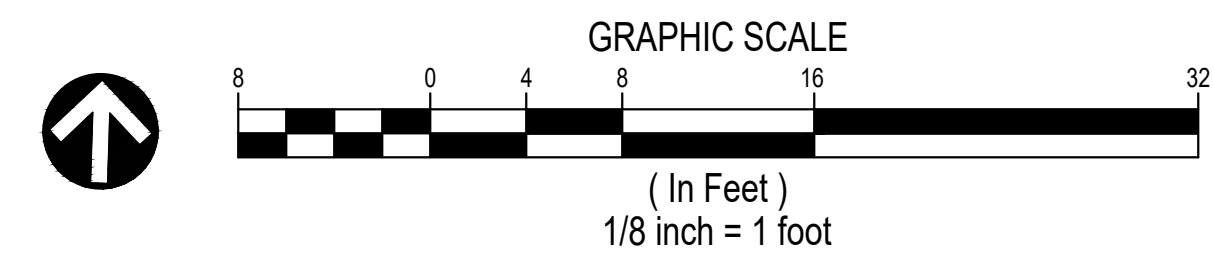
*Wes Arola*  
WES AROLA - CA 5958

**DESIGN KEY**

- 1 PAVER DRIVEWAY
- 2 CONCRETE PADS AND PATIO
- 3 GRAVEL WALKWAY
- 4 RAISED DECKING
- 5 SODDED TURF
- 6 SIDE YARD FENCE / GATES. WOOD 6' MAX HEIGHT
- 7 LAYERED PRIVACY SHRUBS

**PLANTING SCHEDULE**

| TREES | BOTANICAL / COMMON NAME                                      | SHRUBS | BOTANICAL / COMMON NAME                                     |
|-------|--|--------|---|
|       | ACER PALMATUM / JAPANESE MAPLE                               | P      | PENNISETUM SPATHIOLATUM / RYE PUFFS                         |
|       | BOTANICAL / COMMON NAME                                      | R      | RHAPHIOLEPIS INDICA 'MINOR' TM / GULF GREEN INDIAN HAWTHORN |
| CT    | CAREX TUMULICOLA / FOOTHILL SEDGE                            | RR     | ROSMARINUS OFFICINALIS 'IRENE' TM / IRENE TRAILING ROSEMARY |
| E     | CHONDROPETALUM TECTORUM / SMALL CAPE RUSH                    | MN     | SALVIA NEMOROSA 'MAY NIGHT' / MAY NIGHT SAGE                |
| K     | KNIPHOFIA UVARIA - MIX / POKER - MIX EQUAL RED ORANGE YELLOW |        |   |
| N     | LIGUSTRUM JAPONICUM 'TEXANUM' / TEXAS JAPANESE PRIVET        |        |   |
| O     | OLEA EUROPAEA 'LITTLE OLLIE' TM / SHRUB OLIVE                |        |   |

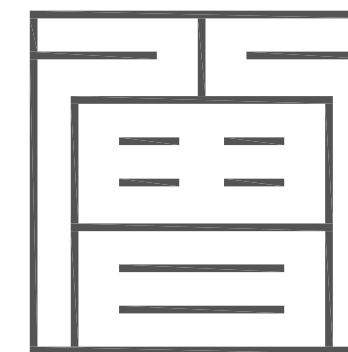


**CUSTOM RESIDENCE**  
**501 CHERRY AVENUE . LOS ALTOS . 94022**  
**LANDSCAPE PLANS**

| # | ITEM | DATE |
|---|------|------|
|   |      |      |

**PRELIMINARY LANDSCAPE PLAN**

L-1.00

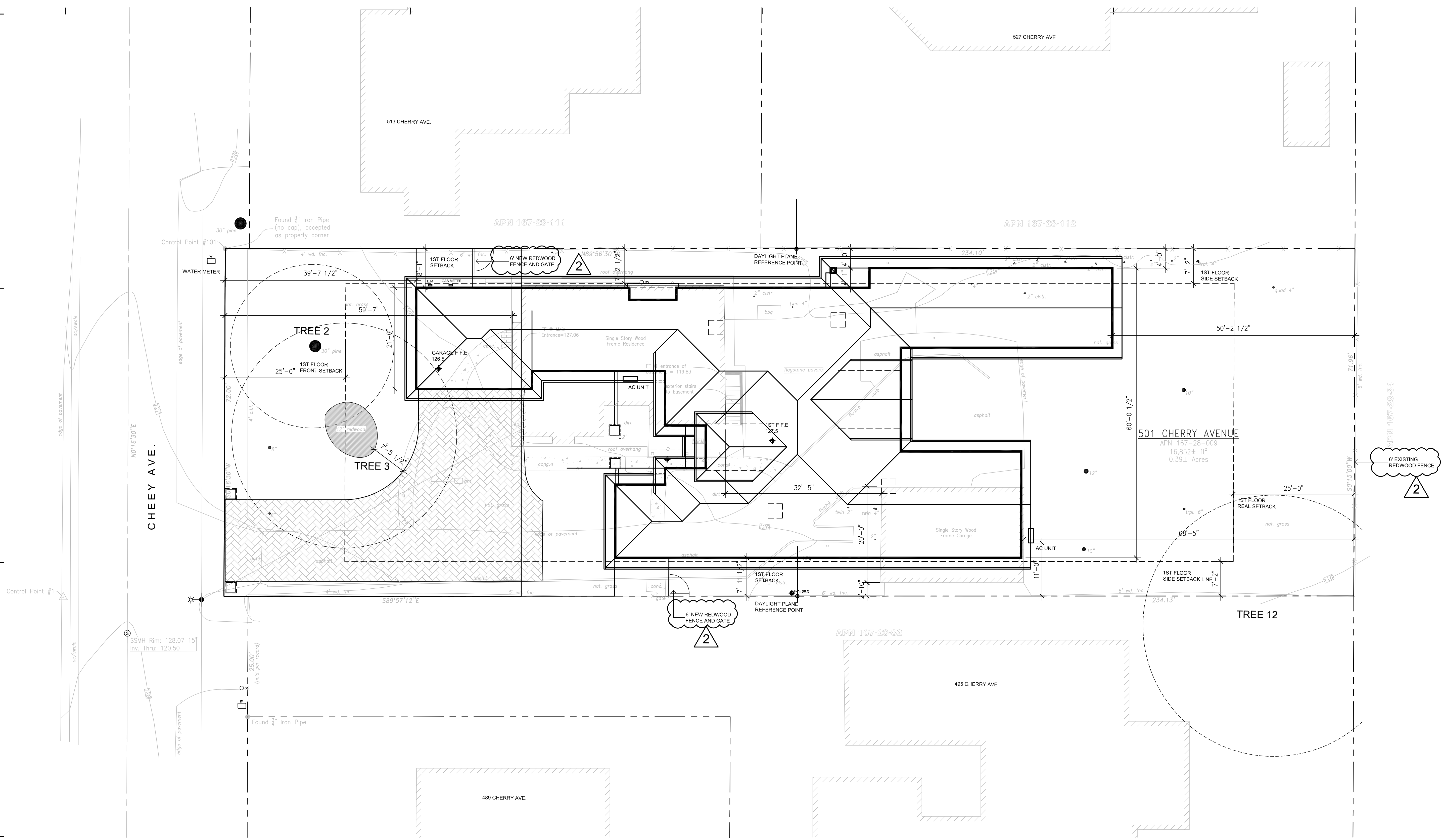


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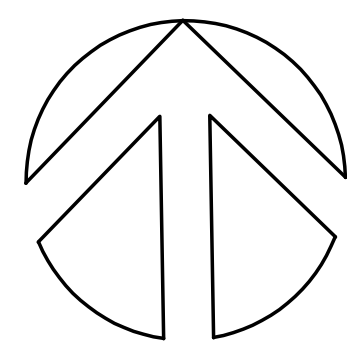


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RESIDENCE

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# SITE PLAN

1"=10'-0"



|   |          |                      |
|---|----------|----------------------|
| △ | 10.04.23 | PLANNING RESUBMITTAL |
| △ | 08.23.23 | PLANNING RESUBMITTAL |
|   | 06.16.23 | PLANNING SUBMITTAL   |

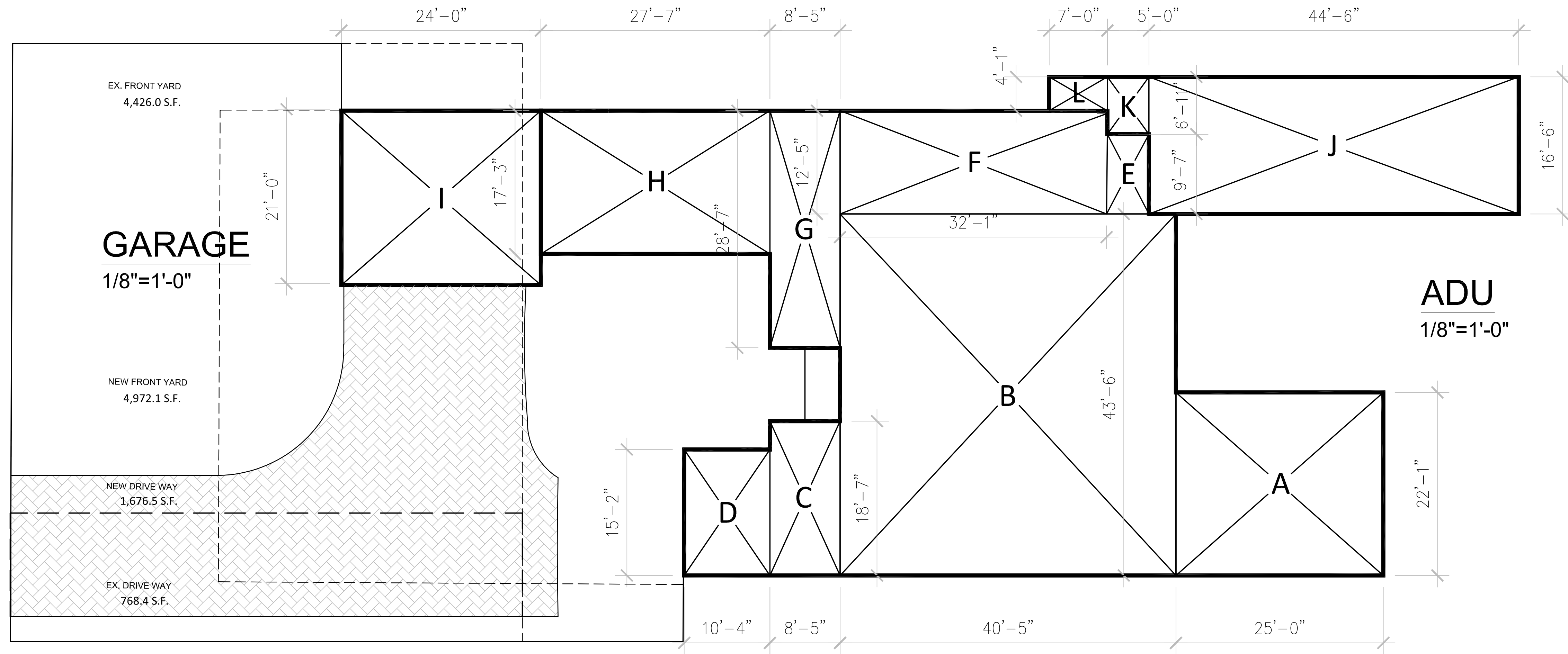
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Project No: 2022-018  
Date: 12-18-2022  
Scale: 1"=10'-0"

SITE PLAN

# A1.0

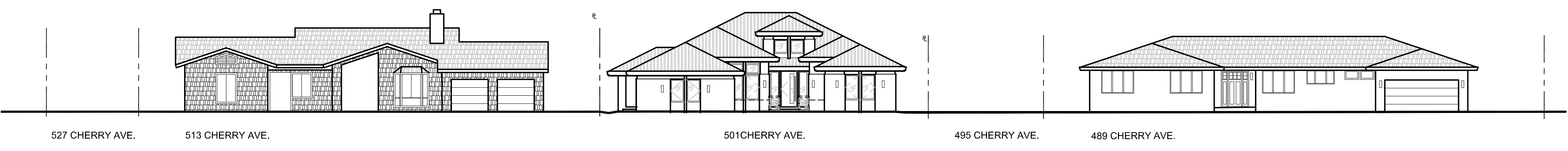


**FLOOR AREA CALCULATION DIAGRAM**

1/8"=1'-0"

**FLOOR AREA AND COVERAGE CALCULATION**

| SECTION                         | DIMENTION       | AREA   |
|---------------------------------|-----------------|--|
| A                               | 22'-1" X 25'-0" | 552.08 S.F.                                    |
| B                               | 43'-6" X 40'-5" | 1,758.13 S.F.                                  |
| C                               | 8'-5" X 18'-7"  | 156.41 S.F.                                    |
| D                               | 10'-4" X 15'-2" | 156.72 S.F.                                    |
| E                               | 5'-0" X 9'-7"   | 47.92 S.F.                                     |
| F                               | 32'-1" X 12'-5" | 398.37 S.F.                                    |
| G                               | 8'-5" X 28'-7"  | 240.58 S.F.                                    |
| H                               | 27'-7" X 17'-3" | 475.82 S.F.                                    |
| <b>1ST FLOOR AREA SUBTOTAL</b>  |                 | <b>3,786.03 S.F.</b>                           |
| I                               | 2 CAR GARAGE    | 504 S.F.                                       |
| <b>TOTAL 1ST FLOOR AREA</b>     |                 | <b>4,290.03 S.F.</b>                           |
| I                               | 16'-6" X 44'-6" | 734.25 S.F.                                    |
| K                               | 6'-11" X 5'-0"  | 34.58 S.F.                                     |
| L                               | 7'-0" X 4'-1"   | 28.58 S.F.                                     |
| <b>ADU AREA SUBTOTAL</b>        |                 | <b>797.41 S.F.</b>                             |
| <b>TOTAL PROJECT FLOOR AREA</b> |                 | <b>5,087.44 S.F.</b>                           |
| <b>LIVABLE AREA</b>             |                 | <b>3,786.03 + 797.41 (ADU) = 4,583.44 S.F.</b> |
| <b>LOT COVERED AREA</b>         |                 | <b>5,087.44 S.F.</b>                           |



**STREETSCAPE**

1/16"=1'-0"



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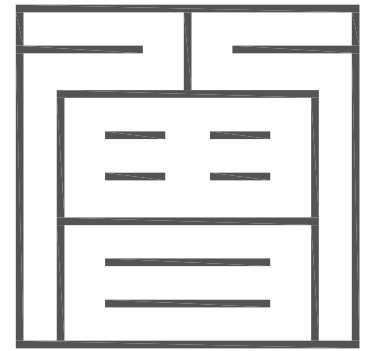
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**Date:** 12-18-2022  
**Scale:** AS SHOWN

AREA CALCULATION AND STREET SCAPE

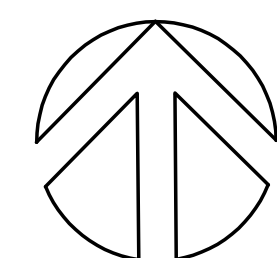
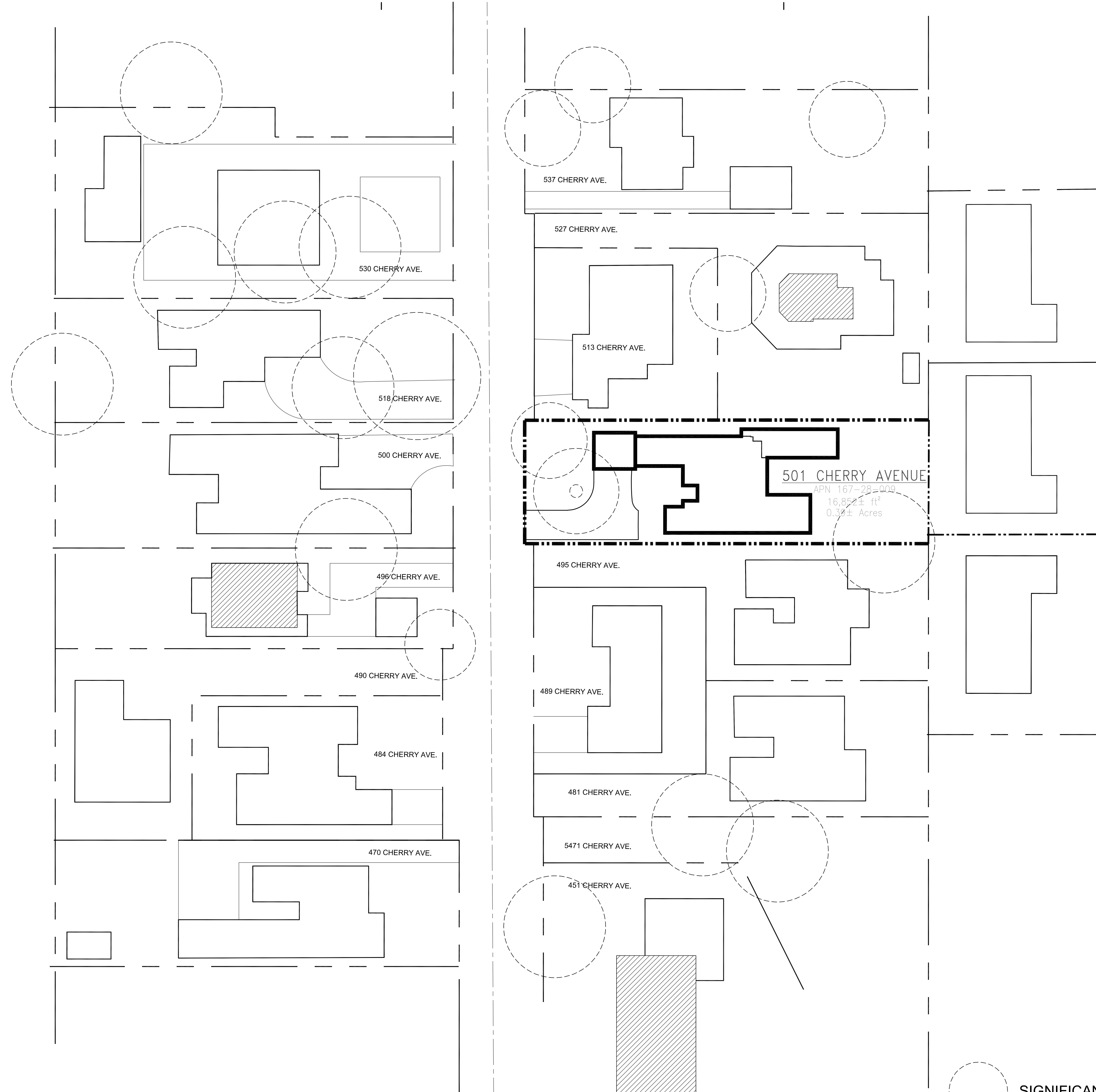


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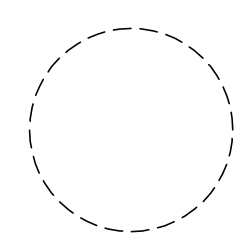
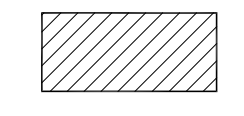
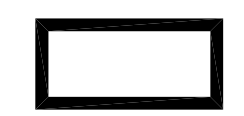



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# NEIGHBORHOOD CONTEXT MAP

1"=40'-0"

-  SIGNIFICANT TREE
-  TWO STORY
-  ONE STORY
-  DRIVE WAY

## 501 CHERRY AVE. RESIDENCE

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353 COSTELLO DRIVE  
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CALIFORNIA, 94024  
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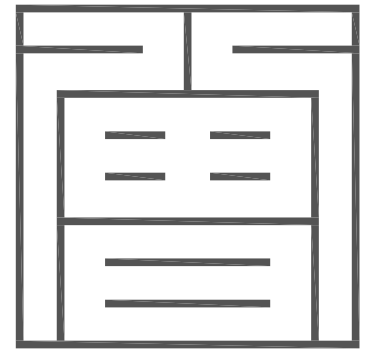
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Project No: 2022-018  
Date: 12-18-2022  
Scale: 1"=40'-0"

NEIGHBORHOOD MAP

# A1.2

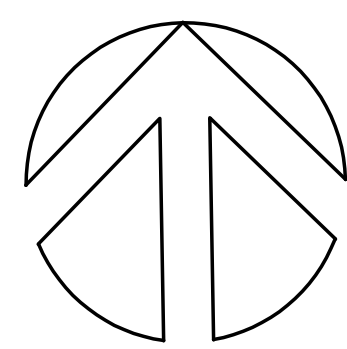
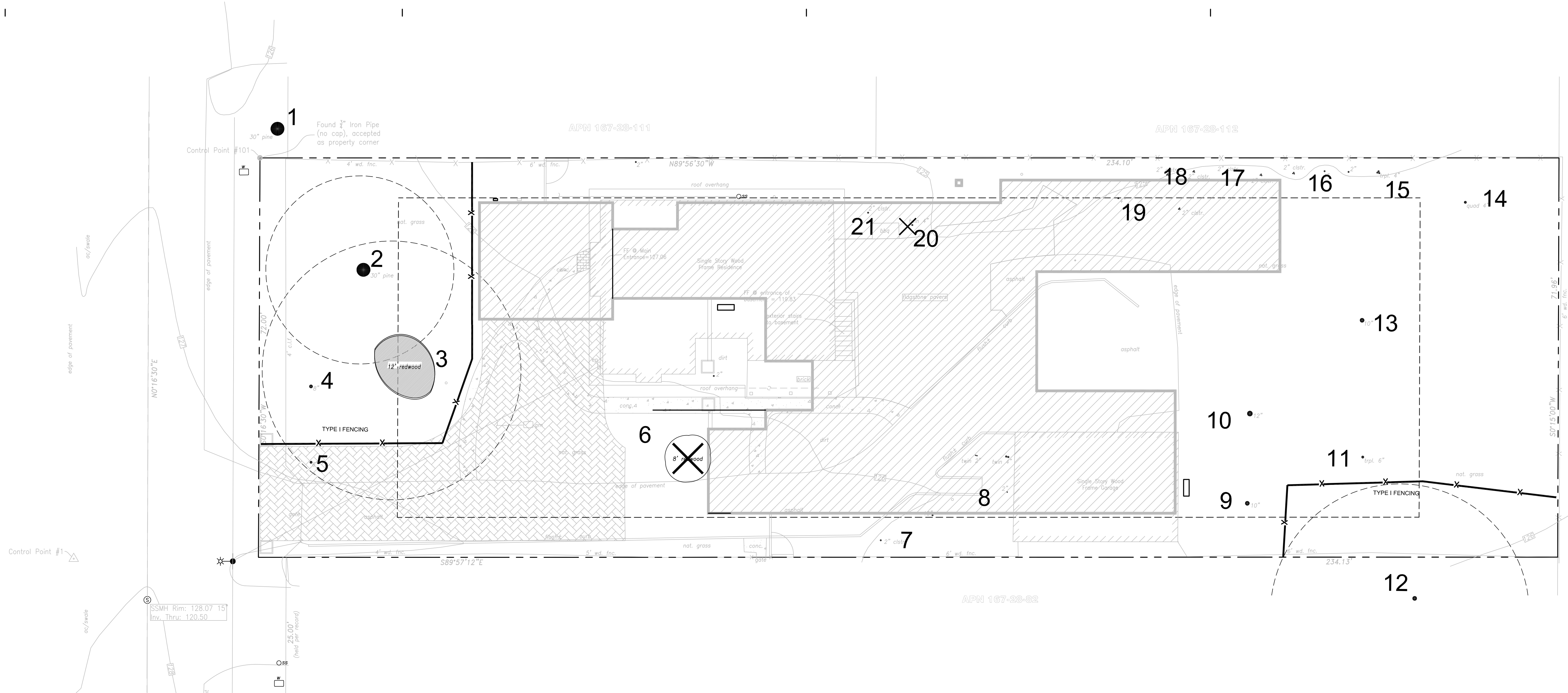


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# TREE PROTECTION PLAN

1"=10'-0"

**NOTE:** ALL TREE PROTECTION FENCING SHALL BE CHAIN LINK AND A MINIMUM OF FIVE FEET IN HEIGHT WITH POSTS DRIVEN INTO THE GROUND.

## Advanced Tree Care

965 East San Carlos Ave, San Carlos

501 Cherry Ave., Los Altos  
August 11, 2023

### Tree Survey

| Tree# | Species                     | DBH                    | Ht/Sp | Con Rating | Comments   |
|-------|-----------------------------|------------------------|-------|------------|--|
| 19    | Citrus<br>Citrus species    | 6.8" x 3.1"            | 12/6  | 30         | Poor health and condition<br><b>Not Regulated</b>      |
| 20    | Citrus<br>Citrus species    | 6.1"                   | 15/6  | 10         | Very poor health and condition<br><b>Not Regulated</b> |
| 21    | Oleander<br>Nerium oleander | 20 trunks @ 2" average | 10/10 | 50         | Fair health and condition<br><b>Regulated</b>          |

### Summary:

There are 21 trees on this property with trunk diameters greater than 4 inches at 48 inches above grade.

Tree #s 1 and 12 are Regulated trees on neighboring properties and should be protected during construction.

Tree # 2 is a deodar cedar in fair health and condition that should be protected during construction.

Tree # 3 is very large redwood on this property in good health and condition that should be protected during construction.

Tree # 6 is very large redwood on this property in good health and condition. It has been requested that this tree be removed. See Addendum.

Tree # 21 is an oleander on this property. The oleander is a multi-trunked tree of approximately 20 trunks averaging 2" in diameter and therefore a protected tree. This tree has been requested for removal.

All other trees are not Regulated and can be removed if desired.

## Advanced Tree Care

965 East San Carlos Ave, San Carlos

501 Cherry Ave., Los Altos  
August 11, 2023

### Tree Survey

| Tree# | Species  | DBH                | Ht/Sp | Con Rating | Comments   |
|-------|--|--------------------|-------|------------|--|
| 1     | Douglas fir<br><i>Pseudotsuga menziesii</i>      | 32.2"              | 60/30 | 45         | Poor health and condition, declining, one-sided, neighbor's tree, <b>Regulated</b> |
| 2     | Deodar cedar<br><i>Cedrus deodara</i>            | 36.1"              | 60/30 | 60         | Fair health and condition<br><b>Regulated</b>                                      |
| 3     | Coastal redwood<br><i>Sequoia sempervirens</i>   | 65.2"              | 90/40 | 70         | Good health and condition<br><b>Regulated</b>                                      |
| 4     | Fig<br><i>Ficus spp</i>                          | 8.5"               | 15/6  | 50         | Fair health and condition, suppressed by #3, <b>Not Regulated</b>                  |
| 5     | Camphor<br><i>Cinnamomum camphor</i>             | 6.5"               | 15/6  | 50         | Fair health and condition, suppressed by #3, <b>Not Regulated</b>                  |
| 6     | Coastal redwood<br><i>Sequoia sempervirens</i>   | 73.4"              | 90/40 | 70         | Good health and condition, codominant at 60', <b>Regulated</b>                     |
| 7     | Persimmon<br><i>Diostyros japonica</i>           | 11.5"              | 20/20 | 70         | Good health and condition<br><b>Not Regulated</b>                                  |
| 8     | Pittosporum<br><i>Pittosporum tobira</i>         | 4.8" x 3.6"        | 10/6  | 50         | Fair health and condition<br><b>Not Regulated</b>                                  |
| 9     | American walnut<br><i>Juglans hindsii</i>        | 8.5"               | 20/10 | 60         | Fair health and condition<br><b>Not Regulated</b>                                  |
| 10    | Southern magnolia<br><i>Magnolia grandiflora</i> | 12.1"              | 25/10 | 40         | Poor health and condition, drought stressed, <b>Not Regulated</b>                  |
| 11    | Apricot<br><i>Prunus armeniaca</i>               | 9.9"               | 10/6  | 10         | Very poor health and condition<br><b>Not Regulated</b>                             |
| 12    | Deodar cedar<br><i>Cedrus deodara</i>            | 34" est            | 60/50 | 70         | Good health and condition, neighbor's tree, <b>Regulated</b>                       |
| 13    | Field maple<br><i>Acer campestre</i>             | 11.8"              | 20/18 | 80         | Very good health and condition<br><b>Not Regulated</b>                             |
| 14    | American walnut<br><i>Juglans hindsii</i>        | 9.5"               | 20/20 | 50         | Fair health, poor condition<br><b>Not Regulated</b>                                |
| 15    | Pittosporum<br><i>Pittosporum eugenioides</i>    | 5.8" x 4.1"        | 20/10 | 30         | Poor health and condition<br><b>Not Regulated</b>                                  |
| 16    | Pittosporum<br><i>Pittosporum eugenioides</i>    | 5.1"               | 18/8  | 20         | Very poor health and condition<br><b>Not Regulated</b>                             |
| 17    | Pittosporum<br><i>Pittosporum eugenioides</i>    | 4.1" x 2.0" x 1.6" | 20/5  | 30         | Poor health and condition<br><b>Not Regulated</b>                                  |
| 18    | Pittosporum<br><i>Pittosporum eugenioides</i>    | 5.2"               | 15/8  | 30         | Poor health and condition<br><b>Not Regulated</b>                                  |

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08.23.23 PLANNING RESUBMITTAL

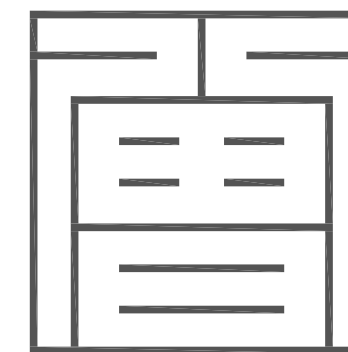
06.16.23 PLANNING SUBMITTAL

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TREE PROTECTION PLAN

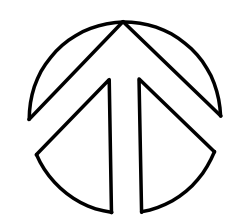
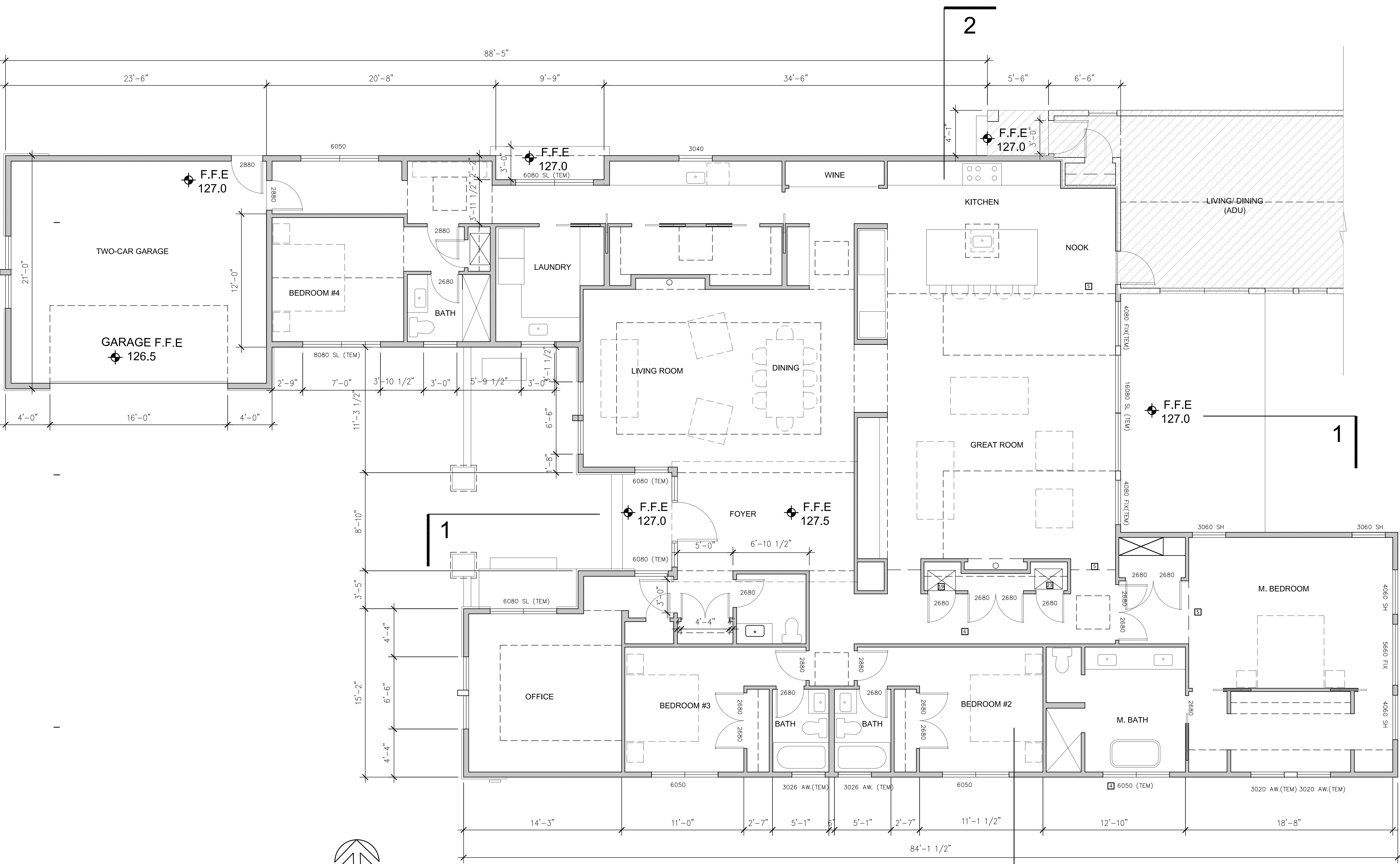


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# FLOOR PLAN

1/4"=1'-0"

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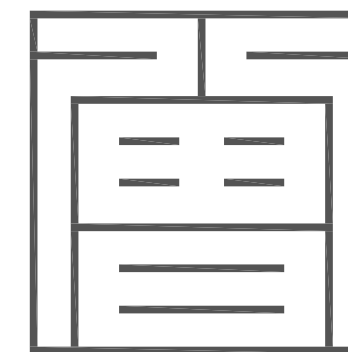
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FLOOR PLAN

# A2.1

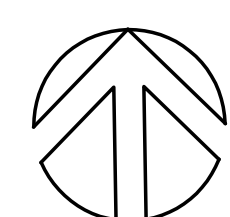
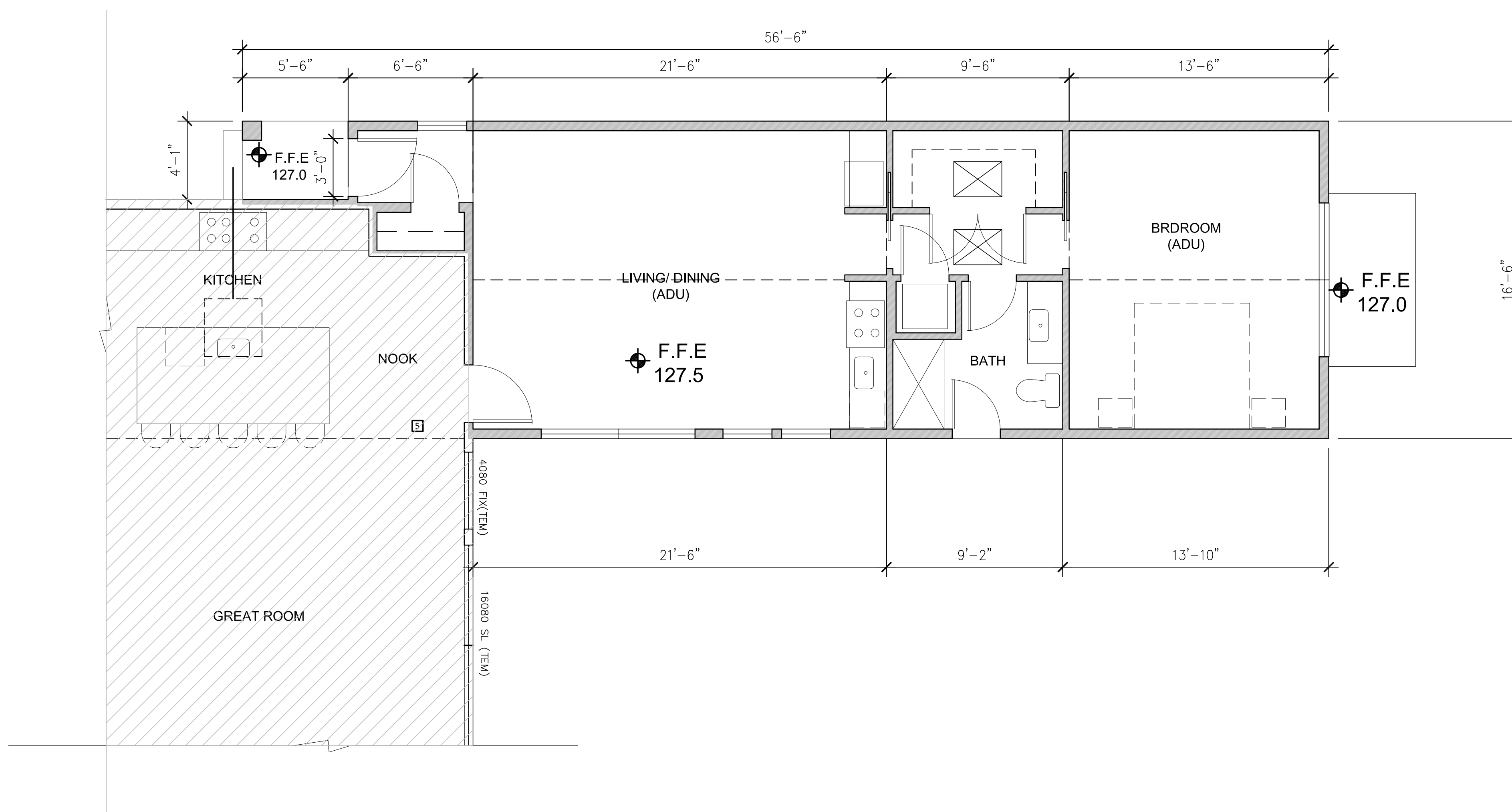


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### ADU FLOOR PLAN

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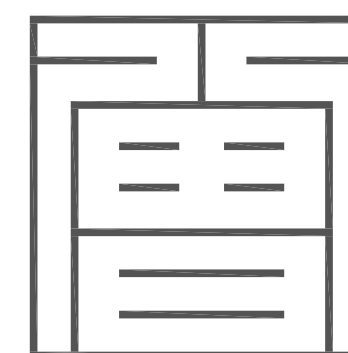
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ADU FLOOR PLAN

# A2.2

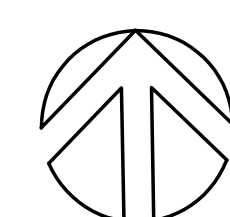
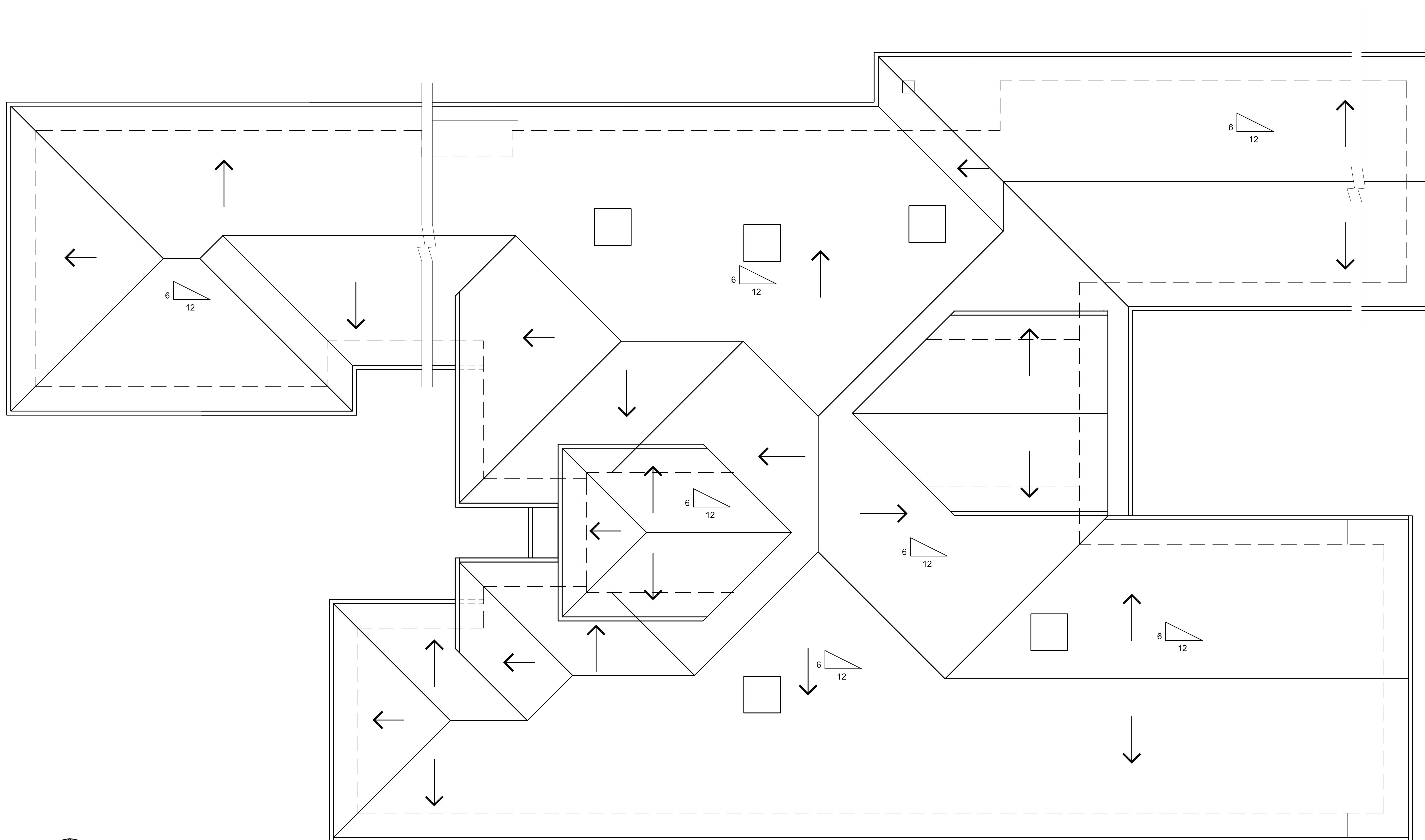


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# ROOF PLAN

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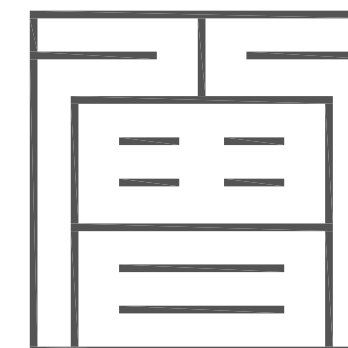
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ROOF PLAN

# A2.3



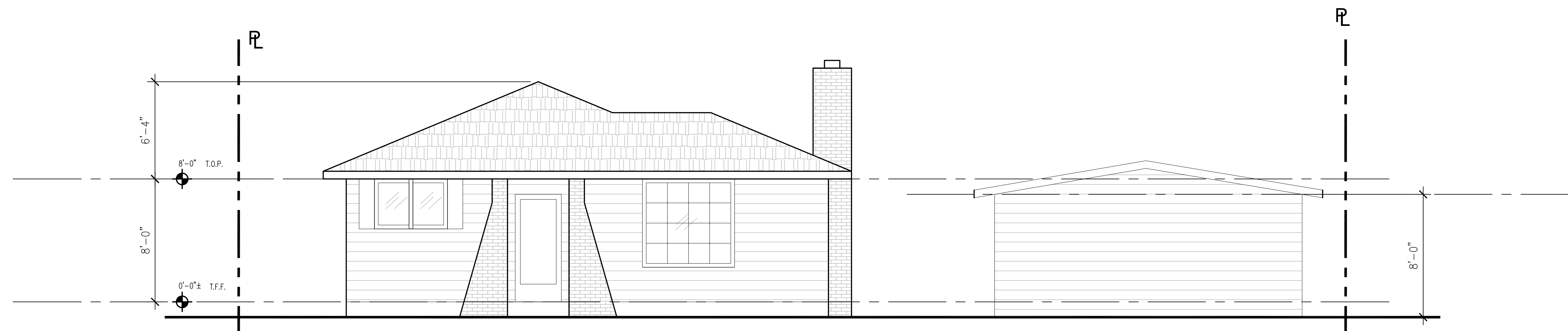


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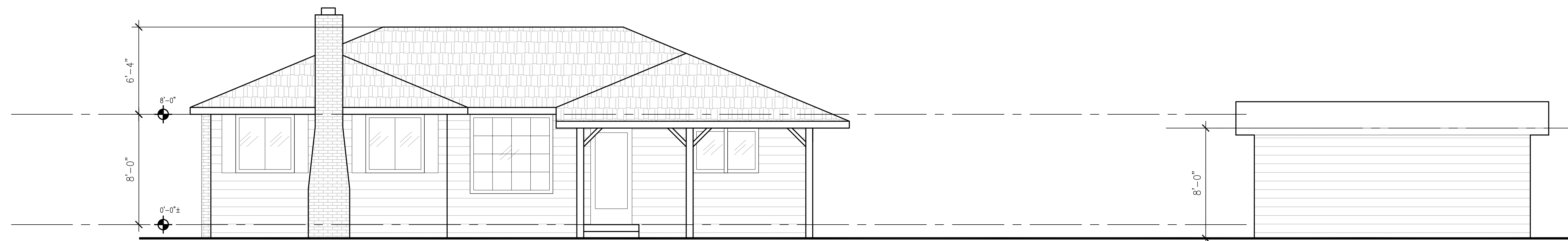


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### EX. WEST (FRONT) ELEVATION

1/4"=1'-0"



### EX. SOUTH ELEVATION

1/4"=1'-0"

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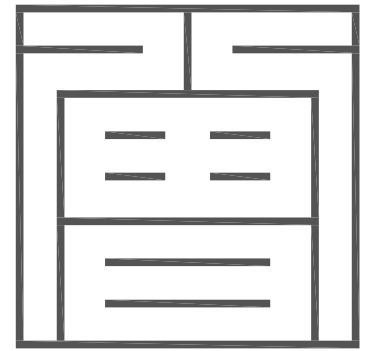
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EX. ELEVATIONS

# A3.0

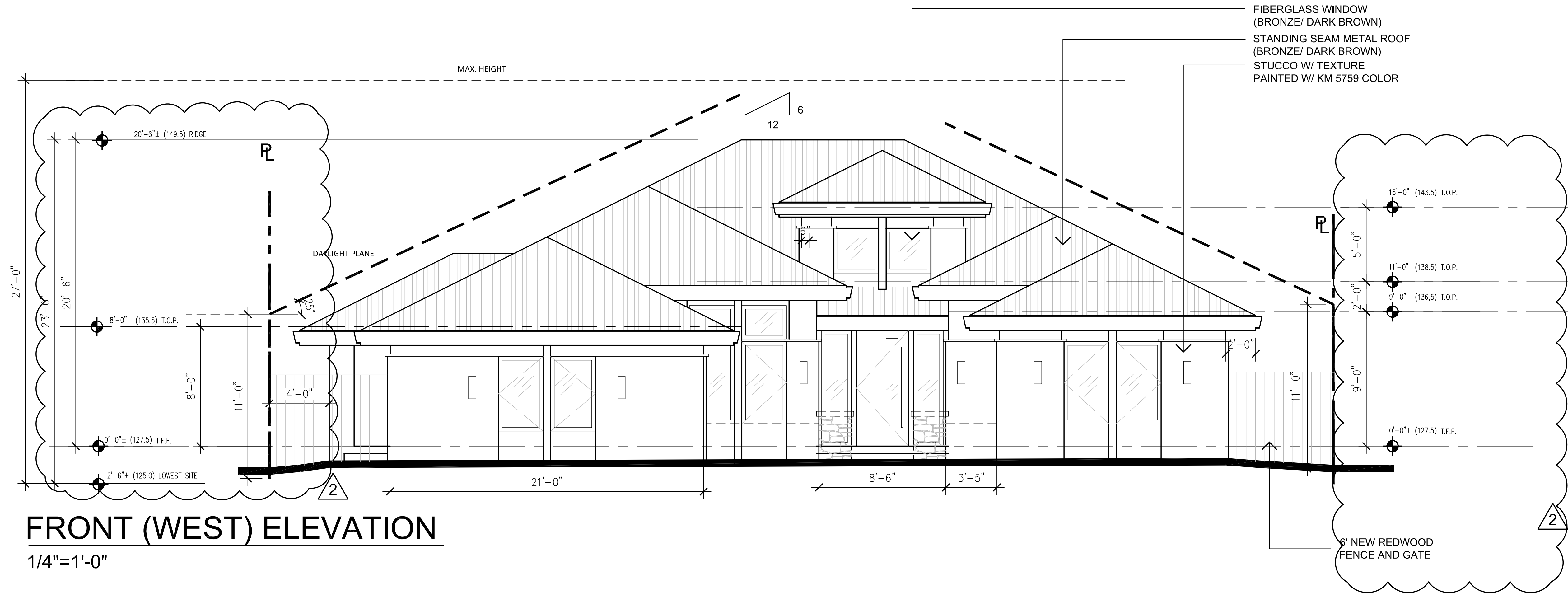


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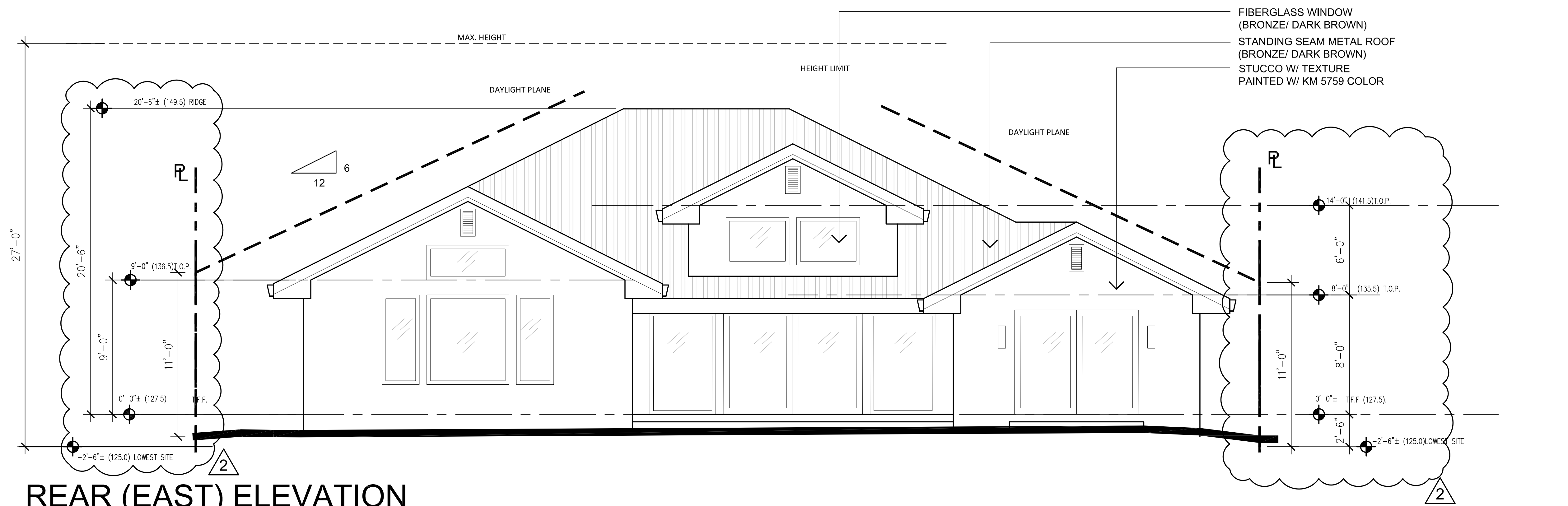


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**FRONT (WEST) ELEVATION**

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**REAR (EAST) ELEVATION**

1/4"=1'-0"

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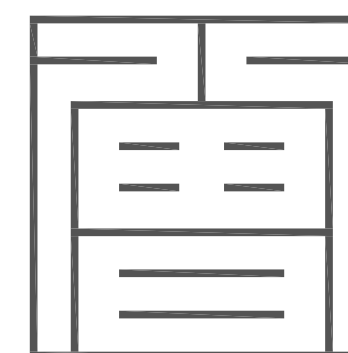
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ELEVATIONS

**A3.1**

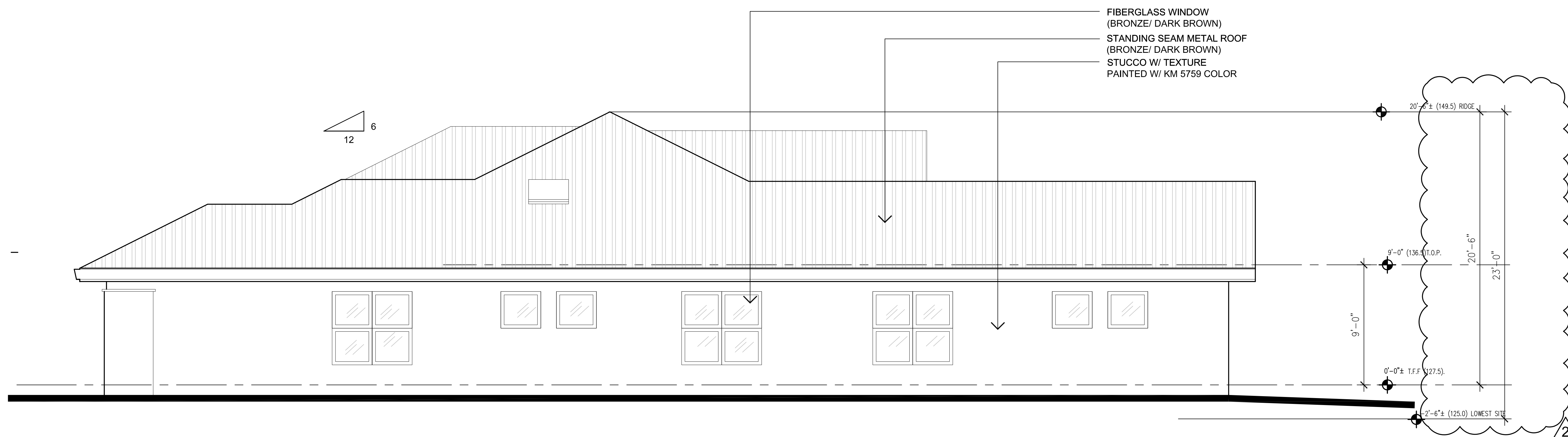


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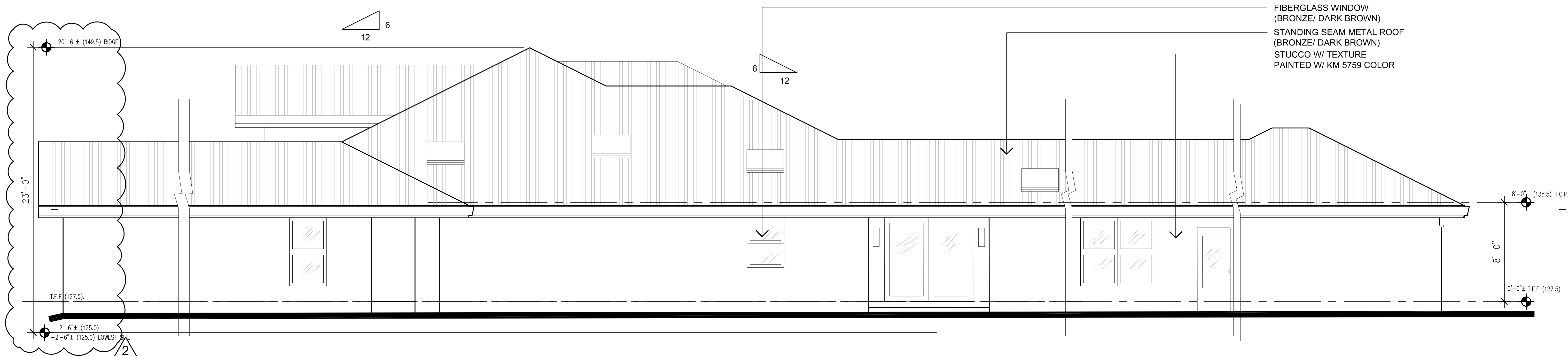


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### RIGHT (SOUTH) ELEVATION

1/4"=1'-0"



### LEFT (NORTH) ELEVATION

1/4"=1'-0"

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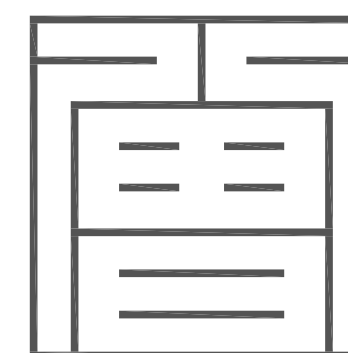
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ELEVATIONS

# A3.2

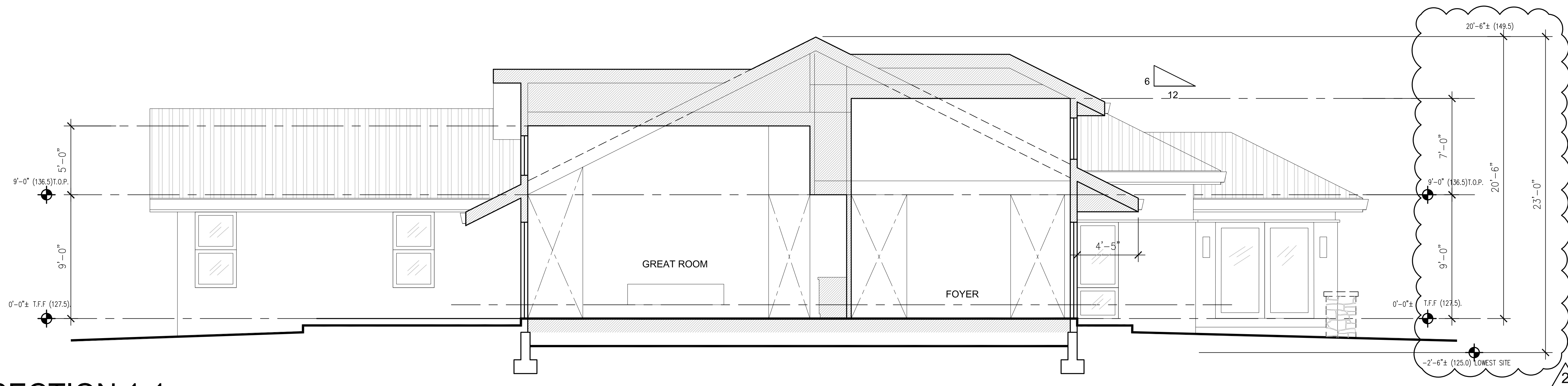


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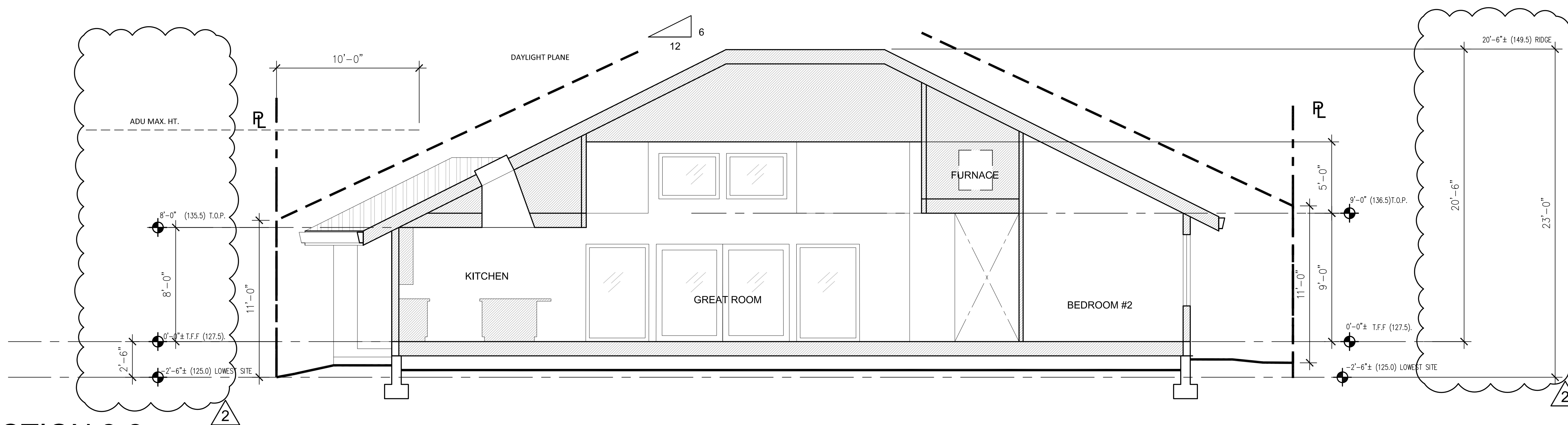


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### SECTION 1-1

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### SECTION 2-2

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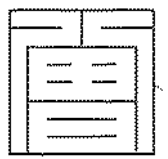
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Scale: 1/4"=1'-0"

SECTIONS

# A4.1

# MATERIAL BOARD

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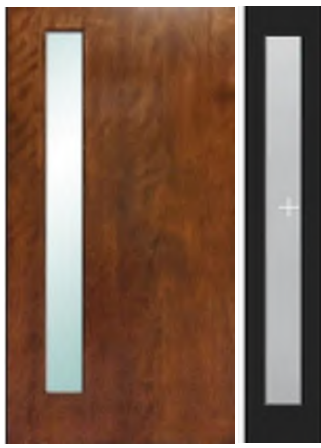
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CULTURED STONE WITH TRIM/CAP



STUCCO WALL FINISH PAINTED WITH BM1537 COLOR



FIBERGLASS ENTRY DOOR



GLASS GARAGE DOOR BRONZE ALUMINUM FRAME



FIBERGLASS WINDOW BRONZE/DARK BROWN COLOR



STANDING SEAM METAL ROOF