Individual Review Application

Single Family House
• 2,935 sf (3,134 sf allowed)
• 1,621 sf basement
• 72 inch diameter Oak Tree located in the rear yard
Previous Approvals and Hearings
• Staff Approval – December 5, 2019
• Request for Hearing – December 19, 2019
• Director’s Hearing – February 27, 2020
• Appeal – March 31, 2020
• Council Consent – May 18, 2020
• Council Hearing – August 10, 2020

Key Considerations
• IR Guidelines
• Oak tree protections
• Basement dewatering
Oak Tree
Proposed Tree Protection Plan

- 60 foot TPZ
- TPZ is more than 25% of the buildable area
- City standard conditions
Oak Tree
Existing Site Plan
- Existing home is very close to the tree.
- Deconstruction protections include:
  - Arborist supervision
  - Air spade and hand tools only
  - Foundation 14 feet closest to the tree shall remain
KEY CONSIDERATIONS

Oak Tree
Proposed Site Plan
- Excavation would be no closer than 30 feet to the tree.
- Most of the building would be 40 feet away.
Key Considerations

Dewatering for Basement

- Ground water levels from a monitoring well will be submitted as part of the Building permit.
- If ground water is present, standard staff procedure and regulations apply.
KEY CONSIDERATIONS

Dewatering for Basement
- Shoring alternatives
  - Secant Wall
  - I-Beams and Wood Lagging
  - No Shoring
- Potential effects to Oak Tree
The Director of Planning and Development Services found the project:

1. In compliance with the Municipal Code
2. In compliance with the IR Design Guidelines #1-5.
3. The specimen valley oak requires detailed tree protection measures during construction.
4. Potential impacts of dewatering are sufficiently reduced and monitored through Public Works standard conditions.
RECOMMENDED MOTION

- Staff recommends Council adopt the subject findings and approve the proposed project, as conditioned by the Director of Planning.