

**REPORT TO PLANNING COMMISSION**

Hearing Date: 12/13/10
File Number: 2010-7654

SUBJECT: **2010-7654:** Appeal of a Decision by the Director of Community Development denying a Tree Removal Permit for a Redwood tree. The property is located at **910 Ponderosa Avenue** in an R-0 (Low-Density Residential) Zoning District (APN: 213-26-044):

REPORT IN BRIEF:

Existing Site Conditions Single-Family Home

Surrounding Land Uses

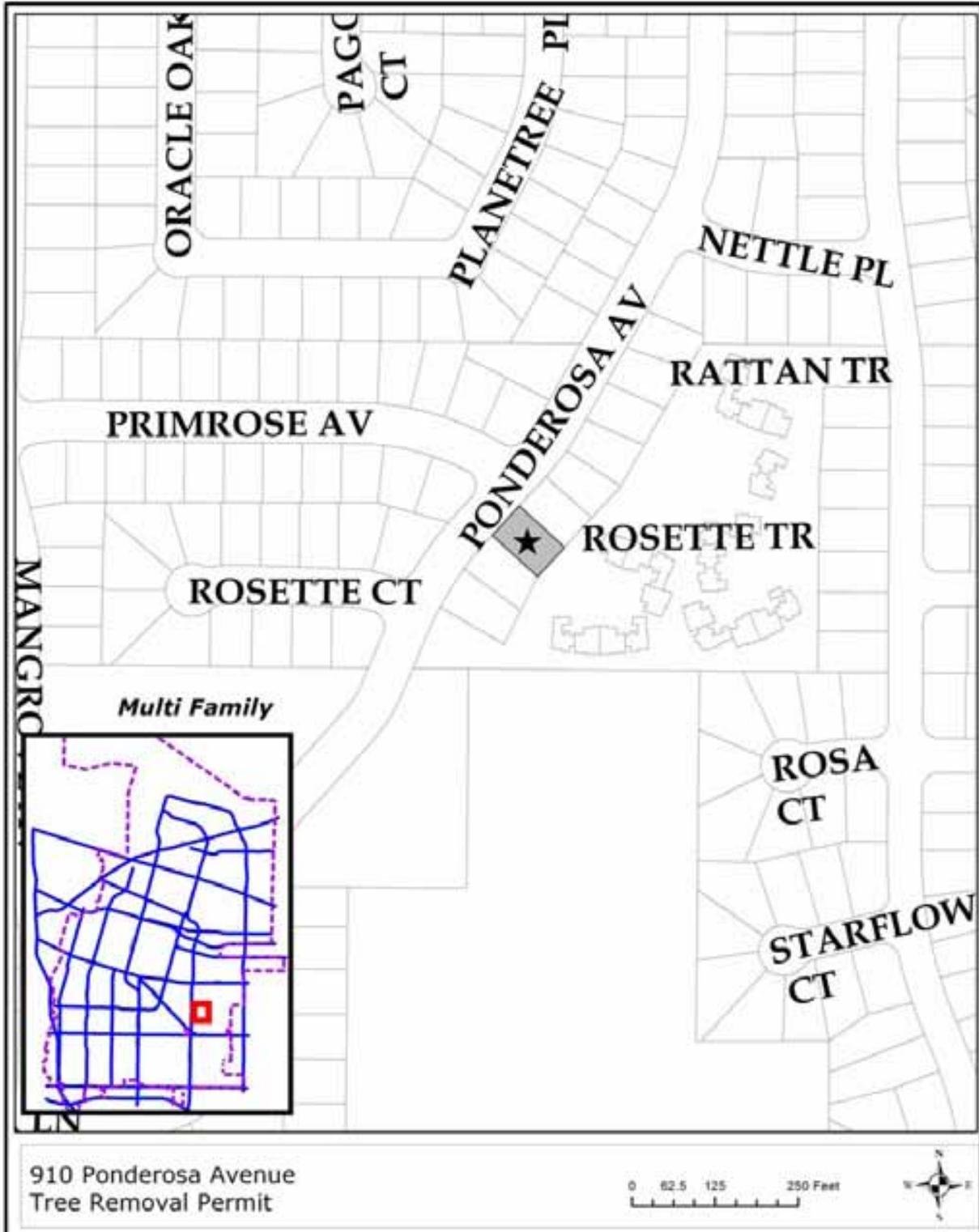
North	Single-Family Residential
South	Single-Family Residential
East	Multi-Family Residential
West	Single-Family Residential

Issues Tree Removal Permit - Appeal

Environmental Status A Class 4 Categorical Exemption relieves this project from California Environmental Quality Act provisions and City Guidelines.

Staff Recommendation Grant the Appeal and Approve the Tree Removal Permit

VICINITY MAP



PROJECT DATA TABLE

	EXISTING	PROPOSED	REQUIRED/ PERMITTED
General Plan	Low Density Residential	Same	Low Density Residential
Zoning District	R-0	Same	R-0
Lot Size (s.f.)	5,610	Same	6,000

BACKGROUND:

A Tree Removal Permit was requested by the property owner on September 11, 2010 to remove an approximately 90’ redwood tree located within the front yard (right side). On September 27, 2010, the City Arborist inspected the tree and recommended denial for the subject tree removal permit (Attachment C – Pictures). Following this recommendation, Planning Division staff visited the site and concurred with the City Arborist’s recommendation and notified the applicant of the denial of the Tree Removal Permit on October 12, 2010 (Attachment D – Permit Letter). The applicant appealed the denial of the Tree Removal Permit (Attachment E – Appeal Letter) on October 25, 2010.

Previous Actions on the Site

The following table summarizes previous planning applications related to the project site.

File Number	Brief Description	Hearing/Decision	Date
2006-0509	Tree Removal Permit	Staff / Denied	6/6/06
2006-0404	Tree Removal Permit	Staff / Denied	5/5/06
2007-0807	Use Permit for a Large Family Day Care not within 300 feet of another	Staff / Approved	5/26/98

A tree removal permit had been requested and denied for the same tree twice in 2006. Neither permit was appealed to the Planning Commission.

DISCUSSION:

Applicant’s Appeal

The applicant has submitted a detailed letter stating that the removal request can be justified by making two of the necessary findings which include: a) the subject tree is a hazard to people, structures and other trees, and b) it restricts the owner’s reasonable use or economic potential of the adjoining property.

Supplemental information is provided from two arborists, a concrete contractor, and a real estate broker. The neighbor adjacent to the subject property has also provided a letter to justify the removal based on damage to the fence and property (See Attachment E).

The provided information notes that the foundation at the front of the home of the subject property and neighboring property (914 Ponderosa) has been lifted 3/4" to 1." The contractor recommends removal of the redwood tree and its root system to prevent further damage to both homes. Each of the private arborists hired by the applicant, notes that the redwood tree is young at approximately 50 years old, and is considered healthy. An arborist notes that due to the proximity of the tree to each of the homes, the trees will further encroach and cause more damage to the homes and property. One of the arborists states that root cutting is not considered a viable option and could seriously weaken the tree; and therefore recommends removal of the tree due to an increasing liability. The neighbor states that the tree has caused severe foundation damage and that the fence has been damaged such that it is difficult to move their garbage cans to the street through the fence door. A real estate agent notes that the home would likely not sell for more than 599K, whereas if the tree was removed; the property could sell for approximately 700K. Additional photos are provided in the appellant's justification letter. The applicant has also noted the continual need to hire a plumbing company to unplug the sewer line. An arborist recommends replacement of the sewer pipe and certain measures to limit further damages.

Staff Discussion

Planning staff and the City Arborist have each visited the site. Similar to previous requests for removal, staff originally could not make the necessary findings for removal (See Denial Letter in Attachment D). Although damage to the neighboring fence is clearly apparent and caused by the redwood tree, replacement of such a fence is considered a viable option and has been recommended in similar situations throughout the city to protect a tree. Staff would concur with the consulting arborist, Deborah Ellis, that pavement cracking is more likely due to an existing street tree rather than the redwood tree. To address sewer damage, staff has recommended root pruning and trenchless sewer replacement.

Upon previous inspections and permit requests, evidence regarding damage to the foundation of the home was not provided or confirmed. The information that has been included in the appeal shows that foundation damage has occurred; however, as concurred by the consulting arborist, definitive evidence that such damage has been caused by the redwood tree would be evident through excavation along the depth of the structure's foundation across from the tree. Nonetheless, staff acknowledges that the additional information that has been provided regarding foundation damage could likely be the result of root growth.

Environmental Review

A Class 4 Categorical Exemption relieves this project from California Environmental Quality Act provisions and City Guidelines. Class 4 Categorical Exemptions includes minor alteration of land.

FISCAL IMPACT

No fiscal impacts other than normal fees and taxes are expected.

PUBLIC CONTACT

Notice of Public Hearing	Staff Report	Agenda
<ul style="list-style-type: none">• Published in the <i>Sun</i> newspaper• Posted on the site• 180 notices mailed to property owners and residents adjacent to the project site	<ul style="list-style-type: none">• Posted on the City of Sunnyvale's Web site• Provided at the Reference Section of the City of Sunnyvale's Public Library	<ul style="list-style-type: none">• Posted on the City's official notice bulletin board• Posted on the City of Sunnyvale's Web site

Staff has received one letter from a neighbor recommending preservation of the redwood tree (See Attachment F).

CONCLUSION

Discussion: Based on the additional information provided by the applicant in conjunction with the appeal, staff has determined that enough evidence has been provided to warrant approval of the tree removal permit. Excavation at the foundation of each structure would confirm if damage is a result of the redwood tree; however, staff has found that enough evidence has been provided by the applicant that damage has likely been caused by roots of the redwood tree. Future growth could endanger the structures on neighboring properties and becomes an increased liability; and therefore recommends granting the appeal.

Findings and General Plan Goals: Staff was able to make one of three required Findings for the Tree Removal Permit. Recommended Findings and General Plan Goals are located in Attachment A.

Conditions of Approval: Recommended Conditions of Approval are located in Attachment B.

ALTERNATIVES

1. Grant the appeal and approve the Tree Removal Permit subject to the conditions in Attachment B.
2. Grant the appeal and approve the Tree Removal Permit with modified conditions.
3. Deny the appeal and uphold the denial of the Tree Removal Permit.

RECOMMENDATION

Alternative 1.

Reviewed by:

Steve Lynch
Senior Planner

Prepared By: Ryan M. Kuchenig

Attachments:

- A. Recommended Findings
- B. Recommended Conditions of Approval
- C. Site Photos
- D. Letter Denying the Tree Removal Permit, Dated 10/12/2010
- E. Letter from the Applicant
- F. Letter from Interested Party

RECOMMENDED FINDINGS

Tree Removal Permit

In order to grant a Tree Removal Permit, one or more of the following findings must be met. Based on the additional information, staff was able to make one of the three required findings.

1. The tree is diseased or badly damaged. *(Finding Not Met)*

The subject tree is not diseased or damaged. It has been found to be in good health by the City Arborist.

2. The tree represents a potential hazard to people, structures or other trees. *(Finding Met)*

Based on the information provided by the applicant since the denial of the permit, the subject tree may be posing a hazard to the home on-site site and neighboring structures. Prior inspections did not indicate that damage has occurred to the home or neighboring structure as a result of the tree. Although excavation next to the foundation has not occurred to confirm that such damage has been caused by the subject tree, staff finds that enough evidence has been provided to warrant approval of this request.

3. The tree is in basically sound condition, but restricts the owner's ability to enjoy the reasonable use or economic potential of the property, or unreasonably restricts an adjoining property's use or economic potential of the adjoining property. In the event this is the sole basis for the application, the following criteria shall be used to evaluate the application under this subsection *(Finding Not Met)*:

- a. The necessity of the requested removal to allow construction of improvements such as additions to existing buildings or incidental site amenities or to otherwise allow economic or reasonable enjoyment of property;
- b. The topography of the land and the effect of the requested action on water retention and diversion or increased flow of surface water;
- c. The approximate age of the tree relative to its average life span;
- d. The potential effect of removal on soil erosion and stability where the tree is located;
- e. Current and future visual screening potential
- f. A property has sufficient landscaping or is over landscaped
- g. Allow removal of overgrown, but healthy, trees.
- h. Any other information the Director of Community Development finds pertinent to the application.

Staff agrees location of the tree is not ideal but does not find that the subject tree is restricting reasonable use of the property or adjoining property. The real estate agent's assertions that the house is devalues by \$101,000 may suggest that the tree is restricting economic potential of the property, however, this opinion has not been substantiated. The tree is among one of the larger redwoods in the neighborhood and is considered in good health. The tree has a remaining life expectancy of at least 40 to 60 years.

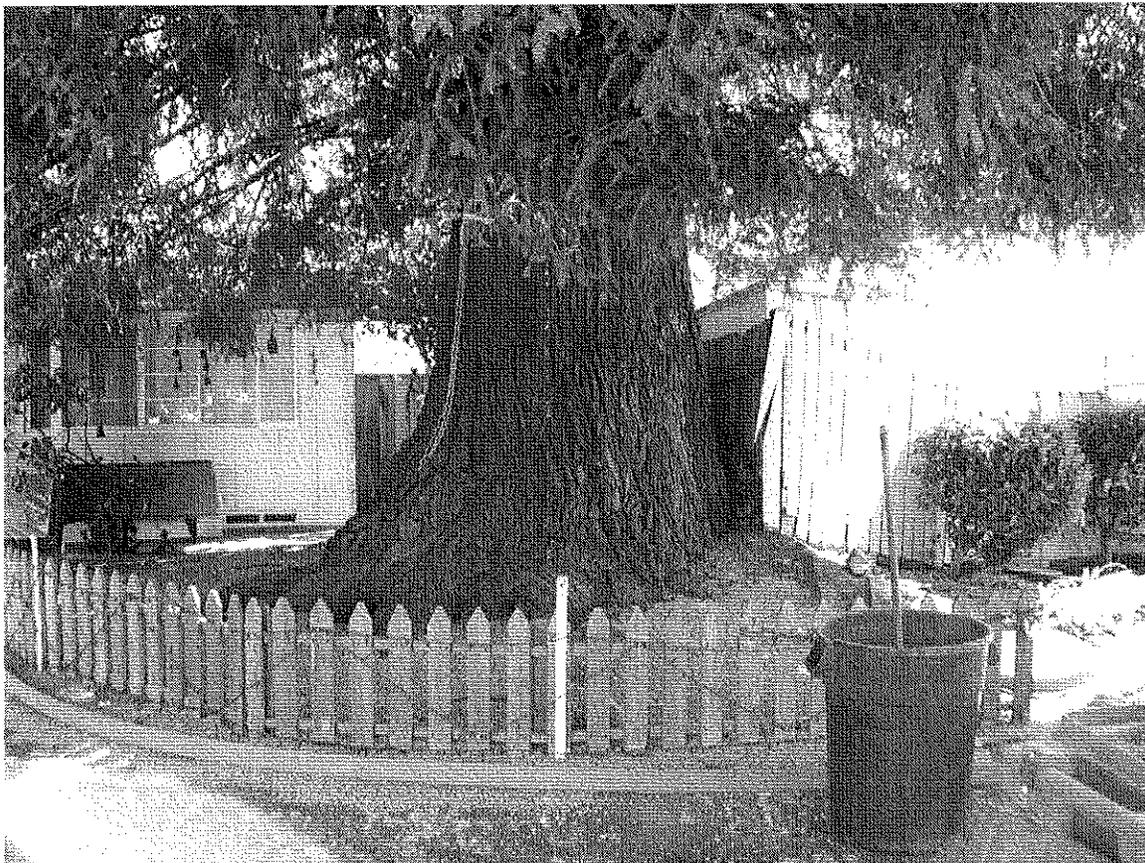
**RECOMMENDED
CONDITIONS OF APPROVAL AND
STANDARD DEVELOPMENT REQUIREMENTS
DECEMBER 13, 2010**

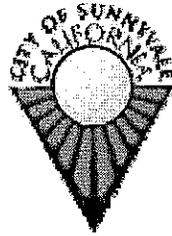
Planning Application **2010-7764, 910 Ponderosa Avenue**
Tree Removal Permit to allow the removal for one redwood tree
located in the front yard.

In addition to complying with all applicable City, County, State and Federal Statutes, Codes, Ordinances, Resolutions and Regulations, Permittee expressly accepts and agrees to comply with the following conditions of approval of this Permit:

Unless otherwise noted, all conditions shall be subject to the review of approval of the Director of Community Development.

1. One replacement tree, a minimum of 15-gallon size, shall be planted anywhere on the property within 90 days of removal of the subject tree. If a replacement tree is not planted, an in-lieu fee of \$230.00 shall be paid to the City within 90 days of removal of the subject tree to allow a tree to be planted on City property.





October 12, 2010

Sent Via E-mail to: razi@ironspeed.com

Razi Mohiuddin
12280 Farr Ranch Road
Saratoga, CA 95070

Subject: Tree Removal Permit – 910 Ponderosa Avenue
File No.: 2010-7654

Dear Razi Mohiuddin:

The Department of Community Development has reviewed your application for a Tree Removal Permit for **one (1) Redwood tree** located at the above referenced address.

The Department of Community Development has **denied** your request for removal of **one (1) Redwood tree** located in the front yard at the above address. In order to grant a tree removal permit, at least one of the following findings is necessary: (1) the tree is not healthy, (2) it represents a potential hazard, or (3) it unreasonably restricts the use of your property or your neighbor's use of their property. Based on an examination of the subject tree, none of these findings can be made. Please refer to the ISA Pruning Guidelines at <http://www.treesaregood.com> for information on safe pruning techniques to avoid damaging the tree. We strongly recommend consulting a Certified Arborist for pruning assistance.

The Sunnyvale Tree Preservation Ordinance was adopted to protect the diversity of trees in Sunnyvale. Trees are a valuable asset to the community in terms of aesthetics, protection of habitat, and enhancement of economic value of property and may be removed only under the circumstances noted above. The subject tree was reviewed for removal four years ago and the City Arborist indicates that conditions have not changed to warrant a recommendation for an approval. No additional information has been provided regarding possible sewer or structural damage to the home or nearby structures. The tree is not diseased or damaged and has approximately 40-60 years of remaining life expectancy. The subject tree also does not appear to be posing a hazard to the site and surrounding structures. As stated in the previous review, root pruning at the structure's foundation perimeter and trenchless sewer replacement can address concerns regarding roots in the lateral lines.

You may appeal this decision to the Planning Commission by filing a written appeal within fifteen calendar days of the date of this notice. There is a \$142.00 filing fee for the appeal.

October 12, 2010
Razi Mohiuddin
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If you have any questions, please contact me at (408) 730-7431. Thank you for your cooperation.

Sincerely,



Ryan M. Kuchenig
Project Planner

October 25, 2010

Planning Commission
City of Sunnyvale
456 W. Olive Avenue
Sunnyvale, CA 94086

Subject: Tree Removal Permit Appeal – 910 Ponderosa Avenue
File No: 2010-7654

Dear Planning Commission Members:

I would like to respectfully appeal the decision made by the Department of Community Development denying the application to remove a redwood tree at the above address.

The subject tree is a beautiful 90 foot tall Redwood tree located in the front at the border between 910 and 914 Ponderosa Avenue. The trunk of the tree is approximately six feet when measured two feet above the ground and as much as ten feet wide at the base.

I want to thank Ryan Kuchenig for a thorough review of the circumstances around the tree prior to the denial. After his denial, we initiated a foundation inspection, a real estate analysis, and also were able to locate the second arborist report performed a few years ago. I am confident that after you review all of this previous and new information, you will also come to the same conclusion as I have – that this is a beautiful and healthy tree, but it is causing hazard to structures, and limits our ability to enjoy reasonable use or economic potential of the property because of its size and location, and thus must be permitted to be removed.

Enclosed is the following documentation that demonstrates that this tree meets the above criteria for the removal:

1. Foundation Evaluation for 910 Ponderosa Ave, shows 3/4 inch to 1 inch raising of the foundation. Edwards Construction, a specialist in Foundation Repair performed this evaluation. [See Recommendation #2 and pictures at the end.] [Pages 4 to 9].
2. Foundation Evaluation for 914 Ponderosa Ave, shows a similar 3/4 inch raising of the foundation. [See Recommendation #2 and pictures at the end.] [Pages 10 to 15].
3. Evaluation from a registered and certified arborist Ian Geddes dated May 2006. [Pages 16 to 17].
4. Evaluation from a second registered and certified arborist Deborah Ellis dated September 2006. [Pages 18 to 22].
5. Letter from Siva Kumar, owner of 914 Ponderosa Ave detailing the problems with the fence. [Page 23].
6. Letter from a licensed real estate broker and "Summary of Comparable Properties" showing the reduced recommended listing price – showing economic damage. [Pages 24 to 27].

7. Pictures showing the damage to the fence, the foundation, and the landscape on the property. [Pages 28 to 39].

Sunnyvale's criteria for removal of a tree that are specific to this appeal are listed below in *italics* followed by the specific reasons why we believe these criteria to have been met:

Sunnyvale Criteria #2: Hazard to people, structures, or other trees.

Criteria #2 is being clearly demonstrated by the provided evidence as outlined by the following factors:

1. The tree has raised the foundation of both 910 and 914 Ponderosa Ave by 3/4 to 1 inch and is an immediate hazard. Furthermore, left in place, this could cause even more damage in the future. An arborist report submitted a few years ago also recommend removal of the tree due to its location so close to the foundation. [See Page #5 and Page #11].
2. Ian Geddes, a registered and certified arborist said: "*Over the course of the next few years' encroachment by roots is certain and the damage it is certain to cause will be of an expensive nature*". This damage is now real and getting worse. [See Page #16].
3. Ian Geddes further states: "*Mitigation in the form of root cutting is not an option as well as this will seriously weaken and leave a dangerously unstable tree*". As such, the root pruning option specified in the denial is not a viable option for mitigation of the hazard caused to the foundation. [See Page #17].
4. Deborah Ellis, a second registered and certified arborist confirms that root pruning is not an option: "*I recommend not severing roots of this tree within 17 feet of the nearest edge...*" The front concrete patio is 15 feet from the tree, and the front wall of the house is 18 feet from the house. [See Page #21].
5. Deborah Ellis further notes: "*There are no visible cracks in your concrete patio at the front of the house, which is about 15 feet from the tree.*" [See Page #19]. This was true in September 2006, but now you can clearly see that there is a crack in the concrete in front of the house. This is perhaps the most important change in the last four years that demonstrates the looming damage this tree can cause to the house. [See Page #39].
6. The tree has caused cracking on the concrete in other places besides the front porch, including the front pathway to the house, and the side yard walkway of 914 Ponderosa Ave next to the tree. [See Page 37 and Page 39].
7. The tree has raised the side fence significantly as is clearly shown in the pictures. The shed is also damaged. [See Pages 29 to 31].

Sunnyvale Criteria #3: Restricts owner's ability to enjoy the reasonable use or economic potential of the property. It may also unreasonably restrict an adjoining property owner's use or economic potential of the adjoining property. If the tree is healthy, the following factors are used to evaluate:

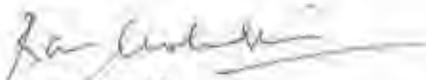
- o ***Sub Criteria #3.3: The limited useful landscape value due to its inappropriate species, size and location relative to the existing structures on the property.***

Criteria #3 is being clearly demonstrated by the above evidence by the following factors:

1. The location and the size of the tree is inappropriate so close to the building structures. This finding is also confirmed by both arborists.
2. The location of the tree is now causing tremendous damage to the front lawn. Roots are clearly visible and have spread farther than the canopy of the tree. Not only can the front lawn grass cannot be planted under the canopy, but now the entire front lawn is being impacted because of the roots. The front lawn has had multiple treatments to plant grass without avail. [See Pages 32 to 38].
3. When the property was purchased 23 years ago, this tree was a third of its size. Today it exceeds 90 feet in height, and a 6 foot wide trunk. The value of both 910 and 914 Ponderosa Avenue properties is negatively impacted by the subject tree. [See Pages 24 to 27].

Summary: There is real foundation damage that exists today. The healthy and vigorous strength of the tree is also its biggest weakness – it is causing real damage to the property now and this damage will only get worse. Besides removal of the tree, the only other option is to prune the roots. However, two different arborists have said that tree roots should not be cut, severed or pruned as it could weaken the tree. As such, due to the current and real damage that exists today, and the potential of worse damage in the future, and with no other option to mitigate the damage, we hereby request a permit to remove the tree.

Sincerely,



Razi Mohiuddin

Owner: 910 Ponderosa Avenue, Sunnyvale CA 94086

Also supported by:

Siva Kumar, Owner: 914 Ponderosa Avenue, Sunnyvale CA 94086

Edward's Construction
A PARTNERSHIP
A General construction firm
Specializing in foundation repair
B-763218

E-Mail: edwardfoundation@comcast.net

2533 Amethyst Dr
Santa Clara Ca 95051

Office 408-985-0731 Ed mobile phone 408-595-2915

Christopher mobile phone 408-595-2914

10/18/2010

Address

Razi

910 Ponderosa Avenue

Sunnyvale Ca 95000

razi@ironspeed.com

Foundation evaluation

1. FOUNDATION INSPECTION EVALUATION

This report is limited to the basic structural support systems and related items only. Others will provide a complete general home inspection. There was no permit available at the time of this inspection all permit statistics should be checked at the building department to verify the scope of work. This property was developed under a previous building code that was in effect at the time of construction and consequently the structure probably does not meet current building codes at this time. This is a normal situation for buildings the building code is typically updated every two to four years. The foundation review of this building is based on the building codes in effect at the time of construction. The findings listed are valid on the date of inspection only, and may be found different upon reinspection later. Conditions do change with time. No destructive testing was done to determine conditions hidden inside of various components or underground. No engineering calculations of any kind were performed to determine actual or permitted loads upon specific structural members. This is a visual evaluation of readily observable conditions. The property is a single-family home, one story wood framed construction with an attached garage. It is situated in a developed Neighborhood of essentially similar homes. The overall quality and condition of this property are generally fair however there are some areas that are in need of improvement. There has been long-term settlement in the central portion of the house. There has been long-term settlement around the perimeter foundation. Drainage could be improved to reduce future movements. See specific observations and recommendations below. This house was most likely built up above original farmland. Degree of compaction in the filled soils is unknown, but does appear to be slight. Loose soils tend to settle more than tightly compacted soils. I observed efflorescence {mineral stains caused by

moist conditions} on the interior side of the perimeter foundation. From this surface observation, it is unknown what type of foundation was used to support this house, or all the details of its construction. It appeared to be of reinforced concrete with a continuous T perimeter type foundation with isolated shallow pier and posts system supporting the interior finished floors. At the front door area there has been some shims added under the floor at the rim joists.

2. FINISH FLOOR ELEVATIONS

A visual elevation check indicates that the majority of the interior finish floor support members remain in their near original condition and general elevations. However, some notable inconsistency in the foundation systems elevations was observed. This condition is generally brought about by failure in the concrete members and soil consolidation that result in subsequent movement in the adjacent members because of changing foundation support conditions. However, at the right front area it appears that the redwood tree has raised the foundation approximately 3/4 to 1 inch. The front porch and roof line are starting to separate from the tree roots of the redwood tree.

Recommendation:

I would recommend removing this redwood tree and its root system to prevent further damage to the structure of the building.

3. GARAGE SLAB

There is some cracking in the slab area this is quite normal for this area due soils conditions.

4. Under floor ventilation

Under floor ventilation should have openings with a net area of 1 square foot for each 150 square foot of under floor area. This requirement is found in the 1997 uniform building code 2306.7. The exception to this rule is if the building was built under an older building code. The under floor ventilation appears to be adequate at this time.

5. FOUNDATION ANCHORS

I observed some steel foundation anchors at several locations along the perimeter foundation these were pour into the concrete when it was built. Many of the anchor's bolts don't have a full thread past the anchored nut the build code is Anchor bolts shall be set accurately to the pattern and dimensions called for on the plans. The protrusion of the threaded ends through the connected material shall be sufficient to fully engage the threads of the nuts, but shall not be greater than the length of threads on the bolts.

Recommendation:

I recommend the inspection of foundation anchors be performed after every significant occurrence of seismic activity to ensure the system is maintained in a serviceable condition.

6. INTERIOR ISOLATED PIER POST SYSTEM

The interior isolated pier post assemblies support the main girders at the Interior of the structure. These assemblies are necessary to maintain a relatively firm and consistent elevation of the finish floor throughout the structure and stabilize the interior structural support. It appears that one of the interior isolated pier post has been over shimmed at the bathroom area.

Recommendation:

I recommend the pier post be adjusted with 4x4 Douglas fir and with a solid connection plate between the beam and the post.

Cost estimate \$ 150.00

7. FRACTURES IN perimeter FOUNDATION

I observed approximately two vertical fracture in the foundation stem wall and grade beam. In addition, there are two Horizontal fracture in the foundation stem wall at the front door and left rear approximately 6 lineal feet should be repair by replacing the steel that has rusted. This is most probably the result of rusting reinforcement steel caused by the rebar to close to the finish concrete. Normally, in the concrete's alkaline environment, a passive layers form over rebar preventing it from rusting. Chlorides or carbon dioxide can break down this protective layer; if water and oxygen are also present, the steel will rust. The rust can occupy up to 20 times as much volume as the original steel, creating tremendous forces that crack the concrete more so than is already present.

Recommendation:

The three significant fractures in the perimeter foundation should be retrofit by means of "air epoxy injection" by an approved applicator of epoxy crack injection. the two horizontal fracture in the foundation stem wall should be repair by replacing the steel inside the foundation that has rusted. In order to repair the foundation the house need to be held up from under the floor. All the rusted steel should be removed and new #4 bars installed. Vertical set dowels consisting of #4 bar epoxy set @ 16 inches on center.

Cost estimate \$ 3450.00

In addition, resident or representative to note any significant movement or change in the foundation conditions should regularly monitor all fractures. Site drainage recommendations listed below should also be implemented to complete a more effective repair.

8. FOUNDATION WORK

All foundation work requires a building permit and plan our company will get the necessary permits. If special engineering is required by the Governing Agency,

the Client is to be bill as an extra to this estimate. The exception to this rule is epoxy injection does not need a building permit for this kind of repair.

Plans and Permits \$1,975.00.

9. SURFACE DRAINAGE

Site surface drainage adjacent to the foundation of the home was generally poor and appears to be insufficient at this time to maintain a completely dry condition at the perimeter of the foundation during normal weather conditions. It appears that significant amounts of surface water collected at or near the perimeter foundation are a result of site topography, landscaping, concrete surfaces and missing or condition of rain gutter and rain leader outlets.

Recommendation:

The ground around your home should slope down away from the foundation. It probably did when your house was built, but it may not now. Even properly graded soil tends to settle over time. Correcting this problem by adding or removing fill dirt to allow for a negative fall away from the foundation this can minimize the damage that has all ready accused and help prolong the life of the foundation. The homeowner or a landscape contractor can do this type of work.

10. General Recommendations:

I recommend the inspection of foundation anchors (where possible) be performed after every significant occurrence of seismic activity to ensure the system is maintained in a serviceable condition. I recommend that the condition/s of the foundation components be monitored regularly and maintained as required. All possible measures should be taken to minimize the amount of water allowed to collect in these areas. Measures include severely reducing watering of vegetation or other use of water at the perimeter of the foundation. In the future, if concrete surfaces are installed near the foundation system the surfaces should be sloped away from the foundation system and seal any voids in concrete surfaces that may be found adjacent to the foundation system. Checking the grade around the perimeter of the foundation for low spots after a heavy rain is an ideal way to identify areas around your foundation that are in need of backfilling and re-grading. Backfill the lowest areas adjacent to the foundation will prolong the life of the foundation. Another general recommendation is to maintain all water removal components of your house, entailing the cleaning and maintaining of all rain gutter, downspout, subsurface drain conduit systems (if applicable) and roof systems to insure complete coverage and proper working order. Direct all roof run-off to well drained locations. Drainage ideally needs to be a minimum of 10 feet away from the foundation walls, I recommend the measures listed above be maintained or implemented (if necessary) as soon as possible to extend the life of the foundation system and the structure. All reasonable measures should be taken to minimize the amount of water allowed to collect in or near the crawlspace area. A relatively dry soil condition in the area adjacent to the foundation and

crawlspace is paramount to maintaining a sound foundation and structure. Excessive moisture in the under floor area can contribute to premature deterioration of structural components.

11. Exclusions of work

No interior repair of any kind will be done by this company; this includes Sheetrock, phone lines, electrical wiring, painting, stucco, and fireplace repair or any interior repairs.

12. CONCLUSION

I conclude that the house has a relatively stable foundation. The structure is in generally fair condition considering the age and quality of construction, foundation design, soils conditions in the area site drainage conditions and seismic activity in this region over the period of the structure service. I find this foundation to be in Fair condition and advise that if the above additions are installed to the house that an effort be made to follow the above-mentioned guidelines. I believe the foundation is fair condition at this time and should remain at this level with the completion of recommendations as well as implementing general maintenance procedures regarding site drainage and moisture controls. The conclusions presented in this report are base on conditions at the site during this inspection. This report should not be construed as a warranty or guarantee of any kind, expressed or implied. Should any fact that is found be in contrary to what is known or inferred at this time emerge in the future, I should be allowed to review it for possible revisions of the report. I am pleased to have been of service to you in this matter. I have over forty years in this type of construction. If you have questions or comments on the foundation please do not hesitate to call.

Note: This proposal may be withdraw if not accepted within 60 days.
NOTICE: Under the Mechanics "Lien Law (California code of civil procedure, (Section 1181 et seq.) And contractor, subcontractor, laborer, supplier or outer person who helps to improve your property but is not paid for his work or supplies, has a right to enforce a claim against your Property, this means that after a court hearing, your property could be sold by a court officer and the proceeds of the sale used to satisfy the indebtedness. This can happen even if you have paid your contractor in full, if the subcontractor, labor, or supplier remains unpaid.

Note: all subterranean treatment for termites should be done after the foundation work has been complete

WORK AUTHORIZATION

Phone Number

Fax Number

SIGNATURE

DATE

Lock box #

1. Submitted by

PARTNER Christopher Edward Jones mobile phone 408-595-2914

: Payment to be made by mail.



loose foundation anchors and horizontal fracture.



one vertical fracture and shimmed Piers at the bathroom area.

Edward's Construction
A PARTNERSHIP
A General construction firm
Specializing in foundation repair
B-763218

E-Mail: edwardfoundation@comcast.net

2533 Amethyst Dr
Santa Clara Ca 95051
Office 408-985-0731 Ed mobile phone 408-595-2915
Christopher mobile phone 408-595-2914

10/18/2010

Address

Siva Kumari

914 Ponderosa Avenue

Sunnyvale Ca 95086

the_second_amigo@yahoo.com

Foundation evaluation

1. FOUNDATION INSPECTION EVALUATION

This report is limited to the basic structural support systems and related items only. Others will provide a complete general home inspection. There was no permit available at the time of this inspection all permit statistics should be checked at the building department to verify the scope of work. This property was developed under a previous building code that was an effect at the time of construction and consequently the structure probably does not meet current building codes at this time. This is a normal situation for buildings the building code is typically updated every two to four years. The foundation review of this building is based on the building codes in effect at the time of construction. The findings listed are valid on the date of inspection only, and may be found different upon reinspection later. Conditions do change with time. No destructive testing was done to determine conditions hidden inside of various components or underground. No engineering calculations of any kind were performed to determine actual or permitted loads upon specific structural members. This is a visual evaluation of readily observable conditions. The property is a single-family home, one story wood framed construction with an attached garage. It is situated in a developed Neighborhood of essentially similar homes. The overall quality and condition of this property are generally fair however there are some areas that are in need of improvement. There has been long-term settlement around the perimeter foundation. Some re-leveling has been done. Drainage could be improved to reduce future movements. See specific observations and recommendations below. This house was most likely built up above original farmland. Degree of compaction in the filled soils is unknown, but does appear to be slight. Loose soils tend to settle more than tightly compacted soils. It appears that some major repair or upgrade has been done to the original foundation

system details during its service period, there has been a room addition performed on the front right which has no access. I observed efflorescence {mineral stains caused by moist conditions} on the interior side of the perimeter foundation. From this surface observation, it is unknown what type of foundation was used to support this house, or all the details of its construction. It appeared to be of reinforced concrete with a continuous T perimeter type foundation with isolated shallow pier and posts system supporting the interior finished floors. There are voids under the mudsill at some location around the perimeter of the foundation.

Recommendation:

Dry packing under mudsill to allow for full contact with the foundation and mudsill of the foundation...

Cost estimate \$600.00

Recommendation:

Permit statistic should be checked at the building department to verify the scope of work that was done.

2. FINISH FLOOR ELEVATIONS

A visual elevation check indicates that the majority of the interior finish floor support members remain in their near original condition and general elevations. However, some notable inconsistency in the foundation systems elevations was observed. It appears that the redwood tree is pushing the left front side up approximately 3/4 of an inch. This appears to be coming from the tree roots of the redwood tree.

Recommendation:

I would recommend removing this tree and the root system to prevent further damage to the foundation.

3. GARAGE SLAB

There is some cracking in the slab area this is quite normal for this area due soils conditions.

4. Under floor ventilation

Under floor ventilation should have openings with a net area of 1 square foot for each 150 square foot of under floor area. This requirement is found in the 1997 uniform building code 2306.7. The exception to this rule is if the building was built under an older building code. The under floor ventilation appears to be adequate at this time.

5. FOUNDATION ANCHORS

I observed some steel foundation anchors at several locations along the perimeter foundation these were pour into the concrete when it was built.

However, at the area where the mud so was repaired there were no foundation anchors replaced. The foundation is the area most vulnerable to damage in an earthquake and is the first place to start to strengthen this structure. After the Northridge earthquake, it was discovered that one-half inch anchor bolts were not adequate for the uplift load that was placed on them. By adding Simpson's retrofit foundation anchors, this takes the place of a 5/8-inch foundation anchor. These connectors help to transfer uplift loads and lateral loads in the foundation system during seismic activities. This is a new code change and a disclosure item. This section is found in the uniform building code **1806.6 Foundation Plates or Sills**. Wood plates or sills shall be bolted to the foundation or foundation wall. Steel bolts with a minimum nominal diameter of 5/8 inch (16 mm) shall be used in Seismic Zone 4. Bolts shall be embedded at least 7 inches (178 mm) into the concrete or masonry and shall be spaced not more than 6 feet (1829 mm) apart. There shall be a minimum of two bolts per piece with one bolt located not more than 12 inches (305 mm) or less than seven bolt diameters from each end of the piece.

Recommendation:

Recommend Bolt down perimeter wall at the past repair area using Simpson specification foundation anchors and two 1/2"X4 1/4 mechanical anchors and two standard washers per manufacturer's instructions.

Cost estimate \$600.00

I recommend the inspection of foundation anchors be performed after every significant occurrence of seismic activity to ensure the system is maintained in a serviceable condition.

6. INTERIOR ISOLATED PIER POST SYSTEM

The interior isolated pier post assemblies support the main girders at the Interior of the structure. These assemblies are necessary to maintain a relatively firm and consistent elevation of the finish floor throughout the structure and stabilize the interior structural support. It appears that the majority of interior isolated piers remain in good condition and in near original condition.

7. SURFACE DRAINAGE

Site surface drainage adjacent to the foundation of the home was generally poor and appears to be insufficient at this time to maintain a completely dry condition at the perimeter of the foundation during normal weather conditions. It appears that significant amounts of surface water collected at or near the perimeter foundation are a result of site topography, landscaping, concrete surfaces and missing or condition of rain gutter and rain leader outlets.

Recommendation:

The ground around your home should slope down away from the foundation. It probably did when your house was built, but it may not now. Even properly graded soil tends to settle over time. Correcting this problem by adding or

removing fill dirt to allow for a negative fall away from the foundation this can minimize the damage that has all ready accused and help prolong the life of the foundation. The homeowner or a landscape contractor can do this type of work.

8. General Recommendations:

I recommend the inspection of foundation anchors (where possible) be performed after every significant occurrence of seismic activity to ensure the system is maintained in a serviceable condition. I recommend that the condition/s of the foundation components be monitored regularly and maintained as required. All possible measures should be taken to minimize the amount of water allowed to collect in these areas. Measures include severely reducing watering of vegetation or other use of water at the perimeter of the foundation. In the future, if concrete surfaces are installed near the foundation system the surfaces should be sloped away from the foundation system and seal any voids in concrete surfaces that may be found adjacent to the foundation system. Checking the grade around the perimeter of the foundation for low spots after a heavy rain is an ideal way to identify areas around your foundation that are in need of backfilling and re-grading. Backfill the lowest areas adjacent to the foundation will prolong the life of the foundation. Another general recommendation is to maintain all water removal components of your house, entailing the cleaning and maintaining of all rain gutter, downspout, subsurface drain conduit systems (if applicable) and roof systems to insure complete coverage and proper working order. Direct all roof run-off to well drained locations. Drainage ideally needs to be a minimum of 10 feet away from the foundation walls. I recommend the measures listed above be maintained or implemented (if necessary) as soon as possible to extend the life of the foundation system and the structure. All reasonable measures should be taken to minimize the amount of water allowed to collect in or near the crawlspace area. A relatively dry soil condition in the area adjacent to the foundation and crawlspace is paramount to maintaining a sound foundation and structure. Excessive moisture in the under floor area can contribute to premature deterioration of structural components.

9. Exclusions of work

No interior repair of any kind will be done by this company; this includes Sheetrock, phone lines, electrical wiring, painting, stucco, and fireplace repair or any interior repairs.

10. CONCLUSION

I conclude that the house has a relatively stable foundation. The structure is in generally fair condition considering the age and quality of construction, foundation design, soils conditions in the area site drainage conditions and seismic activity in this region over the period of the structure service. I find this foundation to be in Fair condition and advise that if the above additions are



Voids under the mud Sills which are in need of dry packing.



The redwood tree that has compromised the foundation of this house.



IAN GEDDES
AND ASSOCIATES
ARBORICULTURAL CONSULTING

P.O. Box 2962 • Saratoga, California 95070
(408) 374-8233 • Fax: (408) 374-8262
www.drtrees.com

May 9th 2006

Mr Razi Mohiuddin,
12280 Farr Ranch Road
Saratoga, CA 95070

Re: Tree Inspection
910 Ponderosa Avenue
Sunnyvale, CA.

Dear Mr. Mohiuddin:

Following your communication with this office and my subsequent visit to the above referenced address, I report the following.

You are the owner of one large California Coast Redwood (*Sequoia sempervirens*), which grows in the right hand side of your front yard. The tree presently achieves a height (clinometer measured) of 80 feet, has a canopy spread of 42 feet, and possesses a trunk diameter of 68 inches. It appears to enjoy an excellent state of physical well-being, coupled with a reasonable structure, although the uppermost 10 feet of the is bi-furcated, a condition known as co-dominance, which if left un-addressed can lead to structural failure in later life.

In terms of natural longevity the tree can, in spite of its massive bulk, be considered still relatively juvenile. Its age is estimated to be in the region of only 50 years, and the species contains the genetic package to allow growth to continue for thousands of years, to achieve heights well exceeding 250, and to reach girths, which are measured in feet rather than inches. They are among the largest and longest living organisms on the planet, and have the ability to generate and re-generate similarly massive root systems.

The tree grows approximately 12 feet from the concrete walkway at the front of your home; this is exhibiting a crack, which is most likely the result of root activity. The trees buttress is displacing the neighbor's fence, shed and concrete walkway. Of most concern is the potential for the tree to cause structural damage to the foundations of either your or your neighbor's home. Your neighbor's foundation is within 10 feet of the trees trunk, and yours is 15 feet from it. Over the course of the next few years' encroachment by roots is certain and the damage it is certain to cause will be of an expensive nature.

We are proud members of the following professional organizations:



National Arborist Association

Mr. Razi Mohiuddin,

Page 2

5/9/06

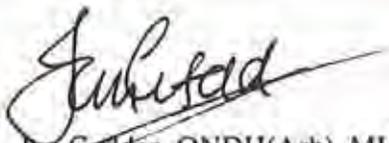
Mitigation in the form of root cutting is not an option as this will seriously weaken and leave a dangerously unstable tree.

You have mentioned that frequent visits have been made by service people to extract root masses from the sewer pipes, this will continue as long as the tree remains and the homes sewer system remains unreplaced.

In short you are the owner of an increasing liability, which will not be safely abated until the tree is removed. From a horticultural standpoint the tree can be considered as inappropriately planted and out-growing its location. It is beginning to out-live its usefulness with costly results.

In light of the above circumstances I urge that you approach your local authority for permission to completely remove the subject tree. Its removal is my professional recommendation.

Yours truly,



Ian Geddes, ONDH(Arb), MIOB
ASCA Registered Consulting Arborist #308
WCISA Certified Arborist #593

Deborah Ellis, MS

Consulting Arborist & Horticulturist



Razi Mouhiuddin
12280 Farr Ranch Road
Saratoga, CA 95070

September 5, 2006

Re: 910 Ponderosa Ave., Sunnyvale -- large coast redwood tree in front yard



Dear Razi:

We met at your rental property above last week, to look at and discuss the redwood tree. You asked me to evaluate the tree and provide an opinion of its health, as well as structural problems the tree may be causing to your house as well as your neighbor's house to the south.

This document was emailed from Deborah Ellis at decah@pacbell.net.
PO Box 3714, Saratoga, CA 95050. Phone & Fax: 408-725-1357. Web site: <http://www.decah.com/>



Service since 1984

Size, Condition and Location of Tree: I measured the nearest exposed edge of the root collar¹ of this tree to be 22.5 feet from the nearest edge of your house, and 10 feet from the nearest edge of your south neighbor's house. The trunk diameter² of this tree is 69.7 inches (5 feet, 10 inches). I estimate the height of the tree to be between 75 and 85 feet. I measured the canopy spread of the tree to be 51 feet North to south (parallel with Ponderosa Avenue), and 45 feet east to west (perpendicular to Ponderosa Avenue). Because of the proximity of the tree to the fence/property line between you and your south neighbor, about half the canopy overhangs your neighbor's front and side yard. In short, this is a very large tree! Regarding the *condition* of the tree, in my opinion both its *vigor* and *structure* are "Fair/Good". The remaining useful landscape life of the tree (barring significant problems that the tree could cause) is probably at least 20 years and possibly much more. I believe that the tree does add value to your property and to the neighborhood, but I also understand that the tree is also causing some significant problems for you and your North neighbor at 914 Ponderosa Avenue.

Pavement Cracking: It is possible that a crack in the sidewalk leading to your front door could be caused partially or entirely by a 3 inch diameter root of the tree that is visible at the surface of the lawn, about 12 inches from the edge of the sidewalk, where the crack is located. This crack is about ½ inch wide and with a ¼ to 1/3 inch vertical displacement. There are no visible cracks in your concrete patio at the front of the house, which is about 15 feet from the tree. There is a crack in the city sidewalk at about 24 feet from the redwood, but this crack seems more likely to be caused by a 12 inch DBH *Ginkgo* city street tree located in the parkstrip.

Foundation Damage: You have concerns regarding the possibility of the tree damaging your or your neighbor's foundation. Although this is possible, it would have to be confirmed by excavating along the depth of the foundation across from the tree, and finding large roots contacting the foundation. If the foundation is cracked at or close to root contact, then it is likely that tree roots are the cause. Most slab with perimeter footing foundations however, are strong enough to deflect roots alongside with no physical damage to the foundation. Roots not contacting the foundation can sometimes cause pavement damage by absorbing large amounts of water from the soil, causing it to dry out more quickly than it would otherwise. This is a problem on expansive soils with high clay content, as often occur in this area. These soils swell during the wet months, and then shrink during rainless or less wet and/or hotter months as the soil dries out. Whether or not the tree is causing, adding to or even reducing pavement damage is often not possible to prove, however.

¹ Root collar: junction between trunk and roots. Also called the root flare or root crown of the tree or shrub. The health of this area is critical to whole-tree health and stability. This area often appears as a slightly flared zone at the base of the trunk that includes the origin of the large buttress (main support) roots of the tree or shrub.

² Trunk diameter was measured at "DBH", diameter "at breast height" measured at 4.5 feet above ground level. This is the forestry and arboricultural industry standard measurement height that is also used in many tree-related calculations.



Service since 1984

Sewer Pipe Damage: While on site, you showed me invoices from a plumbing company, which unplugged your sewer line, which runs through the front yard. The plumbing company found that the sewer pipe was full or roots from the redwood tree. You told me that this has happened in the past as well. In order to prevent this from happening again, you would have to replace the sewer pipe with a new pipe. The new pipe should be wrapped with an herbicide-impregnated cloth called *Biobarrier*^{TM3}.

Other Damage: Some very definite damage that the redwood tree is causing however, is the raising of your south neighbor's fence. The root collar of the redwood has raised the fence at least 2 vertical feet, as shown in the photo below.



In the photo above, taken from the west, your property includes the tree trunk and North (left). Your neighbor's property at 914 Ponderosa is to the south (right) of the tree trunk. Note your neighbor's white fence which has been raised at least 2 vertical feet where it contacts the root collar of the tree.

³ *Biobarrier*TM (Reemay Inc. 1-800-284-2780) is a geo-textile fabric impregnated with a time-release herbicide (trifluralin) that is supposed to be effective for at least 15 years. Biobarrier does not require a pesticide applicator license to install, but it is generally sold to contractors and is not readily available to the general public. For private individuals who are interested in this product, I recommend that you contact Reemay Inc. directly for a source or a referral to a contractor who can obtain and/or install the material for you. The website for Biobarrier is: <http://www.biobarrier.com/>. Click on the "suggested uses" tabs for information on the application you are interested in.



Conclusion & Recommendations:

- 1) In my opinion the redwood tree was planted too close to the south neighbor's house. Most planted redwood trees in landscapes in this area do not grow this large, or perhaps are not left in place long enough to grow this large if environmental conditions are favorable. In this case however, the tree did grow exceptionally large. I think that it is possible that the roots of this tree could cause damage to the foundation of your south neighbor's house, although it is equally possible that the tree may never cause damage to the foundation, if the foundation was built correctly and has no inherent structural defects adjacent to the tree.
- 2) I recommend not severing roots of this tree within 17 feet of the nearest edge of the trunk. This is the 3xDBH distance⁴. It may be alright (from a structural safety and tree health standpoint) to sever one or a few roots of relatively small diameter at a lesser distance to the trunk, but I would be very cautious about this and try to maintain the 17-foot protection distance as much as possible.
- 3) If a sewer replacement is necessary, I would contact the City of Sunnyvale for more details about the trenchless sewer replacement that they recommend in their tree removal permit denial of June 6, 2006. This method however, may not allow sewer pipes to be wrapped with Biobarrier herbicide impregnated fabric.
- 4) If the redwood is removed and a replacement tree is planted in the 910 Ponderosa front yard, I recommend researching the expected size of the tree species at maturity, and planting the selected tree at an appropriate distance from improvements such as houses and pavement, for example at least the expected distance of the radius of the canopy spread. If the redwood tree is removed at some point in the future, a good replacement tree for the 910 Ponderosa front yard would be a paperbark maple, *Acer griseum*. This deciduous tree has an expected mature height and canopy spread of up to 25 feet. It has a moderate/high water requirement and so will do well in a lawn (as is already present). The tree also has interesting bark (a plus during the winter when deciduous) and beautiful red fall foliage color. The deciduous nature of the tree will allow more light to the front of the house during the winter (when the tree is leafless), and will provide shade during the summer.

⁴ 3 to 5 X DBH is a reasonable "rule of thumb" absolute minimum distance any excavation should be from the trunk (Smiley, Fraedrich, & Hendrickson 2002. Bartlett Tree Research Laboratories). DBH is "diameter at breast height", or 4.5 feet above the ground. I have found that for the urban trees I have worked with, it tends to correlate reasonably well with the *Zone of Rapid Taper*, which is the zone in which the large buttress (main support roots) rapidly decrease in diameter with increasing distance from the trunk. This zone is usually one to three meters from the trunk, but it varies depending upon tree species, age and soil and other environmental conditions. Using the 3X DBH guideline, an excavation should be no closer than 4.5 feet from the trunk of an 18-inch DBH tree. This distance is a guideline only, and should be increased for trees with heavy canopies, decay, structural problems, etc. The 3X DBH may be more of an aid in preserving tree stability and not necessarily long-term tree health, as the roots beyond the zone of rapid taper form an extensive network of long, rope-like roots one to two inches in diameter. These woody perennial roots are referred to as transport roots because they function primarily to transport water and minerals. Few large lateral roots are found beyond 10 feet of the trunk, in most situations. 5X DBH is the "preferred" minimum distance which should be strived for however, because even a few feet may make a big difference in tree survival.

Deborah Ellis, MS

Consulting Arborist & Horticulturist



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

Sincerely,

Deborah Ellis

Deborah Ellis, MS.
Consulting Arborist & Horticulturist
Certified Professional Horticulturist #30022
ASCA Registered Consulting Arborist #305
I.S.A. Board-Certified Master Arborist WE-457B

PO Box 3714, Saratoga, CA 95050. Phone & Fax: 408-725-1357.
Email: decah@pacbell.net. Web site: <http://www.decah.com/>

Siva Kumar
914 Ponderosa Ave
Sunnyvale, CA 94086

24th October 2010

Ref: Request to remove tree between 914 and 910 Ponderosa Ave.

To:

Planning Commission
City of Sunnyvale,
Tree Removal Permit Officer

Dear Planning Commission Members:

I'm residing at 914 Ponderosa Ave., Sunnyvale, CA 94086 since 1989.

A big redwood tree at the corner of my site and 910 has been causing problems for me since 1989. This tree is causing severe foundation damage as noted in the enclosed report. Furthermore, every year, the roots of the tree keep lifting my fence little by little and now it's at a state where it's difficult for me to move my garbage cans to the street and back through the fence door. This tree also is causing damage to my landscape, and during high winds it is extremely scary to live so close to the tree since a branch of the tree can do tremendous damage to the roof and result in loss of life.

I'm attaching the report from Edwards Construction as well as photographs of the same to show the extent of the damage caused by this tree.

Thanks,

-Siva Kumar

WePro Real Estate Services

The Real Estate Professionals

Oct 14, 2010

Re: 910 Ponderosa Ave, Sunnyvale, Ca 94086

Dear Mr. Mohiuddin:

Thank you for your time over the phone. In my opinion, we should not list this home more than 599k, and my opinion is based on the fact that there is a huge tree which may be deterrent for many buyers. If we remove it we can easily sell this home for 700k. At this point, the home may not get any offers considering the tree can pose a hazard to your property and adjacent properties. The other point is that many people are allergic to Redwood tree pollen. Please call me if you like to discuss the issue further on. Thank you for your time.

Sincerely,

Ken Kabir - Real Estate Broker
DRE# 01137373
(408) 981-8000 Direct
(866) 313-2365 Fax

21710 Stevens Creek Blvd. #110 Cupertino, CA 95014 T: 408-981-8000

WWW.KENKABIR.COM, Email: kenkabir@comcast.com, Fax: 1-866-313-2365

This is not intended as a if property is currently listed with another broker.

Summary Of Comparable Properties

Single Family Residential

Address	City	Beds	Bath	DOM	LOE	SqFt	\$/SqFt	Lot (SqFt)	List Price	Age	Sale Price
SOLD											
181 Sunset Av	Sunnyvale	3	2 0	9	46	1,210	\$614.05	6,000	\$685,000	54	\$743,000
925 Bidwell Av	Sunnyvale	3	2 0	11	32	1,210	\$574.38	6,600	\$695,000	54	\$695,000
967 Bluebonnet Dr	Sunnyvale	3	2 0	10	18	1,254	\$551.04	6,272	\$689,950	40	\$691,000
1077 Clematis Dr	Sunnyvale	3	2 0	170	134	1,254	\$518.34	6,000	\$699,000	40	\$650,000
917 Populus Pl	Sunnyvale	4	2 0	31	57	1,296	\$489.97	5,580	\$655,000	47	\$635,000
AVERAGE VALUES				46	57	1,245	\$549.56	6,090	\$684,790	47	\$682,800
AVERAGE VALUES FOR ALL				46	57	1,245	\$549.56	6,090	\$684,790	47	\$682,800

Quick Statistics (5 Listings Total)

	Min	Max	Median
List Price	\$655,000	\$699,000	\$689,950
Sale Price	\$635,000	\$743,000	\$691,000

181 SUNSET AV, Sunnyvale 94086 (Sunnyvale)
Beds: 3 beds Baths Full/Partial: 2|0 baths

\$743,000 MLS: 81008559
DOM: 9



Property Overview

Area: Sunnyvale (Area 19)
Beds, Baths: 3, 2|0 Age: 54 years
SqFt: 1,210 Lot: 6,000 sq ft

Pricing/Dates

List : \$685,000 02/24/2010
Original : \$685,000 02/24/2010
OffMktDate:
Sold \$743,000 03/05/2010
(Closed Sale)

Remarks

This well maintained three bedroom, 2 bath home has been updated and freshly painted inside. New floor, cabinets and granite counters grace the kitchen. Beautiful hardwood floors and fireplace warm the living and dining areas. The backyard has a nice patio and grassy area with mature foliage. A hot tub just outside the master bedroom is ideal for relaxing and enjoying the peaceful surrounding.

Property Features

Familyroom No Family Room	Informal Dining Area No Informal Dining Area	Formal Dining Area Dining "L"	Pool Options --	Garage/Parking 2 Car Garage
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925 BIDWELL AV, Sunnyvale 94086 (Sunnyvale)
Beds: 3 beds Baths Full/Partial: 2|0 baths

\$695,000 MLS: 81023098
DOM: 11



Property Overview

Area: Sunnyvale (Area 19)
Beds, Baths: 3, 2|0 Age: 54 years
SqFt: 1,210 Lot: 6,600 sq ft

Pricing/Dates

List : \$695,000 05/10/2010
Original : \$695,000 05/10/2010
OffMktDate:
Sold \$695,000 05/21/2010
(Closed Sale)

Remarks

This well maintained three bedroom, two bath home has been updated and is nestled in quite tree-lined street. New A/C and heating systems. Beautiful hardwood floors and fireplace warm the living and dining areas. Professionally manicured landscape and huge backyard with arbor to enjoy summer fun. Short commute location, walk to Washington Park, and short bike ride to downtown Sunnyvale.

Property Features

Familyroom Separate Family Room	Informal Dining Area Dining "L"	Formal Dining Area No Formal Dining Area	Pool Options --	Garage/Parking 2 Car Garage
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967 BLUEBONNET DR, Sunnyvale 94086 (Sunnyvale)
Beds: 3 beds Baths Full/Partial: 2|0 baths

\$691,000 MLS: 81032738
DOM: 10



Property Overview

Area: Sunnyvale (Area 19)
Beds, Baths: 3, 2|0 Age: 40 years
SqFt: 1,254 Lot: 6,272 sq ft

Pricing/Dates

List : \$689,950 07/02/2010
Original : \$689,950 07/02/2010
OffMktDate:
Sold \$691,000 07/12/2010
(Closed Sale)

Remarks

Beautifully maintained Home in a Great Neighborhood Copper Plumbing Laminate Flooring Through Out Extra Deep 2 Car Garage Interior Laundry Room Large Side Yard Patio + Private Back Yard Fresh Paint Cathedral Ceilings In Living/Dining Room & Kitchen Large master Bedroom Suite Mirror Doors In Bedrooms Long lasting Metal Roof that looks like Tile This is the Home you have been waiting for

Property Features

Familyroom No Family Room	Informal Dining Area Eat in Kitchen	Formal Dining Area Living Rm/Dining Rm Combo	Pool Options --	Garage/Parking 2 Car Garage
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1077 CLEMATIS DR, Sunnyval 1086 (Sunnyvale)
Beds: 3 beds Baths Full/Partial: 2|0 baths

\$650,000 MLS: 80946562
DOM: 170



Property Overview

Area: Sunnyvale (Area 19)
 Beds, Baths: 3, 2|0 Age: 40 years
 SqFt: 1,254 Lot: 6,000 sq ft

Pricing/Dates

List : \$699,000 09/29/2009
 Original : \$689,000 09/29/2009
 OffMktDate: 06/02/2010
 Sold \$650,000 03/18/2010
 (Closed Sale)

Remarks

Great Ponderosa Home in Great Neighborhood!! Nice home on a lg lot with great potential for expansion. A large front patio enclosed for privacy and very serene, plus a front yard. Large kitchen with a nice bay window, Laundry room plus storage. Bright living room, sliding glass door leads to a nice back yard, with plenty of trees. Master Bedroom with walk-in closet and nice bathroom. **GOOD SCHOOLS!!**

Property Features

Familyroom	Informal Dining Area	Formal Dining Area	Pool Options	Garage/Parking
No Family Room	Eat in Kitchen	No Formal Dining Area	--	2 Car Garage

917 POPULUS PL, Sunnyvale 94086 (Sunnyvale)
Beds: 4 beds Baths Full/Partial: 2|0 baths

\$635,000 MLS: 81012284
DOM: 31



Property Overview

Area: Sunnyvale (Area 19)
 Beds, Baths: 4, 2|0 Age: 47 years
 SqFt: 1,296 Lot: 5,580 sq ft

Pricing/Dates

List : \$655,000 03/15/2010
 Original : \$695,000 03/15/2010
 OffMktDate:
 Sold \$635,000 04/15/2010
 (Closed Sale)

Remarks

\$40K price reduction!! Quiet, desirable, well-kept Svale neighborhood close to everything. Large updated eat-in kitchen, sunny living room with a wall of windows, finished garage, fruit trees, low maintenance front and rear yards, circular driveway. Huge 4th br has outside entrance/perfect for extended family or roommate. Deferred maintenance/needs TLC - strictly as-is sale.

Property Features

Familyroom	Informal Dining Area	Formal Dining Area	Pool Options	Garage/Parking
No Family Room	Eat in Kitchen	No Formal Dining Area	--	2 Car Garage

90 foot tall tree located on 910 Ponderosa Ave, Sunnyvale CA 94086. Part of the tree is on 906 Ponderosa Ave.



The fence has been raised 3 feet of the ground:







The trunk is 6 feet wide – 2 feet above the ground. At ground level, the trunk is 10 feet wide.





The front yard cannot grow grass and looks poor regardless of the number of treatments:







The roots are clearly visible on the ground as well as cracks in the sidewalk.





Concrete cracking on the front porch – was not present 4 years ago per Deborah Ellis' report.



To whom it may concern **PLANNING DIVISION**

This is an answer to the public notice about the heritage redwood tree located at 910 Ponderosa Ave (APN 213-26-044).

I walked over to see it & it is magnificent! I observed that its branches in no way endanger the house on which the tree is located! While I don't know why in the world they would wish to remove such a gorgeous specimen that has obviously grown there a long time, I wish to voice my strong opposition to its removal...

We have so few heritage redwoods in our neighborhood, that I feel it would be appalling to see it cut down! I support the environmental review that it needs to be sustained for our posterity...

I am witnessing that too many trees are disappearing in my neighborhood & don't wish to see any more devastation occurring. While some oak trees may endanger the safety of the inhabitants in some cases, this is not the situation that I observed here...

I hereby submit my opinion that it be retained intact. You may contact me if you wish. Daniel Eitner [REDACTED]



Mr Daniel Eitner

[REDACTED] Ponderosa Ave [REDACTED]

Sunnyvale, CA 94086-8912