

Dear planning commission,

Thank you for taking the time to review our project.

We have spent extensive time and effort in conducting research and studying the area to create a comprehensive plan that we believe will be successful.

Based on the purpose of ADU, we would like our tenant who lives in ADU also has easy driveway access to get in and have the chance to enjoy the pool. Since the tennis courts go across the site horizontally, there's basically only two directions, one is to locate the ADU and pool on the left side yard, and the other is to locate them on the right side.

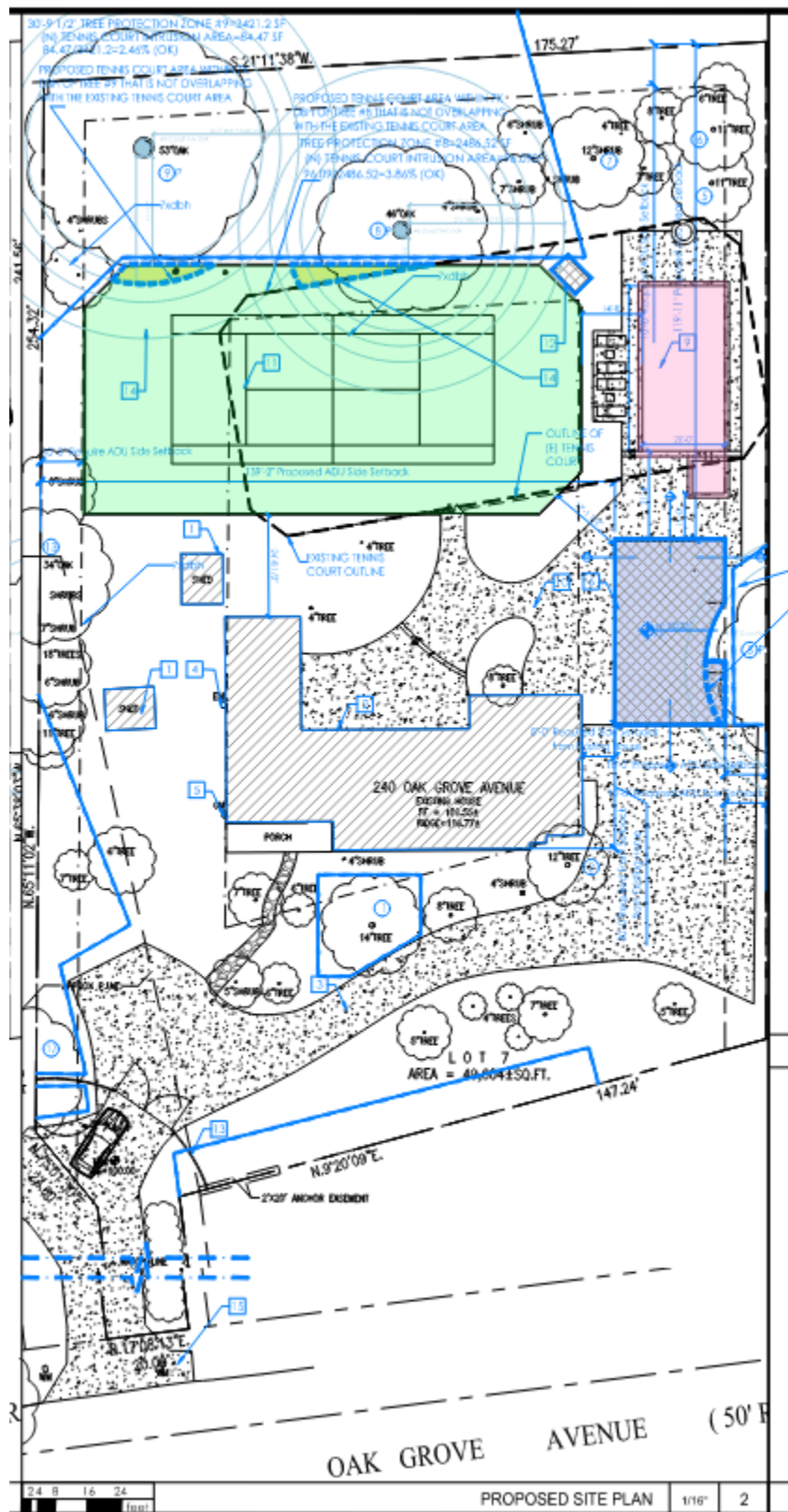
Option 2a and 2b are similar to each other with the ADU and pool located on the right side. They are both clear of the 8 X DBH beyond the asphalt driveway where no roots are found based on the exploratory trenching. The only difference is that option 2a has the curve wall follow the 8 x DBH, and option 2b has a straight cut.

The PDF link to the plans are inserted in the option below,

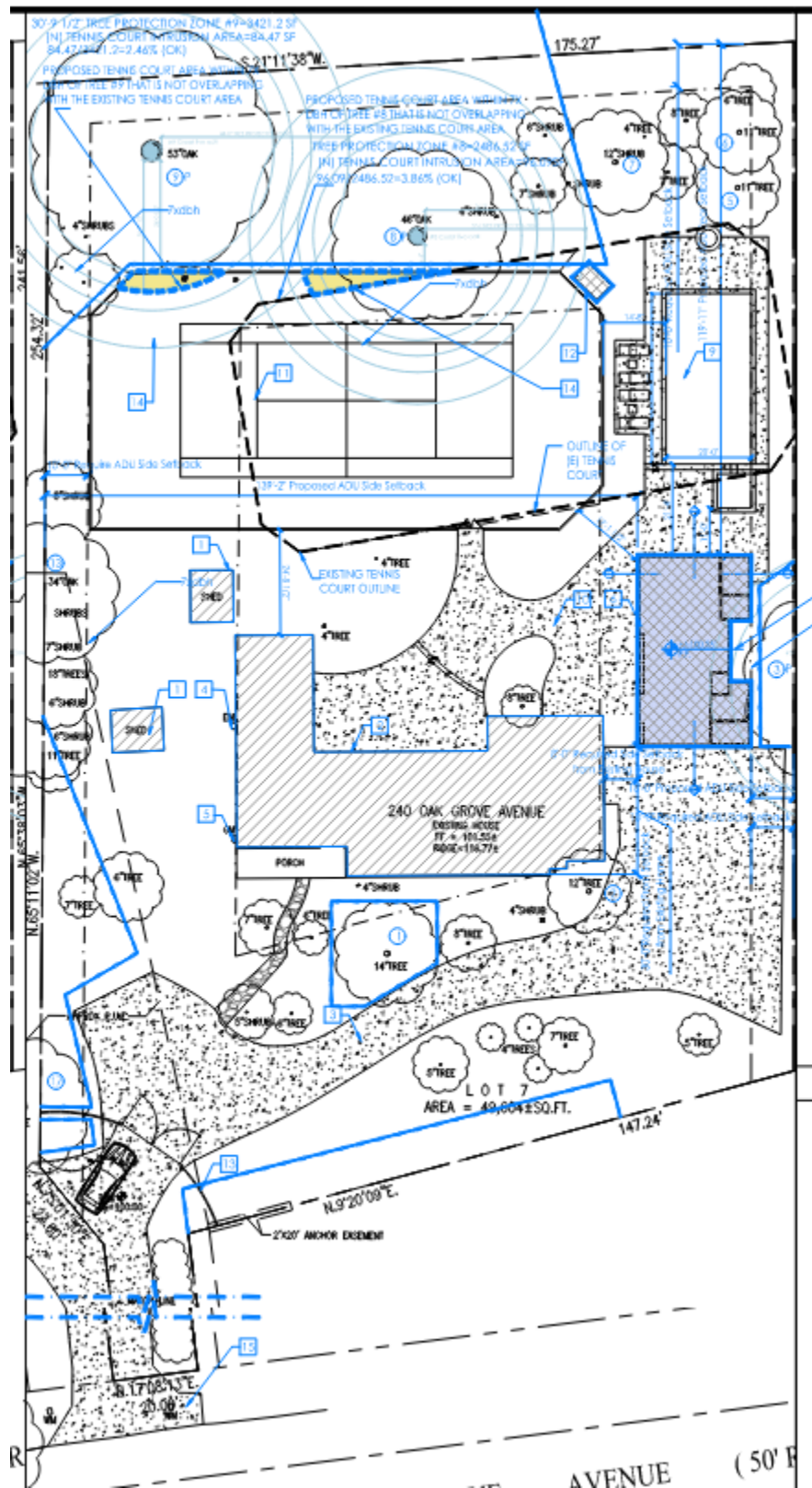
Site plan for 240 Oak Grove Avenue, showing the existing house, proposed pool, tennis court, and detached ADU. The plan includes various annotations and dimensions:

- Proposed Pool Area:** A rectangular area outlined in blue, labeled "PROPOSED POOL AREA WITHIN 10' DRAIN". It is situated near the existing house and the tennis court area.
- Proposed Tennis Court Area:** A rectangular area outlined in blue, labeled "PROPOSED TENNIS COURT AREA WITHIN 10' DRAIN OF TREE #8 THAT IS NOT OVERLAPPING WITH THE EXISTING TENNIS COURT AREA". It is located to the right of the pool area.
- Detached ADU Location Study:** A rectangular area outlined in blue, labeled "DETACHED ADU LOCATION STUDY". It is located to the right of the tennis court area.
- Existing House:** A large rectangular structure labeled "240 OAK GROVE AVENUE EXISTING HOUSE FT. = 101.55± ROOF = 116.77±". It has a porch and is surrounded by trees and shrubs.
- Pool and Tennis Court:** A large rectangular area outlined in blue, labeled "20x40 pool" and "tennis court". It is located to the right of the detached ADU location study.
- Proposed Location of Detached ADU:** A rectangular area outlined in blue, labeled "proposed location of detached ADU". It is located to the right of the pool and tennis court area.
- Other Features:** The plan includes various trees and shrubs, a "SHED", a "PUE" (Proposed Utility Easement) area, and a "2'x20' ANCHOR EASEMENT". Dimensions for the lot and various areas are provided, such as "LOT 7 AREA = 49,604± SQ. FT." and "241.56'".

Option 2a

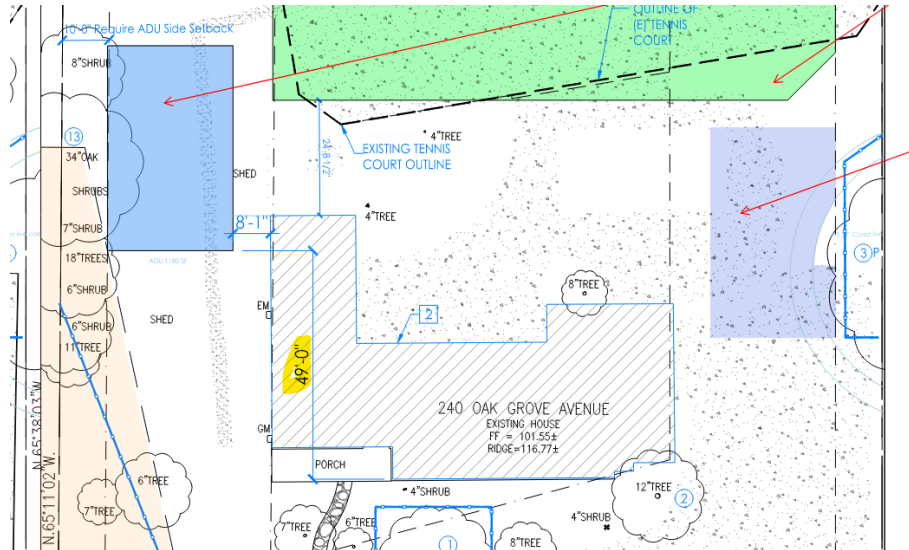


Option 2b



Backyard Space

As noted above, the PUE shown as orange has taken up most of the left side yard space. As a result, the detached ADU in option 1 will be 49' backward from the frontage of the existing house, which is 19' more than the option 2.



Amount of Paving

Compared to option 2, the ADU located on the left side yard will require additional new driveway paving to be added to the site in order to access the ADU.

Impact on Tree #9

The construction of the pool requires a deeper excavation than the tennis court. And with option 1 shown, proposed pool area encroaches 11.4% into the 7xDBH of the tree protection zone compared to 2.46% in option 2.

