

DATE: December 4, 2013

AGENDA ITEM # 5

**TO:** Design Review Commission  
**FROM:** Sean K. Gallegos, Assistant Planner  
**SUBJECT:** 13-SC-26 – 120 Doud Drive

**RECOMMENDATION:**

Approve design review application 13-SC-26 subject to the listed findings and conditions

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**PROJECT DESCRIPTION**

This is a design review application for the demolition of a one-story residence and construction of a two-story residence. The project includes 4,195 square feet with 2,642 on the first floor and 1,553 square feet on the second floor. The following table summarizes the project:

**GENERAL PLAN DESIGNATION:** Single-family, Residential  
**ZONING:** R1-10  
**PARCEL SIZE:** 14,625 square feet  
**MATERIALS:** Wood lap siding, wood double hung or casement windows, wood columns, wood panel garage door, and 40-year composition shingle

	<b>Existing</b>	<b>Proposed</b>	<b>Allowed/Required</b>
<b>LOT COVERAGE:</b>	1,843 square feet	2,870 square feet	4,387 square feet
<b>FLOOR AREA:</b>			
First floor	1,843 square feet	2,642 square feet	
Second floor		1,553 square feet	
Total	1,843 square feet	3,540 square feet	4,212 square feet
<b>SETBACKS:</b>			
Front	40 feet	38 feet	25 feet
Rear	80 feet	68 feet	25 feet
Right side	10 feet	14 feet/21 feet	10 feet/17.5 feet
Left side	10 feet	10 feet/28 feet	10 feet/17.5 feet
<b>HEIGHT:</b>	15	25 feet	27 feet

## **BACKGROUND**

The subject property is located in a Consistent Character Neighborhood as defined in the City's Residential Design Guidelines. The homes in the neighborhood are a mix of newer and older one- and two-story Ranch style, single-family homes, with low plate heights and simple roof forms (low-pitched gable and hipped roofs), rustic materials, with wood siding dominant. The neighborhood includes larger lots and smaller lots. This mixture in lot sizes has a range of house sizes, architectural styles and building materials. While the vegetation along the street is not uniform, the majority of homes have moderate to heavy landscaping.

## **DISCUSSION**

According to the Design Guidelines, in Consistent Character Neighborhoods, good neighbor design has design elements, materials and scale found within the neighborhood and sizes that are not significantly larger than other homes in the neighborhood. This requires a project to fit in and lessen abrupt changes.

The design is similar to homes in the area, with its uses of hip and gable roof forms, porch, low-pitched roof and articulated massing that minimizes an abrupt change to the area. The detailing and material of the structure reflects a high level of quality and appropriate relationship to the rustic qualities of the area. The project does a good job of integrating forms and elements from the neighborhood while still establishing its own design integrity. The proposed building materials include wood lap siding, wood double hung or casement windows, wood columns, wood panel garage door, and 40-year composition shingle are high quality and compatible with the character of the neighborhood. However, the project incorporates design elements such as low-sloped gable and hipped roofs, a two-car garage, and a front porch are compatible with house in the area.

The project is in keeping with the scale of structures found in the neighborhood, and will be one of five, two-story residences on the subject block of Doud Drive. The proposed first floor wall plate height is nine-feet, and the second floor wall plate height is eight-feet, which is consistent with the eight-foot to nine-foot plate heights of existing residences in the neighborhood. The structure incorporates a new projecting porch element into the immediate area. The large wrap-around porch provides a strong single story relationship with the adjacent structure and reduces the appearance of the second story when viewed from the street. A recessed second story orients the massing toward the front and right side of the property to reduce its prominence on the street. These elements combined with a front setback of 38 feet and the usage of wood siding minimizes the scale and bulk of the structure. Overall, the two-story design does not create an abrupt change and fits into the neighborhood.

### **Privacy and Landscaping**

On the right (north) side elevation of the second story, there are three windows: one window located in bedroom No. 4 with a four-foot, two-inch, sill height; and two windows in the master bathroom with three-foot, eight-inch, and sill heights. The master bathroom windows may create a privacy impact due to direct views into the adjacent structure and yards. The applicant has worked with staff to incorporate fast growing evergreen screening trees along the left property line to mitigate potential privacy impacts (Condition 4).

On the left (south) side elevation of the second story, there are four windows: one windows located in the master bedroom with a four-foot, two-inch, sill height; one window located in bedroom No. 2 with a four-foot, eight-inch, still height; one window in bath No. 2 with a four-foot, eight-inch, sill height; and one window located in bedroom No. 3 with a four-foot, two-inch, sill height. The master bedroom and Bedroom No. 2 may create a privacy impact due to direct views into the adjacent structure and yards. Bedroom No. 3 window views to the side are limited by the first gable roof. The applicant has worked with staff to incorporate fast growing evergreen screening trees along the left property line to mitigate potential privacy impacts (Condition 4).

The rear (west) second story elevation includes one window in the master bathroom, one window in the master bedroom walk-in closet, two windows in the master bedroom; and one window in bedroom No. 2; and two windows in bedroom No. 2. The master bedroom and bedroom No. 2 windows could create privacy impacts to adjacent properties. As indicated in the landscape plan, fast growing evergreen screening trees will be planted along the left and right, and eight redwood trees will be planted along the rear property lines to mitigate privacy impacts. Therefore, as designed and with the recommended conditions, staff finds that the project maintains a reasonable degree of privacy

There are seven trees on the property. The project proposes removal of six trees (nos. 1-3 and 5-7) in the side and rear yard for economic enjoyment of their property. The applicant has worked with staff to incorporate eight redwood trees along the rear property line, and a condition has been placed on the project to provide tree protective fencing for the retained tree on the site.

## **ENVIRONMENTAL REVIEW**

This project is categorically exempt from environmental review under Section 15303 of the Environmental Quality Act because it involves the construction of a single-family land use.

Cc: Walter Chapman, Applicant and Designer  
Les and Alice Poltrack Owner

### Attachments:

- A. Application
- B. Neighborhood Compatibility Worksheet
- C. Area Map and Vicinity Map
- D. Arborist Report, McClenahan Consulting Inc.

## FINDINGS

13-SC-26—120 Doud Drive

1. With regard to design review for the two-story structure, the Design Review Commission finds the following in accordance with Section 14.76.050 of the Municipal Code:
  - a. The proposed structure complies with all provision of this chapter;
  - b. The height, elevations, and placement on the site of the proposed structure, when considered with reference to the nature and location of residential structures on adjacent lots, will avoid unreasonable interference with views and privacy and will consider the topographic and geologic constraints imposed by particular building site conditions;
  - c. The natural landscape will be preserved insofar as practicable by minimizing tree and soil removal; grade changes shall be minimized and will be in keeping with the general appearance of neighboring developed areas;
  - d. The orientation of the proposed structure in relation to the immediate neighborhood will minimize the perception of excessive bulk;
  - e. General architectural considerations, including the character, size, scale, and quality of the design, the architectural relationship with the site and other buildings, building materials, and similar elements have been incorporated in order to insure the compatibility of the development with its design concept and the character of adjacent buildings; and
  - f. The proposed structure has been designed to follow the natural contours of the site with minimal grading, minimum impervious cover, and maximum erosion protection.

## CONDITIONS

13-SC-26—120 Doud Drive

1. The approval is based on the plans received on November 19, 2013 and the written application materials provided by the applicant, except as may be modified by these conditions.
2. Tree (no. 4) shall be protected under this application and shall not be removed without a tree removal permit from the Community Development Director.
3. An encroachment permit must be issued from the Engineering Division prior to doing any work within the public street right-of-way.
4. An updated landscape plan shall be provided with fast growing evergreen landscape screening trees along the rear and side property lines to the rear of the structure. The trees shall be a minimum of 15-gallon in size.
5. All proposed privacy screening trees along the left, right, and rear property lines, as shown on the landscape plan are protected under this application and cannot be removed without a tree removal permit from the Community Development Director.
6. Only gas fireplaces, pellet fueled wood heaters or EPA certified wood-burning appliances may be installed in all new construction pursuant to Chapter 12.64 of the Municipal Code.
7. **Prior to the issuance of a demolition permit**, install tree protection fencing around the dripline, or as required by the project arborist, of Tree No. 4 as shown on the site plan. Tree protection fencing shall be chain link and a minimum of five feet in height with posts driven into the ground. **The tree protection fencing shall not be removed until the building permit is ready for final.**
8. **Prior to zoning clearance, the project plans shall contain/show:**
  - a. The conditions of approval shall be incorporated into the title page of the plans.
  - b. 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." **The tree protection fencing shall be installed prior to issuance of the demolition permit and shall not be removed until all building construction has been completed.**
  - c. Verification that the house will comply with the City's Green Building Standards (Section 12.26 of the Municipal Code) from a Qualified Green building Professional.
  - d. Fire sprinklers to be installed pursuant to Section 12.10 of the Municipal Code.
  - e. The location of underground utilities pursuant to Section 12.68 of the Municipal Code. Underground utility trenches should avoid the drip-lines of all protected trees.

- f. The location of any air conditioning equipment on the site plan and the sound rating for such equipment.
- g. Show the measures to comply 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.).

9. **Prior to final inspection:**

- a. All front yard landscaping and privacy screening shall be maintained and/or installed as required by the Planning Division.
- b. Submit verification that the house was built in compliance with the California Green Building Standards pursuant to Section 12.26 of the Municipal Code.
- c. Provide a landscape installation assessment by a certified landscape professional certifying that the landscaping and irrigation system were installed per the approved landscape plan and are compliant with LAMC Chapter 12.36.



# ATTACHMENT A

## CITY OF LOS ALTOS GENERAL APPLICATION

Type of Review Requested: (Check all boxes that apply)

Permit # 1105809

<input type="checkbox"/> One-Story Design Review	<input type="checkbox"/> Sign Review	<input type="checkbox"/> Multiple-Family Review
<input checked="" type="checkbox"/> Two-Story Design Review	<input type="checkbox"/> Sidewalk Display Permit	<input type="checkbox"/> Rezoning
<input type="checkbox"/> Variance(s)	<input type="checkbox"/> Use Permit	<input type="checkbox"/> R1-S Overlay
<input type="checkbox"/> Lot Line Adjustment	<input type="checkbox"/> Tenant Improvement	<input type="checkbox"/> General Plan/Code Amendment
<input type="checkbox"/> Tentative Map/Division of Land	<input type="checkbox"/> Preliminary Project Review	<input type="checkbox"/> Appeal
<input type="checkbox"/> Subdivision Map Review	<input type="checkbox"/> Commercial Design Review	<input type="checkbox"/> Other:

Project Address/Location: 120 DOUD DRIVE

Project Proposal/Use: RESIDENTIAL

Current Use of Property: RESIDENTIAL

Assessor Parcel Number(s) 170-30-034 Site Area: 14624.8 S.F.

New Sq. Ft.: 4184.0 Remodeled Sq. Ft.: N/A Existing Sq. Ft. to Remain: N/A

Total Existing Sq. Ft.: N/A Total Proposed Sq. Ft. (including basement): 4184.0

Applicant's Name: CHAPMAN DESIGN ASSOCIATES

Business Telephone #: (650) 941.6890

Mailing Address: 620 S. EL MONTE

City/State/Zip Code: LOS ALTOS, CA. 94022

Property Owner's Name: LES & ALICE POLTRAEK

Home Telephone #: (415) 786-7500 Business Telephone #: \_\_\_\_\_

Mailing Address: 164 DOUD DRIVE

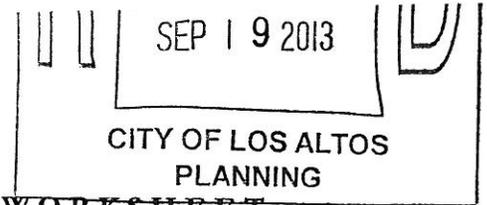
City/State/Zip Code: \_\_\_\_\_

Architect/Designer's Name: WALTER CHAPMAN Telephone #: (650) 941.6890

\*\*\* If your project includes complete or partial demolition of an existing residence or commercial building, a demolition permit must be issued and finalized prior to obtaining your building permit. Please contact the Building Division for a demolition package. \*\*\*

(continued on back)





NEIGHBORHOOD COMPATIBILITY WORKSHEET

In order for your design review application for single-family residential remodel/addition or new construction to be successful, it is important that you consider your property, the neighborhood's special characteristics that surround that property and the compatibility of your proposal with that neighborhood. The purpose is to help you understand your neighborhood before you begin the design process with your architect/designer/builder or begin any formal process with the City of Los Altos. Please note that this worksheet must be submitted with your 1st application.

The Residential Design Guidelines encourage neighborhood compatibility without necessarily forsaking individual taste. Various factors contribute to a design that is considered compatible with a surrounding neighborhood. The factors that City officials will be considering in your design could include, but are not limited to: design theme, scale, bulk, size, roof line, lot coverage, slope of lot, setbacks, daylight plane, one or two-story, exterior materials, landscaping et cetera.

It will be helpful to have a site plan to use in conjunction with this worksheet. Your site plan should accurately depict your property boundaries. The best source for this is the legal description in your deed.

Photographs of your property and its relationship to your neighborhood (see below) will be a necessary part of your first submittal. Taking photographs before you start your project will allow you to see and appreciate that your property could be within an area that has a strong neighborhood pattern. The photographs should be taken from across the street with a standard 35mm camera and organized by address, one row for each side of the street. Photographs should also be taken of the properties on either side and behind your property from on your property.

This worksheet/check list is meant to help you as well as to help the City planners and Planning Commission understand your proposal. Reasonable guesses to your answers are acceptable. The City is not looking for precise measurements on this worksheet.

Project Address 120 DOUD DR., LOS ALTOS, CA 94022

Scope of Project: Addition or Remodel \_\_\_\_\_ or New Home   
Age of existing home if this project is to be an addition or remodel? \_\_\_\_\_  
Is the existing house listed on the City's Historic Resources Inventory?  
\_\_\_\_\_

Address: 120 DOUD  
Date: \_\_\_\_\_

### What constitutes your neighborhood?

There is no clear answer to this question. For the purpose of this worksheet, consider first your street, the two contiguous homes on either side of, and directly behind, your property and the five to six homes directly across the street (eight to nine homes). At the minimum, these are the houses that you should photograph. If there is any question in your mind about your neighborhood boundaries, consider a radius of approximately 200 to 300 feet around your property and consider that your neighborhood.

### Streetscape

#### 1. Typical neighborhood lot size\*:

Lot area: ALL DIFFERENT square feet  
Lot dimensions: Length \_\_\_\_\_ feet  
Width \_\_\_\_\_ feet

If your lot is significantly different than those in your neighborhood, then note its: area 14624.8 SF, length ~150.0 FT, and width 95.00 FT.

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

Existing front setback if home is a remodel? N/A  
What % of the front facing walls of the neighborhood homes are at the front setback \_\_\_\_\_ %  
Existing front setback for house on left 38.0 ft./on right 35.0 ft.  
Do the front setbacks of adjacent houses line up? NO

#### 3. Garage Location Pattern: (Pg. 19 Design Guidelines)

Indicate the relationship of garage locations in your neighborhood\* only on your street (count for each type)  
Garage facing front projecting from front of house face 2  
Garage facing front recessed from front of house face 1  
Garage in back yard 6  
Garage facing the side 1  
Number of 1-car garages \_\_\_; 2-car garages \_\_\_; 3-car garages \_\_\_

Address: 120 DOUD  
Date: \_\_\_\_\_

**4. Single or Two-Story Homes:**

What % of the homes in your neighborhood\* are:

One-story 60%

Two-story 40%

**5. Roof heights and shapes:**

Is the overall height of house ridgelines generally the same in your neighborhood\*? NO

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

Do the roof forms appear simple ✓ or complex \_\_\_\_\_?

Do the houses share generally the same eave height NO?

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

What siding materials are frequently used in your neighborhood\*?

✓ wood shingle   ✓ stucco   ✓ board & batten   \_\_\_ clapboard  
\_\_\_ tile   \_\_\_ stone   ✓ brick   \_\_\_ combination of one or more materials  
(if so, describe) \_\_\_\_\_

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

COMPOSITION SHINGLES

If no consistency then explain: \_\_\_\_\_

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

Does your neighborhood\* have a consistent identifiable architectural style?

YES    NO

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

Address: 120 DOUD  
Date: \_\_\_\_\_

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

Does your property have a noticeable slope? NO

What is the direction of your slope? (relative to the street)  
\_\_\_\_\_  
\_\_\_\_\_

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

**9. Landscaping:**

Are there any frequently used or typical landscaping features on your street (i.e. big trees, front lawns, ~~sidewalks~~, ~~curbs~~, landscape to street edge, etc.)?  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

How visible are your house and other houses from the street or back neighbor's property?  
visible  
\_\_\_\_\_  
\_\_\_\_\_

Are there any major existing landscaping features on your property and how is the unimproved public right-of-way developed in front of your property (gravel, dirt, asphalt, landscape)?  
NO  
\_\_\_\_\_  
\_\_\_\_\_

**10. Width of Street:**

What is the width of the roadway paving on your street in feet? 36.0'  
Is there a parking area on the street or in the shoulder area? YES  
Is the shoulder area (unimproved public right-of-way) paved, unpaved, gravel, landscaped, and/or defined with a curb/gutter?  
\_\_\_\_\_  
\_\_\_\_\_

Address: 120 DOUD  
Date: \_\_\_\_\_

11. What characteristics make this neighborhood\* cohesive?

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

VERY HOUSE IS DIFFERENT

General Study

- A. Have major visible streetscape changes occurred in your neighborhood?  
 YES  NO
- B. Do you think that most (~ 80%) of the homes were originally built at the same time?  
 YES  NO
- C. Do the lots in your neighborhood appear to be the same size?  
 YES  NO
- D. Do the lot widths appear to be consistent in the neighborhood?  
 YES  NO
- E. Are the front setbacks of homes on your street consistent (~80% within 5 feet)?  
 YES  NO
- F. Do you have active CCR's in your neighborhood? (p.36 Building Guide)  
 YES  NO
- G. Do the houses appear to be of similar size as viewed from the street?  
 YES  NO
- H. Does the new exterior remodel or new construction design you are planning relate in most ways to the prevailing style(s) in your existing neighborhood?  
 YES  NO

Address: 120 Doud Dr.  
 Date: 7.5.2013

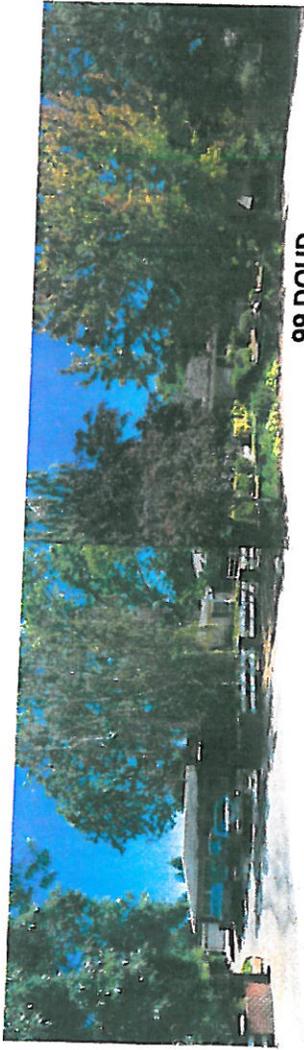
**Summary Table**

Please use this table to summarize the characteristics of the houses in your immediate neighborhood (two homes on either side, directly behind and the five to six homes directly across the street).

120

Address	Front setback	Rear setback	Garage location	One or two stories	Height	Materials	Architecture (simple or complex)
148 DOUD DR.	20'	91'	N/A OR BACK	TWO-STORY	27'	COMP. SHINGLES, SIDING	SIMPLE
134 DOUD DR.	35'	34'	FRONT COVER APP.	ONE-STORY	17'	WOOD SHAKES, SIDING	SIMPLE
100 DOUD DR.	35'	88'	FRONT	ONE-STORY	14'	COMP SH. - ROOF VRT SHING, STONE	SIMPLE
84 DOUD DR.	40'	100'	FRONT	ONE-STORY	15'	COMP. SHINGLES, SIDING, BRICK	SIMPLE
149 DOUD DR.	35'	30'	FRONT	TWO-STORY	22'	COMP, SIDING, BRICK	SIMPLE
121 DOUD DR.	35'	43'	BACK	TWO-STORY	21'	TAR & GRAVELS, WOOD SHAKE	SIMPLE
115 DOUD DR.	40'	148'	BACK	TWO-STORY	24'	WOOD SHAKE, STUCCO, BRICK	COMPLEX
99 DOUD DR.	38'	100'	BACK OR N/A	ONE-STORY	14'	WOOD SHAKE, STUCCO, BRICK	SIMPLE
83 DOUD DR.	43'	48'	BACK	ONE-STORY	13'	CEMENT SHAKES, STUCCO, BRICK	SIMPLE
119 SOLANA DR.	30'	33'	FRONT FACING SIDE	ONE-STORY	14'	CEMENT SHAKES, WOOD SIDING	SIMPLE





83 DOUD

99 DOUD



121 DOUD

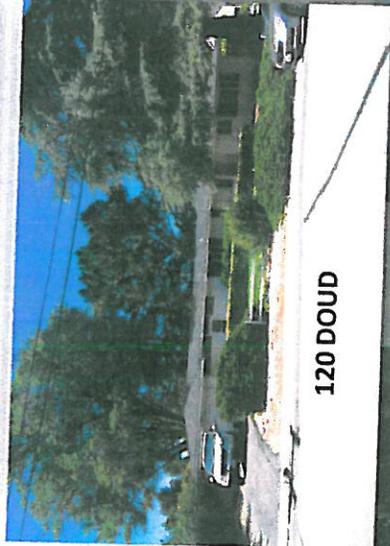
149 DOUD



115 DOUD (directly across)



119 SOLANA (directly behind)

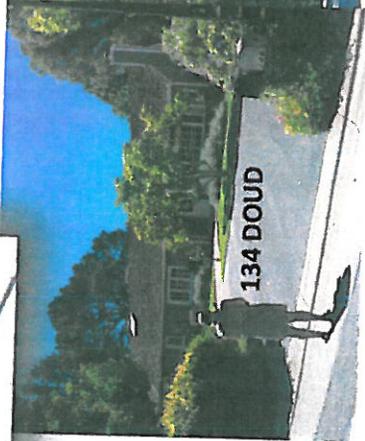


120 DOUD

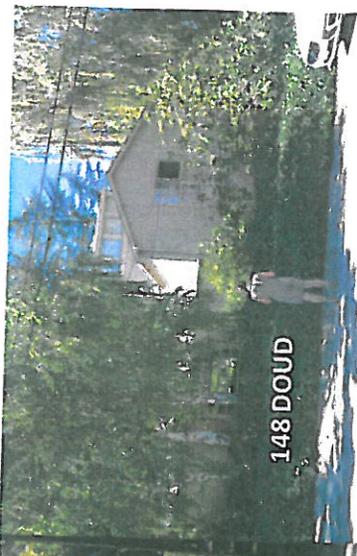


84 DOUD

100 DOUD



134 DOUD



148 DOUD

NEIGHBORHOOD COMPATIBILITY

120 DOUD DRIVE  
LOS ALTOS, CA



133 Solana Drive (House Behind & to the Left of the Proposed Development)

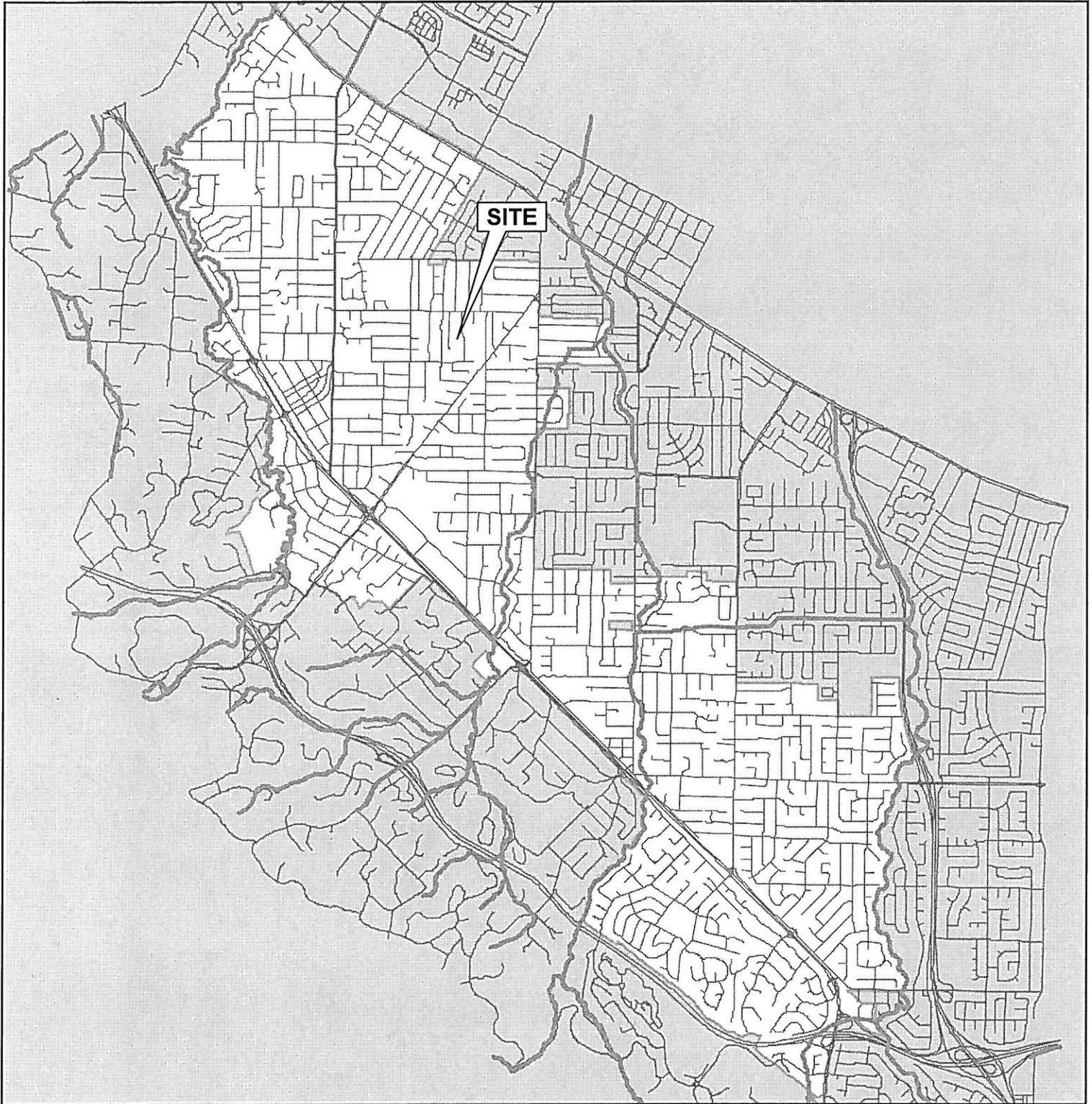


105 Solana Drive (House Behind & to the Right of the Proposed Development)



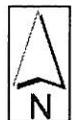
# AREA MAP

ATTACHMENT C



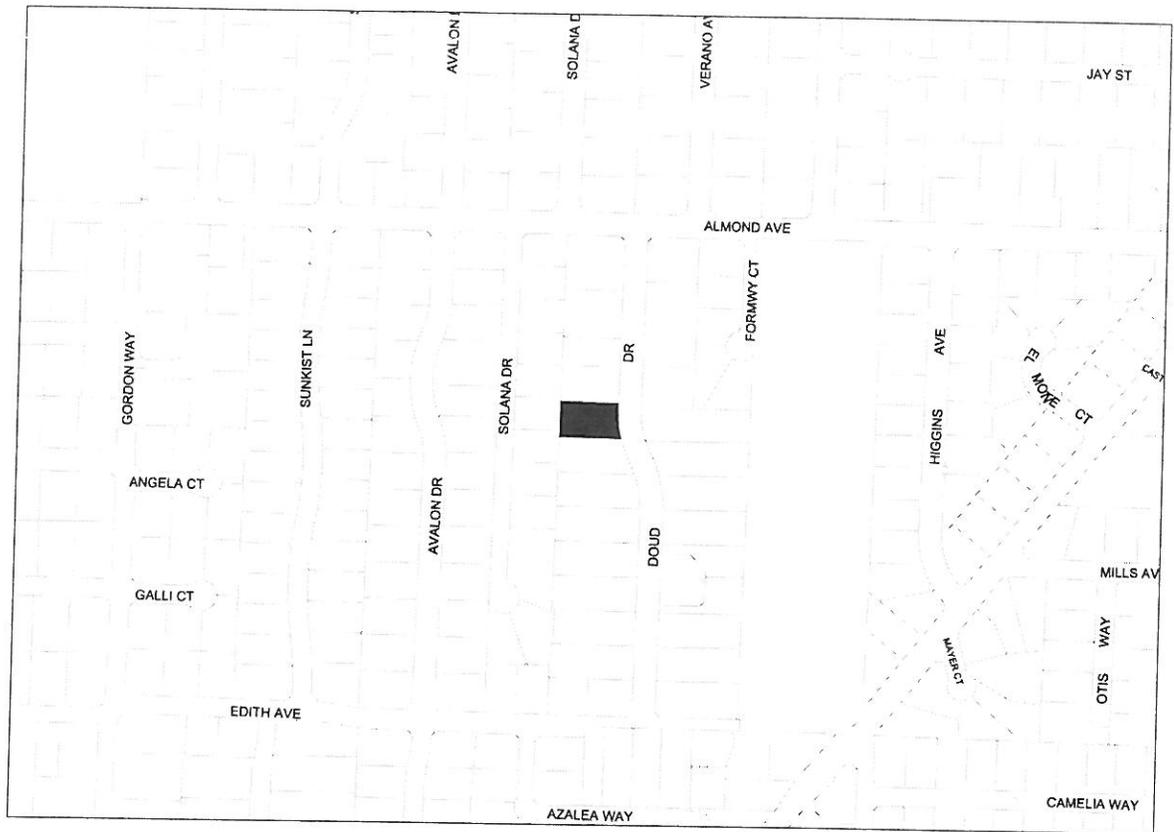
## CITY OF LOS ALTOS

**APPLICATION:** 13-SC-26  
**APPLICANT:** Chapman Design Associates/L. and A. Poltrack  
**SITE ADDRESS:** 120 Doud Drive

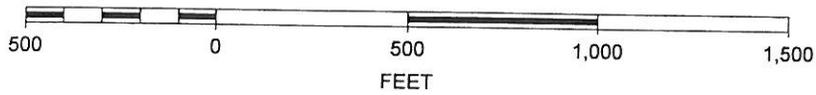


Not to Scale

# VICINITY MAP



SCALE 1 : 6,000



**CITY OF LOS ALTOS**

**APPLICATION:** 13-SC-26  
**APPLICANT:** Chapman Design Associates/L. and A. Poltrack  
**SITE ADDRESS:** 120 Doud Drive

# ARBORIST REPORT

Submitted To:

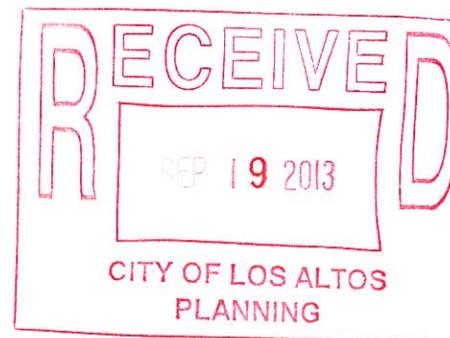
**Mr. Les Poltrack  
164 Doud Drive  
Los Altos, CA 94022**

Project Location:

**120 Doud Drive  
Los Altos, CA**

Submitted By:

**McCLENAHAN CONSULTING, LLC  
John H. McClenahan  
ISA Board Certified Master Arborist, WE-1476B  
member, American Society of Consulting Arborists  
September 10, 2013  
©Copyright McCLENAHAN CONSULTING, LLC 2013**





## McClenahan Consulting, LLC

Arboriculturists Since 1911

1 Arastradero Road, Portola Valley, CA 94028-8012

Telephone (650) 326-8781

Fax (650) 854-1267

www.spmcclenahan.com

September 10, 2013

**Mr. Les Poltrack**

164 Doud Drive

Los Altos, CA 94022

RE: **120 Doud Drive**  
**Los Altos, CA**

**Assignment**

As requested, I performed a visual inspection of four trees to determine species, size and condition and provide Tree Preservation Guidelines for trees to remain.

**Summary**

Proposed plans include demolition of existing house and construction of a new single family residence. Three trees (ash, cedar and Monterey pine) in the rear yard are proposed for removal prior to construction. Tree four will remain. Basic protection for tree four includes:

- Any grading or excavation within the *Tree Protection Zone (TPZ)* of 17-feet must be accomplished by hand digging.
- A qualified arborist must supervise any cutting of roots greater than one inch diameter.

**Methodology**

No root crown exploration, climbing or plant tissue analysis was performed as part of this survey.

In determining Tree Condition several factors have been considered which include:

Rate of growth over several seasons;  
Structural decays or weaknesses;  
Presence of disease or insects; and  
Life expectancy.

The following guide for interpretation of Tree Condition as related to Life Expectancy is submitted for your information.

0 - 5 Years = Poor  
5 - 10 Years = Poor to Fair  
10 - 15 Years = Fair  
15 - 20 Years = Fair to Good  
20 + Years = Good

**Tree Description/Observation**

**1: Evergreen ash (*Fraxinus uhdei*)**

**Diameter:** 43"

**Height:** 55' **Spread:** 60'

**Condition:** Poor to Fair

**Location:** Left rear of house

**Observation:** Minor dieback of crown observed. Scaffold limbs exhibit narrow attachments susceptible to failure. Extensive surface roots observed. Girdling root observed on low buttress root. Due to invasive roots, potential for limb failure and future site use the property owner requests removal.

**2: Deodar cedar (*Cedrus deodara*)**

**Diameter:** 33.9"

**Height:** 75' **Spread:** 48'

**Condition:** Fair

**Location:** Left rear corner

**Observation:** Crown is one sided due to competition with adjacent Monterey pine crown. Interior deadwood and evidence of small broken limbs are visible in the crown. Grows to a slight lean. Upper scaffold limbs exhibit narrow attachments. River rock is piled up on the root crown. Proposed for removal.

**3: Monterey pine (*Pinus radiata*)**

**Diameter:** 34.5"

**Height:** 60' **Spread:** 50'

**Condition:** Poor

**Location:** Right rear corner

**Observation:** Crown exhibits moderate accumulation of deadwood, scar from and old limb failure and a 12-inch broken limb hanging over landscaping. Evidence of minor red turpentine bark beetle infestation observed. Early signs of canker development observed on low trunk. Grows to a phototropic lean toward cedar. Due to poor prognosis this tree is proposed for removal.

**4: Deodar cedar**

**Diameter:** 36"

**Height:** 65' **Spread:** 50'

**Condition:** Fair

**Location:** Right front of house

**Observation:** Minor interior deadwood observed. Several broken limbs observed in lower third of crown. The TPZ is 17-feet.

**Mr. Les Poltrack**  
Page 3

All written material appearing herein constitutes original and unpublished work of the Arborist and may not be duplicated, used or disclosed without written consent of the Arborist.

We thank you for this opportunity to be of assistance in your tree preservation concerns.

Should you have any questions, or if we may be of further assistance in these concerns, kindly contact our office at any time.

Very truly yours,

**McCLENAHAN CONSULTING, LLC**

A handwritten signature in black ink, appearing to read "John H. McClenahan". The signature is fluid and cursive, with the first letters of each name being capitalized and prominent.

By: **John H. McClenahan**  
ISA Board Certified Master Arborist, WE-1476B  
member, American Society of Consulting Arborists

JHMc: pm



## McClenahan Consulting, LLC

Arboriculturists Since 1911

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### ARBORIST DISCLOSURE STATEMENT

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

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

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

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

Arborist:

John H. McClenahan

Date:

September 10, 2013