DATE: October 15, 2014

AGENDA ITEM # 4

TO: Design Review Commission

FROM: Sean K. Gallegos, Assistant Planner

SUBJECT: 14-SC-26, 1180 Saint Anthony Court

RECOMMENDATION:

Approve design review application 14-SC-26 subject to the findings and conditions

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PROJECT DESCRIPTION

This is a design review application for a new two-story, single-family house. The following table summarizes the project's technical details:

GENERAL PLAN DESIGNATION:	Single-Family, Residential
ZONING:	R1-10
PARCEL SIZE:	13,068 square feet
MATERIALS:	Metal standing seam roof, shingle siding, painted cedar trim, stone veneer, and wood clad windows

	Existing	Proposed	Allowed/Required
COVERAGE:	2,754 square feet	3,247 square feet	3,920 square feet
FLOOR AREA:			
First floor	2,552 square feet	2,534 square feet	
Second floor	993 square feet	1,512 square feet	
Total	3,545 square feet	4,046 square feet	4,056 square feet
SETBACKS:			
Front	27 feet	25 feet	25 feet
Rear	40 feet	31 feet	25 feet
Right side (1st/2nd)	10 feet/21 feet	18 feet/21 feet	10 feet/17.5 feet
Left side (1st/2nd)	13/21 feet	11 feet/18 feet	10 feet/17.5 feet
HEIGHT:	16 feet	24 feet	27 feet

BACKGROUND

Neighborhood Context

The subject property is located in a Consistent Character Neighborhood, as defined in the City's Residential Design Guidelines. The houses in this neighborhood are a combination of one-story and two-story homes with simple architecture and rustic materials. The landscape along Saint Anthony Court is varied with no distinct street tree pattern. The property is on a downslope lot in a hillside area.

DISCUSSION

Design Review

In Consistent Character Neighborhoods, good neighbor design has design elements, material, and scale found within the neighborhood. Proposed projects should "fit in" and lessen abrupt changes.

The proposed project uses more contemporary architectural style and materials than those found in the surrounding neighborhood, but is designed in a way to be compatible with the area with such elements as a horizontally oriented roof, two-car garage, and porch. Although gable roofs are prominent in the neighborhood, the project uses a low sloped hipped roof with a flat top. The use of the hip roof form is a new element that ties together the contemporary style of the structure and has appropriate design integrity. The roof plan provides some variation of the eave line facing the street but its horizontal emphasis fits in with the context of the surrounding structures but slightly more complex.

The detailing and materials of the structure reflects a high level of quality and appropriate relationship to the rustic qualities of the area. The proposed building materials include metal standing seam roof, shingle siding, painted cedar trim, stone veneer, and wood clad windows are integral to the design. The proposal introduces a new material with a standing-seam, metal roof, which is a compatible, low profile and rustic material with the neighborhood character. Overall, the design incorporates a contemporary style with simple elements and compatible materials that produce an integrated appearance with the context of the area.

Due to the downslope nature of the lot, the project minimizes the bulk of the second story along street frontage by maintaining a one story appearance consistent with adjacent properties. The first story eaves are set relatively low, approximately eight to ten feet from the grade, from the right, center and left side of the structure. The entrance to the house is scaled appropriately at the single story.

Along the side and the rear of the structure, the proposed 24-foot height of the house is in scale with other houses within the surrounding neighborhood, and is minimized by cutting into the natural grade of the lot and lowering the grade approximately three feet. A recessed second story orients the massing toward the left side and rear of the property to reduce the prominence of the

second story. The massing of the structure is articulated and broken-up with second story decks, which helps mitigate bulk concerns.

The design findings also require that a project not unreasonably interfere with views. Unless there is a view shed or easement across a property, there are no "rights" to a particular view. The intent of the City's view finding is clarified in Section 4.1 of the Design Guidelines and relates to minimizing the visual impact of a project. In order to preserve views on hillside lots, the Design Guidelines suggest using landscaping that softens the view of the house and reduces privacy invasion, while not cutting off views entirely. On hillside lots, dwellings should reflect the topography by following the contours of the site. Moreover, on downslope lots such as the subject site, the roof should be minimized on downslope lots as the roof is more visually prominent.

The existing and proposed landscaping on-site provides screening from most sides of the property. The sides and rear is adequately screened with a row of trees and various landscaping. Further, smaller-scale roof elements minimize roof heights mitigate view impacts to properties from the upslope. The overall height of the project ranges from 16 feet to 24, which is three feet under the maximum height limit.

Privacy

On the left side elevation of the second story, there are four windows: one located in the master bathroom with three-foot sill height, one located in the kitchen with a four-foot sill height and two in the great room with four-foot sill heights. There are also three sets of doors, with one door opening from the master bathroom onto deck No. 1, and two sets of doors opening from the great room onto deck No. 2. Deck No. 2 is in a similar location to the existing second floor deck.

The views from the decks and windows are minimized by cutting into the grade around the structure to lower the grade approximately three feet, which results in a second story finished floor and deck approximately 1.5 feet lower than the existing finished floor height. The applicant has worked with staff to incorporate fast growing evergreen screening along the left property line, and the existing Italian Cypress trees will be maintained along the west property line.

The applicant has provided photos showing the following view from the location of decks: (1) photo No. P1 shows a view toward the northeast, 1950 Noel Drive and 1173 Saint Charles Court; (2) photo P2 and P3 shows the view to the immediate neighbor to the rear, 1173 Saint Charles Court and 1181 Saint Charles Court, and (4) photo P4 shows the view to the neighbor to the west, 1184 Saint Anthony Court. These photos show views oriented toward the rear yards from the porch as the site exists with the existing landscaping as seen on the drawings.

On the right side elevation of the second story, there are four windows: one window in bathroom and one window in the tuba room with a two-foot, one-half-inch sill heights, and a group of two windows in the master bathroom with three foot sill heights. In order to ensure that there are no unreasonable privacy impacts, the landscape plan retains four California Coastal Redwoods along

the right (east) side of the structure. Tree protection guidelines will be followed to maintain the trees during construction.

On the rear elevation, there are four windows: two windows in the master bedroom with a two-foot, one-half-inch, sill height and two windows in the master bathroom with a three-foot sill height, one in the master bathroom with a three-foot sill height, and one window in the master bedroom with a three-foot sill height. A twelve-foot deep by sixteen-foot wide second story deck is proposed along the rear, which can be accessed from the master bathroom. Due to the angled rear property line, the rear porch has setbacks ranging between 27 feet to 30 feet. The applicant has worked with staff to incorporate fast growing evergreen screening along the rear property line. In order to mitigate unreasonable privacy impacts, a condition is required ensure a faster growing evergreen screening will be planted along the right side property lines.

A site section has been provided to show the change in grade between the subject property and the immediate property to the rear (north). As shown, the existing and proposed landscaping combined with the location of the porch will adequately mitigate privacy impacts to properties on the down-slope.

Landscaping

The applicant is maintaining eight of twenty-one trees in the front, side and rear yard. The thirteen trees being removed from the site are the following: two Coast Redwood trees (No. 2 and 4), silk oak tree (No. 8), nine Baily Acacia trees (No. 9-17) and one Brush Cherry (Tree No. 18). Tree protection guidelines will be followed to maintain the trees during construction. Tree protection guidelines will be followed to maintain the trees during construction. The proposed landscape plan will meet the City's Landscaping and Street Tree Guidelines.

A new lap pool is proposed along the north property line to replace an existing swimming pool. The grading and drainage plan (Sheet C-2.0) shows the new pool will require cutting into the natural grade and a retaining wall be built along the north property line. The pool deck and pool will be three feet lower than the existing pool, which will further minimize impacts to adjacent properties.

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: Steven Diaz, Timeline Design, Applicant
Jay and Goranka Perry, Property Owners

Attachments:

A. Application
B. Neighborhood Compatibility Worksheet
C. Area Map and Vicinity Map
D. Arborist Report, dated April 25, 2014
E. Arborist Report, dated July 31, 2014

FINDINGS

14-SC-26 – 1180 Saint Anthony Court

With regard to the new two-story, single-family home, 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 provisions of this chapter;

b. The height, elevations, and placement on the site of the propose 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 and mass;

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

14-SC-26 – 1180 Saint Anthony Court

1. The approval is based on the plans received on October 2, 2014 and the written application materials provide by the applicant, except as be modified by these conditions.

2. 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.

3. The trees in the downslope of the left side, right side and rear yard shall be protected under this application and cannot be removed without a tree removal permit from the Community Development Director.

4. Evergreen screening, minimum 15-gallon size, shall be provided along the left (west) side, right (east) side and rear (north) property line, as approved by staff.

5. Obtain an encroachment permit issued from the Engineering Division prior to doing any work within the public street right-of-way.

6. The applicant/owner agrees to indemnify, defend, protect, and hold City harmless from all costs and expenses, including attorney's fees, incurred by the City or held to be the liability of City in connection with City's defense of its actions in any proceeding brought in any State or Federal Court, challenging any of the City's action with respect to the applicant's project.

7. **Prior to building permit submittal, the plans shall include:**

    a. The conditions of approval shall be incorporated into the title page of the plans;

    b. Verification that all new additions and altered square footage will comply with the California Green Building Standards pursuant to Section 12.26 of the Municipal Code and provide a signature from a Qualified Green Building Professional;

    c. The measures to comply with the New Development and Construction 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);

    d. The location of any air conditioning units on the site plan and the manufacturer's sound rating for each unit.

8. **Prior to final inspection:**

   a. All front yard landscaping and privacy screening trees shall be maintained and/or installed as required by the Planning Division; and

   b. Submit verification that the addition was built in compliance with the City's Green Building Ordinance (Section 12.26 of the Municipal Code).

ATTACHMENT A

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GENERAL APPLICATION

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

Permit # 1106246

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

Project Address/Location: 1180 SAINT ANTHONY COURT

Project Proposal/Use: SINGLE FAMILY NEW HOME

Current Use of Property: SINGLE FAMILY HOME

Assessor Parcel Number(s) 342-38-012 **Site Area:**

New Sq. Ft.: 4046 **Remodeled Sq. Ft.:** Ø **Existing Sq. Ft. to Remain:** Ø

Total Existing Sq. Ft.: 3545 **Total Proposed Sq. Ft. (including basement):** 4046

Applicant's Name: STEVEN DIAZ - TIMELINE DESIGN

Home Telephone #: — **Business Telephone #:** 408 741 3000 EXT 14

Mailing Address: 14401 BIG BASIN WAY

City/State/Zip Code: SARATOGA CA 95070

Property Owner's Name: JAY & GORANKA PERRY

Home Telephone #: **Business Telephone #:**

Mailing Address: 1180 SAINT ANTHONY COURT

City/State/Zip Code: LOS ALTOS CA 94024

Architect/Designer's Name: STEVEN DIAZ **Telephone #:** 408 741-3000 EXT 14

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

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ATTACHMENT B

City of Los Altos
Planning Division
(650) 947-2750
Planning@losaltosca.gov

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 1180 SAINT ANTHONY COURT, LOS ALTOS, CA
Scope of Project: Addition or Remodel _____ **or New Home** 4046 ft
Age of existing home if this project is to be an addition or remodel? NA
Is the existing house listed on the City's Historic Resources Inventory? No

* See "What constitutes your neighborhood" on page 2.

Address: 1190 SAINT ANTHONY CT
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: 13068 square feet
Lot dimensions: Length 122', 107' feet
Width 99' feet
If your lot is significantly different than those in your neighborhood, then note its: area NA, length NA, and width_____.

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

Existing front setback if home is a remodel? 25'
What % of the front facing walls of the neighborhood homes are at the front setback 100 %
Existing front setback for house on left 25' ft./on right _____ ft.
Do the front setbacks of adjacent houses line up? YES

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 11
Garage facing front recessed from front of house face 1
Garage in back yard 0
Garage facing the side 0
Number of 1-car garages 0; 2-car garages 4; 3-car garages 8

* See "What constitutes your neighborhood" (page 2)

Address: 1190 SAINT ANTHONY CT
Date: _____

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

What % of the homes in your neighborhood* are:
One-story 40
Two-story 60

5. **Roof heights and shapes:**

Is the overall height of house ridgelines generally the same in your neighborhood*? YES
Are there mostly hip ✓, gable style ✓, or other style ___ roofs*?
Do the roof forms appear simple ✓ or complex ___?
Do the houses share generally the same eave height ✓?

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) STONE OR BRICK BASE WITH STUCCO FASCADE

What roofing materials (wood shake/shingle, asphalt shingle, flat tile, rounded tile, cement tile, slate) are consistently (about 80%) used?
No
If no consistency then explain: FLAT TILE 30%, ASPHALT 20%

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

* See "What constitutes your neighborhood" (page 2)

Address: 1180 SAINT ANTHONY CT
Date: _____

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

Does your property have a noticeable slope? YES

What is the direction of your slope? (relative to the street)
BACK AWAY ~~FROM~~ FROM 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.)?
LARGE SHRUBS, SMALL TREES, FRONT LAWNS

How visible are your house and other houses from the street or back neighbor's property?
VERY 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)?
COBBLED DRIVEWAY, FRONT LAWN

10. **Width of Street:**

What is the width of the roadway paving on your street in feet? 50'
Is there a parking area on the street or in the shoulder area? No
Is the shoulder area (unimproved public right-of-way) paved, unpaved, gravel, landscaped, and/or defined with a curb/gutter? PAVED

Address: 1180 SAINT ANTHONY CT
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.:

- COMPARABLE BUILDING MASSING
- HORIZONTAL FEEL
- LANDSCAPED APPROACH

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

* See "What constitutes your neighborhood" (page 2)

Address: 1180 ST. ANTHONY COURT
Date:

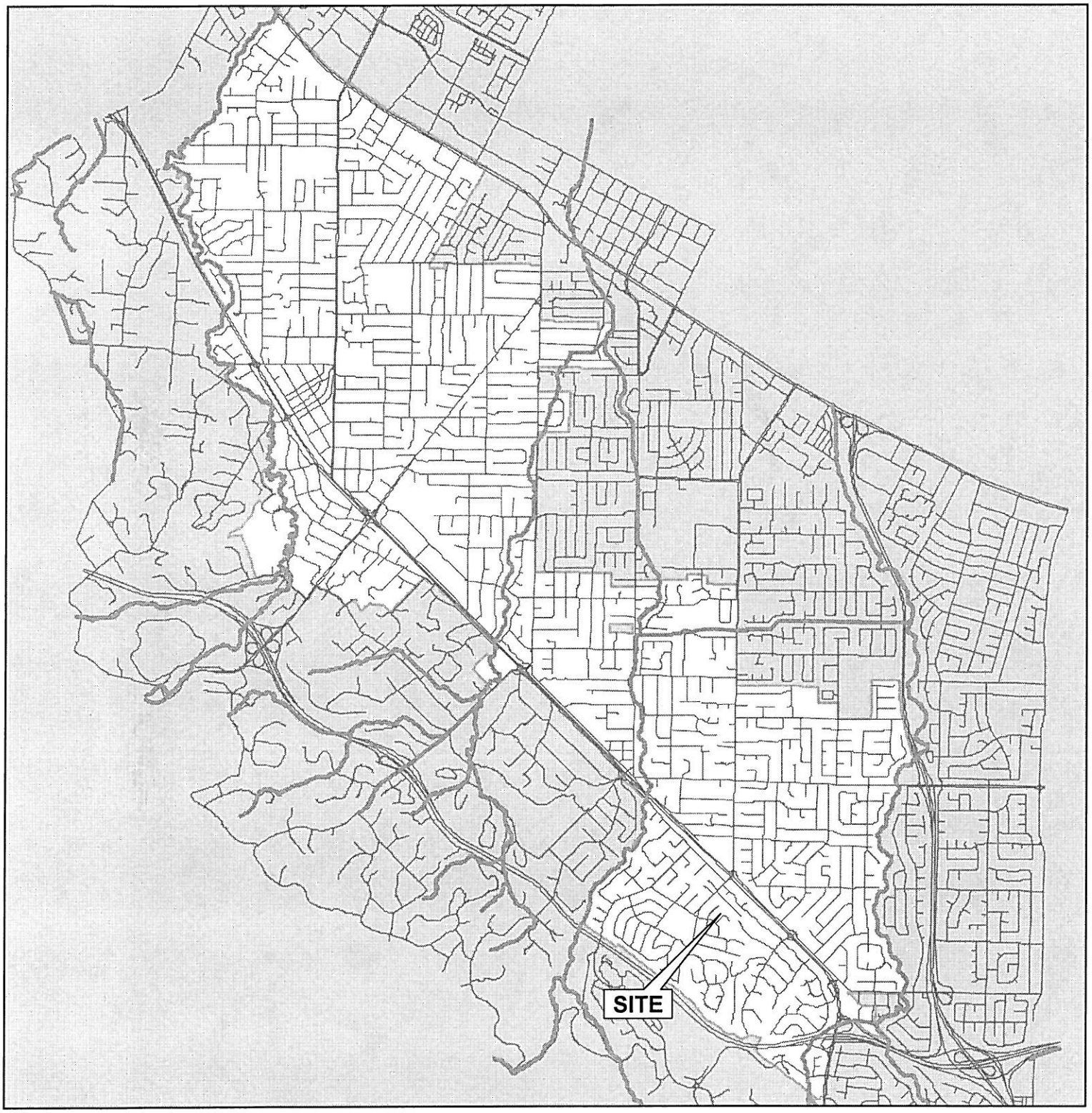
Summary Table

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).

Address	Front setback	Rear setback	Garage location	One or two stories	Height	Materials	Architecture (simple or complex)
1188 ST. ANTHONY CT.	25'-0"	25'-0"	FRONT	2-STORY	27'-0"	WOOD SIDING /PLASTER	SIMPLE
1184 ST. ANTHONY CT.	25'-0"	25'-0"	FRONT	2-STORY	27'-0"	CEMENT PLASTER	SIMPLE
1176 ST. ANTHONY CT.	25'-0"	25'-0"	FRONT	2-STORY	27'-0"	CEMENT PLASTER /BRICK	SIMPLE
1172 ST. ANTHONY CT	25'-0"	25'-0"	FRONT	2-STORY	27'-0"	CEMENT PLASTER	SIMPLE
1181 ST. CHARLES CT.	25'-0"	25'-0"	FRONT	2-STORY	27'-0"	VERTICAL WD. SIDING/STONE	SIMPLE
1173 ST. CHARLES CT.	25'-0"	25'-0"	FRONT	2-STORY	27'-0"	CEMENT PLASTER	SIMPLE
1140 NOEL DRIVE	25'-0"	25'-0"	FRONT	1-STORY	18'-0"	CEMENT PLASTER	SIMPLE
1150 NOEL DRIVE	25'-0"	25'-0"	FRONT	1-STORY	18'-0"	CEMENT PLASTER	SIMPLE
1191 ST. ANTHONY CT.	30'-0"	25'-0"	FRONT	2-STORY	27'-0"	CEMENT PLASTER	SIMPLE
1187 ST. ANTHONY CT.	30'-0"	25'-0"	FRONT	2-STORY	27'-0"	CEMENT PLASTER	SIMPLE
1183 ST. ANTHONY CT.	25'-0"	25'-0"	FRONT	2-STORY	27'-0"	CEMENT PLASTER	SIMPLE

ATTACHMENT C

AREA MAP



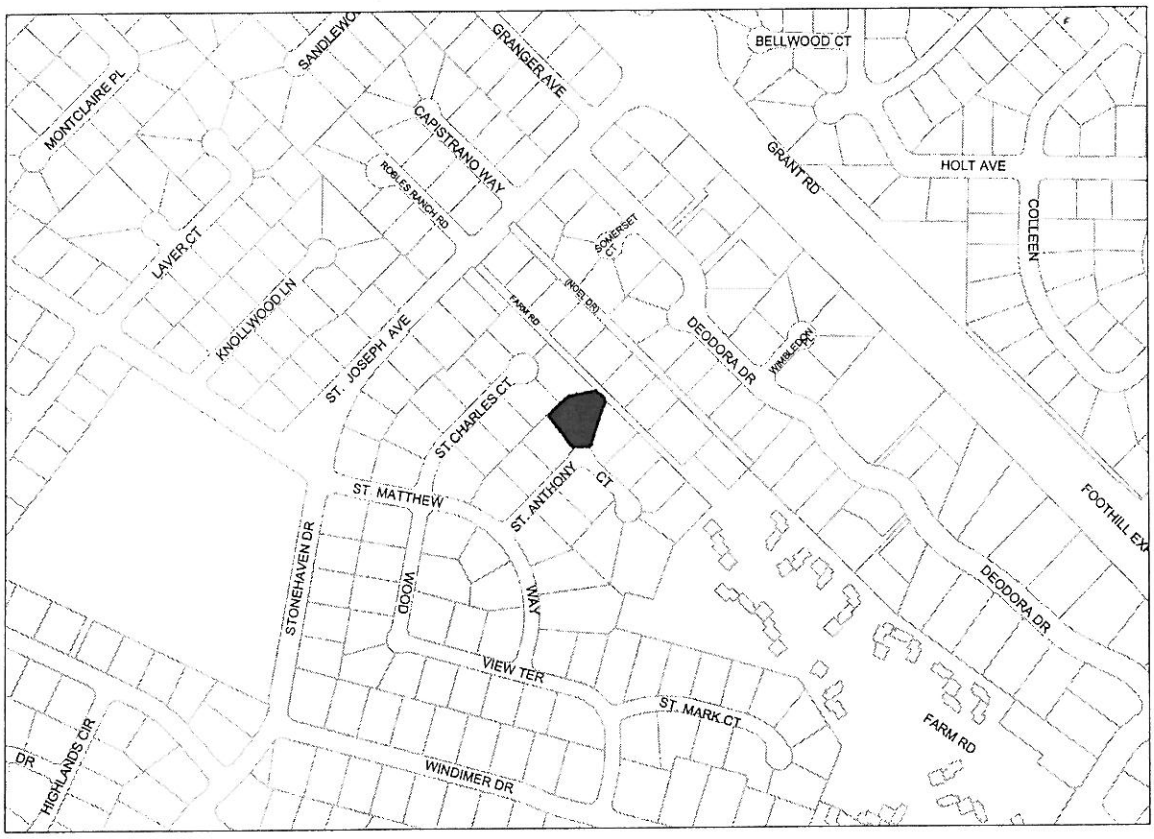
CITY OF LOS ALTOS

APPLICATION: 14-SC-26
APPLICANT: Timeline Design /J. and G. Perry
SITE ADDRESS: 1180 Saint Anthony Court

N

Not to Scale

VICINITY MAP



SCALE 1 : 6,000

500 0 500 1,000 1,500

FEET

N

CITY OF LOS ALTOS

APPLICATION: 14-SC-26
APPLICANT: Timeline Design /J. and G. Perry
SITE ADDRESS: 1180 Saint Anthony Court

ATTACHMENT D

IAN GEDDES
AND ASSOCIATES
ARBORICULTURAL CONSULTING

P.O. Box 2962, Saratoga, California 95070
(408) 379-8011 • (888) DR TREES
Fax (408) 374-8262
www.drtrees.com

Mr. and Mrs. Jay Perry
1180 St. Anthony Court
Los Altos, CA 94024

April 25, 2014

RE: Development impacts upon existing trees.

Greetings Mr. Perry,

Thank you for the opportunity to assist you with your tree related issue. On Friday April 4, 2014 I met with Mr. Ope Tani of Timeline Design at the above address to discuss your plans to construct a new residence and the probable development impacts of doing so upon existing trees. Based upon that meeting and subsequent site inspection I report the following.

Per Los Altos "*Tree Protection Regulations: 11.08.040-Protected Trees,*" demolition of the existing structure and subsequent construction of the new residence with landscape improvements places at risk 7 protected trees—2 to be removed, 5 to be retained. All retained trees shall have tree protection and preservation efforts implemented prior to beginning demolition activities, see *11.08.120-Tree protection during construction,* and my tree protection recommendations below.

The first tree in question is tree #7, a maturing single-stemmed Coast Live Oak (*Quercus agrifolia*) that appears to be approximately 24" in diameter at breast height measured at 48" above grade. The tree is located on the adjacent property along the front right hand side property line and exhibits those characteristics common to structurally and physiologically sound specimens. I did not access the neighboring property to physically measure the tree, which is in fact the largest of a group of 4 Oaks. See attached picture #2. It is the opinion of this Arborist that each of the 3 smaller Oaks appear to meet the minimum criteria for protected trees and should be treated as such.

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CERTIFIED ARBORIST
WESTERN CHAPTER

Trees in close proximity to property lines are commonly referred to as "Boundary Trees." As such, you and the owners of the trees are classified as *tenants in common;* each party subject to certain rights and *liabilities* related to the trees' long-term structural and physiological wellbeing. For these reasons I recommend tree protection and preservation efforts be directed toward your neighbors trees.

All four Oaks shall be protected by erecting a single contiguous Type I TPZ with a radius no less than 12' from the base of tree #7. See the section describing tree protection zones (TPZ) and the attached TPZ I diagram for a more thorough insight.

The remaining 6 trees at risk are a group of juvenile single-stemmed Coast Redwoods (*Sequoia sempervirens*) varying in size from 16.5" to 27.5" DBH all located in the back yard along the right hand side property line. See attached picture #1 . Individual tree characteristics are documented in the attached tree inventory.

It is important and equally relevant to note that Coast Redwoods are one of the largest biological organisms on earth with the genetic potential to reach massive size above and below ground, equally capable to attain trunk diameters measured by tens-of-feet rather than inches, and with life spans measured by millennia rather than years. Furthermore, many Arborists including myself consider this species to be inappropriate for planting near infrastructure and/or property lines.

With these observations in mind, and per the criteria listed in *Section 11.08.090 A. 2, 5, and 6-Determination on Permit,* this group of six Redwoods are overpopulated and require selective thinning. More specifically, the location of trees #2 and #4 are in conflict with the proposed new foundation and should be removed.

I contend that the removal of both trees will not adversely impact the environmental and social benefits currently enjoyed by this stand of trees. I will argue that adherence to good urban forestry practices and fair uses of personal property are apropos, ultimately the basis of my recommendation, and are succinctly outlined in Los Altos *Tree Protection Regulations: 11.08.040 Protected Trees.*

The 4 remaining Redwoods shall be protected by erecting a single contiguous Type I TPZ fence with a radius no less than 14' from the base of the trees or as close as possible to the development area with mulch added to cover the trees' critical root zone.

Tree Protection

Type I tree protection zones are fenced areas erected around trees to protect the roots and soil from being compacted, and to keep the trunk and branches clear from any construction or equipment damage. They are erected prior to beginning construction activities and are left in place until commencing the final landscape phase. A typical Type I TPZ consists of a six foot high fence (preferably chained link) that is securely installed in the ground and around the tree with a radius equal to (or as close as possible) the tree's drip line. A sign stating, "Tree Protection Zone-No Entry" is placed in clear view on the fence. Mulch to a depth of six inches is placed within the TPZ to further protect the roots and soil—do not cover the base of the trunk with the mulch. Storage of construction materials within the TPZ is strictly prohibited, and physical entry is limited to designated personnel only (one or two people preferably on a limited basis).

It is my professional opinion that the project as proposed is the best option available to ensure the protection and preservation of as many trees as possible. Should the tree protection and preservation recommendations stated throughout this report be clearly stated and understood by all personnel responsible for applying the practical aspects of your project, there is every reason to believe that the current level of health and condition of all protected trees will be maintained well into the future despite development activities.

We have enjoyed the opportunity to become involved with your tree related issue. Please do not hesitate to contact our office should you require any further assistance.

Sincerely,

David A. Laczko, BSIT
PN-ISA Certified Arborist #1233A
ISA Tree Risk Assessor Qualified
Member—American Society of Consulting Arborists

TREE INVENTORY
1180 ST. ANTHONY COURT
LOS ALTOS, CA 94024

TREE #	COMMON NAME	SPECIES	DBH	SPREAD	CONDITION	PROTECTED	PRESCRIPTION
1	California Coast Redwood	*Sequoia sempervirens*	27.5"	70'	GOOD	YES	TPZ
2	California Coast Redwood	*Sequoia sempervirens*	21"	-	GOOD	YES	REMOVE
3	California Coast Redwood	*Sequoia sempervirens*	24"	-	GOOD	YES	TPZ
4	California Coast Redwood	*Sequoia sempervirens*	23"	-	GOOD	YES	REMOVE
5	California Coast Redwood	*Sequoia sempervirens*	16.5"	-	GOOD	YES	TPZ
6	California Coast Redwood	*Sequoia sempervirens*	21"	-	GOOD	YES	TPZ
7	California Coast Live Oak	*Quercus agrifolia*	24"	60'	GOOD	YES	TPZ

Trees recommended for removal.

DBH-diameter at breast height, in Los Altos measured at 48 inches above grade.

SPREAD-measuring the diameter of the crown, measured from tip to tip of the longest lateral stems, tree's #1 thru #6 have a combined canopy spread of approximately 70 feet.

CONDITION-visual assessment of a trees structural and physiological well-being.

PROTECTED-in Los Altos protected trees are a minimum 48 inches DBH measured at 48 inches above grade.

PRESCRIPTION-the fate of a tree. TPZ = tree protection zone; or remove.

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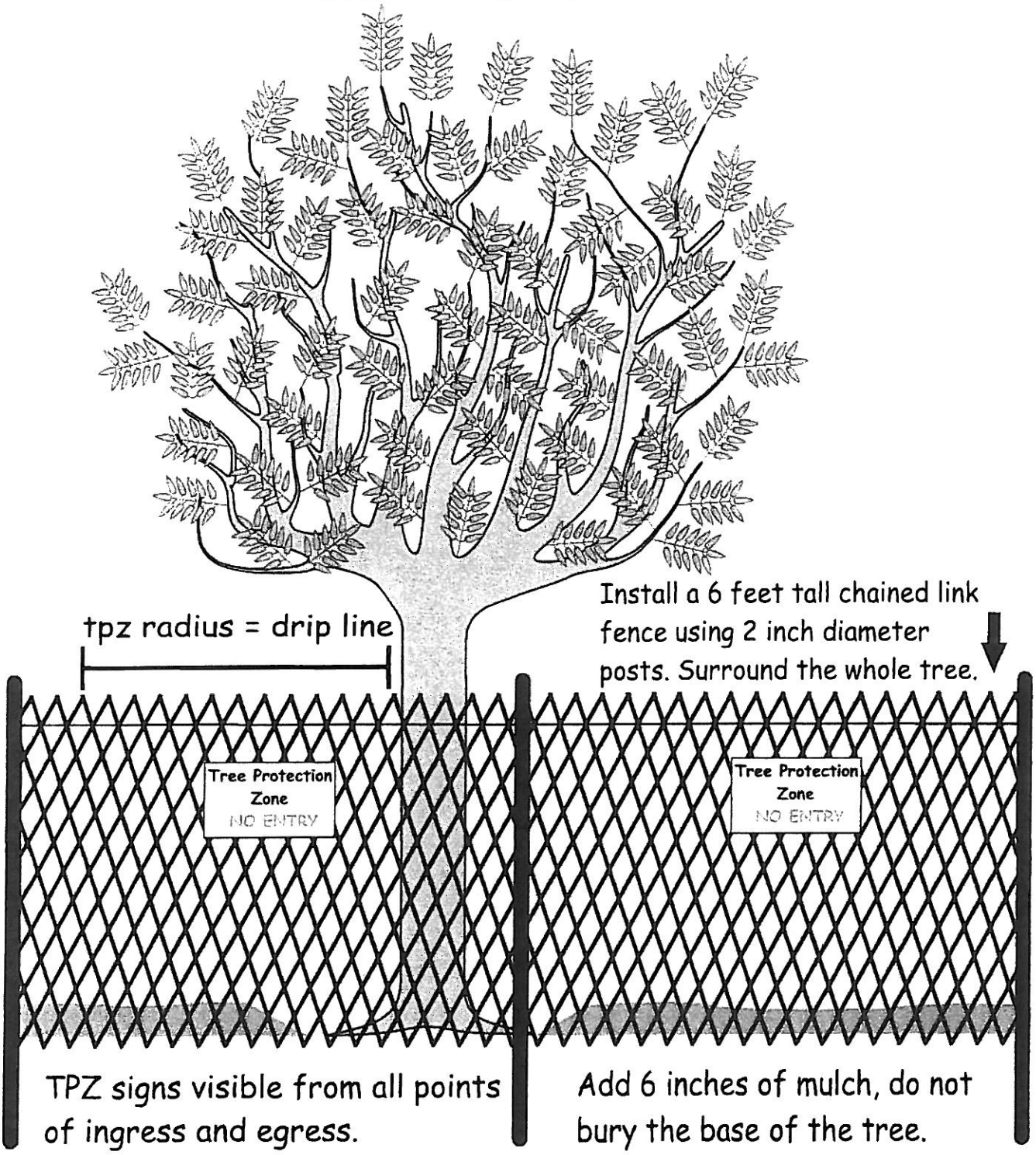
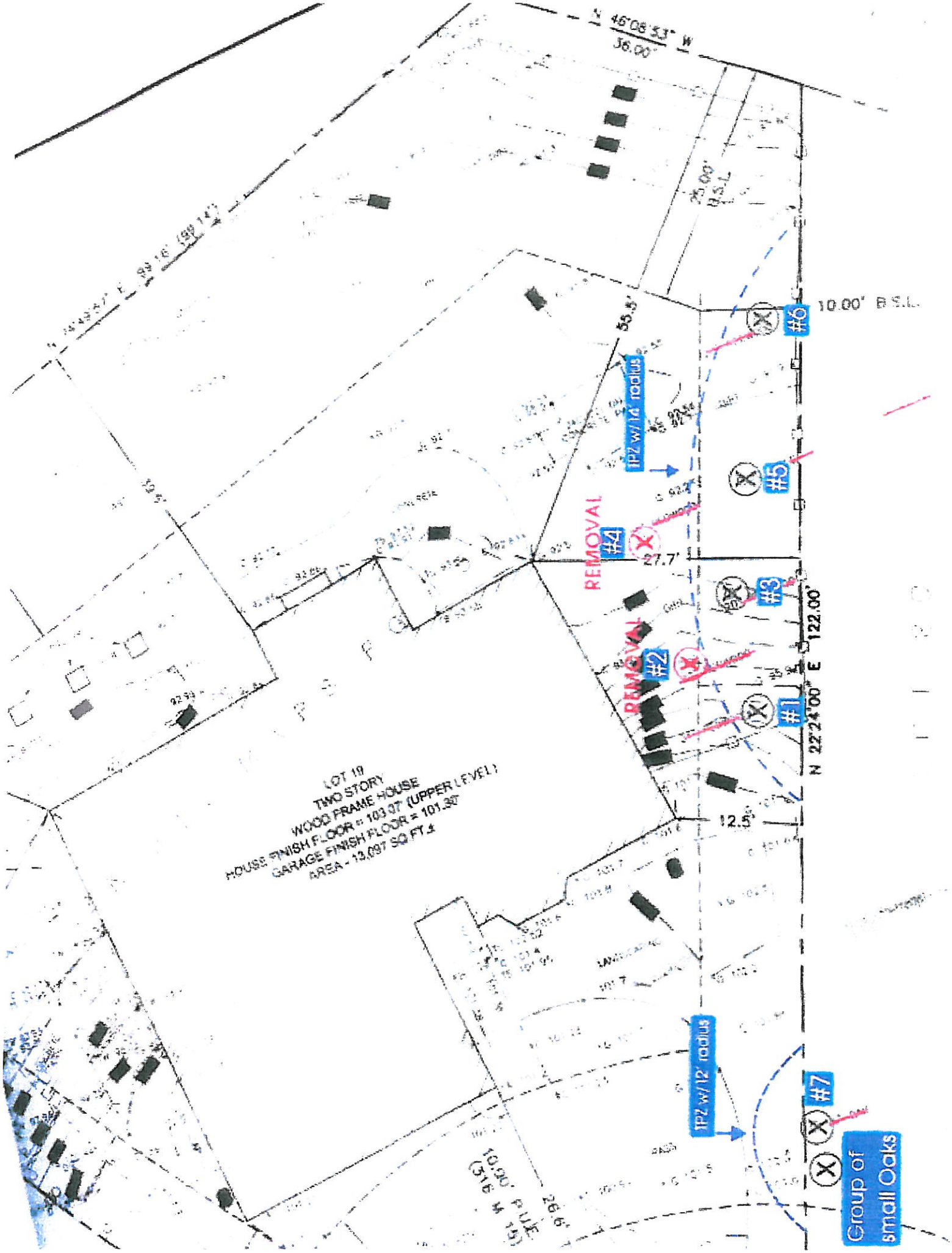
PROFESSIONAL ARBORICULTURAL SERVICES
www.geddestree.com

Perry Residence
1180 St. Anthony Court
Los Altos, CA 94024

Type I Tree Protection Zone

TPZ's are erected to protect a tree above and below ground from development activities. They are erected prior to beginning construction activities then left in place until the final landscaped phase.





N 46°08'53" W
36.00'
25.00' B.S.L.
10.00' B.S.L.
#6
#5
#4
#3
#2
#1
#7
TPZ w/14' radius
TPZ w/12' radius
REMOVAL
REMOVAL
55.5'
27.7'
12.5'
122.00'
N 22°24'00" E
LOT 19
TWO STORY
WOOD FRAME HOUSE
HOUSE FINISH FLOOR = 103.07' (UPPER LEVEL)
GARAGE FINISH FLOOR = 101.30'
AREA - 13,097 SQ FT ±
10.00' P.U.E.
(316 M 15)
26.6'
Group of small Oaks

1180 St. Anthony Court
Los Altos, CA 94024
Not pictured here is the group of Acacias to the right.
X
Brush Cherry
(Syzygium australe)
Picture #4

Monterey Pine
(*Pinus radiata*)

IAN GEI
AND ASSOCI
ARBORICULTURAL CONSULTING
P.O. Box 2962, Saratoga, California 95070
(408) 379-8011 • (888) DR TREES
Fax (408) 374-8262
www.drtrees.com

ATTACHMENT E

RECEIVED
AUG - 1 2014
CITY OF LOS ALTOS
PLANNING

Mr. and Mrs. Jay Perry
1180 St. Anthony Court
Los Altos, CA 94024

July 31, 2014

RE: Addendum—Supplement to Arborist report dated April 25, 2014.

Greetings Mr. Perry,

Mr. Steve Diaz of Timeline Design contacted our firm to inform us that Mr. Ope Tani, formerly of Timeline Design, would no longer be our point of contact for this project. He requested that we review a new set of plans to determine if further tree protection and/or tree removal recommendations are required for your project. He further indicated concern for what the effects of a new pathway would be on the existing Redwoods and asked that we address that issue. Based upon that contact and review of the new plans, I report the following.

We were contacted by email with an attached "portable document format" (.PDF) file containing two sheets for our review. One named "Base Sheet" dated 7/17/14, and the second page called sheet A0.5, which also contained hand written notes. With that information I re-visited the site on Friday July 25, 2014 to inventory and survey those trees not included in the above referenced Arborist report.

There are two additional trees meeting the criteria for a "Protected Tree." Both are Bailey Acacias (*Acacia baileyana*) measuring 22" and 20.5" in diameter at breast height measured at 48" above grade. This brings the total of protected trees on this property to 4. The Acacias appear to be structurally and physiologically sound, evidenced further by a vigorous and invasive spread of numerous volunteers sprouting along the property line. Both trees are located in the backyard along the rear fence line amongst a group of Acacias totaling 9 trees. These two protected trees are identified in the attached updated inventory as #9 and #11. See attached picture #3.

AMERICAN SOCIETY OF CONSULTING ARBORISTS
CERTIFIED ARBORIST
WESTERN CHAPTER

Acacias grow vigorously and without added irrigation to such an extent that most species are considered invasive. It is my professional opinion that the Acacias located on your property are such an example, and therefore are inappropriate for their location. Based upon good urban forestry practices, I recommend that all specimens of this species be removed from this property and replaced with a more appropriate genus/species.

Regarding Mr. Diaz's pathway concerns, it is my understanding that the proposed pathway near the Redwoods will be installed using de-composed granite. De-composed granite is a preferred material for use when developing within a tree's critical root zone. Being pervious, it allows for the seepage of water to the roots and exchange of oxygen between the soil and the atmosphere. Installation of such a pathway using de-composed granite should not cause any adverse structural or physiological stresses upon the trees. However, grade changes to accommodate the pathway should not exceed 4" in depth. Should any roots 2" in diameter or greater be unearthed within the proposed 4" depth, stop activities in that area and contact our office for recommendations on how to proceed.

Other Observations

There are a number of trees residing on the adjacent property along the rear fence line that are in close proximity to development activities; a small group of Coast Redwoods (*Sequoia sempervirens*) and 1 Monterey Pine (*Pinus radiata*). See attached pictures #4 and #5. On the day of my visit the Redwoods appeared in distress with approximately 90% to 95% of the overall canopy appearing dead. I suspect water deprivation to be the root cause of the trees ill health. There are also distressed and dead shrubs along the fence line that appear to be of the genus *Pittosporum spp*. Any claim made in the future contending your development activities caused the death of either the Redwoods or nearby shrubs would in my opinion be inflammatory and lacking merit.

The Monterey Pine is located such that a significant portion of its canopy over hangs the existing pool. Roots from the tree have likely encroached as well. The tree appears to be in a good state of structural and physiological well-being. Care should be taken not to damage over hanging limbs while work crews fill-in the existing pool. I cannot recommend pruning the tree in a manner to gain clearance because of the time of year. No professional and licensed tree contractor should be trimming Pine trees during the hot summer months anywhere in the Bay Area—open pruning wounds will likely attract wood boring beetles.

Excavation for the new lap pool should stay at least 22.5 feet or further away from the base of the Pine. Maintaining this distance should minimize the impact upon tree roots. Should roots be encountered then severed at this distance, any effect upon the trees physiological well-being would in the opinion of this Arborist be negligible and within acceptable parameters.

Should excavation be required within that 22.5 feet distance, a Certified Arborist should be on-site to advise work crews should they encounter large roots while excavating.

In any event, I would advise that you or some representative you deem responsible, water this Pine from your side of the yard prior to beginning development activities. Water deprivation is a well-known stressor of Monterey Pines in inland areas. We often see a return of color and vigor for those Pines that receive supplemental irrigation during summer months.

We are witnessing an increase in the mortality of Monterey Pines this year throughout the South Bay Peninsula, likely due to water deprivation. Your effort to water the tree will surely convey a sense of due diligence to protect and preserve surrounding trees from the effects of your development activities.

To conclude, there are a total of 4 trees meeting the criteria for "protected tree" located on your property, with 2 additional trees residing upon adjacent properties. It is my professional opinion that all 4 protected trees located on your property are proper candidates for removal and recommend as such. Tree protection and preservation efforts are required for the 2 trees located on adjacent properties, 1 Coast Live Oak in front, and 1 Monterey Pine in the rear. The required tree protection requirements for the Oak were described in the first Arborist report. No additional physical tree protection materials are required for the Monterey Pine in the backyard, but further discussion between Timeline Design and our office is required to ensure excavation for the new lap pool does not cause undue harm to the tree.

Please do not hesitate to contact our office at your earliest convenience should you have questions, comments, or concerns related to any recommendation or observation made herein.

Sincerely,

pp David Laczko

David A. Laczko, BSIT
PN-ISA Certified Arborist #1233A
ISA Tree Risk Assessor Qualified
Member—American Society of Consulting Arborists

IAN GEDDES AND ASSOCIATES.

TREE INVENTORY
1180 ST. ANTHONY COURT
LOS ALTOS, CA 94024

TREE #	COMMON NAME	SPECIES	DBH	SPREAD	CONDITION	PROTECTED	PRESCRIPTION
1	California Coast Redwood	*Sequoia sempervirens*	27.5"	70'	GOOD	YES	Type II TPZ
2	California Coast Redwood	*Sequoia sempervirens*	21"	-	GOOD	YES	REMOVE
3	California Coast Redwood	*Sequoia sempervirens*	24"	-	GOOD	YES	Type II TPZ
4	California Coast Redwood	*Sequoia sempervirens*	23"	-	GOOD	YES	REMOVE
5	California Coast Redwood	*Sequoia sempervirens*	16.5"	-	GOOD	YES	Type I TPZ
6	California Coast Redwood	*Sequoia sempervirens*	21"	-	GOOD	YES	Type I TPZ
7	California Coast Live Oak	*Quercus agrifolia*	24"	60'	GOOD	YES	Type I TPZ
8	Silk Oak	*Grevillea robusta*	14"	25'	FAIR	NO	REMOVE
9	Bailey Acacia	*Acacia baileyana*	22"	35'	GOOD	YES	REMOVE
10	Bailey Acacia	*Acacia baileyana*	6.5"	60'	GOOD	NO	REMOVE
11	Bailey Acacia	*Acacia baileyana*	20.5"	-	GOOD	YES	REMOVE
12	Bailey Acacia	*Acacia baileyana*	3.5"	-	GOOD	NO	REMOVE
13	Bailey Acacia	*Acacia baileyana*	9.5"	-	GOOD	NO	REMOVE
14	Bailey Acacia	*Acacia baileyana*	4"	-	GOOD	NO	REMOVE
15	Bailey Acacia	*Acacia baileyana*	9"	-	GOOD	NO	REMOVE
16	Bailey Acacia	*Acacia baileyana*	9.5"	-	GOOD	NO	REMOVE
17	Bailey Acacia	*Acacia baileyana*	10"	-	GOOD	NO	REMOVE
18	Brush Cherry	*Syzygium congestum*	7.5"	12'	GOOD	NO	REMOVE
19	Monterey Pine	*Pinus radiata*	30"	12'	GOOD	NO	See report.
20	Flowering Plum	*Prunus cerasifera* 'var'	10"	12'	GOOD	NO	NA
21	Italian Cypress; 14 ea.	*Cupressus sempervirens*	7"-10"	40'	GOOD	NO	NA

Protected trees recommended for removal.

Protected trees requiring tree protection efforts.

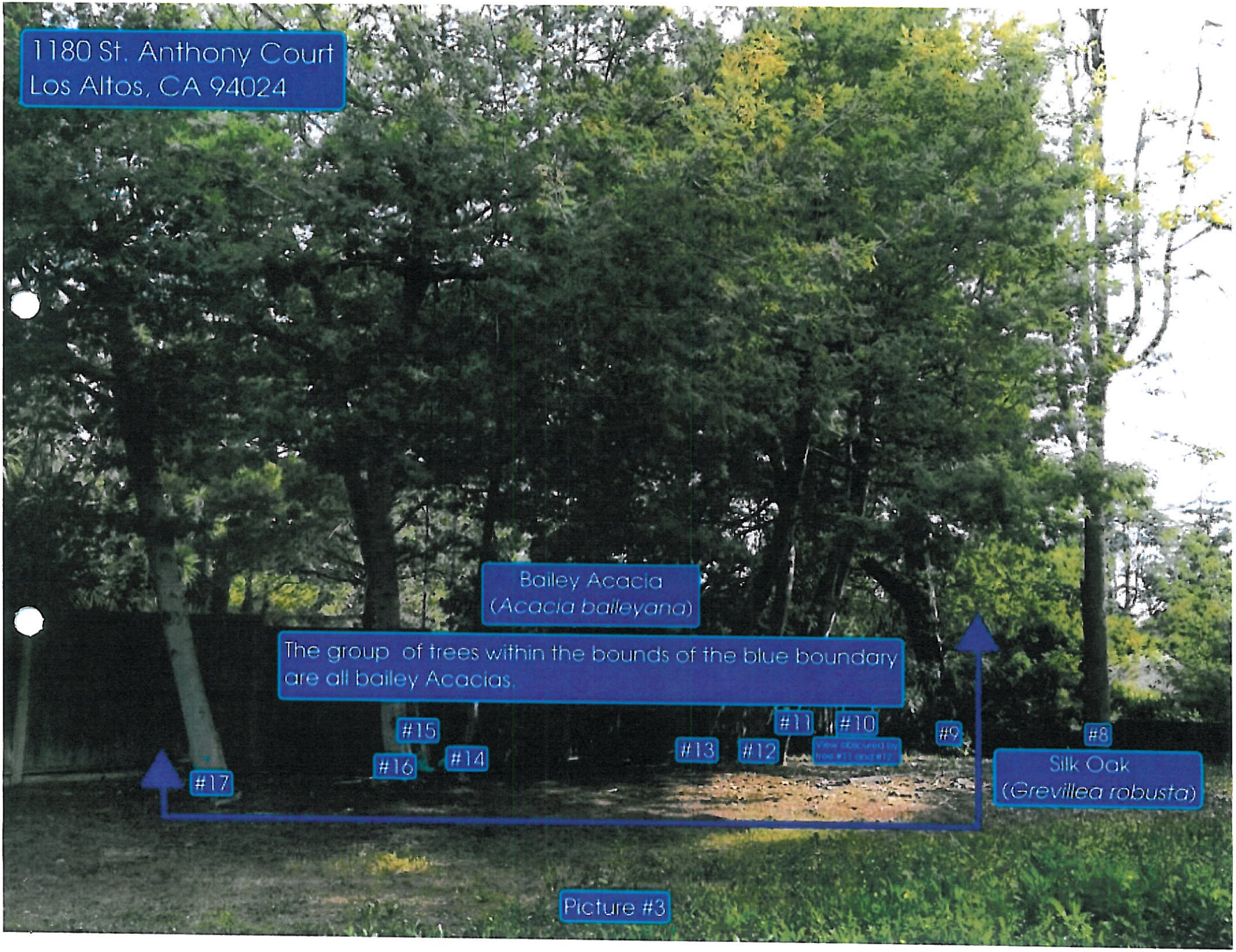
DBH-diameter at breast height, in Los Altos measured at 48 inches above grade.

SPREAD-measuring the diameter of the crown, measured from tip to tip of the longest lateral stems, trees #1 thru #6 have a combined canopy spread of approximately 70 feet; trees #9 thru #17 have a combined canopy spread of approximately 60 feet: the 14 Italian Cypress have a combined canopy spread of 40 feet.

CONDITION-visual assessment of a trees structural and physiological well-being.

PROTECTED-in Los Altos protected trees are a minimum 48 inches in circumference measured at 48 inches above grade, aka 15" diameter.

PRESCRIPTION-the fate of a tree. TPZ = tree protection zone; or remove.


1180 St. Anthony Court
Los Altos, CA 94024
Bailey Acacia
(Acacia baileyana)
The group of trees within the bounds of the blue boundary are all bailey Acacias.
#17
#16
#15
#14
#13
#12
#11
#10
#9
#8
Silk Oak
(Grevillea robusta)

Picture #3

1180 St. Anthony Court
Los Altos, CA 94024
Coast Redwood
(Sequoia sempervirens)
Picture #5

1180 St. Anthony Court
Los Altos, CA 94024
#19
Monterey Pine
(Pinus radiata)
Not pictured here is the group of Acacias to the right.
#18
Brush Cherry
(Syzygium australe)
Picture #4

1180 St. Anthony Court
Los Altos, CA 94024
Flowering Plum
(Prunus cerasifera)
Picture #6
X

1180 St. Anthony Court
Los Altos, CA 94024
#21
Italian Cypress
(Cupressus sempervirens)
Picture #7