



DATE: April 15, 2015

AGENDA ITEM # 2

TO: Design Review Commission
FROM: Sean K. Gallegos, Assistant Planner
SUBJECT: 15-SC-06 – 530 Hawthorne Avenue

RECOMMENDATION:

Approve design review application 15-SC-06 subject to the findings and conditions

PROJECT DESCRIPTION

This is a design review application for a two-story house. The project includes 1,886 square feet on the first story and 1,076 square feet on the second story. The following table summarizes the project's technical details:

GENERAL PLAN DESIGNATION: Single-Family, Residential
ZONING: R1-10
PARCEL SIZE: 8,465 square feet
MATERIALS: Stucco, horizontal siding, fiberglass windows and metal and cable railing and membrane roof

	Existing	Proposed	Allowed/Required
COVERAGE:	2,702 square feet	2,187 square feet	2,540 square feet
FLOOR AREA:			
First floor	2,702 square feet	1,886 square feet	
Second floor		1,076 square feet	
Total	2,702 square feet	2,962 square feet	2,963 square feet
SETBACKS:			
Front (Ramon Dr.)	25 feet	No Change	25 feet
Rear	24 feet	46 feet	25 feet
Right side (1 st /2 nd)	6 feet	8.5 feet/16.5 feet	6 feet/13.5 feet
Exterior side (Hawthorne Ave.)	10 feet	12 feet	12 feet
HEIGHT:	15 feet	20 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. While there is not a distinctive street tree pattern on either street, there are many large trees along both streets.

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 existing residence is a ranch style with a simple forms, low-pitched gable roof, eaves and rustic materials. The new structure uses a more Modern style with a flat roof and rectangular forms. However, the contrasting architectural style maintains the character of the neighborhood with a simple low-scale forms and a low roofline. The proposed building materials include stucco, horizontal siding and fiberglass window frames that are integral to the design. The proposal introduces a new material with a coated metal fascia and metal and cable railing, which is a compatible, low profile material consistent with the design character. Overall, the design incorporates simple and low-scale forms that produce an integrated appearance with the context of the area.

The first story plate heights are set relatively low, approximately nine feet from the grade, consistent with the eight-foot to nine-foot tall plate heights of existing residences in the neighborhood. On the second floor, the design uses low wall plates consistent with adjacent houses. The structure has a uniform eave line that breaks up the massing of the facade and separates the first and second story. The massing of the structure is articulated and broken-up with second story decks, which helps diminish bulk concerns.

The applicant has worked with staff to reduce the overall mass and appearance of the second floor façade along Hawthorne, while also preserving the integrity of the design. To further break up the facade and reduce its massing, the applicant lowered the overall height of the building, dropped the eave line to reduce the visual height of the exterior walls, deepened the articulated walls along the exterior side, and reduced the overall thickness of the fascia. The flat roof design keeps the overall height of the structure low and minimizes its bulk. The overall height of the structure is a modest 20 feet.

Privacy and Landscaping

On the right (south) side elevation of the second story, there are four windows: one located in bedroom No. 2, two located along the stairwell landing with seven-foot sill heights, and one located along the vaulted portion of the living room with a ten-foot, six-inch sill height. Due to their placement and sill heights, the stairwell landing and living room windows do not create unreasonable privacy impacts. The window in bedroom No. 2 could create privacy impacts to the adjacent property. As indicated in the landscape plan, medium to fast growing evergreen screening trees will be planted along the south property

line to mitigate privacy impacts. Therefore, as designed and with the recommended conditions, staff finds that the project maintains a reasonable degree of privacy.

The rear (east) second story elevation includes four windows and one door for a balcony: a group of three windows is located along the vaulted portion of the living room with a ten-foot, six-inch sill height and one window in master bedroom with a one-foot, six-inch, sill height. The project also includes a balcony off the master bedroom. The balcony is fourteen feet wide and five feet deep, primarily faces the rear yard. As outlined in the Residential Design Guidelines, limiting the depth of a balcony to four feet will create a more passive use area that is less likely to create a privacy impact. In order to diminish unreasonable privacy impacts, the applicant has retained an existing mature oak tree and worked with staff to incorporate fast growing screening trees along the rear property line. Therefore, as designed, and with the recommended condition, staff finds that the project maintains a reasonable degree of privacy.

The structure is adequately screened with trees, various landscaping, and several mature trees that line the front, left side, right side and the rear of the property. The applicant is maintaining two of five remaining trees in the front and exterior yard. The trees being removed from the site are the following: a coast live oak (tree No. 2), cherry (tree No. 3) and southern magnolia (tree No. 4). 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.

PUBLIC NOTICING

This project was noticed to the 11 neighboring property owners in addition to an on-site posting.

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 home.

CC: Toby Long, AIA, Applicant/Architect
Vivek Gandhi and Mona Parakh, Property Owners

Attachments:

- A. Application
- B. Area Map and Vicinity Map
- C. Neighborhood Compatibility Worksheet
- D. Public Noticing and Notification Map
- E. Arborist Report, dated December 22, 2014
- F. Arborist Report, dated March 25, 2015

FINDINGS

15-SC-06 – 530 Hawthorne Avenue

With regard to the two-story, single-family structure, the Design Review Commission finds the following in accordance with Section 14.76.050 of the Municipal Code that:

- 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

15-SC-06 – 530 Hawthorne Avenues

1. The approval is based on the plans received on April 1, 2015 and the written application materials provided by the applicant, except as may be modified by these conditions.
2. The following trees No's. 5 and 6, proposed street trees and privacy screening trees along the south and east property lines shall be protected under this application and cannot be removed without a tree removal permit from the Community Development Director.
3. An encroachment permit shall be obtained from the Engineering Division prior to doing any work within the public right-of-way including the street shoulder.
4. 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.
5. Fire sprinklers shall be required pursuant to Section 12.10 of the Municipal Code.
6. Any new utility service drops shall be located underground from the nearest convenient existing pole pursuant to Chapter 12.68 of the Municipal Code.
7. The applicant/owner agrees to indemnify, defend, protect, and hold the City harmless from all costs and expenses, including attorney's fees, incurred by the City or held to be the liability of the City in connection with the City's defense of its actions in any proceedings brought in any State or Federal Court, challenging any of the City's action with respect to the applicant's project.
8. **Prior to the issuance of a Demolition Permit or Building Permit**, tree protection fencing shall be installed around the dripline, or as required by the project arborist, of the following trees (No's. 5 and 6) 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 and shall not be removed until all building construction has been completed unless approved by the Planning Division.
9. **Prior to Building Permit submittal, the 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."
 - c. Verification that the house will comply with the California Green Building Standards pursuant to Section 12.26 of the Municipal Code and provide a signature from the project's Qualified Green Building Professional Designer/Architect and property owner.

- d. The location of underground utilities pursuant to Section 12.68 of the Municipal Code. Underground utility trenches shall avoid the drip-lines of all protected trees unless approved by the project arborist and the Planning Division.
- e. The location of any air conditioning units on the site plan and the manufacturer's specifications showing the sound rating for each unit.
- f. Compliance 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.).

10. Prior to final inspection:

- a. All front yard, exterior side, interior side, and rear yard landscaping, street trees and privacy screening shall be maintained and/or installed as shown on the approved plans or as required by the Planning Division.
- b. Submit verification that the house was built in compliance with the City's Green Building Ordinance (Section 12.26 of the Municipal Code).

ATTACHMENT A



CITY OF LOS ALTOS GENERAL APPLICATION

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

Permit # _____

<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 checked="" 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: 530 HAWTHORNE AVENUE
 Project Proposal/Use: NEW SINGLE FAMILY HOME WITH ATTACHED GARAGE
 Current Use of Property: SINGLE FAMILY HOME
 Assessor Parcel Number(s) 189-53-080 Site Area: 8,466 #
 New Sq. Ft.: 4441.8 # Remodeled Sq. Ft.: 0 Existing Sq. Ft. to Remain: _____
 Total Existing Sq. Ft.: 2,702 # Total Proposed Sq. Ft. (including basement): 4441.8 #

Applicant's Name: TOBY LONG, AIA
 Home Telephone #: 510-333-3447 Business Telephone #: 415-905-9030
 Mailing Address: 6114 LA SALLE AVE. OAKLAND CA 94611
 City/State/Zip Code: TOBY@TOBYLONGDESIGN.COM
 EMAIL

Property Owner's Name: VIVEK GANDHI AND MONA PAREKH
 Home Telephone #: 408 823 2734 Business Telephone #: 408 505 9543
 Mailing Address: 947 ARLINGTON COURT
 City/State/Zip Code: SUNNYVALE CA 94037

Architect/Designer's Name: TOBY LONG, AIA Telephone #: 510-333-3447

*** 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)

15-SC-06

Does your project comply with any Deed Restrictions, Conditions, Covenants, and Restrictions (CC&R's), or any other recorded conditions of the subdivision in which it is located? Examples are restrictions that limit development to one-story height or may require setbacks greater than those required by City Codes. You are responsible for researching your title insurance report to find the CC&R's for your property. If you do not have a copy of the title report, you may obtain the information from a title insurance company or the County Recorder's Office. Yes No N/A

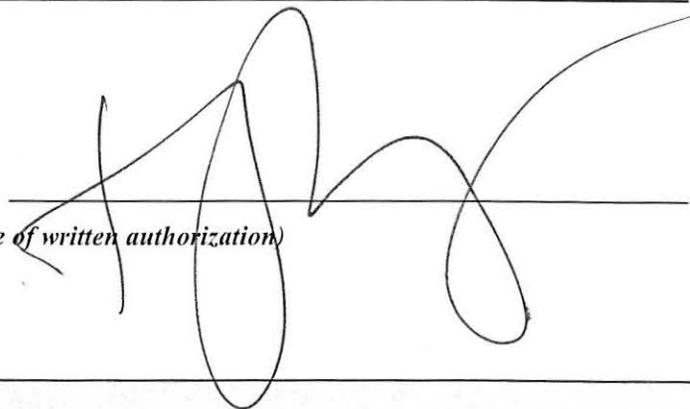
If No, please explain below in what way your project does not comply with the restrictions and why you propose such variations.

I certify that the above information is true and correct.

Date: 02/12/2015

Property Owner/Applicant or Authorized Agent Signature: _____

(If signing as an authorized agent, please submit evidence of written authorization)



For City Staff Use Only:

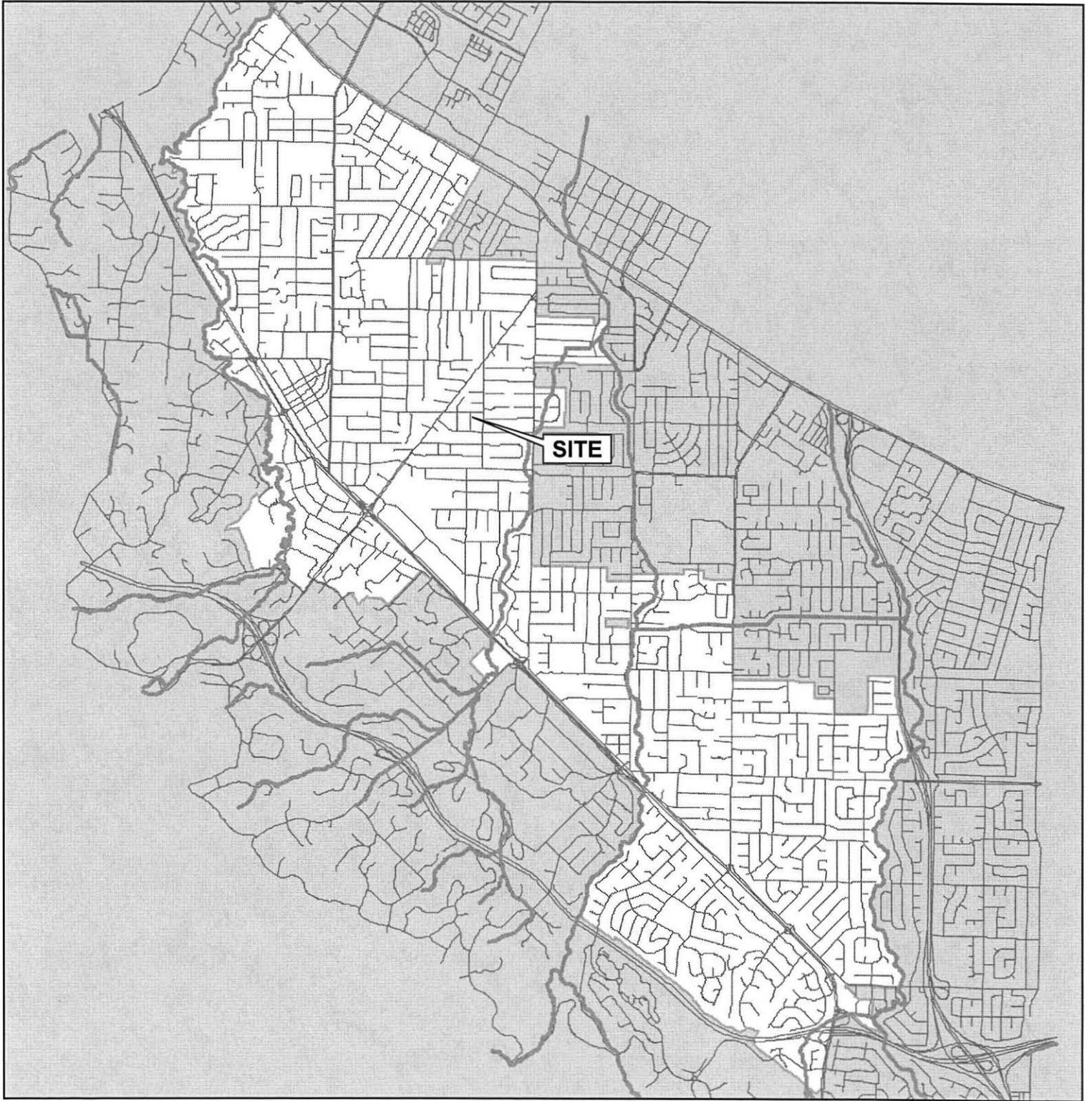
Received by: Sean G Date: 2-12-15

Fire Department Review Required? YES / NO If YES, Date Notified: 2/13/15

Is the submittal package complete? YES / NO

If NO, what items still need to be submitted?
13 ENVELOPES

AREA MAP



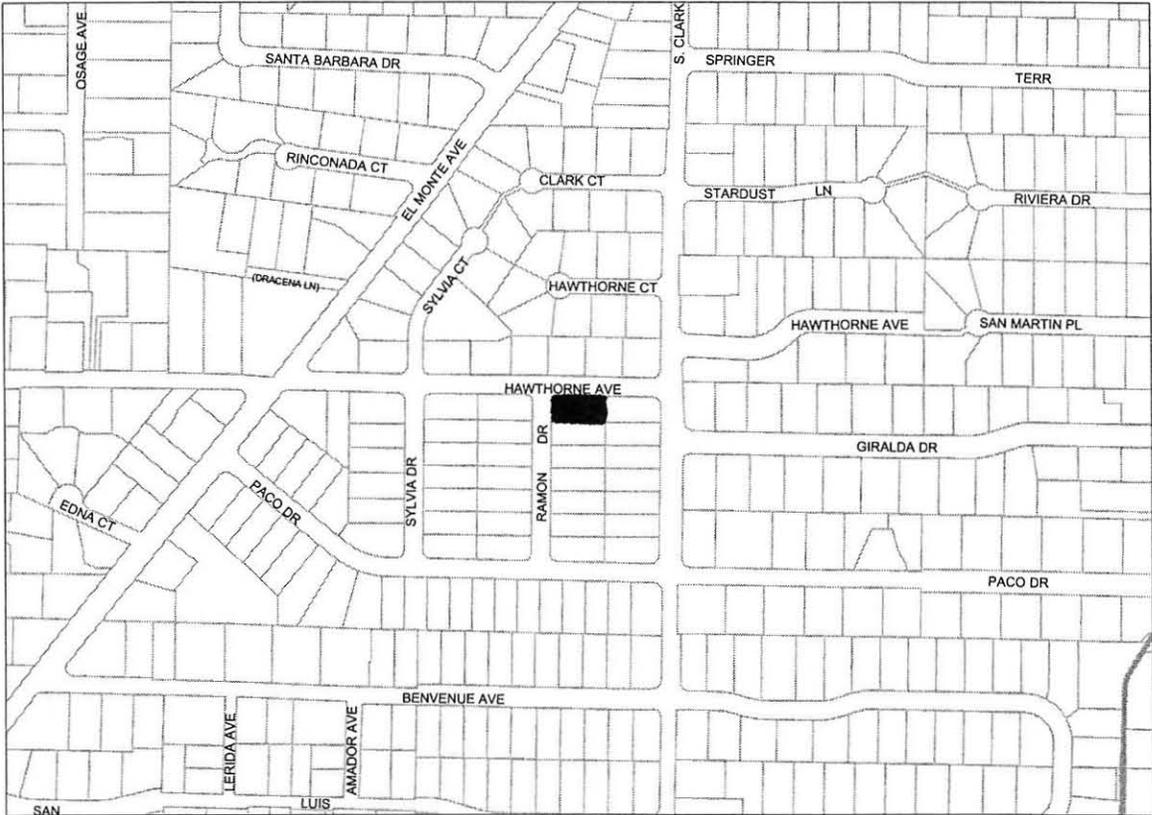
CITY OF LOS ALTOS

APPLICATION: 15-SC-06
APPLICANT: T. Long, AIA/ V. Gandhi and M. Parekh
SITE ADDRESS: 530 Hawthorne Avenue

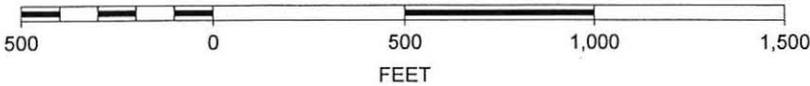


Not to Scale

VICINITY MAP



SCALE 1 : 6,000



CITY OF LOS ALTOS

APPLICATION: 15-SC-06
APPLICANT: T. Long, AIA/ V. Gandhi and M. Parekh
SITE ADDRESS: 530 Hawthorne Avenue

ATTACHMENT C



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 530 HAWTHORNE
Scope of Project: Addition or Remodel or New Home
Age of existing home if this project is to be an addition or remodel? N/A
Is the existing house listed on the City's Historic Resources Inventory? NO

Address: 530 HANTHORNE
Date: 02/10/2015

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: APPROX 8,700 square feet
Lot dimensions: Length 145 feet
Width 60 feet

If your lot is significantly different than those in your neighborhood, then note its: area _____, length _____, and width _____. SIMILAR TO LOTS ON THIS BLOCK

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 92 %
Existing front setback for house on left NA (CORNER) ft./on right 25'-0" 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 7
Garage facing front recessed from front of house face 0
Garage in back yard 2
Garage facing the side 1
Number of 1-car garages 0; 2-car garages 9; 3-car garages 1

Address: 530 HAWTHORNE
Date: 02/10/2015

4. Single or Two-Story Homes:

What % of the homes in your neighborhood* are:
One-story 64%
Two-story 36%

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 YES?

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 TILE / 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
* MIXED BETWEEN TRADITIONAL / TRANSITIONAL AND MODERN STYLES

Address: 530 HAWTHORNE
Date: 02/10/2015

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)

FLAT

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 TREES SCREEN HOUSES FROM STREET
TALL FENCES ALONG HAWTHORNE

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

VISIBLE BUT WITH VEGETATION / SCREENING

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 IMPROVEMENTS AT R.O.W. / ASPHALT ONLY

10. Width of Street:

What is the width of the roadway paving on your street in feet? ± 35' 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?

UN-IMPROVED w/ NO CURB / GUTTER

Address: 530 HAWTHORNE
Date: 02/10/2015

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.:

- USE OF HORIZONTAL EAVES AND LINQ
- BANDING AT FASCIAS.
- USE OF WOOD SIDING.
- VARIETY OF ARCHITECTURAL STYLES

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: 530 HAWTHORNE
 Date: 02/10/2015

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 APPROX	Garage location	One or two stories	Height APPROX	Materials	Architecture (simple or complex)
501 HAWTHORNE	25'	20'	FRONT	TWO	22'	STUCCO	SIMPLE
521 HAWTHORNE	25'	29'	FRONT	ONE	15'	WOOD	SIMPLE
531 HAWTHORNE	25'	35'	FRONT	ONE	15'	WOOD	SIMPLE
541 HAWTHORNE	25'	35'	FRONT	ONE	15'	WOOD	COMPLEX
551 HAWTHORNE	25'	35'	FRONT	ONE	15'	STUCCO	SIMPLE
506 HAWTHORNE	25'	35'	FRONT	ONE	15'	SHINGLES	SIMPLE
284 RAMON	25'	70'	BACK	ONE	15'	WOOD	SIMPLE
216 RAMON	25'	55'	FRONT	ONE	20'	WOOD	SIMPLE
295 RAMON	25'	45'	FRONT	ONE	15'	STUCCO	SIMPLE
283 RAMON	25'	70'	REAR	TWO	22'	STUCCO	COMPLEX
272 S. CLARK	25'	50'	FRONT	TWO	20'	WOOD	COMPLEX
284 S. CLARK	30'	40'	REAR	ONE	15'	WOOD	SIMPLE



ATTACHMENT D

Community Development Department

One North San Antonio Road
Los Altos, California 94022-3087

April 1, 2015

Dear Property Owner:

The City of Los Altos has received a design review application from T. Long for a two-story house at 530 Hawthorne Avenue. The project includes 1,886 square feet on the first story and 1,076 square feet on the second story.

The Design Review Commission will consider the application at 7:00 p.m., Wednesday, April 15, 2015. The meeting will be held in the Community Chambers at City Hall, One North San Antonio Road, Los Altos, California with an opportunity for public comment.

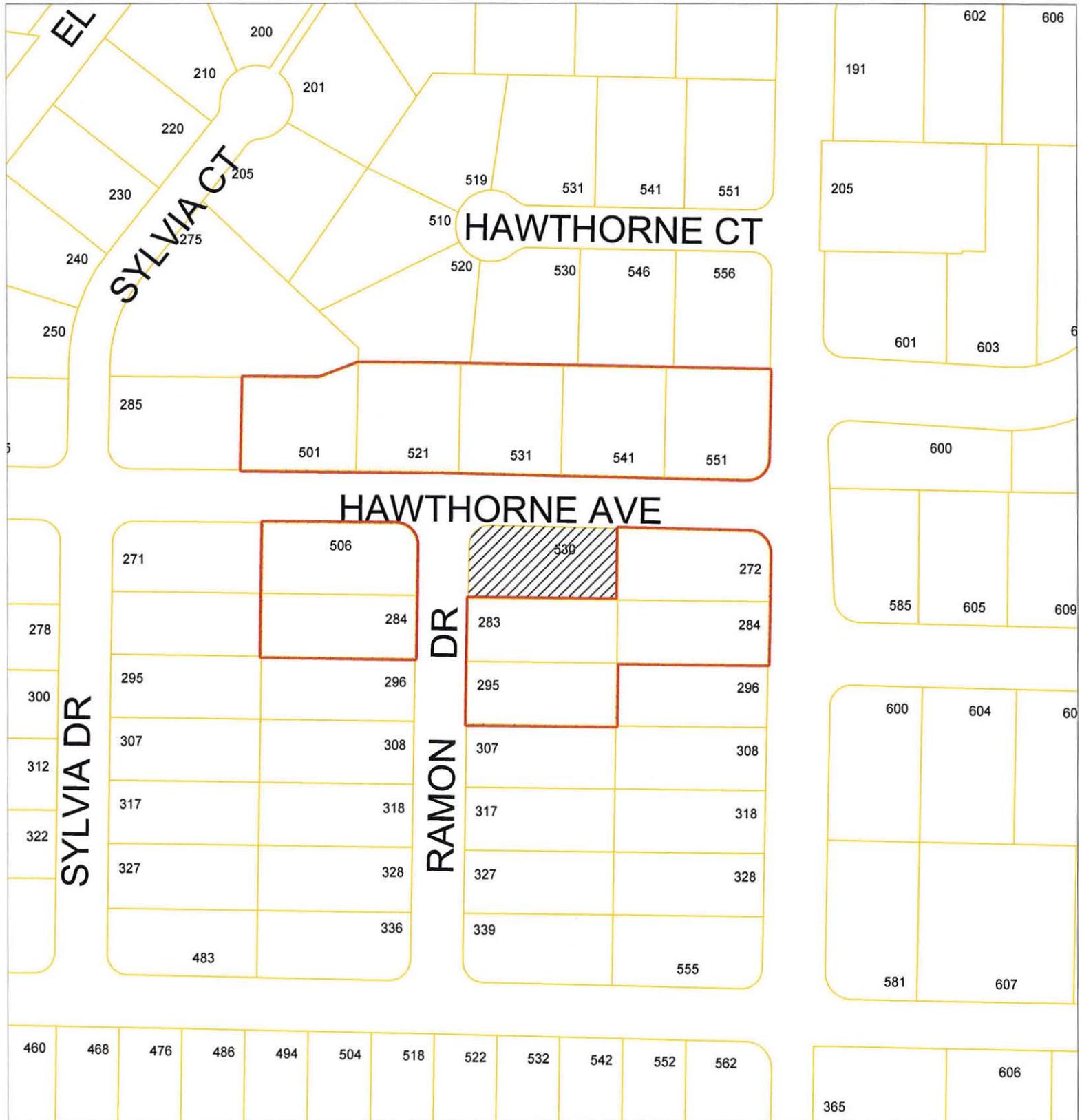
We encourage persons who are interested in this project to review the plans at either the Community Development Department office at City Hall, or the Main Library at the Civic Center, prior to the Design Review Commission meeting. The Community Development Department office hours are Monday - Friday from 8:00 AM to 12:00 Noon, and from 1:00 p.m. to 5:00 p.m.

If you should have questions, please contact your neighbor or the Community Development Department at (650) 947-2641 or sgallegos@losaltosca.gov.

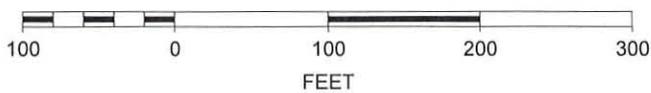
Sincerely,

Sean Gallegos
Assistant Planner

530 Hawthorne Avenue Notification Map



SCALE 1 : 1,500



N



ATTACHMENT E

Tree Inventory, Assessment, and Protection Plan

530 Hawthorne Avenue
Los Altos, CA 94024

Prepared for:

Clever Homes
&
Gandhi Parekh

December 22, 2014

Prepared By:

Richard Gessner

ASCA - Registered Consulting Arborist® #496
ISA - Board Certified Master Arborist® WE-4341B
ISA - Tree Risk Assessor Qualified



Monarch Consulting Arborists LLC

P.O. Box 1010
Felton, CA 95018
831.331.8982

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NOTE: A LARGE STREET TREE (#1 ON PLANS)
FELL DOWN ON 2/7/15. THIS REPORT
WILL BE REPLACED AND UPDATED
WITHIN THE NEXT WEEK.

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Summary

The property is located at 530 Hawthorne Avenue the corner of Ramon Drive in Los Altos. The tree inventory consists of nine trees comprised of seven different species. All the trees are in fair condition with fair suitability for preservation except for the southern magnolia (*Magnolia grandiflora*) and cherry (*Prunus serrulata*) which are in poor shape. The project will highly affect the southern magnolia and cherry and they will need to be removed. The two coast live oaks (*Quercus agrifolia*) and two pears (*Pyrus calleryana*) will be moderately affected and should be protected and preserved if possible. The construction influence may change based on the civil plans and basement excavation. Tree protection should consist of fence at the drip line of trees to be preserved and trunks wrapped in wattle to help prevent mechanical damage.

Background

Clever Homes by Architect Toby Long Design asked me to assess the site, trees, proposed footprint plan, and to provide a report with my findings and recommendations to help satisfy the City of Los Altos planning requirements.

Assignment

1. Provide an arborist's report that includes an assessment of the trees within the project area. The assessment is to include the species, size (trunk diameter), condition (health and structure), and suitability for preservation ratings.
2. Provide tree protection specifications and influence ratings for the trees that will be influenced by the project. Tree protection will be placed on a provided map if necessary.

Limits of the assignment

1. No **tree risk assessments** were performed.
2. The information in this report is limited to the condition of the trees during my inspection on December 5, 2014.
3. The plans reviewed for this assignment were as follows: A1.2 date 11/11/14 provided by Clever Homes. No demolition, grading, drainage, or utility plan was reviewed.

Purpose and use of the report

The report is intended to identify all the trees within the plan area that could be affected by a project. The report is to be used by Toby Long Design, the property owners, their agents, and the City of Los Altos as a reference for existing tree conditions to help satisfy the City of Los Altos planning requirements.



Observations

The property is located at the corner of Hawthorne Avenue and Ramon Drive in Los Altos and contains five trees which are as follows: one California fan palm (*Washingtonia filifera*), two coast live oaks (*Quercus agrifolia*), one southern magnolia (*Magnolia grandiflora*), and one cherry (*Prunus serrulata*) (Image 1). There are four trees on the adjacent properties which are as follows: two callery pear (*Pyrus calleryana*), one sweetgum (*Liquidambar styraciflua*), and a row of pittosporum (*Pittosporum eugenioides*). The palm tree is located on the street and is part of deliberate planting of palms along Hawthorne Avenue. The cherry tree is nearly dead and structurally compromised with decay in the trunk. One coast live oak has multiple stems (8) and is located along Hawthorne Avenue while the second coast live oak has two large codominant stems and is located along Ramon Drive. The coast live oak along Ramon Drive has a crown that extends over the entire roadway to the west, has an acute angle attachment, and its trunk flare is buried in ivy with no visible structural roots. The southern magnolia is nearly dead and almost completely void of foliage, is growing against the house, and near the gas main. The two pears and sweetgum are located on the neighbor's property to the south along Ramon Drive and in the backyard. The pittosporum row is located onto neighbor's property to the east along Hawthorne Avenue.

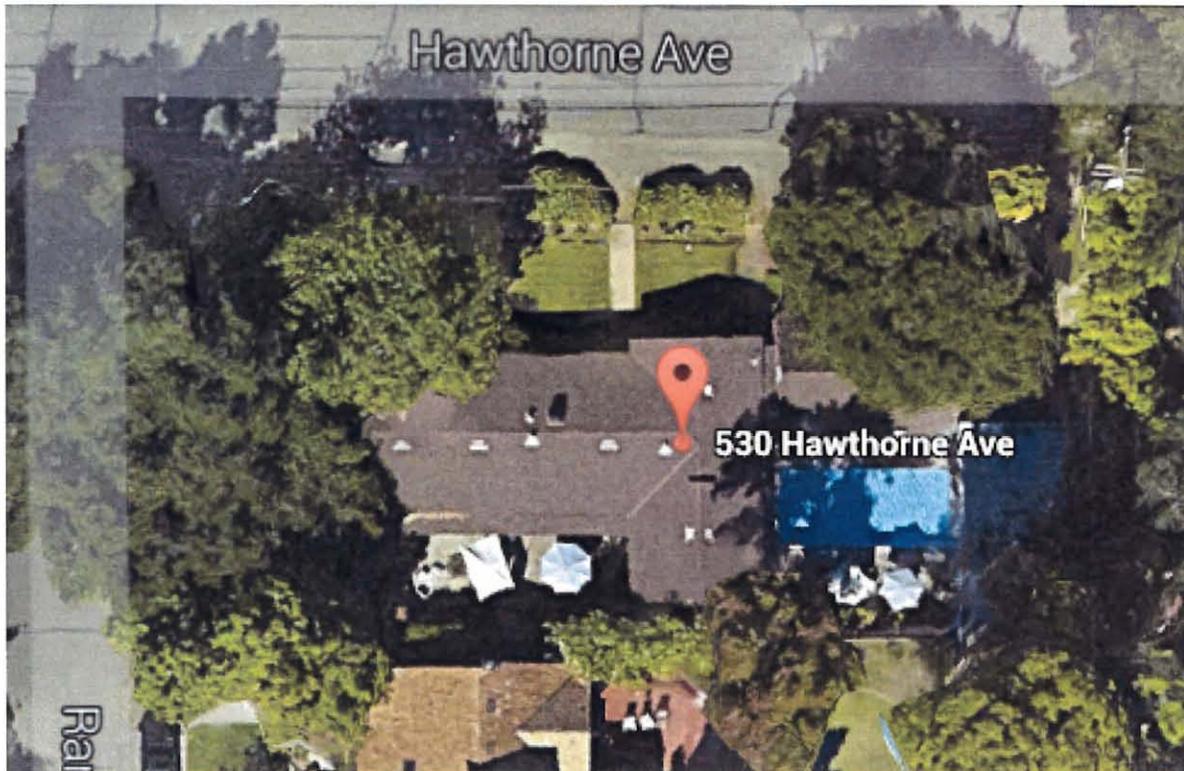


Image 1: Aerial overview of the site. Courtesy of Google Maps 2014.



Discussion

Tree Inventory

The tree inventory consists of nine trees comprised of seven different species. The City of Los Altos protects any tree greater than 48 inches in circumference which is equal to 15 inches in diameter at 48 inches above grade. All trees greater than four inches in diameter and those located on the adjacent properties were included in the inventory and assessment. Aluminum number tags have been affixed to the trees for reference in this report and on site.

Table 1: Tree Inventory

Tree Species	Number	Trunk Diameter	Estimated Height	Estimated Crown Radius
Pittosporum	1989	Varies 4-10 inches	15	6
California fan palm	1990	15	55	8
Coast live oak	1991	8 stems/40 inches	35	
Southern magnolia	1992	22	40	15
Cherry	1993	9	12	5
Coast live oak	1994	30 And 30	45	30
Pear	1995	13	25	10
Pear	1996	13	25	10
Sweetgum	1997	20	55	15



Condition Rating

A tree's condition is a determination of its overall health and structure based on five aspects: Roots, trunk, **scaffold branches**, twigs, and foliage. The assessment considered both the health and structure of the trees for a combined condition rating. The crown, trunk, **trunk flare**, and above ground roots were inspected from the ground.

- Exceptional = Good health and structure with significant size, location or quality.
- Good = No apparent problems, good structure and health, good longevity for the site.
- Fair = Minor problems, at least one structural defect or health concern, problems can be mitigated through cultural practices such as pruning or a plant health care program.
- Poor = Major problems with multiple structural defects or declining health, not a good candidate for retention.
- Dead/Unstable = Extreme problems, irreversible decline, failing structure, or dead.

All the trees are in fair condition except for the southern magnolia and cherry which are in poor shape.

The table below lists the trees and their condition rating for each category (Table 2).

Table 2: Condition Rating

Tree Species	Number	Trunk Diameter	Estimated Height	Estimated Crown Radius	Condition
Pittosporum	1989	Varies 4-10 inches		15	6 Fair
California fan Palm	1990		15	55	8 Fair
Coast live oak	1991	8 stems/40 inches		35	Fair
Southern magnolia	1992		22	40	15 Poor
Cherry	1993		9	12	5 Poor
Coast live oak	1994	30 And 30		45	30 Fair
Pear	1995		13	25	10 Fair
Pear	1996		13	25	10 Fair
Sweetgum	1997		20	55	15 Fair



Suitability for Preservation

A tree's suitability for preservation is determined based on its health, structure, age, species characteristics, and longevity using a scale of good, fair, or poor. The following list defines the rating scale:

- Good = Trees with good health, structural stability and longevity.
- Fair = Trees with fair health and/or structural **defects** that may be mitigated through treatment. These trees require more intense management and monitoring, and may have shorter life spans than those in the good category.
- Poor = Trees in poor health with significant structural defects that cannot be mitigated and will continue to decline regardless of treatment. The species or individual may possess characteristics that are incompatible or undesirable in landscape settings or unsuited for the intended use of the site.

All the trees have fair suitability for preservation except for the southern magnolia and cherry which are in poorly suited due to their unstable health and structural condition.

The table below lists the trees and their suitability rating for each category (Table 3).

Table 3: Suitability Rating

Tree Species	Number	Trunk Diameter	Estimated Height	Estimated Crown Radius	Suitability for Preservation
Pittosporum	1989	Varies 4-10 inches	15	6	Fair
California fan Palm	1990	15	55	8	Fair
Coast live oak	1991	8 stems/40 inches	35		Fair
Southern magnolia	1992	22	40	15	Poor
Cherry	1993	9	12	5	Poor
Coast live oak	1994	30 And 30	45	30	Fair
Pear	1995	13	25	10	Fair
Pear	1996	13	25	10	Fair
Sweetgum	1997	20	55	15	Fair



Influence Level

Influence level defines how a tree may be influenced by construction activity and proximity to the tree, and is described as low, moderate, or high. The following scale defines the impact rating:

- Low = The construction activity will have little influence on the tree.
- Moderate = The construction may cause future health or structural problems, and steps must be taken to protect the tree to reduce future problems.
- High = Tree structure and health will be compromised and removal is recommended, or other actions must be taken for the tree to remain. The tree is located in the building envelope.

The project will highly affect the southern magnolia and cherry tree and they will need to be removed. The two coast live oaks and two pears will be moderately affected and should be protected and preserved if possible. The palm, pittosporum and sweetgum will not be affected by the project based on the plans reviewed. The construction influence may change based on the civil plans. Typically the basement excavation will require a one to one slope and could encroach close to both coast live oaks depending onto plan.

The table below lists the trees and the construction influence rating for each category (Table 4).

Table 4: Construction Influence

Tree Species	Number	Trunk Diameter	Estimated Height	Estimated Crown Radius	Influence Rating
Pittosporum	1989	Varies 4-10 inches	15	6	Low
California fan Palm	1990	15	55	8	Low
Coast live oak	1991	8 stems/40 inches	35		Moderate
Southern magnolia	1992	22	40	15	High
Cherry	1993	9	12	5	High
Coast live oak	1994	30 And 30	45	30	Moderate
Pear	1995	13	25	10	Moderate
Pear	1996	13	25	10	Moderate
Sweetgum	1997	20	55	15	Low



Tree Protection

Tree protection focuses on protecting trees from damage to the roots, trunk, or scaffold branches from heavy equipment (Appendix D).

The **tree protection zone (TPZ)** is the defined area in which certain activities are prohibited to minimize potential injury to the tree. The TPZ can be determined by a formula based on species tolerance, tree age, and diameter at breast height (DBH) (Matheny, N. and Clark, J. 1998) or as the **drip line** in some instances. The tree protection zones for this project should simply be located at the tree drip line distances. For this project I would require fence at the drip line, primarily because the trees are small or at the property boundary where they would only be influenced on one side (Figure 1).

Preventing **mechanical damage** to the main stems from equipment or hand tools can be accomplished by wrapping the main stem with **straw wattle** (Figure 2). The wattle will create a porous barrier around the trunk and prevent damage to the bark and vascular tissues underneath. Trees that are to be moderately affected by the project should be wrapped in wattle and fenced off.

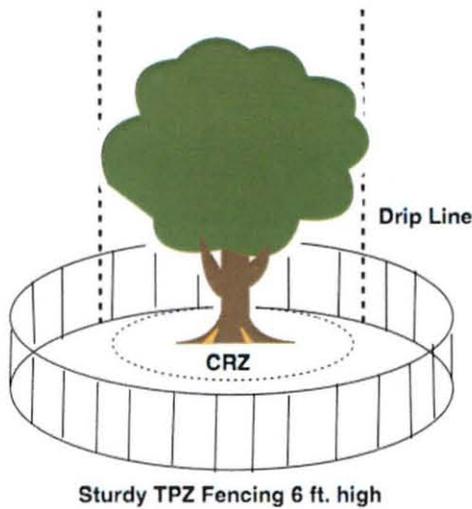


Figure 1: Tree protection distances

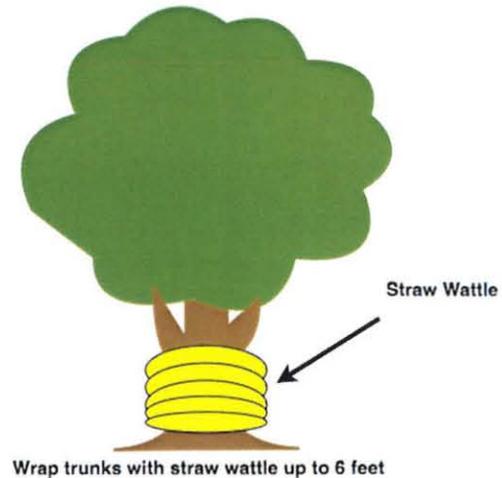


Figure 2: Trunk protection with straw wattle



Critical Root Zone

Because the trees will only be influenced on one side the CRZ will in effect be the TPZ for this project. The CRZ distances are listed in "Appendix B".

The critical root zone (CRZ) is the area of soil around the trunk of a tree where roots are located that provide stability and uptake of water and nutrients required for the tree's survival. The CRZ is the minimum distance from the trunk that trenching or root cutting can occur and will be defined by the trunk diameter as a distance of three times the DBH in feet, and preferably, five times (Smiley, E.T., Fraedrich, B. and Hendrickson, N. 2007). For example if the tree is two feet in diameter, the minimum CRZ distance would be six to ten feet from the stem on one side of the tree. Because the two oak trees may be close to the basement excavation I would recommend at least a five times the trunk diameter distance be honored or the trees may need to be removed.

The recommended maximum encroachment distance into the root zone of oaks on one side is five times the trunk diameter (Coate, B.)(Costello, L., Hagan, B., Jones, K. 2011)(Figure 3).

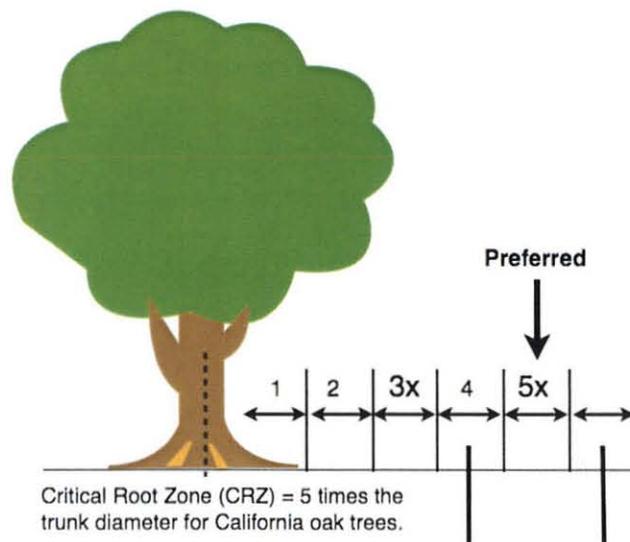


Figure 3: The image above depicts the preferred Critical Root Zone distance for oaks.



Conclusion

The property is located at 530 Hawthorne Avenue the corner of Ramon Drive in Los Altos. The tree inventory consists of nine trees comprised of seven different species. The site contains five trees which are as follows: one California fan palm, two coast live oaks, one southern magnolia, and one cherry. There are four trees on the adjacent properties which are as follows: two callery pear, one sweetgum, and a row of pittosporum. All the trees are in fair condition with fair suitability for preservation except for the southern magnolia and cherry which are in poor shape. The project will highly affect the southern magnolia and cherry tree and they will need to be removed. The two coast live oaks and two pears will be moderately affected and should be protected and preserved if possible. The palm, pittosporum and sweetgum will not be affected by the project based on the plans reviewed. The construction influence may change based on the civil plans and basement excavation. Tree protection should consist of fence at the drip line of trees to be preserved and trunks wrapped in wattle to help prevent mechanical damage. It may be possible to encroach into the drip line distance on one side by honoring a five times the trunk diameter distance of protection.

Recommendations

1. Obtain all necessary permits from the City of Los Altos prior to removing or significantly altering any tree.
2. Refer to Appendix D of this document for general protection guidelines and specifications.
3. Remove the southern magnolia 1992 and cherry 1993.
4. Protect the neighbor's pittosporum 1989 and pears 1995 and 1996 by not allowing encroachment into their root zones beyond the drip line.
5. Prune coast live oak 1994 with the objective of reducing weight on branch ends.
6. Do not allow encroachment into CRZ of any tree to be preserved.



Bibliography

Clark, James R., and Nelda P. Matheny. *A Photographic Guide to the Evaluation of Hazard Trees in Urban Areas*. Bedminster, PA: International Society Of Arboriculture, 1993.

Costello, Laurence Raleigh, Bruce W. Hagen, and Katherine S. Jones. *Oaks in the urban landscape: selection, care, and preservation*. Oakland, CA: University of California, Agriculture and Natural Resources, 2011. Print.

ISA. *Glossary of Arboricultural Terms*. Champaign: International Society of Arboriculture, 2011. Print.

Matheny, Nelda P. *Trees and development: A technical guide to preservation of trees during land development*. Bedminster, PA: International Society of Arboriculture, 1998.

Smiley, E. Thomas, Fraedrich, Bruce R., and Hendrickson, Neil. *Tree Risk Management*. 2nd ed. Charlotte, NC: Bartlett Tree Research Laboratories, 2007



Glossary of Terms

Defect: An imperfection, weakness, or lack of something necessary. In trees defects are injuries, growth patterns, decay, or other conditions that reduce the tree's structural strength.

Diameter at breast height (DBH): Measures at 1.4 meters (4.5 feet) above ground in the United States, Australia (arboriculture), New Zealand, and when using the Guide for Plant Appraisal, 9th edition; at 1.3 meters (4.3 feet) above ground in Australia (forestry), Canada, the European Union, and in UK forestry; and at 1.5 meters (5 feet) above ground in UK arboriculture.

Drip Line: Imaginary line defined by the branch spread or a single plant or group of plants.

Mechanical damage: Physical damage caused by outside forces such as cutting, chopping or any mechanized device that may strike the tree trunk, roots or branches.

Scaffold branches: Permanent or structural branches that form the scaffold architecture or structure of a tree.

Straw wattle: also known as straw worms, bio-logs, straw noodles, or straw tubes are man made cylinders of compressed, weed free straw (wheat or rice), 8 to 12 inches in diameter and 20 to 25 feet long. They are encased in jute, nylon, or other photo degradable materials, and have an average weight of 35 pounds.

Tree Protection Zone (TPZ): Defined area within which certain activities are prohibited or restricted to prevent or minimize potential injury to designated trees, especially during construction or development.

Tree Risk Assessment: Process of evaluating what unexpected things could happen, how likely it is, and what the likely outcomes are. In tree management, the systematic process to determine the level of risk posed by a tree, tree part, or group of trees.

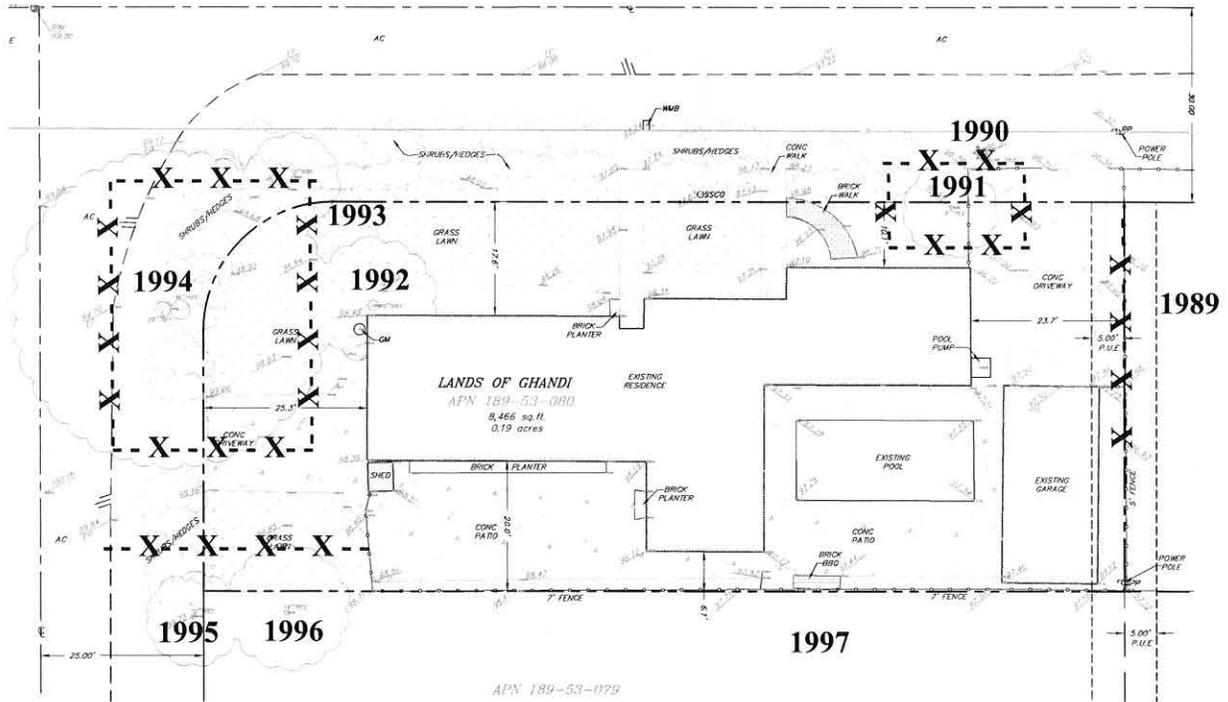
Trunk: Stem of a tree.

Volunteer: A tree, not planted by human hands, that begins to grow on residential or commercial property. Unlike trees that are brought in and installed on property, volunteer trees usually spring up on their own from seeds placed onto the ground by natural causes or accidental transport by people. Normally, volunteer trees are considered weeds and removed, but many desirable and attractive specimens have gone on to become permanent residents on many public and private grounds.

This Glossary of terms was adapted from the Glossary of Arboricultural Terms (ISA, 2011).



Appendix A: Tree Inventory Map and Protection



- -X- - X- - = Tree Protection Fence

Table 5: Tree Protection Distances

Tree Species	Number	Trunk Diameter	TPZ radius in feet	CRZ radius in feet
Pittosporum	1989	Varies 4-10 inches	6	5
California fan Palm	1990	15	8	6.25
Coast live oak	1991	8 stems/40 inches	15	15
Southern magnolia	1992	22	N/A	N/A
Cherry	1993	9	N/A	N/A
Pear	1995	13	10	5
Pear	1996	13	10	5
Sweetgum	1997	20	15	8
Coast live oak	1994	30 And 30	30	25



Appendix B: Tree Inventory and Disposition Table

Table 5: Tree Inventory

Tree Species	Number	Trunk Diameter	~ Height	~ Crown Radius	Condition	Suitability for Preservation	Influence Level
Pittosporum	1989	Varies 4-10 inches	15	6	Fair	Fair	Low/Retain
California fan Palm	1990	15	55	8	Fair	Fair	Low/Retain
Coast live oak	1991	8 stems/ 40 inches	35		Fair	Fair	Moderate/ Retain
Southern magnolia	1992	22	40	15	Poor	Poor	High/ Remove
Cherry	1993	9	12	5	Poor	Poor	High/ Remove
Coast live oak	1994	30 And 30	45	30	Fair	Poor	Moderate/ Retain
Pear	1995	13	25	10	Fair	Fair	Moderate/ Retain
Pear	1996	13	25	10	Fair	Fair	Moderate/ Retain
Sweetgum	1997	20	55	15	Fair	Fair	Low/Retain



Appendix C: Photographs

C1: Neighbor's pittosporum 1989



C2: Coast Live Oak 1991



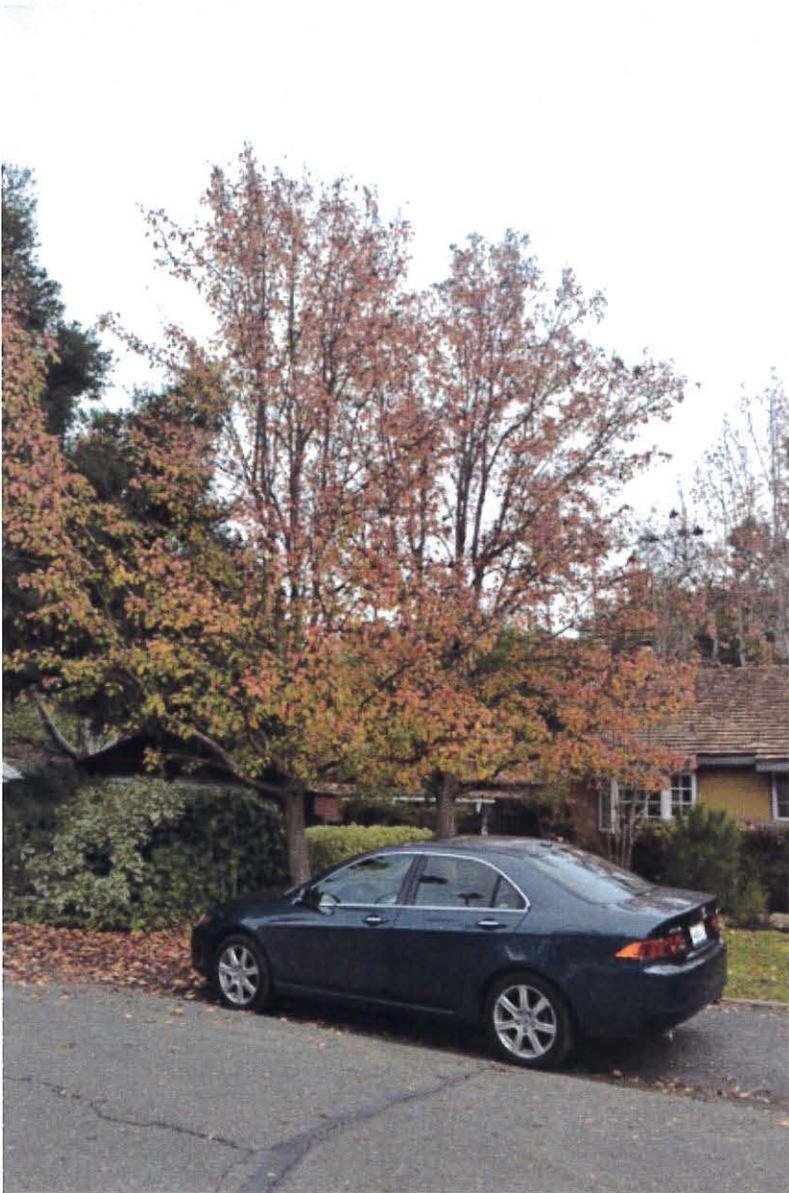
C3: Southern Magnolia 1992



C4: Coast Live Oak 1994



C5: Neighbor's Pears 1995 and 1996



Appendix D: Tree protection specifications

Tree protection locations should be marked before any fencing contractor arrives.

Pre-Construction Meeting with the Project Arborist

Prior to beginning work, all contractors involved with the project should attend a pre construction meeting with the project arborist to review the tree protection guidelines. Access routes, storage areas, and work procedures will be discussed.

Tree Protection Zones and Fence Specifications

Tree protection fence should be established prior to the arrival of construction equipment or materials on site. Fence should be comprised of six-foot high chain link fence mounted on eight-foot tall, 1 7/8-inch diameter galvanized posts, driven 24 inches into the ground and spaced no more than 10 feet apart. Once established, the fence must remain undisturbed and be maintained throughout the construction process until final inspection.

The fence should be maintained throughout the site during the construction period and should be inspected periodically for damage and proper functions.

Fence should be repaired, as necessary, to provide a physical barrier from construction activities.

A final inspection by the city arborist at the end of the project will be required prior to removing any tree protection fence and replacement tree shall be planted at this time.

Monitoring

Any trenching, construction or demolition that is expected to damage or encounter tree roots should be monitored by the project arborist or a qualified ISA Certified Arborist and should be documented.

The site should be evaluated by the project arborist or a qualified ISA Certified Arborist after construction is complete, and any necessary remedial work that needs to be performed should be noted.

Restrictions Within the Tree Protection Zone

No storage of construction materials, debris, or excess soil will be allowed within the Tree Protection Zone. Spoils from the trenching shall not be placed within the tree protection zone either temporarily or permanently. Construction personnel and equipment shall be routed outside the tree protection zones.



Root Pruning

Root pruning shall be supervised by the project arborist. When roots over two inches in diameter are encountered they should be pruned by hand with loppers, handsaw, reciprocating saw, or chain saw rather than left crushed or torn. Roots should be cut beyond sinker roots or outside root branch junctions and be supervised by the project arborist. When completed, exposed roots should be kept moist with burlap or backfilled within one hour.

Boring or Tunneling

Boring machines should be set up outside the drip line or established Tree Protection Zone. Boring may also be performed by digging a trench on both sides of the tree until roots one inch in diameter are encountered and then hand dug or excavated with an Air Spade® or similar air or water excavation tool. Bore holes should be adjacent to the trunk and never go directly under the main stem to avoid oblique (heart) roots. Bore holes should be a minimum of three feet deep.

Timing

If the construction is to occur during the summer months supplemental watering and bark beetle treatments should be applied to help ensure survival during and after construction.

Tree Pruning and Removal Operations

All tree pruning or removals should be performed by a qualified arborist with a C-61/D-49 California Contractors License. Tree pruning should be specified according to ANSI A-300A pruning standards and adhere to ANSI Z133.1 safety standards. Trees that need to be removed or pruned should be identified in the pre-construction walk through.

Tree Protection Signs

All sections of fencing should be clearly marked with signs stating that all areas within the fencing are Tree Protection Zones and that disturbance is prohibited. Text on the signs should be in both English and Spanish (Appendix E).



Appendix E: Tree Protection Signs E1: English

WARNING Tree Protection Zone

This Fence Shall not be moved without
approval. Only authorized personnel
may enter this area!

Project Arborist



E2: Spanish

CUIDADO
Zona De Arbol Pretejido
Esta cerca no sera removida sin
aprobacion. Solo personal autorizado
entrara en esta area!

Project Arborist



Qualifications, Assumptions, and Limiting Conditions

Any legal description provided to the consultant is assumed to be correct. Any titles or ownership of properties are assumed to be good and marketable. All property is appraised or evaluated as though free and clear, under responsible ownership and competent management.

All property is presumed to be in conformance with applicable codes, ordinances, statutes, or other regulations.

Care has been taken to obtain information from reliable sources. However, the consultant cannot be responsible for the accuracy of information provided by others.

The consultant shall not be required to give testimony or attend meetings, hearings, conferences, mediations, arbitration, or trials by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services.

This report and any appraisal value expressed herein represent the opinion of the consultant, and the consultant's fee is not contingent upon the reporting of a specified appraisal value, a stipulated result, or the occurrence of a subsequent event.

Sketches, drawings, and photographs in this report are intended for use as visual aids, are not necessarily to scale, and should not be construed as engineering or architectural reports or surveys. The reproduction of information generated by architects, engineers, or other consultants on any sketches, drawings, or photographs is only for coordination and ease of reference. Inclusion of said information with any drawings or other documents does not constitute a representation as to the sufficiency or accuracy of said information.

Unless otherwise expressed: a) this report covers only examined items and their condition at the time of inspection; and b) the inspection is limited to visual examination of accessible items without dissection, excavation, probing, or coring. There is no warranty or guarantee, expressed or implied, that structural problems or deficiencies of plants or property may not arise in the future.



Certification of Performance

I Richard Gessner, Certify:

That I have personally inspected the tree(s) and/or the property referred to in this report, and have stated my findings accurately. The extent of the evaluation and/or appraisal is stated in the attached report and Terms of Assignment;

That I have no current or prospective interest in the vegetation or the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved;

That the analysis, opinions and conclusions stated herein are my own;

That my analysis, opinions, and conclusions were developed and this report has been prepared according to commonly accepted Arboricultural practices;

That no one provided significant professional assistance to the consultant, except as indicated within the report.

That my compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party, nor upon the results of the assessment, the attainment of stipulated results, or the occurrence of any other subsequent events;

I further certify that I am a Registered Consulting Arborist® with the American Society of Consulting Arborists, and that I acknowledge, accept and adhere to the ASCA Standards of Professional Practice. I am an International Society of Arboriculture Board Certified Master Arborist® and Tree Risk Assessor Qualified. I have been involved with the practice of Arboriculture and the care and study of trees since 1998.

Richard J. Gessner



ASCA Registered Consulting Arborist® #496
ISA Board Certified Master Arborist® WE-4341B
ISA Tree Risk Assessor Qualified

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ATTACHMENT F

530 Hawthorn Avenue, Los Altos

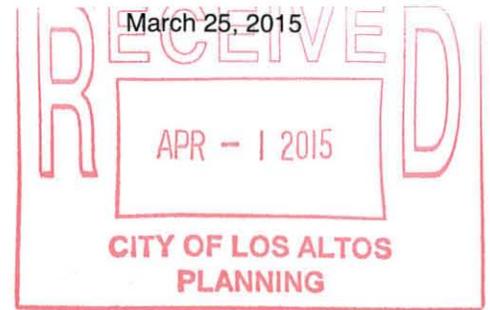
Supplemental Arborist's Report

March 25, 2015

Toby Long Design
6114 La Salle Avenue #552
Oakland, CA 94611



Monarch Consulting Arborists LLC
P.O. Box 1010
Felton, CA 95018
831.331.8982



Regarding the planning comments about the tree conditions, suitability for preservation, and the influence the project on 530 Hawthorn Avenue in Los Altos will have on the trees.

The staff has requested justification regarding my assessment of the tree conditions, their suitability for preservation, and the impact the project will have on the trees. The staff was provided my original report prior to the failure of the coast live oak (*Quercus agrifolia*) near the roadway. This report and the updated report dated March 4, 2015 should help alleviate concerns raised by the planning staff.

This report is intended to supplement information and conclusions I arrived at and stated in my original report dated March 4, 2015. The report is to be used by Toby Long Design, the property owners, their agents, and the City of Los Altos as a reference for existing tree conditions to help satisfy the City of Los Altos planning requirements.

Below are the three categories in question and the following tables (Tables 1, 2, and 3) address the individual trees in detail.

A tree's condition is a determination of its overall health and structure based on five aspects: Roots, trunk, scaffold branches, twigs, and foliage. The assessment considered both the health and structure of the trees for a combined condition rating of good, fair, or poor.

A tree's suitability for preservation is determined based on its health, structure, age, species characteristics, and longevity using a scale of good, fair, or poor. Some trees may be in good condition but poorly suited for preservation.

Influence level defines how a tree may be affected by construction activity and its proximity to a tree, and is described as low, moderate, or high.

All detailed definitions of the terms above are located in the original report.



Table 1: Condition Rating Justification

Tree Species	Number	Trunk Diameter	Condition	Justification
Pittosporum	1989	Varies 4-10 inches	Fair	The trees are old with multiple stems, dead branches in their crown. Some decay at the base of the trees and root zone obstruction from the access adjacent to the trees.
California fan palm	1990	15	Fair	The trees are tall with poor taper and have been over pruned in the past and climbed with climbing spikes damaging the trunk material and causing access points for decay.
Coast live oak	1991	8 stems/40 inches	Fair	The tree has multiple stem architecture or codominant stems that are prone to failure do to poor crotch angle attachments. This is a well studied structural defect.
Southern magnolia	1992	22	Poor	The tree is failing in health with a sparse crown. Likely due to drought stress.
Cherry	1993	9	Poor	The cherry tree is 80 percent dead, senescent, and had decay in the trunk.
Coast live oak	1994	30	Poor	The coast live oak has recently failed leaving an unbalanced crown with decay at the base consisting of greater than 35 percent of the trunk taper. The tree could fail under normal conditions at any time.
Pear	1995	13	Fair	Has the typical leaf diseases including leaf spot and fireblight. The scaffold branch architecture is poor with multiple branches originating in the same location.
Pear	1996	13	Fair	Has the typical leaf diseases including leaf spot and fireblight. The scaffold branch architecture is poor with multiple branches originating in the same location.
Sweetgum	1997	20	Fair	The tree has previously been topped in several location and now has a crown that consists of weakly attached poorly formed branches.



Table 2: Suitability Rating Justification

Tree Species	Number	Trunk Diameter	Suitability	Justification
Pittosporum	1989	Varies 4-10 inches	Fair	Trees are in fair condition and are providing a screen. They are also on the neighbor's property and will need to be preserved regardless.
California fan palm	1990	15	Fair	The species is not typically desirable and is also growing over and adjacent to the high voltage lines.
Coast live oak	1991	8 stems/ 40 inches	Fair	The tree has poor architecture but the species is desirable. The poor structure can be managed through pruning or cabling.
Southern magnolia	1992	22	Poor	The tree is growing up against the current house foundation, is in failing health, and not particularly drought tolerant. It is also very close to the gas main.
Cherry	1993	9	Poor	This is a small remnant fruit tree that has decay in the main stem, is nearly dead, and can easily be replaced with a like size specimen if necessary.
Coast live oak	1994	30	Poor	This tree had codominant stems that recently failed. What is left is a leaning tree with an unbalanced crown and decay at the base behind the lean. The likelihood of this tree to fail is probable and could occur during normal conditions at any time.
Pear	1995	13	Fair	Callery pears as a species have many problems including leaf diseases and poor architecture with multiple stems originating in the same location which are prone to failure. This is a neighbor's tree and will need to be preserved regardless.
Pear	1996	13	Fair	Callery pears as a species have many problems including leaf diseases and poor architecture with multiple stems originating in the same location which are prone to failure. This is a neighbor's tree and will need to be preserved regardless.
Sweetgum	1997	20	Fair	The tree has been topped and has poor crown architecture. Neighbor's tree will need to be preserved.



Table 3: Influence Rating Justification

Tree Species	Number	Trunk Diameter	Influence Rating	Justification/What is influencing the trees
Pittosporum	1989	Varies 4-10 inches	Low	Nothing
California fan palm	1990	15	Low	Nothing
Coast live oak	1991	8 stems/ 40 inches	Moderate	The excavation for the basement
Southern magnolia	1992	22	High	The demolition of the current structure and the placement of the new structure. Basement excavation
Cherry	1993	9	High	Tree is undesirable to retain on site due to poor health and structure.
Coast live oak	1994	30	High	Placement of the driveway, excavation of the basement. The tree has defects and conditions that can lead to failure during normal conditions.
Pear	1995	13	Moderate	Construction of the driveway
Pear	1996	13	Moderate	Construction of the driveway
Sweetgum	1997	20	Low	Nothing



Qualifications, Assumptions, and Limiting Conditions

Any legal description provided to the consultant is assumed to be correct. Any titles or ownership of properties are assumed to be good and marketable. All property is appraised or evaluated as though free and clear, under responsible ownership and competent management.

All property is presumed to be in conformance with applicable codes, ordinances, statutes, or other regulations.

Care has been taken to obtain information from reliable sources. However, the consultant cannot be responsible for the accuracy of information provided by others.

The consultant shall not be required to give testimony or attend meetings, hearings, conferences, mediations, arbitration, or trials by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services.

This report and any appraisal value expressed herein represent the opinion of the consultant, and the consultant's fee is not contingent upon the reporting of a specified appraisal value, a stipulated result, or the occurrence of a subsequent event.

Sketches, drawings, and photographs in this report are intended for use as visual aids, are not necessarily to scale, and should not be construed as engineering or architectural reports or surveys. The reproduction of information generated by architects, engineers, or other consultants on any sketches, drawings, or photographs is only for coordination and ease of reference. Inclusion of said information with any drawings or other documents does not constitute a representation as to the sufficiency or accuracy of said information.

Unless otherwise expressed: a) this report covers only examined items and their condition at the time of inspection; and b) the inspection is limited to visual examination of accessible items without dissection, excavation, probing, or coring. There is no warranty or guarantee, expressed or implied, that structural problems or deficiencies of plants or property may not arise in the future.



Certification of Performance

I Richard Gessner, Certify:

That I have personally inspected the tree(s) and/or the property referred to in this report, and have stated my findings accurately. The extent of the evaluation and/or appraisal is stated in the attached report and Terms of Assignment;

That I have no current or prospective interest in the vegetation or the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved;

That the analysis, opinions and conclusions stated herein are my own;

That my analysis, opinions, and conclusions were developed and this report has been prepared according to commonly accepted Arboricultural practices;

That no one provided significant professional assistance to the consultant, except as indicated within the report.

That my compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party, nor upon the results of the assessment, the attainment of stipulated results, or the occurrence of any other subsequent events;

I further certify that I am a Registered Consulting Arborist® with the American Society of Consulting Arborists, and that I acknowledge, accept and adhere to the ASCA Standards of Professional Practice. I am an International Society of Arboriculture Board Certified Master Arborist® and Tree Risk Assessor Qualified. I have been involved with the practice of Arboriculture and the care and study of trees since 1998.

Richard J. Gessner



ASCA Registered Consulting Arborist® #496
ISA Board Certified Master Arborist® WE-4341B
ISA Tree Risk Assessor Qualified

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