



DATE: January 20, 2016

AGENDA ITEM # 3

TO: Design Review Commission
FROM: Sierra Davis, Assistant Planner
SUBJECT: 15-SC-36 – 614 University Avenue

RECOMMENDATION:

Approve design review application 15-SC-36 subject to the findings and conditions

PROJECT DESCRIPTION

This is a design review application for a new two-story house. The project includes 3,172 square feet on the first story, 2,189 square feet on the second story (street level) and a 1,755 square-foot basement. The following table summarizes the project's technical details:

GENERAL PLAN DESIGNATION:	Single-Family, Residential
ZONING:	R1-10
PARCEL SIZE:	26,178 square feet
MATERIALS:	Metal roof, plaster siding (smooth and rough finish), wood windows, wood doors, metal handrails, precast stone details

	Existing	Proposed	Allowed/Required
COVERAGE:	3,263 square feet	3,706 square feet	7,853 square feet
FLOOR AREA:			
First floor	1,319 square feet	3,172 square feet	
Second floor	2,706 square feet	2,189 square feet	
Total	4,025 square feet	5,361 square feet	5,368 square feet
SETBACKS:			
Front	27 feet	25 feet	25 feet
Rear	157 feet	145 feet	25 feet
Right side (1 st /2 nd)	25 feet	12 feet/19 feet	10 feet/17.5 feet
Left side (1 st /2 nd)	21 feet	11 feet/18 feet	10 feet/17.5 feet
HEIGHT:	27 feet	27 feet	27 feet

BACKGROUND

Neighborhood Context

The subject property is located in a Diverse Character Neighborhood, as defined in the City's Residential Design Guidelines. The west side of University Avenue is characterized by large lots that slope down to the creek with dense vegetation at the street. The east side University Avenue is characterized by smaller lots with smaller scale homes that are visible from the street. The houses on the west side of University Avenue have front facing garages, while the houses on the east side have detached garages in the rear that are accessed from an alley. The structures within the neighborhood vary in scale, massing, materials and style. The landscaping along University Avenue does have a distinct pattern which includes sidewalk parkways with landscaping and street trees, curb and gutter.

DISCUSSION

Design Review

According to the Design Guidelines, in Diverse Character Neighborhoods, good neighbor design has its own design integrity while incorporating some design elements and materials found in the neighborhood.

The structure is an eclectic style inspired by Gothic architecture with flowing tracery and influences of Victorian style with a round tower at the rear and circular architectural elements. The design has a high level of integrity due to the seamless integration of different design styles with an attention to architectural details and symmetry. The front of the house includes a narrow, 26-foot wide entry element and room extending over the drive-through garage below. The street level of the house widens to 60 feet, 37 feet back from the front of the house. The massing of the house is set back approximately 65 to 80 feet from the street to follow the slope of the lot. The entry element is flanked by two curvilinear elements with intricate window designs.

The proposed house is located in substantially the same location as the existing house in terms of front and rear setbacks; however, the house is wider, extending to the required setbacks on both sides. The second story of the house is located at street level and appears to be a single story with its first story below the slope of the lot. The intent of the design is to provide a minimal appearance on the street with a bulk of the house located below the first story. The elevations show the portion of the house as viewed from the street with vegetation helping to hide the bulk of the structure. The existing driveway on the right side of the house slopes down toward the rear. The proposed design includes a sloping circular driveway with a drive-through garage at the lower level.

The larger scaled architectural elements are located at the rear of the house, with a two-story height clear-story element and window at the center. A two-story circular element is located on the right side with the dining room at the first story and a study at the second story. The left side also includes a two-story element with the master bedroom at the first story and bedroom with a balcony at the second story. The massing of the structure is minimized with the first-story plate heights of approximately nine feet. The second story has taller plate heights; however, the volume is contained

in the roof structure which creates a large volume on the interior of the structure while integrating it into the design of the house.

The project proposes high quality materials, such as a standing seam metal roof, plaster siding (smooth and rough finish), wood windows, wood doors, metal handrails and precast stone details. Overall, the project design has architectural integrity and the design and materials are compatible with the surrounding neighborhood.

Privacy

The second-story (street level) windows are located adjacent to a vacant lot on the right side and in front of the adjacent house on the left side. The vacant lot to the right is heavily vegetated which would help to mitigate views into the property if developed. The house on the left is located behind the proposed house and the second story windows would have views of the front yard and would not create any unreasonable privacy concerns.

The adjacent house to the left is visible from the rear yard; however, the existing two-story house has rear facing elevated decks that have the same views of the house. The proposed house is closer to the left property line and to mitigate privacy concerns to the neighboring property, it would be appropriate to place evergreen screening trees along the side property line adjacent to the neighboring house. A condition of approval is included to provide for evergreen trees along the side property line.

Landscaping

The plans include a new landscaping plan for the front yard and areas adjacent to the house, while maintaining the rear yard landscaping. The tree inventory includes 45 trees on the property, with five proposed for removal in the front yard. The new front yard landscaping includes two red maple trees and an evergreen hedge of a hybrid holly plant at the front property line. The plan also includes the relocation of a tree in the landscape planting area between the street and the sidewalk. The tree would be relocated in the planting area to make room for the new driveway. The additional vegetation in the front yard behind the evergreen landscaping hedge will include various plants of the property owner's choice.

With the new front yard trees, evergreen hedge, additional planting areas and hardscape the project meets the City's landscaping regulations and street tree guidelines. The new landscaping area exceeds the 500 square foot threshold for new or replaced landscaping; therefore, a standard condition of approval is included requiring a landscape plan pursuant to the City's Water Efficient Landscape Regulations.

An arborist report (Attachment D) has been provided for the large oak tree in the rear yard adjacent to the rear of the house. The arborist recommends that the construction plans be evaluated by a qualified arborist. The arborist would review the plans and provide a comprehensive tree protection plan prior to any construction activity. A condition of approval has been added to reflect the arborist's recommendation to require additional review of the construction documents prior to

construction activities. The report would also have to be submitted to Planning Staff for review and approval.

ENVIRONMENTAL REVIEW

This project is categorically exempt from environmental review under Section 15303 of the California Environmental Quality Act because it involves the construction of a single-family dwelling in a residential zone.

PUBLIC CONTACT

A public meeting notice was posted on the property and mailed to 10 nearby property owners on University Avenue.

Cc: Hugo and Lee Ann Patterson, Applicants and Property Owners
Betsy Goodman, John Malick & Associates, Architect

Attachments:

- A. Application
- B. Neighborhood Compatibility Worksheet
- C. Area, Vicinity and Public Notification Maps
- D. Arborist Report, Richard Gessner, Consulting Arborist
- E. Perspective Renderings

FINDINGS

15-SC-36 – 614 University Avenue

With regard to the new two-story house, the Design Review Commission finds the following in accordance with Section 14.76.050 of the Municipal Code:

- a. The proposed new house complies with all provision of this chapter;
- b. The height, elevations, and placement on the site of the new house, 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 new house 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 new house has been designed to follow the natural contours of the site with minimal grading, minimum impervious cover, and maximum erosion protection.

CONDITIONS

15-SC-36 – 614 University Avenue

GENERAL

1. Approved Plans

The approval is based on the plans and materials received on January 11, 2016, except as may be modified by these conditions.

2. Landscape Screening

Provide evergreen screening trees, minimum 15-gallon or 24-inch box in size, along the south side property line adjacent to the neighboring house.

3. Arborist Report

Provide an updated arborist report addressing construction methods for the new structure. The report shall be submitted for review and approval to the Planning Division prior to submitting to the Building Division.

4. Encroachment Permit

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.

5. New Fireplaces

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.

6. Landscaping

The landscape plan is subject to the City's Water Efficient Landscape Regulations pursuant to Chapter 12.36 of the Municipal Code.

7. Fire Sprinklers

Fire sprinklers shall be required pursuant to Section 12.10 of the Municipal Code.

8. Underground Utilities

Any new utility service drops shall be located underground from the nearest convenient existing pole pursuant to Chapter 12.68 of the Municipal Code.

9. Exterior Copper

All copper roofs, gutters and/or downspouts, and other architectural copper shall drain to a landscaped area and comply with the "Requirements for Copper Roofs and Other Architectural Copper" handout.

10. Indemnity and Hold Harmless

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.

PRIOR TO ISSUANCE OF BUILDING OR DEMOLITION PERMIT

11. Tree Protection

Tree protection fencing shall be installed around the dripline, or as required by the project arborist, of the following trees (Nos. 1-23 and 25-39) 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.

PRIOR TO BUILDING PERMIT SUBMITTAL

12. Conditions of Approval

Incorporate the conditions of approval into the title page of the plans.

13. Tree Protection Note

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."

14. Water Efficient Landscape Plan

Provide a landscape documentation package prepared by a licensed landscape professional showing how the project complies with the City's Water Efficient Landscape Regulations (Chapter 12.36 of the Municipal Code).

15. Green Building Standards

Provide 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.

16. Underground Utility Location

Show 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.

17. Air Conditioner Sound Rating

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

18. Storm Water Management

Show how the project is in 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.).

PRIOR TO FINAL INSPECTION

19. Landscaping Installation

All landscaping, street trees and privacy screening trees shall be maintained and/or installed as shown on the approved plans or as required by the Planning Division.

20. Green Building Verification

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

21. Water Efficient Landscaping Verification

Provide a landscape Certificate of Completion verifying that the landscaping and irrigation were installed per the approved landscape documentation package.

ATTACHMENT A



CITY OF LOS ALTOS GENERAL APPLICATION

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

Permit # 1106790

<input type="checkbox"/>	One-Story Design Review	<input type="checkbox"/>	Commercial/Multi-Family	<input type="checkbox"/>	Environmental Review
<input checked="" type="checkbox"/>	Two-Story Design Review	<input type="checkbox"/>	Sign Permit	<input type="checkbox"/>	Rezoning
<input type="checkbox"/>	Variance	<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"/>	Sidewalk Display Permit	<input type="checkbox"/>	Appeal
<input type="checkbox"/>	Historical Review	<input type="checkbox"/>	Preliminary Project Review	<input type="checkbox"/>	Other:

Project Address/Location: 614 University Avenue, Los Altos
 Project Proposal/Use: Two-Story Single Family Current Use of Property: Two-Story Single Family
 Assessor Parcel Number(s): 175-14-005 Site Area: 26,178 SF
 New Sq. Ft.: 7185 SF Altered/Rebuilt Sq. Ft.: _____ Existing Sq. Ft. to Remain: - 0 -
 Total Existing Sq. Ft.: 2842 SF Total Proposed Sq. Ft. (including basement): 7185 SF

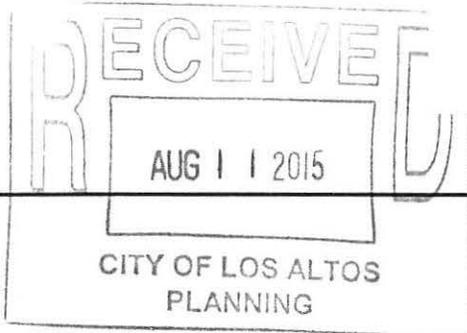
Applicant's Name: Hugo & Lee Ann Patterson
 Telephone No.: 650-949-1419 Email Address: hugopatterson@gmail.com
 Mailing Address: 614 University Avenue
 City/State/Zip Code: Los Altos, CA 94022

Property Owner's Name: SAME SEE ABOVE
 Telephone No.: _____ Email Address: _____
 Mailing Address: _____
 City/State/Zip Code: _____

Architect/Designer's Name: JOHN MAUCK & ASSOCIATES / Betsy Goodman
 Telephone No.: 510-595-8042 Email Address: betsy@jmalick.com
 Mailing Address: 1195 Park Avenue, Suite 102
 City/State/Zip Code: Emeryville, CA 94608

*** 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)



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 614 University Avenue

Scope of Project: Addition or Remodel _____ or New Home

Age of existing home if this project is to be an addition or remodel? _____

Is the existing house listed on the City's Historic Resources Inventory? No

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: ~6500 or >25,000 square feet

Lot dimensions: Length 130' or >200' feet

Width 50' or >100' feet

If your lot is significantly different than those in your neighborhood, then note its: area ~28,000, length 285', and width 100'.

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

Existing front setback if home is a remodel? _____

What % of the front facing walls of the neighborhood homes are at the front setback <50 %

Existing front setback for house on left 75 ? ft./on right 90 ? ft.

Do the front setbacks of adjacent houses line up? No

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

Indicate the relationship of garage locations in your neighborhood* only on your street (count for each type)

Garage facing front projecting from front of house face 5

Garage facing front recessed from front of house face 2

Garage in back yard 12

Garage facing the side 2

Number of 1-car garages 8; 2-car garages 8; 3-car garages 1

Address: 614 University Avenue

Date: 8/11/15

4. Single or Two-Story Homes:

What % of the homes in your neighborhood* are:

One-story 43

Two-story 57

5. Roof heights and shapes:

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

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

Do the roof forms appear simple or complex ✓?

Do the houses share generally the same eave height No?

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

What siding materials are frequently used in your neighborhood*?

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

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

If no consistency then explain: mix of asphalt shingle, tile, shake, synthetic shake, slate, synthetic slate

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

Does your neighborhood* have a consistent identifiable architectural style?

YES NO

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

Address: 614 University Ave
Date: 8/11/2015

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)

From the street down to the creek which is similar to the houses on either side.

Lots across the street are flat. Lots behind us are not visible.

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.)?

Big and small trees; mature, fairly dense landscaping; some lawns

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

Houses on west side of University tend to be set back and screened from view. Significant trees screen view from back neighbors. Houses on east side of University tend to be 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)?

A concrete sidewalk, planting strip and curb run along the street. A hedge screens the view.

There is a driveway, parking pad, refuse bin storage backed by a driveway gate.

10. **Width of Street:**

What is the width of the roadway paving on your street in feet? 35.5 ft

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? _____

A concrete sidewalk, planting strip and curb run along the street.

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.:

The neighborhood's character is dominated by early 20th architecture in an eclectic mix of styles. Most of these houses are two stories. Garages are mostly unseen (on side or in back) that gives a character friendly to pedestrians. The houses on the west side tend to be set back and hidden by substantial shrubs.

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: 614 University Ave
 Date: 8/11/2015

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	Garage location	One or two stories	Height	Materials	Architecture (simple or complex)
648 University Ave	~30 ft	~130 ft	front/proj.	2 w/lower level	~25 ft	stucco/tile roof	complex/spanish
630 University Ave	~75 ft	~150 ft	side/hidden	2	~27 ft	stucco,stone/slate	complex/french?
614 University Ave (our house)	27 ft	190 ft	back/hidden	2	22 ft	stucco/tile	complex/spanish
600/608 University Ter	~85 ft	~30 ft	side/hidden	2	~25 ft	stucco/asphalt	complex/prairie?
562 University Ave	~25 ft	~30 ft	front/proj.	2	~22 ft	brick,stucco/synth	medium/national
591 University Ave	20 ft	~40 ft	back alley	1	~15 ft	clapbord/asphalt	simple/ranch
599 University Ave	20 ft	~40 ft	back alley	1	~15 ft	clapbord/asphalt	simple/ranch
615 University Ave	20 ft	~40 ft	back alley	1	~15 ft	stucco/asphalt	simple/ranch
128 Sheridan St.	20 ft	~30 ft	front	1	~15 ft	stucco/shake	simple/ranch
637 University Ave	20 ft	~40 ft	back alley	1	~15 ft	stucco/ashpalt	simple/ranch



690 University Ave.jpg



670 University Ave.jpg



648 University Ave.jpg



630 University Ave.jpg



630 University Ave-2.jpg



630 University Ave-3.jpg



614 University Ave.jpg



614 University Ave-2.jpg



600/608 University Ter.jpg



600/608 University Ter-2...



600/608 University Ter-3...



608 University Ter.jpg



562 University Ave-2.jpg



562 University Ave.jpg



546 University Ave.jpg



546 University Ave-2.jpg



569 University Ave.jpg



575 University Ave.jpg



581 University Ave.jpg



591 University Ave.jpg



599 University Ave.jpg



615 University Ave.jpg



128 Sheridan St.jpg



128 Sheridan St-2.jpg



637 University Ave.jpg



645 University Ave.jpg



653 University Ave.jpg



653 University Ave-2.jpg



661 University Ave.jpg



667 University Ave.jpg



679 University Ave.jpg



View to 630 University Ave-3...



View to 630 University Ave.jpg



View to 630 University Ave-2...



View to 590 University Ter.jpg



View to 590 University Ter-2.j...

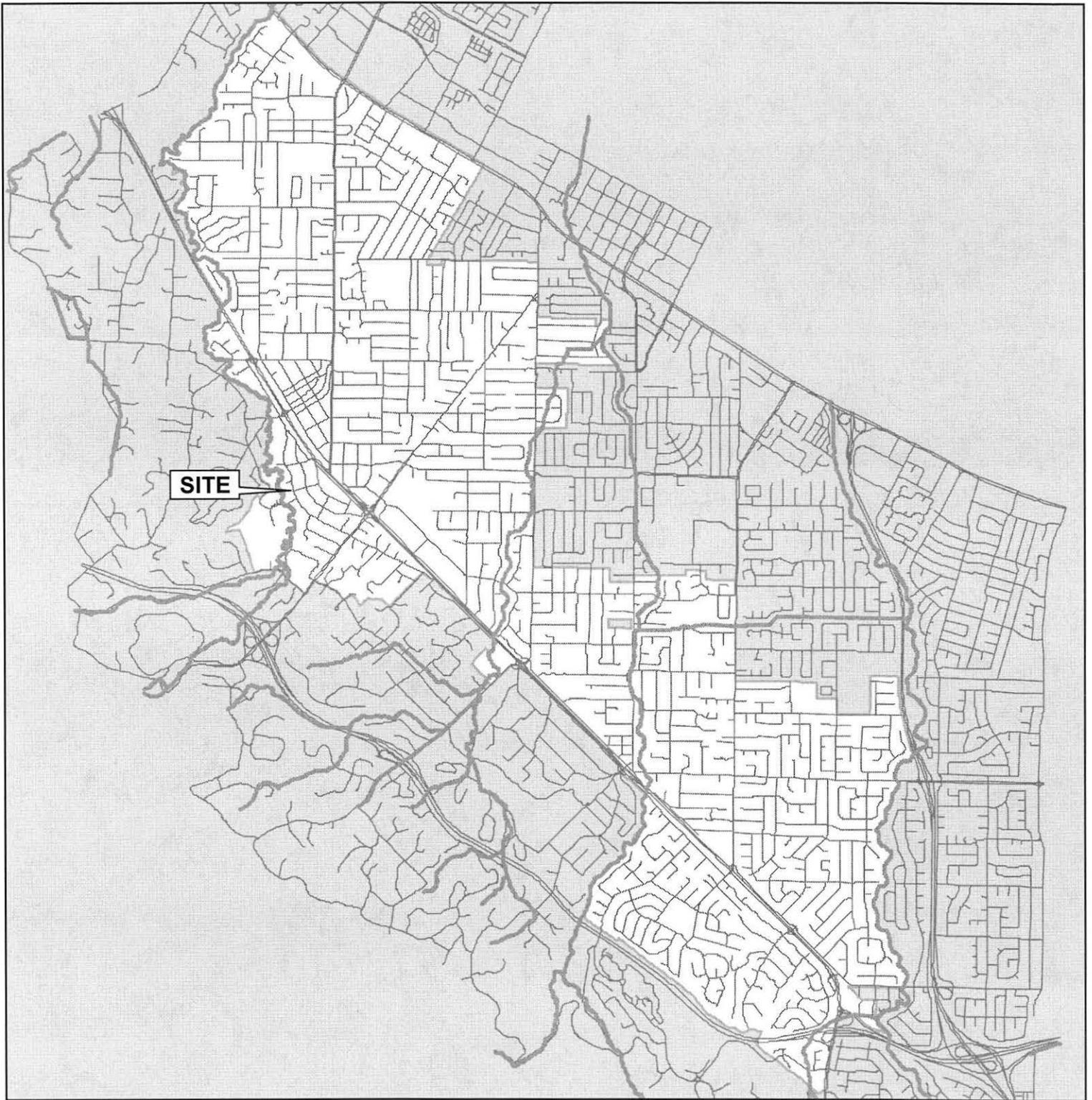


View to 600/608 University Te...



View to 600/608 University T...

AREA MAP



CITY OF LOS ALTOS

APPLICATION: 15-SC-36
APPLICANT: H. and L. Patterson
SITE ADDRESS: 614 University Avenue

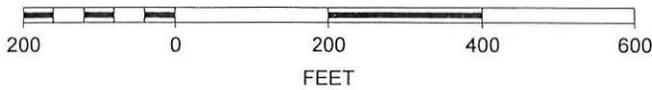


Not to Scale

VICINITY MAP



SCALE 1 : 3,000



N



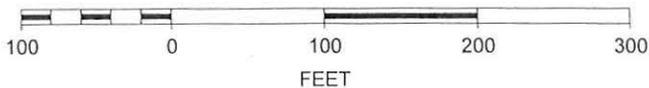
CITY OF LOS ALTOS

APPLICATION: 15-SC-36
APPLICANT: H. and L. Patterson
SITE ADDRESS: 614 University Avenue

614 University Avenue Notification Map

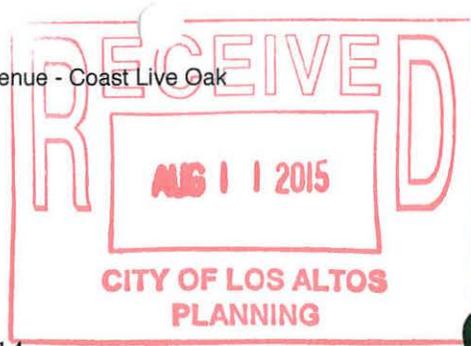


SCALE 1 : 1,500



N





ATTACHMENT D

August 29, 2014

Mrs. Lee Ann Patterson
614 University Avenue
Los Altos, CA 94022



Monarch Consulting Arborists LLC
P.O. Box 1010
Felton, CA 95018
831. 331. 8982

Regarding the coast live oak (*Quercus agrifolia*) located directly behind the house.

On August 26, 2014 I inspected the crown, trunk, trunk flare, above ground roots, and site conditions around the tree to help determine its condition and size. The tree owner is interested in identifying some parameters regarding construction around the tree. No tree risk assessment was performed.

The purpose of this report is to help the tree owners in determining the feasibility of construction near the tree. The report is to be used by the property owners to help provide general guidelines for tree protection distances.

The coast live oak has a trunk diameter of 54 inches at 4.5 feet above grade and is approximately 50 feet tall (Photo 1). The crown spreads 30 feet in three directions and foliar color and size are normal. The tree is mature in age and has been maintained over the years with normal to sparse crown density. Several branches extend horizontally around the tree and there have been steel cables installed throughout. There are no voids, cavities or other anomalies in the trunk below the first scaffold branches and the root collar is exposed with several visible intact buttress roots.

The house is located to the east of the tree and there is a deck extending south and west around the tree. There is a pathway down to the lower yard on the north side of the tree and the grade appears to have been raised. A rock wall creates a tree well on the north side at the pathway and the south side of the root area is under the deck.

The coast live oak is in good to fair condition considering its age and size.



Photo 1: Coast live oak



Coast live oaks grow naturally from Sonoma County to Baja Mexico from sea level to around 4,500 feet in elevation along the California coast (Peattie, 1991) (Photo 2). The oaks grow well on dry, well drained slopes where they can avoid root rot conditions. Coast live oak is a large and spreading broadleaf evergreen that has become desirable in parks and residential settings throughout California. However, coast live oaks are susceptible to several insect pests and diseases including ambrosia bark beetles *Monothrum scutellare* and "Sudden Oak Death" *Phytophthora ramorum*, both of which can be detrimental. Pruning cuts create wounds that can make the trees more susceptible to wood decay fungi, boring insects, and local pathogens such as *Phytophthora ramorum*. Because of these potential problems it is important to assess the proper timing and amount of foliage to be removed prior to any cutting operation. Large wounds can cause a loss in wood strength over time which makes the trees more susceptible to structural failure (Costello, Hagan, Jones, 2011).

Scaffold limbs on coast live oaks are known to fail due to excessive end weight, internal rot conditions, and unknown reasons for sudden limb drop. Root failure is common on irrigated sites or when trees are infected with *Armillaria* or *Poria* root rot (Clark and Matheny, 1994).

Coast live oaks have good tolerances to construction influence. The trees are sensitive to fill soils around the root collar area, and cannot tolerate excessive soil moisture or heavy irrigation during the summer months. Heavy pruning may expose the stem or branches to sun scald damage (Matheny and Clark, 1998).



Photo 2: Coast live oak from the deck



Because the coast live oak is large, mature, and has a trunk diameter of 54 inches it would require a minimum zone of no disturbance of 22.5 feet.

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.

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).

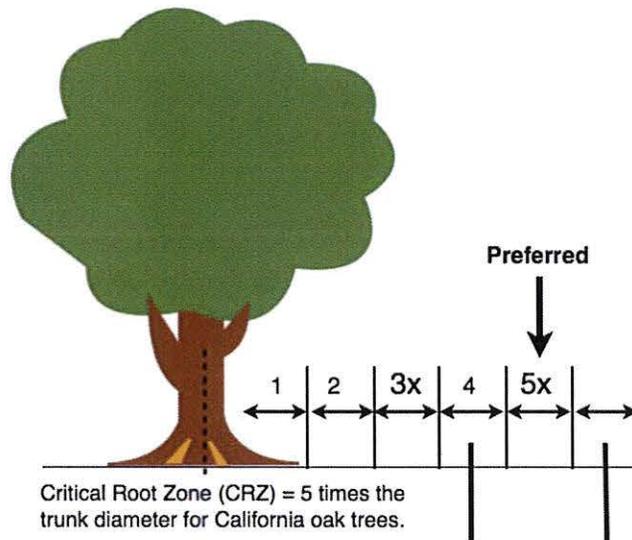


Figure 3: The image above depicts the preferred Critical Root Zone distance for oaks.

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In conclusion the coast live oak is in good to fair condition with no significant health or structural problems other than being old and large. The maximum encroachment distance into the root zone on one side would be 22.5 feet. Alternative construction techniques such as post or pier construction would limit the influence on the root area and could allow for greater encroachment.

I recommend having all plans for construction near the tree to be evaluated by a qualified arborist. Have a comprehensive tree protection plan created prior to any construction activity.

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, 1994. Print.

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

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

Peattie, Donald Culross. *A Natural History of Western Trees*. Boston: Houghton Mifflin, 1991. Print.



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



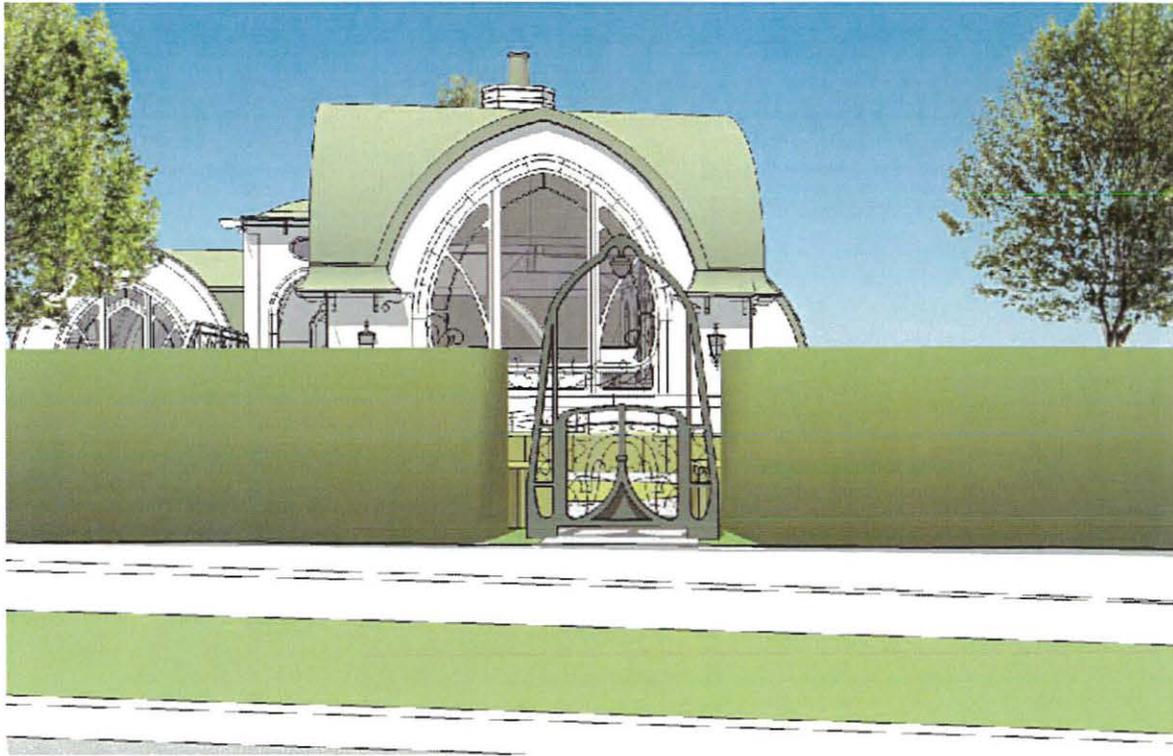
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ATTACHMENT E



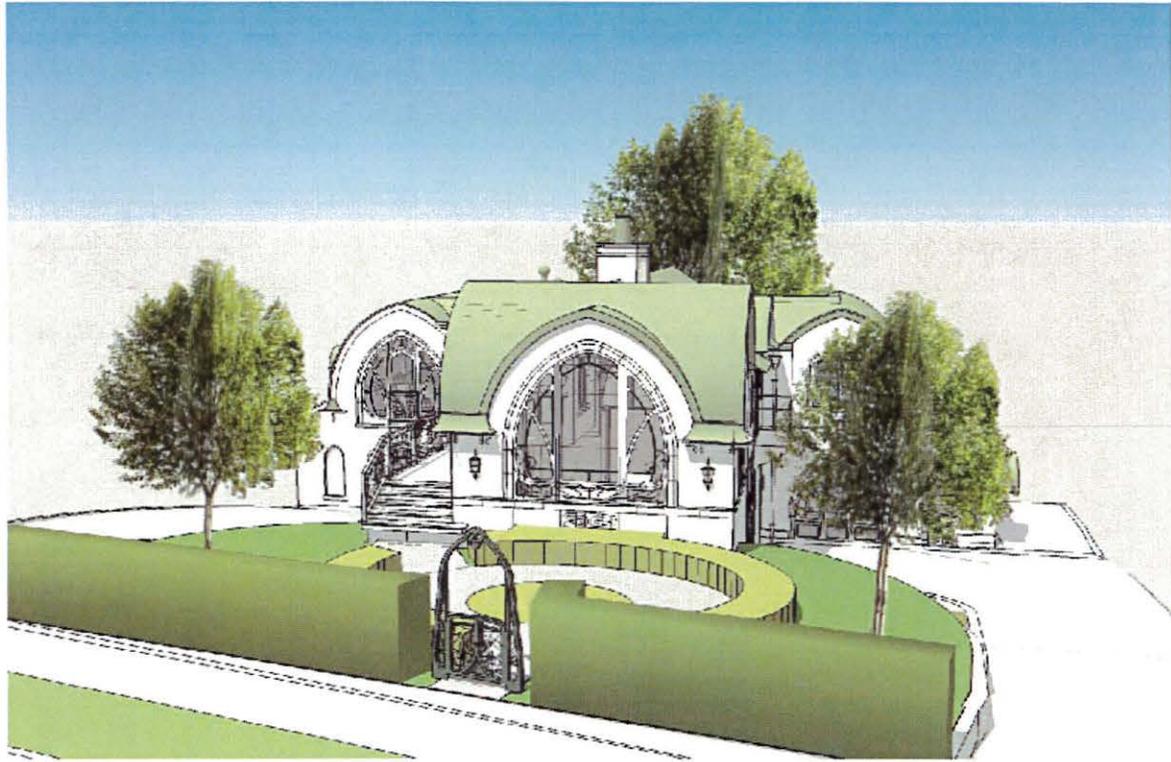
JOHN MALICK
&
ASSOCIATES

Patterson Residence

614 University Avenue
Los Altos, CA

Perspective 1
Sidewalk View

January 20, 2016



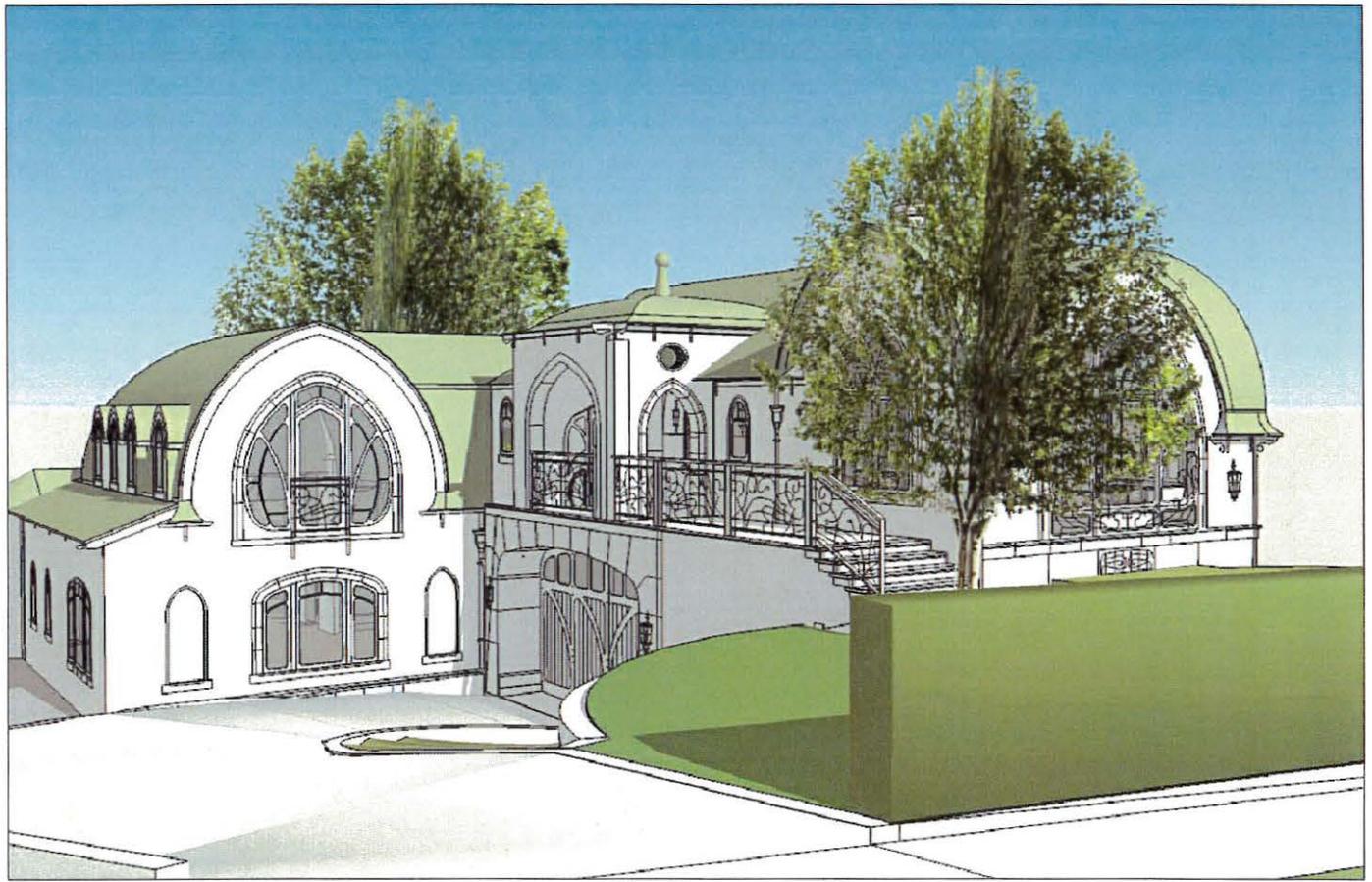
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Perspective 2
Front Elevation View

January 20, 2016



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Perspective 3
Front Elevation View

January 20, 2016