



DATE: March 16, 2016

AGENDA ITEM # 2

TO: Design Review Commission
FROM: Sierra Davis, Assistant Planner
SUBJECT: 16-SC-02 – 1014 Russell Avenue

RECOMMENDATION:

Continue design review application 16-SC-02 per the recommended direction

PROJECT DESCRIPTION

This is a design review application for a new two-story house. The project includes 2,039 square feet on the first story, 1,459 square feet on the second story and a 1,448 square-foot basement. The following table summarizes the project's technical details:

GENERAL PLAN DESIGNATION: Single-Family, Residential
ZONING: R1-10
PARCEL SIZE: 10,002 square feet
MATERIALS: Slate roof, limestone veneer chimney with cooper chimney cap, stucco, pre-cast stone crown molding, limestone veneer, wood clad windows and doors

	Existing	Proposed	Allowed/Required
COVERAGE:	2,754 square feet	2,739 square feet	3,001 square feet
FLOOR AREA:			
First floor	2,684 square feet	2,039 square feet	
Second Floor	N/A	1,459 square feet	
Total	2,071 square feet	3,498 square feet	3,501 square feet
SETBACKS:			
Front	25 feet	26 feet	25 feet
Rear	25 feet	25 feet	25 feet
Exterior Side (Covington)	10 feet	17.4 feet	17 feet
Interior Side	10 feet	17.3 feet/21.4 feet	10 feet/17.5 feet
HEIGHT:	16 feet	27 feet	27 feet

BACKGROUND

Neighborhood Context

The subject property is located in the Russell Avenue neighborhood which is considered a Consistent Character Neighborhood, as defined in the City's Residential Design Guidelines. The house is located at the corner of Covington Road and Russell Avenue. The subject property is considered part of the Russell Avenue neighborhood context. The houses on Russell Avenue are consistent in lower scale, simple massing, style and a majority of the houses utilize rustic materials. The landscaping along Russell Avenue does not have a distinct pattern and the street does not have curb and gutter.

Covington Road is included in the neighborhood context, but to lesser degree, since the houses in the immediate context primarily have exterior side yard relationships to Covington Road. The Covington Road neighborhood context is characterized by smaller scaled houses (where visible), large lots with large front yard setbacks, side yard fences and mature landscaping. The houses on Covington Road primarily relate to the cross-street neighborhood contexts, in this case, Russell Avenue. The south side Covington Road does have curb, gutter and sidewalk, which is adjacent to the subject property.

Zoning Compliance

The subject property is considered a narrow corner lot, which is defined as a corner lot that is less than 90-feet in width. For narrow corner lots, the required exterior side yard setback is reduced from 20 feet to 20 percent of the width of the lot. The lot is 85 feet in width; therefore, the required exterior side yard setback is 17 feet. Properties that are less than 90 feet in width, but greater than 80 feet in width, have a standard interior side yard setback prescribed for the R1-10 District of 10 feet.

DISCUSSION

Design Review

According to the Design Guidelines, in Consistent Character Neighborhoods, good neighbor design has design elements, materials, and scale found within the neighborhood and sizes that are not significantly larger than other homes in the neighborhood. The design should be on designs that "fit in" and lessen abrupt changes. Approval of an inconsistent design will require mitigating design measures to lessen the neighborhood impact.

The project is designed using a French Eclectic architectural style. The front elevation is a symmetrical style and includes details such as massive hipped roofs with a ridge paralleling the front of the house, dominate symmetrical facade elements with a centered entry, more formal detailing, and wings added to the sides of the main block. The design elements, architectural details and materials result in a design with a high level of integrity for a French Eclectic design.

The facade of the house includes a main entry element with a decorative arched dormer integrated into the roof above the entry. The entry element is flanked by two symmetrical, two-story elements

with matching arched second-story windows that break up the horizontal eave line. The initial design included two symmetrical, two-story height elements, which the architect has revised to include a horizontal roof element on the left side and a wrap-around porch on the right side to help break up the massing. The two-story element is still visible as the roof elements do not continue to the main entry element, leaving a portion adjacent to the entry at a two-story height.

The placement of the house on the lot is consistent with the location of the existing house which is set at the front yard setback line with a narrow portion of the house extending to the rear yard setback line. The front entry is located on Russell Avenue with the garage and driveway accessed from Covington Road toward the rear of the lot. The existing and proposed footprints are located toward the street corner of the lot to preserve the southeast corner of the lot for the rear yard space. The project's side yard setbacks are greater than required for the interior side, but it is placed up to the exterior side yard setback. The second story is located toward the front of the house and is centered on house as viewed from Russel Avenue.

The project proposes high quality materials, such as a slate roof, limestone veneer chimney with cooper chimney cap, smooth stucco siding, pre-cast stone crown molding, limestone veneer, and wood clad windows and doors. The materials are integral to the French Eclectic design style and contribute to the architectural integrity. However, many of the materials are not found in the neighborhood and are heavy in appearance, so they contribute to the perceived bulk and mass of the structure.

In order to approve this design the Design Review Commission must make the required design review findings (pg. 7) as outlined in Chapter 14.76 of the Municipal Code. However, based on the scale of the architectural elements, the perception of excessive bulk and mass, the heavy exterior materials and the placement of the house on a highly visible corner lot, staff cannot make the following findings:

- The orientation of the proposed new house in relation to the immediate neighborhood will NOT minimize the perception of excessive bulk and mass; and
- 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 NOT been incorporated in order to insure the compatibility of the development with its design concept and the character of adjacent buildings.

Although the project has a high level of design integrity, the style inherently emphasizes the vertical natural of the house and the use of visually heavy materials, such as the slate roof, limestone veneer, and thick precast moldings, contribute to the perception of excessive bulk and mass. The Residential Design Guidelines include mitigation measures that can help reduce the perception of bulk, which includes changing the size of the house, increasing setbacks, and providing large trees or other landscape materials for screening. The goal is to soften the differences between the new construction and the existing houses in the neighborhood.

In this case, to soften the transition between the existing houses and the proposed design, improve neighborhood compatibility, staff recommends using the following direction, which are based on mitigation measures listed in the Residential Design Guidelines (pg. 16):

- Reduce the scale of the house to better relate to the houses in the neighborhood context by reducing the finished floor height, reducing the overall height of the house and/or reducing the scale of the front entry;
- Simplify the roof plan and reduce the number of hips and valleys;
- Remove or reduce the size of the chimney to help reduce the perceived mass of the project;
- Simplify the shapes and materials, which will help reduce bulk; and
- Choose landscaping that will help to soften the appearance of bulk. Larger trees in the front yard and rear yard would help to reduce the bulk of the house as viewed from the street and adjacent properties.

Privacy

The project has second story windows that are sensitive to the surrounding properties. The second story incorporates larger windows with lower sill heights at the front and exterior side of the house, with sill heights between two feet, five inches and five feet. The lower sill heights are acceptable for elevations facing streets because it is a more public area and would not result in unreasonable privacy impacts.

The windows on the left side of the house include two egress windows in bedrooms 2 and 3, one small window in bathroom 2 and one small window in the master bedroom. The egress windows in bedrooms 2 and 3 have sill heights of three feet. The windows have views of the roof of the adjacent house. However, the window sill heights could be raised while still meeting the minimum egress requirements. Therefore, staff recommends the following:

- Raise sill heights of the windows in bedrooms 2 and 3 to 44-inches, maximum allowable minimum egress sill height, from the second story finished floor in order to provide more privacy to the neighboring property.

The windows in the bathroom and master bedroom on the left side of the house are small and have sill heights that exceed four feet, six-inches above the finished floor; therefore, they do not result in an unreasonable privacy impact.

The second story windows at the rear of the house include a larger window in the master bedroom and a small window in the master bathroom. The window in the master bedroom, egress window, has a sill height of 38-inches. Although the sill height is lower than the maximum allowable egress sill height (44 inches), the window is at the rear of the structure, which has a setback of 45 feet from the rear property line and 40 feet from the interior side property line. The landscape plan does not provide for a rear yard landscaping plan, but based on the large window at the rear of the house, evergreen screening trees should be provided at the southwest corner of the lot and along the rear property line. With the larger setback and the addition of evergreen screening trees at the south and

east property line the privacy impacts could be mitigated which would not result in an unreasonable privacy impact. Therefore, staff recommends the following:

- Provide a rear yard landscape plan that includes evergreen screening trees along the south and east property lines.

Landscaping

The arborist report (Attachment D) provides an evaluation of the 12 trees on the property, with the recommendation to remove five trees. The five trees recommended for removal are not in good health, not significant trees or would be impacted by the proposed construction. There are four additional trees proposed for removal that the owner would like to remove, but were not recommended for removal in the arborist report. The four trees proposed for removal are two Date Palms in the exterior side yard and two Fig trees in the interior side yard. Since these trees are ornamental and non-native, staff does not have any concerns regarding their removal.

The plans include a landscaping plan for the front and exterior side yards adjacent to the house. The new front yard landscaping includes two Crepe Myrtle trees and three Fireglow Japanese Maples trees and various shrubs. The five trees in the front yard are slow growing and will not be very tall at maturity. Larger street trees would provide larger canopies once mature, to help soften the bulk of the proposed design and respect the neighborhood context of large trees at the front and exterior side yards. Therefore, staff recommends the following:

- Provide a landscape plan with at least two Category I or II street trees in the front and exterior side yard.

Since this project is a new house and has over 500 square feet of new landscaping, it will be subject to the City's Water Efficient Landscape Ordinance.

ALTERNATIVES

Overall, as discussed above and outlined in the required design review findings staff is unable to make positive findings and cannot recommend approval of this project. However, should the Commission vote to approve the project, the action should include positive design review findings and standard conditions of approval related to tree protection, grading and drainage, green building, fire sprinklers, undergrounding utilities, and Water Efficient Landscape Ordinance compliance.

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 11 nearby property owners on Russell Avenue, Covington Road and Golden Way.

Cc: John Patrick McGregor Jr., Applicant and Property Owner
Jim Maliksi, J Maliksi and Associates, Architect

Attachments:

- A. Application
- B. Neighborhood Compatibility Worksheet
- C. Area, Vicinity and Public Notification Maps
- D. Arborist Report
- E. Correspondence

FINDINGS

16-SC-02 – 1014 Russell 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 NOT 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 NOT 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.

RECOMMENDED DIRECTION

16-SC-02 – 1014 Russell Avenue

1. Reduce the scale of the house to better relate to the houses in the neighborhood context by, reducing the finished floor height, reducing the overall height of the house and/or reducing the scale of the front entry.
2. Simplify the roof plan and reduce the number of hips and valleys.
3. Remove or reduce the size of the chimney to help reduce the perceived mass of the project.
4. Simplify the shapes and materials, which will help reduce bulk.
5. Choose landscaping that will help to soften the appearance of bulk. Larger trees in the front yard and rear yard would help to reduce the bulk of the house as viewed from the street and adjacent properties.
6. Raise sill heights of the windows in bedrooms 2 and 3 to 44-inches, maximum allowable minimum egress sill height, from the second story finished floor in order to provide more privacy to the neighboring property.
7. Provide a rear yard landscape plan that includes evergreen screening trees along the south and east property lines.
8. Provide a landscape plan with at least two Category I or II street trees in the front and exterior side yard.

ATTACHMENT A



CITY OF LOS ALTOS GENERAL APPLICATION

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

Permit # 1107023

<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"/>	RI-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: 1014 RUSSELL AVE., LOS ALTOS, CA 94024
 Project Proposal/Use: SINGLE FAMILY RESL. Current Use of Property: SINGLE FAMILY RESL.
 Assessor Parcel Number(s): 189-10-041 Site Area: 10,002 SF
 New Sq. Ft.: 3,497.80 SF Altered/Rebuilt Sq. Ft.: 2,754.47 Existing Sq. Ft. to Remain: -
 Total Existing Sq. Ft.: 2,683.69 SF Total Proposed Sq. Ft. (including basement): 4,946.01 SF

Applicant's Name: JOHN PATRICK MCGREGOR JR.
 Telephone No.: 412-657-8314 Email Address: PATRICK@PATRICKMCGREGOR.COM
 Mailing Address: 7 EAST CREEK PL. MENLO PARK, CA 94025
 City/State/Zip Code: _____

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

Architect/Designer's Name: JIM T. MALIKSI
 Telephone No.: 650-3232902 Email Address: JIM@MALIKSI.COM
 Mailing Address: 675 MENLO AVE.
 City/State/Zip Code: MENLO PARK, CA 94025

*** 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 1014 Russell Ave, Los Altos, CA 94024

Scope of Project: Addition or Remodel or New Home

Age of existing home if this project is to be an addition or remodel? 1,970

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

Address: 1014 Russell Avenue

Date: _____

What constitutes your neighborhood?

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

Streetscape

1. Typical neighborhood lot size*:

Lot area: 10,500 square feet

Lot dimensions: Length 140 feet

Width 75 feet

If your lot is significantly different than those in your neighborhood, then note its: area 10,000, length 117, and width 86-corner lot.

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

Existing front setback if home is a remodel? No

What % of the front facing walls of the neighborhood homes are at the front setback 95 %

Existing front setback for house on left 25 ft./on right n/a-corner 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 6

Garage facing front recessed from front of house face 1

Garage in back yard

Garage facing the side 3

Number of 1-car garages 1; 2-car garages 9; 3-car garages

Address: 1014 Russell Avenue

Date: _____

4. Single or Two-Story Homes:

What % of the homes in your neighborhood* are:

One-story 74%

Two-story 26%

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) It is a mix.

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

Shake roofs/Asphalt Shingl

If no consistency then explain: I would say 70% shake roof, 20 % asphalt shingl and 10% tile roofing.

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: 1014 Russell Avenue

Date: _____

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

Does your property have a noticeable slope? No

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

The lot gradually slopes from side of lot to Covington Road.

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.)?

There are varied species of trees over 30' high generally between house and street.

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

Most of the houses are quite visible from the street.

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)?

We will be presenting water efficient landscape plans and at the request of owners we will be retaining as many trees as possible including the fig tree on Covington Road.

10. Width of Street:

What is the width of the roadway paving on your street in feet? 40'

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? It is paved up to dirt with some curbing.

Address: 1014 Russell Avenue

Date: _____

11. What characteristics make this neighborhood* cohesive?

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

There is a consistent front setback and garage orientation. Although there is a mix of Architecture style, ranch style with varying materials is prevalent

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

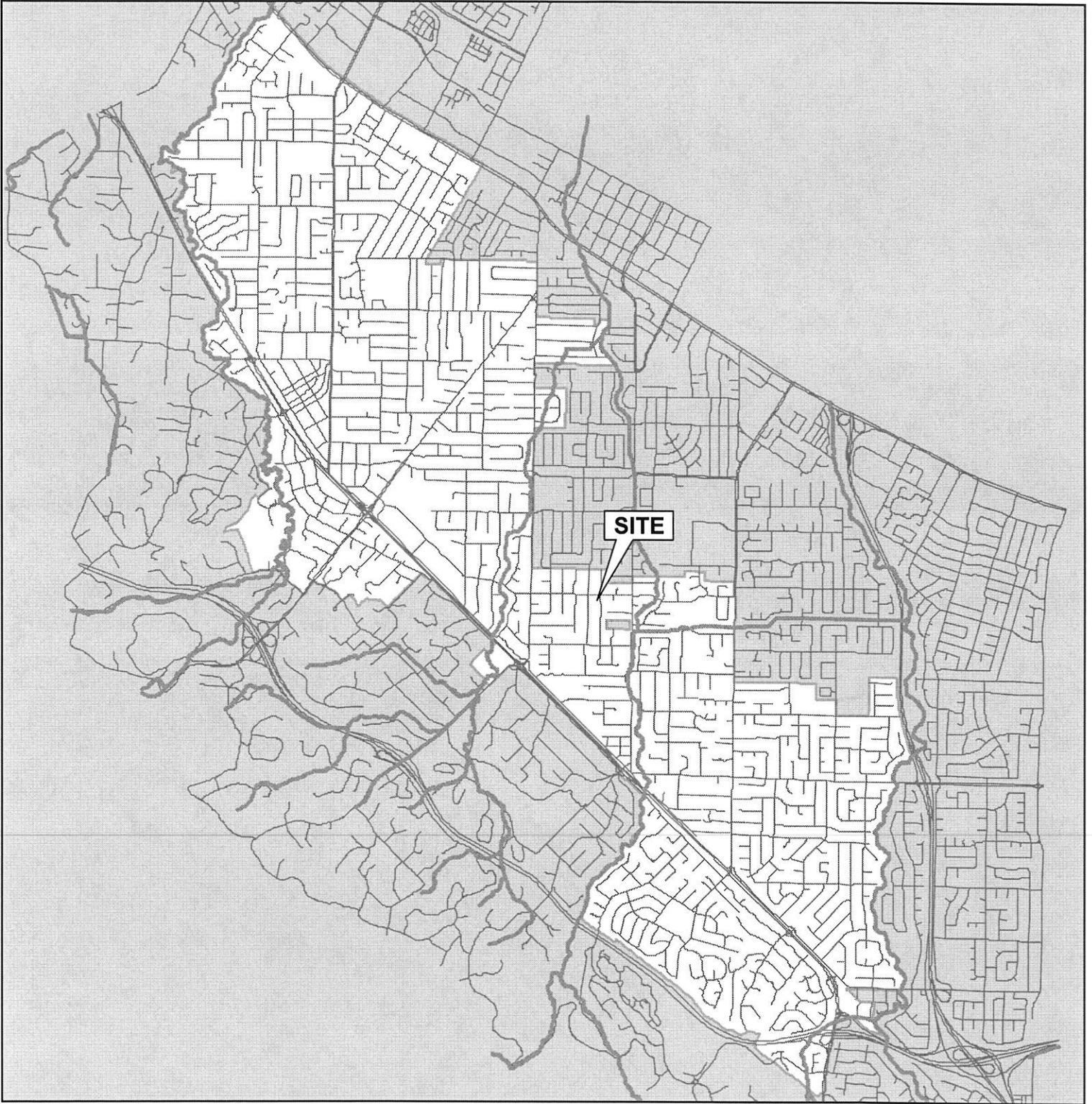
Address: 1014 Russell Avenue
 Date: _____

Summary Table

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

Address	Front setback	Rear setback	Garage location	One or two stories	Height	Materials	Architecture (simple or complex)
1024 Russell Avenue	~25'	~25'	side facing	1 story	17'	stucco/shake roof	Ranch-simple
1036 Russel Avenue	~25'	~35'	side facing	2 story	~25'	stucco/shake roof	mix/ complex
860 Covington Road	~25'	~25'	side ydfacing	1 story	17'	wd siding/ shake r	Ranch-complex
1013 Russell Avenue	~20'	~25'	front facing	1 story	18'	stucco/stone/shk	simple - gables
1035 Russell Avenue	~20'	~25'	side facing	1 story	17'	board/batten/asp	complex-gables
1049 Russell Avenue	~20'	~65'	front facing	2 story	~25'	stucco/asphalt sh.	complex/hip/gabl
930 Covington Road	~25'	~55'	front facing	2 story	~26'	stucco/spa.tile rf.	complex
909 Covington Road	~20'	~50'	face-russell	2 story	~25'	stucco/brick/shk	complex
980 Russell Avenue	~25'	~25'	face-russell	1 story	17'	stucco/shade rf.	simple hips
881 Covington Road	~25'	~55'	front facing	1 story	17'	clapbd/stone/asp	simple gables

AREA MAP



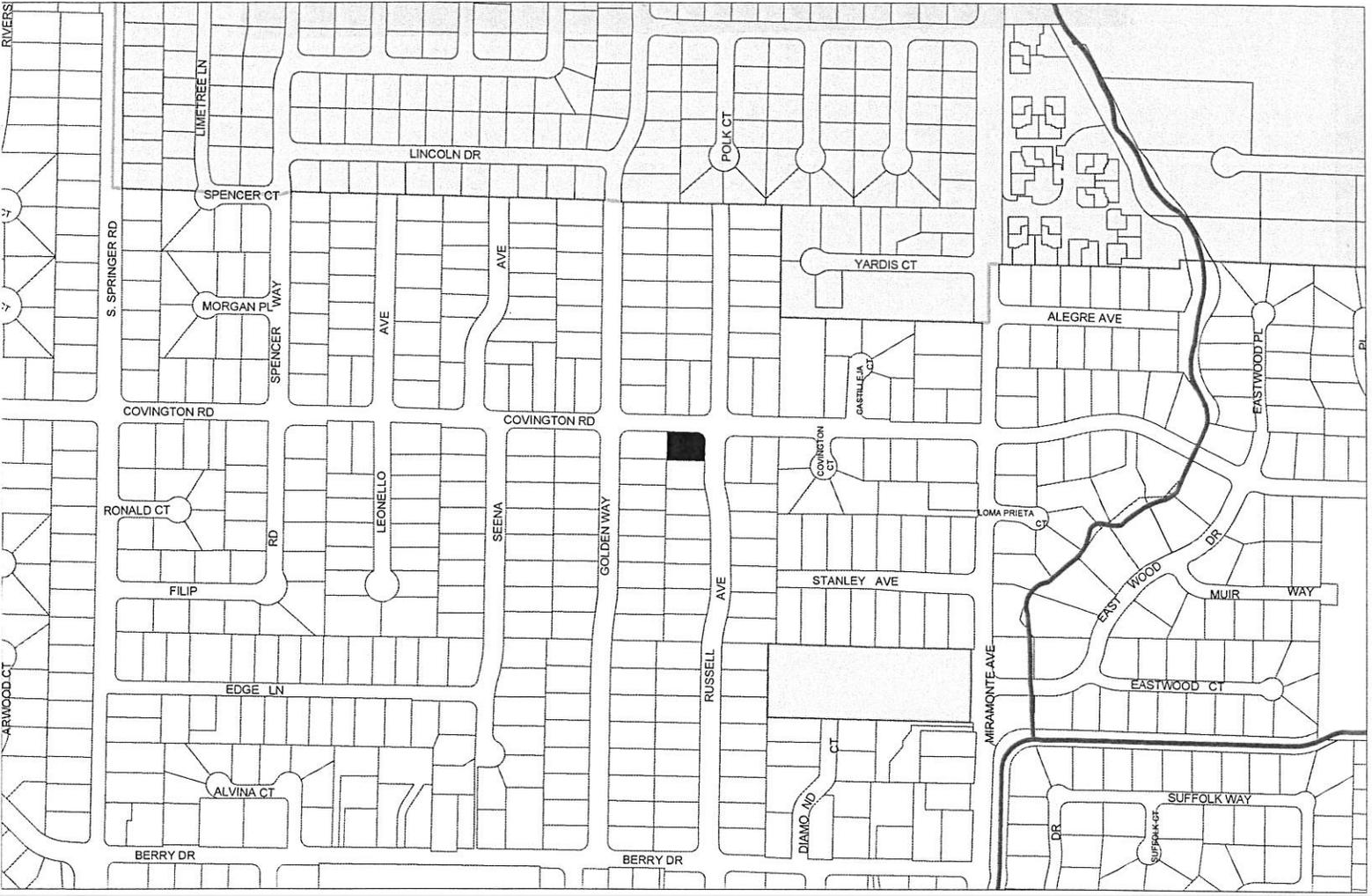
CITY OF LOS ALTOS

APPLICATION: 16-SC-02
APPLICANT: J. McGregor, Jr.
SITE ADDRESS: 1014 Russell Avenue

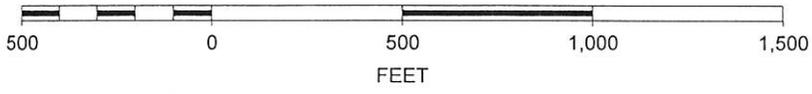


Not to Scale

VICINITY MAP



SCALE 1 : 6,000



CITY OF LOS ALTOS

APPLICATION: 16-SC-02
APPLICANT: J. McGregor, Jr.
SITE ADDRESS: 1014 Russell Avenue



Mayne Tree Expert Company, Inc.

ESTABLISHED 1931

STATE CONTRACTOR'S LICENSE NO. 276793

CERTIFIED FORESTER • CERTIFIED ARBORISTS • PEST CONTROL • ADVISORS AND OPERATORS

RICHARD L. HUNTINGTON
PRESIDENT

JEROMEY INGALLS
CONSULTANT/ESTIMATOR

535 BRAGATO ROAD, STE. A
SAN CARLOS, CA 94070-6311

TELEPHONE: (650) 593-4400

FACSIMILE: (650) 593-4443

EMAIL: info@maynctree.com

December 30, 2015

Mr. & Mrs. Patrick McGregor
1014 Russell Ave.
Los Altos, CA 94024

Dear Mr. & Mrs. McGregor,

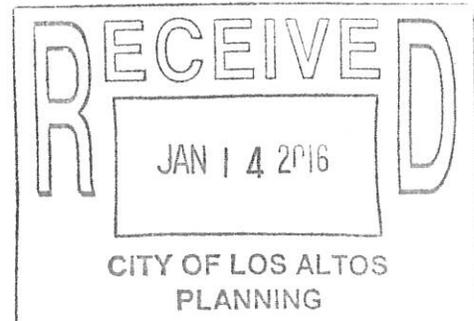
At your request, on December 29, 2015, I visited the above site. The purpose of my visit was to identify, inspect, and comment on the trees located on the site. A tree protection plan will be included to be implemented before and during the upcoming construction project.

Method

Each tree was identified and given a number. This number has been placed on the corresponding site plan to show the approximate locations of the trees on the site. The diameter of each tree was found by measuring the trunk at 48 inches off the natural grade as described in the Town of Los Altos heritage tree ordinance. The height and canopy spread of each tree was estimated to show its approximate dimensions. A condition rating was given to each tree. This rating is based on form and vitality and can be further defined by the following table:

0	-	29	Very Poor
30	-	49	Poor
50	-	69	Fair
70	-	89	Good
90	-	100	Excellent

Lastly, a comments section has been provided to give more individual detail for each tree.



Tree Survey

Tree #	Species	Diameter (inches)	Condition (percent)	Height (feet)	Spread (feet)	Comments
1	Holly	11.0 (est.)	40	18	12	Three-stem at the base with included bark between the stems; drought-stressed canopy; abundance of interior deadwood.
2	Avocado	15.8	55	25	30	50% of root zone is covered by the home; slight lean to the east; tip dieback present; moderate amount of deadwood present.
3	Date Palm	27.1	70	30	18	Large base; several small saplings growing out of the trunk; abundance of dead seed pods and fronds.
4	Fig Tree	21.5	65	20	24	Moderate amount of deadwood; excess end weight on eastern growing limb; pollarded in the past.
5	Date Palm	47.3	70	45	21	Abundance of dead seed pods and fronds; saplings growing out of the trunk; large base.
6	Orange Tree	6.1	60	12	12	Slight lean to the north; good vigor; three-stem at 3 feet; measured below the three-stem attachment.
7	Redwood	60.0 (est.)	85	90	39	Located on the neighbor's property; two-stem at the base with included bark, long lateral limbs good vigor.
8	Coast Live Oak	6.8	50	20	15	Abundance of ivy around the base; leans to the northeast; suppressed by neighbor's Redwood tree.
9	Coast Live Oak	11.6	50	35	27	Root-crown covered by ivy; leans to the northeast; healthy canopy; codominant at 9 feet.
10	Avocado	36.0 (est.)	90	90	36	Located on the neighbor's property; good form and vigor.
11	Fig Tree	4.1	70	15	9	Root crown covered; mushrooms present around the base; good form.
12	Fig Tree	18.0 (est.)	0	10	6	Dead.
13	Avocado	11.3	50	20	27	Two-stem at base; larger stem has significant decay; healthy canopy; some sunscald present; tip dieback present; root crown covered.

Tree #	Species	Diameter (inches)	Condition (percent)	Height (feet)	Spread (feet)	Comments
14	Xylosma	8.0 (est.)	55	18	18	Healthy canopy; located near the fence; on neighbor's property.
15	Avocado	19.4	50	40	30	Located near the home; several areas of decay present on the trunk; codominant at 7 feet; roots may be affecting the home; 50% of the root zone is covered by the home; healthy upper canopy.
16	Grove of Red Gum Eucalyptus	15.0 (est.)	50	40	42	Located on the neighbor's property; healthy canopies; poor form; several codominant attachments in their canopies.

Tree #1 is a small-to-medium-sized Holly tree located in the front of the home. This tree appears to be significantly drought stressed with an abundance of interior deadwood. Removal of this tree should be considered, as it has a poor appearance and poor form.

Tree #2 is an Avocado located at the front of the home. This tree leans away from the home to the east. There is an abundance of tip dieback throughout the canopy and a moderate amount of deadwood.

Tree #3 is a Date Palm located on the right side of the home. This tree has a large base, an abundance of dead fronds, and seedpods. I noticed there are several saplings growing out of the trunk in various locations.

Tree #4 is located at the back right corner of the home. This tree has a large heavy lateral limb growing to the northeast and a moderate amount of interior large deadwood. The upper canopy has routinely been pollarded in the past.

Tree #5 is a large Date Palm located at the back right corner of the property. This tree has an abundance of large dead fronds and seedpods. No obvious recent maintenance has been performed.

Tree #6 is a small Orange tree located at the rear right side of the home. This tree has good vigor and leans slightly to the north.

Tree #7 is a large two-stem Redwood tree located on the neighboring property. This tree appears to be healthy and vigorous with an abundance of large lateral limbs.

Tree #8 is a small Coast Live Oak located in the rear of the home. This tree has been suppressed by the surrounding larger trees and has a significant lean because of it. Soil and other organic material cover the root crown of this tree. I recommend removal of this tree as its form is compromised due to the overshadowing of large trees.

Tree #9 is a medium-sized Coast Live Oak located in the rear of the home. This tree has a codominant attachment at 9 feet and leans to the northeast. The canopy is healthy and vigorous with an abundance of sprouts.

Tree #10 is a large Redwood tree located on the neighboring property. This tree appears to be healthy and vigorous.

Tree #11 is a small Fig tree located along the left rear side of the property. This tree has several mushrooms around its base but appears to be healthy.

Tree #12 is a Fig tree located along the left side of the property. This tree is dead and should be removed.

Tree #13 is an Avocado tree located at the left rear corner of the home. This tree has two stems at its base and the larger stem has a significant amount of decay present. There is an abundance of tip dieback from drought stress and the root crown is covered.

Tree #14 is a Xylosma located on the neighboring property. This tree was observed over a fence and little is known about its health and structure.

Tree #15 is an Avocado tree located along the left side of the home. Roughly fifty percent of this tree's root zone is covered by the home. There is a codominant attachment at 7 feet and several areas of decay are present in various locations around the trunk. The canopy appears to be healthy; however, there is an abundance of tip dieback probably from drought stress.

Tree #16 is a grove of Red Gum Eucalyptus located on the right front corner of the left neighboring property. There are several codominant attachments throughout the canopies of the grove.

In summary, trees #1, #8, and #12 should be considered for removal due to their poor form and vigor. The remaining trees on site would benefit from routine maintenance that should include large deadwood/frond removal and having their root crowns exposed.

I believe this report is accurate and based on sound arboricultural principles and practices. If I can be of further assistance, please contact me at my office.

Plan Review and Tree Protection Recommendations

On Wednesday, December 30, 2015, I reviewed the proposed plans for 1014 Russell Avenue, Los Altos. During my review, I determined the existing home will be demolished and a new home and basement will be constructed.

Trees #2, #5, #6, #13, and #15 should be removed prior to the construction project beginning as they will be significantly impacted by the project and will not be able to survive.

Tree #4 will have roughly 35 to 40 percent of its root zone impacted by the installation of a new driveway. The canopy will need to be raised and side-trimmed to accommodate any traffic in the driveway. I recommend expanding the undisturbed island around the tree to leave as much of the natural root zone as possible.

TREE PROTECTION SPECIFICATIONS

1. A protective barrier of 6-foot chain link fencing shall be installed around the dripline of protected tree(s). The fencing can be moved within the dripline if authorized by the Project Arborist or the City Arborist, but not closer than 2 feet from the trunk of any tree. Fence posts shall be 1.5 inches in diameter and are to be driven 2 feet into the ground. The distance between posts shall not be more than 10 feet. This enclosed area is the Tree Protection Zone (TPZ). I have drawn in on the provided site plan the approximate locations of the tree protection fencing.
2. Movable barriers of chain link fencing secured to cement blocks can be substituted for "fixed" fencing if the Project Arborist and City Arborist agree that the fencing will have to be moved to accommodate certain phases of construction. The builder may not move the fence without authorization from the Project Arborist or City Arborist.
3. **Avoid the following conditions.**
DO NOT:
 - a. Allow runoff or spillage of damaging materials into the area below any tree canopy.
 - b. Store materials, stockpile soil, or park or drive vehicles within the TPZ.
 - c. Cut, break, skin, or bruise roots, branches, or trunks without first obtaining authorization from the City Arborist.
 - d. Allow fires under and adjacent to trees.
 - e. Discharge exhaust into foliage.
 - f. Secure cable, chain, or rope to trees or shrubs.
 - g. Trench, dig, or otherwise excavate within the dripline or TPZ of the tree(s) without first obtaining authorization from the City Arborist.
 - h. Apply soil sterilants under pavement near existing trees.
4. Only excavation by hand or compressed air shall be allowed within the driplines of trees. Machine trenching shall not be allowed.
5. Avoid injury to tree roots. When a ditching machine, which is being used outside of the dripline of trees, encounters roots smaller than 2 inches, the wall of the trench adjacent to the trees shall be hand trimmed, making clear, clean cuts through the roots. All damaged, torn, and cut roots shall be given a clean cut to remove ragged edges, which promote decay. Trenches shall be filled within 24 hours, but, where this is not possible, the side of the trench adjacent to the trees shall be kept shaded with four layers of dampened, untreated burlap, wetted as frequently as necessary to keep the burlap wet. Roots 2 inches or larger, when encountered, shall be reported immediately to the Project Arborist, who will decide whether the Contractor may cut the root as mentioned above or shall excavate by hand or with compressed air under the root. The root is to be protected with dampened burlap.

6. Route pipes outside of the area that is 10 times the diameter of a protected tree to avoid conflict with roots.
7. Where it is not possible to reroute pipes or trenches, the contractor shall bore beneath the dripline of the tree. The boring shall take place not less than 3 feet below the surface of the soil in order to avoid encountering "feeder" roots.
8. Any damage due to construction activities shall be reported to the Project Arborist or City Arborist within six hours so that remedial action can be taken.
9. Violation of any of the above provisions may result in sanctions or other disciplinary action.

Sincerely,



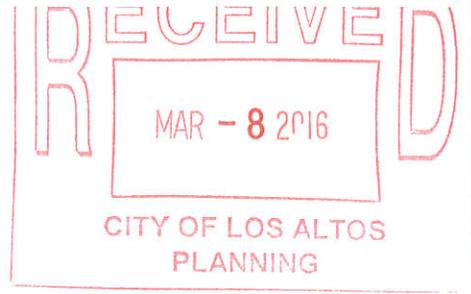
Jerome A. Ingalls
Certified Arborist WE #7076A

JAI:pmd



ATTACHMENT E

Project: McGregor Residence
Address: 1014 Russel Avenue
Los Altos, CA



Architect's Statement

Proposed for the site located at 1014 Russell Avenue, Los Altos California will be a new 2 story residence with a basement. The ground floor area is proposed to be 2,039.11 square feet with a second floor area of 1,459.49 square feet for a total of 3,498.60 square feet, which is less than the maximum allowable floor area of 3,500.7 square feet. The basement will have a floor area of 1,448.21 square feet but does not count towards the maximum floor area. The ground floor will have covered porches at the front entry, corner, side, and rear of the house to ease the massing of the second floor. The second floor is set back from the ground floor at the sides and the rear of the site. The front elevation has been designed with ground floor box out windows with covered roofs to ease the massing of the second floor elements of the front façade.

The design style and materials chosen are to reflect a French Country style with design elements such as integrated color smooth finish stucco, decorative cast stone eave cornice treatments, decorative cast stone window & door treatments, painted wood windows & French doors. The covered porch elements will have decorative Tuscan style columns & arched elements with a minimal of light limestone veneers. The roof design is consistent with the French Country style with decorative dormer windows, a 6:12 pitch and slate roofing. The ground floor roof integrates with the second floor roof to minimize massing & 2 story facades.

In preparing the Neighborhood Context Map & surveying the varying styles of the homes in neighborhood it was concluded that this style and design of home is compatible with the neighboring homes. It is also worth mentioning that several homes in the immediate vicinity are built using stucco, stone and clay roofs. It is our conclusion as there is a variety of age, style, and size of homes in this neighborhood that the proposed design will only add to the eclectic and diverse nature of the neighborhood.

It is noted that the design is consistent to the neighboring homes with respect to front, side, and rear setbacks. The design is within all of the required daylight plane restrictions as well as the floor area and lot coverage requirements.

As this is a corner lot with a unique setback requirements, great care has been placed in preparing a wonderful design that addressed the setback hardship on being in this location. This includes new landscape elements to address the pedestrian circulation of the neighborhood as well as porch elements.

