



DATE: June 1, 2016

AGENDA ITEM # 2

TO: Design Review Commission
FROM: Zachary Dahl, Planning Services Manager, Current Planning
SUBJECT: 16-SC-16 – 735 Raymundo Avenue

RECOMMENDATION:

Approve design review application 16-SC-16 per the listed findings and conditions

PROJECT DESCRIPTION

This is a design review application for a new 4,450 square-foot one-story house that exceeds 20 feet in height. The following table summarizes the project's technical details:

GENERAL PLAN DESIGNATION: Single-Family, Residential
ZONING: R1-10
PARCEL SIZE: 17,500 square feet
MATERIALS: Standing seam metal roof, cedar board and batten siding, aluminum clad windows, wood garage door, wood trim details and ledgestone veneer

| | Existing | Proposed | Allowed/Required |
|--------------------|-------------------|-------------------|-------------------------|
| COVERAGE: | 3,440 square feet | 5,250 square feet | 5,250 square feet |
| FLOOR AREA: | 3,120 square feet | 4,450 square feet | 4,500 square feet |
| SETBACKS: | | | |
| Front | 40 feet | 40 feet | 25 feet |
| Rear | 18 feet | 25 feet | 25 feet |
| Right side | 15 feet | 10 feet | 10 feet |
| Left side | 15 feet | 10 feet | 10 feet |
| HEIGHT: | 17 feet | 22.25 feet | 27 feet |

BACKGROUND

Neighborhood Context

The subject property is located on Raymundo Avenue between North Springer Road and Mountain View Avenue. The neighborhood is considered a Diverse Character Neighborhood as defined in the City's Residential Design Guidelines. The houses on Raymundo Avenue are a mixture of one- and two-story structures with varied architectural styles, materials, scale and massing. However, since all of the lots in this neighborhood have a depth of 175 feet, the houses do have a consistent front yard setback of approximately 40 feet. The landscape along Raymundo Avenue includes a variety of mature trees and landscape species, but there is no distinct street tree pattern.

DISCUSSION

Approval Process

Design review applications for one-story houses are reviewed and approved administratively. However, when the proposed height of a one-story house exceeds 20 feet, the Code requires that the application be reviewed and approved by the Design Review Commission at a public meeting.

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 new house uses a farm house inspired design with lower scale architectural elements, simple massing and rustic materials. The front elevation includes a large setback of 40 feet, a wrap-around covered front porch and taller clerestory gable element on the left side. The board and batten siding, wood garage door, ledgerstone veneer and wood trim details are rustic materials while the standing seam metal roof provides a more modern touch to complement the architectural design. Overall, the project uses high quality materials, which are integral to the architectural design of the house and compatible with the surrounding neighborhood context.

Due to the lower wall plate heights, the majority of the project has a relatively low height of 14.5 feet. However, the left side of the house includes a taller clerestory element over the great room with a ridge height of 22.25 feet. While the design review guidelines discourage taller ventricle elements for one-story houses, this particular element is well integrated into the overall design of the house. On the front elevation the taller gable is setback 20 feet from the face of the garage to reduce the perception of bulk and mass. Along the left side, the clerestory element has a 16-foot setback and includes a covered porch that runs the length of the elevation in order to break-up the vertical massing.

The design includes a roof plan with simple massing and uniform pitches. The main roof elements have a pitch of 5:12 and the covered porch elements transition to a 2.5:12 pitch, which is consistent with the architectural design style. However, the hipped roof form over the garage is proposed at a 2.5:12 pitch, which deviates from the rest of the house design. The applicant noted that this was

proposed in order to minimize the appearance of the garage and allow for a uniform transition to the covered porch along the left side elevation. However, staff is concerned that this garage element is visually inconsistent with the design of the other two gable elements on the front elevation. Therefore, a condition (no. 3) which requires the design of the garage roof to match the 5:12 pitch of the other gable elements has been added.

Overall, the project has individual design integrity, related well to the adjacent properties and minimizes the perception of excessive bulk and mass.

Privacy

The lot is relatively flat, with a gentle slope from front to back, and the new house has a finish floor that ranges from eight inches above grade in the front to 22 inches above grade in the rear, which is within the Guideline's recommended range of 16 to 22 inches above grade. The house includes eight-foot tall wall plates on the left side and nine-foot tall wall plates on the right side. In general, one-story level windows are not considered to create unreasonable privacy impacts. However, to ensure that there is adequate screening along both sides, staff has added a condition (No. 4) that requires the six-foot fences to include at least one-foot of open lattice on top. With this condition, staff finds that the project maintains a reasonable level of privacy.

Trees and Landscaping

The project site includes 19 existing trees, eight of which are considered protected under the City's Tree Protection Ordinance (over 48-inch in circumference). In the front yard, three trees will be maintained (two large deodar cedars on the right side and a privet on the left side) and five trees will be removed (deodar cedar, live oak, privet, holly and orange). The large redwood (no. 12) in the left rear corner and the medium sized oak (no. 16) are also shown to be retained. All other trees will be removed due to poor health and/or being non-native species. An arborist report that provides additional information about the trees is included as Attachment D.

While the oak tree (no. 16) is shown as being retained, a new spa, pool equipment enclosure and gazebo are all proposed within close proximity and could negatively impact the health and long term viability of the tree. Since this tree is identified as being in good health and is well positioned in the rear yard, it is recommended that the spa, pool equipment and/or the gazebo be relocated to ensure that the oak tree has sufficient setbacks. Therefore, condition (no. 5) which requires the arborist to provide tree protection measures and minimum setbacks for the oak in order to ensure that its health and viability can be maintained has been added.

In addition to the three existing trees, the project will be installing a new ornamental orchard, and new landscaping and hardscape in the front yard area. Since the project includes a new house and exceeds 500 square feet of new landscape area, it will be subject to the City's Water Efficient Landscape Regulations. With the existing trees and new front yard landscaping and hardscape, the project meets the City's landscaping regulations and street tree guidelines.

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 12 nearby property owners on Raymundo Avenue and Vista Grande Avenue.

Cc: Guy Ayers, Applicant and Architect
Glen Yonekura, Owner

Attachments:

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

FINDINGS

16-SC-16 – 735 Raymundo Avenue

With regard to the new one-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

16-SC-16 – 735 Raymundo Avenue

1. **Approved Plans**

This approval is based on the plans received on May 20, 2016 and the written application materials provided by the applicant, except as may be modified by these conditions.

2. **Protected Trees**

Tree nos. 1, 12, 16 and 22 shall be protected under this application and cannot be removed without a tree removal permit from the Community Development Director.

3. **Garage Roof Pitch**

Update the roof plan and elevations to show the garage with a 5:12 roof pitch.

4. **Fences**

Update the plans to show that the fences along both side property lines are six feet in height with at least 12 inches of open lattice on top.

5. **Arborist Report**

Update the arborist report to provide tree protection measures and minimum setbacks from the spa, pool equipment and gazebo in order to ensure that Tree No. 16 (oak) can be preserved.

6. **Encroachment Permit**

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

7. **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.

8. **Fire Sprinklers**

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

9. **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.

10. **Landscaping**

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

PRIOR TO ISSUANCE OF BUILDING OR DEMOLITION PERMIT

11. **Tree Protection**

Tree protection fencing shall be installed around the dripline of all existing trees to remain, 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.

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 and trees shall be maintained and/or installed as shown on the approved plans and 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 # 1107182

| | | | | | |
|-------------------------------------|--------------------------------|--------------------------|----------------------------|--------------------------|-----------------------------|
| <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: 735 RAYMUNDO AVE

Project Proposal/Use: R1-10 Current Use of Property: R1-10

Assessor Parcel Number(s): 189-29-058 Site Area: 17,500 sf

New Sq. Ft.: 4450 Altered/Rebuilt Sq. Ft.: 0 Existing Sq. Ft. to Remain: 0

Total Existing Sq. Ft.: 3120 Total Proposed Sq. Ft. (including basement): 5600

Is the site fully accessible for City Staff inspection? YES

Applicant's Name: GUY AYERS

Telephone No.: 650 949 2255 Email Address: guyayers@comcast.net

Mailing Address: 26969 MOODY RD

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

Property Owner's Name: GLEN YONEKURA

Telephone No.: 650 492 1683 Email Address: glen@dukecv.com

Mailing Address: 845 CASTRO ST

City/State/Zip Code: MOUNTAIN VIEW, CA 94041

Architect/Designer's Name: GUY AYERS

Telephone No.: _____ Email Address: _____

Mailing Address: _____

City/State/Zip Code: _____

* 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. *



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.

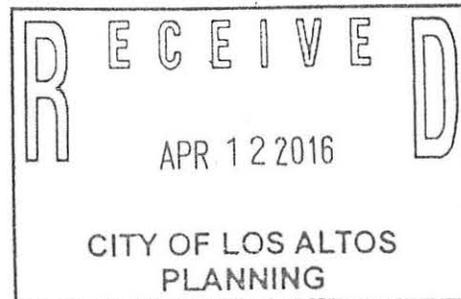
This worksheet/ check list is meant to help you as well as to help the City planners and Planning Commission understand your proposal. Reasonable guesses to your answers are acceptable. The City is not looking for precise measurements on this worksheet.

Project Address 735 RAYMUNDO AVE
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

Neighborhood Compatibility Worksheet

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

Page 1



Address: 735 RAYMUNDO
Date: 3/31/2016

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: 17,500 square feet
Lot dimensions: Length 175 feet
Width 100 feet
If your lot is significantly different than those in your neighborhood, then note its: area _____, length _____, and width _____.

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

Existing front setback if home is a remodel? 40
What % of the front facing walls of the neighborhood homes are at the front setback 100%
Existing front setback for house on left 40 ft./ on right 40 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 1
Garage in back yard 1
Garage facing the side 1
Number of 1-car garages 1; 2-car garages 0; 3-car garages 1

Address: 735 RAYMUNDO
Date: 3/31/16

4. Single or Two-Story Homes:

What % of the homes in your neighborhood* are:

One-story 70%
Two-story 30%

5. Roof heights and shapes:

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

Are there mostly hip 0, gable style 2, or other style roofs*?

Do the roof forms appear simple 9 or complex 1?

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*?

1 wood shingle 4 stucco 4 board & batten 1 clapboard
0 tile 0 stone 0 brick 2 combination of one or more materials
(if so, describe) SHINGLE/STONE, STUCCO/BRICK

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: 80% ASPHALT SHINGLE
20% CLAY TILE

STANDING SEAM METAL ROOF AT 705 RAYMUNDO

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

Does your neighborhood* have a consistent identifiable architectural style?

YES NO

Type? 7 Ranch Shingle Tudor 2 Mediterranean/ Spanish
 Contemporary Colonial 1 Bungalow Other

Address: 35 RAYMUNDO
Date: 3/31/14

8. Lot Slope: (Pg 25 Design Guidelines)

Does your property have a noticeable slope? ±30" FRONT TO BACK

What is the direction of your slope? (relative to the street)
DOWN FROM RAYMUNDO (TO NORTH)

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? NO

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 (MANY VARIETIES)
MOST HOUSES HAVE LAWNS

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

40-0 FRONT SETBACKS AND LARGE TREES AT FRONT, SIDE, AND REAR OF OUR LOT AND ON ADJACENT PROPERTIES GIVE GOOD PRIVACY

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)?

DIRT OR GRAVEL RIGHT-OF-WAY, TYP

(3) LARGE ATLAS CEDARS IN FRONT YARD
LARGE REDWOOD AND EUCALYPTUS IN REAR YD

10. Width of Street:

What is the width of the roadway paving on your street in feet? 30¹-0

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?

ROLLED CONC CURB, GRAVEL SHOULDER

Address: 735 RAYMONDO
Date: 3/31/14

II. 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.:

DEEP FRONT YARDS, LARGE TREES,
RANCH-STYLE HOUSES WITH BOARD & BATT
GENERALLY LOW-SLUNG HOUSES, EXCEPT
FOR NEW 2-STORY TILE-ROOFED HOMES

General Study

- A. Have major visible streetscape changes occurred in your neighborhood?
 YES NO (40% NEW HOUSES)
- B. Do you think that most (~ 80%) of the homes were originally built at the same time?
 YES NO (60%)
- 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

"FARMHOUSE" STYLE SHARES MANY FEATURES WITH "RANCH" STYLE HOUSES - LOWER SLOPED HIP & GABLE ROOFS, BOARD & BATT SIDING, HORIZONTAL FEEL

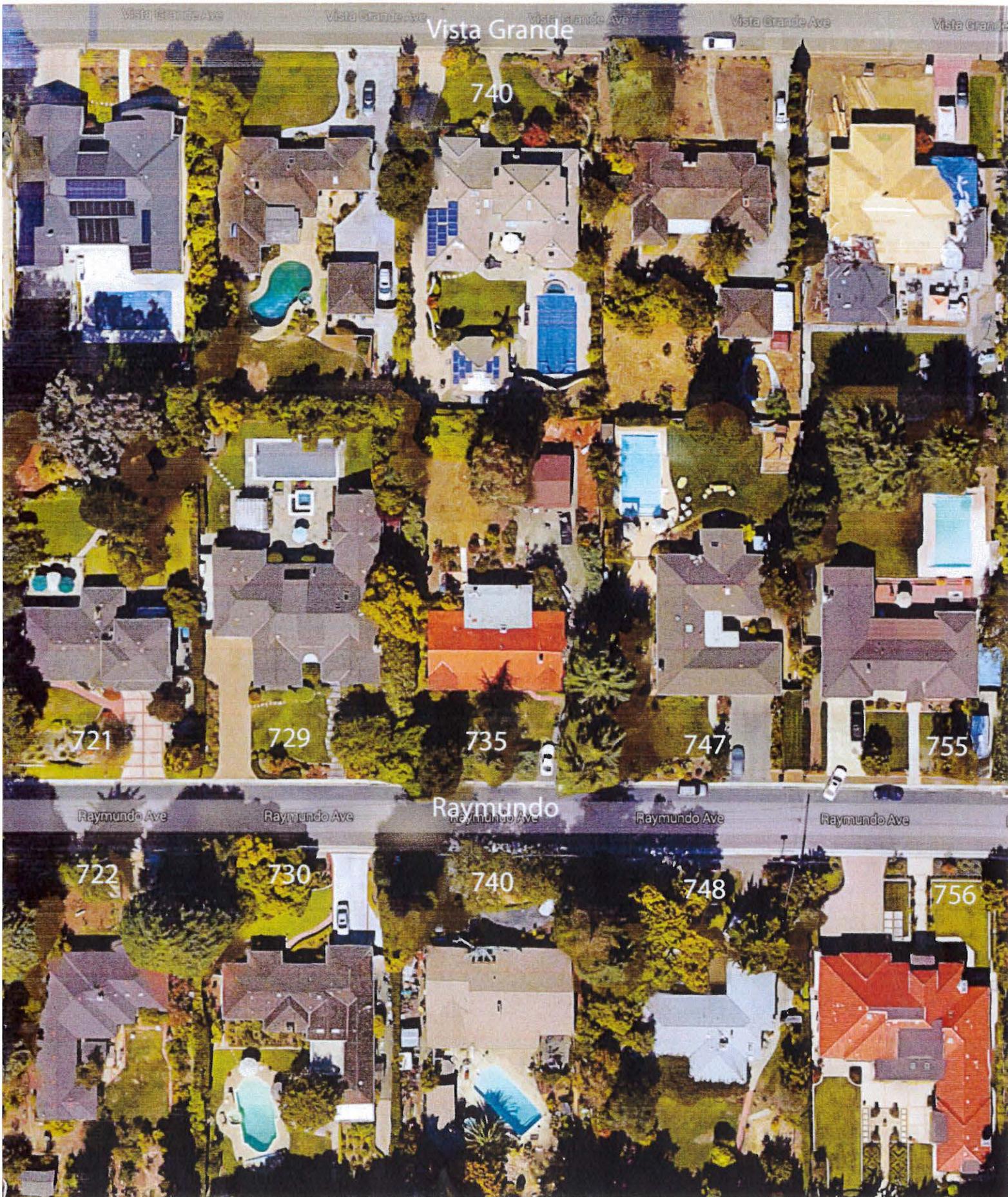
Address: 735 RAYMUNDO
 Date: 3/31/16

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) |
|-----------------|---------------|--------------|-----------------|--------------------|--------|---------------|----------------------------------|
| 721 RAYMUNDO | 40' | 85' | FRONT PROJECT. | 2 | 25' | STUCCO/BRICK | SIMPLE |
| 729 | | 35' | FRONT RECESS | 2 | 22' | SHINGLE/STONE | COMPLEX |
| 747 | | 50' | FRONT | 1 | 17' | BOARD & BATT | SIMPLE |
| 755 | | 70' | FRONT PROJECT. | 1 | 16' | STUCCO | |
| 722 | | 45' | FRONT PROJECT. | 1 | 17' | BOARD & BATT | |
| 730 | | 45' | FRONT PROJECT. | 1 | 16' | BOARD & BATT | |
| 740 | | 35' | FRONT | 1 | 16' | BOARD & BATT | ↓ |
| 748 ↓ | | 70' | SIDE-FACING | 1 | 15' | HORZ SIDING | SIMPLE |
| 756 RAYMUNDO ↓ | | 30' | FRONT PROJECT. | 1 | 20' | STUCCO/STONE | COMPLEX |
| 740 VISTA GRAND | 40' | 75' | REAR TAED | 2 | 25' | STUCCO/STONE | COMPLEX |

↑ 25' REAR SETBACK @ GAR.



Vista Grande Ave

Vista Grande Ave

Vista Grande

Vista Grande Ave

Vista Grande Ave

Vista Grande Ave

740

721

729

735

747

755

Raymundo Ave

Raymundo Ave

Raymundo Ave

Raymundo Ave

Raymundo Ave

722

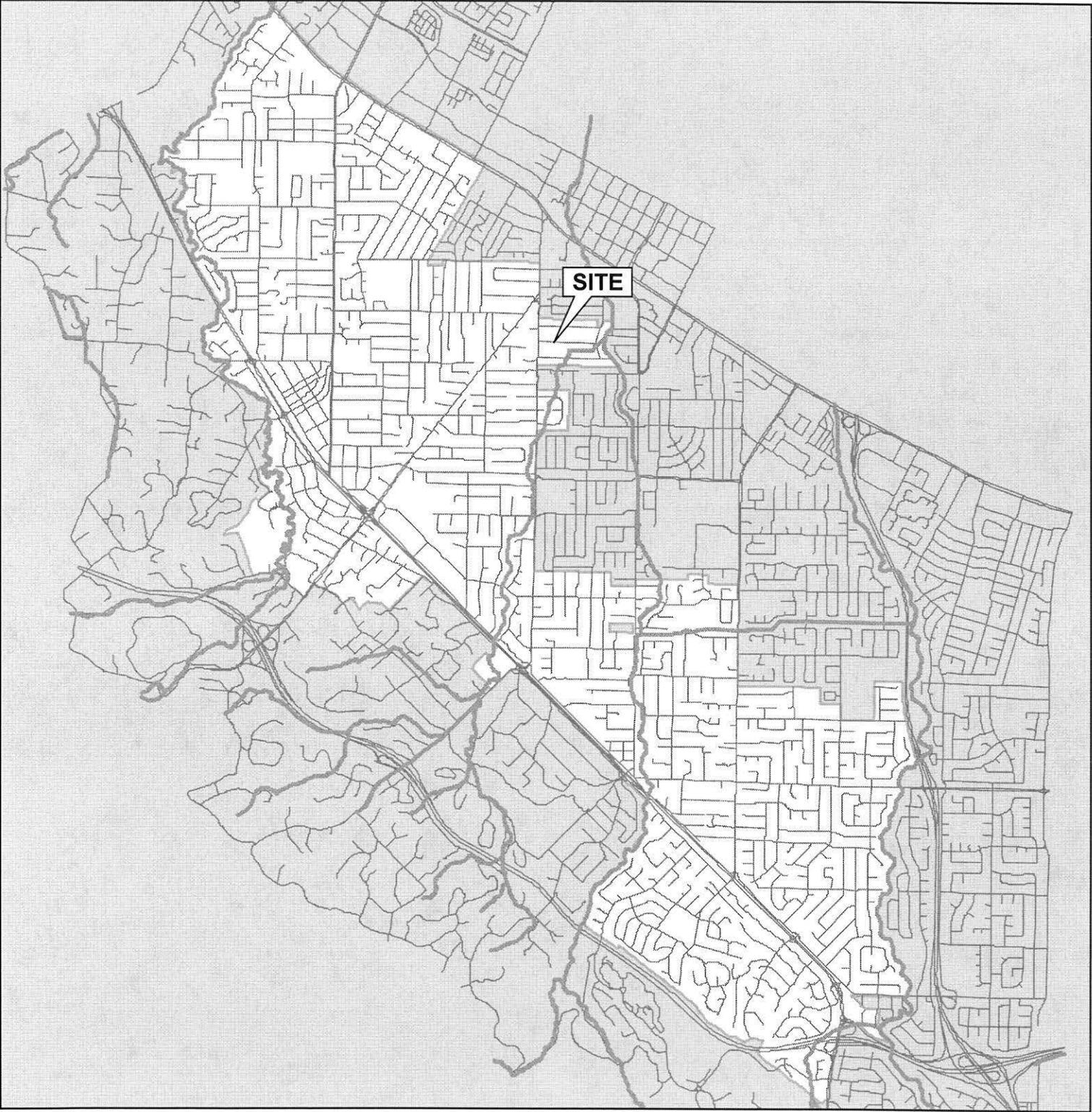
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AREA MAP



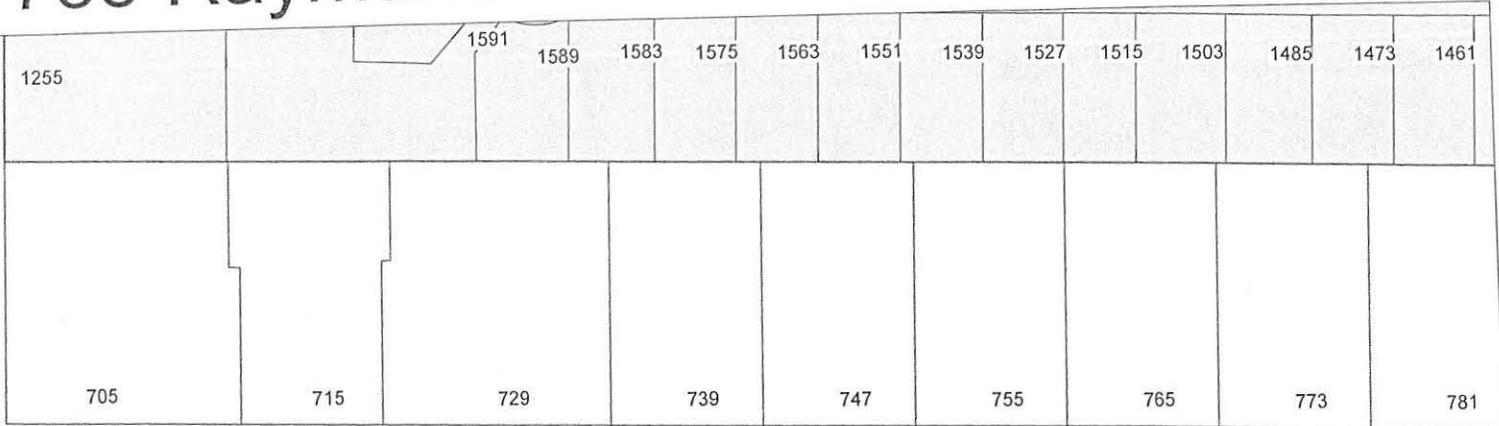
CITY OF LOS ALTOS

APPLICATION: 16-SC-16
APPLICANT: G. Ayers/ G. Yonekura
SITE ADDRESS: 735 Raymundo Avenue

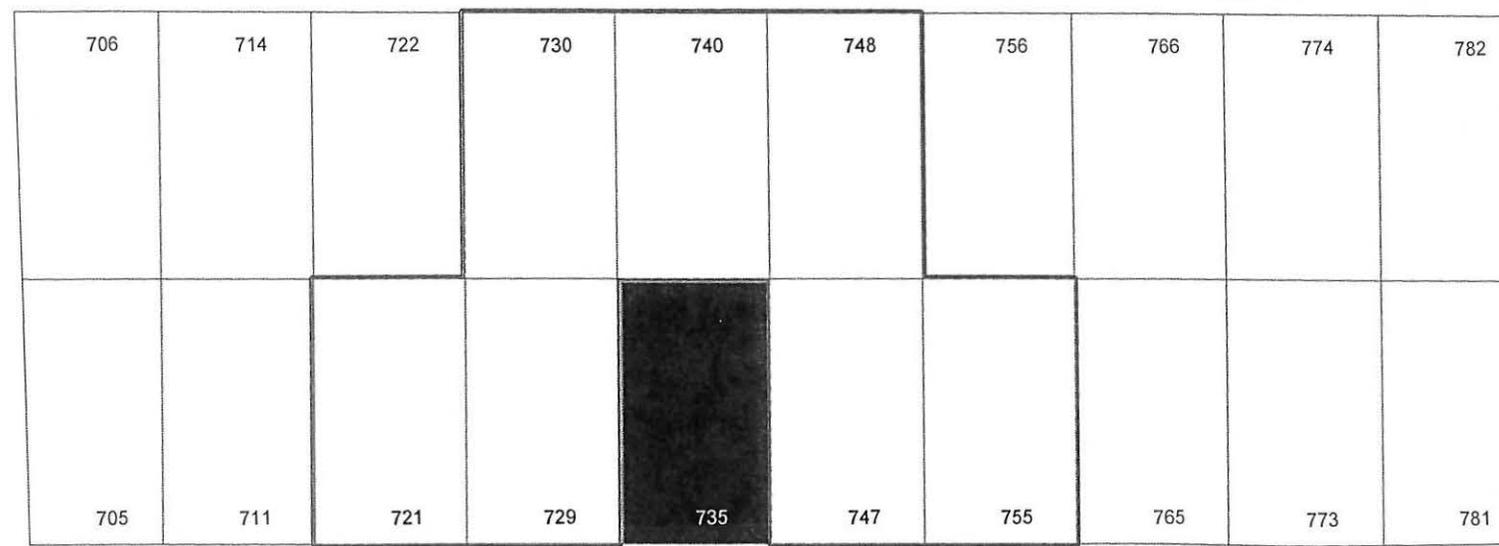


Not to Scale

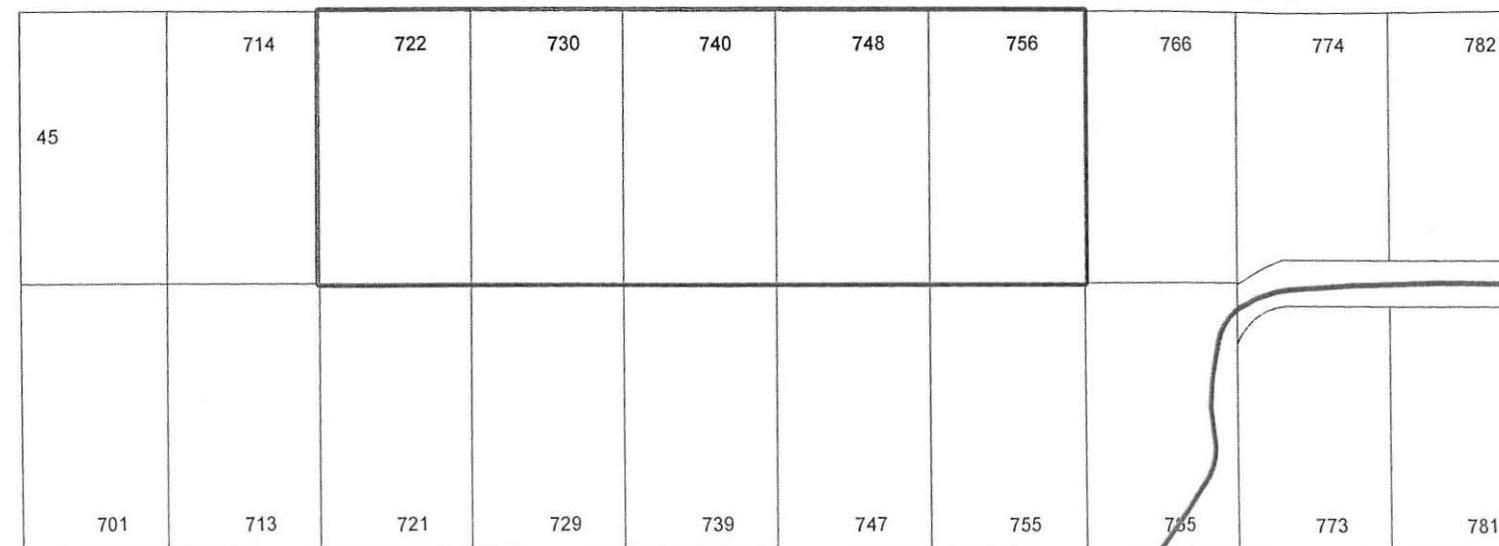
735 Raymundo Avenue Notification Map



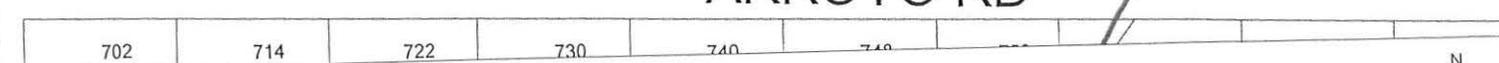
VISTA GRANDE AVE



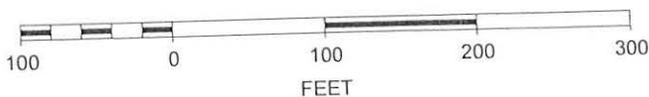
RAYMUNDO AVE



ARROYO RD



SCALE 1 : 1,500



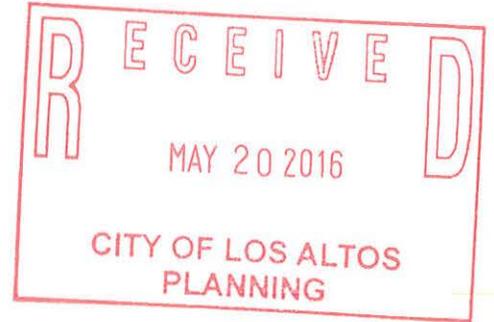
Kiely Arborist Services

Certified Arborist WE#0476A

P.O. Box 6187

San Mateo, CA 94403

650- 515-9783



May 19, 2016

Casey Farmer
5150 El Camino Real, Suite A-31
Los Altos, CA 94022

Site:735 Raymundo, Los Altos, CA

Dear Mr. Farmer,

As requested on Wednesday, May 18, 2016, I visited the above site to inspect and comment on the trees. A new home is proposed for this site and your concern as to the future health and safety of the trees on site has prompted this visit.

Method:

The trees on this site were located on a map provided by you. Each tree was given an identification number. This number was inscribed on a metal foil tag and nailed to the trees at eye level. The trees were then measured for diameter at 48 inches above ground level (DBH or diameter at breast height). Each tree was put into a health class using the following rating system:

- F- Very Poor
- D- Poor
- C- Fair
- B- Good
- A- Excellent

The height of each tree was estimated and the spread was paced off. Lastly, a comments section is provided.

735 Raymundo /5/19/16

(2)

Survey:

| Tree# | Species | DBH | Class | HT/SP | Comments |
|--------------|--|------------|--------------|--------------|---|
| 1P | Deodar cedar (<i>Cedrus deodara</i>) | 33.0 | B | 80/35 | Good vigor, fair form, loss of apical dominance at top of tree. |
| 2PR | Deodar cedar (<i>Cedrus deodara</i>) | 20.7 | D | 65/35 | Fair vigor, poor form, topped in past, poor location center of front yard, skinned up, poor live crown ratio. |
| 3PR | Coast live oak (<i>Quercus agrifolia</i>) | 14.6-14.9 | D | 40/25 | Good vigor, poor form, codominant at 3 feet with included bark, seams down to grade, bulging on both sides of crotch, hazardous, leans over street, close to water utilities. |
| 4 | Xylosma (<i>Xylosma congesta</i>) | 9.3 | C | 20/15 | Good vigor, fair form, decay on leaders, good screen. |
| 5 | Xylosma (<i>Xylosma congesta</i>) | 10.8 | C | 20/15 | Good vigor, fair form, decay on leaders, good screen. |
| 6R | Holly (<i>Ilex spp.</i>) | 4x4 | D | 25/20 | Fair vigor, poor form, multi leader at base, split crotch. |
| 7* | Chinese elm (<i>Ulmus parviflora</i>) | 8est | B | 25/20 | Good vigor, good form, 15 feet from property line. |
| 8 | Cabbage palm (<i>Cordyline australis</i>) | 7.4 | C | 15/8 | Fair vigor, fair form, not maintained, on property line. |
| 9*P | Camphor (<i>Cinnamomum camphora</i>) | 20est | C | 35/30 | Fair vigor, poor form, multi leader at base, dieback in canopy, damaging fence, roots can be problem in future. |
| 10* | Flowering plum (<i>Prunus cerasifera</i>) | 8est | C | 15/10 | Fair vigor, fair form, suppressed. |
| 11* | Privet (<i>Ligustrum japonicum</i>) | 6x2est | D | 35/20 | Fair vigor, poor form, multi leader at base, topped in past, heavily suppressed by #12. |
| 12P | Redwood (<i>Sequoia sempervirens</i>) | 28.2 | C | 60/20 | Fair-poor vigor, fair form, slightly drought stressed. |
| 13 | Black acacia (<i>Acacia melanoxylon</i>) | 8.1 | D | 35/20 | Fair vigor, fair form, invasive species. |

735 Raymundo /5/19/16

(3)

Survey:

| Tree# | Species | DBH | Class | HT/SP | Comments |
|--------------|---|------------|--------------|--------------|---|
| 14R | Fruiting plum (<i>Prunus spp.</i>) | 3x2 | F | 10/10 | Poor vigor, poor form, decay, in decline. |
| 15PR | Eucalyptus (<i>Eucalyptus nicholii</i>) | 32.1 | D | 50/25 | Fair vigor, poor form, topped to maintain size, girdling roots, damaging existing garage. |
| 16PR | Coast live oak (<i>Quercus agrifolia</i>) | 17.6 | B | 35/25 | Fair vigor, fair form, close to existing garage. |
| 17R | Apricot (<i>Prunus armeniaca</i>) | 6.0 | F | 10/10 | Poor vigor, poor form, in decline. |
| 18R | Pineapple guava (<i>Acca sellowiana</i>) | 10.3@base | C | 15/20 | Fair vigor, poor form, multi leader at 1 foot, messy, decay in leaders. |
| 19* | Queens palm (<i>Syagrus romanzoffiana</i>) | 10est | B | 20/15 | Good vigor, good form, 5 feet from property line. |
| 20* | Queens palm (<i>Syagrus romanzoffiana</i>) | 10est | B | 20/15 | Good vigor, good form, 5 feet from property line. |
| 21* | Queens palm (<i>Syagrus romanzoffiana</i>) | 10est | B | 20/15 | Good vigor, good form, 5 feet from property line. |
| 22P | Deodar cedar (<i>Cedrus deodara</i>) | 25.3 | B | 70/40 | Good vigor, fair form, loss of apical dominance. |
| 23 | Orange (<i>Citrus spp.</i>) | 6.3 | D | 15/8 | Fair vigor, poor form, decay. |

*-Indicates neighbors tree.

P- Indicates protected tree per city ordinance.

R- Indicates protected tree proposed for removal.

Site observations:

The property at 735 Raymundo has not been well maintained. A fire has recently put the home in a state of disrepair and major property improvements need to take place in order to make the property livable again. Most of the trees are in fair condition with a few poor trees on site. The majority of the trees on the property are on the perimeter of the property making this an ideal construction site.

Protected trees proposed for removal:



Showing topped cedar #2

#2-Deodar cedar tree #2 has a diameter of 20.7 inches making it a protected tree in the city of Los Altos. This tree is located in the center of the front yard and has been skinned up for vertical clearance and topped. As a result, the tree is top heavy as the tree has a poor live crown ratio of 50%, making the tree more susceptible to wind throw. The topping of the tree will create codominant limbs that will not develop proper branch to trunk unions, and that are prone to failure. The new proposed landscape in this area shows an orchard of fruit trees to be planted. In order for the owner to enjoy his property he would like to restore some of Los Altos history of an orchard town, by planting a small orchard in the front yard area, similar to the orchard in front of town hall. It is necessary to remove this tree in order for the owner to enjoy his property.



Showing poor crotch on oak

#3-Coast live oak tree #3 has some serious form flaws that have made the tree an immediate hazard. This tree is codominant at 3 feet with included bark. Included bark forms in the junctions of codominant stems where there is a narrow angle union, meaning the junction looks like a "V" rather than a "U." As the tree grows the narrow union will essentially fill with bark and create a growing area of structural weakness in the tree. Even in young trees, when you notice a very narrow angle (creating a "V" at the junction of branches) it is likely that stress put on the either of the codominant stems can cause splitting, or even cause the stem to break off at the junction. As the 2 leaders grow they have the potential to push against each other often until the point of failure. This area of included bark is bulging on both sides of the poor crotch and a seam down to the base of the tree is present. These are all signs of a large leader failure in the near future. This tree is a hazard and should be removed. Also this tree is in the foot print of the new driveway and will need to be removed to perform necessary property improvements.



Showing topped tree with water sprouts

#15-Eucalyptus tree #15 has been topped in the past. Topping trees is never recommended as it creates new watersprout growth. These watersprouts do not develop proper branch to trunk unions and are prone to failure in normal weather conditions. Girdling roots were also present at the base of this tree. This tree is located only a few feet from the existing garage. Roots of this tree have damaged the existing garage foundation as large cracks are seen on the garages floor. Demolishing the garage will have a high impact on the eucalyptus tree. Because of the proximity to the existing garage and because the trees poor health, this tree is being recommended for removal as it will be highly impacted by construction activity and because of its hazardous nature created by poor pruning practices.



#16-Coast live oak tree #16 is in fair health. This tree is also located in close proximity to the existing garage and has caused damage to the garage foundation. This tree is proposed for removal to facilitate the construction of a spa, gazebo, and a pool equipment room. Because of the proximity to the existing garage and because of the damage caused to the garage, this tree is proposed for removal. It is also necessary to remove this tree in order for the construction of the spa, gazebo and pool equipment room.

Showing damage to garage

The remaining protected trees on site are to be retained and protected during construction. Some of the non-protected trees may be removed. The landscape plan for this property shows a high number of trees being planted that will satisfy all replanting requirements as designated by the city of Los Altos.

Summary:

The trees on site are a mix of imported and native species, with imported trees dominating the property. The existing driveway will be removed and replaced to the opposite side of the property. The removal of the driveway shall take place at the end of the project, as the existing driveway provides protection to the root zone of large Deodar cedar trees #1 and #22. The existing driveway can also be an area where staging occurs. When removing the existing driveway, great care must be taken in order to not damage any exposed roots. The driveway shall be removed by hand in combination with hand tools. Once the driveway is removed it is recommended that the area be de-compacted using any soil fracturing techniques. This will ensure future root growth in this area. During any work done underneath the dripline of a protected tree on site, the site arborist must be on site in order to document, inspect, and offer mitigation measures depending on the findings.

While the driveway is still in place tree protection fencing shall run along the edge of the driveway, and stretch out to the dripline of protected cedar trees #1 and #22. When the driveway is removed tree protection fencing must be expanded.

Deodar cedar trees #1 and #22 should both be pruned every 3-5 years as both of these trees have lost apical dominance. Pruning should consist of lightening heavy laterals in order to reduce stress on the junctions of the multiple leaders. Also the option of installing cables into the canopy of the tree to mitigate the unnatural growth form is also recommended.

The proposed home will be in close proximity to Deodar cedar #22. The area where the foundation is to be located shall first be exposed while leaving all roots intact. The use of an air spade will help to not damage the roots in this area. The trench shall be at least 2 feet deep. At this time the site arborist will make a site inspection in order to inspect the exposed roots and to recommend mitigation measures. A pier and grade beam foundation in this area will save roots and lessen the impact. A foundation with the least amount of excavation in this area should be designed. Roots in this area will have minor impacts. Mitigations will consist of an irrigation schedule to be determined by root loss and a general pruning of the tree.

Neighbors camphor tree #9 is slightly damaging the existing fence between the two adjacent properties. The proposed work is just outside the dripline of this tree. Camphor trees as a species have large surface roots that can lift and damage concrete. The proposed homes foundation or any hardscape near this tree shall be protected using a root barrier in order to reduce the risk of root damage to the proposed structures. No impacts are expected to this tree as the proposed work is a sufficient distance from the tree.

Redwood tree #12 is slightly drought stressed. It is recommended that this tree be irrigated using a soaker hose. A one-time deep water fertilization is also recommended to improve the trees vigor. During the deep water fertilization, 250 Gallons of water mixed with a well balanced fertilizer should be applied by a licensed tree care provider. Irrigation for redwoods should always take place during the dry season as redwoods in their native range receive water by means of coastal fog during the dry season.

The remaining retained trees on this property will not be impacted by any of the proposed construction. Some of the small non-protected trees may be removed. The following tree protection plan will help to insure the future health of the retained trees.

Tree Protection Plan:

Tree protection zones should be established and maintained throughout the entire length of the project. Fencing for the protection zones should be 6 foot tall metal chain link type supported by 2 inch metal poles pounded into the ground by no less than 2 feet. The support poles should be spaced no more than 10 feet apart on center. The location for the protection fencing should be as close to the dripline as possible still allowing room for construction to safely continue. Signs should be placed on fencing signifying "Tree Protection Zone - Keep Out". No materials or equipment should be stored or cleaned inside the tree protection zones.

Any roots to be cut should be monitored and documented. Large roots or large masses of roots to be cut should be inspected by the site arborist. The site arborist may recommend fertilizing or irrigation if root cutting is significant. Cut all roots clean with a saw or loppers. Roots to be left exposed for a period of time should be covered with layers of burlap and kept moist.

Trenching for irrigation, electrical, drainage or any other reason should be hand dug when beneath the driplines of protected trees. Hand digging and carefully laying pipes below or beside protected roots will dramatically reduce root loss of desired trees thus reducing trauma to the entire tree. Trenches should be backfilled as soon as possible with native material and compacted to near its original level. Trenches that must be left exposed for a period of time should also be covered with layers of burlap and kept moist. Plywood over the top of the trench will also help protect exposed roots below.

Normal irrigation should be maintained throughout the entire length of the project. The imported trees on this will require irrigation during the warm season months. Some irrigation may be required during the winter months depending on the seasonal rainfall. During the summer months the trees on this site should receive heavy flood type irrigation 2 times a month. During the fall and winter 1 time a month should suffice. Mulching the root zone of protected trees will help the soil retain moisture, thus reducing water consumption.

An inspection of the tree protection fencing may be required. Other inspections will be on an as needed basis.

This information should be kept on site at all times. The information included in this report is believed to be true and based on sound arboricultural principles and practices.

Sincerely,

Kevin R. Kielty
Certified Arborist WE#0476A

David P. Beckham
Certified Arborist WE#10724A

