



DATE: June 15, 2016
AGENDA ITEM # 3

TO: Design Review Commission
FROM: Zachary Dahl, Planning Services Manager – Current Planning
SUBJECT: 16-SC-03 – 980 Golden Way

RECOMMENDATION:

Approve design review application 16-SC-03 subject to the listed findings and conditions

PROJECT DESCRIPTION

This is a design review application for a new two-story house. The project includes 2,679 square feet on the first story and 1,324 square feet on the second story. The following table summarizes the project's technical details:

GENERAL PLAN DESIGNATION: Single-Family, Residential
ZONING: R1-10
PARCEL SIZE: 12,558 square feet
MATERIALS: Concrete tile roof, stucco siding, aluminum clad wood windows, wood garage door, and precast stone sills and trim details

| | Existing | Proposed | Allowed/Required |
|--|-------------------|-------------------|-------------------------|
| COVERAGE: | 1,789 square feet | 2,952 square feet | 3,767 square feet |
| FLOOR AREA: | | | |
| First floor | 2,025 square feet | 2,679 square feet | |
| Second floor | N/A | 1,324 square feet | |
| Total | 2,025 square feet | 4,003 square feet | 4,006 square feet |
| SETBACKS: | | | |
| Front (Covington Rd) | 61.3 feet | 25 feet | 25 feet |
| Rear | 27.2 feet | 55 feet | 25 feet |
| Exterior side (Golden Way) | 38.5 feet | 16.9 feet | 16.1 feet |
| Interior side (left) (1 st /2 nd) | 14 feet/23 feet | 10.1 feet/20 feet | 10 feet/17.5 feet |
| HEIGHT: | 14 feet | 26.8 feet | 27 feet |

BACKGROUND

Neighborhood Context

The subject property is located on the northwest corner of the Covington Road and Golden Way intersection. Both neighborhoods, the 800 block of Covington Road and this section of Golden Way, are considered Consistent Character Neighborhoods as defined in the City's Residential Design Guidelines. The houses in both neighborhoods are primarily one-story structures with simple roof forms, low walls and rustic materials. The landscape along Covington Road and Golden Way is varied with no distinct street tree pattern.

Zoning Compliance

The subject property is considered a narrow corner lot, which is defined as a lot that is less than 90 feet in width. For narrow corner lots that have a width greater than 80 feet, the interior side yard setback is still 10 feet, but the exterior side yard setback is reduced from 20 feet to 20-percent of the lot width. Since the lot is 80.5 feet in width, the required exterior side yard setback is 16.1 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 emphasis should be on designs that "fit in" and lessen abrupt changes.

The new house uses a formal design style with large windows, concrete slate roof tiles, precast sills and trim details and a taller curved front entry. While the front entry faces the front corner of the lot, the house relates well to Golden Way due to the orientation of the front porch, second story massing and garage placement. The second story includes two smaller gable dormers on the exterior side elevation, but overall the bulk and mass of the second story is minimized by the first story roof forms.

The project uses high quality materials, such as concrete slate tile roofing, aluminum clad wood windows, wood garage door and precast trim, which are integral to the architectural design of the house. While the project materials are more formal than the surrounding structures on Golden Way and Covington Road, they are generally compatible with the larger neighborhood context. Overall, the lower scale, simpler forms and reduced bulk and mass of the house are compatible with the character of the surrounding neighborhood.

Privacy

The interior (left) side elevation of the house includes two smaller second story windows located in the master bathroom. Due to the smaller size and passive use of these windows, they will not result in any unreasonable privacy impacts. The exterior (right) side of the house includes three second story windows that face towards Golden Way. Since this is a public street frontage, there are not any privacy impacts associated with these windows.

The rear second story elevation of the house includes two windows, a sliding glass door and a smaller balcony off of the master bedroom and a smaller window in bathroom no. 3. The balcony, which is eight feet wide and six feet deep, is considered passive in use due to its size and location off of a bedroom. The balcony also includes five-foot tall wing walls on each side in order to minimize views toward the neighboring property on the left side. Overall, due to the large rear setbacks (54 feet to 64 feet), large mature Chinese elm tree (No. 18) and passive use of the balcony, there are not any unreasonable privacy impacts associated with the rear elevation.

Trees and Landscaping

The site includes 19 existing trees that are in fair or poor health. The project will be removing all of the trees along Golden Way (tree nos. 1-9), maintaining the Oleander and Italian cypress (tree nos. 10-11) and removing a Canary Island palm (tree no. 12) along Covington Road, and maintaining six trees (three Canary Island palms, an oak, a privet and Chinese elm) along the interior side property line. An arborist report that provides additional information on each of these trees is included as Attachment D. Based on the findings in the arborist report, staff supports the removal of tree nos. 1-9 and 12.

To replace the trees that will be removed, the project will be planting three new mayten trees along Golden Way and Covington Road, and 11 new trees (three arbutus marina trees and eight pittosporum trees) in the rear yard. A landscape plan that shows the proposed location of the new trees, the new hardscape and landscape planting species is included in the project plans. Overall, with the new trees, and proposed landscaping and hardscaping, the project meets the City's landscaping regulations and street tree guidelines. Since the project includes a new house and more than 500 square feet of new landscape area, it will be subject to the City's Water Efficient Landscape Ordinance.

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 13 nearby property owners on Covington Road and Golden Way.

Cc: Mei Liang, Applicant and Owner
Glush Design, Designer

Attachments:

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

FINDINGS

16-SC-03 – 980 Golden Way

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

16-SC-03 – 980 Golden Way

GENERAL

1. Approved Plans

This approval is based on the plans received on May 12, 2016 and the written application materials provided by the applicant, except as may be modified by these conditions.

2. Protected Trees

Tree nos. 16 (oak) and 18 (Chinese elm) shall be protected under this application and cannot be removed without a tree removal permit from the Community Development Director.

3. Encroachment Permit

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

4. 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.

5. Fire Sprinklers

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

6. 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.

7. 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

8. 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

9. Conditions of Approval

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

10. 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."

11. 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.

12. 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.

13. 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.

14. 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.

15. 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

16. 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.

17. 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).

18. 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 # 1107028

| | | | | | |
|-------------------------------------|--------------------------------|--------------------------|----------------------------|--------------------------|-----------------------------|
| <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: 980 Golden Way, Los Altos

Project Proposal/Use: Custom House (New) Current Use of Property: Residential

Assessor Parcel Number(s): 189-09-063 Site Area: 12,558 sqft

New Sq. Ft.: ~~4395~~ 3973 Altered/Rebuilt Sq. Ft.: Existing to be demolished completely Existing Sq. Ft. to Remain: 0

Total Existing Sq. Ft.: 2092 Total Proposed Sq. Ft. (including basement): ~~4395~~ 3973

Is the site fully accessible for City Staff inspection? Yes

Applicant's Name: Mei Liang

Telephone No.: 650-868-0369 Email Address: mei.liang@gmail.com

Mailing Address: ~~2137th~~ 10201 S. De Anza Blvd

City/State/Zip Code: Cupertino, CA 95014

Property Owner's Name: Mei Liang

Telephone No.: 650-868-0369 Email Address: mei.liang@gmail.com

Mailing Address: 10201 S. De Anza Blvd

City/State/Zip Code: Cupertino, CA 95014

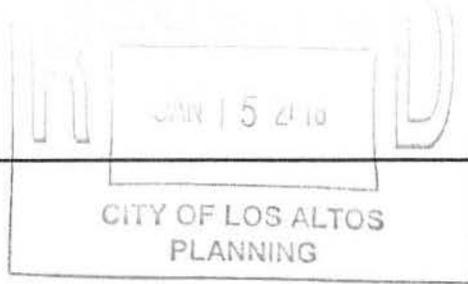
Architect/Designer's Name: Glush Design (GLUSH DADA)

Telephone No.: 408-268-1665 Email Address: LEVENT@GLUSHDA.COM

Mailing Address: 6572 Northridge Dr.

City/State/Zip Code: San Jose CA 95120

* 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. *



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 980 GOLDEN WAY
Scope of Project: Addition or Remodel _____ or New Home NEW HOME
Age of existing home if this project is to be an addition or remodel? N/A
Is the existing house listed on the City's Historic Resources Inventory? N/A

Address: 980 GOLDEN WAY
Date: JAN/8/2016

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: 10,872 square feet
Lot dimensions: Length 138.5 feet
Width 78.5 feet

If your lot is significantly different than those in your neighborhood, then note its: area 12,514, length 156.8, and width 80.5.

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

Existing front setback if home is a remodel? N/A

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

Existing front setback for house on left 30 ft./on right ft.
Lot at Rear side 23 ft. REAR

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 2

Garage facing front recessed from front of house face 3

Garage in back yard Rear property on Covington

Garage facing the side 2 ON COVINGTON

Number of 1-car garages 1; 2-car garages 7; 3-car garages 0

Address: 980 GOLDEN WAY
Date: JAN / 8 / 2016

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

What % of the homes in your neighborhood* are:

One-story 4 % 80

Two-story 1 % 20

5. **Roof heights and shapes:**

Is the overall height of house ridgelines generally the same in your neighborhood*? 19-20 ft

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

Do the roof forms appear simple or complex ?

Do the houses share generally the same eave height ?

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

What siding materials are frequently used in your neighborhood*?

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

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

COMPOSITION SHINGLE

If no consistency then explain: THERE IS SOME WOOD SHAKE ALSO .

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: 980 GOLDEN WAY

Date: Jan / 8 / 2016

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)
SLIGHTLY ELEVATION DROP TOWARD TO GOLDEN WAY

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.)?
NO TYPICAL LANDSCAPING - SOME HAVE BIG TREES IN FRONT
SOME GROUND COVERS OR LAWN - NO SIDEWALKS
AND CURBS -

How visible are your house and other houses from the street or back neighbor's property?
IT WONT BE SO VISIBLE DUE TO
EXISTING TREES ON SITE

Are there any major existing landscaping features on your property and how is the unimproved public right-of-way developed in front of your property (gravel, dirt, asphalt, landscape)?
NO SPECIFIC FUTURES
WE ARE KEEPING MOST OF EX. TREES AROUND LOT

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? SHOULDER AREA
Is the shoulder area (unimproved public right-of-way) paved, unpaved, gravel, landscaped, and/or defined with a curb/gutter? SOME PAVED
SOME GRAVEL

Address: 980 GOLDEN WAY

Date: JAN / 8 / 2016

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.:

ROOF TYPE IS HIP & GABLE MIX, RANCH
STYLE

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: 980 GOLDEN WAY

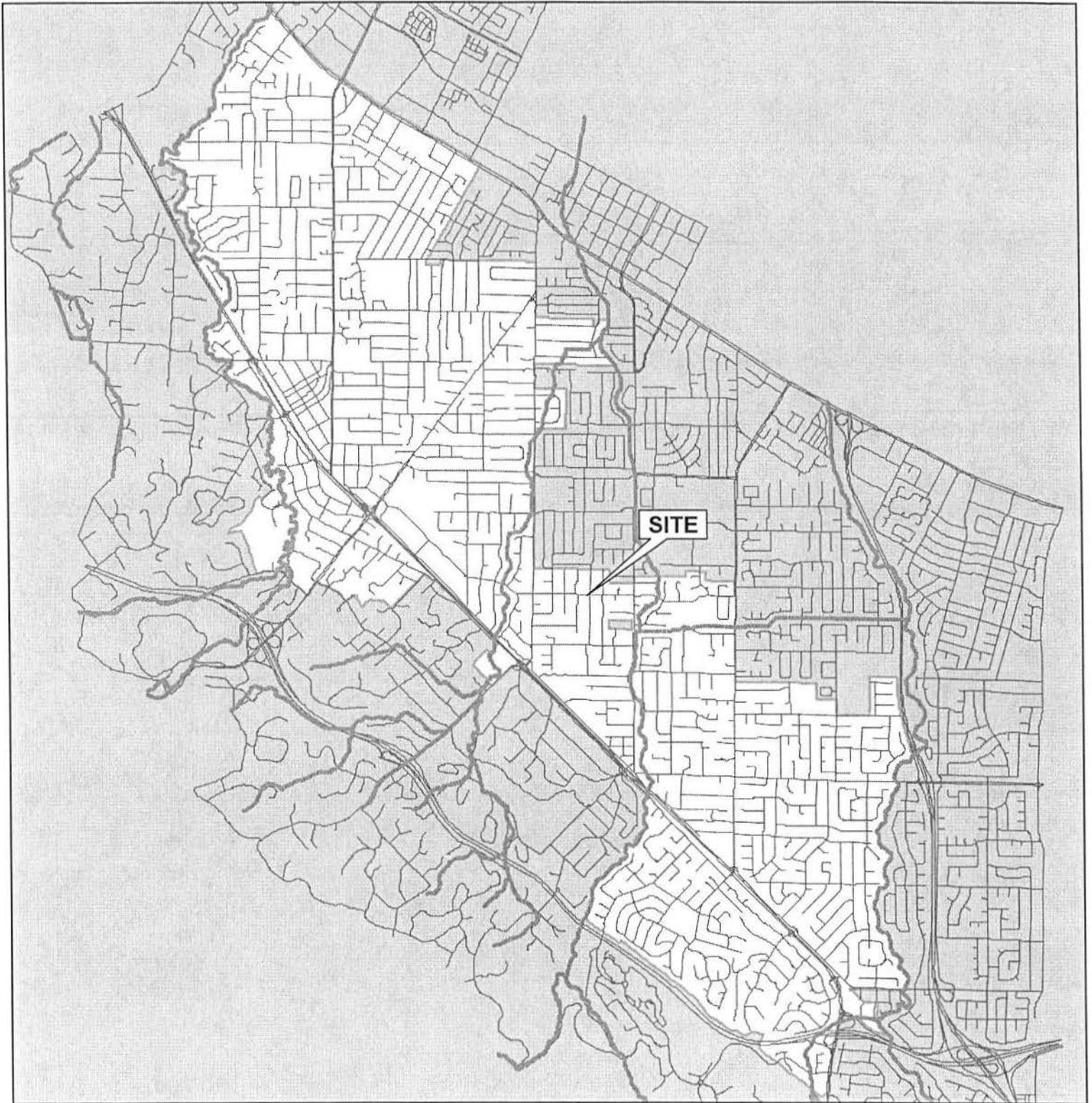
Date: Jan/8/2016

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) |
|-------------------|---------------|---------------|-----------------|--------------------|--------|-------------------------------------|----------------------------------|
| 970 GOLDEN WAY | 22 | 58 | FRONT | 2 STORY | 24 | WOOD SIDING COMP. SHINGLE | SIMPLE |
| 954 GOLDEN WAY | 25 | 44 | FRONT | 1 STORY | 19 | STUCCO SIDING WOOD SHAKE ROOF | SIMPLE |
| 955 GOLDEN WAY | 21 | 33 | FRONT | 1 STORY | 20 | WOOD SIDING COMP. SHINGLE | SIMPLE |
| 965 GOLDEN WAY | 24 | 63 | FRONT | 1 STORY | 19 | WOOD SIDING COMP. SHINGLE | SIMPLE |
| 977 GOLDEN WAY | 24 | 63 | FRONT | 1 STORY | 19 | STUCCO/WOOD SIDING COMP. SHINGLE | SIMPLE |
| 861 COVINGTON RD. | 37 | 45 | SIDE FRONT | 1 STORY | 19 | STUCCO COMP. SHINGLE | SIMPLE |
| 850 COVINGTON RD. | 18 | 46 | SIDE REAR | 1 STORY | | WOOD SHINGLE WOOD SHAKE | SIMPLE |
| 845 COVINGTON RD. | 32 | 72 H. 28 G | REAR | 1 STORY | 18 | STUCCO COMP. SHINGLE | SIMPLE |
| | | | | | | | |
| | | | | | | | |

AREA MAP



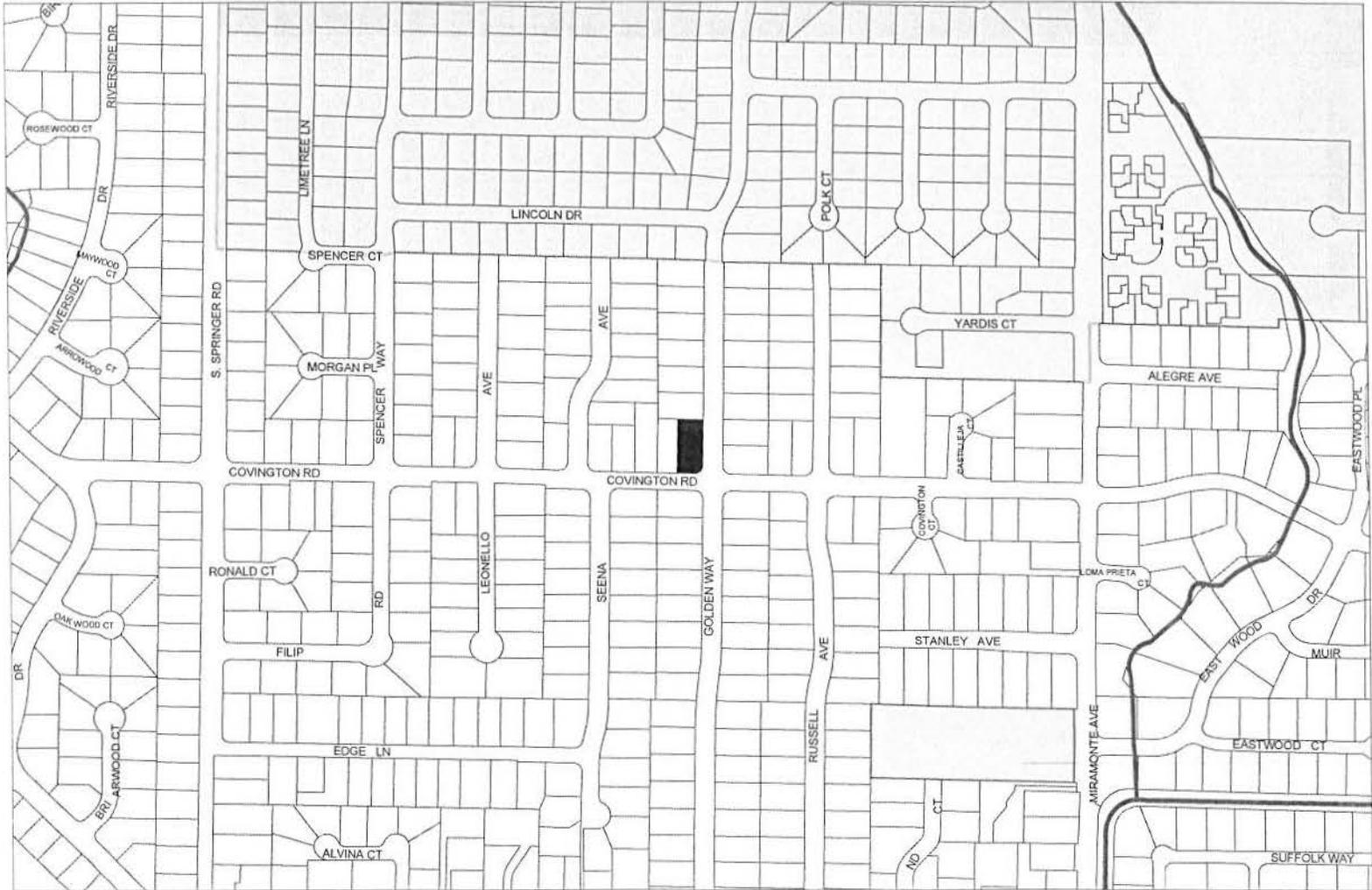
CITY OF LOS ALTOS

APPLICATION: 16-SC-03
APPLICANT: M. Liang
SITE ADDRESS: 980 Golden Way

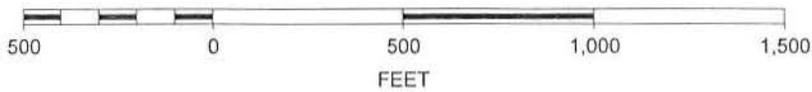


Not to Scale

VICINITY MAP



SCALE 1 : 6,000



CITY OF LOS ALTOS

APPLICATION: 16-SC-03
APPLICANT: M. Liang
SITE ADDRESS: 980 Golden Way

980 Golden Way Notification Map

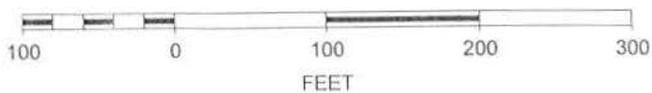


COVINGTON RD

SEENA

GOLDEN WAY

SCALE 1 : 1,500



N



Kielty Arborist Services LLC

Certified Arborist WE#0476A

P.O. Box 6187

San Mateo, CA 94403

650- 515-9783

August 3, 2015

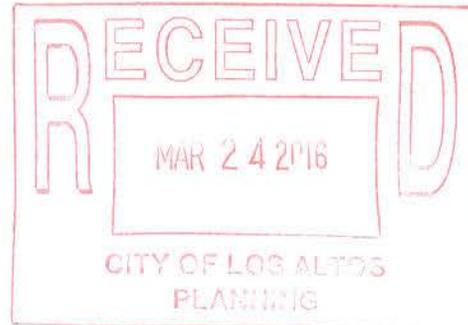
Glush Design Associates

Attn: Ms Mei Lang

6572 Northridge Drive

San Jose, CA 95120

Site: 980 Golden Way, Los Altos, CA



Dear Ms.

As requested on Monday, July 13, 2015, I visited the above site to inspect and comment on the trees. A new home and landscape is being designed for this site and your concern as to the future health and safety of the trees has prompted this visit.

Method:

The significant 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 assigned a condition rating from 1 to 100 for form and vitality using the following scale;

- 1 - 29 Very Poor
- 30 - 49 Poor
- 50 - 69 Fair
- 70 - 89 Good
- 90 - 100 Excellent

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

980 Golden Way /8/3/15

(2)

Survey:

| Tree# | Species | DBH | CON | HT/SP | Comments |
|--------------|---|--|------------|--------------|---|
| 1 | Blue spruce neighbors towards property, in | 10est (<i>Picea pungens</i>) | 50 | 40/20 | Poor vigor, poor form, located on property, leans south decline. |
| 2 | Italian cypress existing feet. | 10est (<i>Cupressus sempervirens</i>) | 70 | 55/10 | Fair vigor, fair form, 4 feet from driveway, ivy to 15 feet. |
| 3 | Italian cypress existing | 8est (<i>Cupressus sempervirens</i>) | 70 | 30/5 | Fair vigor, fair form, 4 feet from driveway. |
| 4 | Monterey pine beetles, | 38.6 (<i>Pinus radiata</i>) | 45 | 70/50 | Poor-fair vigor, fair form, bark history of limb loss. |
| 5 | Olive base, | 6.6-6.3-5.5 (<i>Olea europaea</i>) | 50 | 20/25 | Fair vigor, poor form, multi leader at messy fruiting variety. |
| 6 | Coast live oak 1 foot, existing home, | 8.6-6.3 (<i>Quercus agrifolia</i>) | 50 | 20/15 | Fair vigor, poor form, codominant at poor location, 10 feet from weak crotches. |
| 7 | Coast live oak base, 10 | 6.7-4.5 (<i>Quercus agrifolia</i>) | 50 | 20/10 | Fair vigor, fair form, codominant at feet from existing home. |
| 8 | Redwood base, 2 drought decline, REMOVE. | 17.3-14.8 (<i>Sequoia sempervirens</i>) | 40 | 65/20 | Poor vigor, poor form, codominant at old leaders removed in past, stressed, in |
| 9 | Redwood at 6 feet, | 55.8 (<i>Sequoia sempervirens</i>) | 45 | 90/40 | Poor vigor, poor form, multi leader in decline, drought stressed. |
| 10 | Oleander base. | 4x20 (<i>Nerium oleander</i>) | 40 | 15/15 | Fair vigor, poor form, multi leader at base. |
| 11 | Italian cypress street. | 10est | 70 | 45/5 | Fair vigor, fair form, 5 feet from street. |

(*Cupressus sempervirens*)

| | | | | | |
|------------------------|---|------|----|-------|--|
| 12 | Canary island palm south, (<i>Phoenix canariensis</i>) | 39.8 | 50 | 30/25 | Fair vigor, poor-fair form, leans suppressed. |
| 13 | Canary island palm (<i>Phoenix canariensis</i>) | 33.6 | 70 | 50/30 | Fair vigor, fair form. |
| 980 Golden Way /8/3/15 | | | | (3) | |

Survey:

| Tree# | Species | DBH | CON | HT/SP | Comments |
|-------|---|----------|-----|-------|---|
| 14 | Canary island palm (<i>Phoenix canariensis</i>) | 32.8 | 60 | 30/25 | Fair vigor, fair form. |
| 15 | Canary island palm (<i>Phoenix canariensis</i>) | 34.3 | 50 | 20/15 | Fair vigor, fair form. |
| 16 | Coast live oak of tree (<i>Quercus agrifolia</i>) to property line, weak crotches, used as | 16.2 | 50 | 50/35 | Fair vigor, poor-fair form, both sides have been skinned up, close codominant at 6 feet, a screen. |
| 17 | Privet at 2 feet, (<i>Ligustrum japonicum</i>) | 6.8-5.8 | 45 | 25/20 | Poor vigor, poor form, multi leader suppressed, used as a screen. |
| 18 | Chinese elm 1 foot, (<i>Ulmus parviflora</i>) | 30-15est | 50 | 60/45 | Fair vigor, poor form, codominant at good screen, anthracnose. |

Summary:

The trees on site are a mix of native oaks and several different species of imported trees. The property has not been well maintained for some time as the home looks in disrepair. Trees #2-3 are both Italian cypress trees and are located only 4 feet from the existing driveway. Tree #2 is being suppressed by ivy growth as these trees have not been maintained.

Tree #3 is a large Monterey pine. This tree is in poor condition as it is infested with bark beetles. This tree is not expected to survive as bark beetles have put the tree in a state of decline. Also this tree has recently lost a few limbs and is a hazard to the property. Monterey pines throughout the bay area have been suffering from the drought and bark beetles for the last 4 years and have been declining at a rapid rate. For these reasons mentioned I am recommending removal of this tree.

Redwood trees #8-9 are in very poor condition and form. They both are out of their native range and are suffering from the drought as their vigor is very poor. Both of these

trees have form issues as they are multi leadered. These are areas that are prone to failure because as the tree gets larger the leaders tend to push against each other often leading to failure. These trees are a hazard to the property and should also be removed as I see no way to improve their safety.

There are 4 large protected sized Canary Island palm trees on site (#12-15). Tree #12 should be removed as it is suppressed by neighboring trees and has grown at a lean. The remaining palm trees are in good health but may be needed to be removed to facilitate construction. These trees can also be easily moved on the property if needed be.

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Tree #16 is a coast live oak that is close to the property line. The neighbor has skinned up his side of the tree as well as the previous owner of the property, creating a misshapen tree. This tree also is codominant at 6 feet with weak crotches throughout the tree. Its primary use is as a screen.

9 of the trees on site are of protected size in the town of Los Altos. A few number of trees may be need to be removed to facilitate construction activities. All trees with a condition rating under 50 should be removed as they are already in poor condition and are not expected to survive construction. The following tree protection plan will help to insure the future health of the retained trees on site.

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. The site arborist will be on site for the excavation the foundation.

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.

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Normal irrigation should be maintained throughout the entire length of the project. The imported trees on this site and any oaks near the construction 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
10724A

David P. Beckham
Certified Arborist WE#

