



DATE: June 15, 2016  
AGENDA ITEM # 4

**TO:** Design Review Commission  
**FROM:** Sierra Davis, Assistant Planner  
**SUBJECT:** 16-SC-17 – 839 Parma Way

**RECOMMENDATION:**

Approve design review application 16-SC-17 subject to the listed findings and conditions

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**PROJECT DESCRIPTION**

This is a design review application for a new two-story house. The project includes 2,971 square feet on the first story and 875 square feet on the second story. The project also includes a 1,760 square-foot basement. The following table summarizes the project’s technical details:

**GENERAL PLAN DESIGNATION:** Single-Family, Residential  
**ZONING:** R1-10  
**PARCEL SIZE:** 14,378 square feet  
**MATERIALS:** Standing seam metal roof, tongue and groove wood siding with board formed concrete accent walls, metal windows and doors, and wood fascia and trim details

	Existing	Proposed	Allowed/Required
<b>COVERAGE:</b>	3,452 square feet	3,052 square feet	4,313 square feet
<b>FLOOR AREA:</b>			
First floor	3,186 square feet	2,971 square feet	
Second floor	N/A	875 square feet	
Total	3,186 square feet	3,846 square feet	4,188 square feet
<b>SETBACKS:</b>			
Front	29 feet	44 feet	25 feet
Rear	73 feet	34 feet	25 feet
Right side (1 <sup>st</sup> /2 <sup>nd</sup> )	12 feet	12 feet/20 feet	10 feet/17.5 feet
Left side (1 <sup>st</sup> /2 <sup>nd</sup> )	10 feet	10 feet/41 feet	10 feet/17.5 feet
<b>HEIGHT:</b>	19 feet	22 feet	27 feet

## BACKGROUND

### Neighborhood Context

The subject property is located in a Diverse Character Neighborhood, as defined in the City's Residential Design Guidelines. The property is located on Parma Way, between Covington Road and Rosita Avenue. The houses in this neighborhood context are diverse in character with varying styles, massing and scale. The front yard setbacks on the southern end of Parma Way vary because the street curve, while the front yard setbacks on the northern portion of Parma Way are more consistent because the road is linear. The house is located on the southern end of the street with a curved front property line. The landscaping along Parma Way includes a variety of mature trees and vegetation. The subject property is located on the east side of the street with the rear of the property adjacent to Hale Creek.

## DISCUSSION

### Design Review

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

The house is a modern design style, using simple rectangular forms with contemporary rustic finishes and details which are different from design styles in the surrounding neighborhood. The house is located closer to the front yard setback than the existing house, with the side facing garage at the front setback and the massing of the main house setback 40 to 50 feet from the street. The front yard setbacks vary on this portion of Parma Way and the garage element at the front yard setback is compatible within the context.

The design provides a low finished floor elevation which is lower than the existing house. The design is a predominately one-story house with a two-story element on the right side of the house. The design incorporates three shed roof elements that slope toward the sides and rear of the house, with the taller walls at the interior of the house. The shed roofs are centered around a flat roof section over the front entry element. The first-story wall plate heights vary from 9.5 feet on the left side elevation to 12 feet on the right side of the house with a parapet wall. The second-story wall plate height on the right side of the house is approximately 8.5 feet, but appears to be minimized by the parapet wall at the first story and the horizontal siding material at the second story. The low finished floor height and design of the house result in a low two-story house with a height of 22 feet where up to 27 feet is allowed.

The right side elevation of the house incorporates a parapet wall at 12 feet in height at the garage and a majority of the main residence. Use of parapet walls in modern houses is integral to the design style and has the potential to create a bulk issue. To mitigate the bulk of the structure and also views from the second story windows, the landscaping plan provides for three paper bark trees, which are evergreen and will provide landscape screening adjacent to the right side property.

The project design includes high quality materials, such as a standing seam metal roof, board formed concrete walls, tongue and groove wood siding, metal windows and doors, and wood fascia and exposed rafters. The design uses horizontal and vertical elements of concrete formed walls and wood siding, which helps to break up the massing. The wood elements and the textures of the materials help to relate a more modern design to the more rustic materials used on houses in the neighborhood context. Overall, the project design has architectural integrity and the design and materials are compatible within the diverse character neighborhood. The project is consistent with the Residential Design Guidelines, required design findings and neighborhood context; therefore, staff is in support of the proposed house design.

### **Privacy**

The second-story windows on the right side of the house include four windows, with three-foot sill heights in the bedrooms, bathroom and stairwell. The windows in the bedrooms have built in desks in front of the windows and are otherwise in the corner of the room. The views from the bedroom windows are passive because of the location in the corner of the room. Bathroom windows are considered passive in use as well because of the intermittent use of a bathroom. Windows in stairwells are also considered passive in use due to the intermittent use the stairs. The applicant has addressed the privacy concern for views from the stairwell windows by placing a slatted wood screen over the window. The low second-story sill heights would allow for views out and down into the adjacent property; however, there is a dense landscape screening proposed on the landscape plan. The location of the windows and the additional landscape screening will mitigate views toward the adjacent property and will not result in an unreasonable privacy concern.

The second-story windows on the left side of the house include three windows facing the interior of the property with a setback of 41 feet from the left side property line. Based on the distance from the left side property line and the landscape hedge along the left property line, these windows would not result in an unreasonable privacy concern.

### **Landscaping**

The project includes a comprehensive landscaping plan prepared by a landscape architect. The landscaping plan preserves the three oak trees in the front yard and five oak trees adjacent to Hale Creek in the rear yard. An arborist report was provided evaluating the status of the trees and is included as Attachment D. New landscaping is proposed for the front, side and rear yard, with nine new trees around the site. In addition to the trees, new privacy landscaping screening will be added to the right and left side yards.

With the new front yard landscaping, additional planting areas and hardscape 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 new landscaping area, it is subject to the City's Water Efficient Landscape Regulations.

## **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 Parma Way, Harrington Court, and Rosewood Court.

Cc: Matthew Wiebe, Arcanum Architecture, Applicant and Architect  
Alexandra and Bill Fairey, Property Owners

### Attachments:

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

## FINDINGS

### 16-SC-17 – 839 Parma 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-17 – 839 Parma Way

### **GENERAL**

**1. Approved Plans**

The approval is based on the plans and materials received on May 27, 2016, except as may be modified by these conditions.

**2. Protected Trees**

The following trees (No(s). 1-8) and the three new Paper Bark privacy screening trees in the right side yard shall be protected under this application and cannot be removed without a tree removal permit from the Community Development Director

**3. Encroachment Permit**

An encroachment permit shall be obtained from the Engineering Division prior to doing any work within the public right-of-way including the street shoulder.

**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. Landscaping**

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

**6. Fire Sprinklers**

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

**7. 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.

**8. Indemnity and Hold Harmless**

The applicant/owner agrees to indemnify, defend, protect, and hold the City harmless from all costs and expenses, including attorney's fees, incurred by the City or held to be the liability of the City in connection with the City's defense of its actions in any proceedings brought in any State or Federal Court, challenging any of the City's action with respect to the applicant's project.

### **PRIOR TO ISSUANCE OF BUILDING OR DEMOLITION PERMIT**

**9. Tree Protection**

Tree protection fencing shall be installed around the dripline, or as required by the project arborist, of the following trees (No(s). 1-8) as shown on the site plan. Tree protection fencing shall be chain link and a minimum of six 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. Refer to arborist report, dated December 17, 2015 for tree protection measures.

## **PRIOR TO BUILDING PERMIT SUBMITTAL**

### **10. Conditions of Approval**

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

### **11. 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."

### **12. 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.

### **13. 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.

### **14. 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.

### **15. 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.

### **16. 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**

### **17. Landscaping Installation**

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

### **18. 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).

### **19. 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 # 1107185

<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: 839 Parma Way

Project Proposal/Use: Two story + basement home Current Use of Property: single story home

Assessor Parcel Number(s): 189-42-037

Site Area: 14,378 s.f.

New Sq. Ft.: 3,846

Altered/Rebuilt Sq. Ft.: 0

Existing Sq. Ft. to Remain: 0

Total Existing Sq. Ft.: 3,452

Total Proposed Sq. Ft. (including basement): 5,606

Applicant's Name: Matthew Wiebe

Telephone No.: (415) 357-4409

Email Address: matt@arcanumarchitecture.com

Mailing Address: 501 Third Street Suite 200

City/State/Zip Code: San Francisco, CA 94107

Property Owner's Name: Alexandra and Bill Fairey

Telephone No.: (650) 463-6675

Email Address: anfairey@gmail.com; bill.fairey@actelion.com

Mailing Address: 839 Parma Way

City/State/Zip Code: Los Altos, CA 94024

Architect/Designer's Name: Timothy Chappelle

Telephone No.: (415) 357-4400

Email Address: tim@arcanumarchitecture.com

Mailing Address: 501 Third Street, Suite 200

City/State/Zip Code: San Francisco, CA 94107

\*\*\* 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

Planning Division

(650) 947-2750

[Planning@losaltosca.gov](mailto: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 1<sup>st</sup> 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 839 Parma Way

Scope of Project: Addition or Remodel  or New Home

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

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

**What constitutes your neighborhood?**

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

**Streetscape****1. Typical neighborhood lot size\*:**Lot area: 14,100 square feetLot dimensions: Length 170 feetWidth 80 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? \_\_\_\_\_

What % of the front facing walls of the neighborhood homes are at the front setback 64 %Existing front setback for house on left 14' ft./on right 27' ft.Do the front setbacks of adjacent houses line up? No**3. Garage Location Pattern: (Pg. 19 Design Guidelines)**

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

Garage facing front projecting from front of house face 4Garage facing front recessed from front of house face 1Garage in back yard 2Garage facing the side 1Number of 1-car garages 2; 2-car garages 6; 3-car garages

Address: 839 Parma Way

Date: 4/8/2016

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 , 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) Vertical and Horizontal Wood Boards

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: The neighborhood is about half wood and half asphalt shingle with one metal roof.

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

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)

\_\_\_\_\_

\_\_\_\_\_

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.)?

Most homes on the street have a small front lawn with landscaping and trees at the front of the property.

\_\_\_\_\_

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

The existing house is visible from the street and has a very limited visibility to/from the rear neighbor's property due the vegetation at Hale Creek.

\_\_\_\_\_

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)?

There are large oak trees at the front and rear of property at the creek. The unimproved public right-of-way is developed with asphalt across the front of the property.

\_\_\_\_\_

10. **Width of Street:**

What is the width of the roadway paving on your street in feet? 30'

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? There is a mixed of paved and landscaped shoulder area. There are no curbs/gutters.

\_\_\_\_\_

11. What characteristics make this neighborhood\* cohesive?

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

The characteristics that make this neighborhood cohesive are each homes' relationship to the street, the front landscaping and large oak trees. These elements help to unify the differing architectural styles of the homes.

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

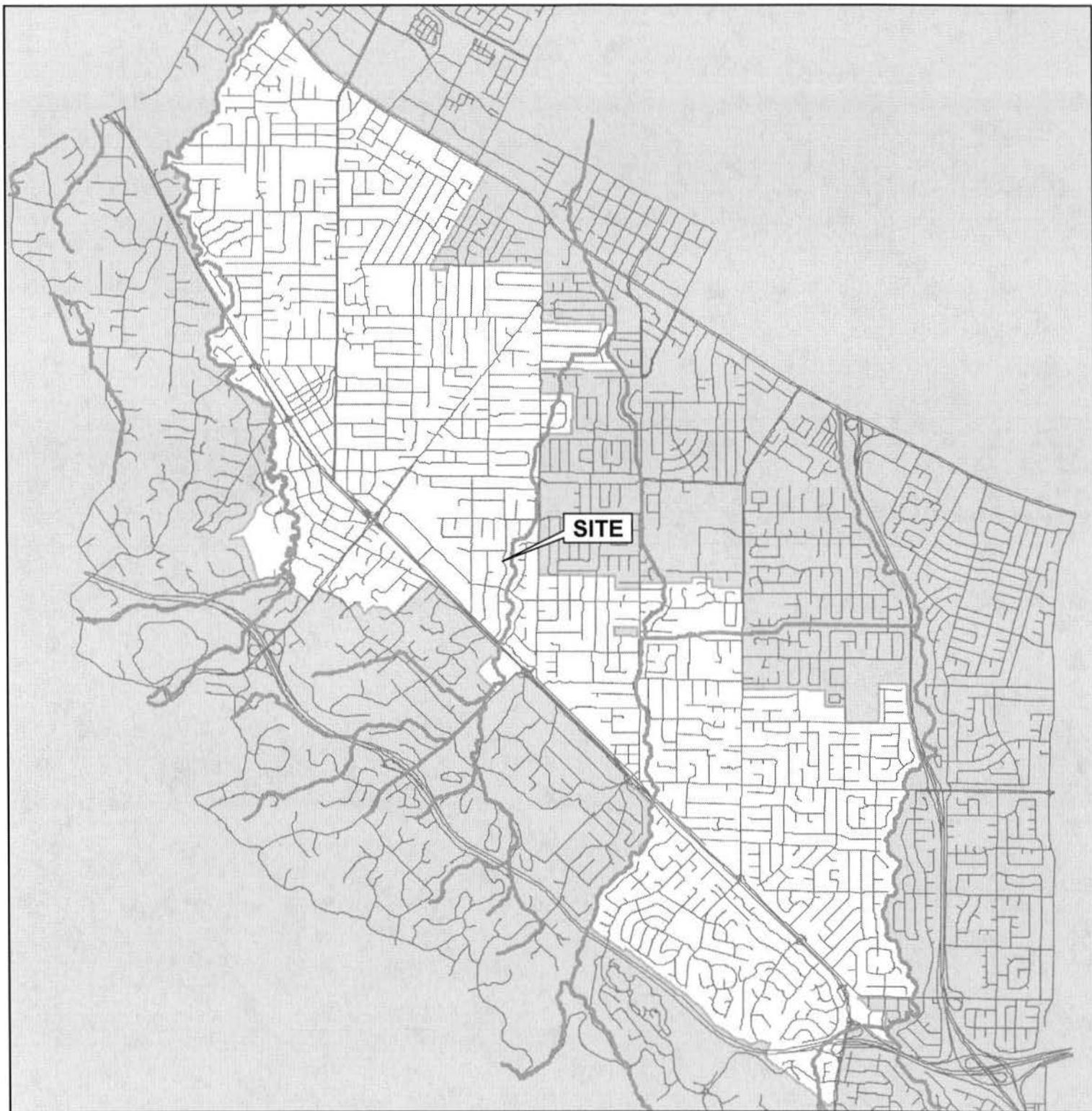
Address: 839 Parma Way  
 Date: 4/8/2016

### 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)
852 Parma Way	33'	101'	Front	One	16'	Wood, Plaster	Simple
840 Parma Way	23'	60'	Front	One	18'	Plaster	Simple
826 Parma Way			Front	One	20'	Wood	Simple
814 Parma Way			Side	One	20'	Plaster, Brick	Simple
865 Parma Way			Rear	Two	25'	Wood	Complex
851 Parma Way			Rear	One	16'	Plaster, Brick	Simple
825 Parma Way			Rear	Two	25'	Wood, Brick	Complex
805 Parma Way			Front	Two	25'	Wood	Complex
653 Rosewood Court			Front	Single	18'	Wood	Simple
650 Rosewood Court			Front	Single	16'	Wood, Plaster	Complex

# AREA MAP



CITY OF LOS ALTOS

**APPLICATION:** 16-SC-17  
**APPLICANT:** M. Wiebe/ A. and B. Fairey  
**SITE ADDRESS:** 839 Parma Way

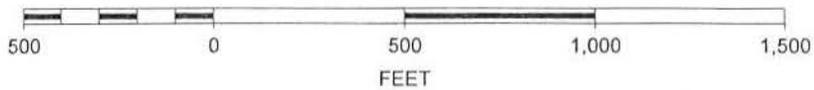


Not to Scale

# VICINITY MAP



SCALE 1 : 6,000



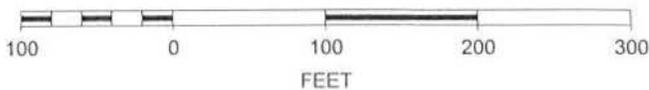
CITY OF LOS ALTOS

**APPLICATION:** 16-SC-17  
**APPLICANT:** M. Wiebe/ A. and B. Fairey  
**SITE ADDRESS:** 839 Parma Way

# 839 Parma Way Notification Map



SCALE 1 : 1,500



N





# ATTACHMENT D

Tree Survey of  
839 Parma Way,  
Los Altos, CA 94024

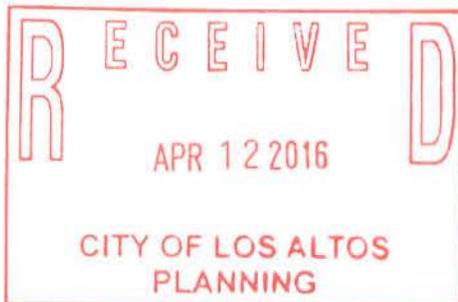


Prepared by

Michael P. Young

Certified Arborist WC ISA #623

December 17, 2015



839 Parma Way  
Los Altos, CA 94024

## Assignment

It was our assignment to physically examine trees in the survey area based on a site plan provided by the Arcanum Architecture.

## Summary

This survey provides a numbered map and complete and detailed information for each tree surveyed. There are 10 trees included in this report. Eight of the trees surveyed are protected under City of Los Altos tree ordinances. The health of trees surveyed was rated from Fair/Good to Good and their structure was rated from Fair/Poor to Fair. No trees are recommended for removal due to health and structure issues.

## Contents

All the trees surveyed were examined and then rated based on their individual health and structure according to the table below. For example, a tree may be rated “good” under the health column for excellent/vigorous appearance and growth, while the same tree may be rated “fair/poor” in the structure column if structural mitigation is needed. More complete descriptions of how health and structure are rated can be found under the “Methods” section of this report. The complete list of trees and all relevant information, including their health and structure ratings, their “protected/significant” status, a map and recommendations for their care can be found in the data table that accompanies this report.

Rating	Health	Structure
Good	excellent/vigorous	flawless
Fair/good	healthy	very stable
Fair	fair	routine maintenance needed such as pruning or end weight reduction as tree grows, minor structural corrections needed
Fair/poor	declining	significant structural weakness(es), mitigation needed, mitigation may or may not preserve the tree
Poor	dead or near dead	hazard

## **Methods**

The trunks of the trees are measured using an arborist's diameter tape at 48" above soil grade. The canopy height and spread are estimated using visual references only. In cases of a very large tree, a standard measuring tape may be used.

The condition of each tree is assessed by visual observation only from a standing position without climbing or using aerial equipment. No invasive equipment is used. Consequently, it is possible that individual tree(s) may have internal (or underground) health problems or structural defects, which are not detectable by visual inspection. In cases where it is thought further investigation is warranted, a "full hazard assessment" is recommended. This assessment would consist of drilling or using sonar equipment to detect internal decay and may include climbing or the use of aerial equipment.

### **Tree Health**

The health of an individual tree is rated based on leaf color and size, canopy density, new shoot growth and the absence or presence of pests or disease.

### **Tree Structure**

Individual tree structure is rated based on the growth pattern of the tree (including whether it is leaning), the presence or absence of poor limb attachments (such as co-dominant leaders), the length and weight of limbs and the extent and location of apparent decay. Very large trees that are rated Fair/Poor for structure AND that are near structures or in an area frequently traveled by cars or people, receive an additional "Consider Removal\*\*" notation under recommendations. This is included because structural mitigation techniques do not guarantee against structural failure, especially in very large trees. Property owners may or may not choose to remove this type of tree but should be aware that if a very large tree experiences a major structural failure, the danger to nearby people or property is significant.

## **Survey Area Observations and Recommendations**

### **Observations**

The property is in a residential area with residences located on either side and a creek located in the rear. The creek bed is located approximately 10-12' below the grade of the lawn/home with a sometimes steep bank descending to it.

### **Overall Tree Health**

The oaks here are in Good or Fair/Good health, with thick canopies and large, dark green leaves.

## **Overall Tree Structure**

Proper and routine pruning is essential in maintaining trees that are structurally safe. This includes early structural pruning to reduce the number of poorly attached leaders before they become very large. It appears that the large oaks on site were not pruned for structure when young and have not been routinely pruned over the intervening time period. This has resulted in very large trees with multiple, poorly attached limbs that may be prone to failure. End weight reduction is recommended to reduce overall weight at these junctions. Selective cabling is recommended to reduce forces at leader junctions during wind events. The largest 4 oaks have received a "Consider Removal \*\*" notation on the accompanying data sheet. Reasons for this notation are described in the "Tree Structure" section earlier in this report.

Trees 5, 7 and 8 appear to be located at or below the high water line of the creek. Tree 5 and 7 are particularly large oaks with substantial weight leaning towards the backyard and home. With forecasts for a very wet winter ahead, end-weight reduction and close monitoring of their root structures for erosion is recommended.

## **Local Regulations Governing Trees**

According to the Los Altos Municipal Code sections 11.08.040 and 9.20.020, a protected tree is any of the following:

- A. Any tree that is forty-eight (48) inches in circumference (15.27" diameter) measured at forty-eight (48) inches above grade;
- B. Any tree designated by the historical commission as a heritage tree or any tree under official consideration by the historical commission for heritage tree designation;
- C. Any tree which was required by the city to be either saved or planted in conjunction with a development review application.
- D. Street Trees

Under these regulations, eight of the surveyed trees are protected. These include 7 coast live oaks, and a valley oak.

## **Risks to Trees by Construction**

Besides the above-mentioned health and structure-related issues, the trees at this site could be at risk of damage by construction or construction procedures that are common to most construction sites. These procedures may include the dumping or the stockpiling of materials over root systems; the trenching across the root zones for utilities or for landscape irrigation; or the routing of construction traffic across the root system resulting in soil compaction and root dieback. It is therefore essential that Tree Protection Fencing be used as per the Architect's drawings. In constructing underground utilities, it is essential that the location of trenches be done outside the drip lines of trees except where approved by the Arborist.

## General Tree Protection Plan

Protective fencing is required to be provided during the construction period to protect trees to be preserved. This fencing must protect a sufficient portion of the root zone to be effective. In most cases, it would be essential to locate the fencing a minimum radius distance of 6 times the trunk diameter in all directions from the trunk. There are areas where we will amend this distance based upon proposed construction. In my experience, the protective fencing must:

- a. Consist of chain link fencing and having a minimum height of 6 feet.
- b. Be mounted on steel posts driven approximately 2 feet into the soil.
- c. Fencing posts must be located a maximum of 10 feet on center.
- d. Protective fencing must be installed prior to the arrival of materials, vehicles, or equipment.
- e. Protective fencing must not be moved, even temporarily, and must remain in place until all construction is completed, unless approved by a certified arborist.
- f. Tree Protection Signage shall be mounted to all individual tree protection fences.

Based on the existing development and the condition and location of trees present on site, the following is recommended:

1. A Certified Arborist should supervise any excavation activities within the tree protection zone of these trees.
2. Any roots exposed during construction activities that are larger than 2 inches in diameter should not be cut or damaged until the project Arborist has an opportunity to assess the impact that removing these roots could have on the trees.
3. The area under the drip line of trees should be thoroughly irrigated to a soil depth of 18" every 3-4 weeks during the dry months.
4. Mulch should cover all bare soils within the tree protection fencing. This material must be 6-8 inches in depth after spreading, which must be done by hand. Course wood chips are preferred because they are organic and degrade naturally over time.
5. Loose soil and mulch must not be allowed to slide down slope to cover the root zones or the root collars of protected trees.
6. There must be no grading, trenching, or surface scraping inside the driplines of protected trees, unless specifically approved by a Certified Arborist. For trenching, this means:
  - a. Trenches for any underground utilities (gas, electricity, water, phone, TV cable, etc.) must be located outside the driplines of protected trees, unless approved by a Certified Arborist. Alternative methods of installation may be suggested.

- b. Landscape irrigation trenches must be located a minimum distance of 10 times the trunk diameter from the trunks of protected trees unless otherwise noted and approved by the Arborist.
7. Materials must not be stored, stockpiled, dumped, or buried inside the driplines of protected trees.
8. Excavated soil must not be piled or dumped, even temporarily, inside the driplines of protected trees.
9. Landscape materials (cobbles, decorative bark, stones, fencing, etc.) must not be installed directly in contact with the bark of trees because of the risk of serious disease infection.
10. Landscape irrigation systems must be designed to avoid water striking the trunks of trees, especially oak trees.
11. Any pruning must be done by a Company with an Arborist Certified by the ISA (International Society of Arboriculture) and according to ISA, Western Chapter Standards, 1998.
12. Any plants that are planted inside the driplines of oak trees must be of species that are compatible with the environmental and cultural requirements of oaks trees. A publication detailing plants compatible with California native oaks can be obtained from The California Oak Foundation's 1991 publication "Compatible Plants Under & Around Oaks" details plants compatible with California native oaks and is currently available online at:  
<http://www.californiaoaks.org/ExtAssets/CompatiblePlantsUnder&AroundOaks.pdf>.

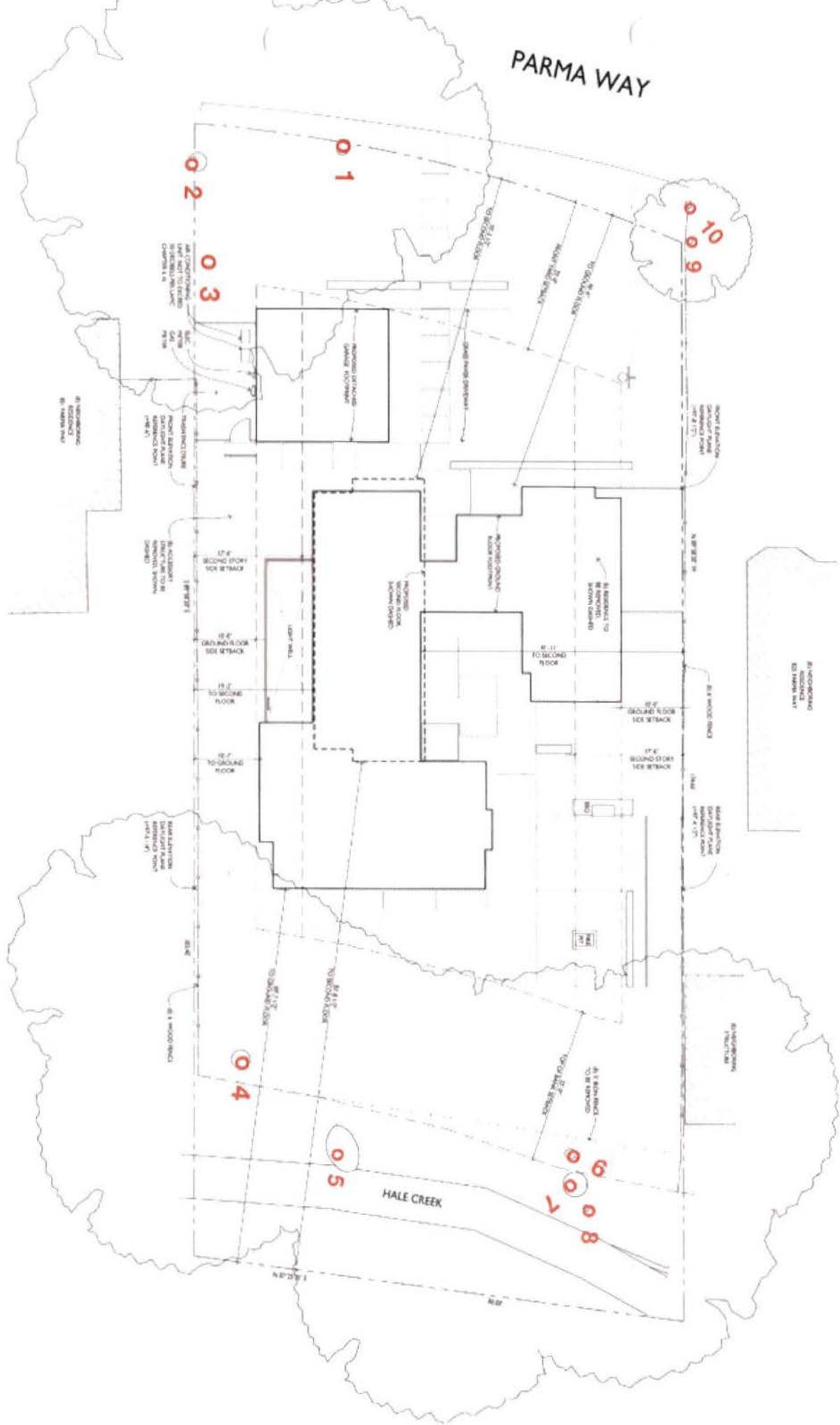
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I certify that the information contained in this report is correct to the best of my knowledge and that this report was prepared in good faith. Please call me if you have questions or if I can be of further assistance.

Respectfully,

Michael P. Young & Allie Strand

PARMA WAY



**TREE SURVEY** urban tree management, inc.

**Client:** Arcanum Architecture, Inc  
**Address:** 839 Parma Way, Los Altos, CA 94024  
**Date:** 12/17/2015

Ratings for health and structure are given separately for each tree according to the table to right. IE, a tree may be rated "Good" under the health column for excellent/vigorous appearance and growth, while the same tree may be rated "Fair/Poor" in the structure column if structural mitigation is needed. Health is rated based on leaf color and size, canopy density, new shoot growth and presence of pests or disease.

KEY	Health	Structure
<b>Good</b>	excellent/vigorous	flawless
<b>Fair/Good</b>	healthy	very stable
<b>Fair</b>	Fair	routine maintenance needed such as pruning or end weight reduction as tree grows, minor structural corrections needed
<b>Fair/Poor</b>	declining	significant structural weakness(es), mitigation needed, mitigation may or may not preserve the tree
<b>Poor</b>	dead or near dead	hazard

consider REMOVAL \*\* - this is a large tree with structural problems. Removal should be considered due to the potential for danger to passersby and property damage if structures or driveways are nearby.  
**EWR - End Weight Reduction:** pruning to remove weight from limb ends, thus reducing the potential for limb failure  
**DWR - Dead Wood Removal**

Tag no	Common Name	DBH	W/H	Health	Structure	PROTECTED (X)	REMOVAL (X)	PROTECTED REMOVAL (XX)	Notes/Recommendations
1	coast live oak	22	30/50	G	FP	X			co-dominant leader at 14', Rec 1 cable, EWR
2	coast live oak	29	25/45	G	FP	X			4 leaders at 14', Rec EWR, CONSIDER REMOVAL **
3	coast live oak	22	22/50	G	FP	X			double leader at 10', Rec EWR, CONSIDER REMOVAL **
4	coast live oak	35	30/32	FG	FP	X			leaning, has had a major leader removed on creek side with subsequent rot apparent, 3 leaders at 4', rec EWR, diam at 3'
5	coast live oak	13, 18, 20, 24, 34	50/50	FG	FP	X			partially in creek, co-dominant leader at 2', 6 leaders at 5', 1 existing cable, Rec 2 additional cables, EWR, monitor roots vs creek, CONSIDER REMOVAL **
6	coast live oak	21	25/25	FG	FP	X			leaning, Rec EWR
7	valley oak	20,29	35/60	FG	FP	X			double leader at 4', Rec 1 cable, EWR, DWR, monitor roots vs. creek, CONSIDER REMOVAL **
8	coast live oak	13	30/40	FG	F	X			propped on tree #7, Rec DWR
9	coast live oak	5	8/12	G	F				neighbor's tree, diam estimated, no tag
10	coast live oak	12	18/25	G	F				neighbor's tree, diam estimated, no tag
								<b>PROTECTED TOTAL</b>	<b>8</b>
								<b>REMOVAL TOTAL</b>	<b>0</b>
								<b>PROTECTED REMOVALS TOTAL</b>	<b>0</b>

Common name	Latin name
coast live oak	<i>Quercus agrifolia</i>
valley oak	<i>Quercus lobata</i>

- According to the Los Altos Municipal Code sections 11.08.040 and 9.20.020, a protected tree is any of the following:**
- A. Any tree that is forty-eight (48) inches in circumference (15" diameter) measured at forty-eight (48) inches above grade;
  - B. Any tree designated by the historical commission as a heritage tree or any tree under official consideration by the historical commission for heritage tree designation;
  - C. Any tree which was required by the city to be either saved or planted in conjunction with a development review application.
  - D. Street Trees