



DATE: November 15, 2017

AGENDA ITEM # 4

**TO:** Design Review Commission

**FROM:** Sean K. Gallegos, Associate Planner

**SUBJECT:** 17-SC-27 – 656 Benvenue Avenue

**RECOMMENDATION:**

Approve design review application 17-SC-27 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 2,363 square feet on the first story, 1,142 square feet on the second story, and a 1,559 square-foot basement. The following table summarizes the project's technical details:

<b>GENERAL PLAN DESIGNATION:</b>	Single-Family, Residential
<b>ZONING:</b>	R1-10
<b>PARCEL SIZE:</b>	10,028 square feet
<b>MATERIALS:</b>	Fiber cement shingle roof, Hardie shingle siding, board and batten siding, wood clad aluminum windows, wood trim and wood carriage garage doors

	Existing	Proposed	Allowed/Required
<b>COVERAGE:</b>	2,650 square feet	3,151 square feet	3,440 square feet
<b>FLOOR AREA:</b>			
First floor	2,650 square feet	2,363 square feet	
Second floor	-	1,142 square feet	
Total	2,650 square feet	3,505 square feet	3,897 square feet
<b>SETBACKS:</b>			
Front	24.5 feet	25 feet	25 feet
Rear	41.6 feet	45 feet	25 feet
Right side (1 <sup>st</sup> /2 <sup>nd</sup> )	10 feet/-	10 feet/20.6 feet	10 feet/17.5 feet
Left side (1 <sup>st</sup> /2 <sup>nd</sup> )	9.75 feet/-	11.6 feet/20.5 feet	10 feet/17.5 feet
<b>HEIGHT:</b>	15.75 feet	25.3 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 subject house is located on the south side of Benvenue Avenue with the nearest intersection at South Clark Avenue. The houses in this neighborhood have varied architectural styles and massing. However, the neighborhood does have some similar characteristics such as consistent front setbacks and the use of rustic materials. While there is not a distinctive street tree pattern, there are many large mature trees along the street.

## **DISCUSSION**

### **Design**

### **Review**

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

The house uses a Craftsman style inspired design with multiple front facing gable roof forms, low-pitched roof forms, a defined projecting front porch with wood porch columns, and shingle siding. The uniform eaves and the front porch emphasize the horizontal profile of the first story. The project is designed to be compatible with the scale and bulk of surrounding homes. The front elevation massing is broken up with two gable roof forms, horizontal eaves lines, projecting porch entry and covered porch. The design provides front and rear facing gables to reduce the appearance of the two-story massing. The second floor is centered over the first story and visually softened by being recessed within the roofline of the structure.

The houses in the immediate context of Benvenue Avenue and in the broader neighborhood context have consistent setbacks, but have varying massing and scale. The proposed house is in substantially the same location as the existing house with additional floor area and covered porches at the front and rear. The front façade will be more prominent as viewed from the street with the front entry element maintaining a similar setback to the front property line and a new second-story that is in line with the existing massing of the house.

The project proposes high quality materials, such as a Hardie horizontal siding, wood clad aluminum windows, wood trim and wood carriage garage doors. Overall, the project design has architectural integrity and the design and materials are compatible with the surrounding neighborhood.

### **Privacy**

On the left (east) side elevation of the second story, there are two small windows: one in bedroom No. 4 and one in bathroom No. 4. On the right (west) side elevation, there are four small windows: one in bedroom No. 3 and three in the master bathroom. Due to their placement, smaller size and four-foot, six-inch sill heights, the proposed windows do not create any unreasonable privacy impacts.

On the rear (north) second story elevation, there are a group of two larger sets of windows: one group of two windows is located in the master bathroom and one group of three windows is located in the master bedroom. The windows have a three-foot sill height. These windows would maintain a reasonable degree of privacy due to being a minimum of 30 feet from the side property lines and 57 feet from the rear property line. In addition to the substantial setbacks from side and rear property lines, the landscaping plan includes extensive evergreen screening along the side and rear property lines, which would further screen any potential views toward adjacent properties. Due to the rear yard setback and proposed evergreen screening, the rear windows do not create any unreasonable privacy impacts.

## **Landscaping**

The application includes an arborist report (Attachment D) that provides an inventory of the 12 trees on the property. One mayten tree, one tulip tree and one grapefruit tree (Nos. 1 through 3) in the front yard and one apricot tree (No. 8) in the rear yard are proposed for removal due to being in poor condition, having a poor form or being located within the proposed driveway footprint.

A comprehensive landscaping plan for the property has been provided that incorporates eight new trees, front yard landscaping and screening trees along the side and rear property lines. The landscaping plan includes maintaining the two existing Italian cypress trees (No. 4 and 5), two avocado trees (Nos. 6 and 7), one English walnut tree (No. 11) in the rear yard, and one pear tree (No. 12) in the rear yard. Since the project includes a new house and new landscaping areas exceeds 500 square feet, it is required to comply with the City's Water Efficient Landscape Regulations. Overall, the project meets the City's landscaping regulations and street tree guidelines with the new landscaping and hardscape.

## **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 Benvenue Avenue.

Cc: Jonathan Fales, Applicant/Designer  
Michael Corso, Owner

### **Attachments:**

- A. Application
- B. Neighborhood Compatibility Worksheet
- C. Area, Vicinity and Notification Maps
- D. Arborist Report, Ray Morneau Arborist
- E. Materials Board

## **FINDINGS**

17-SC-27 – 656 Benvenue Avenue

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

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

## **CONDITIONS**

17-SC-27 – 656 Benvenue Avenue

### **GENERAL**

1. **Approved Plans**

The approval is based on the plans and materials received on October 11, 2017, except as may be modified by these conditions.

2. **Protected Trees**

Trees Nos. 4-7 and 10-11 and the new evergreen screening trees along the side and rear property lines 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. All work within the public street right-of-way shall follow the City's Shoulder Paving Policy.

4. **Landscaping**

The landscape plan is subject to the City's Water Efficient Landscape Regulations pursuant to Chapter 12.36 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. **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 BUILDING PERMIT SUBMITTAL**

8. **Conditions of Approval**

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

9. **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."

10. **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 and include signed statements from the project's landscape professional and property owner.

11. **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.

**12. 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.

**13. 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.

**14. 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 ISSUANCE OF BUILDING OR DEMOLITION PERMIT**

**15. Tree Protection**

Tree protection fencing shall be installed around the dripline(s), or as required by the project arborist, of trees Nos. 4-7 and 10-11 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 FINAL INSPECTION**

**16. Landscaping Installation**

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

**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, signed by the project's landscape professional and property owner, 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 #

1107893

<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: 656 Benvenue

Project Proposal/Use: Sngl Fam Res Current Use of Property: Sngl Fam Res

Assessor Parcel Number(s): 189-38-043 Site Area: 10,027.74

New Sq. Ft.: 3155 Altered/Rebuilt Sq. Ft.: \_\_\_\_\_ Existing Sq. Ft. to Remain: Ø

Total Existing Sq. Ft.: 2649 Total Proposed Sq. Ft. (including basement): 4546.6

Is the site fully accessible for City Staff inspection? yes

Applicant's Name: Jonathan Fales - Via Builders Inc.

Telephone No.: 650-948-1077 Email Address: viabuilders@gmail.com

Mailing Address: 4600 El Camino Real #209 Los Altos 94022

City/State/Zip Code: Los Altos 94022

Property Owner's Name: Michael Corso

Telephone No.: 650-646-8306 Email Address: Mike Corso@gmail.com

Mailing Address: 656 Benvenue

City/State/Zip Code: \_\_\_\_\_

Architect/Designer's Name: Via Builders Inc - Jonathan Fales

Telephone No.: 650-948-1077 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. \*

(continued on back)







# ATTACHMENT B

City of Los Altos

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 656 Benvenue  
Scope of Project: Addition or Remodel \_\_\_\_\_ or New Home X  
Age of existing home if this project is to be an addition or remodel? X  
Is the existing house listed on the City's Historic Resources Inventory? NO

Address: 656 BENVENUE AVE  
Date: \_\_\_\_\_

### What constitutes your neighborhood?

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

### Streetscape

#### 1. Typical neighborhood lot size\*:

Lot area: 10,000 +/- square feet  
Lot dimensions: Length 74 feet  
Width 135.51 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? N/A  
What % of the front facing walls of the neighborhood homes are at the front setback 95 %  
Existing front setback for house on left 25' ft./on right 25' 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 22

Garage facing front recessed from front of house face 6

Garage in back yard 1

Garage facing the side 1

Number of 1-car garages 0; 2-car garages 30; 3-car garages 0

Address: 656 BENVENUE AVE.  
Date: \_\_\_\_\_

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

What % of the homes in your neighborhood\* are:

One-story 60

Two-story 40

5. **Roof heights and shapes:**

Is the overall height of house ridgelines generally the same in your neighborhood\*? yes

Are there mostly hip 60% gable style 30% or other style 10% roofs\*?

Do the roof forms appear simple 85% or complex 15%?

Do the houses share generally the same eave height 90%?

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) some of everything but predominantly Stucco

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

Comp Shingles

If no consistency then explain: \_\_\_\_\_  
\_\_\_\_\_

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

Does your neighborhood\* have a consistent identifiable architectural style?

☐ YES ☒ NO

Type? 40% Ranch 5% Shingle 5% Tudor 15% Mediterranean/Spanish  
30% Contemporary 5% Colonial \_\_\_ Bungalow \_\_\_ Other

Address: 656 Benvenue Ave.

Date: \_\_\_\_\_

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

Does your property have a noticeable slope? No

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

Lot Slopes front to back. 1ft in 135' ft

Is your slope higher \_\_\_\_\_ lower \_\_\_\_\_ same X in relationship to the neighboring properties? Is there a noticeable difference in grade between your property/house and the one across the street or directly behind?

9. Landscaping:

Are there any frequently used or typical landscaping features on your street (i.e. big trees, front lawns, sidewalks, curbs, landscape to street edge, etc.)?

Big trees, Front lawns, ~~sidewalks~~ hedge rows, curbs

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

From Front its fairly visible, mostly obscured from the west  
From Rear its not very visible

Are there any major existing landscaping features on your property and how is the unimproved public right-of-way developed in front of your property (gravel, dirt, asphalt, landscape)?

Mature Trees  
Public ROW is paved w/ curb & gutter

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? Street

Is the shoulder area (unimproved public right-of-way) paved, unpaved, gravel, landscaped, and/or defined with a curb/gutter? Curb & gutter

Address: 656 BENVENUE AVE.

Date: \_\_\_\_\_

11. What characteristics make this neighborhood\* cohesive?

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

Roofs are mostly hipped, wood & stucco feature  
predominantly, craftsman and contemporary are  
mostly the architecture styles

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: 656 BENVENUE AVE.

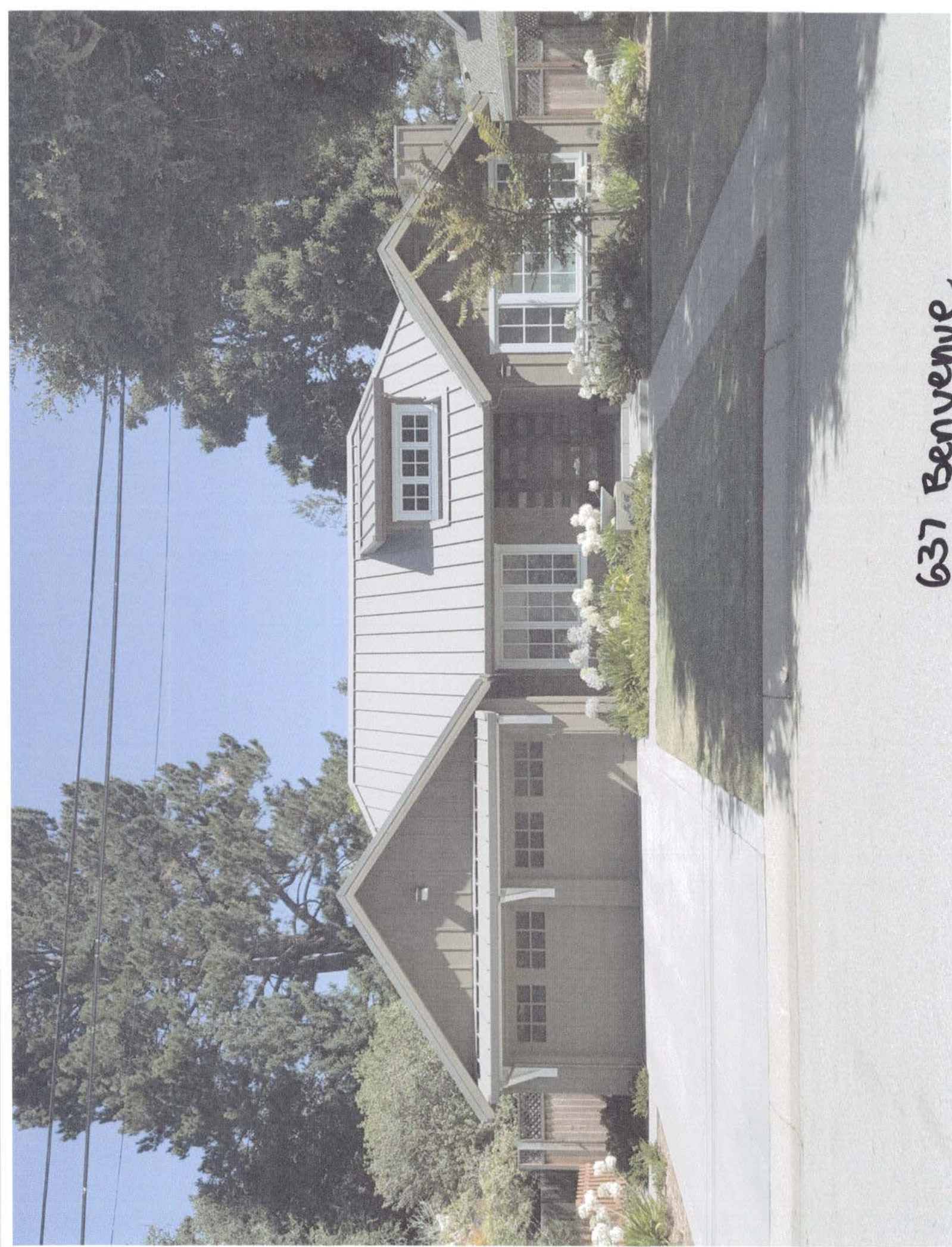
Date: \_\_\_\_\_

### Summary Table

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

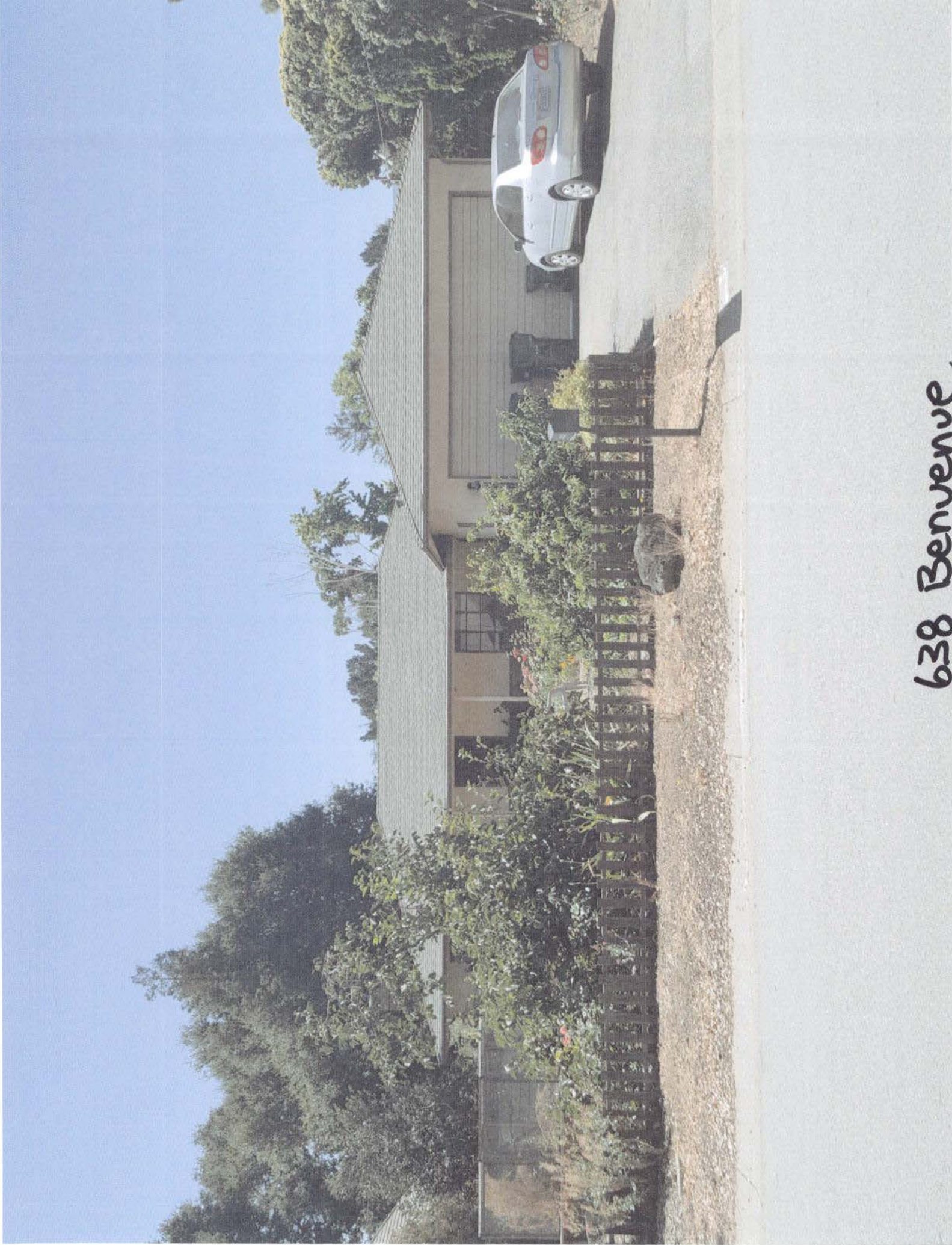
Address	Front setback	Rear setback	Garage location	One or two stories	Height	Materials	Architecture (simple or complex)
662	25'		Front Facing	2	24 ft	Stucco, Lap comp	
650	25'		Front Facing	2	24 ft	Stucco, stone comp	
644	25'		Front yard side facing	2	24 ft	Stucco, slate	
638	25'		Front Facing	1	14 ft	Stucco, Lap comp	
671	25'		Front Facing	2	24 ft	Stucco, Rock Tile	
665	25'		Front Facing	1	14 ft	Stucco, comp	
657	25'		Detached @ Rear	1	14 ft	Stucco, comp	
651	25'		Front Facing	2	24 ft	Lap, Brick comp	
645	25'		Front Facing	2	24 ft	Stucco, Brick comp	
637	25'		Front facing	1	14 ft	Board & Batten Metal	





637 Benvenne





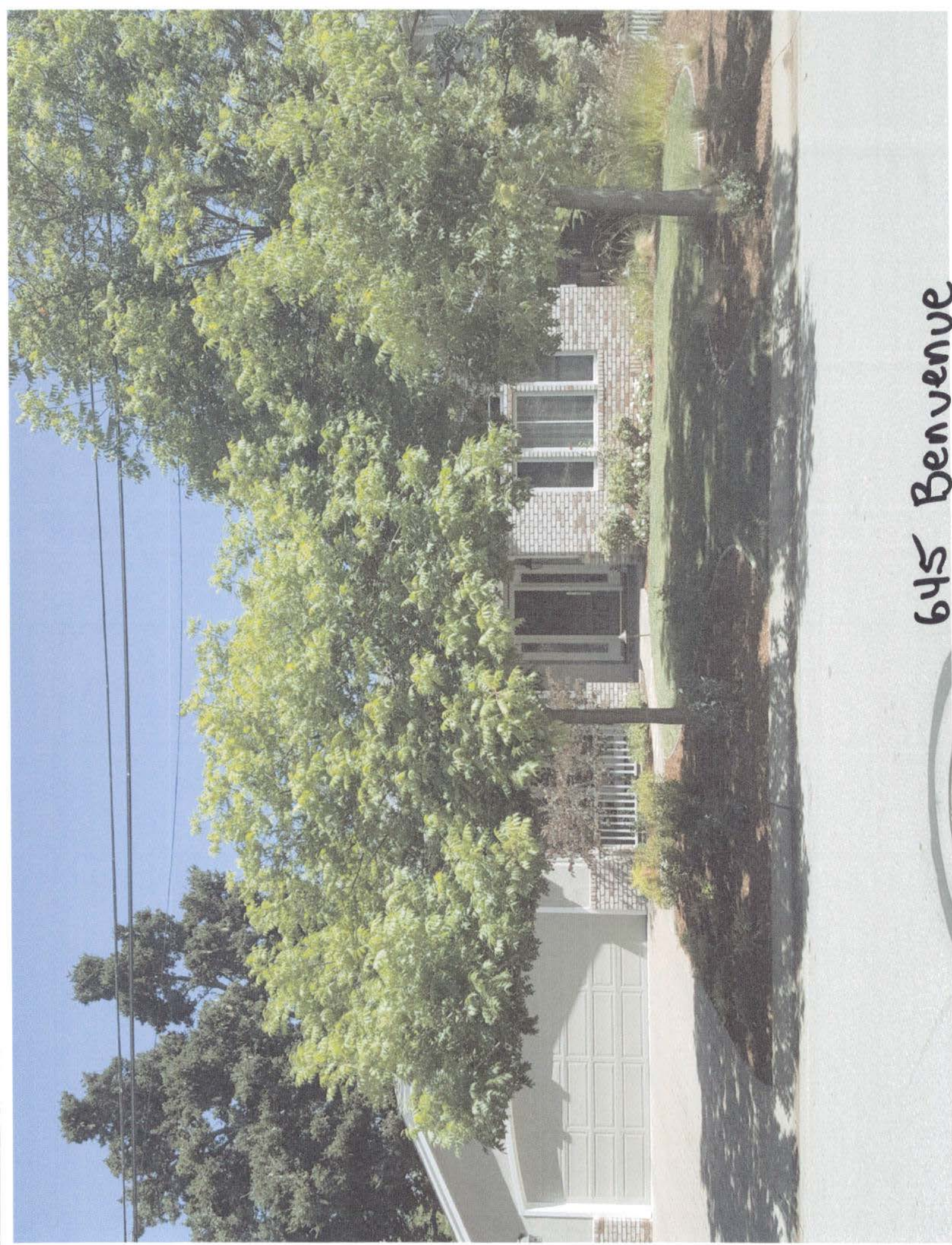
638 Benvenne





644 Benvenue





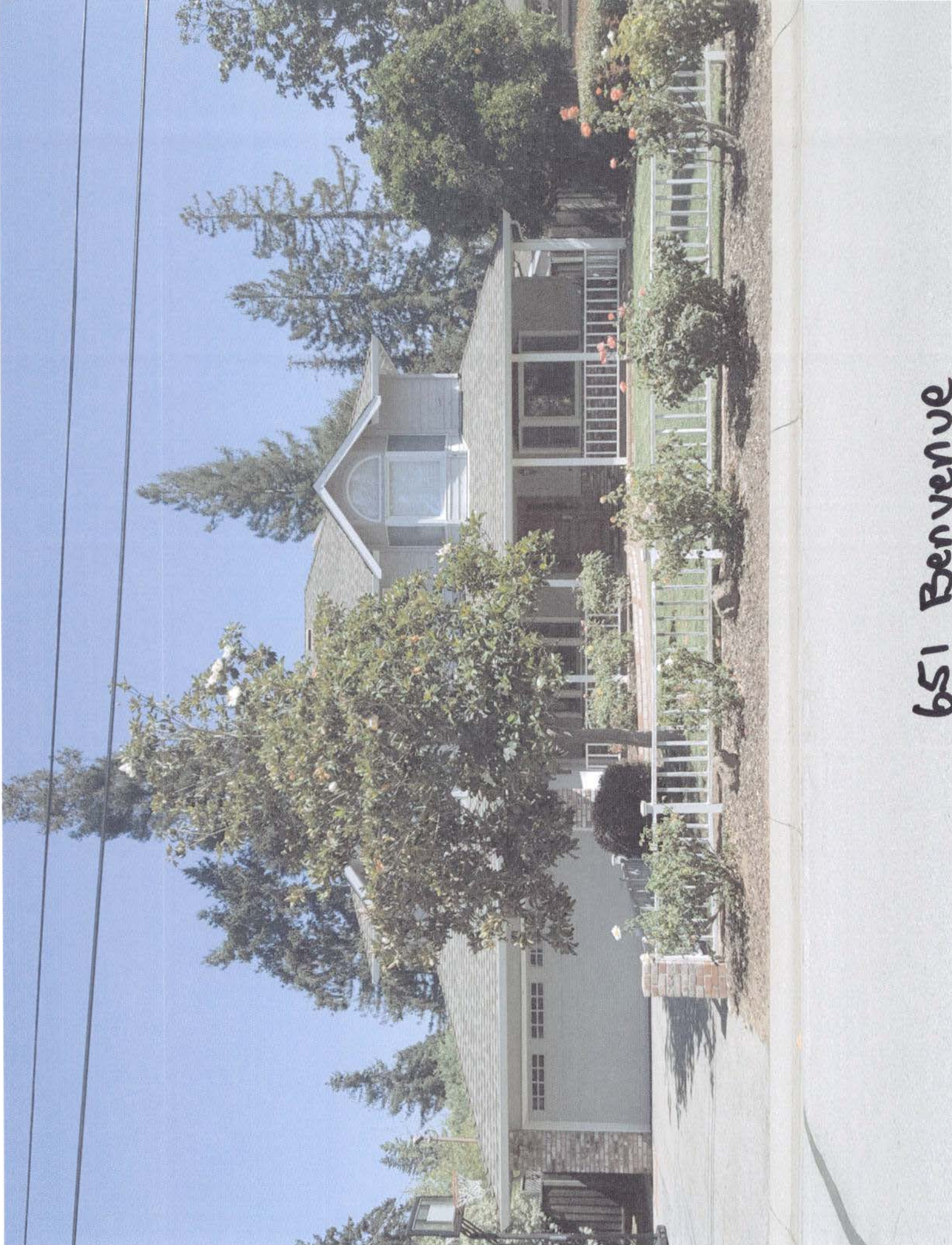
645 Benvenue



650 Benvenue







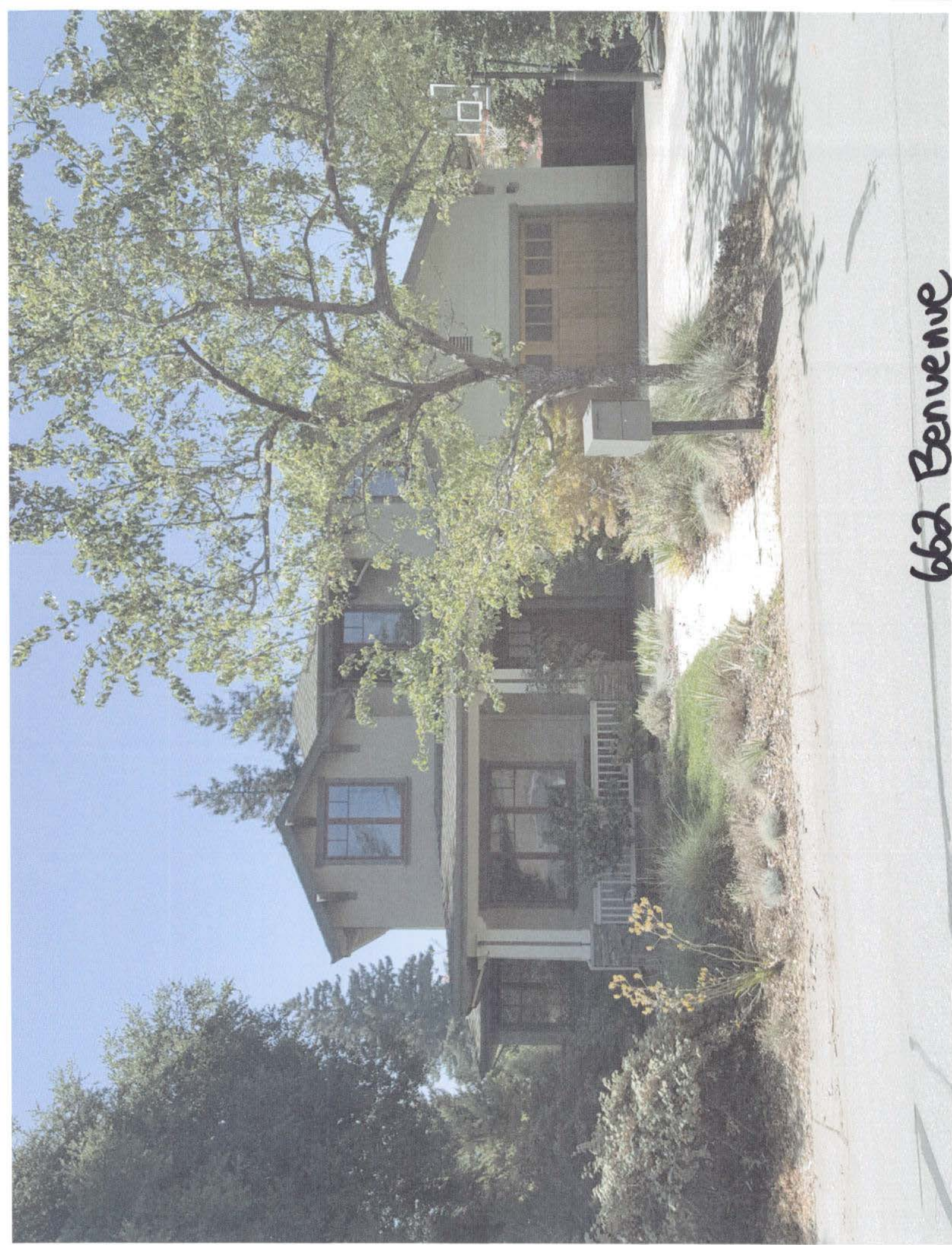
651 Benvenue





657 Benvenue

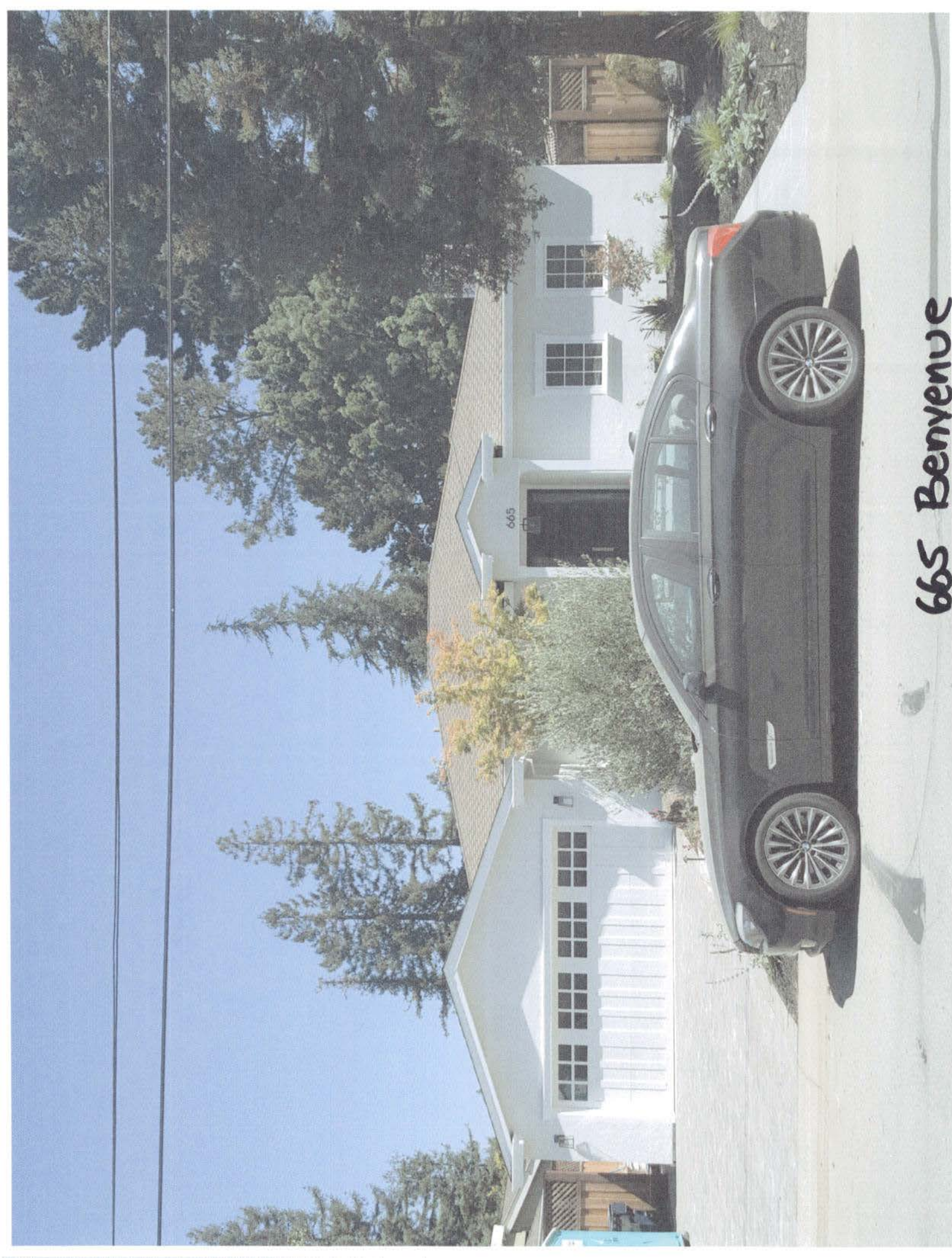




662 Benvenue



665 Benvenue







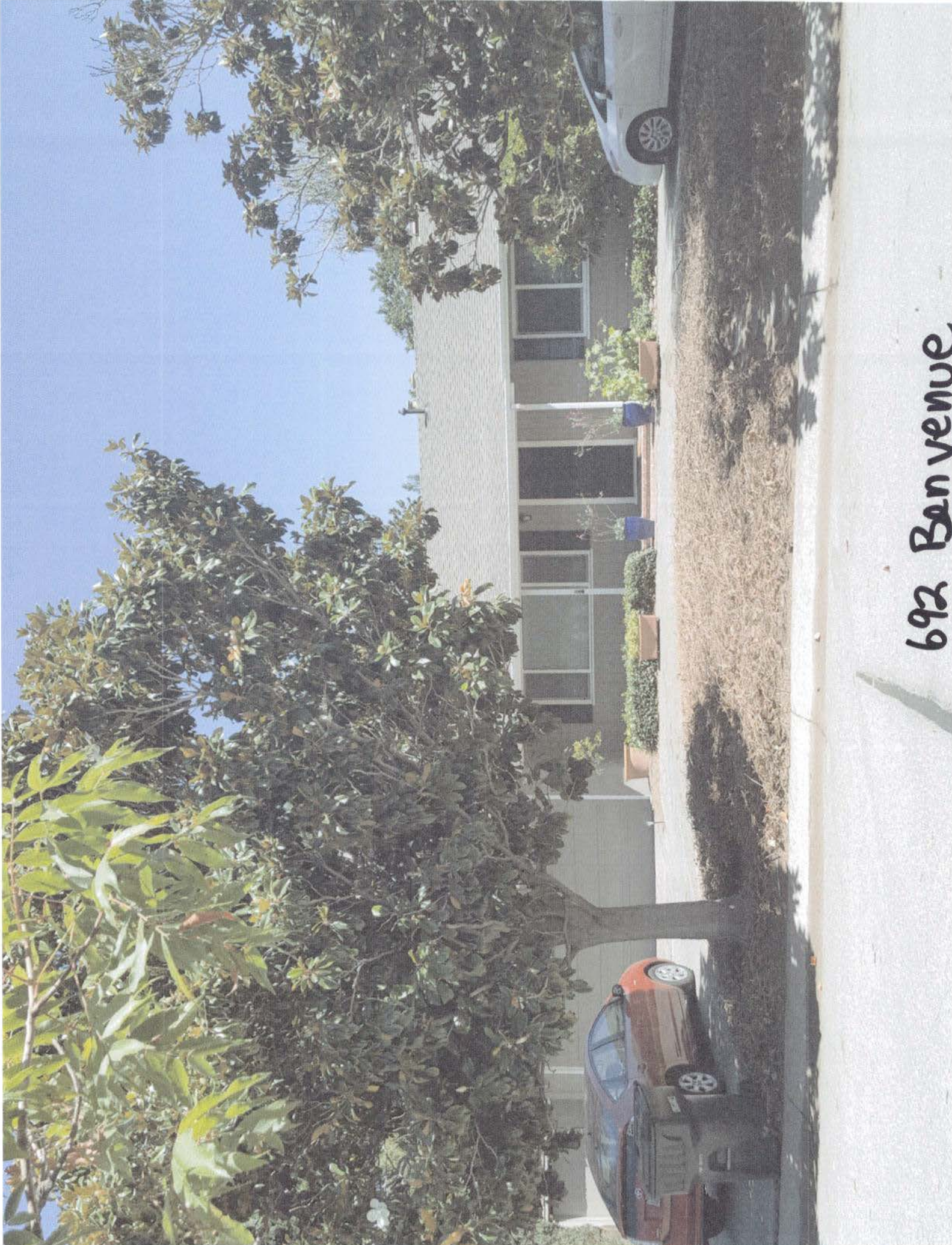
671 Benvenue



690 Benvenue



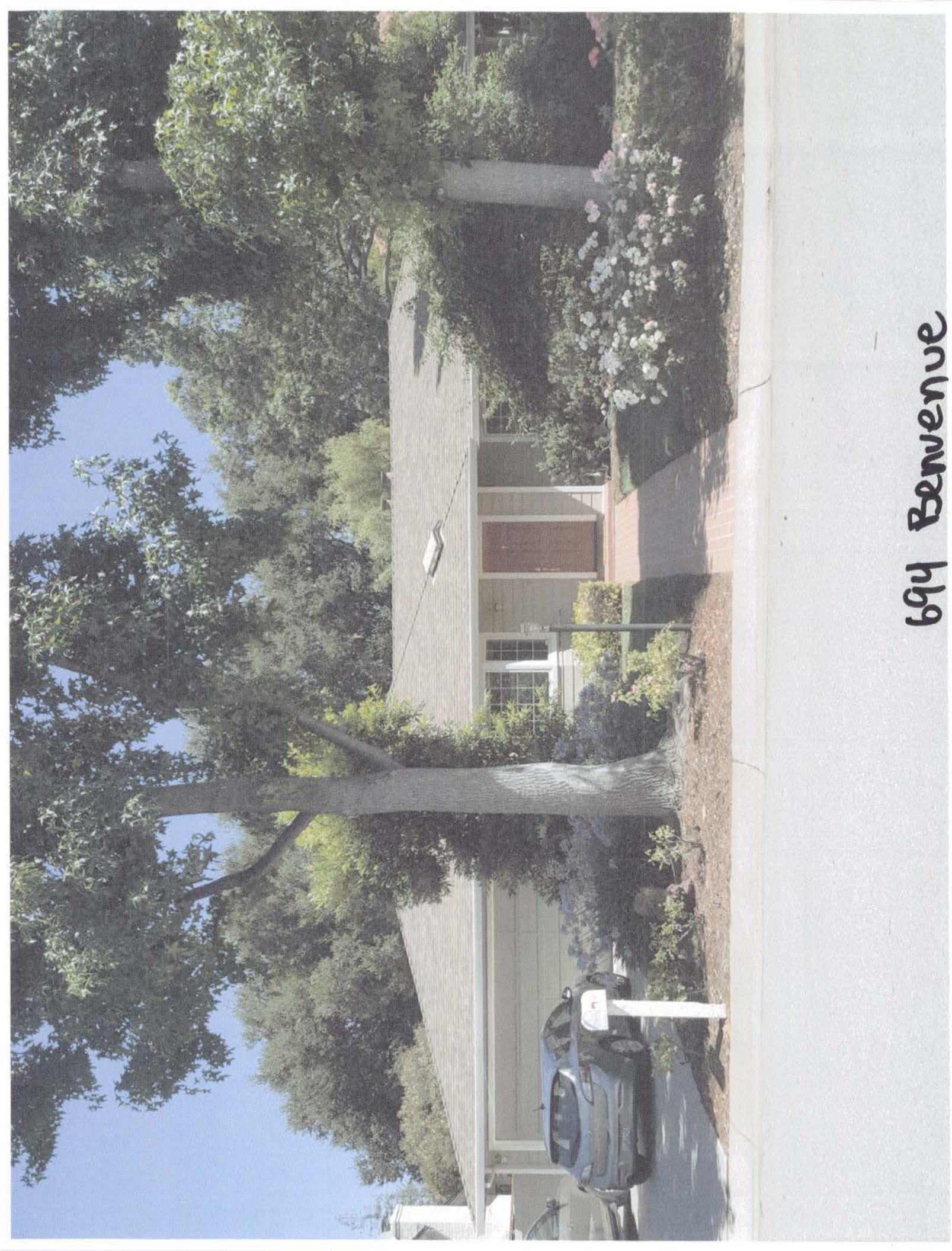




692 Banvenue



694 Benvenue

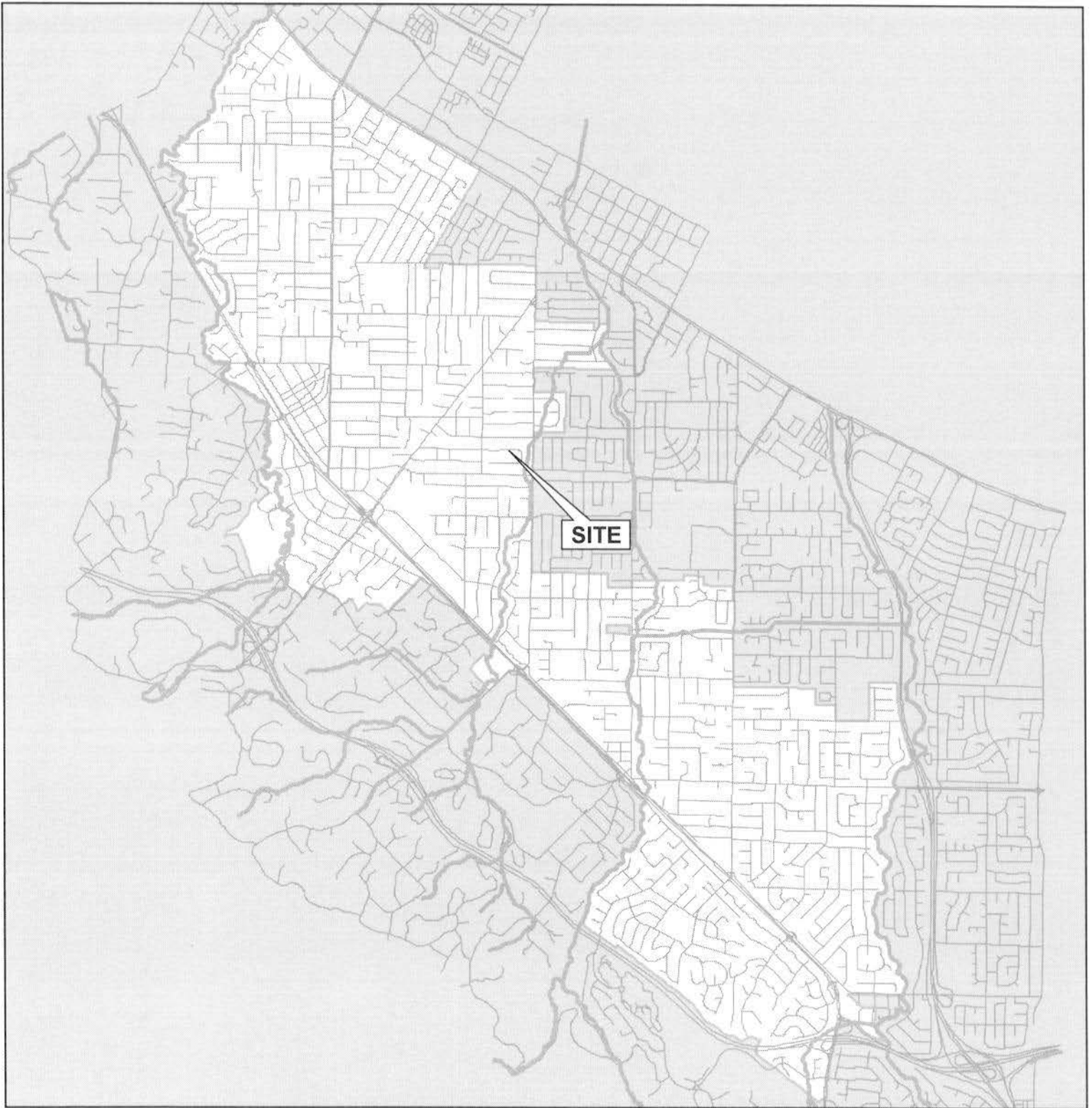






# ATTACHMENT C

## AREA MAP



CITY OF LOS ALTOS

**APPLICATION:** 17-SC-27  
**APPLICANT:** Via Builders Inc./ M. Corso  
**SITE ADDRESS:** 656 Benvenue Avenue



Not to Scale

# VICINITY MAP



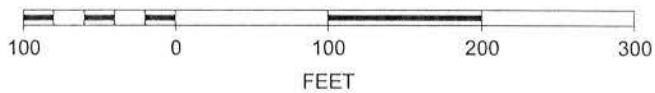
CITY OF LOS ALTOS

APPLICATION: 17-SC-27  
APPLICANT: Via Builders Inc./ M. Corso  
SITE ADDRESS: 656 Benvenue Avenue

# 656 Benvenue Avenue Notification Map



SCALE 1 : 1,500



N







PNW-ISA Certified Tree Risk Assessor #1188  
ISA Certified Arborist #WE-0132A  
www.rmarborist.com  
eMail: ray@rmarborist.com

**Ray Morneau**  
• ARBORIST •

550 S. Shoreline Blvd.  
Mountain View, CA 94041-1929  
**Tel: 650. 964. 7664**  
**Mobile: 415. 412. 1127**

## Certified Arborist's Tree Inventory & Pre-Construction Report

July 12, 2017

**Prepared for:**

Via Builders  
4600 El Camino Real #209  
Los Altos, CA 94022-1328

**Contact:**

Jonathan Fales  
Wes Kartch

**Site:**

Corso Residence  
656 Benvenue Avenue  
Los Altos, CA 94024

**Prepared by:**

**Ray Morneau**

ISA Certified Arborist #WE-0132A  
PNWISA Certified Tree Risk Assessor #1188

<b>Contents</b>	1.0 Assignment & Introduction
	2.0 Discussion with leading summary
	2.1 Summary.
	2.2 Discussion.
	3.0 Site Plan, Tree Data, and Data Legend
	4.0 Tree Preservation Guidelines: Pre-Construction Maintenance Notes
	5.0 Tree Preservation Guidelines: Tree Protection Measures
	5.1 Fencing and other root zone protection.
	5.2 Restrictions / Cautions / Requirements
	5.3 Construction-time Maintenance
	6.0 Certification & Use Statement





## 1.0 Assignment & Introduction

I have been retained by Via Builders as the Project Arborist to provide a Pre-Construction Tree Inventory and Arborist's Report for the Corso residential project at 656 Benvenue Avenue in Los Altos adding a partial second level and a basement below an existing single-story home.

A current PDF file of the plans was received 7/11/17. I have added my tree numbers to that PDF Site Plan (Sheet A-4, dated 7/7/17) and included it in this report.

## 2.0 Discussion with leading summary

### 2.1 Summary

Twelve (12) trees are associated with this property, ten (10) appear to be on this parcel, and two (2) overhanging from neighbors. No municipal street trees were close enough to need inclusion.

Tree Locations by Number											
10: on-parcel	1	2	3	4	5	6	7	8	10	11	
2: neighbor's	9	12									
0: street											
12											

### Overall Condition Chart

Percentage Range	Text Description	Quantity
0%	DEAD	0
1% to 25%	Very Poor	1
26% to 49%	Poor	3
50 % to 70%	Fair	8
71% to 90%	Good	0
91% to 100%	Excellent	0

12

### Tree Summary Chart

\*Per typical City of Los Altos comment letter, three columns have been added for species, remove, retain.

#	Name	species*	Diam.	Vigor	Form	Con- dition	Keep- able	Remove* Retain*	Brief Comments
1	Mayten	boaria	10.4"	35%	35%	Poor	Mod.	- X	Over-mature specimen with root flare defect.
2	Tulip tree	tulipifera	26.4"	68%	70%	Fair	Mod.	- X	Mature shade tree in middle of front lawn.
3	Grapefruit	paradisi	8.8"	65%	15%	V Pr	Low	X -	Misshapen citrus 6" to driveway, 9' to garage.
4	Cypress, Italian	sempervirens	8.2"	50%	60%	Fair	Low	? ?	Lanky cypress by proposed light well.
5	Cypress, Italian	sempervirens	7.2"	55%	60%	Fair	Low	? ?	Lanky cypress by proposed light well.
6	Avocado	americana	10.5"	30%	30%	Poor	Low	- X	Poor condition along side fence.
7	Avocado	americana	15.0"	35%	30%	Poor	Low	- X	Poor condition along side fence.
8	Apricot	armeniaca	5.8"	70%	55%	Fair	Low	- X	Fair condition along side fence.
9	Tallow, Chinese	sebiferum	~8"	55%	55%	Fair	High	- X	Neighbor's tree across back fence.
10	Pistache	chinensis	7.6"	60%	60%	Fair	Mod.	- X	In backyard oval turf patch 9' to patio slab.
11	Walnut, English	regia	12.8"	60%	60%	Fair	Mod.	- X	In planter area 7' to back fence.
12	Pear	communis	~16"	50%	50%	Fair	High	- X	Neighbor's tree across side fence.

**Alpha Sort by Botanical Name**

Grapefruit	1	<i>Citrus paradisi</i>
Cypress, Italian	2	<i>Cupressus sempervirens</i>
Walnut, English	1	<i>Juglans regia</i>
Tulip	1	<i>Liriodendron tulipifera</i>
Mayten	1	<i>Maytenus boaria</i>
Avocado	2	<i>Persea americana</i>
Pistache, Chinese	1	<i>Pistachia chinensis</i>
Apricot	1	<i>Prunus armeniaca</i>
Pear	1	<i>Pyrus communis</i>
Tallow, Chinese	1	<i>Sapium sebiferum</i>
12		

**Alpha Sort by Common Name**

Apricot	1	<i>Prunus armeniaca</i>
Avocado	2	<i>Persea americana</i>
Cypress, Italian	2	<i>Cupressus sempervirens</i>
Grapefruit	1	<i>Citrus paradisi</i>
Mayten	1	<i>Maytenus boaria</i>
Pear	1	<i>Pyrus communis</i>
Pistache, Chinese	1	<i>Pistachia chinensis</i>
Tallow, Chinese	1	<i>Sapium sebiferum</i>
Tulip	1	<i>Liriodendron tulipifera</i>
Walnut, English	1	<i>Juglans regia</i>
12		

This project maintains nearly the same footprint as the existing home and is just adding a partial second story above and basement below. Although all trees are shown retained on the drawings, it could be challenge to keep enough roots for survival on #3, #4, and #5. It would make better sense to plant new, replacement trees during the landscaping phase near the end.

I can provide more project-specific tree protection measures (TPMs) if plans change. Meanwhile, I include introductory TPMs herein. At an initial site meeting we can discuss trees' condition and minimizing construction activity to limit impacts on other trees, including activity like construction parking, traffic flow (ingress/egress), materiel laydown, equipment storage, trenching, tree pruning (for work access as well as site safety).

## 2.2 Discussion

The Site Plan (Sheet A-4 shows the basic lot with the proposed second floor and basement marked. I have copied it below with my tree numbers added and proposed tree protection fencing (TPF). The planning stages must take into account any required changes – minimizing intrusion into tree protection zones (TPZs), e.g. foundation, driveway, or utility upgrades.

Since construction projects can impact adjacent trees, it will be important for the project to work only from the side of the set back lines away from the trees – no over-dig / over-build.

Considering the setbacks in combination with working only toward the interior of the lot, if the existing fences and hardscape (driveway, walkways, patio) can remain intact as part of the tree protection, then root zone buffering (like wood chips) may be all the additional protection of that nature needed.

All work appears to be sufficiently distant so that no noticeable impacts will be expected other than the challenges for #3, #4, and #5, already called out above in Section 2.1..



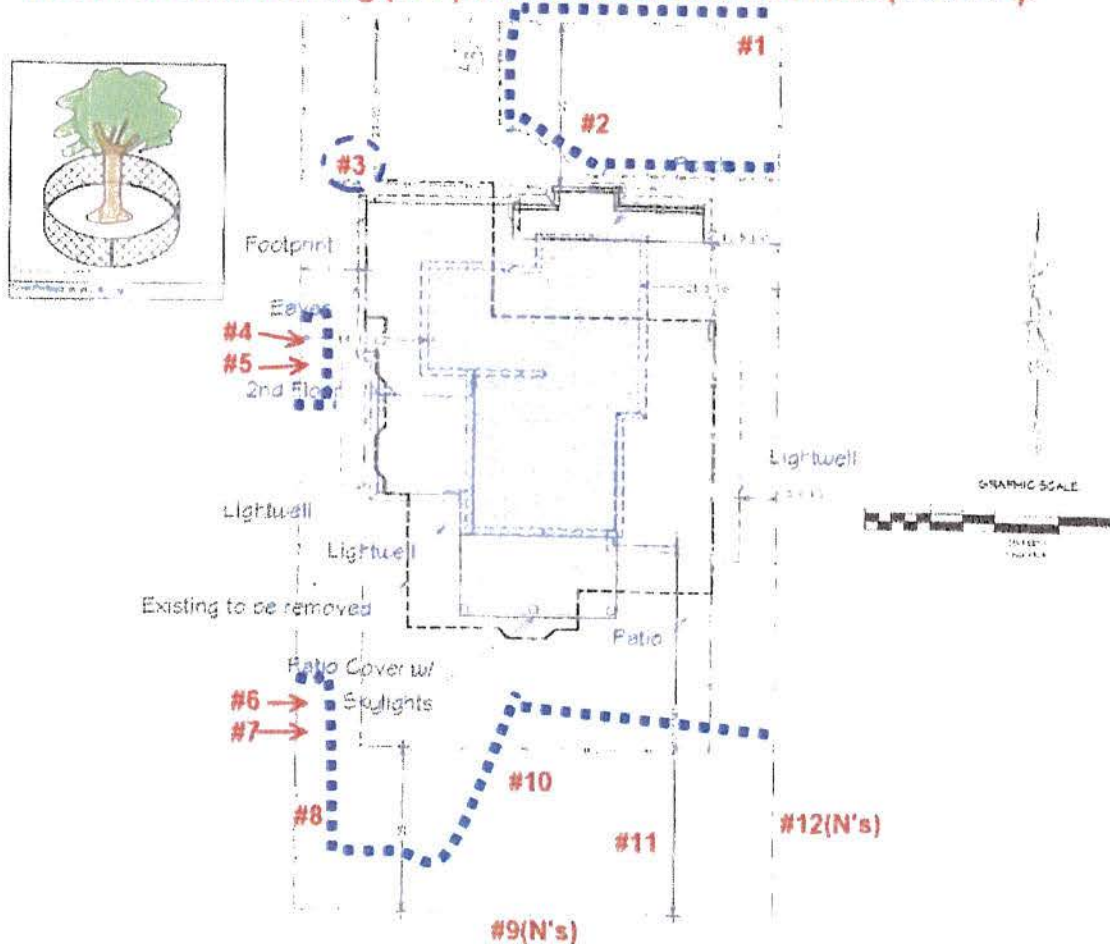
The site trees vary but are mostly in "Fair" condition. Trees #3 through #5 appear likely to be in the footprint of construction activity. By and large, the remainder all look as if they have good chances for survival, though some pruning and/or optional removals should be considered..

I include first round typical basic tree protection measures (TPMs) below. Tree protection fencing (TPF) could be installed around individual trees, but the resulting overlap make fencing as groups more logical and efficient to minimize root zone compaction and overhead breakage. A wood chip buffer over any remaining unprotected root zones can help preserve root systems.

### 3.0 Site Plan, Tree Data, & Data Legend

#### 3.1 Plan, with tree numbers added

**Tree Numbers Added to Via Builders' Sheet A-4 (Site Plan)**  
**Ray Morneau, Arborist, to accompany July 12, 2017 Arborist Report.**  
**Tree Protection Fencing (TPF) shown as dashed blue lines (.....).**







## 3.2 Tree Data (following two pages)

## 3.3 Data Legend (then following two pages)

Tree #	Name, Common (Botanical: Genus species)	dbh (Diameter at Breast Height)	Crown Radius	Height	Crown Class	% Vigor	% Structure	% Overall	Age / Longevity	Aptitude to Preserve	Additional Comments
1	Mayten ( <i>Maytenus boaria</i> )	10.4"	15'	28'	Co-Dom	35%	35%	35% Poor	Over-mature	Mod.	BOC (Back of Curb) 12'; 3' to side property line. Low-vigor root flare with wound ~15% missing bark; declining with dieback throughout foliage crown.
2	Tulip ( <i>Liriodendron tulipifera</i> )	26.4"	30'	65'	Dom	68%	70%	69% Fair	Mature	Low	Mid-frontyard; BOC 24'; 34' to front of existing house. Surface roots in lawn; some perimeter branch tips droop to within 6' of ground level.
3	Grapefruit ( <i>Citrus paradisi</i> )	8.8" @ 6"	7'	10'	Dom	65%	15%	25% V Pr	Mature	Mod.	Driveway at 6"; existing garage at 9"; multi-stemmed from ground level (3", 3", 2", 2" diameters).
4	Cypress, Italian ( <i>Cupressus sempervirens</i> )	8.2" @ 0"	4'	29'	Co-Dom	50%	60%	55% Fair	Mature	High	Typical lanky, columnar cypress against side fence; 10' to existing garage/house wall.
5	Cypress, Italian ( <i>Cupressus sempervirens</i> )	7.2" @ 0"	4'	33'	Co-Dom	55%	60%	57% Fair	Mature	High	Typical lanky, columnar cypress against side fence; 10' to existing garage/house wall.
6	Avocado ( <i>Persea americana</i> )	10.5" @ 0"	10'	30'	Co-Dom	30%	30%	30% Poor	Over-mature	Low	Crowded, lop-sided, multi-stemmed from ground level (5", 6") with embedded bark crotches (narrow-angled branch attachment defects), 2' to side fence; 4' to brick planter retaining wall. Dieback throughout foliage crown.
7	Avocado ( <i>Persea americana</i> )	15.0" @ 0"	14'	35'	Co-Dom	35%	30%	32% Poor	Over-mature	Low	Crowded, lop-sided, multi-stemmed from ground level (8", 6", 6") with embedded bark crotches (narrow-angled branch attachment defects), 2' to side fence; 4' to brick planter retaining wall. Girdling rope on trunks at 8'.
8	Apricot ( <i>Prunus armeniaca</i> )	5.8" @ 0"	6'	14'	Int	70%	55%	65% Fair	Semi-mature	High	Crowded, lop-sided under-story tree. Gummosis ooze on lower trunk. Needs structural pruning to be useful as a keeper.
9	Tallow, Chinese ( <i>Sapium sebiferum</i> )	~8"	12'	23'	Co-Dom	55%	55%	55% Fair	Mature	Mod.	Neighbor's tree just across back fence (overhanging); thinning, declining foliage crown with typical dieback; foliage branch endweights.



10	Pistache, Chinese (Pistachia chinensis)	7.6"	15'	27'	Dom	60%	60%	60% Fair	Mature	Mod.	In backyard oval turf patch, existing patio slab at 9'; embedded bark crotch at 5' (narrow-angled branch attachment defect). Foliage branch endweights accumulating.
11	Walnut, English (Juglans regia)	12.8"	15'	33'	Dom	60%	60%	60% Fair	Mature	Low	Back fence at 7'; 5' to brick planter retaining wall. Root flare defect 20% of circumference.
12	Pear (Pyrus communis)	~16" @ 1'	15'	22'	Dom	50%	50%	50% Fair	Semi-mature	Mod.	Neighbor's tree ~7' across side fence. Endweights as fruit loads branches.

12

Good = 0  
 Fair = 8  
 Poor = 3  
 Very Poor = 1  
 Dead = 0  
 12

12

## 3.3 Legend - Tree Inventory Headers

Observations were made and data gathered during my on-site inspection 7/12/2017.

Further conclusions and protection measures were refined from office research, seminar information, and past experience based on those observations and data.

Unless otherwise defined as a limited inventory, all site trees larger than a minimum diameter (usually  $\geq 4$ -inch) were numbered and inspected. The gathered data was entered into a Microsoft® Excel database.

The data is encapsulated into the accompanying "Tree Inventory Data" section. The categories are typically self-descriptive with only the following notes.

**Tree Number:** I sequentially assigned tree numbers from 1 to 12. A 1" by 3" aluminum tag is stapled to each tree at about eye level. I add a prefix "17" to identify each as linked with this inventory, thus differentiating it from any other numbering system.

**Names:** We employ the initial common names from McMinn, if listed, otherwise from Sunset. Scientific/botanical names are included to minimize confusion. As applicable, we used McMinn's key and/or Sunset's descriptions.

**DBH (DSH):** Diameter at Breast Height (Standard Height): This measurement is the trunk diameter measured at the standard height defined by the jurisdiction in which the tree trunk grows. The industry standard is 54 inches above ground level, taken with a standard surveyor's diameter tape, recorded in inches. Multi-trunked tree's diameters are measured below the lowest branch swelling and/or individual stems at 54 inches, or an average, depending on which height measurement is deemed to produce the best representative figure.

**Crown Radius: (CR):** The averaged radii's measurement is shown in feet ...  $(N+S+E+W) / 4 = CR$ .



<b>Ht (Height):</b>	Estimated distance foliage crown extends above grade, recorded in feet.
<b>Vigor:</b>	Rating for tree's growth and vitality as a blend of elements like leaf or bud size and color, twig growth (elongation), accumulation of deadwood, cavities, woundwood development, trunk expansion (growth "cracks"), etc.
<b>Form:</b>	Structure rating for tree's architecture as a composite of factors like branch attachment, lean and balance, effects of prior breakage, crossing-tangled-twisted limbs, codominant trunks and/or branches, decay and cavities, anchorage (roots), etc.
<b>Overall Condition:</b>	<p>Percentage rating assessing the tree's overall vigor, recent growth, insects/diseases, and structural defects. Relative text rating included in the same cell as: Excellent, Good, Fair, Poor, Very Poor.</p> <p>This corresponds to the "Condition Percentage" factor in tree valuations per the Council of Tree and Landscape Appraisers (CTLA) system used by the International Society of Arboriculture. (CTLA, 1992.)</p> <p>This combines foliage, branches, limbs, trunk, and root ratings into a composite condition score. This rating is used calculating these trees' appraised values required by some jurisdictions like Palo Alto.</p>
<b>Aptitude to Preserve:</b>	<p>Considers the species' tolerance to construction impacts and the tree's condition (vigor &amp; structure), longevity/age, adaptability, and aesthetics.</p> <p>This rating takes into account most announced intentions of changes in area/lot use.</p> <p>Degrees: High, Moderate, Low, Very Low, In footprint.</p> <ul style="list-style-type: none"> <li>High: Tree in great condition and any existing defects or stresses are minor or can be easily mitigated.</li> <li>Moderate: Notable vigor and/or stability problems but which can be moderated with treatment &amp;/or increased tree protection zone.</li> <li>Low: Significant problems, including shorter life expectancy. Difficult to retain but potential with much larger tree protection zone.</li> <li>Very Low: Substantial existing problems, defects, stresses. Unlikely to survive impact of any project.</li> <li>In footprint: So close to the proposed construction impacts that it is rated as being within the new footprint.</li> </ul>
<b>Age / Longevity:</b>	Rates tree's relative age: Young (Long) / Semi-Mature / Mature / Over-Mature (Short).
<b>Comments:</b>	Notes most obvious defects, insects, diseases or unique characteristics.

#### 4.0 Tree Preservation Guidelines: Pre-Construction Maintenance notes

- 4.1 Identify a TPZ (Tree Protection Zone) for each tree to remain after the project closes. A TPZ is defined by the jurisdiction in which the project is located to provide above-ground- and root-zone-protection for trees. In the absence of a specific local definition, the TPZ shall be a circle with a radius of 10-feet for every 1-foot of trunk diameter. The TPZ is a no man's land within which no activity may occur without Project Arborist or City Arborist monitoring and/or sign-off.
- 4.2 Supplemental watering should be provided for trees to remain. A rule of thumb for construction site stressed trees is 10-20 gallons per trunk diameter inch per month,



particularly critical during hot weather. This is modified by the Project Arborist on site with root zone inspections and monitoring as water demands will obviously be lower during cool, damp weather. Inspection should find soil between 3" and 18" below grade moist enough for roots to thrive.

- 4.3 Other than possibly pruning for work access clearance, no pruning is absolutely needed at this time, though pruning to reduce deadwood out and fungus-infected branches (branchlets) would be prudent.

Nevertheless, pruning to reduce foliage branch endweights could usually make for better-structured trees.

Typically, crown raising for clearance over some areas of a site is useful (7-feet over bike lanes, 14-feet for vehicle access, 1- to 3-feet over roofs [species-dependant]).

Nevertheless, deadwood removal and endweight reduction is commonly performed to improve existing site and neighboring trees. And, usually project trees benefit from "Crown Cleaning" for deadwood removal and "Crown Thinning" to lighten branch endweights) at sometime before the close of the project. Then the owner has a benchmark against which to compare future status of the trees. All work must conform to published ISA BMPs keyed to ANSI A-300 Standards as the basis for written pruning specifications drafted by an ISA Certified Arborist (or equivalent).

- 4.4 Approaching project commencement, when the foundations, driveways, and other hardscape features (including trenches) have been staked/located, then some pruning may likely be needed. Raising/clearance can be minimized for space to work. Root pruning along the lines within 15-feet on either side of mature trees' trunks can sever roots cleanly, reducing shock to these trees' systems.

Root pruning prior to excavating for any foundations and driveways must be done to avoid excessive root damage (rips, tears, shatter, breakage). This is commonly performed with a trencher until 1-inch diameter roots are encountered, at which time the crew continues with exposing larger roots for hand pruning with a sharp saw (hand saw, Sawz-All®, or equivalent). This can be done by careful hand-digging or air/hydraulic excavation to avoid damaging tree roots.

- 4.5 All project tree work performed before, during, or after construction is to be done by WCISA Certified Tree Workers under the supervision of an ISA Certified Arborist (or equivalents, if they possess sufficient skill for approval by Project Arborist). This includes all pruning, removals (including stump removals) within driplines of trees to be preserved, root pruning, and repair or remedial measures.

## 5.0 Tree Preservation Guidelines: Tree Protection Measures

- 5.1 Fencing and other root zone protection is usually specified as a drip-line installation of 6-foot high chain link fence on galvanized drive posts, plus root zone wood chip mulch. However, due to the inevitable myriad project variables, alternatives are frequently allowed – but require careful strategies arranged with and signed off by the Project Arborist or City Arborist.

For this project, it is highly likely that all site trees could be retained/preserved, with the exception of #3, #4, and #5 nearly within the footprint of construction work.





This set of Tree Preservation Guidelines can serve here as a project-specific Tree Preservation Plan (TPP) to help protect the trees to be saved.

The TPP must be established and its procedures in place before demolition or any other project site work begins.

Though generally expected to extend to the dripline, here the TPF can be installed as close to that as possible for trees not already across a fence.

One 24- to 36-inch opening or gate should be left for inspection access to each area. Fence material is to be 6-foot-high chain link fence supported by 8-foot long, 2-inch diameter galvanized fence posts driven 2-feet into the soil.

Where no plant material root zone buffer is growing (e.g. ivy), a wood chip mulch is to be spread evenly to a 4-inch depth from the dripline to 6-inches from the base of the trunk. Taper to existing ground level at the base of the trunk with a slope of about 2:1.

Additional root zone areas requiring protection can be buffered as Project Arborist requires, e.g., if project scope changes. Commonly acceptable buffer materials often include wood chips, crushed rock, plywood, steel trench plates, and/or a combination of such materials. Consult Project Arborist for depth specifications (which vary depending on use of area and/or specific traffic).

Root zone areas to be protected may be modified by the Municipal Arborist or Project Arborist as plans develop.

## 5.2 Restrictions / Cautions / Requirements

5.2.1 No parking or vehicle traffic over any root zones, unless using buffers approved by Project Arborist or City Arborist.

5.2.2 Monitor root zone moisture and maintain as per above.

5.2.3 Have an ISA Certified Arborist repair any damage promptly.

5.2.4 No pouring or storage of fuel, oil, chemicals, or hazardous materials under any trees' foliage canopies or future plant materials' root zone areas.

5.2.5 No grade changes (cuts, fills, etc.) under these foliage crowns without prior Project Arborist approval. For instance, hand excavation and thinner base prep may be required in some root zone areas.

5.2.6 Any additional pruning required must be performed under arborist supervision – including root pruning – clean, smooth cuts with no breaking, scraping, shattering, or tearing of wood tissue and/or bark.

5.2.7 No storage of construction materials under any foliage canopy without prior Project Arborist or City Arborist approval.

5.2.8 No trenching within the critical root zone area. Consult Project Arborist before any trenching or root cutting beneath any tree's foliage canopy. It is best to route all trenching out from under trees' driplines. Often trenches in root zones must be hand excavated to leave roots intact.

5.2.9 No clean out of trucks, tools, or other equipment over any essential root zone. Keep this debris outside of any existing or future root zone.

5.2.10 No attachment of signs or other construction apparatus to these trees.



5.3 Construction-time Maintenance

- 5.3.1 Monitor root zone moisture and maintain as per above (§4.1).
- 5.3.2 Maintain/repair tree protection fences and/or root zone mulch/buffer material.
- 5.3.3 Have a certified arborist promptly repair any damage to trees.
- 5.3.4 Develop the plan for follow-up care so, as the project closes, the care of the trees can be handed over for continuing management by the owner and/or landscape contractor.

5.4 Post-Construction Follow-Up

- 5.4.1 Monitor root zone moisture, especially during/following drought/dry seasons. [A dry season is any time more than 60 days elapse since significant rainfall (2-inches or less).]
- 5.4.2 Monitor root zone mulch (if used), maintain depth, and scarify (approximately once or twice annually) to break up compaction/matting.
- 5.4.3 Monitor for insect pests and diseases, especially insects with sucking/chewing mouthparts or boring insects (bark beetles)..
- 5.4.4 Inspect for structural safety before storm season and after severe weather events.
- 5.4.5 Follow California Oak Foundation guidelines as to not irrigating and/or planting water loving plant material within 10-feet of the trunks of mature trees.

## 6.0 Certification & Use Statement

I certify that all the statements of fact in this report are true, complete, and correct to the best of my knowledge, ability, and belief, and are made in good faith.

The instant report is applicable to this project at 656 Benvenue Avenue and may not be adopted elsewhere without site-specific updates/revisions/adaptations by this Project Arborist.

Thank you for the opportunity to apply my knowledge and expertise working with your trees. Good luck with the construction project and tree care decisions ahead of you. If I can answer any further questions for you, the City staff, tree care contractors, or anyone with concerns about your trees, please call or e-mail to inform me.

Respectfully submitted,

Raymond J. Morneau  
ISA Certified Arborist #WE-0132A  
PNW-ISA Certified Tree Risk Assessor #1188

New Home:  
**CORSO RESIDENCE**

656 BENVENUE AVE  
LOS ALTOS, CA 94024



Window & Door Trim

Paint Grade  
Shaker Style



Siding

Paint Grade  
Hardie Board & Batten



Siding

Paint Grade  
Hardie Plank Shingle



Roofing

Straight Edge Fiber Cement Shingle  
Black/ Gray Family



Porch Stone

Gray Flagstone



Railings

42" Wrought Iron  
Style TBD

Via

REVISION TABLE	REVISION DATE	REVISION BY	DESCRIPTION

**CORSO RESIDENCE**  
656 Benvenue Ave  
LOS ALTOS, CA 94024

**Materials Board**

DRAWINGS PROVIDED BY: LJC #1171309  
**Via Builders, Inc.**  
4000 El Camino Real, Suite 200  
Los Altos, CA 94022-1320

DATE:

10/31/2017

SCALE:

SHEET: