



DATE: November 2, 2016

AGENDA ITEM # 5

TO: Design Review Commission
FROM: Sean K. Gallegos, Assistant Planner
SUBJECT: 16-SC-41 – 1832 Fallen Leaf Lane

RECOMMENDATION:

Approve design review application 16-SC-41 subject to the listed findings and conditions

PROJECT DESCRIPTION

This is a design review application for a new two-story house. The project includes 2,255 square feet on the first story and 1,029 square feet on the second story. The following table summarizes the project's technical details:

GENERAL PLAN DESIGNATION: Single-family, Residential
ZONING: R1-10
PARCEL SIZE: 9,386 square feet
MATERIALS: Standing seam metal roof, stucco siding, horizontal wood siding, and wood trim and details

	Existing	Proposed	Allowed/Required
LOT COVERAGE:	2,489 square feet	2,365 square feet	2,816 square feet
FLOOR AREA:			
First Floor	2,341 square feet	2,255 square feet	
Second Floor	N/A	1,029 square feet	
Total	2,341 square feet	3,284 square feet	3,285 square feet
SETBACKS:			
Front	24.75 feet	34 feet	25 feet
Rear	39.8 feet	29.5 feet	25 feet
Right side (1 st /2 nd)	5.5 feet	9.9 feet/18 feet	7.6 feet/15.2 feet
Left side (1 st /2 nd)	5.5 feet	9.4 feet/17 feet	7.6 feet/15.2 feet
HEIGHT:	14.8 feet	22.6 feet	27 feet

BACKGROUND

Neighborhood Context

The subject property is located in a Consistent Character Neighborhood, as defined in the City's Residential Design Guidelines. The property is located on Fallen Leaf Lane, between Holt Avenue and Morton Avenue. The majority of the single-family homes in the neighborhood are older one-story Ranch style structures with low plate heights, simple roof forms, and rustic materials, with wood or stucco siding dominant. The residences are similar in massing and building footprint with a uniform pattern of 25-foot front yard setbacks and 10-foot side setbacks. The landscaping along Fallen Leaf Lane includes a variety of mature trees and vegetation with no distinct street pattern.

Zoning Compliance

The subject property is considered a narrow corner lot, which is defined as a lot that is less than 80 feet in width. For narrow lots, the interior side yard setback is reduced from 10 feet to 10 percent of the width of the lot. Since the lot is 76 feet in width, the required interior side yard setback is seven feet, seven inches with a second story side yard setback of 15 feet, 2 inches.

DISCUSSION

Design Review

According to the Design Guidelines, in Consistent Character Neighborhoods, good neighbor design has design elements, materials, and scale found within the neighborhood and sizes that are not significantly larger than other homes in the neighborhood.

The design has a high level of integrity due to the coordination of design elements, detailing, and symmetry consistent with the Contemporary architectural style. These elements include the low-pitched hipped roof, simple forms, and low eave line. The second-story maintains the horizontal wood and stucco siding consistent with the design style. The design incorporates high-quality material, such as standing seam metal roof, wood siding, stucco siding, wood trim details, and aluminum windows that are integral to the architectural style of the house. Overall, the project design has architectural integrity and the design and materials are compatible with the surrounding neighborhood.

The project's scale, as compared to surrounding structures, is in-keeping with the character of the neighborhood. The City's Residential Design Guidelines suggest various ways to minimize bulk, which includes using more than one material on an elevation, incorporating architectural elements to soften the elevation, and keeping second floor exterior wall heights low. The design incorporates simple hipped roof forms with a recessed front porch and the horizontal eave lines to break up the two-story massing of the front elevation and side elevations. The project has low finished floors and eight-foot, 6-inch tall wall plate heights at the first-story and seven-foot, eight-inch tall wall plates at the second-story for an overall height of 23 feet. The second story conforms to the daylight plane requirement, is centered over the first story, and is recessed within the roofline, which helps to

reduce the perception of bulk and mass. Overall, the project is designed to minimize the perception of bulk and mass, and relates well to the adjacent properties.

Privacy

On the left (south) side of the second story elevation, there are four windows with four-foot, nine-inch sill heights. On the right (north) side of the second story elevation, there are also four windows with four-foot, nine-inch sill heights. Due to their placement and sill heights, the proposed windows on both side elevations do not create unreasonable privacy impacts.

On the rear (west) second story elevation, there are three larger windows: one egress window in the master bedroom with a three-foot sill height, one clerestory window above the great room with a 12-foot, nine-inch sill height, and one egress window in bedroom No. 2 with a three-foot, six-inch sill height. Due to the placement and sill height of the great room window, it does not create an unreasonable privacy impact. The two bedroom windows maintain reasonable levels of privacy along sections of the right and rear property line due a mature coast live oak tree in the rear yard. To ensure that all portions of the left side and rear property lines are screened, Condition of Approval No. 3 has been added to incorporate fast growing evergreen trees along the left side and rear property lines to fill-in unscreened areas of the property lines. As designed, and with the recommended condition, staff finds that the project maintains a reasonable degree of privacy.

Trees and Landscaping

A comprehensive landscaping plan for the property has been provided, which includes front yard landscaping and screening trees. The landscaping plan includes maintaining the existing coast live oak (No. 1) tree in the rear yard, the southern magnolia (No. 4) in the front yard, and transplanting three maple trees (Nos. 15, 16 and 17) from the front yard to the rear yard. A birch (No. 2) tree in the front yard and big leaf maple (No. 3) tree in the right side yard are proposed for removal due to conflicting with the house and driveway location. The site plan and landscaping plan includes the addition of ten new trees in the side and front yard. As designed, the project meets the City's landscaping regulations and street tree guidelines with the new landscaping and hardscape. Since the project includes a new house and landscaping area that exceeds 500 square feet, it is required to comply with 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 12 nearby property owners on Fallen Leaf Lane and Farndon Avenue.

Cc: Vikrant and Tanmai Kasarabada, Owners
Bahi Oreizy, Applicant/Architect

Attachments:

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

FINDINGS

16-SC-41 – 1832 Fallen Leaf Lane

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

16-SC-41 – 1832 Fallen Leaf Lane

GENERAL

1. **Approved Plans**

The approval is based on the plans and materials received on October 18, 2016, except as may be modified by these conditions.

2. **Protected Trees**

Tree No(s). 1 and 4, and the proposed street trees and screening trees shall be protected under this application and cannot be removed without a tree removal permit from the Community Development Director.

3. **Privacy Screening Trees**

The site plan and landscape plan shall incorporate fast growing, 15-gallon, evergreen trees along the left (south) side and rear (west) yards to fill-in unscreened areas of the property line.

4. **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.

5. **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.

6. **Landscaping**

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

7. **Fire Sprinklers**

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

8. **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.

9. **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

10. **Tree Protection**

Tree protection fencing shall be installed around the dripline, or as required by the project arborist, of Trees No(s). 1 and 2 as shown on the site plan. Tree protection fencing shall be chain link and a minimum of five feet in height with posts driven into the ground and shall not

be removed until all building construction has been completed unless approved by the Planning Division.

PRIOR TO BUILDING PERMIT SUBMITTAL

11. Conditions of Approval

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

12. 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."

13. 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.

14. 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.

15. 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.

16. 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.

17. 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

18. Landscaping Installation

All 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.

19. 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).

20. 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 # 1107389

<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: 1832 Fallen Leaf Lane 94024

Project Proposal/Use: two story Residential Current Use of Property: Residential

Assessor Parcel Number(s): 318-18-045 Site Area: 9386

New Sq. Ft.: 3285 Altered/Rebuilt Sq. Ft.: _____ Existing Sq. Ft. to Remain: 0

Total Existing Sq. Ft.: ~~2341~~ 2341 Total Proposed Sq. Ft. (including basement): 3285

Is the site fully accessible for City Staff inspection? Yes.

Applicant's Name: Bahi Oreizy

Telephone No.: 6503602905 Email Address: bahi@360designstudio.net

Mailing Address: 1491 Ben Roe Drive

City/State/Zip Code: Los Altos CA 94024

Property Owner's Name: Vikrant + Tanmai Kasarabada

Telephone No.: 6504649518 Email Address: vkasarabada@yahoo.com

Mailing Address: 1832 Fallen Leaf Ln

City/State/Zip Code: Los Altos CA 94024

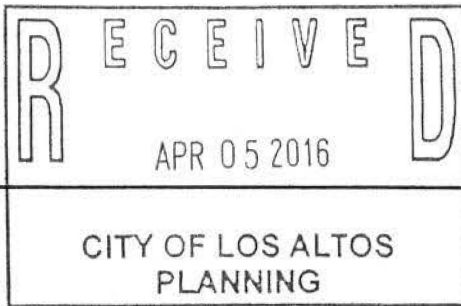
Architect/Designer's Name: Bahi Oreizy

Telephone No.: 6503602905 Email Address: bahi@360designstudio.net

Mailing Address: 1491 Ben Roe Drive

City/State/Zip Code: Los Altos 94024

* If your project includes complete or partial demolition of an existing residence or commercial building, a demolition permit must be issued and finalized prior to obtaining your building permit. Please contact the Building Division for a demolition package. *



ATTACHMENT B

Planning Division

(650) 947-2750

Planning@losaltosca.gov

NEIGHBORHOOD COMPATIBILITY WORKSHEET

In order for your design review application for single-family residential remodel/addition or new construction to be successful, it is important that you consider your property, the neighborhood's special characteristics that surround that property and the compatibility of your proposal with that neighborhood. **The purpose is to help you understand your neighborhood before you begin the design process with your architect/designer/builder or begin any formal process with the City of Los Altos.** *Please note that this worksheet must be submitted with your 1st application.*

The Residential Design Guidelines encourage neighborhood compatibility without necessarily forsaking individual taste. Various factors contribute to a design that is considered compatible with a surrounding neighborhood. The factors that City officials will be considering in your design could include, but are not limited to: design theme, scale, bulk, size, roof line, lot coverage, slope of lot, setbacks, daylight plane, one or two-story, exterior materials, landscaping et cetera.

It will be helpful to have a site plan to use in conjunction with this worksheet. Your site plan should accurately depict your property boundaries. The best source for this is the legal description in your deed.

Photographs of your property and its relationship to your neighborhood (see below) will be a necessary part of your first submittal. Taking photographs before you start your project will allow you to see and appreciate that your property could be within an area that has a strong neighborhood pattern. The photographs should be taken from across the street with a standard 35mm camera and organized by address, one row for each side of the street. Photographs should also be taken of the properties on either side and behind your property from on your property.

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

Project Address 1832 Fallen Leaf Lane, Los Altos, CA 94024

Scope of Project: Addition or Remodel or New Home

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

Is the existing house listed on the City's Historic Resources Inventory: NO

Address: 1832 Fallenleaf Lane

Date: 03-28-16

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: 9,424 square feet

Lot dimensions: Length 124 feet

Width 76 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? 25 feet

What % of the front facing walls of the neighborhood homes are at the front setback 100 %

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 8

Garage facing front recessed from front of house face 0

Garage in back yard 0

Garage facing the side 0

Number of 1-car garages 0; 2-car garages 8; 3-car garages 0

Address: 1832 Fallen Leaf Lane

Date: 03-26-16

4. Single or Two-Story Homes:

What % of the homes in your neighborhood* are:

One-story 100%

Two-story 0%

5. Roof heights and shapes:

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

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 Yes?

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

What siding materials are frequently used in your neighborhood*?

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

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

asphalt shingle

If no consistency then explain: _____

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

Does your neighborhood* have a consistent identifiable architectural style?

YES NO

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

Address: 1832 Fallen Leaf Lane

Date: 03/28/14

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.)?

big trees, similar size front lawn, landscape to street edge, small trees/fencing used for privacy

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

All visible from street, majority of properties have taller trees lining against fence in rear yard

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

No major landscaping features, edge of property to street is ~~was~~ landscaped with small plants and a fence

10. **Width of Street:**

What is the width of the roadway paving on your street in feet? 140

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? paved with curb

Address: 1832 Fallen Leaf Lane

Date: 03/28/16

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.:

Ranch style, gable roof, low landscaping materials and fencing for privacy, garage facing front

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: 1832 Fallen Leaf Lane

Date: 03/28/16

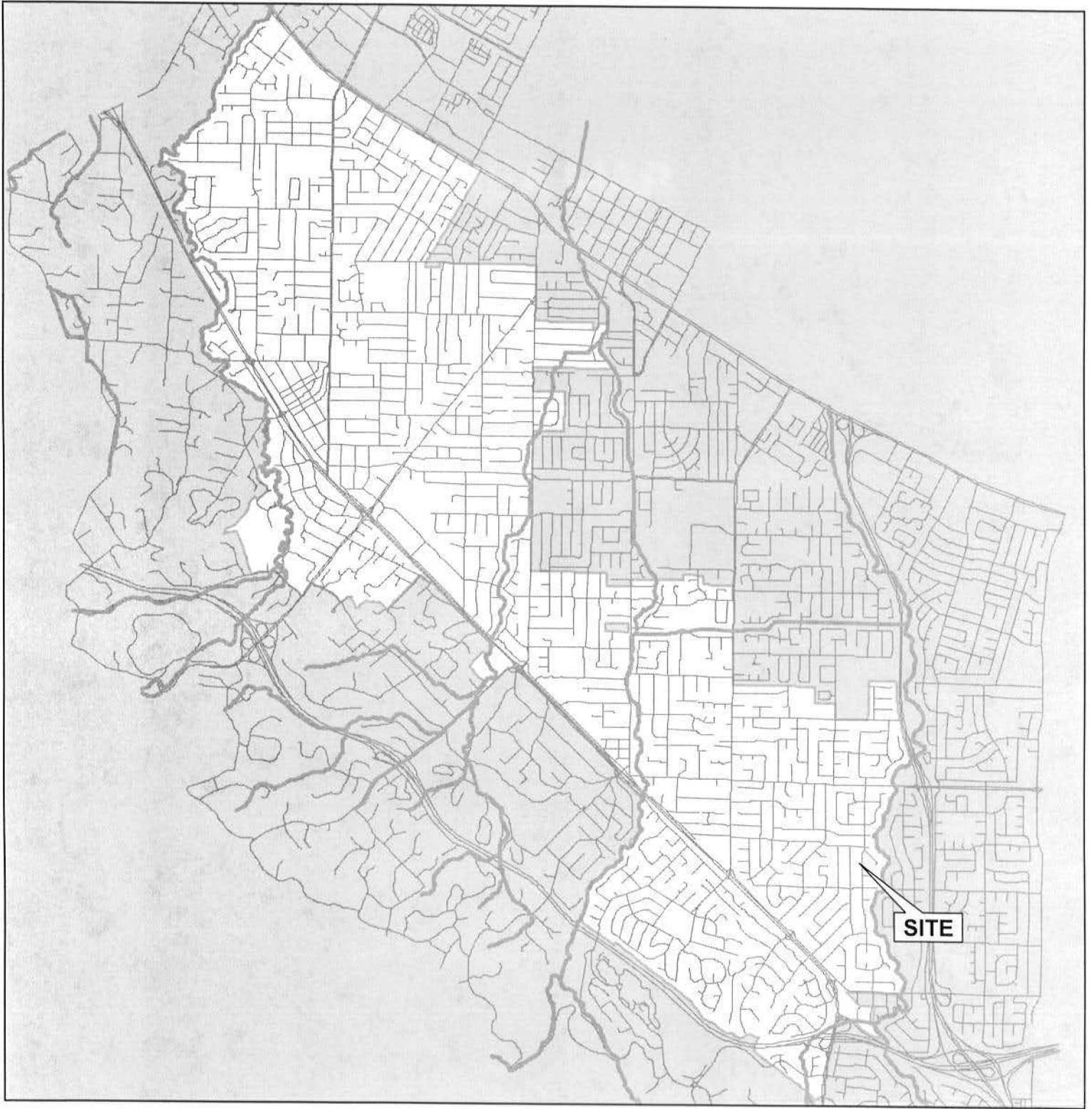
Summary Table

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

Address	Front setback	Rear setback	Garage location	One or two stories	Height	Materials	Architecture (simple or complex)
1816 Fallen Leaf Lane	25'	± 25'	Facing street	one	± 15'	stucco, clapboard	simple
1824 Fallen Leaf Lane	25'	± 35'	No garage	one	± 15'	stucco, clapboard	simple
1840 Fallen Leaf Lane	25'	± 35'	Facing street	one	± 15'	brick, stucco	simple
1848 Fallen Leaf Lane	25'	± 35'	Facing street	one	± 15'	brick, stucco	simple
1838 Fallen Leaf Lane	25'	± 35'	Facing street	one	± 15'	brick, stucco	simple
1823 Fallen Leaf Lane	25'	± 25'	Facing street	one	± 15'	stucco, clapboard	simple
1839 Fallen Leaf Lane	25'	± 25'	Facing street	one	± 15'	under construction	simple
1815 Fallen Leaf Lane	25'	± 45'	Facing street	one	± 15'	brick, stucco	simple
1847 Fallen Leaf Lane	25'	± 45'	Facing street	one	± 15'	stucco	simple
1841 Farndon Ave.	25'	± 45'	Facing street	one	± 15'	stucco	simple

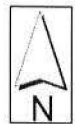
ATTACHMENT C

AREA MAP



CITY OF LOS ALTOS

APPLICATION: 16-SC-41
APPLICANT: B. Oreizy/V. and T. Kasarabada
SITE ADDRESS: 1832 Fallen Leaf Lane

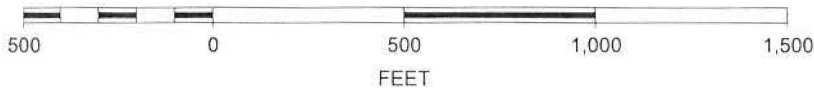


Not to Scale

VICINITY MAP



SCALE 1 : 6,000



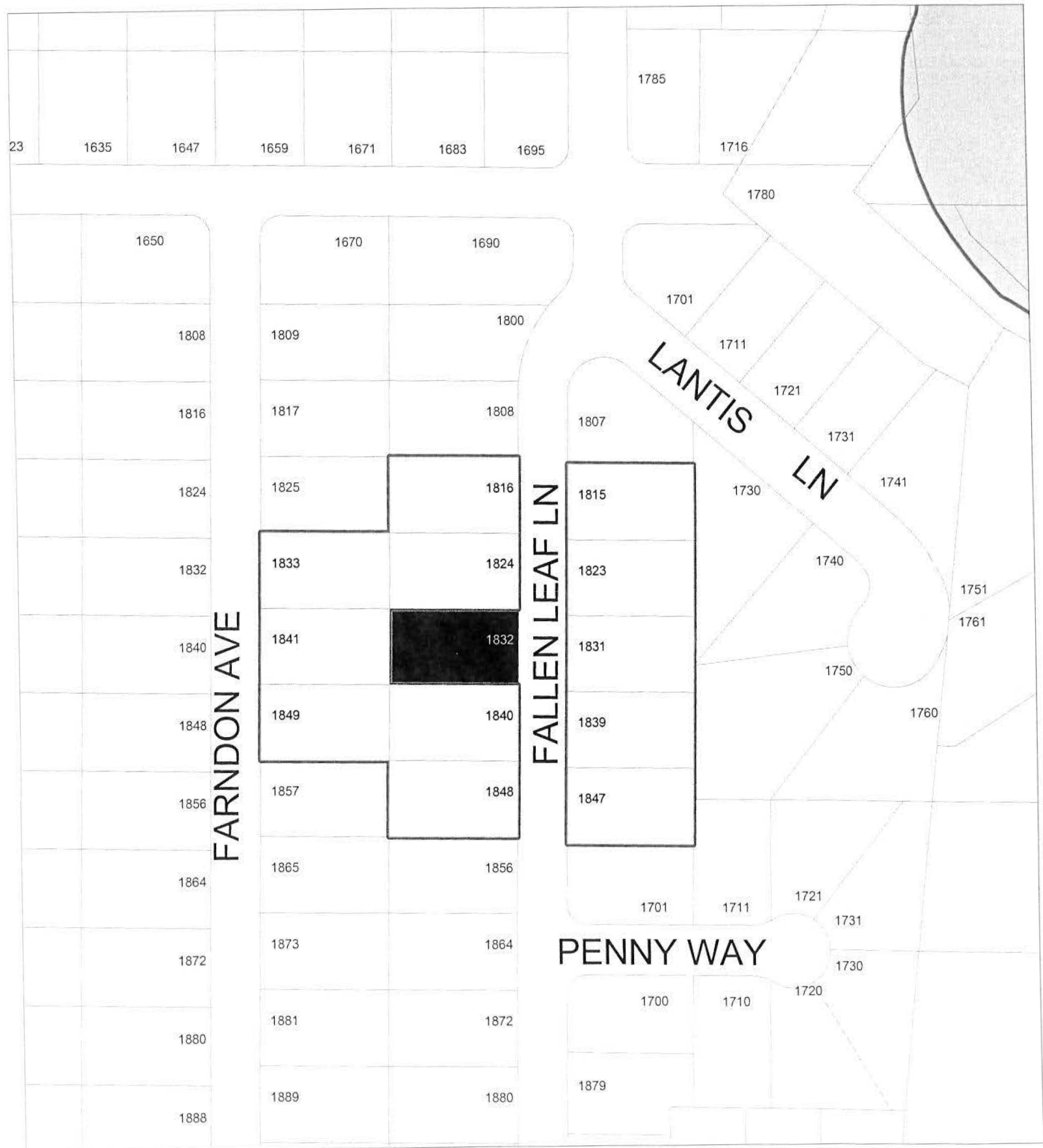
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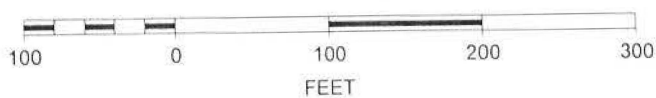
CITY OF LOS ALTOS

APPLICATION: 16-SC-41
APPLICANT: B. Oreizy/V. and T. Kasarabada
SITE ADDRESS: 1832 Fallen Leaf Lane

1832 Fallen Leaf Lane Notification Map



SCALE 1 : 1,500



ATTACHMENT D

Kiely Arborist Services

Certified Arborist WE#0476A

P.O. Box 6187

San Mateo, CA 94403

650-515-9783

August 29, 2016

Vikrant Kasarabada
1832 Fallen Leaf Lane
Los Altos CA, 94024

Site: 1832 Fallen Leaf Lane, Los Altos, CA

Dear Vikrant Kasarabada,

As requested on Monday, August 29, 2016, I reviewed latest site plan A.1 dated 8/29/16 for the above site. This review is required by the city of Los Altos as a condition of approval.

Summary:

The new plans are far less closer to the tree than the previously reviewed plans. Impacts will be lower than expected. Tree protection fencing shall be placed as close as possible to the proposed work while still allowing for construction to safely continue. Any excavation underneath this tree's dripline will need to be done by hand in order to expose roots in the area of work. Any roots over 2 inches in diameter to be cut must first be inspected by the site arborist. I have reviewed all of the plans for this project. The project is designed in accordance with my recommendations. Tree protection measures have been well displayed in the plans. Impacts to the tree is expected to be minor with no long term impacts.

The information included in this report is believed to be true and based on sound arboricultural principles and practices.


Sincerely,


Kevin R. Kiely
Certified Arborist WE#0476

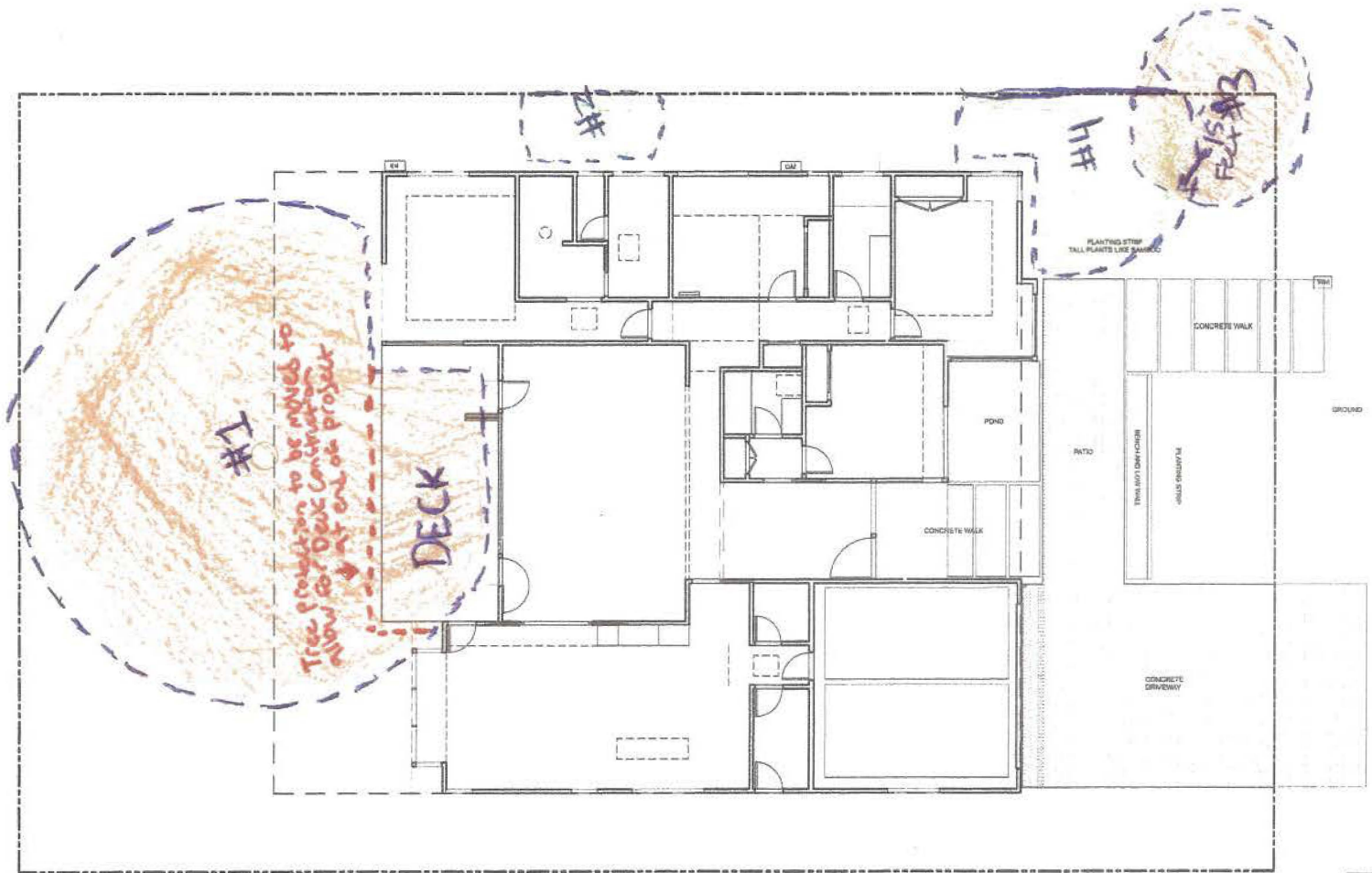


RESIDENTIAL DESIGN REVIEW PACKAGE FOR KASARABADA RESIDENCE

1832 FALLEN LEAF LANE LOS ALTOS 94024

 - Tree protection zone required by the City of Los Altos.

 - Tree protection zone Not required. But recommended if tree is to be retained.



Kiely Arborist Services

Certified Arborist WE#0476A

P.O. Box 6187

San Mateo, CA 94403

650- 515-9783

March 24, 2016

Vikrant Kasarabada
1832 Fallen Leaf Lane
Los Altos CA, 94024

Site:1832 Fallen Leaf Lane, Los Altos, CA

Dear Vikrant Kasarabada,

As requested on Wednesday, March 23, 2016, I visited the above site to inspect and comment on the trees. A new home is proposed for this site and work is proposed within the drip line of a protected oak tree on site. Your concern as to the future health and safety of the trees on site has prompted this visit.

Method:

The significant trees on this site were located on a map provided by you. Each tree was given an identification number. This number was inscribed on a metal foil tag and nailed to the trees at eye level. The trees were then measured for diameter at 48 inches above ground level (DBH or diameter at breast height). Each tree was assigned a condition rating from 1 to 100 for form and vitality using the following scale;

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

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

Survey:

Tree#	Species	DBH	CON	HT/SP	Comments
1	Coast live oak (<i>Quercus agrifolia</i>)	34.8	70	55/45	Good vigor, good form, well maintained through pruning, multi leader at 15 feet, 22 feet from home, close to utility lines, deck proposed near tree.
2	Big leaf maple (<i>Acer macrophyllum</i>)	7.3	60	25/15	Good vigor, fair form, codominant at 5 feet with good crotch formation, 3 feet from home, damaging fence, large surface root.
3	Birch (<i>Betula pendula</i>)	16.7	55	55/30	Fair vigor, fair form, minor die back, mature tree.
4	Southern magnolia (<i>Magnolia grandiflora</i>)	12.8	60	40/25	Fair vigor, fair form, multi leader at 6 feet, minor die back in canopy.

Summary:

The trees on site are all in fair-good condition. Coast live oak tree #1 is the only native tree on site, the remaining trees are imported to this area of Los Altos. This site has been well maintained as the trees on the property have received care through proper pruning techniques. Tree #1 and #3 are the only protected trees on site as they are over 15 inches in diameter.



Showing coast live oak tree #1

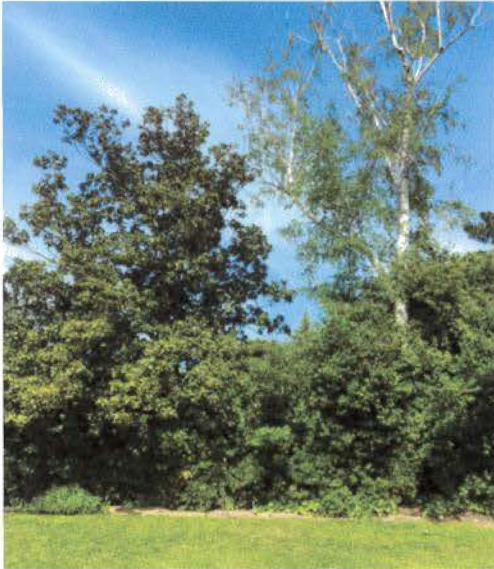
Coast live oak tree #1 is the only native tree on site. This tree is located in the center of the backyard and provides the home with screening and shade. The tree has been well maintained as it has been recently pruned to lighten the heavy lateral limbs and to allow for proper air flow throughout the canopy. This tree is a protected tree in the city of Los Altos as the diameter is 34.8 inches. The existing home is 19 feet 5 inches from the tree. The corner of the proposed home foundation will encroach out an extra 4 feet 8 inches towards the tree from the location of the existing home. This section of the proposed home is on the north side of the property and will be a corner cut out of the trees drip line. Corner cuts have less impact to trees as the percentage of roots affected is significantly lowered as opposed to the whole home being moved towards the tree. The remaining foot print of the proposed home will be near the same as the existing home.

When excavating for the corner of the home beneath the trees dripline, hand tools should be used in order to excavate to the required depth of the proposed foundation. During the hand excavation, if roots are found over 2 inches in diameter they shall be exposed and remain intact for the site arborist to inspect. At the time of inspection the site arborist will document the work being done and will properly cut roots that need to be cut. Hand excavation and exposing roots is better than using heavy equipment to dig as roots would likely splinter further back towards the tree than necessary. Also heavy equipment will compact the soil underneath the trees dripline. As part of the mitigation measures for this tree an irrigation schedule may need to be set up to assure the exposed roots to not dry out and die further back towards the tree. Roots to be cut over 2 inches in diameter must be done by the site arborist. After roots are cut the face of the foundation shall be covered in burlap and kept moist so that roots do not dry out. Impacts from this proposed work are expected to be minor.

A deck is also proposed near coast live oak tree #1. The proposed deck will extend out from around the same area as the existing home towards the tree. The proposed deck will be 10 feet 3 inches away from the tree. It is recommended the deck be elevated and supported by footings. Footings shall be hand dug and be able to be moved to a different location if roots over 2 inches in diameter are found. This will significantly lower impacts to the trees health. The deck shall be built at the end of the project so that the tree can have the maximum amount of tree protection fencing throughout the entire project. This will decrease the chance of compaction to the soil around the tree. Anytime the tree protection fencing is to be moved the site arborist shall inspect the fencing to ensure the tree is being adequately protected.

Big leaf maple tree #2 was measured at 7.3 inches in diameter making it a non protected tree in the city of Los Altos. This tree is located near the property line on the side of the home. The tree is only 3 feet away from the existing and proposed home. A large surface root can be seen growing in the direction of the home. It is recommended that this tree be removed as it poses as a future problem for the proposed home. If this tree is to be retained a root barrier should be installed in order to protected the proposed foundation from the growing roots.

The only other tree on site that is protected is a birch tree in the front of the property. This tree has a diameter of 16.7 inches. No work is proposed near this tree at this time. Tree protection fencing for this tree shall extend out 15 feet from the trunk of the tree.



Magnolia tree #4 was measured at 12.8 inches in diameter making it a non-protected tree in the city of Los Altos. If this tree is to be retained it is highly recommended that the proposed foundation of the new home be hand dug out in the same fashion as mentioned above for the coast live oak tree to decrease the amount of impact to the tree. This tree will have minor impacts from the proposed construction. If this tree is to be removed a new tree should be planted in the same general location as this tree offers a good amount of screening into the neighbors property. The following tree protection plan will help to insure the future health of the retained trees.

Showing tree #3 and #4

Tree Protection Plan:

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

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

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

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

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

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

Sincerely,

Kevin R. Kielty
Certified Arborist WE#0476A