

DATE: November 16, 2016

AGENDA ITEM # 2

TO: Design Review Commission

FROM: Sean K. Gallegos, Assistant Planner

SUBJECT: 16-SC-23 – 1093 Los Altos Avenue

RECOMMENDATION:

Approve design review application 16-SC-23 subject to the listed findings and conditions

PROJECT DESCRIPTION

This is a design review application for a new two-story house with a basement. The project includes 2,455 square feet on the first story, 1,147 square feet on the second story, and a 1,911 square feet in the basement. The following table summarizes the project's technical details:

General Plan Designation: Zoning: Parcel Size: Materials:		Single-family, Residential R1-10 10,320 square feet Standing seam metal roof, board and batten siding, horizontal wood siding, wood clad aluminum windows and wood trim and details			
	Existing	Proposed	Allowed/Required		
LOT COVERAGE: 2,774 square feet		3,055 square feet	3,096 square feet		
FLOOR AREA:					
First Floor	2,774 square feet	2,455 square feet			
Second Floor	N/A	1,147 square feet			
Total	2,774 square feet	3,602 square feet	3,612 square feet		
SETBACKS:					
Front	15 feet	25 feet	25 feet		
Rear	63.3 feet	50.7 feet	25 feet		
Right side $(1^{st}/2^{nd})$	4 feet	12 feet/18 feet	10 feet/17.5 feet		
Left side $(1^{st}/2^{nd})$	13 feet	10 feet/18.7 feet	10 feet/17.5 feet		
HEIGHT:	17 feet	24.1 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 property is located on the southeast side of Los Altos Avenue between Lunada and Langton Avenue and adjacent to a shared driveway that serves three properties. The houses in this neighborhood are predominantly one-story houses with simple forms and rustic materials. The residences are similar in massing but the structures have varying building footprints and front yard setbacks. 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 and materials found in the neighborhood.

The design of the house is a more contemporary style that incorporates design elements that are found in the neighborhood such as a low-pitched hipped and gable roofs and understated covered front porch. The design has integrity due to the coordination of design elements, detailing and symmetry. The building materials, which include standing seam metal roof, board and batten siding, wood clad aluminum windows, and wood trim and details are more rustric in appearance, high quality materials and appropriate for the architectural design and character of the area. Overall, the design incorporates a contemporary style with simple elements and quality materials that produces an integrated appearance that is compatible with the character of the area.

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 incorporating architectural elements to soften the elevation, and keeping second floor exterior wall heights low. The structure has a mix of scales with one- and two-story massing, horizontal eave lines with gables facing the street and a mix of details and materials that help to reduce the bulk of the contemporary design. The massing of the house is substantially in the same location of the existing house with the two-story portion centered over the first story, and a one-story wing extended along the side and front elevations. The single-story massing is at a height of 14 feet, nine inches with two-story massing centered over the structure with a height of 24 feet, 1 inch. Overall, the project is designed to minimize the perception of bulk and mass, and relates well to the adjacent properties.

Privacy

On the left (east) side elevation, there are five windows: two medium-sized bedroom windows with three-foot sill heights, two smaller bathroom windows with four-foot, seven-inch sill heights, and one larger bedroom window located with a three-foot sill height. Since the windows have side yard

setback of 18 feet, six inches and the windows are oriented toward a 60-foot wide driveway corridor, the windows do not create unreasonable privacy impacts.

On the right (west) side elevation, there are six windows along the second story: three small windows in the master bedroom and bathroom with a four-foot, seven-inch sill heights and three small clerestory windows with 15-foot sill heights in the family room. Due to the placement and sill height of these windows, the windows do not create unreasonable privacy impacts.

On the rear (south) elevation, there are two windows, one master bedroom window and one bedroom window with three-foot, one-inch sill heights. Although the sill height of the windows are lower than the maximum allowable egress sill height (44 inches), privacy impacts are diminished with the windows being setback 55 to 72 feet from the rear property line and 16 to 20 feet from the side property lines. As designed, 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 along both sides and rear yards. The landscaping plan proposes the removal of all seven existing trees on the property and two trees in the public right-of-way along the street frontage. These include a deodar cedar (No. 2) due to poor vigor and form, a coast live oak tree due to conflicting with overhead wires, a fruiting olive tree (No. 4) due to its poor form and previously being topped, a redwood tree (No. 5) due to its fair form and being codominant, and a pin oak tree (No. 10) due to its poor form, and three pittosopurum trees (Nos. 8, 9 and 11).

As designed, the project meets the City's landscaping regulations and street tree guidelines with the new landscaping and hardscape. The landscape plan includes the addition of four new trees in the front and side yards, and 24 prunius caroliniana screening trees along the side and rear property lines to diminish privacy impacts. 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 Los Altos Avenue, Lunada Drive, Langton Avenue and Larsens Landing.

Cc: Willie Lee and Cyndie Wang, Owners Scott Stotler, Applicant and Designer

Attachments:

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

FINDINGS

16-SC-23 – 1093 Los Altos 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

16-SC-23 – 1093 Los Altos Avenue

GENERAL

1. Approved Plans

The approval is based on the plans and materials received on October 31, 2016, except as may be modified by these conditions.

2. Protected Trees

Tree Nos. 1-3, 6-7 and 12, 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. 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 Trees No(s). 1-3, 6-7 and 12 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

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 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

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CITY OF LOS ALTOS

GENERAL APPLICATION

T	ype of Review Requested: (Check all b	poxes that apply)	Permit # 1107222		
124 IV	One-Story Design Review	Commercial/Multi-Family	Environmental Review		
V	Two-Story Design Review	Sign Permit	Rezoning		
	Variance	Use Permit	R1-S Overlay		
1	Lot Line Adjustment	Tenant Improvement	General Plan/Code Amendment		
	Tentative Map/Division of Land	Sidewalk Display Permit	Appeal		
_	Historical Review	Preliminary Project Review	Other:		
P	roject Address/Location: 1093 Los A	Altos Avenue Los Altos, CA			
P	roject Proposal/Use: single family	Current Use of Prop	erty: single family		
A	ssessor Parcel Number(s): <u>167-11-0</u> 2	25Site A	rea: 10,320 sf		
N	ew Sq. Ft.: <u>3,602</u> Altered/	Rebuilt Sq. Ft.: 0 Exist	ing Sq. Ft. to Remain: <mark>0</mark>		
Т	otal Existing Sq. Ft.: <u>2,774</u>	Total Proposed Sq. Ft. (inclu	iding basement): 5,086		
Is	the site fully accessible for City Staff	inspection? Yes	STOP (FRANK-GOD)		
A T	pplicant's Name: Stotler Design Gr elephone No.: <u>408-309-2163</u>	oup, Inc. Email Address: scott@stot	lerdesigngroup.com		
IV.	lalling Address: 040 1 mist Officer ou	4022			
C	ity/State/Zip Code: LOS Altos, CA 9	4022			
P	roperty Owner's Name: Willie Lee/C	Cyndie Wang			
Т	elephone No.:	Email Address: cyndiew@	yahoo.com willie.lee@gmail.com		
N	ailing Address: 1149 Woodland Av	/e			
C	San Carlos CA	94070			
C	ity/State/Zip Code:	04070			
A	rchitect/Designer's Name: Scott Si	totler			
Т	elephone No.: 408-309-2163	Email Address: scott@stot	lerdesigngroup.com		
N	ailing Address: 349 First St. Su. A				
C	ity/State/Zin Code. Los Altos, Ca 9	4022			

* If your project includes complete or partial demolition of an existing residence or commercial building, a demolition permit must be issued and finaled 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.

<u>Photographs of your property and its relationship to your neighborhood (see below)</u> <u>will be a necessary part of your first submittal</u>. 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 1093 Los Altos Avenue Los Altos, CA

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:	1093 Los Altos Ave.					
Date:	5/10/2016					

What constitutes your neighborhood?

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

Streetscape

1. Typical neighborhood lot size*:

Lot area: 10,320 square feet Lot dimensions: Length 129 feet Width 80 feet If your lot is significantly different than those in your neighborhood, then note its: area +/ 10-12,000, length , and width _____.

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

Existing front setback if home is a remodel?<u>No</u> What % of the front facing walls of the neighborhood homes are at the front setback <u>80</u> % Existing front setback for house on left <u>none</u> ft./on right <u>25'</u> ft. Do the front setbacks of adjacent houses line up? <u>Yes</u>

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 <u>6</u> Garage facing front recessed from front of house face <u>—</u> Garage in back yard <u>0</u> Garage facing the side <u>2</u> Number of 1-car garages_; 2-car garages7_; 3-car garages <u>1</u>

Address:	1093 Los Altos Ave.				
Date:	5/10/2016				

4. Single or Two-Story Homes:

What % of the homes in your neighborhood* are: One-story 75 Two-story 25

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 roof or complex ? Do the houses share generally the same eave height <u>No</u>?

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) varies/somewhat mixed older homes

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

If no consistency then explain: roofing materials vary

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

Does your neighborhood* have a <u>consistent</u> identifiable architectural style? □ YES ⊠ NO

Type? <u>Canch</u> Shingle <u>Canch</u> Mediterranean/Spanish <u>Contemporary</u> Colonial <u>Bungalow</u> Other

Address:	1093 Los Altos Ave.					
Date:	5/10/2016					

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

Does your property have a noticeable slope?	No	-
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What is the direction of your slope? (relative to the street)

N/A

Is your slope higher	lower	V	_ same	in relationship to the
neighboring properties?	Is there a	notic	ceable diff	erence in grade between
your property/house an	d the one a	acros	s the stree	t or directly behind?

9. Landscaping:

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

No

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

> 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)?

conc. curb

10. Width of Street:

Address: Date:	1093 Los Altos Ave.					
	5/10/2016					

11. What characteristics make this neighborhood* cohesive?

Such as roof material and type (hip, gable, flat), siding (board and batten, cement plaster, horizontal wood, brick), deep front yard setbacks, horizontal feel, landscape approach etc.: <u>Neighborhood homes varv in materials. Mix of wood and stucco</u>

General Study

A. Have major visible streetscape changes occurred in your neighborhood?

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?

- D. Do the lot widths appear to be consistent in the neighborhood?Presson YES INO
- E. Are the front setbacks of homes on your street consistent (~80% within 5 feet)?
 YES I 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 INO
- 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:	1093 Los Altos Ave.				
Date:	5/10/2016				

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)
1081 Los Altos Ave.	25'		front 2 car	one story	18'	stucco/conc.tile rf.	ranch/simple
1085 Los Altos Ave.	flag street		2 car front	two story	26'	stucco/wood/brick	colonial/simple
1087 Los Altos Ave.	flag street		3 car front	two story	26'	wood hoiz/brick	colonial/simple
1089 Los Altos Ave.	flag street		2 car front	one story	21'	wood b&b/comp	country/complex
1101 Los Altso Ave.	30'		side load 2car	one story	18'	stucco,slump brick	spanish/simple
1086 Los Altso Ave.	25'		front 2 car	one story	20'	stucco/barrel tile	mediteranean
1112 Los Altos Ave.	25'		front 2 car	one story	17'	stucco/wood/brick	ranch/simple
263 Langton Ave.	25'		front 2 car	one story	16'	stucco/comp. roof	ranch/complex

Neighborhood Compatibility Worksheet * See "What constitutes your neighborhood", (page 2).





1112 Los Altos Ave (across the street) 263 Langton Ave (to the right and across the street from 1112 Los Altos Ave [note that front door is on Langton])





1101 Los Altos Ave (to the left)







1081 Los Altos Ave (to the right)



1085 Los ALTUS AV



1087 Lus Altas



1087 Los Artos AV.

ATTACHMENT C

AREA MAF



CITY OF LOS ALTOS

APPLICATION:16-SC-23APPLICANT:Stotler Design Group, Inc./ W. Lee and C. WangSITE ADDRESS:1093 Los Altos Avenue



VICINITY MAP



CITY OF LOS ALTOS

APPLICATION:16-SC-23APPLICANT:Stotler Design Group, Inc./ W. Lee and C. WangSITE ADDRESS:1093 Los Altos Avenue

1093 Los Altos Avenue Notification Map



ATTACHMENT D

Kielty Arborist Services

Certified Arborist WE#0476A P.O. Box 6187 San Mateo, CA 94403 650- 515-9783

August 22, 2016, Revised October 21, 2016

Stotler Design Group Attn: Mr. Scott Stotler 349 First Street #A Los Altos, CA 94022



Dear Mr. Stotler,

As requested on Monday, July 25, 2016, I visited the above site to inspect and comment on the trees. A new home and landscape is proposed for this site and your concern as to the future health and safety of the trees on site has prompted this visit.

Method:

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

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

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



1093 Los Altos Ave /10/21/16 (2) *-Indicates neighbors tree. P- Indicates protected tree per city ordinance. R-Indicates protected tree proposed for removal.

Survey:						
Tree# 1P	Species Deodar cedar (Cedrus deodara)	DBH 27.6	Class A	HT/SP 50/40	Comments Good vigor, good form, street tree, damaging sidewalk.	
2 P/R	Deodar cedar (Cedrus deodara)	31.5	F	55/40	Poor vigor, fair to poor form, history of limb loss, in decline, poor live crown ratio.	
3 R	Coast live oak (Quercus agrifolia)	13.1	C	25/20	Good vigor, fair form, codominant at 12 feet, located under utility lines but not high voltage lines, suppressed by tree#2, could be an asset if tree #2 was removed.	
4 P/R	Fruiting olive tree (Olea europaea)	35.6	D	20/20	Fair vigor, poor form, topped at 12 feet, suppressed by neighbor tree #7.	
5 R	Redwood 7. (Sequoia semperviren	1-4.8 (s)	D	25/12	Good vigor, poor form, codominant at base, suppressed by #6 and #7, no room to grow.	
6*P	Redwood (Sequoia semperviren	50est as)	C	85/40	Fair to poor vigor, fair form, drought stressed, top of tree in decline, codominant near top, 3 feet from property line, structure on property 8 feet from tree.	
7*P	Coast live oak <i>(Quercus agrifolia)</i>	20est	C	45/45	Good vigor, fair to poor form, codominant at 12 feet, some limbs have been topped but not all, pruned on property side in past, 1 foot from property line.	
8 R	Pittosporum (Pittosporum tobira)	10.0	D	12/12	Fair vigor, poor form, multi leader at base, over grown shrub, suppressed by #10.	
9 R	Pittosporum (Pittosporum tobira)	8.3	D	10/10	Poor vigor, poor form, multi leader at base, suppressed by #10.	
10 P/R	Pin oak (Quercus palustris)	23.3	C	45/50	Good vigor, fair to poor form, multi leader at 8 feet with fair to poor crotch formations, heavy lateral limbs, heavily pruned in past at 8 feet to develop strong leaders, on south west side of tree is a poor crotch with seam present.	

1093 Los Altos Ave /10/21/16				(3)	
Tree#	Species	DBH	Class	HT/SI	Comments
11 R	Pittosporum (Pittosporum tobira)	3x4	D	10/8	Fair vigor, poor form, suppressed, multi leader at 2 feet, 1 foot from home.
12*	English walnut <i>(Juglans regia)</i>	8est	С	15/20	Good vigor, fair form, 8 feet from property line, minor decay in limbs.

*-Indicates neighbors tree. P- Indicates protected tree per city ordinance. **R**-Indicates protected tree proposed for removal.

Site observations:

The landscape at 1093 Los Altos has not been maintained for an unknown length of time. The grade on the property appears to be flat with no obvious grade changes. Only 3 trees on site are of a protected size in the city of Los Altos. No irrigation has been supplied to the imported trees for an unknown length of time.



Summary:

The trees surveyed on site are a mix of imported and native trees. Deodar cedar trees #1 and #2 are both located close to the sidewalk and are considered street trees. Deodar cedar tree #1 is in excellent condition and should be preserved throughout the construction processes. This tree will need to be protected by tree protection fencing. Deodar cedar tree #2 is nearly dead and has a history of large limb loss. It is recommended that this tree be removed as it is past the point of applying mitigation measures to try and improve its health.

Showing trees #1 and #2

Coast live oak tree #3 is located near the property line at the corner of the property. This tree is not of a protected size in the city of Los Altos and is proposed for removal at this time.

1093 Los Altos Ave /10/21/16



(4)

Protected olive tree #4 is in poor condition. This tree has been severely topped in the past. New growth consist of watersprout growth. Watersprouts do not develop proper branch to trunk unions and as a result tend to fail in normal weather conditions. Neighbors oak tree #7 is heavily suppressing this tree and has not allowed for much vertical height. This olive tree is the fruiting variety and has created a mess beneath the trees canopy. This tree is recommended for removal as it has received poor maintenance in the past that has compromised the structural integrity of the tree.

Showing topped limbs on olive tree

Redwood tree #5 is in poor condition. This tree is a small non protected tree. The tree is codominant at its base and has grown in suppressed conditions underneath neighbors tree #6 and #7. This tree does not have a sufficient amount of space to grow under the large canopies of trees #6 and #7 and should be removed.



Showing area to be fenced off

Neighbor's redwood tree #6 is in fair condition. This tree is a very large mature tree with an estimated diameter of 50 inches. The tree is located at an estimated 3 feet from the property line. The tree is exhibiting some drought stressed symptoms and the top of the tree looks poor when compared to the rest of the tree. The tree is located 8 feet away from an existing accessory structure located on the property. When this structure is to be removed great care must be taken in order to reduce impacts to the neighbor's redwood tree as much as possible. It is recommended that tree protection fencing extend out from the property line fence near the tree and out to the foundation of the existing accessory structure. The width of the fencing should encompass the entire dripline of the tree. Before demolition of this structure takes place a

landscape barrier should be placed at a distance of 10 feet from the structure in all directions, this will reduce the risk of compaction in this area from heavy machinery. The foundation of the accessory structure must be removed carefully, in order to not damage any roots that have grown against the foundation or underneath the foundation. All equipment must work away from the tree. The site arborist will need to be on site during the demolition of this structure in order to inspect, document and to offer mitigation measures as seen fit. Impacts to the neighbor's redwood tree are expected to be minor to nonexistent if the above recommendations are carried out with care.

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A pool is proposed in the same area as the accessory structure near neighbors redwood #6. The accessory structure foundation likely acted as a root barrier discouraging root growth in this area. Most roots are expected to be running along the foundation. It is recommended that once the accessory structure has been demolished that an exploratory trench be completed with the use of an airspade to a depth of 3 feet deep in order to expose all roots and leave them damage free. At this time the site arborist must make a site visit to document and inspect roots in this area. All roots over 2 inches in diameter to be cut must first be given the site arborist consent. Roots to be cut must be cut cleanly using a hand saw or loppers. If roots are to be exposed for longer than 6 hours, they must be wrapped with burlap and kept moist by spraying the burlap with water 4 times a day. Impacts from the proposed pool are expected to be minor as root loss is expected to be minimum as the existing structure likely acted as a root barrier. Mitigations for the minor root cutting will consist of an irrigation plan. A soaker hose shall be placed at the property line near this tree and be turned on every 2 weeks for 4 hours at a time. During the winter when rainfall is sufficient irrigation can be temporarily suspended. All hardscapes around the pool must be hand dug and require the least amount of excavation as possible. The site arborist must be on site during all excavation near this tree. It is the contractors responsibility to contact the site arborist 48 hours in advance when there is to be work done near this tree. Kielty Arborist Services can be reached at 650 515 9783 or 650 532 4418. We can also be reached by email at kkarbor0476@gmail.com.

Neighbor's coast live oak tree #7 is in fair condition. This tree's canopy is heavy into the property. The tree has been pruned on the property side in the past. This tree will need to be protected by tree protection fencing covering the dripline of the tree into the site. Tree protection fencing should extend at least 20 feet into the property. A bio swale for the property is proposed to start in close proximity to neighbors oak tree #7 on the south west side of the property. A maximum excavation of 4 inches is shown on sheet C-1 dated 5/6/16. The excavation when underneath the dripline of neighbors oak tree #7 shall all be done by hand. If roots are exposed they must remain permanently exposed in the swale and not be cut. The swale will help water flow away from the neighbors oak tree. This will benefit the tree as water that collects near an oak trees trunk can cause oak root fungus. Impacts from the proposed swale are expected to be minor to nonexistent as no roots are to be cut. The site arborist must be called out to the site 48 hours in advance to document this work.

Pittosporum trees #8 and #9 are in poor condition. None of these trees are protected in Los Altos. Both of these trees have grown in suppressed conditions. These trees were likely planted as a hedge that was not maintained.

Pin oak tree #10 is in fair condition. The tree is multi leader at a height of 8 feet with fair to poor crotch formations. This tree was heavily pruned in the past to develop strong lateral leaders. On the south west side of the tree is a poor crotch with a seam present. These seams can often represent a structural problem within the tree. This tree is proposed for removal as the tree is poorly located in the property. It is necessary to remove this tree in order to facilitate construction.

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Pittosporum tree #11 is in poor condition from growing in suppressed conditions. This tree is 1 foot away from the home and will likely be removed in order to facilitate demolition of the existing home.

(6)

English walnut tree #12 is located on the neighbor's property at an estimated distance of 8 feet from the property line. The walnut tree was given a C condition rating as minor decay was observed in the tree's limbs. On this site there is a proposed basement. The basement location is in close proximity to the neighbors English walnut tree #12. The existing residence and driveway likely discouraged some root growth on the site side. It is recommended that the basement design include stitch piers when in close proximity to the trees on site, in order to retain as much of the root zone as possible. Neighbors coast live oak tree #10 is a good distance from the proposed basement. The basement design should also include stitch piers near this tree to reduce impacts to the tree as much as possible. The site arborist shall be called out to the site when basement excavation is to take place near trees #12 and #7. The site arborist is to document, inspect and offer mitigation measures as seen fit. It is the contractors responsibility to contact the site arborist when this work is to take place. If the above recommendations of stitch piers near these 2 trees is put into place, impacts to these trees will be minor to nonexistent as the distance from the tree to the cut is sufficient. Any roots exposed over 2 inches in diameter during the basement excavation will need to be cleanly cut using a hand saw and documented by the site arborist. Depending on the amount of root loss (expected to be minor to nonexistent) mitigations consisting of an irrigation plan will be put in place. The following tree protection plan will help to insure the future health of the retained trees on site.

Tree Protection Plan:

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

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

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

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Normal irrigation should be maintained throughout the entire length of the project. The imported trees on this will require irrigation during the warm season months. Some irrigation may be required during the winter months depending on the seasonal rainfall. During the summer months the trees on this site should receive heavy flood type irrigation 2 times a month. During the fall and winter 1 time a month should suffice. Mulching the root zone of protected trees will help the soil retain moisture, thus reducing water consumption. The native oak tree on site will need no irrigation as this tree survives off the annual rainfall. Irrigating native oak tree will encourage root rot and will eventually kill the tree. Oak trees shall only be irrigated if their root zones are traumatized.

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

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

Sincerely,

Kevin R. Kielty Certified Arborist WE#0476A David P. Beckham Certified Arborist WE#10724A