



DATE: February 1, 2017
AGENDA ITEM # 4

TO: Design Review Commission
FROM: Sean K. Gallegos, Assistant Planner
SUBJECT: 16-SC-51 – 578 Palm Avenue

RECOMMENDATION:

Approve design review application 16-SC-51 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 1,500 square feet on the first story, 498 square feet on the second story, a 1,390 square-foot basement, and a 294 square-foot detached garage. The following table summarizes the project's technical details:

GENERAL PLAN DESIGNATION: Single-Family, Residential
ZONING: R1-10
PARCEL SIZE: 6,593 square feet
MATERIALS: Asphalt shingle roof, shingle siding, stone veneer and wood windows and trim details

	Existing	Proposed	Allowed/Required
COVERAGE:	1,563 square feet	1,976 square feet	1,978 square feet
FLOOR AREA:			
First floor	1,563 square feet	1,500 square feet	
Second floor	N/A	498 square feet	
Detached Garage	573	294 square feet	
Total	2,136 square feet	2,292 square feet	2,307 square feet
SETBACKS:			
Front (Palm Ave.)	27.3 feet	25 feet	25 feet
Rear	50.5 feet	50 feet	25 feet
Detached Garage Rear	16.2 feet	9.2 feet	2.5 feet
Interior side (1 st /2 nd)	6 feet/N/A	7.75 feet/16.25 feet	5 feet/12.5 feet
Exterior side (Sheridan St.)	8.2 feet	10 feet	10 feet
HEIGHT:	15.5 feet	24.2 feet	27 feet

BACKGROUND

The subject property is located in a Diverse Character Neighborhood as defined in the City's Residential Design Guidelines. The neighborhood context along this section of Palm Avenue and Sheridan Street is characterized by smaller lots with a mix of one-and two-story houses that vary in architectural styles with detached garages in the rear that are accessed from an alley. The property is located on the west side of Palm Avenue at the intersection with Sheridan Street. The west side of Palm Avenue is characterized by smaller scale homes with simple massing. The houses on the east side of Palm Avenue have structures that maintain simple massing, but vary in architecture, scale and massing. There is a defined street tree pattern of palm trees along Palm Avenue, and the design retains the existing palm trees on the site.

Zoning Compliance

The subject property is considered a narrow corner lot, which is defined as a lot that is less than 90 feet in width. For narrow lots, the interior side yard setback is reduced from 10 feet to 10 percent of the lot width and the exterior side yard setback is reduced from 20 feet to 20 percent of the lot width. Since the lot is 50 feet in width, the required interior first story side yard setback is five feet with a second story side yard setback of 12 feet, six inches, and the exterior first and second story side yard setback is 10 feet.

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 house is a Craftsman style design with eclectic architectural elements such as shed dormers, a clearstory element and awnings. The Craftsman design elements include the steep-pitched, simple gabled roof form, exposed beams, corbels, braces, and porches supported by tapered square columns resting upon stone piers. The project incorporates high quality materials, such as asphalt shingle roof, shingle lap siding, stone veneer and wood windows and details that relate well to the existing materials found in the neighborhood. A materials board is provided as attachment D.

The first- and second-story massing substantially respects the design and setback pattern of the neighborhood context. The new structure will extend further to the rear property line and behind the house on right side; however, the proposed house is proportional to the size of the property and does not create an unreasonable perception of bulk on adjacent properties. Overall, the project design has architectural integrity and the design and materials are compatible within the diverse character neighborhood context.

The design provides for nine-foot tall plate heights on the first floor and six-foot, seven-inch tall plate heights at the second story. The first story plate height is compatible with the new construction and is not substantially taller than the original homes in the neighborhood. The massing of the second-

story is recessed into the roof form to minimize the appearance at the rear and sides of the structure. The design provides uniform eave lines with front and rear facing gables to reduce the appearance of the two-story massing. The project is consistent with the Residential Design Guidelines, the required design findings and the neighborhood context; therefore, staff is in support of the proposed house design.

Privacy

On the exterior (south) side elevation of the second story, there is one three-panel window oriented toward Sheridan Street. Due to facing a public right-of-way, the windows do not create unreasonable privacy impacts.

On the right (north) side elevation of the second story, there are three clerestory windows with 14-foot, six-inch sill heights. Along the rear (east) second story elevation, there is one clerestory window in the living room with an 11-foot, nine-inch sill height. Due to the placement and sill height of these windows, these windows do not create unreasonable privacy impacts.

Landscaping

There are ten existing trees on the property, and the project is proposing the removal of six trees, including a fig tree (No. 1) due to being in poor condition, three walnut trees (All No. 2) due to being dead, a stone pine tree (No. 3) due to being within the structure's footprint and an italian cypress tree (No. 6). There is a comprehensive landscaping plan with three new ginkgo street trees in the front and exterior side yards and new landscaping in the front, side and rear yards. Overall, the project meets the intent of the City's landscape regulations and street tree guidelines. An arborist report is provided as attachment E.

With the new landscaping and hardscape, the project meets the City's landscaping regulations and street tree guidelines. Since the project includes a new house and more than 500 square feet new landscaping area, it is subject to the City's Water Efficient Landscape Regulations.

ENVIRONMENTAL REVIEW

This project is categorically exempt from environmental review under Section 15303 of the California Environmental Quality Act because it involves the construction of a single-family dwelling in a residential zone.

PUBLIC NOTICE

A public meeting notice was posted on the property and mailed to 13 nearby property owners on Palm Avenue, Orange Avenue and Sheridan Street.

Cc: Jamie Breslow, Applicant and Owner
Jesse Geurse, Designer

Attachments:

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

FINDINGS

16-SC-51 – 578 Palm 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 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-51 – 578 Palm Avenue

GENERAL

1. **Approved Plans**

The approval is based on the plans and materials received on January 24, 2017, except as may be modified by these conditions.

2. **Protected Trees**

Tree No. 4 and proposed street 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 BUILDING PERMIT SUBMITTAL

9. **Conditions of Approval**

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

10. **Tree Protection Note**

On the grading plan and/or the site plan, show all tree protection fencing and add the following note: "All tree protection fencing shall be chain link and a minimum of five feet in height with posts driven into the ground."

11. **Water Efficient Landscape Plan**

Provide a landscape documentation package prepared by a licensed landscape professional showing how the project complies with the City's Water Efficient Landscape Regulations.

12. Green Building Standards

Provide verification that the house will comply with the California Green Building Standards pursuant to Section 12.26 of the Municipal Code and provide a signature from the project's Qualified Green Building Professional Designer/Architect and property owner.

13. Underground Utility Location

Show the location of underground utilities pursuant to Section 12.68 of the Municipal Code. Underground utility trenches shall avoid the drip-lines of all protected trees unless approved by the project arborist and the Planning Division.

14. Air Conditioner Sound Rating

Show the location of any air conditioning units on the site plan and the manufacturer's specifications showing the sound rating for each unit.

15. Storm Water Management

Show how the project is in compliance with the New Development and Construction Best Management Practices and Urban Runoff Pollution Prevention program, as adopted by the City for the purposes of preventing storm water pollution (i.e. downspouts directed to landscaped areas, minimize directly connected impervious areas, etc.).

PRIOR TO ISSUANCE OF BUILDING OR DEMOLITION PERMIT

16. Tree Protection

Tree protection fencing shall be installed around the dripline, or as required by the project arborist, of Tree No. 4 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

17. Landscaping Installation

All landscaping and street trees species shall be installed as shown on the approved plans and as required by the Planning Division.

18. Green Building Verification

Submit verification that the house was built in compliance with the City's Green Building Ordinance (Section 12.26 of the Municipal Code).

19. Water Efficient Landscaping Verification

Provide a landscape Certificate of Completion verifying that the landscaping and irrigation were installed per the approved landscape documentation package.

ATTACHMENT A



CITY OF LOS ALTOS GENERAL APPLICATION

Type of Review Requested: *(Check all boxes that apply)*

Permit # 1107493

<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: 578 Palm Avenue

Project Proposal/Use: Single Family Current Use of Property: Single Family

Assessor Parcel Number(s): 175-16-010 Site Area: 6,593

New Sq. Ft.: 2,304.89 Altered/Rebuilt Sq. Ft.: n/a Existing Sq. Ft. to Remain: n/a

Total Existing Sq. Ft.: n/a Total Proposed Sq. Ft. (including basement): 3,387.43

Is the site fully accessible for City Staff inspection? Yes

Applicant's Name: Jamie Breslow

Telephone No.: (650) 669-9972 Email Address: jamiebreslow@gmail.com

Mailing Address: 25870 Ridgewood Lane Los Altos 94022

City/State/Zip Code: Los Altos, Ca. 94022

Property Owner's Name: Jamie Breslow

Telephone No.: (650) 669-9972 Email Address: jamiebreslow@gmail.com

Mailing Address: 25870 Ridgewood Lane Los Altos 94022

City/State/Zip Code: Los Altos, Ca. 94022

Architect/Designer's Name: Jesse Geurse, Geurse Conceptual Designs, Inc.

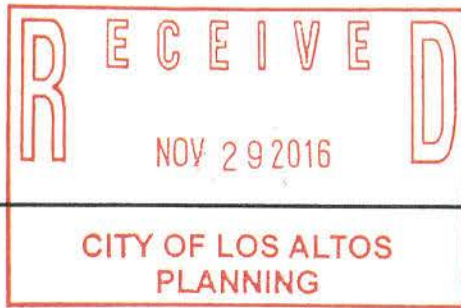
Telephone No.: 650-703-6197 Email Address: jgeurse@sbcglobal.net

Mailing Address: 405 Bayswater Avenue

City/State/Zip Code: Burlingame, Ca. 94010

*Address
Correspondence
to Designer
copy owner.*

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



ATTACHMENT B

City of Los Altos

Planning Division

(650) 947-2750

Planning@losaltosca.gov

NEIGHBORHOOD COMPATIBILITY WORKSHEET

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

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

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

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

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

Project Address 578 Palm Avenue

Scope of Project: Addition or Remodel or New Home

Age of existing home if this project is to be an addition or remodel? 1,950

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

Address: 578 Palm Avenue
Date: 11/10/2016

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: 6,534 square feet
Lot dimensions: Length 135 feet
Width 50 feet

If your lot is significantly different than those in your neighborhood, then note its: area N/A, length N/A, and width N/A.

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

Existing front setback if home is a remodel? No
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 No
Garage facing front recessed from front of house face No
Garage in back yard Yes
Garage facing the side No
Number of 1-car garages 4; 2-car garages 5; 3-car garages 0

Address: 578 Palm Avenue
Date: 11/10/2016

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

What % of the homes in your neighborhood* are:
One-story 98
Two-story 2

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 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? Ranch Shingle Tudor Mediterranean/Spanish
 Contemporary Colonial Bungalow Other

Address: 578 Palm Avenue

Date: 11/10/2016

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)

Positive to Palm Avenue.

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.)?

Majority of neighboring properties have front lawns and alot of vegetation.

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

Majority of neighboring properties are very visible from front but rear not so much due to ally.

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 existing landscape features. Front property developed to match existing stret scape. street scape on Sheridan is in need of City improvement.

10. Width of Street:

What is the width of the roadway paving on your street in feet? 37

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? Front property on Palm is improved. Sheridan not improved.

Address: 578 Palm Avenue
Date: 11/10/2016

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.:

1) Gable roof

2) Majority of residence with lap siding (clap board)

3) Deep front yards at 25'-0"

4) overall nice neighborhood.

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: 578 Palm Avenue
 Date: 11/10/2016

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)
585 Orange Avenue	25'-0"	62'-0"	Rear/Alley	Two	30'-0"	Siding	Complex
595 Orange Avenue	25'-0"	61'-0"	Rear/Alley	One	18'-0"	Stucco/brick	Simple
528 Palm Avenue	25'-0"	45'-0"	Rear/Alley	Two	27'-0"	Siding	Simple
536 Palm Avenue	25'-0"	35'-0"	Rear/Alley	Two	29'-0"	Siding	Complex
554 Palm Avenue	25'-0"	35'-0"	Rear/Alley	Two	30'-0"	Siding	Complex
568 Palm Avenue	25'-0"	45'-0"	Rear/Alley	Two	25'-0"	Siding	Simple
585 Palm Avenue	25'-0"	45'-0"	Rear/Alley	One	18'-0"	Siding	Simple
591 Palm Avenue	25'-0"	45'-0"	Rear/Alley	One	18'-0"	Siding	Simple
595 Palm Avenue	25'-0"	46'-0"	Rear/Alley	Two	29'-0"	Siding	Complex
608 Palm Avenue	25'-0"	43'-0"	Rear/Alley	One	21'-0"	Siding	Simple



Geurse Conceptual Designs, Inc.

NEIGHBORHOOD PHOTO
ADDRESS: 585 ORANGE AVENUE



Geurse Conceptual Designs, Inc.

NEIGHBORHOOD PHOTO
ADDRESS: 595 ORANGE AVENUE



Geurse Conceptual Designs, Inc.

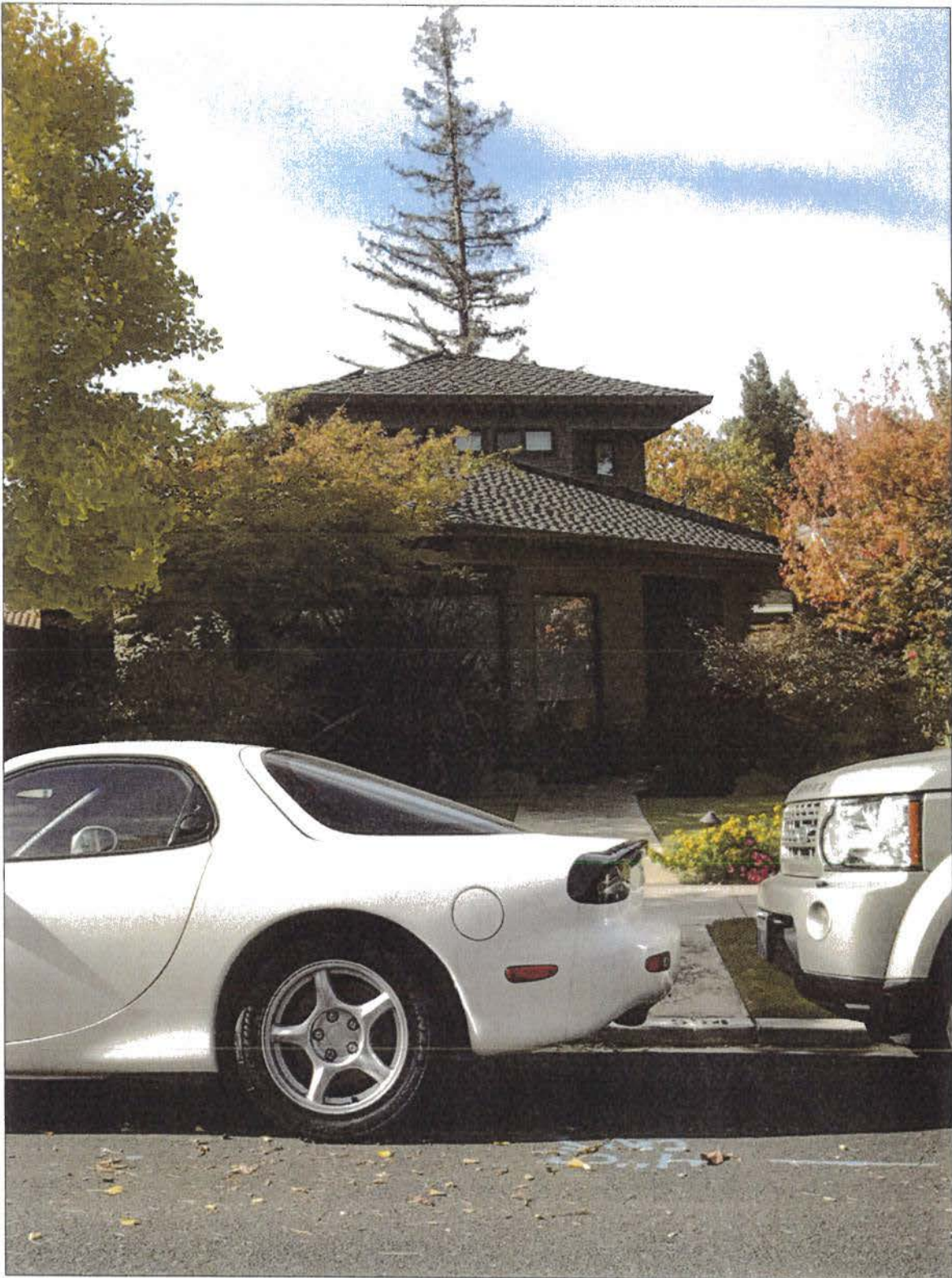


NEIGHBORHOOD PHOTO
ADDRESS: 528 PALM AVENUE



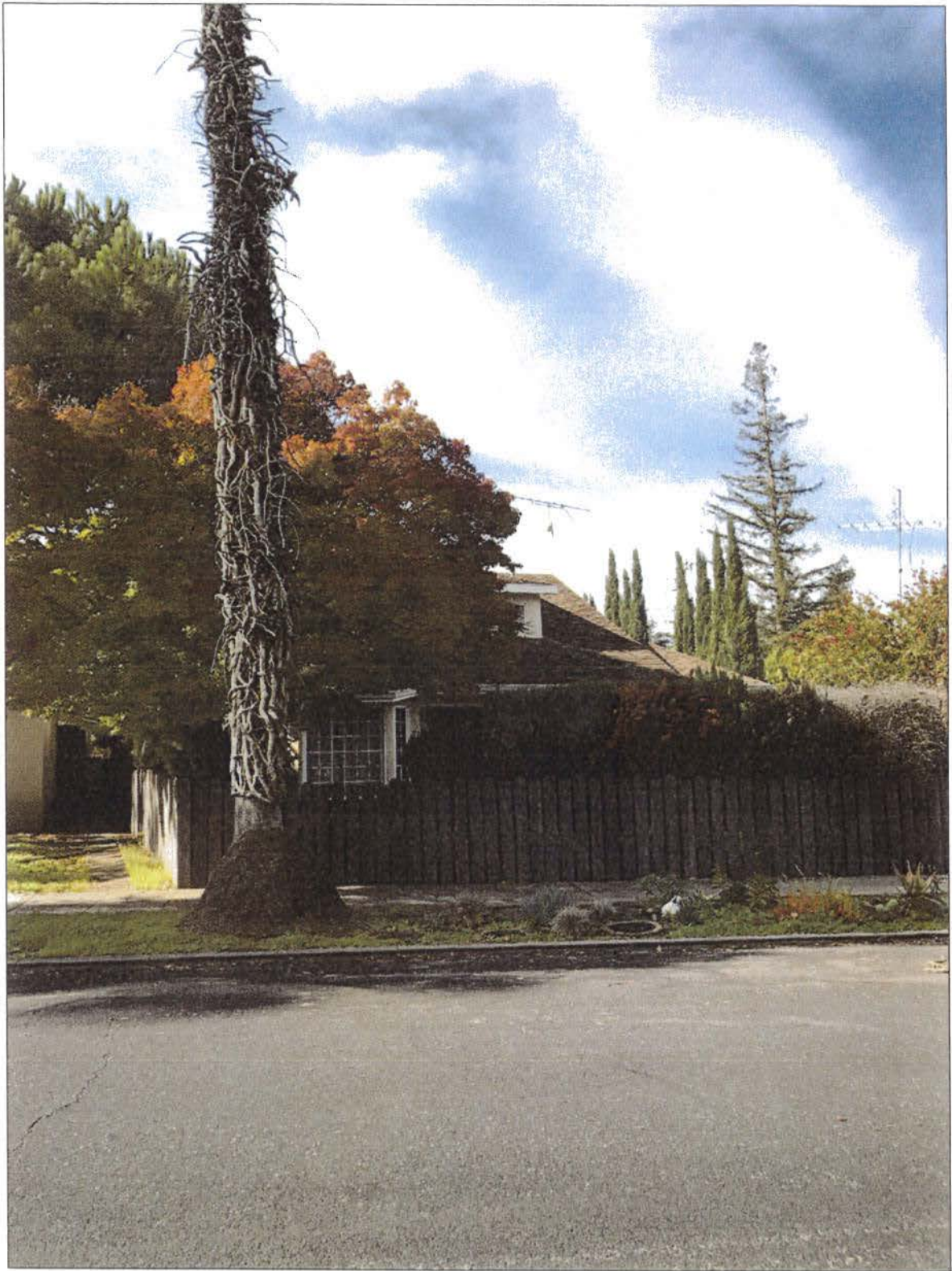
Geurse Conceptual Designs, Inc.

NEIGHBORHOOD PHOTO
ADDRESS: 536 PALM AVENUE



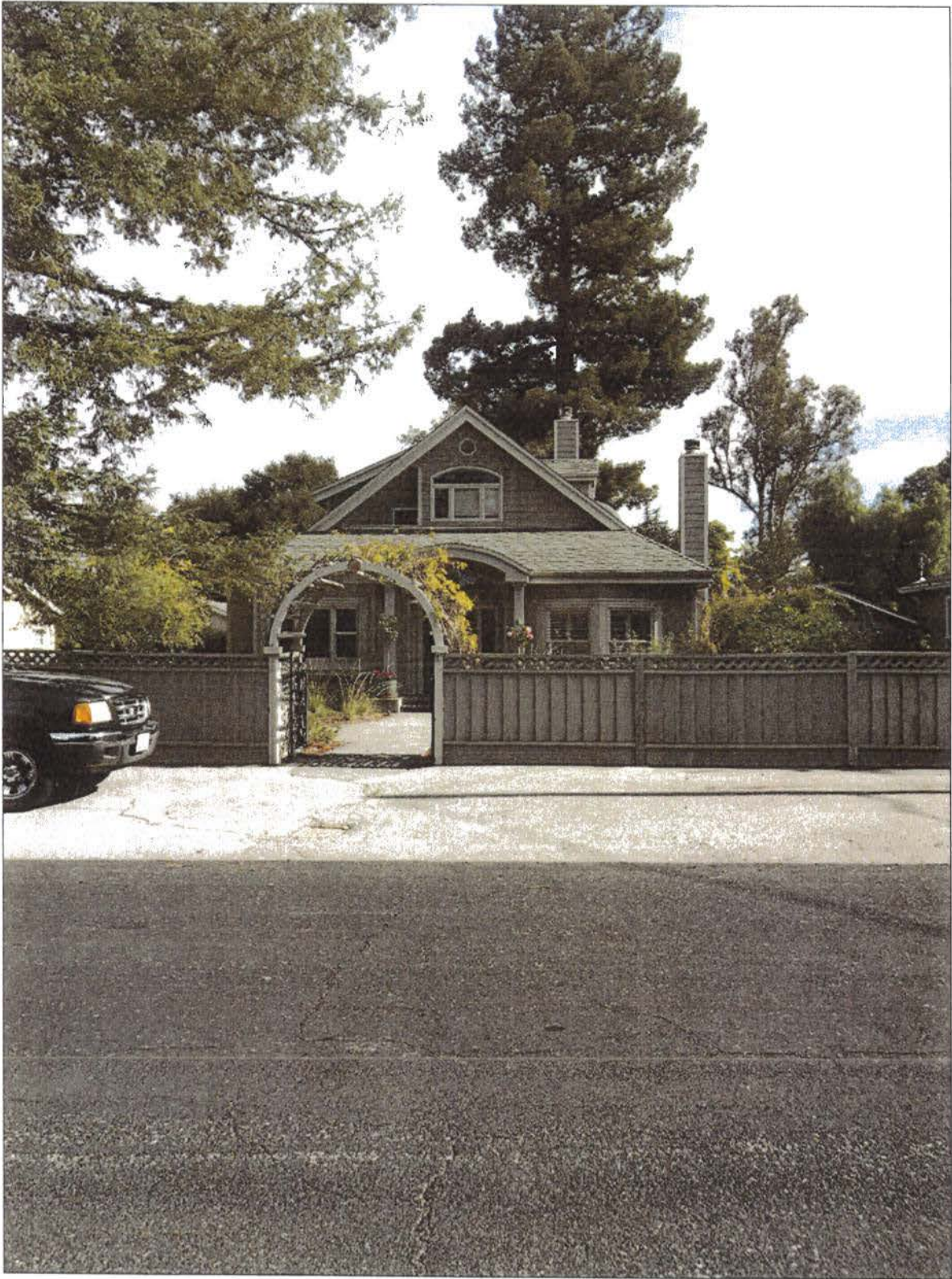
Geurse Conceptual Designs, Inc.

NEIGHBORHOOD PHOTO
ADDRESS: 554 PALM AVENUE



Geurse Conceptual Designs, Inc.

NEIGHBORHOOD PHOTO
ADDRESS: 568 PALM AVENUE



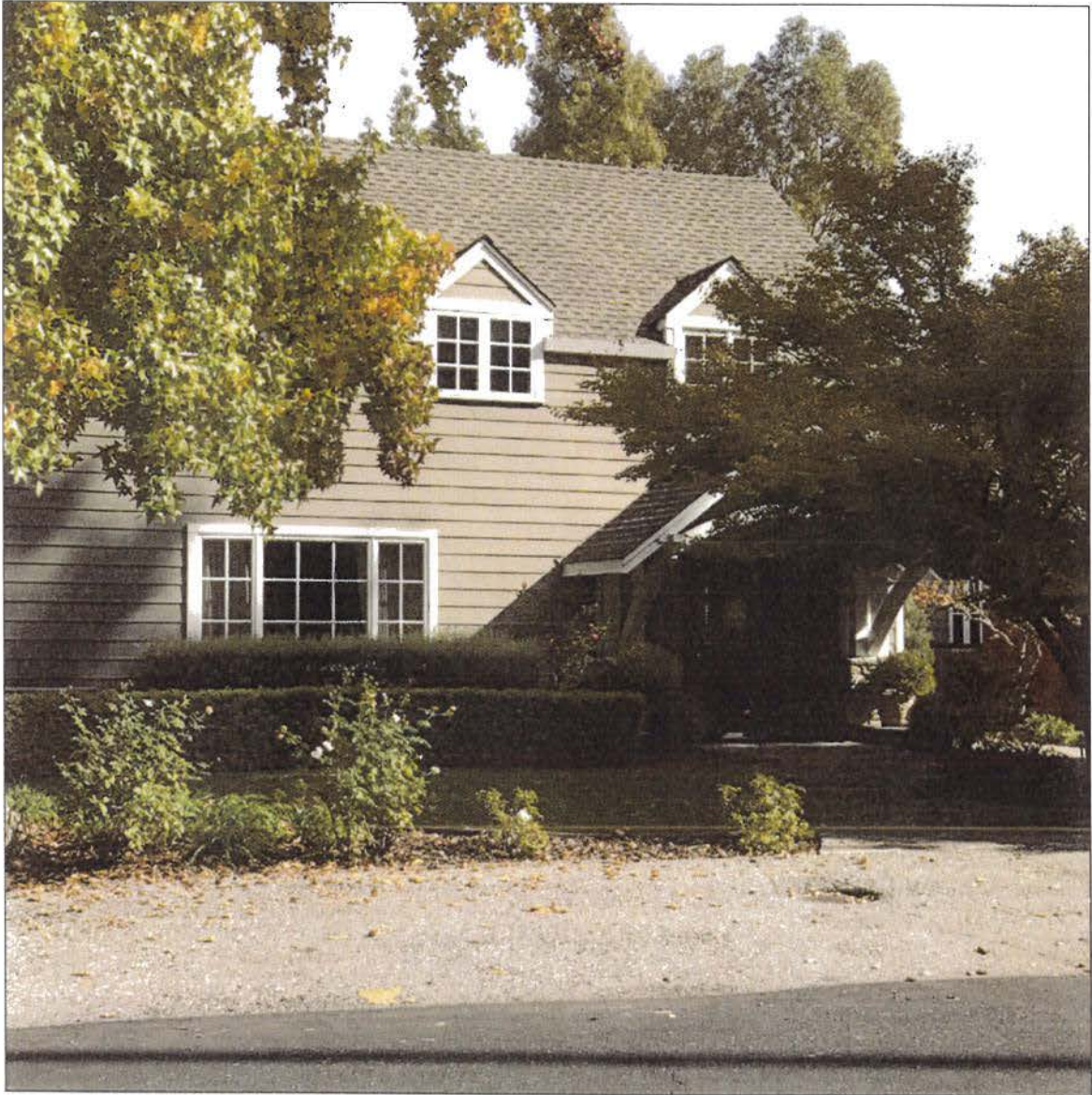
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NEIGHBORHOOD PHOTO
ADDRESS: 585 PALM AVENUE



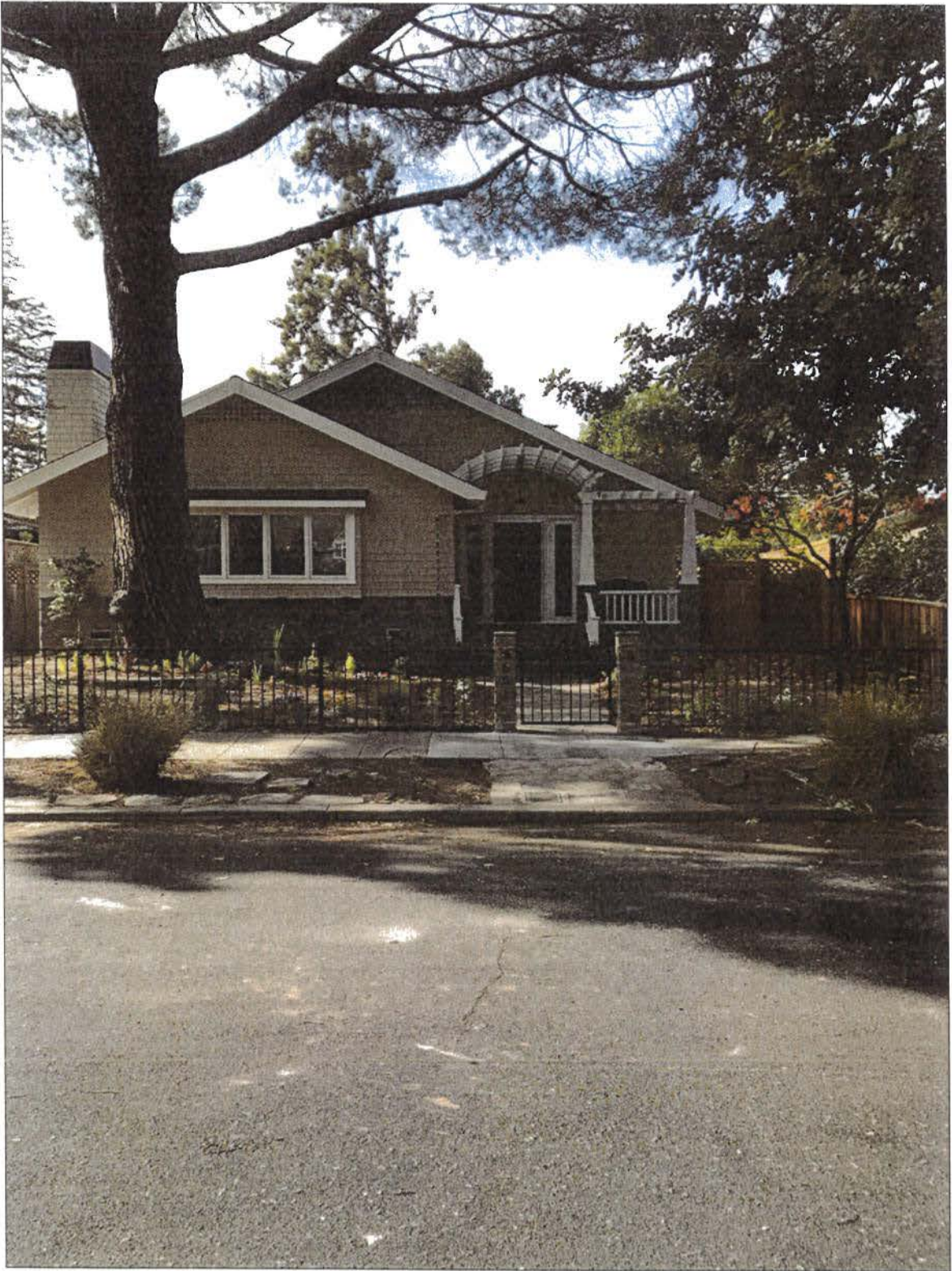
Geurse Conceptual Designs, Inc.

NEIGHBORHOOD PHOTO
ADDRESS: 591 PALM AVENUE



Geurse Conceptual Designs, Inc.

NEIGHBORHOOD PHOTO
ADDRESS: 595 PALM AVENUE



Geurse Conceptual Designs, Inc.

NEIGHBORHOOD PHOTO
ADDRESS: 608 PALM AVENUE



Genetic Conceptual Design, Inc. NEIGHBORHOOD PHOTO
ADDRESS: 608 PALM AVENUE



Genetic Conceptual Design, Inc. NEIGHBORHOOD PHOTO
ADDRESS: 591 PALM AVENUE



Genetic Conceptual Design, Inc. NEIGHBORHOOD PHOTO
ADDRESS: 568 PALM AVENUE



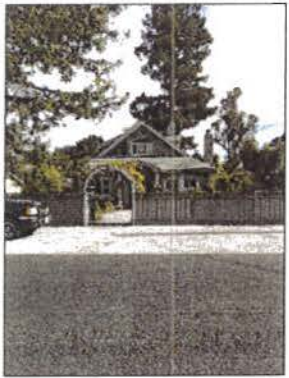
Genetic Conceptual Design, Inc. NEIGHBORHOOD PHOTO
ADDRESS: 536 PALM AVENUE



Genetic Conceptual Design, Inc. NEIGHBORHOOD PHOTO
ADDRESS: 595 ORANGE AVENUE



Genetic Conceptual Design, Inc. NEIGHBORHOOD PHOTO
ADDRESS: 595 PALM AVENUE



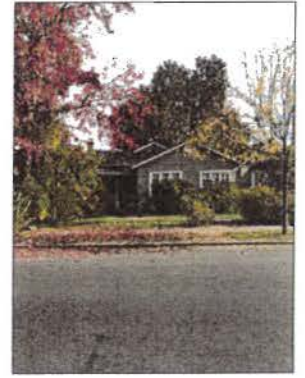
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Genetic Conceptual Design, Inc. NEIGHBORHOOD PHOTO
ADDRESS: 554 PALM AVENUE

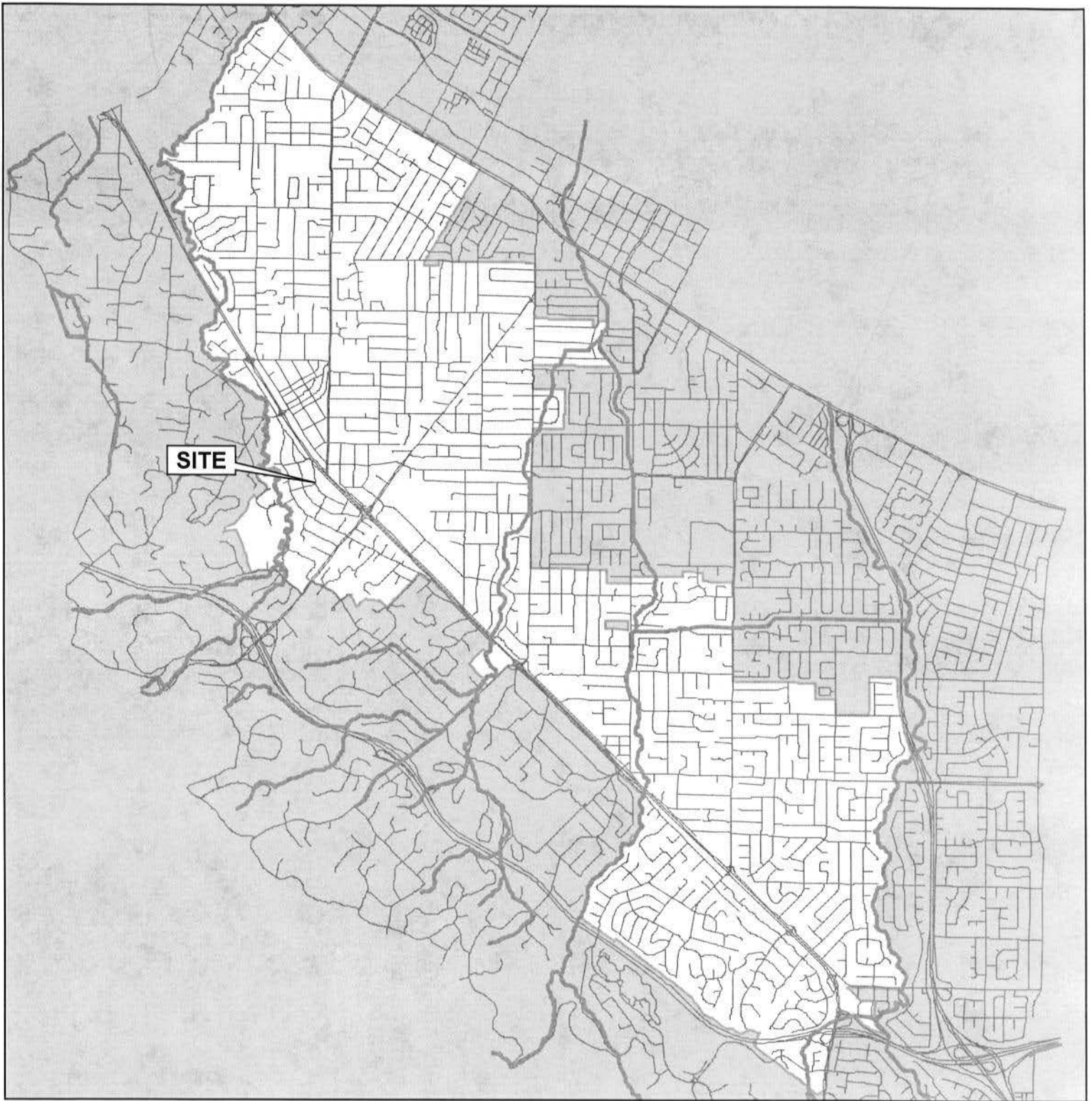


Genetic Conceptual Design, Inc. NEIGHBORHOOD PHOTO
ADDRESS: 528 PALM AVENUE



Genetic Conceptual Design, Inc. NEIGHBORHOOD PHOTO
ADDRESS: 585 ORANGE AVENUE

AREA MAP



CITY OF LOS ALTOS

APPLICATION: 16-SC-51
APPLICANT: J. Breslow
SITE ADDRESS: 578 Palm Avenue

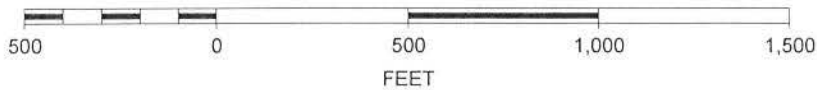


Not to Scale

VICINITY MAP



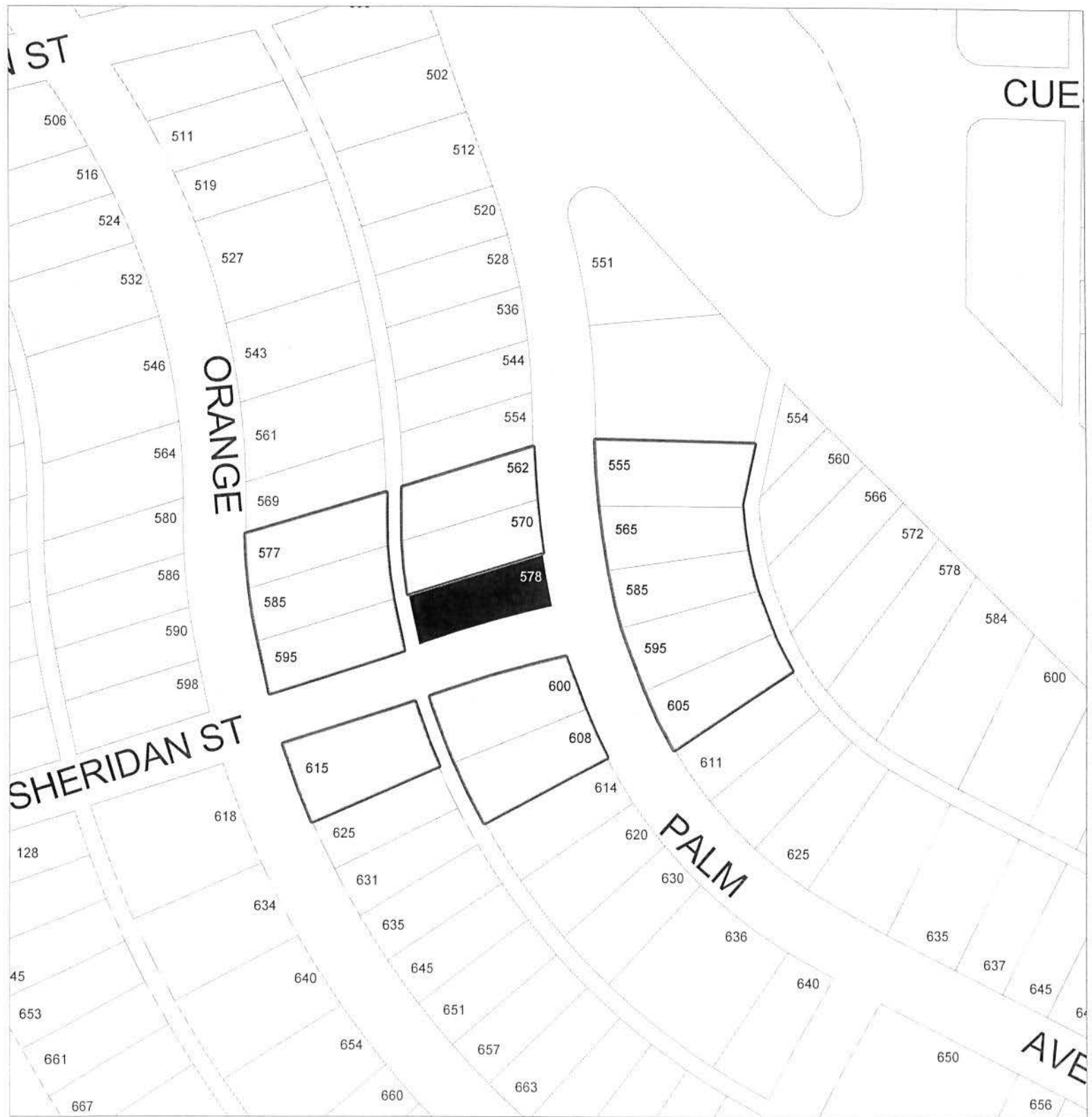
SCALE 1 : 6,000



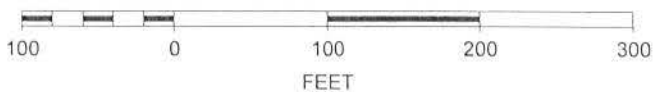
CITY OF LOS ALTOS

APPLICATION: 16-SC-51
APPLICANT: J. Breslow
SITE ADDRESS: 578 Palm Avenue

578 Palm Avenue Notification Map



SCALE 1 : 1,500



N



R E C E I V E D
 JAN 11 2017

MATERIAL BOARD

**CITY OF LOS ALTOS
 PLANNING**

ASPHALT SHINGLES

- ~MANUFACTURER: GAF,
- ~STYLE: TIMBERLINE ULTRA HD SHINGLES
- ~COLOR: CHARCOAL



SHINGLE LAP SIDING

- ~MANUFACTURER: THE FOUNDRY
- ~SIZE: 1X7
- ~STYLE: MOON ROCK
- ~MATERIAL: VINYL
- ~COLOR: MOON ROCK



STONE VENEER

- ~MANUFACTURER: ARCH. SUPERSTORE
- ~SIZE: VARYING 12" X 19" X 1-1/2" THICK
- ~STYLE: BEACH



DOOR AND WINDOW

- ~MANUFACTURER: MARVIN INTEGRITY
- ~MATERIAL: FIBERGLASS CLAD EXTERIOR
- ~STYLE: CRAFTSMAN
- ~COLOR: STONE WHITE
- ~SIMULATED TRUE DIVIDED LITES



EXTERIOR COLUMN

- ~MANUFACTURER: TURN CRAFT
- ~MATERIAL: FRP
- ~STYLE: CRAFTSMAN



Geurse Conceptual Designs, Inc.

BRESLOW RESIDENCE~

~578 PALM AVENUE LOS ALTOS, CA. 94022

ATTACHMENT E

Tree Inventory, Assessment, and Protection

578 Palm Avenue
Los Altos, CA 94022

Prepared for:

Jaime and Aileen Breslow

January 10, 2017

Prepared By:

Richard Gessner

ASCA - Registered Consulting Arborist® #496
ISA - Board Certified Master Arborist® WE-4341B
ISA - Tree Risk Assessor Qualified
CA - Qualified Applicators License #104230



Monarch Consulting Arborists LLC
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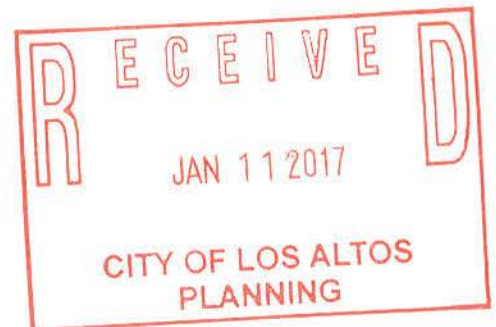


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Summary

The property is located at the corner of Palm Avenue and Sheridan Street and contains ten trees comprised of seven different species. The tree inventory contains all trees on the property with trunk diameters greater than four inches and those on adjacent sites with crowns overhanging the boundary. Four trees are in fair condition, one poor, three good, and two are dead. Most of the trees are poorly suited for retention and two in the public right-of-way are dead. Trees #570, #571, #578, and #579 will be highly impacted by the proposed plan primarily from construction, demolition, and basement excavation. Of the trees highly impacted only tree #571 is large enough to qualify for protection by the ordinance.

Introduction

Background

Jamie and Aileen Breslow asked me to assess the site, trees, proposed footprint plan, and to provide a report with my findings and recommendations to help satisfy the City of Los Altos planning requirements.

Assignment

1. Provide an arborist's report that includes an assessment of the trees within the project area. The assessment is to include the species, size (trunk diameter), condition (health and structure), and suitability for preservation ratings.
2. Provide tree protection guidelines and influence ratings for those affected by the project.

Limits of the assignment

1. No tree risk assessments were performed.
2. The information in this report is limited to the condition of the trees during my inspection on January 6, 2017.
3. The plans reviewed for this assignment were as follows: C-1 Grading, Drainage, Erosion Control Plan dated November 18, 2016 provided by Sigma Prime Geosciences, Inc. Site Demolition Plan, Landscape Plan, and Site Plan provided Guerse Conceptual Designs, Inc. dated December 29, 2016.



Purpose and use of the report

The report is intended to identify all the trees within the plan area that could be affected by a project. The report is to be used by the property owners, their agents, and the City of Los Altos as a reference for existing tree conditions to help satisfy planning requirements.

Observations

Trees and Site

The property is located at the corner of Palm Avenue and Sheridan Street. The site contains ten trees comprised of seven different species: one date palm (*Phoenix canariensis*), two California fan palm (*Washingtonia filifera*) (one on adjacent site), one fig (*Ficus carica*), one Italian cypress (*Cupressus sempervirens*), one Japanese maple (*Acer palmatum*) (on adjacent site), one stone pine (*Pinus pinea*), and three walnut (*Juglans regia*). The Japanese maple and one fan palm are on the adjacent property. Four trees are in the public right of way which include the two fan palms and two dead walnuts along Palm Avenue. The fan palms have ivy covering their trunks the entire length of the stems to the crown. The two walnuts in the right of way are dead. Two trees are large enough to be considered protected by the City ordinance which are the Canary Island date palm and stone pine with trunk circumference larger than 48 inches. The Japanese maple is on the adjacent site close to the property boundary with a crown overhanging the site. The fig, walnut #579, and Italian cypress are less than 48 inches in circumference and not protected by the ordinance. Stone pine #571 has a trunk diameter of 34 inches and is the largest woody plant not he site. The trunk bifurcates into three codominant stems with acute angle attachments about seven to ten feet above grade. The crown spreads about forty feet in all directions, has typical umbrella form, and normal foliar color, size, and density. The date palm #577 is located in front near the corner of Sheridan Street and Palm Avenue and has normal foliar color, size and density. It is likely the date palm is a volunteer and the species is considered invasive.

Plans

The basement excavation and demolition of the site will affect trees #570, #571, 578, and 579. Only tree #571 has a trunk diameter greater than 48 inches.

The landscape plan affects trees #570, #571, #574, #575, #578, and #579. The plan retains date palm #577 and replaces dead street trees #574 and #575 with one specimen centrally located in the park strip between fan palms #573 and #576. Trees #574 and #575 are in the public right-of-way while #571 has a trunk diameter greater than 448 inches in circumference.

There may be some conflict with the planting along the north front of the site near Japanese maple #572.



Discussion

Tree Inventory

The City of Los Altos Tree Ordinance Chapter 11.08 states protection criteria as the following:

1. Any tree that is 48-inches (four feet) or greater in circumference when measured at 48-inches above the ground.
2. Any tree designated by the Historical Commission as a Heritage Tree or any tree under official consideration for a Heritage Tree designation. (All Canary Island Palm trees on Rinconada Court are designated as Heritage Trees.)
3. Any tree which was required to be either saved or planted in conjunction with a development review approval (i.e. new two-story house).
4. Any tree located within a public right-of-way.
5. Any tree located on property zoned other than single-family residential.

The tree inventory contains all trees on the property with trunk diameters greater than four inches and those on adjacent sites with crowns overhanging the boundary or within close proximity (Table 1).

Table 1: Tree Inventory and Disposition

Species	Number	Trunk Diameter	~ Height	~ Crown Diameter	Protected in ROW	Protected by Trunk Size
fig (<i>Ficus carica</i>)	570	12	10	10	No	No
stone pine (<i>Pinus pinea</i>)	571	34	50	40	No	Yes
Japanese maple (<i>Acer palmatum</i>)	572	14	25	20	No	No
fan palm (<i>Washingtonia filifera</i>)	573	16	55	20	Yes	No
walnut (<i>Juglans regia</i>)	574	12	10	0	Yes (dead)	No
walnut (<i>Juglans regia</i>)	575	9	10	0	Yes (dead)	No
fan palm (<i>Washingtonia filifera</i>)	576	15	55	20	Yes	No
date palm (<i>Phoenix canariensis</i>)	577	44	25	30	No	Yes
Italian cypress (<i>Cupressus sempervirens</i>)	578	10	30	8	No	No
walnut (<i>Juglans regia</i>)	579	12	20	15	No	No



Condition Rating

A tree's condition is a determination of its overall health and structure based on five aspects: Roots, trunk, scaffold branches, twigs, and foliage. The assessment considered both the health and structure of the trees for a combined condition rating. The crown, trunk, trunk flare, and above ground roots were inspected from the ground.

- Exceptional = Good health and structure with significant size, location or quality.
- Good = No apparent problems, good structure and health.
- Fair = Minor problems, at least one structural defect or health concern, problems can be mitigated through cultural practices such as pruning or a plant health care program.
- Poor = Major problems with multiple structural defects or declining health, not a good candidate for retention.
- Dead/Unstable = Extreme problems, irreversible decline, failing structure, or dead.

Two trees are dead which are located in the public right-of-way and the fig #570 is in poor condition. The stone pine and fan palms are in fair condition with the palms having ivy up their trunks. The neighbor's Japanese maple #572, Italian cypress #578 and date palm #577 are in good condition overall (Table 2).

Table 2: Condition Rating

Species	Number	Condition	Notes
fig (<i>Ficus carica</i>)	570	Poor	Has almost no crown.
stone pine (<i>Pinus pinea</i>)	571	Fair	Has structurally defective scaffold architecture with triple codominant stems with acute angle attachments.
Japanese maple (<i>Acer palmatum</i>)	572	Good	Is on adjacent site with good health and structure
fan palm (<i>Washingtonia filifera</i>)	573	Fair	Covered in ivy that was severed and some trunk damage sustained.
walnut (<i>Juglans regia</i>)	574	Dead	dead
walnut (<i>Juglans regia</i>)	575	Dead	dead
fan palm (<i>Washingtonia filifera</i>)	576	Fair	Covered in thick ivy.
date palm (<i>Phoenix canariensis</i>)	577	Good	normal health and structure
Italian cypress (<i>Cupressus sempervirens</i>)	578	Good	normal health and structure
walnut (<i>Juglans regia</i>)	579	Fair	Remnant tree with some structural problems including poor crown architecture.



Suitability for Preservation

A tree's suitability for preservation is determined based on its health, structure, age, species characteristics, and longevity using a scale of good, fair, or poor. The following list defines the rating scale:

- Good = Trees with good health, structural stability and longevity.
- Fair = Trees with fair health and/or structural defects that may be mitigated through treatment. These trees require more intense management and monitoring, and may have shorter life spans than those in the good category.
- Poor = Trees in poor health with significant structural defects that cannot be mitigated and will continue to decline regardless of treatment. The species or individual may possess characteristics that are incompatible or undesirable in landscape settings or unsuited for the intended use of the site.

Most of the trees are poorly suited for retention including trees #570, #571, #577, #578, #579 while trees #574 and #575 are dead. The neighbor's Japanese maple #572 is the only tree with good suitability (Table 3).

Table 3: Suitability for Preservation

Species	Number	Suitability	Notes
fig (<i>Ficus carica</i>)	570	Poor	Poor condition
stone pine (<i>Pinus pinea</i>)	571	Poor	Poorly suited species for residential lot, poor scaffold architecture.
Japanese maple (<i>Acer palmatum</i>)	572	Good	Good health, structure and longevity.
fan palm (<i>Washingtonia filifera</i>)	573	Fair	Street tree with some health/structural concerns from ivy.
walnut (<i>Juglans regia</i>)	574	Dead	Dead
walnut (<i>Juglans regia</i>)	575	Dead	Dead
fan palm (<i>Washingtonia filifera</i>)	576	Fair	Street tree with some health/structural concerns from ivy.
date palm (<i>Phoenix canariensis</i>)	577	Poor	Invasive plant out of place for the area, close to sidewalk with foods that have large spines. May cause other safety conflicts in the future.
Italian cypress (<i>Cupressus sempervirens</i>)	578	Poor	Growing too close to the permanent structure.
walnut (<i>Juglans regia</i>)	579	Poor	Remnant tree not tolerant of root disturbance.



Influence Level

Influence level defines how a tree may be influenced by construction activity and proximity to the tree, and is described as low, moderate, or high. The following scale defines the impact rating:

- Low = The construction activity will have little influence on the tree.
- Moderate = The construction may cause future health or structural problems, and steps must be taken to protect the tree to reduce future problems.
- High = Tree structure and health will be compromised and removal is recommended, or other actions must be taken for the tree to remain. The tree is located in the building envelope.

Trees #570, #571, #578, and #579 will be highly impacted by the proposed plan primarily from construction, demolition, and basement excavation. Only tree #571 is large enough to qualify for protection by the ordinance. The neighbor's Japanese maple could be moderately affected by landscape planting underneath. Trees #574 and #575 are dead but located in the public right-of-way. Fan palm #576 is indicated for retention and some protection would be required (Table 4).

Table 4: Influence Level

Species	Number	Influence Level	Notes
fig (<i>Ficus carica</i>)	570	High	Demo and construction
stone pine (<i>Pinus pinea</i>)	571	High	Demo and construction
Japanese maple (<i>Acer palmatum</i>)	572	Moderate	Landscape planting underneath
fan palm (<i>Washingtonia filifera</i>)	573	Low	N/A
walnut (<i>Juglans regia</i>)	574	Low/Remove	Tree is dead and to be replaced
walnut (<i>Juglans regia</i>)	575	Low/Remove	Tree is dead and to be replaced
fan palm (<i>Washingtonia filifera</i>)	576	Low	N/A
date palm (<i>Phoenix canariensis</i>)	577	Moderate	Landscape improvements
Italian cypress (<i>Cupressus sempervirens</i>)	578	High	Demo and construction
walnut (<i>Juglans regia</i>)	579	High	Demo and construction



Tree Protection

There are three different tree protection requirements that apply to this project which are called Type I, Type II and Type III trunk protection only. (Figures 1, 2, and 3). Tree protection for this project will be a Type I and Type II for trees in the park strip and the date palm. I would recommend the date palm #577 be protected inside the site by placing fence along the sidewalk and out to a distance of the drip line inside the site (Tree Care Industry Association, 2012). Palms #573 and #576 can be protected by Type II protection fence at the curb and sidewalk.

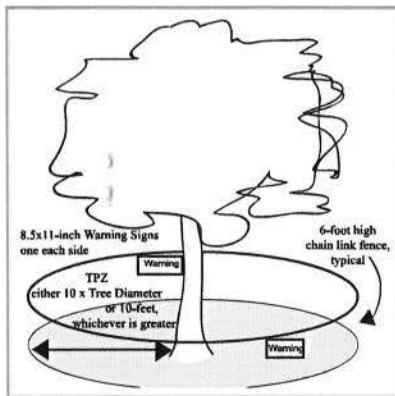


Figure 1: Type I Tree protection with fence placed at a radius of ten times the trunk diameter. Image City of Palo Alto 2006.

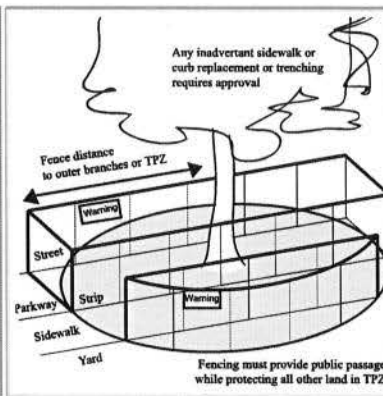


Figure 2: Type II Tree protection with fence placed along the sidewalk and curb to enclose the tree. Image City of Palo Alto 2006.

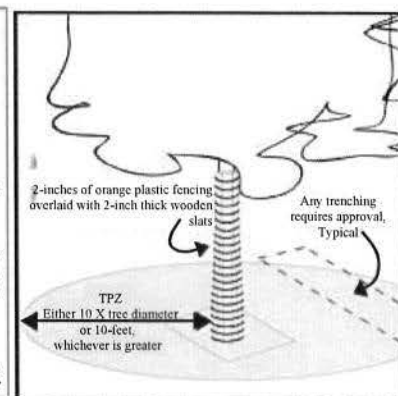


Figure 3: Type III Tree protection with trunk protected by a barrier to prevent mechanical damage. Image City of Davis.



Concluding Summary

The property is located at the corner of Palm Avenue and Sheridan Street and contains ten trees comprised of seven different species. The tree inventory contains all trees on the property with trunk diameters greater than four inches and those on adjacent sites with crowns overhanging the boundary or within close proximity. Four trees are in fair condition, one poor, three good, and two are dead. Most of the trees are poorly suited for retention including trees #570, #571, #577, #578, #579 while trees #574 and #575 are dead. The neighbor's Japanese maple #572 is the only tree with good suitability. Trees #570, #571, #578, and #579 will be highly impacted by the proposed plan primarily from construction, demolition, and basement excavation. Of the trees highly impacted only tree #571 is large enough to qualify for protection by the ordinance. The neighbor's Japanese maple could be moderately affected by landscape planting underneath and modifications may need to be made. Walnuts #574 and #575 are dead and located in the public right-of-way. Fan palm #576 is indicated for retention and some protection would be required if it is to be retained.

Recommendations

Apply for the removal of stone pine #571 and proposed proper replacement mitigation for the loss of canopy cover with at least one 36 inch box specimens or two 24 inch box sized trees.

Remove all trees highly affected by the project after approval from planning.

Cut the ivy from the base of tree #576 to arrest the growth of the ivy and allow for the potential to remove the ivy from the stem.

Consider a different replanting plan under the neighbor's Japanese maple #572 to accommodate the overhanging crown or plan something compatible underneath.

Protect the date palm #577 by placing tree protection fence at the outer extent of the frond growth (drip line distance) onto the property and along the sidewalk.

Remove the two dead walnut #574 and #575 in the public right of way and replant with one compatible specimen as designated by the City of Los Altos planning department. Plant tree at the end of construction.

Place Type II tree protection fence in the park strip to enclose both palms #573 and #576 at the edge of the curb and along the sidewalk.

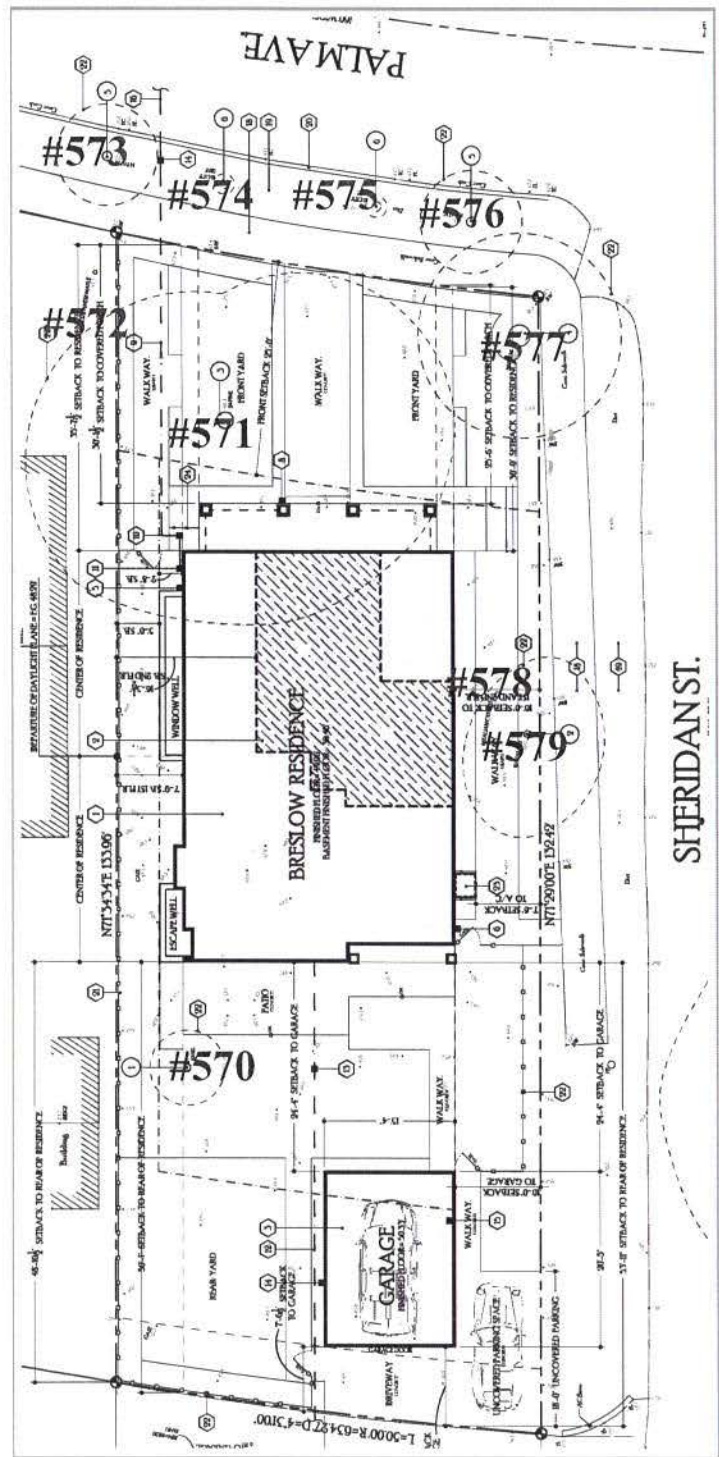


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Appendix A: Site Plan and Tree Locations



Appendix B: Tree Inventory and Assessment Tables

B1: Inventory and Assessment

Table 5: Tree Inventory and Assessment

Species	Number	Trunk Diameter	~ Height	~ Crown Diameter	Condition	Suitability	Influence Level
fig (<i>Ficus carica</i>)	570	12	10	10	Poor	Poor	High
stone pine (<i>Pinus pinea</i>)	571	34	50	40	Fair	Poor	High
Japanese maple (<i>Acer palmatum</i>)	572	14	25	20	Good	Good	Moderate
fan palm (<i>Washingtonia filifera</i>)	573	16	55	20	Fair	Fair	Low
walnut (<i>Juglans regia</i>)	574	12	10	0	Dead	Dead	Low/ Remove
walnut (<i>Juglans regia</i>)	575	9	10	0	Dead	Dead	Low/ Remove
fan palm (<i>Washingtonia filifera</i>)	576	15	55	20	Fair	Fair	Low
date palm (<i>Phoenix canariensis</i>)	577	44	25	30	Good	Poor	Moderate
Italian cypress (<i>Cupressus sempervirens</i>)	578	10	30	8	Good	Poor	High
walnut (<i>Juglans regia</i>)	579	12	20	15	Fair	Poor	High



B2: Disposition

Table 6: Disposition

Species	Number	Trunk Diameter	Protected Public Right-of-Way	Protected trunk circumference greater than 48 inches	Protected adjacent site	Retain	Remove
fig (<i>Ficus carica</i>)	570	12	No	No	No	No	Yes
stone pine (<i>Pinus pinea</i>)	571	34	No	Yes	No	No	No
Japanese maple (<i>Acer palmatum</i>)	572	14	No	No	Yes	Yes	No
fan palm (<i>Washingtonia filifera</i>)	573	16	Yes	No	No	Yes	No
walnut (<i>Juglans regia</i>)	574	12	Yes	No	No	No	Yes
walnut (<i>Juglans regia</i>)	575	9	Yes	No	No	No	Yes
fan palm (<i>Washingtonia filifera</i>)	576	15	Yes	No	No	Yes	No
date palm (<i>Phoenix canariensis</i>)	577	44	No	Yes	No	Yes	No
Italian cypress (<i>Cupressus sempervirens</i>)	578	10	No	No	No	No	Yes
walnut (<i>Juglans regia</i>)	579	12	No	No	No	No	Yes



Appendix C: Photographs

C1: Trees #577, #578, and #579



C2: Palms 573, 576, and 577



C3: Dead walnuts 574 and 575



C4: Pine 571



C5: Fig 570



Appendix D: Tree protection specifications

11.08.120 - Tree protection during construction.

Protected trees designated for preservation shall be protected during development of a property by compliance with the following, which may be modified by the planning director:

- A. Protective fencing shall be installed no closer to the trunk than the dripline, and far enough from the trunk to protect the integrity of the tree. The fence shall be a minimum of four feet in height and shall be set securely in place. The fence shall be of a sturdy but open material (i.e., chainlink), to allow visibility to the trunk for inspections and safety. There shall be no storage of any kind within the protective fencing.
- B. The existing grade level around a tree shall normally be maintained out to the dripline of the tree. Alternate grade levels may be approved by the planning director.
- C. Drain wells shall be installed whenever impervious surfaces will be placed over the root system of a tree (the root system generally extends to the outermost edges of the branches).
- D. Trees that have been damaged by construction shall be repaired in accordance with accepted arboriculture methods.
- E. No signs, wires, or any other object shall be attached to the tree.

(Ord. 07-314 § 2 (part); prior code § 10.2.26513)

Pre-Construction Meeting with the Project Arborist

Tree protection locations should be marked before any fencing contractor arrives.

Prior to beginning work, all contractors involved with the project should attend a pre construction meeting with the project arborist to review the tree protection guidelines. Access routes, storage areas, and work procedures will be discussed.

Tree Protection Zones and Fence Specifications

Tree protection fence should be established prior to the arrival of construction equipment or materials on site. Fence should be comprised of six-foot high chain link fence mounted on eight-foot tall, 1 7/8-inch diameter galvanized posts, driven 24 inches into the ground and spaced no more than 10 feet apart. Once established, the fence must remain undisturbed and be maintained throughout the construction process until final inspection.

The fence should be maintained throughout the site during the construction period and should be inspected periodically for damage and proper functions. Fence should be repaired, as necessary, to provide a physical barrier from construction activities.



Monitoring

Any trenching, construction or demolition that is expected to damage or encounter tree roots should be monitored by the project arborist or a qualified ISA Certified Arborist and should be documented.

The site should be evaluated by the project arborist or a qualified ISA Certified Arborist after construction is complete, and any necessary remedial work that needs to be performed should be noted.

Restrictions Within the Tree Protection Zone

No storage of construction materials, debris, or excess soil will be allowed within the Tree Protection Zone. Spoils from the trenching shall not be placed within the tree protection zone either temporarily or permanently. Construction personnel and equipment shall be routed outside the tree protection zones.

Root Pruning

Root pruning shall be supervised by the project arborist. When roots over two inches in diameter are encountered they should be pruned by hand with loppers, handsaw, reciprocating saw, or chain saw rather than left crushed or torn. Roots should be cut beyond sinker roots or outside root branch junctions and be supervised by the project arborist. When completed, exposed roots should be kept moist with burlap or backfilled within one hour.

Boring or Tunneling

Boring machines should be set up outside the drip line or established Tree Protection Zone. Boring may also be performed by digging a trench on both sides of the tree until roots one inch in diameter are encountered and then hand dug or excavated with an Air Spade® or similar air or water excavation tool. Bore holes should be adjacent to the trunk and never go directly under the main stem to avoid oblique (heart) roots. Bore holes should be a minimum of three feet deep.

Timing

If the construction is to occur during the summer months supplemental watering and bark beetle treatments should be applied to help ensure survival during and after construction.



Tree Pruning and Removal Operations

All tree pruning or removals should be performed by a qualified arborist with a C-61/D-49 California Contractors License. Tree pruning should be specified in writing according to ANSI A-300A pruning standards and adhere to ANSI Z133.1 safety standards. Trees that need to be removed or pruned should be identified in the pre-construction walk through.

Tree Protection Signs

All sections of fencing should be clearly marked with signs stating that all areas within the fencing are Tree Protection Zones and that disturbance is prohibited. Text on the signs should be in both English and Spanish (Appendix E).



Appendix E: Tree Protection Signs

E1: English

WARNING
Tree Protection Zone
**This Fence Shall not be moved without
approval. Only authorized personnel
may enter this area!**

Project Arborist



E2: Spanish

CUIDADO
Zona De Arbol Pretejido

**Esta cerca no sera removida sin
aprobacion. Solo personal autorizado
entrara en esta area!**

Project Arborist



Qualifications, Assumptions, and Limiting Conditions

Any legal description provided to the consultant is assumed to be correct. Any titles or ownership of properties are assumed to be good and marketable. All property is appraised or evaluated as though free and clear, under responsible ownership and competent management.

All property is presumed to be in conformance with applicable codes, ordinances, statutes, or other regulations.

Care has been taken to obtain information from reliable sources. However, the consultant cannot be responsible for the accuracy of information provided by others.

The consultant shall not be required to give testimony or attend meetings, hearings, conferences, mediations, arbitration, or trials by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services.

This report and any appraisal value expressed herein represent the opinion of the consultant, and the consultant's fee is not contingent upon the reporting of a specified appraisal value, a stipulated result, or the occurrence of a subsequent event.

Sketches, drawings, and photographs in this report are intended for use as visual aids, are not necessarily to scale, and should not be construed as engineering or architectural reports or surveys. The reproduction of information generated by architects, engineers, or other consultants on any sketches, drawings, or photographs is only for coordination and ease of reference. Inclusion of said information with any drawings or other documents does not constitute a representation as to the sufficiency or accuracy of said information.

Unless otherwise expressed: a) this report covers only examined items and their condition at the time of inspection; and b) the inspection is limited to visual examination of accessible items without dissection, excavation, probing, or coring. There is no warranty or guarantee, expressed or implied, that structural problems or deficiencies of plants or property may not arise in the future.



Certification of Performance

I Richard Gessner, Certify:

That I have personally inspected the tree(s) and/or the property referred to in this report, and have stated my findings accurately. The extent of the evaluation and/or appraisal is stated in the attached report and Terms of Assignment;

That I have no current or prospective interest in the vegetation or the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved;

That the analysis, opinions and conclusions stated herein are my own;

That my analysis, opinions, and conclusions were developed and this report has been prepared according to commonly accepted Arboricultural practices;

That no one provided significant professional assistance to the consultant, except as indicated within the report.

That my compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party, nor upon the results of the assessment, the attainment of stipulated results, or the occurrence of any other subsequent events;

I further certify that I am a Registered Consulting Arborist® with the American Society of Consulting Arborists, and that I acknowledge, accept and adhere to the ASCA Standards of Professional Practice. I am an International Society of Arboriculture Board Certified Master Arborist®. I have been involved with the practice of Arboriculture and the care and study of trees since 1998.

Richard J. Gessner



ASCA Registered Consulting Arborist® #496
ISA Board Certified Master Arborist® WE-4341B
ISA Tree Risk Assessor Qualified



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