DATE: March 1, 2017

AGENDA ITEM # 4

TO: Design Review Commission

FROM: Sean K. Gallegos, Assistant Planner

SUBJECT: 16-SC-52 – 759 Sunshine Way

RECOMMENDATION:

Approve design review application 16-SC-52 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 2,794 square feet on the first story and 1,338 square feet on the second story with a 2,188 square-foot basement. The following table summarizes the project's technical details:

GENERAL PLAN DESIGNATION:	Single-Family, Residential
ZONING:	R1-10
PARCEL SIZE:	13,847 square feet
MATERIALS:	Standing seam metal roof, board and batten siding, wood clad aluminum windows, wood columns, wood trim and details

	Existing	Proposed	Allowed/Required
COVERAGE:	1,527 square feet	2,982 square feet	4,154 square feet
FLOOR AREA:			
First floor	1,450 square feet	2,794 square feet	
Second floor	N/A	1,338 square feet	
Total	1,450 square feet	4,132 square feet	4,135 square feet
SETBACKS:			
Front	30 feet	25 feet	25 feet
Rear	80.5 feet	66 feet	25 feet
Right side (1st/2nd)	23 feet	10.2 feet/24.5 feet	10 feet/17.5 feet
Left side (1st/2nd)	8 feet	10 feet/30 feet	10 feet/17.5 feet
HEIGHT:	15.25 feet	26.75 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 houses in the Sunshine Drive neighborhood are a mix of one- and two-story with varying front setbacks, architectural styles, scales, and massing. However, the neighborhood does have some similar characteristics such as low eave lines and the use of rustic materials. This section along Sunshine Drive includes a variety of mature trees and landscaping, but there is no distinct street tree pattern.

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 structure uses an eclectic farmhouse inspired design style with gabled roof forms, board and batten siding, and a front porch with wood columns. The design has integrity as a more modern farmhouse style and incorporates new materials, standing seam metal roof with rustic wood siding and architectural details. The proposed project uses more formal forms than those found in the surrounding neighborhood, such as a formal front entry and symmetrical massing, which are integral to the proposed architectural style. The design is eclectic due to incorporating features such as hipped and saltbox roof forms. The project incorporates high quality materials that relate well to the existing materials found in the neighborhood. These materials include standing seam metal roof, board and batten siding, and wood clad aluminum windows, wood columns, wood trim and details, which are compatible with the character of the area. Overall, the design and the materials are integral to the architectural design and compatible with the surrounding neighborhood.

The proposed project is sensitive to the scale of the neighborhood and incorporates similar forms found within the neighborhood context. The project has nine-foot, six-inch tall wall plate heights at the first-story and eight-foot tall wall plates at the second-story, and an overall height of 26 feet, 10 inches. The design incorporates a front porch, simple roof forms and horizontal eave lines break up the massing along the front elevation, side and rear elevations. A two-story tall front gable element is flanked by a three-car garage on the left and an entry and bedroom wing on the right. The second floor is centered over the first story and visually softened by being recessed within the roofline of the structure. While the design may include a two-story tall gable element, it works within the Diverse Character neighborhood setting because the scale of the architectural elements and roof forms are within the range of houses in the immediate neighborhood context. Overall, the two-story design is well proportioned and articulated to reduce the effect of bulk and mass when viewed from the street, and relates well to the adjacent properties.

Privacy

The second-story, side facing windows on the left and right side have four small windows on each side elevation with four-foot, six-inch sill heights. Due to their placement and sill heights, the proposed windows do not create unreasonable privacy impacts.

On the rear (east) second story elevation, there are three windows: a tall window in the stairwell with a two-foot, nine-inch sill height, a large window in the bedroom No. 2 with a two-foot six-inch sill height and a medium sized window in the master bedroom with a two-foot, six-inch sill height. The windows maintain a reasonable degree of privacy due to being at least 22 feet from the right side property line and 35 feet from the left side property line, with the one-story roof lines limiting views toward the right property lines. A sight line study (Sheet A1.2) shows the existing trees and new evergreen screening trees along the side property lines obscure sight lines and maintains a reasonable degree of privacy. A large 81-foot setback to the rear property line also ensures a reasonable degree of privacy. Overall, the second story windows on the rear elevation do not create unreasonable privacy impacts to adjacent properties.

Landscaping

The project includes a landscaping plan for the property and evergreen screening trees along the perimeter of the property at the sides and rear. On Sheet A1.1, an arborist report provides an inventory of the 11 trees on the property. One fan palm tree (No. 6), one pineapple guava (No. 7), one fig tree (No. 10), two cherry tree (Nos. 11 and 12), two apple trees (Nos. 13 and 14) and one silk tree (No. 15) are proposed for removal due to being diseased, having a poor form and/or not being significant specimens. The landscaping plan meets the planning application requirement of providing hardscape locations, front yard landscaping and street trees, and privacy screening trees. Since the project is a new house that includes at least 500 square feet of new landscaping, it is subject to the City's Water Efficient Landscape Ordinance.

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 nine nearby property owners on Sunshine Drive, Sunshine Court and Meadow Lane in Mountain view.

Cc: Sunshine,LLC/Owner
Pearl Renaker, Applicant/Architect

Attachments:
A. Application
B. Neighborhood Compatibility Worksheet

C. Area, Vicinity and Public Notification Maps
D. Arborist Report

FINDINGS

15-SC-52 – 759 Sunshine Drive

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-52 – 759 Sunshine Drive

GENERAL

1. **Approved Plans**
   The approval is based on the plans and materials received on February 13, 2017, except as may be modified by these conditions.

2. **Protected Trees**
   Tree Nos. 1, 2 and 9, and the new evergreen 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. All work within the public street right-of-way shall be in compliance with the City's Shoulder Paving Policy.

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

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 driplines, or as required by the project arborist, of trees Nos. 1, 2 and 9 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, 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, signed by the project's landscape professional and property owner, verifying that the landscaping and irrigation were installed per the approved landscape documentation package.

ATTACHMENT A

CITY OF LOS ALTOS
GENERAL APPLICATION

Type of Review Requested: *(Check all boxes that apply)* **Permit #** 11075/2

X	One-Story Design Review		Sign Review		Multiple-Family Review
X	Two-Story Design Review		Sidewalk Display Permit		Rezoning
	Variance(s)		Use Permit		R1-S Overlay
	Lot Line Adjustment		Tenant Improvement		General Plan/Code Amendment
	Tentative Map/Division of Land		Preliminary Project Review		Appeal
	Subdivision Map Review		Commercial Design Review		Other:

Project Address/Location: 759 Sunshine Drive, Los Altos CA 94024

Project Proposal/Use: Construct new 2-story over basement single-family residence with 3-car attached garage.

Current Use of Property: One-story single-family residence & 2-car attached garage (to be demolished).

Assessor Parcel Number(s) ~~193.39.036~~ 189-26-036 **Site Area:** 13,847 sf

New Sq. Ft.: 4,132 FAR **Remodeled Sq. Ft.:** 0 **Existing Sq. Ft. to Remain:** 0

Total Existing Sq. Ft.: 1,450 **Total Proposed Sq. Ft. (including basement):** 6,320

Applicant's Name: Pearl Renaker / Tektive Design

Home Telephone #: _____ **Business Telephone #:** 415.250.6052

Mailing Address: 623 Guinda Street

City/State/Zip Code: Palo Alto, CA 94301

Property Owner's Name: Sunshine, LLC

Home Telephone #: _____ **Business Telephone #:** 408.778.6060

Mailing Address: 18625 Sutter Boulevard, Suite 500

City/State/Zip Code: Morgan Hill, CA 95037

Architect/Designer's Name: Pearl Renaker **Telephone #:** 415.250.6052

*** * * 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. * * ***

(continued on back)

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 759 Sunshine Drive, Los Altos, CA 94024
Scope of Project: Addition or Remodel _____ **or New Home** X
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

* See "What constitutes your neighborhood" on page 2.

Address: 759 Sunshine Drive
Date: 9/28/16

What constitutes your neighborhood?

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

Streetscape

1. Typical neighborhood lot size*:

Lot area: 8,028 - 29,730 square feet
Lot dimensions: Length 270.30 - 99.60 feet
Width 78.55 - 148 feet
If your lot is significantly different than those in your neighborhood, then note its: area_____, length_____, and width_____.

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

Existing front setback if home is a remodel? N/A
What % of the front facing walls of the neighborhood homes are at the front setback 20 %
Existing front setback for house on left ±28' ft./on right ±46' ft.
Do the front setbacks of adjacent houses line up? No

3. Garage Location Pattern: *(Pg. 19 Design Guidelines)*

Indicate the relationship of garage locations in your neighborhood* only on your street (count for each type)
Garage facing front projecting from front of house face 2
Garage facing front recessed from front of house face 1
Garage in back yard ___
Garage facing the side 2
Number of 1-car garages___; 2-car garages 6; 3-car garages 1

* See "What constitutes your neighborhood" (page 2)

Address: 759 Sunshine Drive
Date: 9/28/16

4. Single or Two-Story Homes:

What % of the homes in your neighborhood* are:
One-story 50%
Two-story 50%

5. Roof heights and shapes:

Is the overall height of house ridgelines generally the same in your neighborhood*? No
Are there mostly hip 2, gable style 5, or other style 2 roofs*?
Do the roof forms appear simple Yes or complex Yes?
Do the houses share generally the same eave height No?

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

What siding materials are frequently used in your neighborhood*?

__ wood shingle X stucco X board & batten X clapboard
__ tile __ stone __ brick X combination of one or more materials
(if so, describe) stucco + stone, stucco + brick + lap siding, stucco + lap siding

What roofing materials (wood shake/shingle, asphalt shingle, flat tile, rounded tile, cement tile, slate) are consistently (about 80%) used?
asphalt shingle
If no consistency then explain: 1 wood shake & 1 rounded spanish tile

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

Does your neighborhood* have a consistent identifiable architectural style?
☐ YES ☒ NO

Type? X Ranch __ Shingle __Tudor X Mediterranean/Spanish
X Contemporary __Colonial __ Bungalow X Other

Address: 759 Sunshine Drive
Date: 9/28/16

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)
Very gradual slope towards street.

Is your slope higher _____ lower _____ same X in relationship to the neighboring properties? Is there a noticeable difference in grade between your property/house and the one across the street or directly behind? No

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.)?
There are no curbs and sidewalks. There is a mix of landscaping features without uniformity - some tall hedges, some trees, some small front lawns, some shrubs.

How visible are your house and other houses from the street or back neighbor's property?
Most of the houses are fairly visible from the street, although some have large trees, shrubs and hedges in front. There does not appear to generally be much visibility from the back neighbor's property,

Are there any major existing landscaping features on your property and how is the unimproved public right-of-way developed in front of your property (gravel, dirt, asphalt, landscape)?
There is one large tree near the front of the property (see arborist report & site plan).
The unimproved public right-of-way is gravel.

10. Width of Street:

What is the width of the roadway paving on your street in feet? ±20'
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? The shoulder area is partially asphalt and partially landscaped. Across Sunshine Drive from property there is a rolled gutter.

Address: 759 Sunshine Drive
Date: 9/28/16

11. What characteristics make this neighborhood* cohesive?

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

The neighborhood does not generally have a very cohesive feel. The older houses tend to be single-story ranch houses, but the newer houses are two-story in a variety of styles. A combination of hip & gabled roof forms is common, as is the use of stucco or siding on walls.

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

* See "What constitutes your neighborhood" (page 2)

Address: 759 Sunshine Drive
Date: 9/28/16

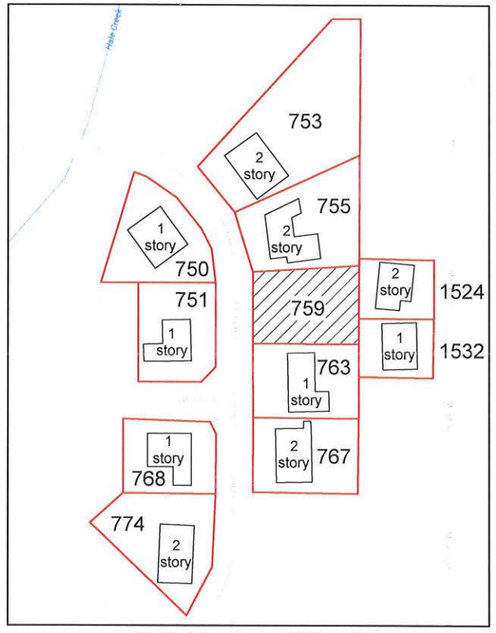
Summary Table

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

Note: All dimensions are estimates. Rear setback estimates are taken from aerial photography of the neighborhood.

Address	Front setback	Rear setback	Garage location	One or two stories	Height	Materials	Architecture (simple or complex)
1524 Meadow Lane	± 27'	± 29'	front, 2-car	two story	± 20'	asphalt shingle roof, stucco siding	complex
1532 Meadow Lane	± 29'	± 31'	front, 2-car	one story	± 15'	asphalt shingle roof, wood lap siding	simple
767 Sunshine Drive	± 39'	± 62'	front, 2-car	two story	± 22'	asphalt shingle roof, plywood siding	simple
763 Sunshine Drive	± 46'	± 40'	front, 2-car	one story	± 15'	asphalt shingle roof, stucco & stone siding	simple
755 Sunshine Drive	± 28'	± 52'	front, 2-car	two story	± 24'	clay tile roof, stucco siding	complex
753 Sunshine Drive	± 36'	± 120'	front, 2-car	two story	± 19'	wood shake roof, stucco, brick and wood lap siding	complex
750 Sunshine Drive	± 25'	± 70'	front, 2-car	one story	± 16'	asphalt shingle roof, wood lap siding	complex
751 Sunshine Court	± 27'	± 48'	front, 2-car	one story	± 14'	asphalt shingle roof, wood lap siding	simple
768 Sunshine Drive	± 32'	± 33'	side, 2-car	one story	± 15'	asphalt shingle roof, stucco & wood lap siding	simple
774 Sunshine Drive	± 25'	± 65'	side, 3-car	two story	± 21'	asphalt shingle roof, board & batt wood siding	complex

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

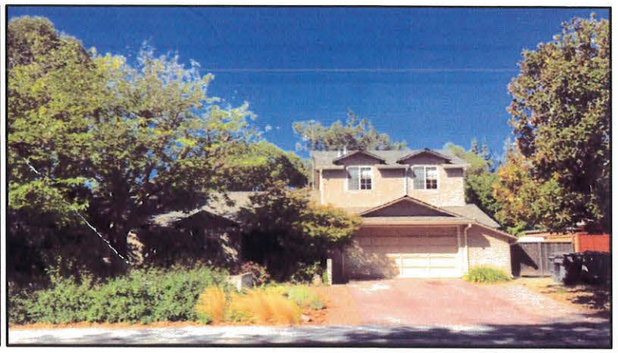


Neighborhood Key Map

759 SUNSHINE DRIVE

NEIGHBORHOOD PHOTOS

1532 Meadow Lane

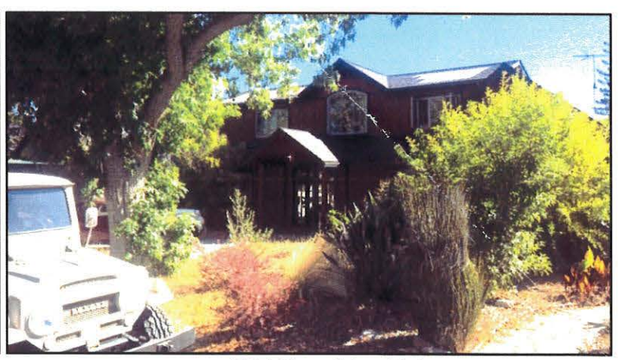


1524 Meadow Lane

753 Sunshine Drive

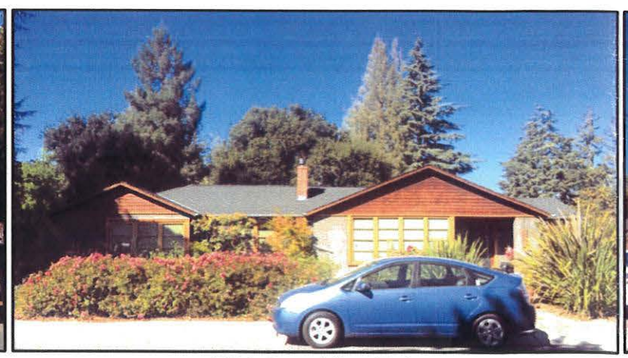
755 Sunshine Drive

763 Sunshine Drive



767 Sunshine Drive

774 Sunshine Drive



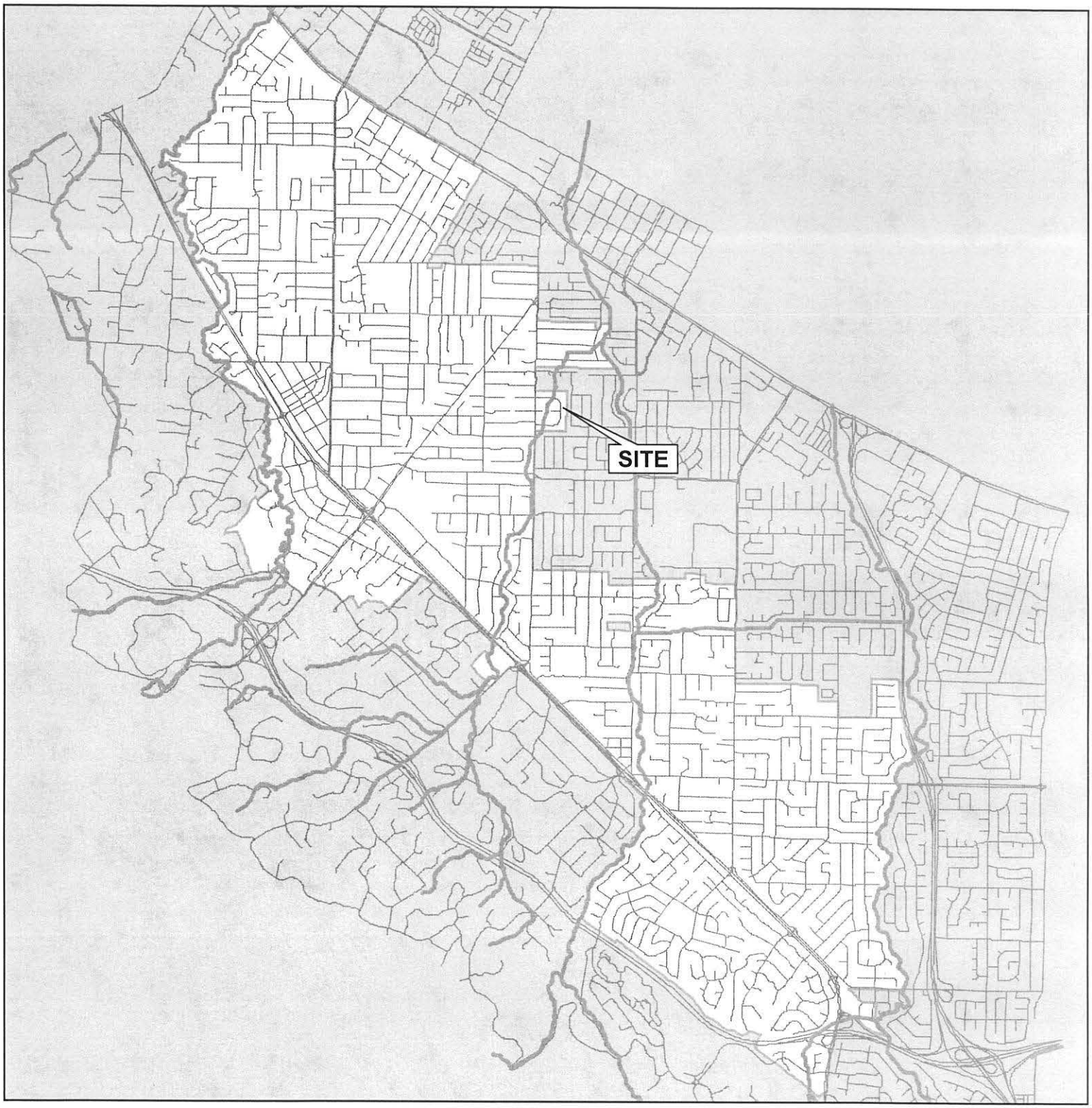
768 Sunshine Drive

751 Sunshine Court

750 Sunshine Drive

ATTACHMENT C

AREA MAP



CITY OF LOS ALTOS

APPLICATION: 16-SC-52
APPLICANT: Tektive Design/ Sunshine, LLC
SITE ADDRESS: 759 Sunshine Drive

N

Not to Scale

VICINITY MAP

SCALE 1 : 6,000

500 0 500 1,000 1,500

FEET

N

CITY OF LOS ALTOS

APPLICATION: 16-SC-52
APPLICANT: Tektive Design/ Sunshine, LLC
SITE ADDRESS: 759 Sunshine Drive

759 Sunshine Drive Notification Map

SCALE 1 : 1,500

100 0 100 200 300

FEET

N

ATTACHMENT D

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

November 11, 2016

Tektive Design
Attn: Ms. Pearl Renaker
623 Guinda Street
Palo Alto, CA 94301

Site:759 Sunshine Drive, Los Altos

Dear Ms. Renaker,

As requested on Wednesday, November 9, 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.

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

Tree#	Species	DBH	Class	HT/SP	Comments
1P	Camphor *(Cinnamomum camphora)*	30.6	D	30/30	Fair to poor vigor, fair form, multi leader at 5 feet, underneath utilities, topped for clearance, abundance of dead wood on west side of tree, **recommended to fertilize in spring.**
2P	Cost live oak *(Quercus agrifolia)*	10.9	B	25/12	Good vigor, fair form, close proximity to utilities but not directly underneath.
3	Crape myrtle *(Lagerstroemia spp.)*	4.1	B	20/10	Good vigor, good form, young tree.
4	Olive *(Olea europaea)*	12.2@base	D	10/10	Fair vigor, poor form, topped, multi leader at base, suppressed by #5.
5*P	Deodar cedar *(Cedrus deodara)*	30esr	C	55/35	Good vigor, fair form, codominant at 6 feet, history of limb loss, 3 feet from property line.
6	Fan palm *(Washingtonia filifera)*	12.1	B	10/10	Good vigor, good form. **To be moved.**
7	Pineapple guava *(Feijoa sellowiana)*	8@base	C	12/12	Fair vigor, fair to poor form, multi leader at base, abundance of deadwood.
8	Avocado *(Persea americana)*	6.1	B	12/12	Good vigor, good form.
9*P	Canary island pine *(Pinus canariensis)*	18est	D	40/30	Fair vigor, poor form, topped for utilities.
10	Fig *(Ficus carica)*	9.9@base	F	8/10	Poor vigor, poor form, decayed, in decline.
11	Cherry *(Prunus serrulata)*	6@base	B	10/10	Good vigor, good form.
12	Cherry *(Prunus serrulata)*	6@base	B	10/10	Good vigor, good form.

759 Sunshine Drive /11/11/16 (3)
Survey:

Tree#	Species	DBH	Class	HT/SP	Comments
13**R**	Apple *(Malus spp.)*	6@base	70	10/10	Good vigor, good form.
14**R**	Apple *(Malus spp.)*	4@base	70	8/6	Good vigor, good form.
15**R**	Silk tree *(Albizia julibrissin)*	11.7	0	20/20	DEAD, root rot.

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

Site observations:
The landscape at 759 Sunshine Drive has been maintained. A few of the trees on site could use some maintenance. Camphor tree #1 is in a slight decline and should be deep water fertilized by a licensed tree care provider. Silk tree #15 has died from oak root fungus and is proposed for removal at this time. The grade on the property appears to be flat with no obvious grade changes. Only 4 of the trees surveyed are of a protected size in the city of Los Altos (#1,2,5 and 9).

Summary:
The trees surveyed on site are a mix of imported and native trees. Camphor tree #1 is a protected tree. This tree is located near utility lines and has been topped as a result. During my site visit I noticed a large amount of dead wood in the trees canopy. This tree is located in close proximity to the existing driveway. The driveway near this tree is proposed to be removed. The existing driveway shall stay in place as long as possible as it offers protection to the root zone of this tree. Also, staging of materials and parking can take place on this driveway. This will reduce the risk of soil compaction elsewhere on the property. The proposed driveway will be located on the opposite side of the property. At the end of the project when it is time to remove the driveway the site arborist should be notified so that he can be on site to document the work and to offer mitigation measures as seen fit. The driveway material when working within 20 feet of this tree will need to be removed by hand. A jack hammer can be used to break the material into small hand manageable pieces. Once the driveway has been removed the once compacted area beneath the driveway shall be loosened in order to make the area a root friendly place. An air spade should be used to fracture the soil and to amend the soil with a high-quality compost. This will benefit the tree's health as a larger area will be accessible for the trees roots to thrive. This tree should be deep water fertilized in the spring by a licensed tree care provider. During the dry season, irrigation should be applied by means of a soaker hose. The soaker hose shall be placed underneath the tree's canopy and be turned on for 4 hours every 2 weeks. The above recommendations will likely improve the tree's vigor. If any roots over 2 inches in diameter are damaged or cut as a result of construction activity, the site arborist must be called to the site to inspect in order to document, and to offer mitigation measures. No impacts are expected to occur to this tree.

Coast live oak tree #2 is also a protected tree on site. This tree is also in close proximity to the existing driveway that is to be removed. The same construction techniques as described above for camphor tree #1 should be applied to this tree. This tree is a young tree and able to withstand minor impacts. Coast live oak trees as a species have a good tolerance to root disturbance.

Neighbors deodar cedar tree #5 is a protected tree. This tree is located 3 feet from the property line. The proposed driveway is near this tree. The old driveway is also located near this tree and likely discouraged some root growth in this area as the soil is highly compacted underneath the driveway. The existing driveway when within 30 feet of this tree will need to be removed by hand. All excavation for the proposed driveway will need to be done by hand in combination with an air spade. Any roots encountered must be exposed and remain damage free for the site arborist to view. Excavation depth for the driveway shall stay as minimal as possible. Base rock material when within 30 feet of this tree should consist of structural soil. Structural soil can be packed around roots in the base rock area and compacted to engineering standards while still allowing for future root growth. Because structural soil can be packed around roots in the required base rock area, this eliminates the need to cut roots in this area, thus lowering the overall impact to the tree. It is also recommended that a pervious material be used for the proposed driveway. Impacts to this tree are expected to be minor if the above recommendations are taken into account. During the site visit to document this work mitigation measures will be discussed and recommended. A soaker hose should be placed at the property line near this tree and be turned on for 4 hours at a time every 2 weeks during the dry season.

The only other protected tree on site is neighbor's Canary Island Pine tree #9. This tree is located far from any proposed work and is not expected to be impacted. The only trees on site to be removed are trees #13-15. None of these trees are a protected size in the city of Los Altos. 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. Tree protection for camphor tree #1, coast live oak tree #2 and cedar tree #5 will need to be placed at the driveway and extend out to the dripline of the trees where possible.

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. It is the contractor's responsibility to contact the site arborist when excavation is to take place at a

distance of 25 feet from the protected trees on site. Kevin at Kielty Arborist Services can be reached at 650 515 9783 and David at Kielty Arborist Services can be reached at 650 532 4418.

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.

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