DATE: July 17, 2013

AGENDA ITEM # 2

TO: Design Review Commission

FROM: Sierra Davis, Assistant Planner

SUBJECT: 13-SC-10 – 691 Benvenue Avenue

RECOMMENDATION:

Continue design review application 13-SC-10 subject to recommended direction.

PROJECT DESCRIPTION

This is a design review application for a two-story residence. The following table summarizes the project:

GENERAL PLAN DESIGNATION:	Single-family, Residential
ZONING:	R1-10
PARCEL SIZE:	10,212 square feet
MATERIALS:	Stucco, composition shingles, precast stone veneer, precast stone sills, and precast corbels.

	Existing	Proposed	Allowed/Required
LOT COVERAGE:	3,007 square feet	3,061 square feet	3,064 square feet
FLOOR AREA:			
First floor	2042 square feet	2,316 square feet	
Second floor		1,255 square feet	
Total	2,042 square feet	3,571 square feet	3,574 square feet
SETBACKS:			
Front	25 feet	25 feet	25 feet
Rear	40 feet	48 feet	25 feet
Right side	12 feet	18 feet/20 feet	7.5 feet/15 feet
Left side	13 feet	8 feet/21 feet	7.5 feet/15 feet
HEIGHT:	14 feet	23 feet	27 feet

BACKGROUND

This section of Benvenue Avenue is considered a Consistent Character Neighborhood. The front yard setback of structure in the immediate vicinity appear be greater than 25 feet with the main massing set back from the front of the structure. The original homes in the area, as well as new construction, have similar scale, with low profile first and second stories, simple articulation and

rustic materials. In a Consistent Character Neighborhood, good neighbor design reduces the abrupt changes that result from the juxtaposing radically different designs or sizes of structures; proposed projects should not set the extreme and should be designed to soften the transition. The street has improved shoulders, but does not have a consistent street tree pattern.

DISCUSSION

The proposed house is located at or near the 25-foot front yard setback, which is not consistent with the setback pattern, where the main part of the structures are generally set back farther. Although the project uses lower walls and eaves and trellises along the front, which fit in, the entry element sticks out.

The projecting front entry is a new design element in the immediate area. The eave line of the front entry element is significantly above the first story eave and projects. While the entry element is in scale with the proposed house, the element height is out of scale with adjacent houses. Adjacent houses have uniform eave lines that are between eight and nine feet in height. The height and scale of the entry is should be minimized to be more in line with the first story eave and better integrate into the character of the neighborhood. Staff recommends that the project:

- Reduce the scale of the entry element.

The interior side yard setbacks on the west side are 18 feet for the first story and 20 feet for the second story, which help to minimize the impact on the adjacent neighbors. The east side has an eight-foot first story setback and a 21-foot second story setback. The second story exceeds the required second story setback by approximately five feet on each side and creates a relatively narrow second story to the street, which helps minimize its profile.

The second story is out of character and scale with the neighboring properties because it has a more complex articulation and bulky appearance. The two-story houses within the neighborhood context have a simple articulation and higher pitched roofs, which conceals more of the second story wall and minimizes the second story bulk. The house is 23 feet in height with a nine-foot plate height on the first story and an eight-foot plate on the second story, which helps minimize bulk. The overall height and plate heights are not a concern; however, the design should be altered to de-emphasis the bulk of the second story further. To address this concern staff recommends that the design:

- Simplify and reduce the bulk the massing of the second story as viewed from the street.

The project includes harder building materials than the more rustic and softer materials found in the neighborhood context. Materials such as stone and stucco are included in the front facade and are also used on the attached fencing making the house appear wide. A softer material for the fence such as wood would help to visually break up the design elements and minimize the scale of the house. Although there are concerns about the new materials, they are a lesser concern in the context of the design because they are of a high quality and consistently used. The materials include stucco, composition shingles, precast stone veneer, precast stone sills, and precast corbels.

Privacy and Landscaping

The project has windows on the second story adjacent to the neighbors to the west and east properties and large windows and a balcony facing the rear of the property which create privacy impacts.

The second story windows are on the west side of the house include a large window in the bathroom, two windows in the office and four windows with high sill heights in the master bedroom toward the rear of the house. The window in the bathroom is not a privacy concern because it is located adjacent to a bathtub, which would make it difficult to walk up to the window to view out. The windows in the office may be a concern because they have lower sill heights and it is easy to view out of the window. The master bedroom windows do not create a privacy concern to the side because of the high sill heights, which make viewing out of the window difficult.

The windows on the west side of the property rely on trees on the adjacent property. The two trees that provide the privacy screening include an Oak tree and a Magnolia tree, which are large trees in a neighbor's side yard. The applicant provided an arborist report stating that the trees proposed to be maintained can be preserved by implementing the mitigation measures as recommended. Trees in a side yard are hard to maintain because the root systems and branches often interfere with structures and it becomes necessary to remove the trees to maintain the structure, therefore we recommend that the project:

- Re-design the office windows to better maintain privacy.

The windows on the east side of the house include two large windows in bedroom four, three windows in the stair case and a bathroom window toward the rear of the house. The window in bedroom two is at the front corner and is not a privacy concern because of the placement in the corner of the bedroom and the view to the front yard of the neighboring property. Although the windows are large with low sill heights, the front yard is a more public area. The three windows in the staircase are located at the top of the stairs and have a sill height of four and one half feet. The high sill heights and the passive use as an access way, the windows do not present a privacy concern. The bathroom window is located behind the toilet and does not present a privacy concern because a person could not stand directly in front of the window to view down. Staff recommends that that project:

- Maintain the existing vegetation on the east property line adjacent to the second story to mitigate privacy concerns.

A balcony is proposed off the master bedroom has a depth ranging from four to eight feet. The balcony is located off the master bedroom, which is considered a passive use. Although it is a passive use; it is still a privacy concern and would require additional screening to fill in the existing vegetation at the rear property line. Therefore, staff recommends:

- Planting additional evergreen vegetation along the rear property line; and
- Maintain the existing evergreen vegetation in the southwest corner.

ALTERNATIVES

Overall, without changes to the proposed design to address the above concerns, staff is unable make positive findings for approval (Section 14.76.050 of the Municipal Code).

Although we communicated our design concerns discussed in the staff report, the applicant requested to have the original design considered. Staff recommends continuance of the project because the project has merit; however, specific design elements need to be addressed in order to make the findings for approval. Should the commission support the design, staff recommends that the commission make positive findings, and approve with the standard conditions of approval, and include landscape conditions as specified in the staff report and arborist report and addendum.

ENVIRONMENTAL REVIEW

This project is categorically exempt from environmental review under Section 15303 of the Environmental Quality Act because it involves the construction of a single-family land use.

Cc: William Maston Architect and Associates, Nataliya Khodorovskaya, Applicant and Designer
Teresa and Hyung-Jin Kim, Owners

Attachments:

A. Application
B. Neighborhood Compatibility Worksheet
C. Area Map and Vicinity Map
D. Arborist Report, dated May 2, 2013
E. Arborist Report Addendum, dated July 3, 2013

RECOMMENDED DIRECTION

13-SC-10—691 Benvenue Avenue

The Design Review Commission provides the following direction:

1. Reduce the scale of the entry element;
2. Simplify and reduce the bulk the massing of the second story as viewed from the street;
3. Design the office windows to better maintain privacy;
4. Maintain existing evergreen vegetation on the east property line adjacent to the second story should be maintained to help to mitigate privacy concerns;
5. Add evergreen vegetation along the rear property line; and
6. Maintain the existing evergreen vegetation in the southwest corner.

ATTACHMENT A

CITY OF LOS ALTOS

GENERAL APPLICATION

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

Permit # 1105630

	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: 691 Benvenue Ave, Los Altos Ca 94024

Project Proposal/Use: new 2-story single family home

Current Use of Property: single family residential

Assessor Parcel Number(s) 189-38-064 **Site Area:** 10212 SF

New Sq. Ft.: 3571 SF Remodeled Sq. Ft.: 0 Existing Sq. Ft. to Remain: 0

Total Existing Sq. Ft.: 2042 SF **Total Proposed Sq. Ft. (including basement):** 4994 SF

Applicant's Name: William Maston Architect and Associates/ Nataliya Khodorovskaya

Home Telephone #: _____ **Business Telephone #:** 650-968-7900x13

Mailing Address: 384 Castro Street

City/State/Zip Code: Mountain View Ca 94041

Property Owner's Name: Teresa and Hyung-Jin (H.J.)Kim

Home Telephone #: 510-366-8430 **Business Telephone #:** _____

Mailing Address: 1035 Lassen Terrace

City/State/Zip Code: Sunnyvale, Ca 94086

Architect/Designer's Name: William Maston Architect and Associates **Telephone #:** 650-968-7900

*** * * 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)

Planning Division
(650) 947-2750
Planning@losaltosca.gov

ATTACHMENT B

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 691 Benvenue Ave.
Scope of Project: Addition or Remodel _____ **or New Home** X
Age of existing home if this project is to be an addition or remodel? n/a
Is the existing house listed on the City's Historic Resources Inventory? no

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

Address: 691 Benvenue Ave.
Date: _____

What constitutes your neighborhood?

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

Streetscape

1. Typical neighborhood lot size*:

Housed behind property located on Cuesta Ave.

Lot area: 10,200 +/- square feet — 12,600 Sq. Ft.
Lot dimensions: Length 136 +/- feet — 118.5'
Width 75 feet — 106.5'

If your lot is significantly different than those in your neighborhood, then note its: area_____, length_____, and width_____.

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

Existing front setback if home is a remodel? 25'
What % of the front facing walls of the neighborhood homes are at the front setback 100 %
Existing front setback for house on left 25 +/- ft./on right 25 +/- ft.
Do the front setbacks of adjacent houses line up? Yes

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

Indicate the relationship of garage locations in your neighborhood* only on your street (count for each type)
Garage facing front projecting from front of house face 4
Garage facing front recessed from front of house face 2
Garage in back yard 1
Garage facing the side 0
Number of 1-car garages 0; 2-car garages 7; 3-car garages 0

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

Address: 691 Benvenue Ave.
Date: _____

4. Single or Two-Story Homes:

What % of the homes in your neighborhood* are:
One-story 86%
Two-story 14%

5. Roof heights and shapes:

Is the overall height of house ridgelines generally the same in your neighborhood*? Yes
Are there mostly hip X, gable style X, or other style ___ roofs*?
Do the roof forms appear simple X 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 X combination of one or more materials
(if so, describe) Mostly board/batten and clapboard , some stucco, some brick and stone

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

_____
If no consistency then explain: 50/50 between wood shake and asphalt
1 house has synthetic slate tiles

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

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

Address: 691 Benvenue Ave.
Date: _____

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

Does your property have a noticeable slope? No

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

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.)?
Most have front lawns and are landscaped to the street edge with at least 1 tree in the front yard (usually 2-3 trees)

How visible are your house and other houses from the street or back neighbor's property?
Typical visibility for the neighborhood with mature landscaping helping to provide additional privacy

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. The unimproved right of way is planted with trees

10. Width of Street:

What is the width of the roadway paving on your street in feet? 32' +/-
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? _____
Most right of ways are landscape, a few have decorative rock mixed with the landscape.

Address: 691 Benvenue Ave.
Date: _____

11. What characteristics make this neighborhood* cohesive?

Such as roof material and type (hip, gable, flat), siding (board and batten, cement plaster, horizontal wood, brick), deep front yard setbacks, horizontal feel, landscape approach etc.:
The use of wood siding or board and batten, the roof heights and materials are the elements that are cohesive throughout the immediate neighborhood. Although there are other properties further down the street and around the corner that are vastly different to the general 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 Exceptions are for the houses that have been extensively remodeled.

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: 691 Benvenue Ave
Date: _____

Summary Table

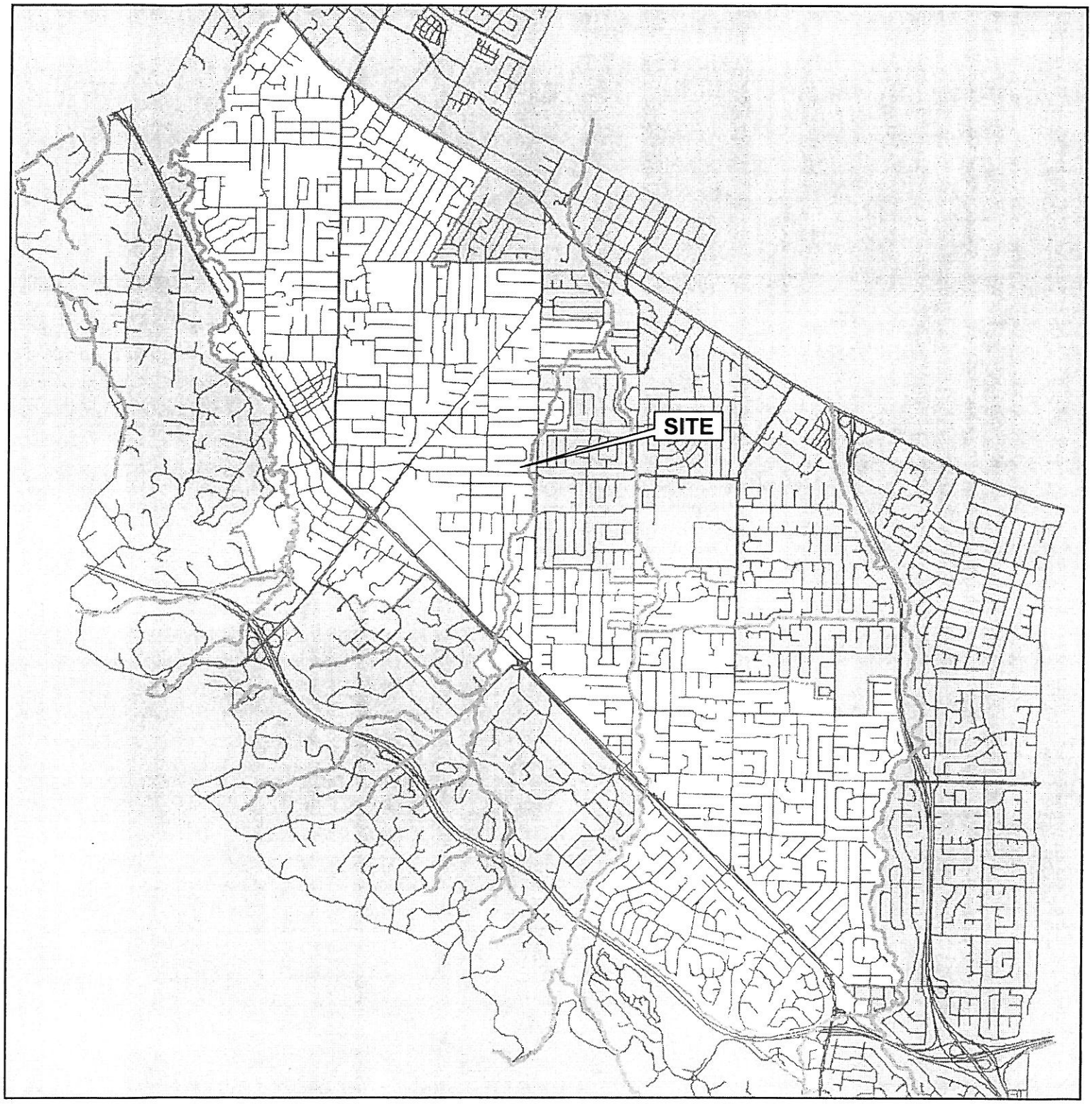
Please use this table to summarize the characteristics of the houses in your immediate neighborhood (two homes on either side, directly behind and the five to six homes directly across the street).

Address	Front setback	Rear setback	Garage location	One or two stories	Height	Materials	Architecture (simple or complex)
689 Benvenue Ave.	25' +/-	40' +/-	Front	1 Story	18' +/-	Wood Siding Wood Shingles	Simple Architecture
693 Benvenue Ave.	25' +/-	40' +/-	Front	1 Story	18' +/-	Wood Siding Wood Shingles	Simple Architecture
696 Benvenue Ave.	25' +/-	25' +/-	Front	1 Story	18' +/-	Wood Siding Wood Shingles	Simple Architecture
694 Benvenue Ave.	25' +/-	30' +/-	Front	1 Story	18' +/-	Wood Siding Wood Shingles	Simple Architecture
692 Benvenue Ave.	25' +/-	40' +/-	Front	1 Story	18' +/-	Wood Siding Asphalt Shingles	Simple Architecture
690 Benvenue Ave.	25' +/-	30' +/-	Front	2 Story	24' +/-	Wood Siding stone Asphalt Shingles	Simple Architecture
680 Benvenue Ave. (corner lot)	25' +/-	30' +/-rear 30' +/-side	Back Yard	1 Story	18' +/-	Wood Siding Syn. Slate Shingles	Simple Architecture
649 Questa Ave.	25' +/-	40' +/-	Front	1 Story	18' +/-	Stucco Brick Wood Shingles	Simple Architecture
657 Questa Ave.	25' +/-	44' +/-	Front	1 Story	18' +/-	Board/Batt Brick Asphalt Shingles	Simple Architecture
667 Questa Ave.	25' +/-	30' +/-	Front	1 Story	18' +/-	Board/Batt Brick Asphalt Shingles	Simple Architecture

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

ATTACHMENT C

AREA MAP



CITY OF LOS ALTOS

APPLICATION: 13-SC-10
APPLICANT: William Maston Architect and Associates / T. and H.J. Kim
SITE ADDRESS: 691 Benvenue Avenue

N

Not to Scale

VICINITY MAP

SCALE 1 : 6,000

500 0 500 1,000 1,500

FEET

CITY OF LOS ALTOS

APPLICATION: 13-SC-10
APPLICANT: William Maston Architect and Associates / T. and H.J. Kim
SITE ADDRESS: 691 Benvenue Avenue

ATTACHMENT D

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

Ray Morneau
• ARBORIST •

550 S. Shoreline Blvd
Mountain View, CA 94041-1929
Tel: 650-964-7664
Fax: 650-938-1577

Certified Arborist's Tree Inventory & Pre-Construction Report

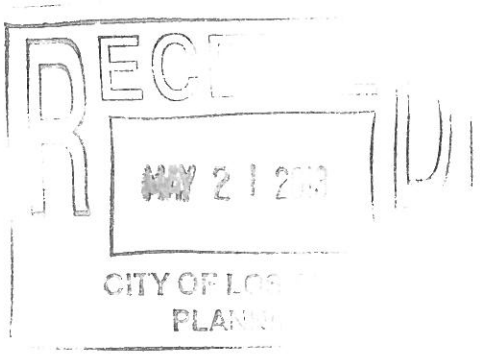
May 02, 2013

Prepared for:
Nataliya Khodorovskaya
William Maston Architect & Associates
384 Castro Street
Mountain View, CA 94041

Site:
Kim Residence
691 Benvenue Avenue
Los Altos, CA 94024

Prepared by:
Ray Morneau
ISA Certified Arborist #WE-0132A
PNWISA Certified Tree Risk Assessor #1188

Contents



1.0 Assignment & Introduction

I have been retained by Nataliya Khododovskaya as the Project Arborist to provide the pre-construction tree inventory and Arborist's Report for her client's new home project at 691 Benvenue Avenue in Los Altos.

Current drawings have been provided for my reference – including a proposed site plan dated April 26, 2013, to which I have added my tree numbers and included in this report.

2.0 Discussion with leading summary

2.1 Summary

Thirteen (13) trees are associated with this property, ten (10) on site and three (3) overhanging from the neighbors. The site plan shows this project's new house with attached garage (with a partial basement) in about the same location as the existing.

Overall Condition Chart

Percentage Range	Text Description	Quantity
0%	DEAD	0
1% to 25%	Very Poor	0
26% to 49%	Poor	5
50 % to 70%	Fair	8
71% to 90%	Good	0
91% to 100%	Excellent	0
		13

Tree Summary Chart

#	Name	Diam.	Vigor	Form	Con-dition	Keep-able	Brief Comments
1	Maple, J.	8.9"	Good	Poor	Poor	Low	Dieback: Verticillium Wilt fungus. Crowded.
2	Laurel, Eng.	3 X	70%	65%	Fair	Mod.	Three ~8-inch trunks from ground level. Crowded.
3	Victorian Box	10.3"	55%	55%	Fair	Mod.	Crowded, lop-sided.
4	Victorian Box	19.2"	50%	40%	Poor	Mod.	Two trunks (weak attachment); crowded, lop-sided.
5	Oak, Holly	~10"	68%	70%	Fair	High	Just across neighbor's sie of fence.
6	Magnolia, So.	7.2"	50%	40%	Poor	Low	Crowded, lop-sided against #5; existing driveway at 1-ft.
7	Persimmon	6.8"	50%	40%	Poor	High	Neighbor's tree; crowded, lop-sided, lanky.
8	Magnolia, So.	11.5"	62%	70%	Fair	Mod.	Under utility lines; line clearance pruned; thin.
9	Magnolia, So.	11.8"	45%	60%	Fair	Mod.	Under utility lines; severely pruned (topped); very thin.
10	Magnolia, So.	9.2'	50%	65%	Fair	Mod.	Under utility lines. In driveway footprint = REMOVE.
11	Redwood	13.5"	45%	50%	Poor	Mod.	Under utility lines; very severely pruned (topped).
12	Redwood	44.1"	65%	70%	Fair	High	Neighbor's front tree; side pruned by utility.
13	Yucca	multi	50%	50%	Fair	Mod.	Shrub form of yucca - not a tree-form.

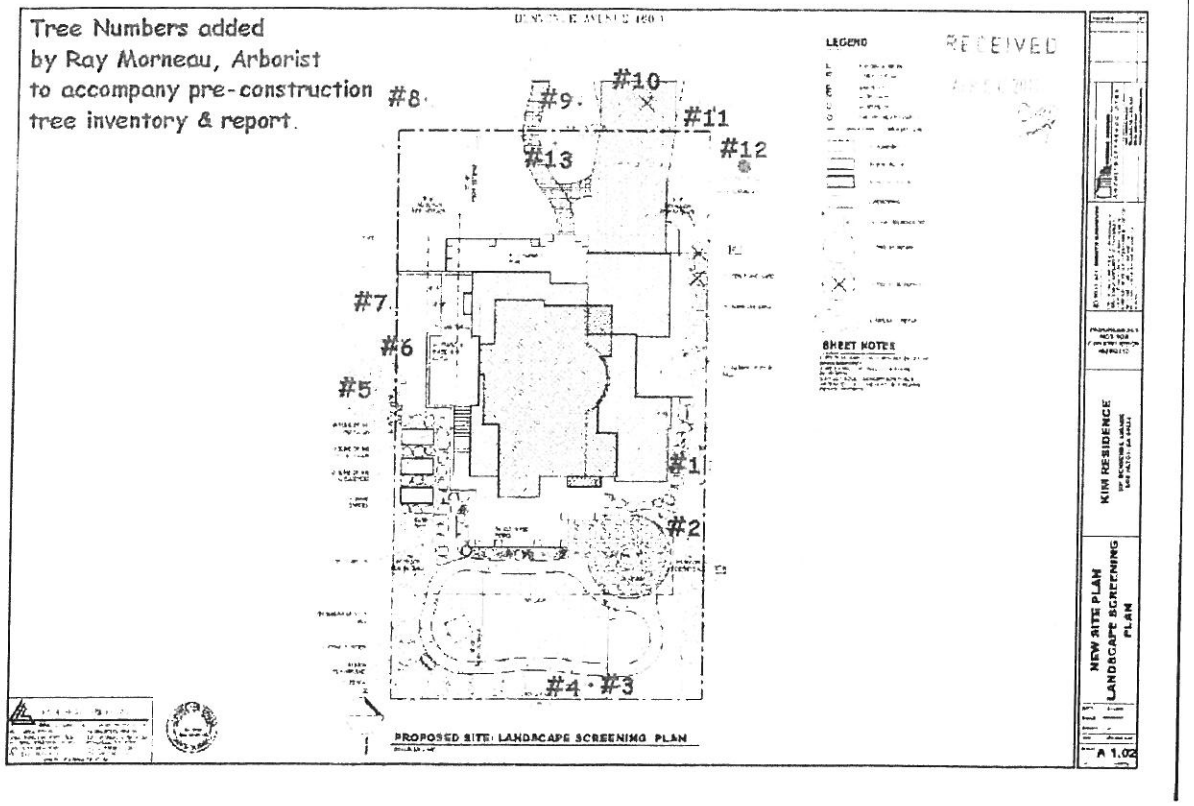
2.2 Discussion

All the trees, except magnolia #10 in the new driveway footprint, can be preserved, per current site plan, A 1.02.

Rectangular (Type II) tree protection fencing (TPF) can be installed for the remaining street trees and for other perimeter trees to be preserved. A wood chip buffer over the remaining root zones can help preserve root systems.

3.0 Site Plan, Tree Data, & Data Legend

3.1 Plan, with tree numbers added



3.2 Tree Data (following page)

3.3 Data Legend (then following two pages)

Tree #	Common Name	dbh (Diametrer at Breast Height)	Crown Radius	Height	Crown Class	% Vigor	% Structure	% Overall	Suitability to Preserve	Additional Comments
1	Maple, Japanese *(Acer palmatum)*	8.9" @ 2'	10'	22'	Co-Dom	60%	45%	49% Poor	Low	Stresses include Verticillium Wilt fungus (branch dieback) and crowded by adjacent shrubs. Located 7-feet to existing house, 5-feet to side fence.
2	Laurel, English *(Prunus laurocerasus)*	8.9", 8.1", 7.4"	8'	17'	Supp	70%	65%	66% Fair	Mod.	Three trunks from ground level on 28-inch base, crowded by adjacent shrubs. Located at 3-feet to existing planter/retaining wall, 2-feet to side fence.
3	Victorian Box *(Pittosporum undulatum)*	10.3"	19'	43'	Co-Dom	55%	55%	55% Fair	Mod.	Crowded, lop-sided against #4; recently limbed up above fence. Pool equipment shed at 2-ft.; existing pool at 12-ft; back fence at 2-ft.
4	Victorian Box *(Pittosporum undulatum)*	19.2" @ 2'	22'	40'	Co-Dom	50%	40%	45% Poor	Mod.	Two trunks (14.5', 11.8"). Crowded, lop-sided against #3; embedded bark (weak) crotch at 2-ft.. Existing swimming pool at 11-ft; back fence at 2-ft.
5	Oak, Holly *(Quercus ilex)*	~10"	12'	28'	Dom	68%	70%	69% Fair	High	Just across neighbor's sie of fence.
6	Magnolia, Southern *(Magnolia grandiflora)*	7.2"	9'	28'	Co-Dom	50%	40%	45% Poor	Low	Crowded, lop-sided against #5; existing driveway at 1-ft.
7	Persimmon, Kaki *(Diospyros kaki)*	6.8"	10'	18'	Co-Dom	50%	40%	45% Poor	High	Neighbor's tree, 4-ft to existing driveway. Crowded, lop-sided, lanky.
8	Magnolia, Southern *(Magnolia grandiflora)*	11.5"	15'	33'	Dom	62%	70%	66% Fair	Mod.	Under utility lines; line clearance pruned. Back of Curb (BOC) 6-ft. Thin foliage crown.
9	Magnolia, Southern *(Magnolia grandiflora)*	11.8"	20'	28'	Co-Dom	45%	60%	52% Fair	Mod.	Under utility lines; severely line clearance pruned (topped). Back of Curb (BOC) 6-ft. Very thin foliage crown.
10	Magnolia, Southern *(Magnolia grandiflora)*	9.2"	16'	33'	Co-Dom	50%	65%	57% Fair	Mod.	Under utility lines. Back of Curb (BOC) 6-ft.
11	Redwood, Coast *(Sequoia sempervirens)*	13.5"	14'	30'	Supp	45%	50%	47% Poor	Mod.	Under utility lines; severely line clearance pruned (topped under the wires). Back of Curb (BOC) 7-ft.
12	Redwood, Coast *(Sequoia sempervirens)*	44.1"	18'	70'	Dom	65%	70%	67% Fair	High	Neighbor's front yard tree; side pruned by line clearance crew.
13	Soapweed *(Yucca glauca)*	multi	5'	6'	Dom	50%	50%	50% Fair	Mod.	Shrubby form of yucca - can be maintained as shrub since it would not likely ever look like a tree-form.

3.3 Legend - Tree Inventory Headers

Observations were made and data gathered during my on-site inspection April 12, 2013.
Further conclusions and protection measures were refined from office research, seminar information, and past experience based on those observations and data.

Unless otherwise defined as a limited inventory, all site trees larger than a minimum diameter (usually ≥4-inch) were numbered and inspected. The gathered data was entered into a Microsoft® Excel database.
The data is encapsulated into the accompanying "Tree Inventory Data" section. The categories are typically self-descriptive with only the following notes.

Tree Number:	I sequentially assigned tree numbers from 1 to 13. A 1" by 3" aluminum tag is stapled to each tree at about eye level. I add a prefix "13" to identify each as linked with this inventory, thus differentiating it from any other numbering system.
Names:	We employ the initial common names from McMinn, if listed, otherwise from Sunset. Scientific/botanical names are included to minimize confusion. As applicable, we used McMinn's key and/or Sunset's descriptions.
DSH:	Diameter at Standard Height: This measurement is the trunk diameter measured at the standard height defined by the jurisdiction in which the tree trunk grows.
	The industry standard is 54 inches above ground level, taken with a standard surveyor's diameter tape, recorded in inches.
	Multi-trunked tree's diameters are measured below the lowest branch swelling and/or individual stems at 54 inches, or an average, depending on which height measurement is deemed to produce the best representative figure.
Trunk Circum-ference:	City of Mountain View Planning Department has preferred that I convert the standard diameter measurements to circumference. This column shows my arithmetic results of multiplying the diameters by pi (3.141592).
Crown Radius: (CR):	The averaged radii's measurement is shown in feet ... (N+S+E+W) / 4 = CR.
Canopy Cover:	Estimated averaged radii of foliage canopy cover (crown's shadow at noon on the ground below). [This column is omitted when not project-relevant.]
Ht (Height):	Estimated distance foliage crown extends above grade, recorded in feet.
Vigor:	Rating for tree's growth and vitality as a blend of elements like leaf or bud size and color, twig growth (elongation), accumulation of deadwood, cavities, woundwood development, trunk expansion (growth "cracks"), etc.

Form:	Structure rating for tree's architecture as a composite of factors like branch attachment, lean and balance, effects of prior breakage, crossing-tangled-twisted limbs, codominant trunks and/or branches, decay and cavities, anchorage (roots), etc.
Overall Condition:	Percentage rating assessing the tree's overall vigor, recent growth, insects/diseases, and structural defects. Relative text rating included in the same cell as: Excellent, Good, Fair, Poor, Very Poor. This corresponds to the "Condition Percentage" factor in tree valuations per the Council of Tree and Landscape Appraisers (CTLA) system used by the International Society of Arboriculture. (CTLA, 1992.) This combines foliage, branches, limbs, trunk, and root ratings into a composite condition score. This rating is used calculating these trees' appraised values required by some jurisdictions like Palo Alto.
Overall Suitability:	Considers the species' tolerance to construction impacts and the tree's condition (vigor & structure), longevity/age, adaptability, and aesthetics. This rating takes into account most announced intentions of changes in area/lot use. Degrees: High, Moderate, Low, Very Low, In footprint. • High: Tree in great condition and any existing defects or stresses are minor or can be easily mitigated. • Moderate: Notable vigor and/or stability problems but which can be moderated with treatment &/or increased tree protection zone. • Low: Significant problems, including shorter life expectancy. Difficult to retain but potential with much larger tree protection zone. • Very Low: Substantial existing problems, defects, stresses. Unlikely to survive impact of any project. • In footprint: So close to the proposed construction impacts that it is rated as being within the new footprint.
Age / Longevity:	Rates tree's relative age: Young (Long) / Semi-Mature / Mature / Over-Mature (Short).
Comments:	Notes most obvious defects, insects, diseases or unique characteristics.

4.0 Tree Preservation Guidelines: Pre-Construction Maintenance notes

4.1 Identify a TPZ (Tree Protection Zone) for each tree to remain after the project closes. A TPZ is defined by the jurisdiction in which the project is located to provide above-ground- and root-zone-protection for trees. In the absence of a specific local definition, the TPZ shall be a circle with a radius of 10-feet for every 1-foot of trunk diameter.

Within the TPZ shall be identified a CRZ (Critical Root Zone) – a no man's land within which no activity may occur without Project Arborist or City Arborist monitoring and/or sign-off. Unless otherwise specified, the CRZ shall be the larger of 3-foot-radius-circle or a circle with a radius of 2-feet for every 1-foot of trunk diameter.

4.2 Supplemental watering should be provided for trees to remain. A rule of thumb for construction site stressed trees is 10-20 gallons per trunk diameter inch per month, particularly critical during hot weather. This is modified by the Project Arborist on site with root zone inspections and monitoring as water demands will obviously be lower during cool, damp weather. Inspection should find soil between 3" and 18" below grade moist enough for roots to thrive.

4.3 No pruning is absolutely needed at this time, though pruning to reduce foliage branch endweights could usually make for better-structured trees. Typically, crown raising for clearance over some areas of a site is useful (7-feet over bike lanes, 14-feet for vehicle access, 1- to 3-feet over roofs [species-dependant]). Nevertheless, deadwood removal and endweight reduction is commonly performed to improve existing site and neighboring trees. And, usually project trees benefit from "Crown Cleaning" for deadwood removal and "Crown Thinning" to lighten branch endweights) at sometime before the close of the project. Then the owner has a benchmark against which to compare future status of the trees. All work must conform to published ISA BMPs keyed to ANSI A-300 Standards as the basis for written pruning specifications drafted by an ISA Certified Arborist (or equivalent).

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

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

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

5.0 Tree Preservation Guidelines: Tree Protection Measures

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

Tree protection measures (like TPFs, root zone buffer [mulch], supplemental watering, etc.) must be in place before demolition or any other project site work.

Though generally expected to extend to the dripline, here the TPF can be installed as close to that as possible.

One 24- to 36-inch opening or gate should be left for inspection access to each area.

Fence material is to be 6-foot-high chain link fence supported by 8-foot long, 2-inch diameter galvanized fence posts driven 2-feet into the soil.

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

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

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

5.2 Prohibited Acts & Admonishments/Requirements

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

5.2.2 Monitor root zone moisture and maintain as per above.

5.2.3 Have an ISA Certified Arborist repair any damage promptly.

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

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

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

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

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

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

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

5.3 Construction-time Maintenance

5.3.1 Monitor root zone moisture and maintain as per above (§4.1).

5.3.2 Maintain/repair tree protection fences and/or root zone mulch/buffer material.

5.3.3 Have a certified arborist promptly repair any damage to trees.

5.3.4 Develop the plan for follow-up care so, as the project closes, the care of the trees can be handed over for continuing management by the owner and/or landscape contractor.

5.4 Post-Construction Follow-Up

5.4.1 Monitor root zone moisture, especially during/following drought//dry seasons. [A dry season is any time more than 60 days elapse since significant rainfall (2-inches or less).]

5.4.2 Monitor root zone mulch (if used), maintain depth, and scarify (approximately once or twice annually) to break up compaction/matting.

5.4.3 Monitor for insect pests and diseases, especially insects with sucking/chewing mouthparts or boring insects (bark beetles)..

5.4.4 Inspect for structural safety before storm season and after severe weather events.

5.4.5 Follow California Oak Foundation guidelines as to not irrigating and/or planting water loving plant material within 10-feet of the trunks of mature trees.

6.0 Certification

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

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

Respectfully submitted,

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

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

Ray Morneau
• ARBORIST •

550 S. Shoreline Blvd.
Mountain View, CA 94041-1929
Tel: 650.964.7664
Mobile: 415.412.1127

Addendum to Certified Arborist's Tree Inventory & Pre-Construction Report

Original Report: May 02, 2013
Addendum: July 03, 2013

Prepared for:
Nataliya Khodorovskaya
William Maston Architect & Associates
384 Castro Street
Mountain View, CA 94041

Site:
Kim Residence
691 Benvenue Avenue
Los Altos, CA 94024

Prepared by:
Ray Morneau
ISA Certified Arborist #WE-0132A
PNWISA Certified Tree Risk Assessor #1188

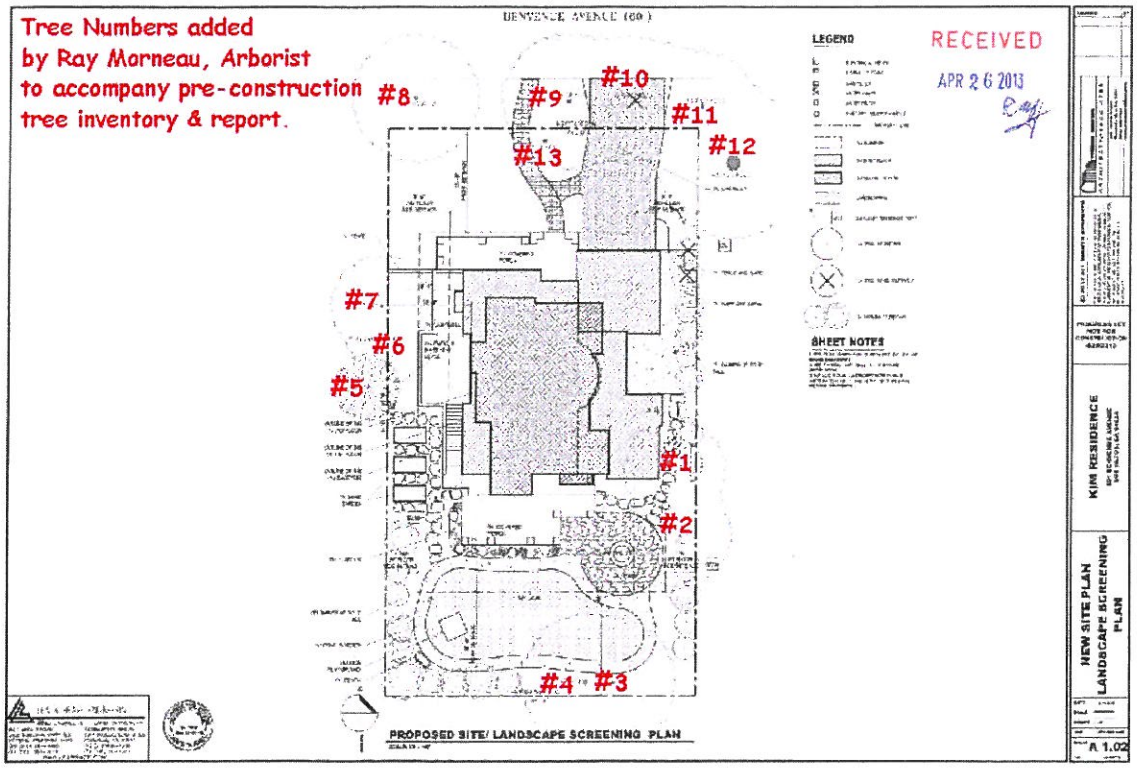
1A Introduction

Assignment: This Addendum addresses further developments since my introduction to this site in May and includes my information from that report incorporated by reference.

2A Executive Summary

I met by phone July 02, 2013, with the project representative (Denise Forbes) to address the City-comment-letter from Assistant Planner, Sierra Davis. This Addendum focuses on the tree-related items in that letter.

3A Summary Diagrammatics



Overall Condition Chart

Percentage Range	Text Description	Quantity
0%	DEAD	0
1% to 25%	Very Poor	0
26% to 49%	Poor	5
50 % to 70%	Fair	8
71% to 90%	Good	0
91% to 100%	Excellent	0
		13

Tree Summary Chart

*Per comment letter, three columns have been added for species, remove, retain.

#	Name	species*	Diam.	Vigor	Form	Con-dition	Keep-able	Remove*	Retain*	Brief Comments
1	Maple, J.	japonica	8.9"	Good	Poor	Poor	Low		X	Dieback: Verticillium Wilt fungus. Crowded.
2	Laurel, Eng.	laurocerasus	3 X	70%	65%	Fair	Mod.		X	Three ~8-inch trunks from ground level. Crowded.
3	Victorian Box	undulatum	10.3"	55%	55%	Fair	Mod.		X	Crowded, lop-sided.
4	Victorian Box	undulatum	19.2"	50%	40%	Poor	Mod.		X	Two trunks (weak attachment); crowded, lop-sided.
5	Oak, Holly	ilex	~10"	68%	70%	Fair	High		X	Just across neighbor's sie of fence.
6	Magnolia, So.	grandiflora	7.2"	50%	40%	Poor	Low		X	Crowded, lop-sided against #5; existing driveway at 1-ft.
7	Persimmon	kaki	6.8"	50%	40%	Poor	High		X	Neighbor's tree; crowded, lop-sided, lanky.
8	Magnolia, So.	grandiflora	11.5"	62%	70%	Fair	Mod.		X	Under utility lines; line clearance pruned; thin.
9	Magnolia, So.	grandiflora	11.8"	45%	60%	Fair	Mod.		X	Under utility lines; severely pruned (topped); very thin.
10	Magnolia, So.	grandiflora	9.2"	50%	65%	Fair	Mod.	X		Under utility lines. In driveway footprint = REMOVE.
11	Redwood	sempervirens	13.5"	45%	50%	Poor	Mod.		X	Under utility lines; very severely pruned (topped).
12	Redwood	sempervirens	44.1"	65%	70%	Fair	High		X	Neighbor's front tree; side pruned by utility.
13	Yucca	glauca	multi	50%	50%	Fair	Mod.		X	Shrub form of yucca - not a tree-form.

My tree inventory in my May 2 report calls out both the genus and species, but I have included a species-only column in the table above at the request of the City Planner.

4A Tree Protection Plan

Tree Protection Measures are synergistic, work together – realistically, no one stands alone.

My May 2 report itemizes Tree Preservation Guidelines. However, some cities prefer a focused list without explanatory annotations. So, I have reduced it to a running-number list below with my philosophical commentary removed.

4.1 **Rectangular (Type II) tree protection fencing** (TPF) must be installed for the remaining street trees and for other perimeter trees to be preserved.

Fence material will be 6-foot high chain link attached to 8-foot galvanized 2-inch-diameter posts inserted 2-feet into the ground (or on concrete or pipe bases pegged to the ground so as to be unmovable).

Position it as far as possible from the trees' trunks – as close as possible to the edge of the new excavation and/or hardscape.

One 24- to 36-inch opening or gate should be left for inspection access to each area.

This protection is also to be maintained until the final landscaping phase of the project after the trees and their root zones are no longer in jeopardy of injury.

4.2 Where no plant material root zone buffer is growing (e.g. ivy), spread a wood chip buffer over the remaining root zones 3- to 4-inches deep, tapering to ground level where the tree trunk meets the soil.

The chips shall be the sort of mulch generated by a tree care contractor running his brush through a chipper.

This buffer-protection is also to be maintained until the final landscaping phase of the project after the trees and their root zones are no longer in jeopardy of injury.

The 4-inch layer of wood chips is the thickness required for foot- and/or wheelbarrow-traffic. Mechanized equipment requires additionally thickened buffer. Depending on the machines to be used, contractor or owners' rep must consult the Project Arborist to determine specifics.

4.3 **Supplemental watering** shall be provided for trees to remain. A rule of thumb for construction site stressed trees is 10-20 gallons per trunk diameter inch per month, particularly critical during hot weather. This is modified by the Project Arborist on site with root zone inspections and monitoring as water demands will obviously be lower during cool, damp weather. Inspection should find soil between 3" and 18" below grade moist enough for roots to thrive.

4.4 **All pruning must be to written pruning specifications** drafted by an ISA Certified Arborist (or equivalent) to conform to published ISA BMPs keyed to ANSI A-300 Standards

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

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

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

4.6 **Monitor root zone moisture** and maintain as per above.

4.7 **Have an ISA Certified Arborist** repair any damage promptly.

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

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

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

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

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

Light Well Area excavation shall be hand dug upon encountering one-inch-diameter roots (or larger). Hand root pruning is required at this point. Use a sharp saw (e.g., fresh blade on a Sawz-All® or equivalent) to make a smooth, clean cut as far from the tree as possible with no ripping-shattering-tearing-crushing-bruising. This will particularly affect trees #5, #6, and #7.

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

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

4.15 **Monitor for insect pests and diseases**, especially insects with sucking/chewing mouthparts or boring insects (bark beetles)..

4.16 **Inspect for structural safety** before storm season and after severe weather events.

4.17 **Follow California Oak Foundation guidelines** as to not irrigating and/or planting water loving plant material within 10-feet of the trunks of mature trees.

4.18 **Develop the plan for follow-up care** so, as the project closes, the care of the trees can be handed over for continuing management by the owner and/or landscape contractor.

4.19 **Side yard plant material (west):** The Planner calls out a possible problem with the existing side yard plant material as potentially too big. That correctly identifies a condition which will need attention as the trees continue to grow, but pruning can mitigate any real problems with size-control pruning to maintain clearance to the building. This would really be better than eliminating established trees. It would also be highly unusual for a city to require neighbors to remove their trees (#5 and #7).

5A Certification

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

Respectfully submitted,

Raymond J. Morneau

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