DATE: October 15, 2014

AGENDA ITEM #6

TO: Design Review Commission

FROM: Lily Lim, Assistant Planner

SUBJECT: 14-SC-30, 731 University Avenue

RECOMMENDATION:

Approve design review application 14-SC-30 subject to the findings and conditions

---

PROJECT DESCRIPTION

This project will demolish an existing one-story home and construct a new two-story home. The new two-story house includes 3,250 square feet on the first floor and 815 square feet on the second floor. The following table summarizes the project's technical details:

GENERAL PLAN DESIGNATION:	Single-Family, Residential
ZONING:	R1-10
PARCEL SIZE:	13,200 square feet
MATERIALS:	Slate roof tiles, stone veneer, wood paneling, wood columns, zinc chimney caps, wood trellis, wood door, and wood window trim

	Existing	Proposed	Allowed/Required
COVERAGE:	1,062 square feet	3,833 square feet	3,690 square feet
FLOOR AREA:			
First floor	1,062 square feet	3,250 square feet	
Second floor	n/a	815 square feet	
Total	1,062 square feet	4,065 square feet	4,070 square feet
SETBACKS:			
Front	48 feet	25 feet	25 feet
Rear	2.5 feet	25 feet	25 feet
Right side (1st/2nd)	2.5 feet	10 feet/18 feet	10 feet/17.5 feet
Left side (1st/2nd)	26 feet	14.5 feet/29 feet	10 feet/17.5 feet
HEIGHT:	15 feet	25.5 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 this neighborhood tend to have varied setbacks and characteristics with different architectural styles and massing. However, the homes also have some similar characteristics such as low eave lines and the use of rustic materials. There is a combination of one-story and two-story homes, with predominately one-story homes on the south side of the street and two-story homes on the north side. The houses on the south side of University have front facing garages, while the houses on the north side have detached garages in the rear. The garages in the rear can be accessed from an alley which parallels University Avenue. The landscaping along University Avenue varies; however, portions of the street have a distinct landscape pattern, such as the subject property with a public sidewalk and a planted shoulder.

DISCUSSION

Design Review

In Diverse Character Neighborhoods, good neighbor design has its own design integrity while incorporating some design elements and materials found in the neighborhood. These neighborhoods can contain a variety of architectural styles and varying streetscapes. However, they should still maintain an appropriate relationship to homes in the neighborhood.

The proposed two-story home has its own character; however, it is appropriately designed to blend in with the range of homes in the immediate neighborhood. The design uses recessed wall elements on the first story and rustic materials to soften the overall appearance of the home. The smaller single-story elements relate well to the immediate surroundings of the neighborhood. Second story elements are broken up by the use of hip roof forms and a trellis across the front entry porch. The attached garage is located behind the home and can be accessed from the alley at the rear of the property. The City's Design Guidelines suggest avoiding designs that make the garage the focal point of the house. By utilizing the alley in the rear, the impacts are reduced as viewed from University Avenue.

The second story is situated towards the front of the home and is relatively small in size. The second story contains two bedrooms, two bathrooms, and a walkway. However, the majority of the second story is open to below to allow for higher ceilings in living room and kitchen on the first floor.

The City's Design Guidelines suggest various ways to minimize bulk, including: using more than one material on an elevation, incorporating architectural elements to soften the elevation, minimizing the use of two-story high design elements, and keeping second floor exterior wall heights low. The design uses wood siding on portions of the first story and stucco siding on the second story. With the use of a smaller entry porch with a wooden trellis, the perception of a two-story element is minimized. The overall height of the home is 25 feet, seven inches, which is

approximately one-and-a-half feet lower than the maximum allowable height. This includes wall plates of approximately nine feet on the first story and eight feet on the second story, producing relatively low eave-lines.

The project uses high quality materials such as slate roof tiles, stone veneer, wood paneling, wood columns, zinc chimney caps, wood trim, wood doors, and a wooden trellis. The building materials are integrated throughout the entire house on all sides. Overall, the materials are compatible with the surrounding neighborhood and integral to the architectural design of the house.

Privacy

The Design Guidelines suggest placing windows, decks, and doors in such a way to minimize the privacy impacts to neighboring properties. The second story is situated towards the front of the house with one bedroom on either side. Both bedrooms have front and side facing windows and a bathroom window to the rear. There are two side facing windows in each bedroom which have sill heights of approximately four and a half feet and a relatively small size. The side setback to the second story is approximately 19 feet to both property lines. Given the smaller window size and taller sill heights, the side facing windows do not create an unreasonable privacy concern.

The home on the property abutting the west property line is located more than 80 feet from the proposed second story. However, the property to the east is approximately 25 feet from the proposed second story. Preserving the existing Chinese Tallow and two Podocarpus will help mitigate privacy concerns to the property on the east. Since the proposed home is situated closer to the front property line than the home on the east and appears to have no direct line-of-sight into the neighboring home.

There are two active outdoor areas located in the rear of the home. The outdoor lounge can be accessed from the living room and dining room, and the outdoor dining area can be accessed from the dining room. Both the lounge and outdoor dining area are recessed into the home and located more than 39 feet from the rear property line. Given the setbacks and orientation, the proposed outdoor areas will not result in a privacy concern.

Landscaping

This project will remove eight trees, two Pine trees (tree number 11 and 17), one Buckeye (tree number 7), one Ash (tree number 10), two Mimosa trees (tree number 14 and 15), one Bottlebrush (tree number 12), and one dead Magnolia (tree number 19). The majority of the trees being removed are insignificant in size or in poor health. According to the arborist report, the Magnolia is in poor health, which means the tree is dead or near dead. The two pines are in fair and fair/poor health. However, the remainder of the trees on the property will be preserved. Specifically, the trees along the east property line (tree numbers 4, 5, 6, 10) will be preserved to mitigate privacy concerns to 745 University Avenue (to the east). The attached arborist report outlines the conditions and protection measures for the existing trees. Additional landscaping is proposed throughout the property, with privacy screening along the rear northwest corner and larger trees in the front yard to buffer the home from the street. Two Chinese Pistache trees are

proposed to be located within the right-of-way, in the defined landscaping area along University Avenue.

ENVIRONMENTAL REVIEW

This project is categorically exempt from environmental review under Section 15301 of the Environmental Quality Act because it involves the construction of a new single-family dwelling in a residential zone.

CC: Eric Peterson, Pacific Peninsula Architecture, Inc, Architect/Designer
Susan Buchanan, Property Owner

Attachments
A. Application
B. Neighborhood Compatibility Worksheet
C. Maps
D. Arborist Report
E. Letters

FINDINGS

14-SC-30 – 731 University Avenue

With regard to the two-story structure, 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 provisions of this chapter;

b. The height, elevations, and placement on the site of the propose 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

14-SC-30 – 731 University Avenue

1. The approval is based on the plans received on October 6, 2014 and the written application materials provide by the applicant, except as be modified by these conditions.

2. Obtain an encroachment permit issued from the Engineering Division prior to doing any work within the public street right-of-way.

3. The applicant/owner agrees to indemnify, defend, protect, and hold City harmless from all costs and expenses, including attorney's fees, incurred by the City or held to be the liability of City in connection with City's defense of its actions in any proceeding brought in any State or Federal Court, challenging any of the City's action with respect to the applicant's project.

4. All required privacy screening along the east property line shall be protected under this application and cannot be removed without a tree removal permit from the Community Development Director.

5. **Prior to building permit submittal, the plans shall include:**

   a. The conditions of approval shall be incorporated into the title page of the plans;

   b. Verification that all new additions and altered square footage will comply with the California Green Building Standards pursuant to Section 12.26 of the Municipal Code and provide a signature from a Qualified Green Building Professional;

   c. The measures to comply with the New Development and Construction 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);

   d. Fire sprinklers to be installed pursuant to Section 12.10 of the Municipal Code;

   e. The location of underground utilities pursuant to Section 12.68 of the Municipal Code. Underground utility trenches should avoid the driplines of all protected trees; and

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

6. **Prior to final inspection:**

   a. All front yard landscaping, privacy screening trees, street and shoulder landscaping shall be maintained and/or installed as required by the Planning Division; and

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

ATTACHMENT A

RECEIVED
AUG 2 9 2014
CITY OF LOS ALTOS
PLANNING

CITY OF LOS ALTOS
GENERAL APPLICATION

Type of Review Requested: *(Check all boxes that apply)* **Permit #** 1106288

	One-Story Design Review		Sign Review		Multiple-Family Review
✔	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: 731 University Avenue

Project Proposal/Use: New 2 story single family residence with attached garage

Current Use of Property: Pool house, pool, & cottage

Assessor Parcel Number(s) 175-18-058 **Site Area:** 13,200

New Sq. Ft.: 4,064 **Remodeled Sq. Ft.:** 0 **Existing Sq. Ft. to Remain:** 0

Total Existing Sq. Ft.: 1,062 **Total Proposed Sq. Ft. (including basement):** 4,064

Applicant's Name: Eric Peterson, Pacific Peninsula Architecture, Inc. epeterson@pacificpeninsula.com

Home Telephone #: **Business Telephone #:** (650) 323-7900

Mailing Address: 718 Oak Grove Avenue

City/State/Zip Code: Menlo Park, CA 94025

Property Owner's Name: Susan Buchanan sueb991@gmail.com

Home Telephone #: (650) 796-1592 **Business Telephone #:**

Mailing Address: 651 Manresa Lane

City/State/Zip Code: Los Altos, CA 94022

Architect/Designer's Name: Eric Peterson **Telephone #:** (650) 323-7900

*** * * 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)

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 731 University Avenue
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? _____

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

Address: 731 University Ave.
Date: 29 August 2014

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: 6,600 square feet
Lot dimensions: Length 132 feet
Width 50 feet
If your lot is significantly different than those in your neighborhood, then note its: area 13,200, length 132, and width 100.

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

Existing front setback if home is a remodel?_____
What % of the front facing walls of the neighborhood homes are at the front setback 62 %
Existing front setback for house on left 60 ft./on right 40 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 2
Garage in back yard 8
Garage facing the side 1
Number of 1-car garages 4; 2-car garages 9; 3-car garages __

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

Address: 731 University Ave
Date: 29 August 2014

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

What % of the homes in your neighborhood* are:
One-story 54%
Two-story 46%

5. **Roof heights and shapes:**

Is the overall height of house ridgelines generally the same in your neighborhood*? no
Are there mostly hip ___, gable style 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 X stucco __ board & batten X clapboard
__ tile __ stone __ brick X combination of one or more materials
(if so, describe) brick accents w/ stucco or siding

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: 60% asphalt shingle ; 40% wood shake or wood shingle

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: 731 University
Date: 29 August 2014

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 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?

9. **Landscaping:**

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

How visible are your house and other houses from the street or back neighbor's property?
most are visible from the street. Some are well screened at the rear.

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)?

10. **Width of Street:**

What is the width of the roadway paving on your street in feet? _____
Is there a parking area on the street or in the shoulder area? shoulder
Is the shoulder area (unimproved public right-of-way) paved, unpaved, gravel, landscaped, and/or defined with a curb/gutter? gravel & unpaved. Defined by curb & sidewalk

Address: 731 University
Date: 29 August 2014

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.:
simple rooflines, second floor within roofline, garage at the rear.

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)

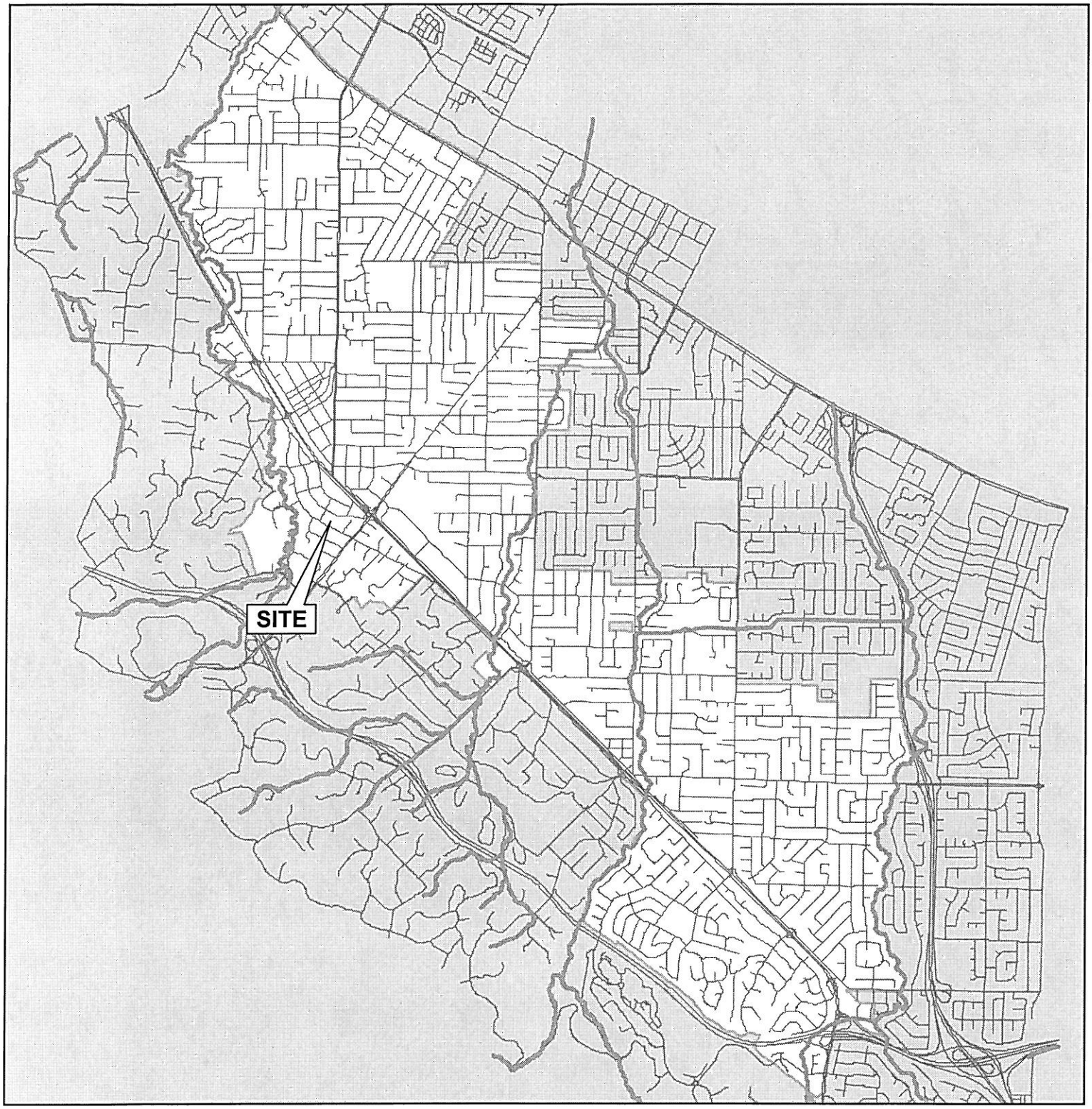
Neighborhood

731 University Avenue, Los Altos, CA 94022 #1407

Address:	Front SB:	Rear SB:	Garage:	Stories:	Height:	Materials:	Architecture:
723 University Avenue	25	10	Rear	2	27	Siding / Wood shake	Simple
725 University Avenue	60	4	Side	2	27	Shingle / Asphalt	Complex
732 University Avenue	25	50	Rear	2	27	Shingle / Asphalt	Simple
740 University Avenue	25	60	Front	1	18	Board & Batten / Asphalt	Simple
745 University Avenue	40	10	Rear	2	27	Siding / Wood shingle	Simple
746 University Avenue	45	50	Front	1	18	Stucco / Asphalt	Simple
749 University Avenue	25	25	Rear	1	18	Siding / Brick / Wood shake	Complex
752 University Avenue	40	50	Front	1	18	Stucco / Brick / Asphalt	Simple
756 University Avenue	40	70	Front	2	27	Stucco / Wood shake	Simple
714 Orange Avenue	20	8	Rear	1	18	Siding / Brick / Asphalt	Simple
718 Orange Avenue	20	5	Rear	2	27	Shingle / Brick / Asphalt	Complex
722 Orange Avenue	25	15	Rear	1	18	Stucco / Brick / Asphalt	Simple
728 Orange Avenue	25	15	Rear	1	18	Stucco / Wood shake	Simple

ATTACHMENT C

AREA MAP



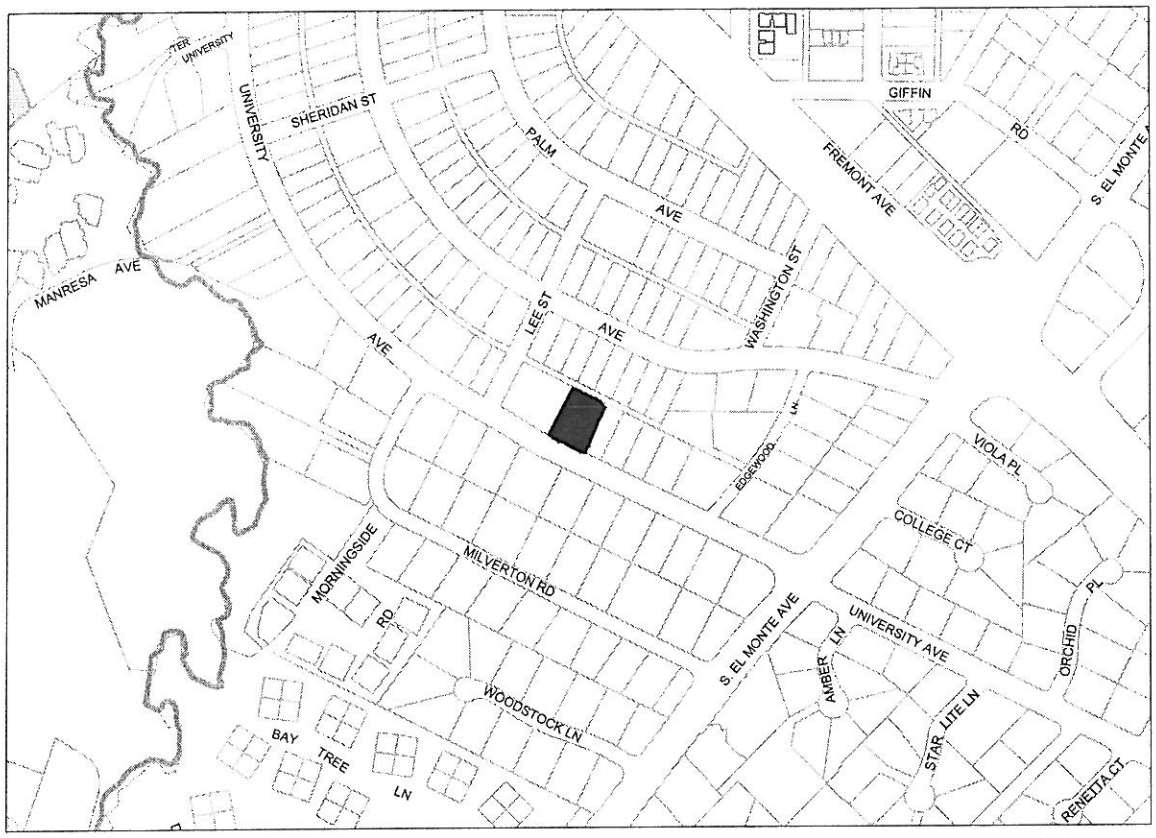
CITY OF LOS ALTOS

APPLICATION: 14-SC-30
APPLICANT: Pacific Peninsula Architecture, Inc. /S. Buchanan
SITE ADDRESS: 731 University Avenue

N

Not to Scale

VICINITY MAP



SCALE 1 : 6,000

500 0 500 1,000 1,500

FEET

N

CITY OF LOS ALTOS

APPLICATION: 14-SC-30
APPLICANT: Pacific Peninsula Architecture, Inc. /S. Buchanan
SITE ADDRESS: 731 University Avenue

urbantreemanagement inc.

7/31/14

731 University Ave.
Los Altos, CA 94022

Re: **Tree Survey**

To Whom It May Concern:

Assignment

It was my assignment to survey all trees over 4" DBH on the subject property and write a report.

Summary

There are 19 trees in the scope of this survey. Two of the trees (#4) are over 48" circumference (15.3" diameter) and are therefore protected. One of these is dead. There are three poor quality street trees (#1 - 3) that are protected as they are City owned trees. The owner is proposing to replace these three poor quality trees with new healthy trees.

Discussion

There are three trees on the Street that all belong to the City. These three trees are unhealthy and all have severe internal trunk decay and have no value. The client is suggesting to replace these three trees with multiple Chinese Pistache trees. These would be new, young and healthy trees. I strongly recommend these trees be removed and replaced as per the Landscape Architects proposed new plantings.

t650+321+0202 | f408+399+8063 | po box 971 los gatos ca 95031 | urbantreemanagement.com
contractors license # 755989 | certified arborist WC ISA # 623 | certified tree risk assessor #1399

The first of the other two protected trees is a 24" diameter *Sapium* tree (#4 – see image to right). This tree is located right next to the pool and the pool demolition will need to take into account the preservation of this tree. Temporary Tree Protection fencing shall be installed along the edge of the existing concrete. The pool and walkway can be removed with this fencing in place. The excavator will need to be careful not to damage tree roots when removing concrete under the trees. The newly exposed dirt edge will then need to be covered with two layers of burlap and kept moist daily until the pool can be filled in. Once filled in the tree protection must be expanded to protect all soils under the drip line of the tree.

The second tree that is over 15.3 DBH is tree #19. It is a large, dead Magnolia and should be removed.

There are four other non-protected trees the clients would like preserved: 3 Podocarpus and an *Aesculus* (#'s 4 – 8 – see spreadsheet).

All of the trees on site are currently drought-stressed. I highly recommend a weekly watering schedule to start ASAP for all trees desired for retention.

Risks to Trees by Construction

The trees at this site could be at risk of damage by construction or construction procedures that are common to most construction sites. These procedures may include the dumping or the stockpiling of materials over root systems; the trenching across the root zones for utilities or for landscape irrigation; or the routing of construction traffic across the root system resulting in soil compaction and root dieback. It is therefore essential that Tree Protection Fencing be used as per the Architectural drawings.

In constructing underground utilities, it is essential that the location of trenches be done outside the drip lines of the trees, except were approved, otherwise, by the Arborist.

Protection Recommendations

Based on the existing development, planned construction and the condition and location of trees present on site, the following is recommended:

1. Any roots exposed during construction activities that are larger than 2 inches in diameter should not be cut or damaged until the project Arborist has an opportunity to assess the impact that removing these roots could have on the trees.

2. A Certified Arborist should supervise any excavation activities within the tree protection zone of these trees.

Utility Installation

If new utility lines are to be installed, they should be routed along the edge of the paved surfaces that are farthest from trees. Any roots exposed during these construction activities that are larger than 2 inches in diameter should be cleanly cut at the edge of the excavation trench and covered with burlap and kept moist until the roots can be covered again with soil. Typically wetting the burlap in the morning and the end of the workday is sufficient. A Certified Arborist must pre-approve the cutting of roots greater than 2" in diameter.

General Tree Protection Plan

It is required that protective fencing is provided during the construction period to protect those trees that are planned to be preserved. This fencing must protect a sufficient portion of the root zone to be effective. In most cases, it would be essential to locate the fencing a minimum radius distance of 6 times the trunk diameter in all directions from the trunk (see Tree Protection Notes from Architect). There are areas where we will amend this distance based upon proposed construction. In my experience, the protective fencing must:

a. Consist of chain link fencing having a minimum height of 6 feet.
b. Be mounted on steel posts driven approximately 2 feet into the soil.
c. Fencing posts must be located a maximum of 10 feet on center.
d. Protective fencing must be installed prior to the arrival of materials, vehicles, or equipment.
e. Protective fencing must not be moved, even temporarily, and must remain in place until all construction is completed, unless approved be a certified arborist.

There must be no grading, trenching, or surface scraping inside the driplines of protected trees, unless specifically approved by a Certified Arborist.

Trenches for any underground utilities (gas, electricity, water, phone, TV cable, etc.) must be located outside the driplines of protected trees, unless approved by a Certified Arborist. Alternative methods of installation may be suggested.

Mulch should cover all bare soils within the tree protection fencing. This material must be 6-8 inches in depth after spreading, which must be done by hand. I prefer course wood chips because it is organic, and degrades naturally over time.

Loose soil and mulch must not be allowed to slide down slope to cover the root zones or the root collars of protected trees.

Materials must not be stored, stockpiled, dumped, or buried inside the driplines of protected trees.
Excavated soil must not be piled or dumped, even temporarily, inside the driplines of protected trees.

Any pruning must be done by a Company with an Arborist Certified by the ISA (International Society of Arboriculture) and according to ISA, Western Chapter Standards, 1998.

Repair of existing, or future landscape irrigation trenches must be a minimum distance of 10 times the trunk diameter from the trunks of protected trees unless otherwise noted and approved by the Arborist.

Repair of existing, or any future, landscape irrigation trenches must be designed to avoid water striking the trunks of trees, especially oak trees.

Landscape materials (cobbles, decorative bark, stones, fencing, etc.) must not be installed directly in contact with the bark of trees because of the risk of serious disease infection.

****

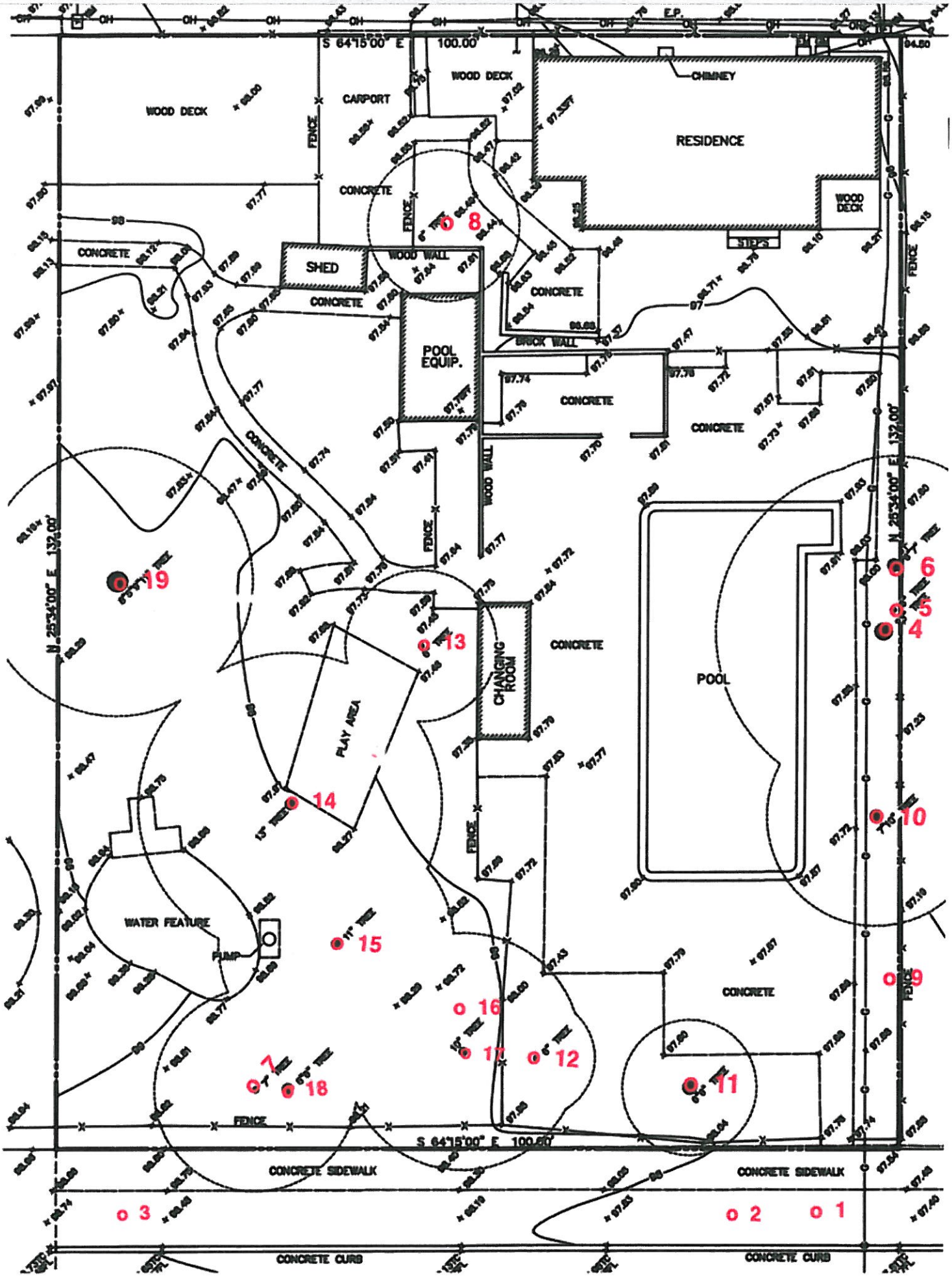
I certify that the information contained in this report is correct to the best of my knowledge and that this report was prepared in good faith. Please call me if you have questions or if I can be of further assistance.

Respectfully,

Michael P. Young

Done

Survey not to scale_08.08.14.pdf



TREE SURVEY

DATE	**30-Jul-14**
NAME	**Buchanon**
ADDRESS	**731 University Avenue, Los Altos, CA 94022**

TREE NO.	SPECIES	DIAMETER	WIDTH/HEIGHT	HEALTH	STRUCTURE
1	Hawthorn	4	10/10	F	P
2	Hawthorn	2	8/10	F	P
3	Hawthorn	2	8/10	F	P
4	Sapium	24	35/35	F	F
5	Podocarpus	4,6	20/35	G	F
6	Podocarpus	8,9	20/35	G	F
7	Buckeye	5,8	20/22	F	F
8	Podocarpus	5	12/18	G	F
9	Cotoneaster	3,3,3,4,4	20/15	F	F
10	Ash sp.	14	18/25	FP	F
11	Pinus sp.	14	12/22	F	F
12	Bottlebrush	7	12/12	F	F
13	Persimmon	8	20/25	F	F
14	Mimosa	14	30/30	F	F
15	Mimosa	14	25/40	F	F
16	Japanese Maple	1,1,3,4,5,5,5	30/25	F	F
17	Lacebark Pine	12	25/40	FP	FP
18	Japanese Maple	4,4,5,6	18/25	F	F
19	Magnolia	6,8,11,14	30/22	P	P

** Applicable Local Tree Regulations:

Based on Los Altos Municipal Code (11.08.040 Protected trees and 9.20.020 Control of City (street trees)), a protected tree is any of the following:

A. Any tree that is forty-eight (48) inches in circumference measured at forty-eight (48) inches above grade;

B. Any tree designated by the historical commission as a heritage tree or any tree under official consideration by the historical com
C. Any tree which was required by the city to be either saved or planted in conjunction with a development review application.
D. Street Trees

Based on these regulations and marked property lines, 5 trees are protected (1 Sapium and 1 (dead) California laurel) c

KEY

RATINGS	Health	Structure
good	excellent/vigorous	flawless
fair/good	healthy	very stable
fair	fair	routine maintenance needed
fair/poor	declining	mitigation needed
poor	dead or near dead	hazard

Common Name	*Latin Name*
Ash	*Fraxinus sp.*
Bottlebrush	*Callistemon citrinus*
Buckeye	*Aesculus californica*
Magnolia	*Magnolia s.*
Cotoneaster	*Cotoneaster sp.*
Hawthorn	*Crataegus sp.*
Japanese Maple	*Acer palmatum*
Lacebark Pine	*Pinus bungeana*
Lacebark Pine	*Pinus bungeana*
Mimosa	*Acacia irrorata*
Persimmon	*Diospyros sp.*
Podocarpus	*Podocarpus sp.*
Sapium	*Sapium sp.*

PROTECTED?	NOTES
YES	Street, decayed center
YES	Street, decayed center
YES	Street, decayed center
YES	Drought and stressed
NO	Recommend reduce height.
NO	Recommend reduce height.
NO	
NO	
NO	
NO	90% defoliated, Recommend removal
NO	
NO	
NO	
NO	
NO	
NO	
NO	Thin canopy, poor color, triple leader at 15 feet, Recommend Removal
NO	One dead leader
YES	Dead, Recommend Removal

mission for heritage tree designation;

on the property and 3 street trees along University Avenue.

ATTACHMENT E

September, 2014

City of Los Altos
Planning Division
1 North San Antonio Road
Los Altos, CA 94022

Dear Planning Council,

I have met with Sue Buchanan, the applicant for building a new residence at 731 University Avenue, and I am in support of her application.

Thank you,

Gillian Humphries

Gillian Humphries
714 Orange Avenue
Los Altos, CA 94022

RECEIVED
OCT - 6 2014
CITY OF LOS ALTOS
PLANNING

September, 2014

City of Los Altos
Planning Division
1 North San Antonio Road
Los Altos, CA 94022

Dear Planning Council,

I have met with Sue Buchanan, the applicant for building a new residence at 731 University Avenue, and we are in support of her application.

Thank you,

Jane and James Wasson
718 Orange Avenue
Los Altos, CA 94022

RECEIVED
OCT - 6 2014
CITY OF LOS ALTOS
PLANNING

September, 2014

City of Los Altos
Planning Division
1 North San Antonio Road
Los Altos, CA 94022

Dear Planning Council,

I have met with Sue Buchanan, the applicant for building a new residence at 731 University Avenue, and we are in support of her application.

Thank you,

Rosemarie Scheiff

Rosemarie and Bernard Scheiff
722 Orange Avenue
Los Altos, CA 94022

RECEIVED
OCT - 6 2014
CITY OF LOS ALTOS
PLANNING

September, 2014

City of Los Altos
Planning Division
1 North San Antonio Road
Los Altos, CA 94022

Dear Planning Council,

I have met with Sue Buchanan, the applicant for building a new residence at 731 University Avenue, and we are in support of her application.

Thank you,

7 Sep 14

Shannon and Mel Guymon
725 University Avenue
Los Altos, CA 94022

RECEIVED
OCT - 6 2014
CITY OF LOS ALTOS
PLANNING

September, 2014

City of Los Altos
Planning Division
1 North San Antonio Road
Los Altos, CA 94022

Dear Planning Council,

I have met with Sue Buchanan, the applicant for building a new residence at 731 University Avenue, and we are in support of her application.

Thank you,

V and Jason Forget
728 Orange Avenue
Los Altos, CA 94022

RECEIVED
OCT - 6 2014
CITY OF LOS ALTOS
PLANNING

September, 2014

City of Los Altos
Planning Division
1 North San Antonio Road
Los Altos, CA 94022

Dear Planning Council,

I have met with Sue Buchanan, the applicant for building a new residence at 731 University Avenue, and we are in support of her application.

Thank you,

Molly Morrison Lopez

Molly and Stephen Lopez
732 University Avenue
Los Altos, CA 94022

RECEIVED
OCT - 6 2014
CITY OF LOS ALTOS
PLANNING

September, 2014

City of Los Altos
Planning Division
1 North San Antonio Road
Los Altos, CA 94022

Dear Planning Council,

I have met with Sue Buchanan, the applicant for building a new residence at 731 University Avenue, and I am in support of her application.

Thank you,

Michele S Rowe

Michele ~~Johnson~~ Rowe (recently married)
740 University Avenue
Los Altos, CA 94022

RECEIVED
OCT - 6 2014
CITY OF LOS ALTOS
PLANNING

September, 2014

City of Los Altos
Planning Division
1 North San Antonio Road
Los Altos, CA 94022

Dear Planning Council,

I have met with Sue Buchanan, the applicant for building a new residence at 731 University Avenue, and we are in support of her application.

Thank you,

Carrie and Steve Souders
745 University Avenue
Los Altos, CA 94022

RECEIVED
OCT - 6 2014
CITY OF LOS ALTOS
PLANNING

September, 2014

City of Los Altos
Planning Division
1 North San Antonio Road
Los Altos, CA 94022

Dear Planning Council,

I have met with Sue Buchanan, the applicant for building a new residence at 731 University Avenue, and we are in support of her application.

Thank you,

Mary Kaye

Mary and Lester Kaye
746 University Avenue
Los Altos, CA 94022

RECEIVED
OCT - 6 2014
CITY OF LOS ALTOS
PLANNING

September, 2014

City of Los Altos
Planning Division
1 North San Antonio Road
Los Altos, CA 94022

Dear Planning Council,

I have met with Sue Buchanan, the applicant for building a new residence at 731 University Avenue, and I am in support of her application.

Thank you,

Tamara Tossy

Tamara Tossy
752 University Avenue
Los Altos, CA 94022

RECEIVED
OCT - 6 2014
CITY OF LOS ALTOS
PLANNING

September, 2014

City of Los Altos
Planning Division
1 North San Antonio Road
Los Altos, CA 94022

Dear Planning Council,

I have met with Sue Buchanan, the applicant for building a new residence at 731 University Avenue, and we are in support of her application.

Thank you,

Stephanie Moore Louis Pare

Stephanie Moore and Louis Pare
756 University Avenue
Los Altos, CA 94022

RECEIVED
OCT - 6 2014
CITY OF LOS ALTOS
PLANNING