



DATE: September 2, 2015

AGENDA ITEM # 4

TO: Design Review Commission
FROM: Sierra Davis, Assistant Planner
SUBJECT: 15-SC-28 – 865 Laverne Way

RECOMMENDATION:

Approve design review application 15-SC-28 subject to the listed findings and conditions

PROJECT DESCRIPTION

This is a design review application for a new two-story house. The project includes 3,650 square feet at the first-story and 1,024 square feet at the second-story.

The following table summarizes the project:

GENERAL PLAN DESIGNATION:	Single-family, Residential
ZONING:	R1-10
PARCEL SIZE:	19,247 square feet
MATERIALS:	Standing seam metal roof, cement plaster (smooth finish), horizontal wood siding, wood barn doors, wood windows and doors, stone veneer wall

	Existing	Proposed	Allowed/Required
LOT COVERAGE:	2,518 square feet	4,083 square feet	5,774 square feet
FLOOR AREA:			
First floor	2,518 square feet	3,650 square feet	
Second floor		1,024 square feet	
Total	2,518 square feet	4,674 square feet	4,675 square feet
SETBACKS:			
Front	50 feet	27 feet	25 feet
Rear	59 feet	61 feet	25 feet
Right side (1 st /2 nd)	17 feet	12 feet/72 feet	10 feet/17.5 feet
Left side (1 st /2 nd)	15 feet	10 feet/ 19 feet	10 feet/17.5 feet
HEIGHT:	15 feet	24 feet	27 feet

BACKGROUND

The house is located in a Transitional Character Neighborhood pursuant to the Residential Design Guidelines. The structures within the neighborhood context are a mix of rustic Ranch style structures and newer more contemporary structures. The Ranch style homes have simple massing and low scale design, while the newer construction at the end of the cul-du-sac are larger scaled, two-story structures and appear closer to the street. The street is wide with and has an inconsistent street tree pattern.

DISCUSSION

Design

The design of the house is a more contemporary style that relates well to the mix of styles, materials and scales within the neighborhood. In summary, the placement of the structure respects the larger front yard setbacks in the neighborhood and the adjacent properties on either side. The structure has a mix of scales with one- and two-story massing, horizontal eave lines with large gable ends facing the street and a mix of materials that help to reduce the bulk of the contemporary design.

The placement of the new house respects the larger front yard setbacks in the neighborhood and the adjacent properties to the sides and rear. The massing of the house is substantially in the same location of the existing house with the garage and two-story portion on the left side of the house extending to the front of the property. The extension of the house toward the front of the property does not significantly depart from the streetscape. Although the second-story massing of the house is setback from the front property line 51 feet a majority of the single story is set back 71 feet. The garage is located in front of the massing of the house with a 27-foot setback from the front property line. Although the garage is forward on the lot it is a narrow element, with a majority of the massing of the house that respects the greater than required front yard setback pattern in the neighborhood context.

The structure has a mix of scales with one- and two-story massing, horizontal eave lines and large gable ends. The structure has primarily single story massing at a height of 18 feet with two-story massing on the left side of the structure. The two-story massing is narrow (17 feet wide) as viewed from the street at a modest height of 24 feet. The two-story element is most visible from the adjacent property to the left. The bulk of the second story is minimized with a shed roof at the first-story. The landscaping plan provides for four, evergreen trees adjacent to the second story that will help to reduce the bulk of the as viewed from the adjacent property.

The design incorporates rustic materials that help to minimize the bulk of the more contemporary design with the use of vertical and horizontal wood siding. The materials and architectural elements are integral to the design and include: standing seam metal roof, cement plaster (smooth finish), horizontal wood siding, wood barn doors, wood windows and doors, stone veneer wall.

Landscaping and Privacy

The project includes a comprehensive landscape plan and proposes to remove mature trees in the front yard subject to the arborist reports in attachments E and F. The five Deodara cedars in the front yard will be removed for the new driveway; however, according to the arborist, the trees are in decline with fair to poor structural integrity with poor limb attachment. The trees were planted together and need to be treated as a grove; therefore, all trees should be removed together. Two, large 36-inch box, Oak trees will be planted at the front of the property on either side on the new driveway. The Western Red Cedar on the right side of the front yard will be maintained and is in good health.

The second-story windows on the left side of the house, in the bedrooms and bathrooms have low sill heights less than three and one-half feet. Sill heights less than four and one-half feet make it easy to view out and down into adjacent properties yards. The landscape plan provides for evergreen trees adjacent to the second-story windows to help mitigate views to the neighboring property.

The Oak tree in the rear yard will be maintained and will help to provide privacy mitigation for the rear facing, second-story windows in the bedrooms. According to the arborist, the tree is in good health and has a large canopy which will block views to the side and rear properties. The Oak tree will have to be trimmed for construction of the second story and the work should be performed under the supervision of a certified arborist.

The landscaping plan provides for landscaping in the public right-of-way. A standard condition of approval requires the applicant contact the Engineering Department regarding any work in the public right-of-way.

PUBLIC CONTACT

This project was noticed to 11 nearby property owners in addition to an on-site posting for the Design Review Commission hearing.

ENVIRONMENTAL REVIEW

This project is categorically exempt from environmental review under Section 15303 of the Environmental Quality Act because the project is construction of a new house.

Cc: Francisco Marmolejo, Arcanum Architecture, Applicant and Architect
Adam and Sheri King, Property Owners

Attachments:

- A. Application
- B. Neighborhood Compatibility Worksheet
- C. Area Map, Vicinity Map and Notification Map
- D. Design Review Response letter from Applicant, dated August 14, 2015
- E. Arborist Report, dated June 29, 2015
- F. Arborist Report, dated August 14, 2015

FINDINGS

15-SC-28 – 865 Laverne Way

1. With regard to design review for a new two-story structure, the Design Review Commission finds the following in accordance with Section 14.76.050 of the Municipal Code that:
 - 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;
 - 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

15-SC-28 – 865 Laverne Way

1. The approval is based on the plans received on August 14, 2015 and the written application materials provided by the applicant, except as may be modified by these conditions.
2. 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.
3. 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.
4. Fire sprinklers shall be required pursuant to Section 12.10 of the Municipal Code.
5. Any new utility service drops shall be located underground from the nearest convenient existing pole pursuant to Chapter 12.68 of the Municipal Code.
6. 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.
7. **Prior to the issuance of a Demolition Permit or Building Permit**, tree protection fencing shall be installed around the dripline as required by the project arborist, of the following trees (No(s). 11,16 and 22) 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.
8. **Prior to Building Permit submittal, the plans shall contain/show:**
 - a. The conditions of approval shall be incorporated into the title page of the plans.
 - b. The arborist reports dated May 19, 2015 and August 5, 2015 shall be included as a full sheet in the plans.
 - c. 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."
 - d. 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.

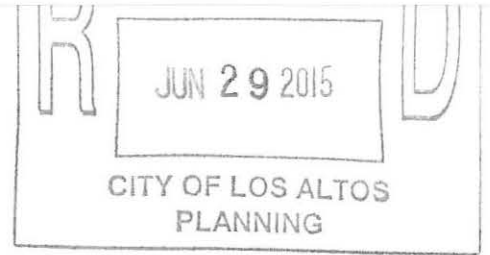
- e. The location of underground utilities pursuant to Section 12.68 of the Municipal Code. Underground utility trenches shall avoid the drip-lines of all protected trees unless approved by the project arborist and the Planning Division.
- f. The location of any air conditioning units on the site plan and the manufacturer's specifications showing the sound rating for each unit.
- g. 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.).

9. Prior to final inspection:

- a. All front yard, side yard and privacy screening shall be installed as shown on the approved plans or as required by the Planning Division.
- b. Submit verification that the house was built in compliance with the City's Green Building Ordinance (Section 12.26 of the Municipal Code).



ATTACHMENT A



CITY OF LOS ALTOS GENERAL APPLICATION

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

Permit # 1106733

<input type="checkbox"/>	One-Story Design Review	<input type="checkbox"/>	Commercial/Multi-Family	<input type="checkbox"/>	Environmental Review
<input checked="" type="checkbox"/>	Two-Story Design Review	<input type="checkbox"/>	Sign Permit	<input type="checkbox"/>	Rezoning
<input type="checkbox"/>	Variance	<input type="checkbox"/>	Use Permit	<input type="checkbox"/>	R1-S Overlay
<input type="checkbox"/>	Lot Line Adjustment	<input type="checkbox"/>	Tenant Improvement	<input type="checkbox"/>	General Plan/Code Amendment
<input type="checkbox"/>	Tentative Map/Division of Land	<input type="checkbox"/>	Sidewalk Display Permit	<input type="checkbox"/>	Appeal
<input type="checkbox"/>	Historical Review	<input type="checkbox"/>	Preliminary Project Review	<input type="checkbox"/>	Other:

Project Address/Location: 865 Laverne Way

Project Proposal/Use: Residential Current Use of Property: Residential

Assessor Parcel Number(s): 167-19-016 Site Area: 19,247 Sq. Ft.

New Sq. Ft.: 4,674 Altered/Rebuilt Sq. Ft.: 0 Existing Sq. Ft. to Remain: 0

Total Existing Sq. Ft.: 2,518 Total Proposed Sq. Ft. (including basement): 4,674

Applicant's Name: Francisco Marmolejo, Arcanum Architecture Inc.

Telephone No.: (415) 357-4408 Email Address: francisco@arcanumarchitecture.com

Mailing Address: 501 Third Street, Suite 200

City/State/Zip Code: San Francisco, CA, 94107

Property Owner's Name: Adam & Sheri King

Telephone No.: (650) 823-9238 Email Address: adamjking@gmail.com; sheri.king@gmail.com

Mailing Address: 873 Laverne Way

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

Architect/Designer's Name: Timothy Chappelle

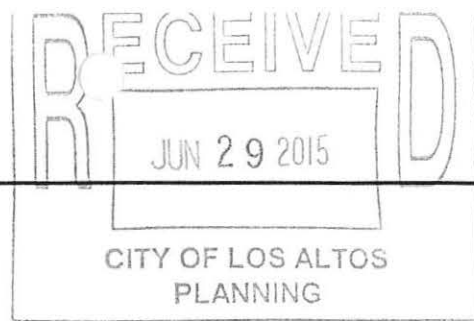
Telephone No.: (415) 357-4400 Email Address: tim@arcanumarchitecture.com

Mailing Address: 501 Third Street, Suite 200

City/State/Zip Code: San Francisco, CA, 94107

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

(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 865 Laverne Way

Scope of Project: Addition or Remodel or New Home

Age of existing home if this project is to be an addition or remodel? _____

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

Address: 865 Laverne Way

Date: 6.26.15

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: 19,247 square feet

Lot dimensions: Length 160.79 feet

Width 120 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? _____

What % of the front facing walls of the neighborhood homes are at the front setback _____ %

Existing front setback for house on left 68.5 ft./on right 50.25 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 5

Garage facing front recessed from front of house face 4

Garage in back yard 0

Garage facing the side 2

Number of 1-car garages 0; 2-car garages 7; 3-car garages 3

Address: 865 Laverne Way

Date: 6.26.15

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

What % of the homes in your neighborhood* are:

One-story 36

Two-story 64

5. **Roof heights and shapes:**

Is the overall height of house ridgelines generally the same in your neighborhood*? Yes

Are there mostly hip , gable style , or other style roofs*?

Do the roof forms appear simple or complex ?

Do the houses share generally the same eave height _____?

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

What siding materials are frequently used in your neighborhood*?

wood shingle stucco board & batten clapboard
 tile stone brick combination of one or more materials
(if so, describe) _____

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

wood shake / shingle

If no consistency then explain: _____

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

Does your neighborhood* have a consistent identifiable architectural style?

YES NO

Type? Ranch Shingle Tudor Mediterranean/Spanish
 Contemporary Colonial Bungalow Other

Address: 865 Laverne Way

Date: 6.26.15

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)

The direction of the slope is towards the rear of lot.
So, away from 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? 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.)?

The use of big trees and landscape to street edge is common.

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

The houses are semi visible from the street, visibility depends on the amount of screening trees at street edge.

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)?

Screening trees at the front of the lot are the only existing landscaping features. The unimproved public right-of-way at the front of property is asphalt.

10. Width of Street:

What is the width of the roadway paving on your street in feet? 25 ft.

Is there a parking area on the street or in the shoulder area? shoulder area

Is the shoulder area (unimproved public right-of-way) paved, unpaved, gravel, landscaped, and/or defined with a curb/gutter? The shoulder area is paved.

Address: 865 Laverne Way
Date: 6.26.15

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 characteristics that make this neighborhood cohesive
has to be the gable roofing element and landscape
approach.

General Study

- A. Have major visible streetscape changes occurred in your neighborhood?
 YES NO
- B. Do you think that most (~ 80%) of the homes were originally built at the same time?
 YES NO
- C. Do the lots in your neighborhood appear to be the same size?
 YES NO
- D. Do the lot widths appear to be consistent in the neighborhood?
 YES NO
- E. Are the front setbacks of homes on your street consistent (~80% within 5 feet)?
 YES NO
- F. Do you have active CCR's in your neighborhood? (*p.36 Building Guide*)
 YES NO
- G. Do the houses appear to be of similar size as viewed from the street?
 YES NO
- H. Does the new exterior remodel or new construction design you are planning relate in most ways to the prevailing style(s) in your existing neighborhood?
 YES NO

Address: 865 Laverne Way

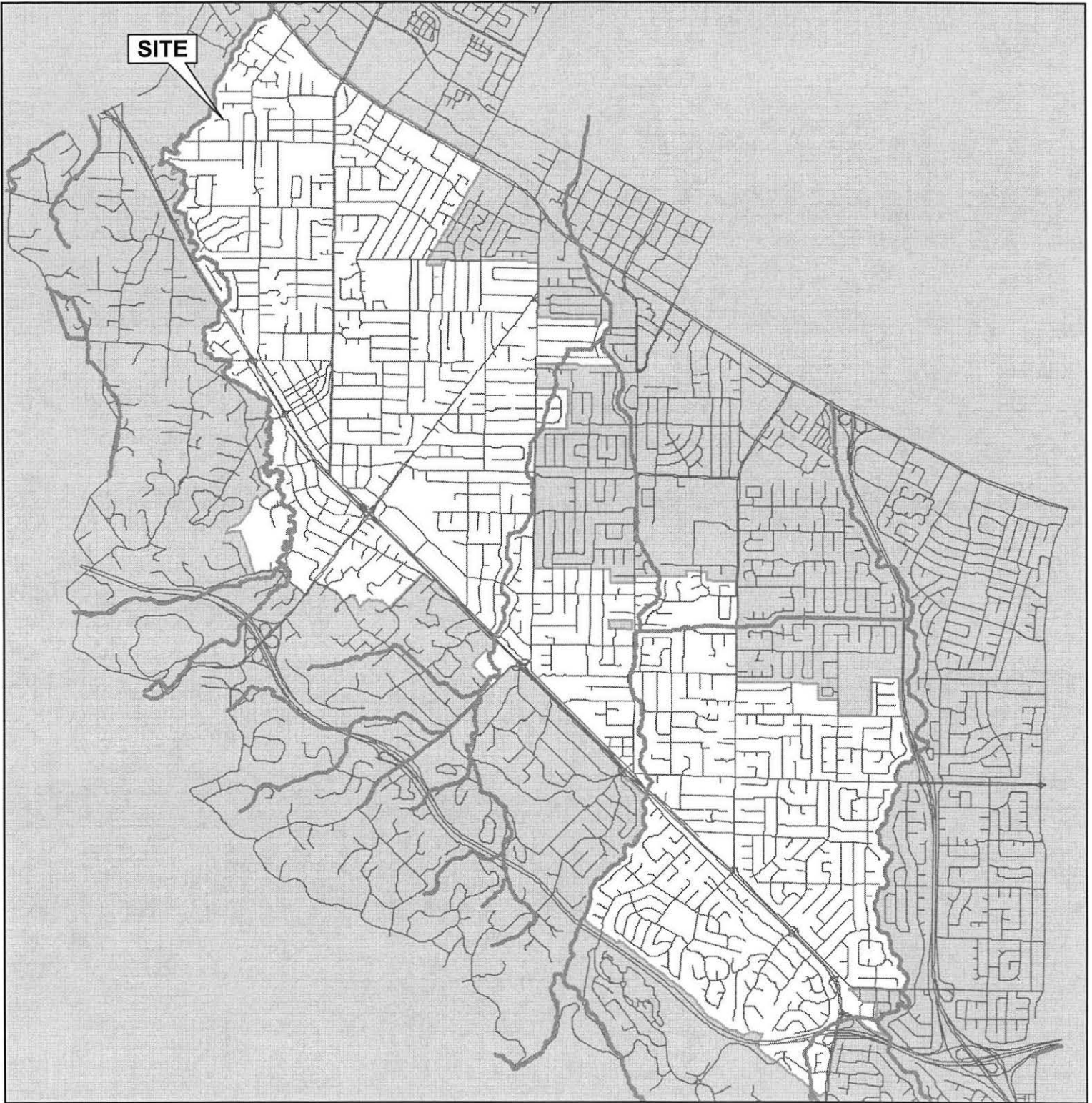
Date: 6.26.15

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)
873 Laverne Way	68.5 sq.ft.		Recessed Front	Two Stories		stucco and clapboard	Complex
857 Laverne Way	50.25 ft.		Projecting Front	Two Stories		stucco	simple
456 Traverso Ave			Projecting Front	One Story		board and batten, clapboard.	complex
454 Traverso Ave			Projecting Front	Two Stories		wood shingles	simple
888 Laverne Way			Projecting Front	Two Stories		board and batten	simple
876 Laverne Way			Projecting Front	One Story		board and batten, brick	simple
845 Laverne Way			Projecting Front	Two Stories		shingle siding	simple
829 Laverne Way			Side Facing	Two Stories		stucco and stone siding	complex
848 Laverne Way			Recessed	One Story		clapboard	simple.

AREA MAP



CITY OF LOS ALTOS

APPLICATION: 15-SC-28
APPLICANT: Arcanum Architecture, Inc. /A. and S. King
SITE ADDRESS: 865 Laverne Way

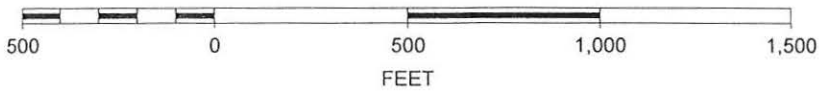


Not to Scale

VICINITY MAP



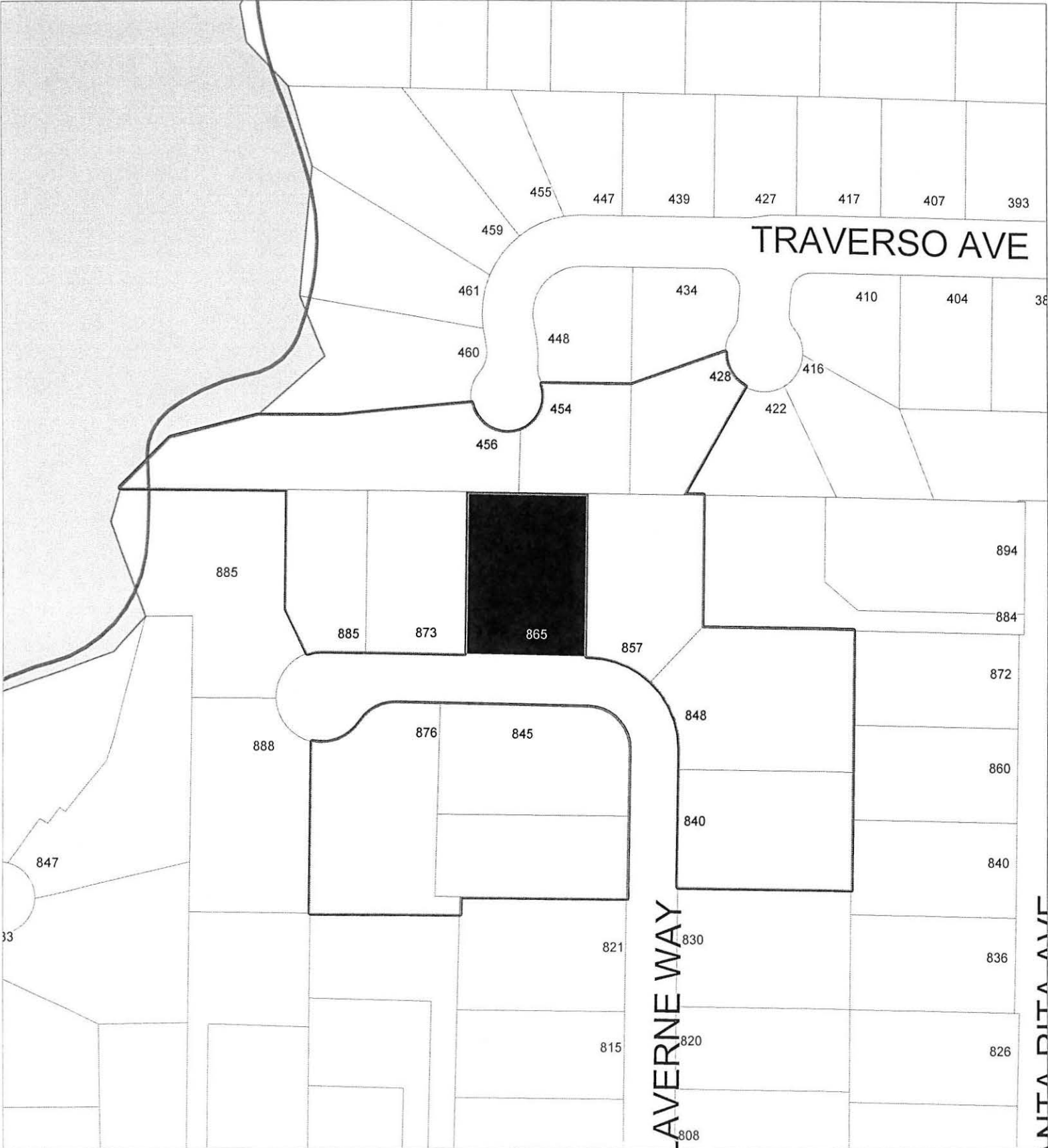
SCALE 1 : 6,000



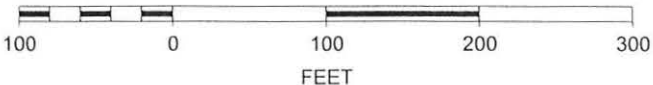
CITY OF LOS ALTOS

APPLICATION: 15-SC-28
APPLICANT: Arcanum Architecture, Inc. /A. and S. King
SITE ADDRESS: 865 Laverne Way

865 Laverne Way Notification Map



SCALE 1 : 1,500



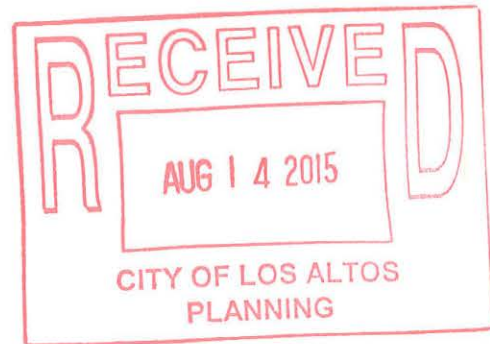
A R C A N U M

arcanum architecture, inc.

501 third street, suite 200
san francisco, ca 94107
415/ 357 4400 tel
415/ 357 4404 fax

August 14, 2015

Sierra Davis
City of Los Altos
Community Development Department
Building Division
One North San Antonio Road
Los Altos, CA 94022



RE: 865 Laverne Way – Design Review (Permit No. 1106733)

Dear Sierra:

Responses to the comments in your letter dated July 28, 2015 are itemized below:

Privacy Concern:

Staff does not have any design concerns with the proposed residence; however, the design does result in a privacy concern. The second-story windows on the left side of the house have views toward the adjacent property's rear yard. In most cases landscaping helps mitigate privacy concerns; however, the privacy concern should be addressed with structural revisions in addition to the landscaping in the side yard to preserve privacy. A sill height of four and one-half feet would make it difficult to view out and down into the neighboring property's back yard helping to preserve privacy. If higher sill heights are not feasible, the landscaping plan in the side yard should include species that are appropriate in a side yard, such as an evergreen hedge.

Response: The relationship between 865 Laverne Way and the neighboring property at 873 Laverne, where the privacy concerns noted above are in question, is atypical as the client owns both properties. Sheri and Adam King currently reside at 873 Laverne Way and when construction is complete at 865 and they move in, their Mother will take up residence at 873. They take a lot of pride in being residents of their block and community and this is why they have chosen this location to build their dream house, because they will be living here long term. The program for the house was developed around the purposeful placement of the Second Floor along the side property line adjacent to 873 in order to limit any potential impact and privacy concerns to the property they own.

While this future familial adjacency mitigates the concern of privacy between the two properties related to the sill heights, the Landscape Site Plan, sheet L1.0, has been developed in response to specify (4) evergreen Laurus Nobilis 'Saratoga' trees as an appropriate natural screening element. These trees, in addition to the (3) Viburnum Plicatum trees proposed along the shared side property/fence line will limit views from the rear bedroom and bathroom on the second floor into the rear yard of 873 Laverne. They will build upon the privacy already granted at the Stair window created by its sill height of 6'-10" above the landing below it.

Site Plan:

1. Provide daylight plane reference points at the front of the house.
Response: Daylight plane reference points have been added to the front of the house on the Site Plan, sheet A0.1A.
2. Provide the air conditioning unit(s) and any other outdoor mechanical equipment if any. Provide the manufacturer, model number, decibel rating and setback from property line to unit.
Response: Air conditioning units have been added to the Grading Plan, sheet C-2 and the Site Plan, sheet A0.1A. For additional information on the air conditioning units please see enclosed spec sheets.
3. Relocate the trash enclosure outside the front yard setback.
Response: The trash enclosure has been relocated to be outside of the front setback, see the Grading Plan, sheet C-2 and the Site Plan, sheet A0.1A.

Project Summary Table:

1. Draw a line between "% of Front Yard Paving" and "Habitable Living Area."
Response: A line has been drawn between "% of Front Yard Paving" and Habitable Living Area" on the Cover Sheet, sheet A0.0.
2. Provide setback of proposed structure.
Response: A setback dimension for the proposed structure has been added on the Cover Sheet, sheet A0.0.
3. Provide proposed height of structure.
Response: A proposed height dimension for the proposed structure has been added on the Cover Sheet, sheet A0.0.
4. Provide the landscaping breakdown for entire site.
Response: A landscape breakdown chart has been added on the Cover Sheet, sheet A0.0.

Floor Area and Coverage Calculation Diagram:

1. Include the lot coverage on the diagram and lot coverage calculations.
Response: The lot coverage has been added to the diagram, as well as the lot coverage calculations on the Cover Page, sheet A0.0.

Building Elevations:

1. Provide the front elevation of the existing house.
Response: A front elevation of the existing house has been added, see 2/A0.7.
2. Provide the finished floor height from natural and finished grade on each side (call out height and topographic elevation).
Response: Finished floor from natural grade and finished grade on each side have been added to the Elevations & Sections, sheets A0.4, A0.5, A0.6 and A0.7.
3. Provide the height of all ridges and roof peaks, measured from lowest natural grade point below.
Response: Ridge and roof peak heights from lowest natural grade point below have been added to the Elevations & Sections, sheets A0.4, A0.5, A0.6 and A0.7.
4. Identify architectural details (trim, siding, windows, etc.) and provide typical section through doors and windows.

Response: Sheets A0.9 & A0.10 have been added identifying architectural details and typical sections through doors and windows. The details have been tagged in the Elevations & Sections accordingly, sheets A0.4, A0.5, A0.6 and A0.7.

Building Cross-Section:

1. The building cross-section should be shown through the entire structure. The cross-sections provided were only partial sections and only show the entry element in one.
Response: A building cross-section of the entire structure has been added, see 1/A0.7.

Roof Plan:

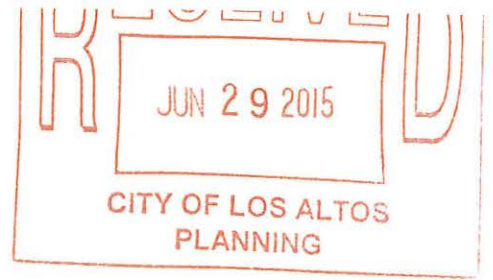
1. Provide a roof plan for on its own sheet.
Response: A roof plan has been provided on its own sheet, sheet A0.1B.

Landscape and Tree Protection Plan:

1. The site plan and landscaping plan should be separated.
Response: The site plan and the landscaping plan have been separated. The site plan resides on sheet A0.1A and the Landscape Site Plan is on sheet L1.0.
2. Provide a landscape plan prepared by a licensed landscape professional showing how the plans comply with the landscaping regulations.
Response: A landscape plan has been prepared by a licensed landscape and complies with the landscaping regulations, sheet L1.0.
3. Provide an updated tree report addressing tree protection during construction for all trees to be maintained.
Response: An updated tree report addressing tree protection during construction for all trees has been added, see enclosed Arborist Response Letter.

Additional Information:

- The client request that the sliding door in the Master Bedroom leading to the backyard be revised and an adjacent corner window added in order to allow for a view to the backyard from their bed so that they can watch their children playing. With the addition of the corner window here, it no longer felt correct aesthetically to retain the corner window in Adam's Office, adjacent to the Master Bedroom. As such, the windows in Adam's Office are have been separated and have been centered within the two exterior walls. Please see the Ground Floor Plan on sheet A0.2 and Exterior Elevations 2/A0.4, 1/A0.5, & 2/A0.6 documenting this revision.



Tree Report



Nature First Tree Care
A Davey Company
5738 Soquel Dr.
Soquel, CA 95073
831-462-8233
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Prepared for:
Sheri King
865 Laverne Way
Los Altos, CA 94022

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May 19, 2015

Sheri King
873 Laverne Way
Los Altos, CA 94022

Re: 865 Laverne Way
Los Altos, CA 94022

Dear Sheri,

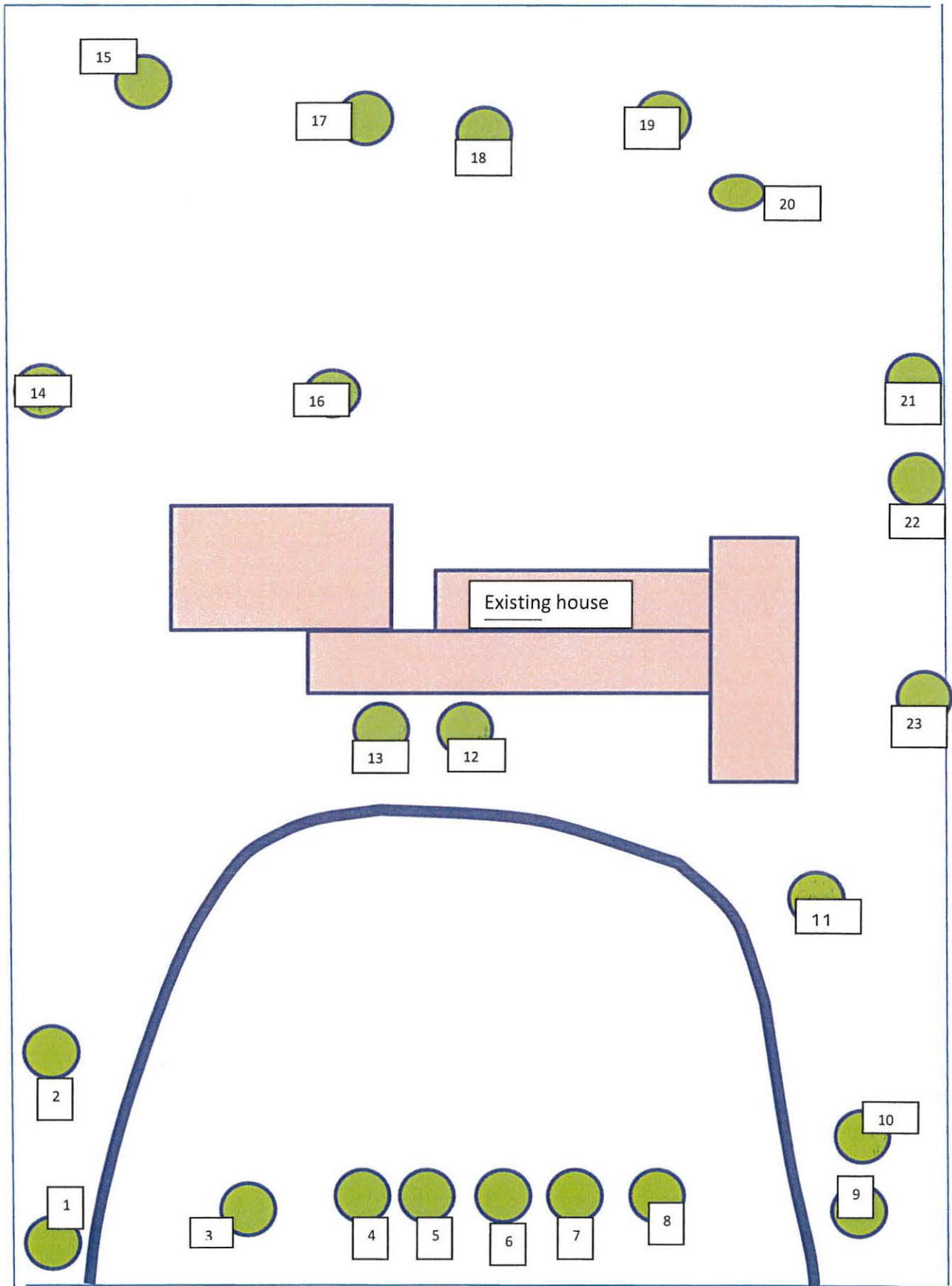
Thank you for providing Nature First Tree Care, a Davey Company with the opportunity to review your property. Our report can be utilized as an inventory tool for trees located at 865 Laverne. This report will give location, condition and overall health of the trees on your property.

The site was inspected on May 7, 2015. The weather conditions were mild temperatures of 62 to 68 degrees; low winds and clear skies. The property is a residential setting with other homes in the vicinity.

Please call the office if you have any questions. We look forward to serving you.

Sincerely,

Jeremy Nama
Certified Arborist
WE-7472A



FRONT YARD

Tree #1:

Species: *Magnolia gradiflora*
Common name: Southern Magnolia
DBH (diameter breast height): 12 inches
Height: 30 feet
Canopy Spread: 20 feet
Health: Good
Structural Integrity: Good

Tree #2:

Species: *Magnolia soulageana*
Common name: Saucer Magnolia
DBH (diameter breast height): 3 inches
Height: 12 feet
Canopy Spread: 20 feet
Health: Good
Structural Integrity: Good

Tree #3:

Species: *Cedrus deodara*
Common name: Deodar Cedar
DBH (diameter breast height): 29.5 inches
Height: 60 feet
Canopy Spread: 30 feet
Health: Fair
Structural Integrity: Poor
Failed branches and co-dominant stems. Guy wire rubbing stem and utilities intertwined.

Tree #4: *Cedrus deodara*

Species: Deodar Cedar
Common name: Deodar Cedar
DBH (diameter breast height): 21 inches
Height: 65 feet
Canopy Spread: 30 feet
Health: Good
Structural Integrity: Fair to poor
Co-Dominant stem with included bark at the attachment. Guy wire and utilities intertwined.

Tree #5:

Species: *Cedrus deodara*

Common name: Deodar Cedar

DBH (diameter breast height): 18 inches

Height: 60 feet

Canopy Spread: 25 feet

Health: Good

Structural Integrity: Fair to poor

Failed branches and co-dominant stems. Guy wire rubbing stem and utilities intertwined.

Tree #6:

Species: *Cedrus deodara*

Common name: Deodar Cedar

DBH (diameter breast height): 30 inches

Height: 60 feet

Canopy Spread: 25 feet

Health: Good

Structural Integrity: Fair to poor

Poor stem bi-foration with included bark

Tree #7:

Species: *Cedrus deodara*

Common name: Deodar Cedar

DBH (diameter breast height): 26 inches

Height: 75 feet

Canopy Spread: 25 feet

Health: Good

Structural Integrity: Fair to poor

Failed branches and co-dominant stems. Guy wire rubbing stem and utilities intertwined.

Tree # 8:

Species: *Cedrus deodara*

Common name: Deodar Cedar

DBH (diameter breast height): 19 inches

Height: 65 feet

Canopy Spread: 25 feet

Health: Good

Structural Integrity: Fair to poor

Failed branches and co-dominant stems. Guy wire rubbing stem and utilities intertwined.

Tree #9:

Species: *Magnolia grandiflora*
Common name: Southern Magnolia
DBH (diameter breast height): 9 inches
Height: 25 feet
Canopy Spread: 15 feet
Health: Good
Structural Integrity: Good
Next to utility pole

Tree #10:

Species: *Prunus rosaceae*
Common name: Wild Plum
DBH (diameter breast height): 15 inches
Height: 15 feet
Canopy Spread: 15 feet
Health: Fair
Structural Integrity: Fair
Multi trunk

Tree #11:

Species: *Thuja pilcata*
Common name: Western Red Cedar
DBH (diameter breast height): 34 inches
Height: 70 feet
Canopy Spread: 40 feet
Health: Good
Structural Integrity: Fair
Co-dominant stem

Tree #12:

Species: *Magnolia soulageana*
Common name: Saucer Magnolia
DBH (diameter breast height): (at 20 inches) – 6 inches
Height: 12 feet
Canopy Spread: 10 feet
Health: Fair
Structural Integrity: Fair
Low branch

BACK YARD

Tree #13:

Species: *Callistemon viminalis*

Common name: Bottle Brush

DBH (diameter breast height): 12 inches

Height: 12 feet

Canopy Spread: 12 feet

Health: Good

Structural Integrity: Good

Multi Stem

Tree #14:

Species: *Lauraceae sp.*

Common name: Avocado

DBH (diameter breast height): 4 inches

Height: 12 feet

Canopy Spread: 8 feet

Health: Good

Structural Integrity: Good

Tree #15

Species: *Jugrans californica*

Common name: Black Walnut

DBH (diameter breast height): 14 inches

Height: 30 feet

Canopy Spread: 25 feet

Health: Fair to poor

Structural Integrity: Poor

Pollarded

Tree #16:

Species: *Quercus agrifolia*

Common name: Coast Live oak

DBH (diameter breast height): 32.5 inches

Height: 36 feet

Canopy Spread: 60 feet

Health: Good

Structural Integrity: Good

Tree #17:

Species: *Acer palmatuem*
Common name: Japanese maple
DBH (diameter breast height): 4 inches
Height: 12 feet
Canopy Spread: 15 feet
Health: Fair
Structural Integrity: Fair
Low Branch

Tree #18:

Species: *Ebenaceae sp.*
Common name: Persimmon
DBH (diameter breast height): (at 30 inches) - 6 inches
Height: 10 feet
Canopy Spread: 12 feet
Health: Good
Structural Integrity: Fair
Low Branch

Tree #19:

Species: *Schinus molle*
Common name: Pepper
DBH (diameter breast height): 16 inches
Height: 20 feet
Canopy Spread: 20 feet
Health: Good
Structural Integrity: Good

Tree #20:

Species: *Schinus molle*
Common name: Pepper
DBH (diameter breast height): 4.5 inches
Height: 12 feet
Canopy Spread: 10 feet
Health: Good
Structural Integrity: Fair

Tree #21:

Species: *Sequoia sempervirens*
Common name: Coast redwood
DBH (diameter breast height): 6 inches
Height: 15 feet
Canopy Spread: 10 feet
Health: Good
Structural Integrity: Good

Tree #22:

Species: *Betula pendula*
Common name: European White Birch
DBH (diameter breast height): 5 inches
Height: 15 feet
Canopy Spread: 8 feet
Health: Good
Structural Integrity: Good

Tree #23:

Species: *Cedus deodara*
Common name: Deodar Cedar
DBH (diameter breast height): 5 inches
Height: 15 feet
Canopy Spread: 8 feet
Health: Good
Structural Integrity: Good

Trees of Concern

Tree # 2 –

Common name: Saucer Magnolia



The Saucer magnolia trunk flare has decayed by approximately 50%. The foliage seems healthy with the structure to be in fair condition. This tree should be removed.

Trees #3-#8

Common name: Deodar Cedar



All of the Deodar cedars are tangled with a guy wire, phone, cable lines and wrapped insulated power lines. The trees were planted in a row along the front yard. There is Algerian ivy that is covering the stems, and has, for an undetermined amount of time. All of the trees have evolved together and need to be treated as a grove. Several of the cedars have grown around the guy wire. Tree #3 has several broken, hanging branches that extend over the road. The over all health of the grove is good. The structural integrity is fair to poor due to the poor limb attachments, co-dominate leaders. In addition the overall branch location is not balanced for the evolution of the trees. Due to their structure they are a liability. These trees present potential hazards due to the proximity to utility lines.

Tree #11
Common name: Western Red Cedar



The Western Red Cedar is located in the front yard on the eastside of the property. This tree has a co-dominant stem. The health is good. I suggest pruning to minimize the “sail effect” and cabling the stems together which will strengthen the structural integrity to preserve the tree.

Tree #16
Common name: Coast Live oak



The Coast Live oak is in the backyard next to the house. This tree is thriving and has good structural integrity. It has several end weights on the exterior branches. This tree will need to be protected according to the city of Los Altos guidelines for construction sites.

In addition see the attached ISA (International Society for Arboriculture) guidelines.

Arborist Disclosure Statement

Arborist are tree specialists who use their education, knowledge, training and experience to examine trees, recommend measures to enhance the beauty and health of trees, and attempt to reduce the risk of living near trees. Clients may choose to accept or disregard the recommendations of the arborist, or to seek additional advice.

Arborist cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that fail in ways we do not fully understand. Conditions are often hidden within trees and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period of time. Likewise, remedial treatments, like any medicine, cannot be guaranteed.

When decay testing is done with a Resistograph, the decay tests are limited to the area where the test occurred. Structural defects outside of the Resistograph test area that could result in tree failure will be undiscoverable.

Treatment, pruning and removal of trees may involve considerations beyond the scope of the arborist's services such as property boundaries, property ownership, site lines, disputes between neighbors, and other issues. Arborists cannot take such considerations into account unless complete and accurate information is disclosed to the arborist.

ISA GUIDELINES FOR PROTECTION OF TREES IN CONSTRUCTION ZONES

How Trees Are Damaged During Construction

Physical Injury to Trunk and Crown. Construction equipment can injure the above-ground portion of a tree by breaking branches, tearing the bark, and wounding the trunk. These injuries are permanent and, if extensive, can be fatal.

Root Cutting. Digging, grading, and trenching associated with construction and underground utility installation can be quite damaging to roots. A tree's root system can extend horizontally a distance 1 to 3 times greater than the height of a tree. It is important to cut as far away from a tree as possible to prevent damage that can compromise tree health and stability. Cutting under a tree's crown can reduce tree vitality. Cutting roots close to the trunk can severely damage a tree and limit its ability to stay upright in storms.

Soil Compaction. An ideal soil for root growth and development contains about 50 percent pore space for water and air movement. Heavy construction equipment can compact soil and dramatically reduce pore space. Compaction inhibits root growth, limits water penetration, and decreases oxygen needed for root survival.

Smothering Roots by Adding Soil. The majority of fine water-and-mineral-absorbing roots are in the upper 6 to 12 inches (15 to 30 cm) of soil where oxygen and moisture levels tend to be best suited for growth. Even a few inches of soil piled over the root system to change the grade can smother fine roots and eventually lead to larger root death.

Exposure to the Elements. Trees in a forest grow as a community, protecting each other from the elements. The trees grow tall with long, straight trunks and high canopies. Removing neighboring trees during construction exposes the remaining trees to increased sunlight and wind which may lead to sunscald or breakage of limbs and stems.

Getting Advice

Not all trees on the building site can or should be preserved. Your arborist can assess the health and structural integrity of trees on your property and suggest measures to preserve and protect them.

When determining which trees to retain, consider the species, size, age, location, and condition of each tree. Your arborist can advise you about which trees are more sensitive to compaction, grade changes, and root damage.

Planning

Your arborist and builder should work together early in the planning phase of construction. Sometimes small changes in the placement or design of your house or driveway can make a great difference in whether a critical tree will survive. Alternative construction methods can be discussed, such as bridging over the roots as a substitute for a conventional walkway, if flexibility in placement is limited. If utilities cannot be re-routed away from trees, less damaging tunneling and trenching installation techniques exist.

Erecting Barriers

Treatment for construction damage is limited, so it is vital that trees be protected from injury. Set up sturdy fencing around each tree that is to remain, as far out from the tree trunk as possible to provide above- and below-ground protection. Place fence approximately one foot (0.3 m) from the trunk for each inch (2.5 cm) of trunk diameter.

Instruct construction personnel to keep fencing intact and the fenced area clear of building materials, waste, and excess soil. No digging, trenching, or other soil disturbance should be allowed in the fenced area.

Limiting Access

If possible, allow only one access route on and off the property. All contractors must be instructed where they are permitted to drive and park their vehicles. Often this same access drive can later serve as the route for utility wires, water lines, or the driveway.

Specify storage areas for equipment, soil, and construction materials. Limit areas for burning (if permitted), cement wash-out pits, and construction work zones. These areas should be located away from protected trees.

Specifications

All measures intended to protect your trees must be written into the construction specifications and should detail exactly what can and cannot be done to and around the trees. It is a good idea to post signs as a reminder.

Fines and penalties for violations should be built into the specifications. The severity of the fines should be proportional to the potential damage to the trees, and should increase for multiple infractions.

Maintaining Good Communication

Communicate your objectives clearly with your arborist, builder, and all subcontractors. Construction damage to trees is often irreversible.

Visit the site at least once a day if possible. Your vigilance will pay off as workers learn to take your wishes seriously. Take photos at every stage of construction. If any infraction of the specifications does occur, it will be important to prove liability.

Final Stages

Careful planning and communicating with landscape designers and contractors is just as important as avoiding tree damage during construction. Irrigation system installation, grading, and planting bed cultivation can damage root systems.

Post-Construction Tree Maintenance

Your trees will require several years to adjust to the injury and environmental changes that occur during construction. Stressed trees are more prone to health problems, such as disease and insect infestations. Talk to your arborist about continued monitoring and maintenance for your trees.

Despite the best intentions and most stringent tree preservation measures, injury to your trees may still occur. Your arborist can suggest remedial treatments to help reduce stress and improve the growing conditions around your trees.



ATTACHMENT F

Soquel, CA 95073
(831) 462-8233 office
(831)462-8236 Fax
CA License #694001

Date: August 5, 2015

Sherri King
865 Laverne Way
Los Altos, CA 94022

Re: Arborist report

Dear Sherri,

Thank you for the providing Nature First Tree Care a Davey Company with the opportunity to review your project. The follow are my findings and recommendations:

Findings:

Species: *Quercus agrifolia*
Common name: Coast live oak
DBH: (diameter breast height) 32.5 inches
Height: 36 feet
Canopy: 60 feet

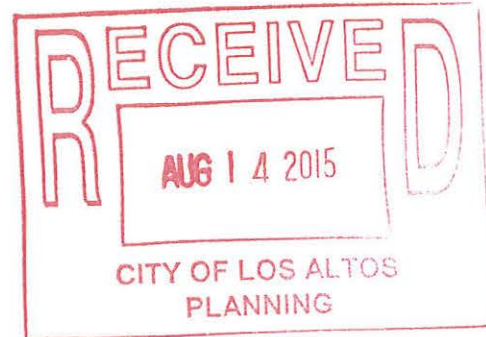
This tree is located in the back yard on the north side of the house. The tree is approximately eight feet away from the foundation. The growth habit has not been altered but the ends of the branches have excessive weight. The foliage appears to be full and rich in color with a lush canopy. There are no visible signs of stress and the tree appears to be in good health.

Recommendations:

With the proposed construction adjacent to the trees we are recommending that a protective fencing be placed underneath the tree and around the canopy line or where applicable. Any work occurring within the dripline must be done by hand minimizing the compaction from equipment. No roots larger than three inches can be cut unless advised by a Certified Arborist. A layer of mulch beneath the tree along with a deep root watering prior to construction will decrease stress to the tree while the construction is taking place. This helps the root system and promotes vigorous foliage. All the trees that are to be preserved shall follow the same guidelines. The site conditions must be monitored once a month by a Certified Arborist to protect and continue to promote your assets.

Sincerely,

Jeremy Nama
ISA Certified Arborist WE-7472A



Guidelines for Protection of Trees on Construction Sites

To preserve certain mature trees within a construction site, some precautions must be taken to assure that neither the trunk, limbs nor root system of the tree are excessively damaged. The root system of a tree is the most vital and delicate part of the plant, and the most easily damaged.

The root system extends far from the trunk, often beyond the drip line of the tree. The fine absorbing roots, those that collect water and nourishment for the tree, are located primarily within the top eight to twelve inches of the soil. The roots and the soil in this surface layer must be protected from injury.

Any encroachment, disturbance, or compaction of the soil around the tree will damage or destroy the fine absorbing roots. Injury caused by cutting, crushing, suffocation, poisoning, or moisture stress by inundation or dehydration can result in the death of the tree. Injuries caused during construction projects may not be apparent for many years after the completion of the project, but can ultimately kill the tree.

The following guidelines are minimum standards recommended for the preservation of trees. These guidelines should be incorporated in construction contracts, and the details made available to all parties involved with work on the site, including equipment operators. Other guidelines and protective measures may also be appropriate in addition to those listed below.

1. **Protection Barrier:** A protection barrier shall be installed around the tree or trees to be preserved. The barrier shall be constructed of durable fencing material such as plastic construction fencing, snow fence or chain link fence. The barrier shall be placed as far from the base of the tree(s) as possible, preferably at the drip line. The fencing shall be maintained in good repair throughout the duration of the project and shall not be removed, relocated or encroached upon without permission of the arborist involved.
2. **Root Loss:** Restrict stripping of topsoil around trees. Woody vegetation to be removed adjacent to trees should be cut at ground level and not pulled out by equipment, or root injury to remaining trees may result. Use retaining walls with discontinuous footings to maintain natural grade as far as possible from the tree. Excavate to finish grade by hand and cut exposed roots with a saw to avoid root wrenching and shattering by equipment. Soil beyond cut face can be removed by equipment sitting outside the drip line to the trees.
3. **Storage of Materials:** Provide a storage yard and traffic areas for construction activity well away from the trees. There shall be NO storage of materials or supplies of any kind within the area of the protection barriers. Concrete and cement materials, block, stone, sand and soil shall not be placed within the drip line of the tree.

Construction Guidelines, con't.

4. Fuel Storage: Post notices on fences prohibiting dumping and disposal of waste around trees. Refueling, servicing, and maintenance of equipment and machinery shall not be permitted within the dripline of the trees.
5. Debris and Waste Materials: Debris and waste from construction or other activities shall not be permitted within the protected areas. Wash down of concrete or handling of equipment shall not be permitted within the protected area.
6. Grade Changes: Grade changes can be particularly damaging to trees. Lowering the grade can destroy major portions of a root system. Any grade changes proposed should be approved by an ISA Certified Arborist before construction begins and precautions taken to mitigate potential injuries.
7. Damages: Any damages or injuries should be reported to the project arborist as soon as possible. Severed roots shall be pruned cleanly to healthy tissue, using proper pruning tools. Broken branches or limbs shall be pruned according to International Society of Arboriculture Pruning Guidelines and ANSI Pruning Standards.
8. Preventive Measures: Before construction begins, fertilization of the affected trees is recommended to improve tree vigor and health. Pruning of the tree canopies and branches should be done at the direction of the project arborist to remove any dead or broken branches and to provide the necessary clearances for the construction equipment.