



DATE: December 2, 2015

AGENDA ITEM # 2

**TO:** Design Review Commission  
**FROM:** Sierra Davis, Assistant Planner  
**SUBJECT:** 15-SC-32 – 859 Clinton Road

**RECOMMENDATION:**

Approve design review application 15-SC-32 subject to the listed findings and conditions

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**PROJECT DESCRIPTION**

This is a design review application for a new two-story house. The project includes 2,415 square feet on the first story, 882 square feet on the second story and a 2,021 square-foot basement. The following table summarizes the project's technical details:

**GENERAL PLAN DESIGNATION:** Single-Family, Residential  
**ZONING:** R1-10  
**PARCEL SIZE:** 9,448 square feet  
**MATERIALS:** Concrete tile roof, "Metacrylics" flat roof, stucco siding, metal clad windows, wood doors, wood garage door, precast stone sills and trim, wrought iron railing

	<b>Existing</b>	<b>Proposed</b>	<b>Allowed/Required</b>
<b>COVERAGE:</b>	1,652 square feet	2,831 square feet	2,834 square feet
<b>FLOOR AREA:</b>			
First floor	1,539 square feet	2,415 square feet	
Second floor	N/A	882 square feet	
Total	1,539 square feet	3,297 square feet	3,306 square feet
<b>SETBACKS:</b>			
Front	26 feet	31 feet	25 feet
Rear	43 feet	28 feet	25 feet
Right side (1 <sup>st</sup> /2 <sup>nd</sup> )	8 feet	10 feet/21 feet	10 feet/17.5 feet
Left side (1 <sup>st</sup> /2 <sup>nd</sup> )	29 feet	14 feet/20 feet	10 feet/17.5 feet
<b>HEIGHT:</b>	14 feet	26 feet	27 feet

## **BACKGROUND**

### **Neighborhood Context**

The subject property is located in a Transitional Character Neighborhood, as defined in the City's Residential Design Guidelines. Clinton Road is a cul-de-sac which dead-ends at McKenzie Park. The homes are a combination of newer two-story homes and original one-story homes with various sizes, designs, and materials. Homes at the start of the cul-de-sac are more consistent but the end of the cul-de-sac is transitional. Clinton Road has landscaped shoulders and a rolled curb with no distinct street tree pattern.

## **DISCUSSION**

### **Design Review**

According to the Design Guidelines, in Transitional Character Neighborhoods, good neighbor design reduces the abrupt changes that result from juxtaposing radically different designs or sizes of structures; the proposed project should not set the extreme and should be designed to soften the transition.

The new house uses a Prairie inspired two-story design with low-pitched hipped roofs, a facade emphasizing horizontal lines, and large scale front porch supports. The design is eclectic because it also incorporates a more formal entry element with a second-story balcony to the right of the entry, which is not characteristic of a Prairie style house. The horizontal eave at the first-story is divided by the entry element with a plate height of eight feet over the garage and a higher plate height of nine feet extending to the left on the entry element. The two portions of roof on either side of the entry element are proportionate in size with the left eave extending over the light well. The extension of the roof over the light well balances the mass of the structure without adding additional floor area. The larger entry element relates well to the new houses in the neighborhood context with large scaled entries and window elements.

The first story incorporates nine-foot wall plate heights with second story wall plate heights of seven feet, eight inches on left side and eight feet, eight inches on the right side. The use of nine-foot tall wall plates on the first story and approximately eight-foot tall walls plates on the second story creates lower eave lines that reduce the appearance of the second story and reduce the structure's bulk and mass. The right side elevation of the structure transitions to a clearstory element wrapping around to the rear of the structure. The clearstory element has a plate height of fifteen feet, six inches. Since the larger scaled elements and taller plate heights are located toward the rear of a structure, the bulk and scale is not perceived at the street. The bulk of the clearstory element is broken up with two sets of windows and an increased side yard setback of approximately 16 feet.

The project proposes high quality materials, such as concrete tile roof, metal clad windows, wood doors, wood garage door, precast stone sills and trim and wrought iron railing. Overall, the project design has architectural integrity and the design and materials are compatible with the surrounding neighborhood.

## **Privacy**

The left side of the house includes two, second-story windows: one window in bedroom 3 and one window in bathroom 3. The window in bathroom 3 is small and considered passive in use, so it would not result in an unreasonable privacy impact. The window in Bedroom 3 uses a sill height of three and a half feet; however, it is located toward the front of the house with views toward the adjacent property's front yard and out across the adjacent properties garage roof, so it would not result in an unreasonable privacy impact.

The right side of the house includes four, second-story windows: one window in bedroom 2, one window in bathroom 2 and two clearstory windows above the great room. The window in bathroom 2 has a sill height of five feet; therefore, it would not result in an unreasonable privacy concern. The window in bedroom 2 has a low sill height of three feet; however, the window is located in the corner of the room with views toward the front the adjacent property. The window does not have views toward the rear of the property because the window is located in a corner of the structure with a wall blocking views to the rear.

The rear of the house has eight, clear-story windows and a balcony with two glass doors in bedroom 4. The clearstory windows will not result in an unreasonable privacy concern, because there will be no views from the windows. The rear facing balcony has a depth of seven feet, five inches and a width of 12 feet, which is considered an active use balcony. The landscaping plan includes evergreen screening along the rear property line and along the left side property line adjacent to the balcony extending toward the rear. The balcony is located off a bedroom, which is considered a more passive use space and with the proposed screening trees the balcony would not result in an unreasonable privacy impact.

## **Landscaping**

The application includes an arborist report (Attachment D) that provides an inventory of the 15 trees on the property. Trees numbered 6, 8, 9, 13 and 14 are small fruit trees and shrubs and are proposed for removal because they are within the footprint of the proposed structure or future pool location. The remaining trees will be protected during construction and additional trees and landscaping will be planted as part of the project. A comprehensive landscaping plan has been provided, which includes a new tree in the front yard. Condition No. 2 protects the privacy screen adjacent to the rear balcony to ensure privacy.

With the new tree, front yard landscaping and hardscape the project meets the City's landscaping regulations and street tree guidelines. The new landscaping area exceeds the 500 square foot threshold for new or replaced landscaping; therefore, a standard condition of approval is included requiring a landscape plan pursuant to the City's Water Efficient Landscape Regulations. The State of California has reduced the residential landscaping threshold from 5,000 square feet, of new or replaced landscaping, to 500 square feet.

## ENVIRONMENTAL REVIEW

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

## PUBLIC CONTACT

A public meeting notice was posted on the property and mailed to nine nearby property owners on Clinton Road and Altos Oak Drive.

cc: Mike Zaidi, Applicant  
Anna Nguyen and Jackson Huynh, Property Owners  
Glush Design Associates, Designer

### Attachments:

- A. Application
- B. Neighborhood Compatibility Worksheet
- C. Area, Vicinity and Public Notification Maps
- D. Arborist Report, Richard Smith, Certified Arborist

## FINDINGS

15-SC-32 – 859 Clinton Road

With regard to the new two-story house, the Design Review Commission finds the following in accordance with Section 14.76.050 of the Municipal Code:

- a. The proposed new house complies with all provision of this chapter;
- b. The height, elevations, and placement on the site of the new house, 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 new house 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 new house has been designed to follow the natural contours of the site with minimal grading, minimum impervious cover, and maximum erosion protection.

## CONDITIONS

15-SC-32 – 859 Clinton Road

1. The approval is based on the plans received on November 13, 2015 and the written application materials provided by the applicant, except as may be modified by these conditions.
2. The evergreen screening trees adjacent to the rear balcony along the west property line and the rear property line shall be protected under this application and cannot be removed without a tree removal permit from the Community Development Director.
3. An encroachment permit shall be obtained from the Engineering Division prior to doing any work within the public right-of-way including the street shoulder.
4. Only gas fireplaces, pellet fueled wood heaters or EPA certified wood-burning appliances may be installed in all new construction pursuant to Chapter 12.64 of the Municipal Code.
5. The landscape plan is subject to the City's Water Efficient Landscape Regulations pursuant to Chapter 12.36 of the Municipal Code.
6. Fire sprinklers shall be required pursuant to Section 12.10 of the Municipal Code.
7. Any new utility service drops shall be located underground from the nearest convenient existing pole pursuant to Chapter 12.68 of the Municipal Code.
8. 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.
9. **Prior to the issuance of a Demolition Permit or Building Permit**, tree protection fencing shall be installed around the dripline, or as required by the project arborist, of the protected trees (No(s). 1-5 and 10-12) 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.
10. **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. 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."
  - c. A landscape plan prepared by a licensed landscape professional showing how the plans comply with the City's Water Efficient Landscape Regulations (LAMC Chapter 12.36).

- 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.).

**11. Prior to final inspection:**

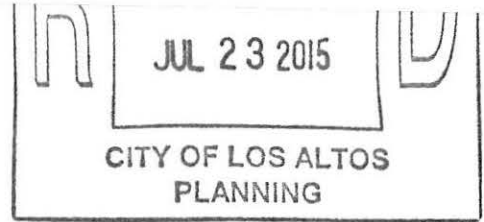
- a. All front yard landscaping, street trees and evergreen screening trees shall be maintained and/or installed as shown on the approved plans and as required by the Planning Division.
- b. Submit verification that the house was built in compliance with the City's Green Building Ordinance (Section 12.26 of the Municipal Code).
- c. Provide a landscape installation assessment by a certified landscape professional certifying that the landscaping and irrigation system were installed per the approved landscape plan pursuant to Chapter 12.36 of the Municipal Code.







# ATTACHMENT A



## CITY OF LOS ALTOS GENERAL APPLICATION

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

Permit # 1106767

<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: 859 Clinton Rd  
 Project Proposal/Use: Single Family Res Current Use of Property: Single Family Res  
 Assessor Parcel Number(s): 189-13-022 Site Area: 9448 SQ FT  
 New Sq. Ft.: 4897 Altered/Rebuilt Sq. Ft.: 0 Existing Sq. Ft. to Remain: 0  
 Total Existing Sq. Ft.: 1538.5 Total Proposed Sq. Ft. (including basement): 4897

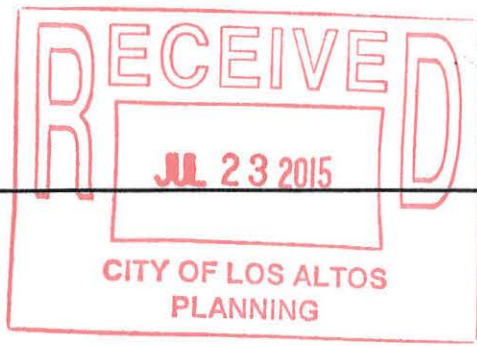
Applicant's Name: Mike Zaidi ZAIDI  
 Telephone No.: (408) 202 6794 Email Address: m.roz@siliconvalleybuilder.com  
 Mailing Address: 12169 Dawn LN  
 City/State/Zip Code: Los Altos Hills CA 94022

Property Owner's Name: Anna + Jackson  
 Telephone No.: (415) 6403504 Email Address: smile4anna@yahoo.com  
 Mailing Address: 886 Chimaleus Dr.  
 City/State/Zip Code: Palo Alto ~~CA~~ CA 94306

Architect/Designer's Name: GLUSH  
 Telephone No.: (408) 268 1665 Email Address: \_\_\_\_\_  
 Mailing Address: 6572 Northridge Dr.  
 City/State/Zip Code: San Jose CA 95120

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





# ATTACHMENT B

Planning Division

(650) 947-2750

[Planning@losaltosca.gov](mailto: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 1<sup>st</sup> 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 859 CLINTON RD.

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: 859 CLINTON RD.

Date: July/14/2015

## 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: 9448 square feet

Lot dimensions: Length 118.10' feet

Width 80 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? NO

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



Existing front setback for house on left 32 ft./on right 26 ft.



Do the front setbacks of adjacent houses line up? \_\_\_\_\_

#### 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

Garage facing front recessed from front of house face \_\_\_\_\_

Garage in back yard \_\_\_\_\_

Garage facing the side 1

Number of 1-car garages \_\_\_\_\_; (2) car garages \_\_\_\_\_; 3-car garages \_\_\_\_\_

Address: 859 CLINTON RD.

Date: July/14/2015

4. Single or Two-Story Homes:

What % of the homes in your neighborhood\* are:

One-story 50

Two-story 50

5. Roof heights and shapes:

Is the overall height of house ridgelines generally the same in your neighborhood\*? NO

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

Do the roof forms appear simple  or complex ?

Do the houses share generally the same eave height NO?

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

What siding materials are frequently used in your neighborhood\*?

wood shingle  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?

If no consistency then explain: Most of them wood shake, asphalt shingle flat tile, some ~~flat~~ rounded tile.

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: 859 CLINTON RD.

Date: July/14/2015

US PROPERTY MAP  
2002 AIRPHOTO

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)

N/A

Is your slope higher N/A 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.)?

Front lawns & some landscape w/trees

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

Not so visible, it is almost end of the street

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)?

Some areas are landscaped, some of them gravel most connected w/asphalt

10. Width of Street:

What is the width of the roadway paving on your street in feet? 24'

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

Is the shoulder area (unimproved public right-of-way) paved, unpaved, gravel, landscaped, and/or defined with a curb/gutter? mostly asphalt or gravel. No curb & gutter.

Address: 859 CLINTON RD.

Date: July / 14 / 2015

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.:

It is a transitional neighborhood - Houses are different styles & weights.

**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: 859 CLINTON RD.

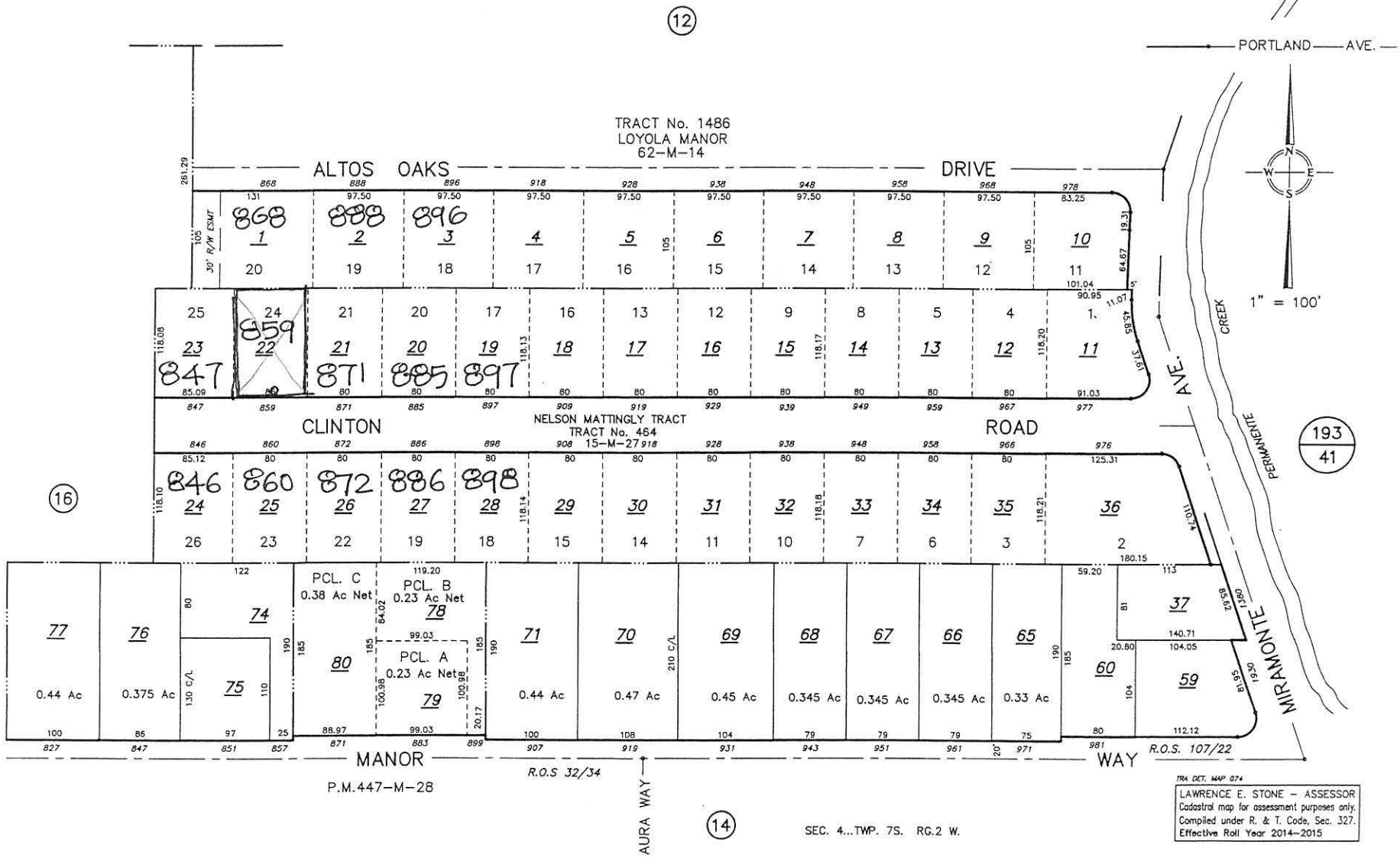
Date: July 14 / 2015

### 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)
1	847 CLINTON	25		Front	1	16'	Wood siding Shingle roof	Ranch
2	846 CLINTON	25		Front	2	30'	Wood siding Shingle roof	Craftsman
3	860 CLINTON	25		Front to midway	1	16'	Wood siding Shingle roof	Craftsman
4	872 CLINTON	25		Rear	1	16'	Stucco Shingle roof	Ranch
5	886 CLINTON	25	-	Front to midway	2	30'	Wood siding Shingle roof	Craftsman
6	898 CLINTON	25		Front	2	3'	Stucco "S" tile	Mediterranean
7	897 CLINTON	25		Front	2	3'	Stucco Flat tile	Mediterranean
8	885 CLINTON	25		Front	2	3'	Stucco & wood Wood shake	Tudor
9	871 CLINTON	25		Front	2	3'	Stucco Shingle roof	Contemporary
10	868 ALTOS OAKS	25		Front	1	16'	Stone Shingle roof	Mediterranean
11	888 ALTOS OAKS	25		Front	1	16'	Wood siding Shingle roof	Ranch
12	- 896 ALTOS OAKS	25		Front	1	16'	Stucco Shingle roof	Mediterranean





12

16

193  
41

14

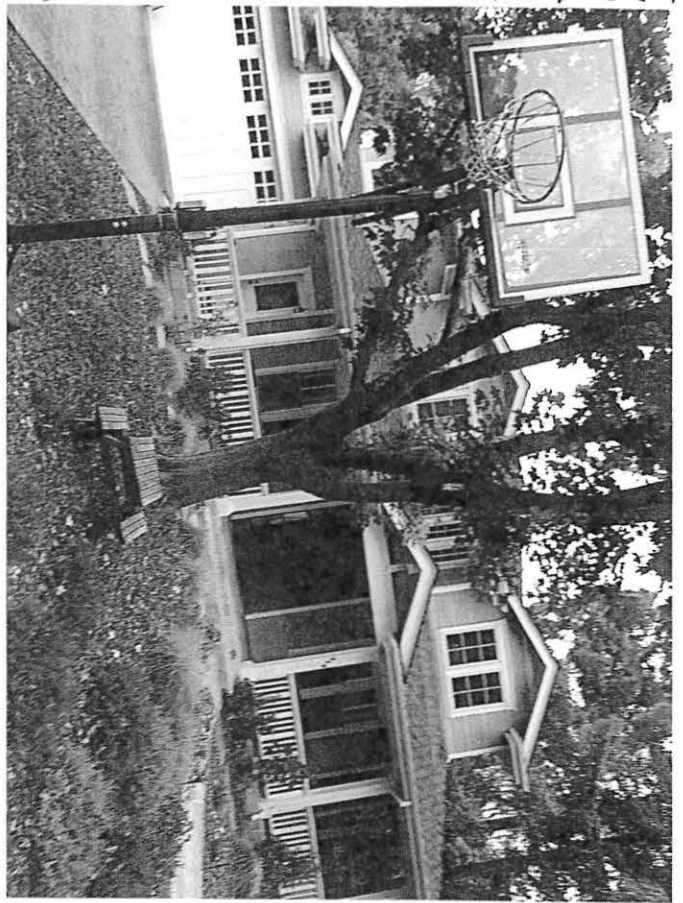
SEC. 4...TWP. 7S. RG.2 W.

TRA DET. MAP 074  
LAWRENCE E. STONE — ASSESSOR  
Cadastral map for assessment purposes only.  
Compiled under R. & T. Code, Sec. 327.  
Effective Roll Year 2014-2015

847 CLINTON (LEFT NEIGHBOR)



846 CLINTON (ACROSS)



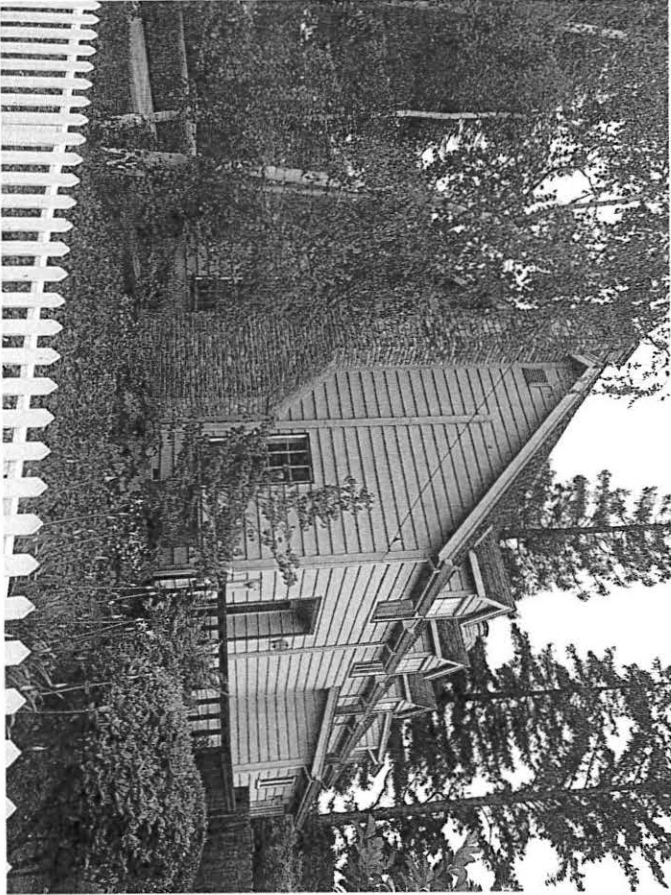
860 CLINTON (ACROSS)



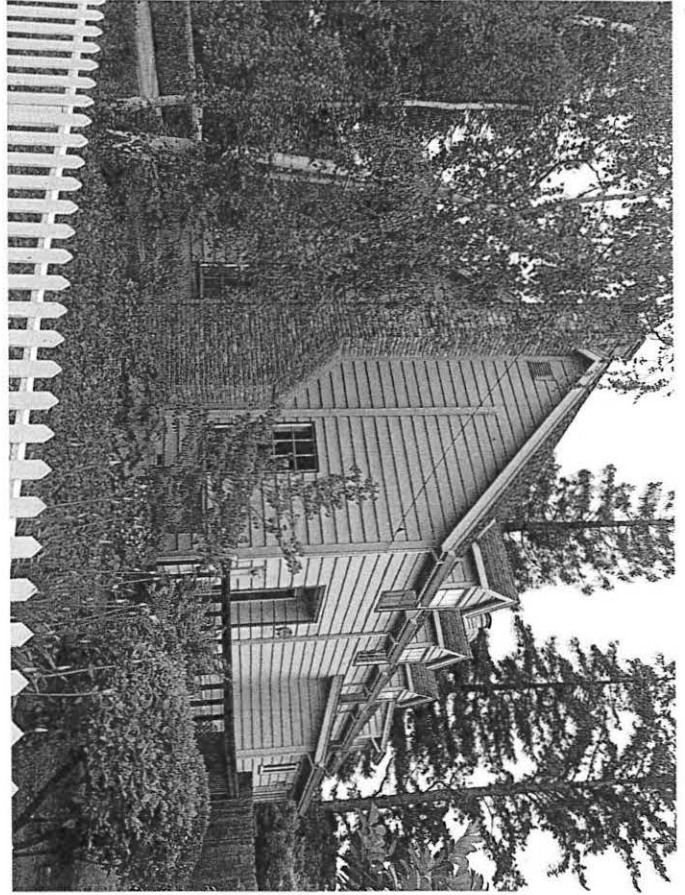
872 CLINTON (ACROSS)

53

886 CLINTON (ACROSS)



886 CLINTON (ACROSS)  
UT



54

898 CLINTON



55

897 CLINTON (3rd home on Right)

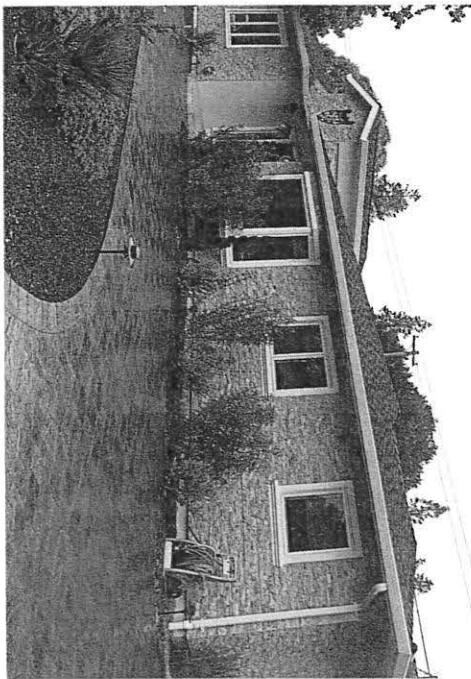
08

885 CLINTON (2nd house on right)



09

871 CLINTON (Right side house)



10

868 ALTOS OAKS (REAR HOUSE)



=

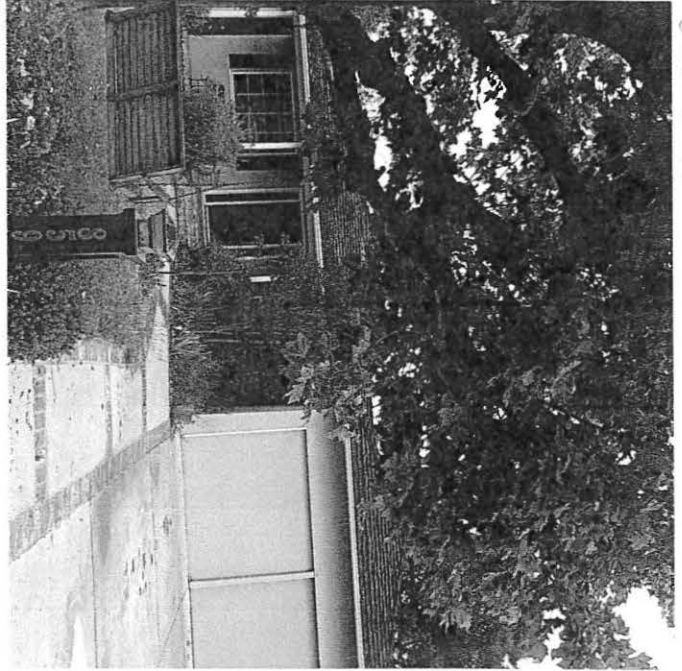
888 ALTOS OAKS (REAR) HOUSE

12

896 ALTOS OAKS (Across)



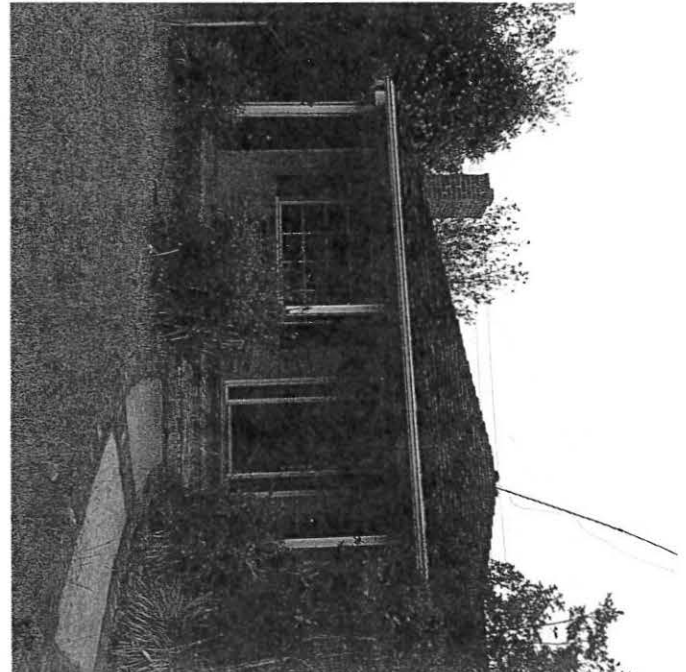
859 CLINTON  
EXISTING BLDG



EXIST 859



EXISTING BLDG  
859 CLINTON

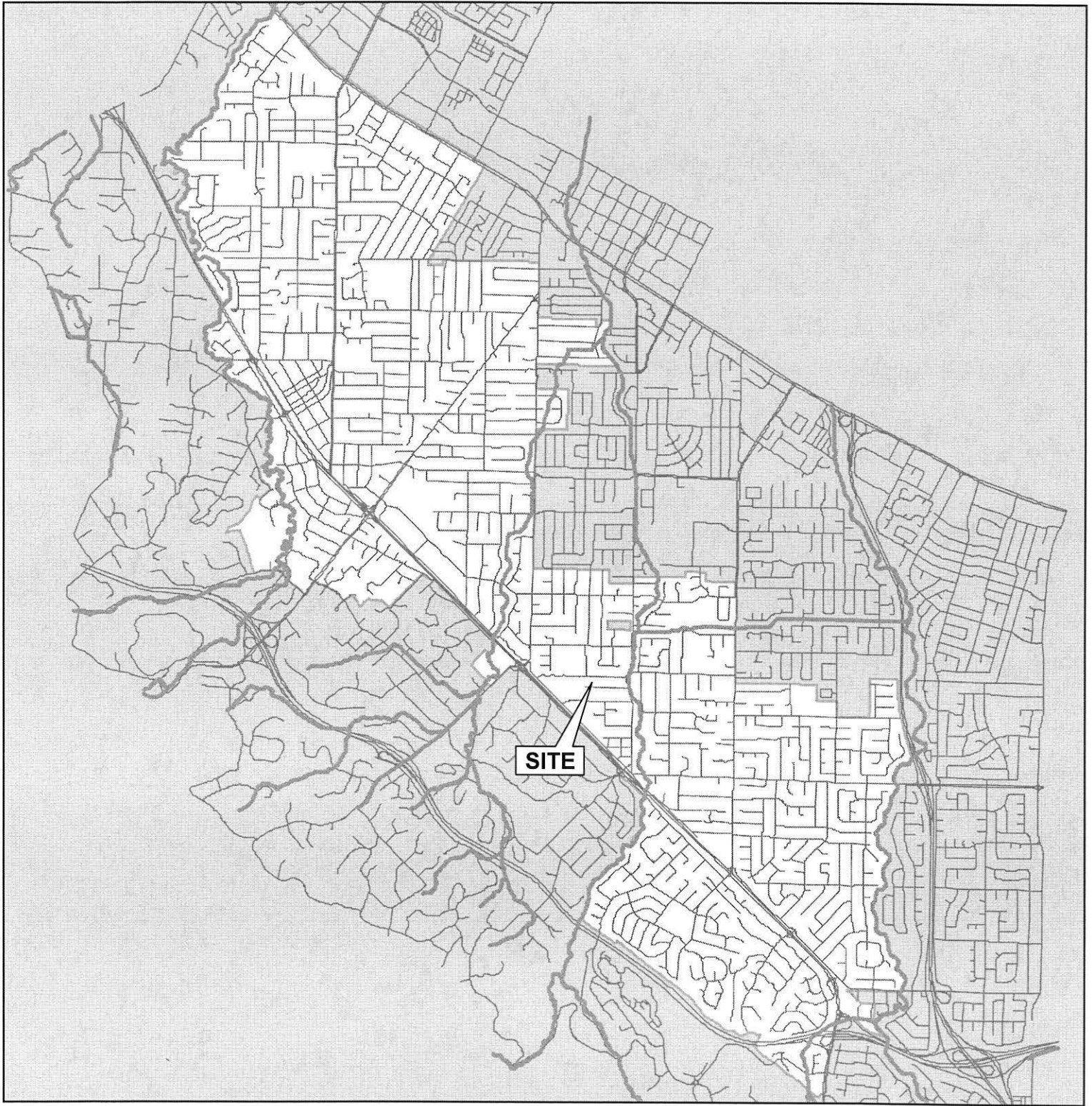


EXISTING BLDG  
859 CLINTON

EXIST 859



# AREA MAP



## CITY OF LOS ALTOS

**APPLICATION:** 15-SC-32  
**APPLICANT:** M. Zaidi /A. Nguyen and J. Huynh  
**SITE ADDRESS:** 859 Clinton Road

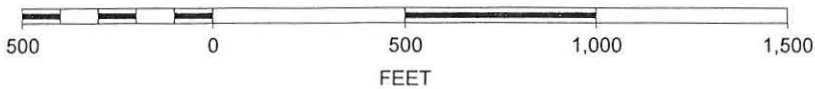


Not to Scale

# VICINITY MAP



SCALE 1 : 6,000

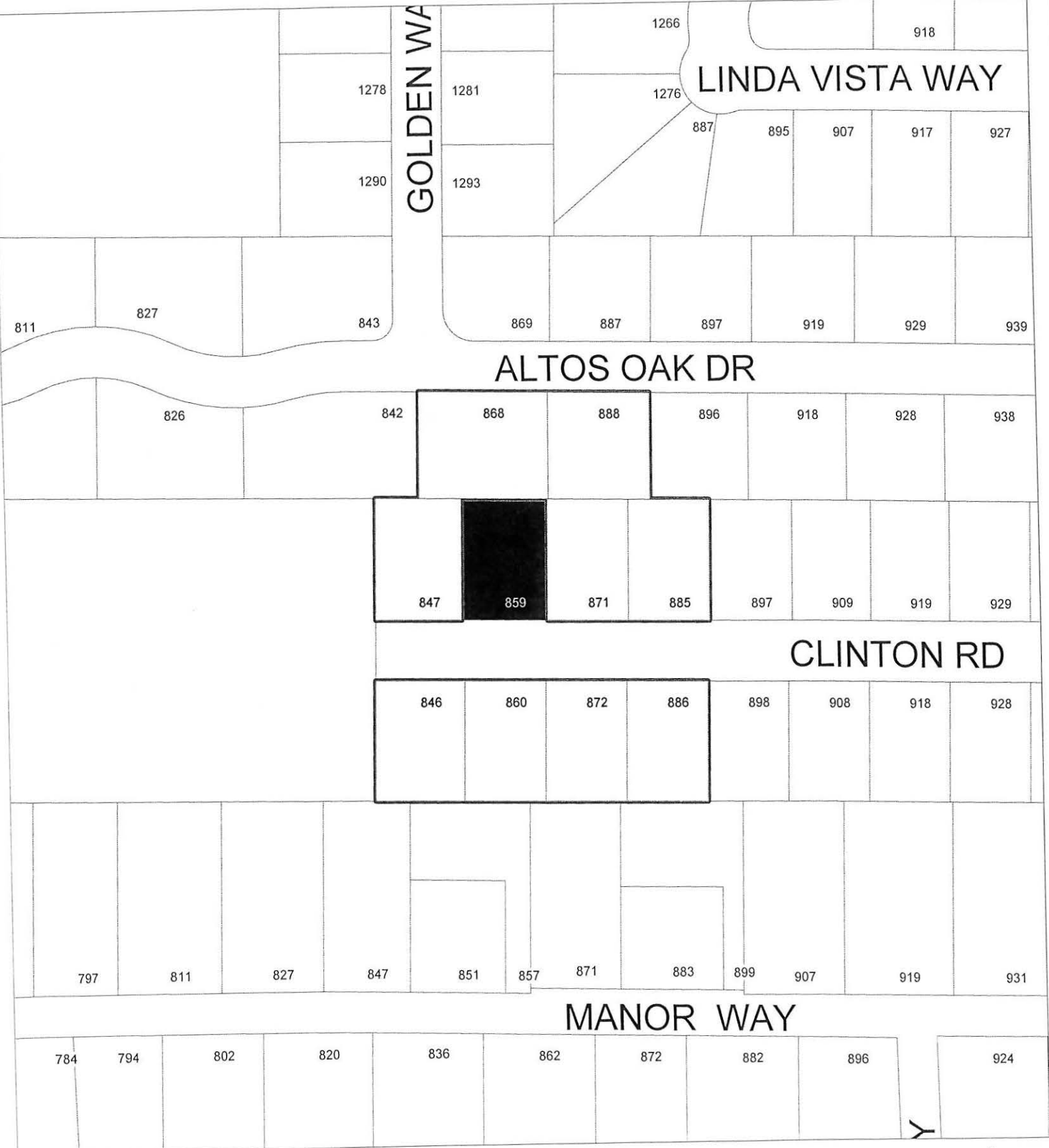


CITY OF LOS ALTOS

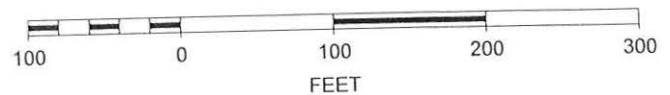
**APPLICATION:** 15-SC-32  
**APPLICANT:** M. Zaidi /A. Nguyen and J. Huynh  
**SITE ADDRESS:** 859 Clinton Road



# 859 Clinton Road Notification Map



SCALE 1 : 1,500





# ATTACHMENT D

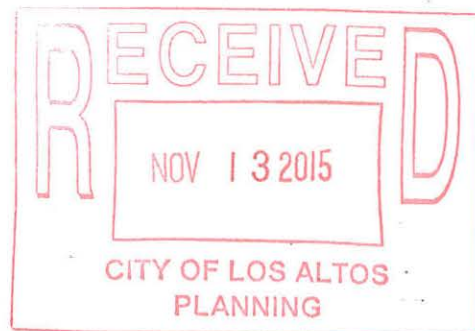
Silicon Valley Builders

859 Clinton Rd.

Los Altos, CA

Report Prepared By:

Richard Smith, Certified Arborist  
I.S.A. Certified Arborist #WE-8745A



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## BACKGROUND

I, Richard Smith, Certified Arborist No. WE-8745A was called out to perform a visual inspection and give recommendation for trees that may be impacted by construction.

## ASSIGNMENT

- Assessment
- Recommendations
- GPS Map

## LIMITS OF THE ASSIGNMENT

No aerial inspection, trenching or resistance drilling was performed.

No Biological tests were performed.

Only a visual inspection from the ground was performed.

## PURPOSE AND USE OF THIS REPORT

The purpose of this report is to provide assessment and recommendations. Use of this report is solely for contractor to implement into their construction plan.

## STRUCTURAL EVALUATION

When performing the structural evaluation, I focused on areas (Adapted from Smikey, Fraedrich and Hendrickson 2007):

- Canopy
- Main stem
- Root Collar
- Soil environment

The trees canopy were inspected for the following structural defects that may contribute to failure: dead branches, previous failures, topping or head cuts, broken branches, co dominant stems, and live crown ratio. I looked for symptoms of **decay** such as wounds, **cavities**, cracks, fungal conks, bleeding and loose bark on both the stem and root collar, which indicate structural defects.

## ANALYSIS

The tree was measured at four and one half feet above grade (**Diameter at Breast Height (DBH)**) with Ben Meadows TM Diameter Tape, made in Germany.



## OBSERVATIONS

Tree# 1: London Plane *Platanus x acerifolia*: DBH 18", height 20', crown spread 17', live crown ratio 60%, health: poor, structure: poor.

Health is poor due to anthracnose disease. Structure of the tree is also poor due to heading cuts to the entire canopy. The tree is not asymmetrical.

Tree# 2: London Plane *Platanus x acerifolia*: DBH 18", height 19', live crown ratio 45%, crown spread 10', health: poor, structure: poor

Health is poor due to anthracnose disease. There are large decay cavities at the 6' height of the tree. There is a lot of termite activity visible in the decaying wood. Structure is poor due to the topping heading pruning that the tree has been subjected to.

Tree# 3,4: Glossy Leaf Privet *Ligustrum lucidum*: DBH 24.5" multi-trunk, height 40', crown spread 19', live crown ratio 60%, health: fair, structure: poor

Structure is poor due to poor attachments at or below grade. These trees are with 2' of the high voltage power lines.

Tree# 5: Glossy Leaf Privet *Ligustrum lucidum*: DBH 26" multi-trunk, height 41', crown spread 14', live crown ratio 55% health: fair, structure: fair

Structure is poor due to poor included attachments at the grade or below.

Tree# 6: Photinia: DBH 20" multi-trunk, height 14', crown spread 8', live crown ratio 90% health: poor, structure: poor

Health is poor due to a poor history of maintenance. There are basal conks at the base of the tree which is an indication of decay in the root system. Structure is poor due to poor pruning practices.

Tree# 7: DBH Purple Leaf Plum *Prunus cerasifera*: 13" multi-trunk, height 12', crown spread 7', live crown ratio 40%, health: poor, structure: poor

Health is poor due to declining canopy. Structure is poor due to loss of structural limbs and deadwood.

Tree# 8: Guava *Psidium guajava*: DBH 4", height 10', crown spread 7', live crown ratio 90% health: fair, structure: fair

Structure is fair. Tree is 1' from foundation and within the construction footprint of the construction.

Tree# 9: Guava *Psidium guajava* : DBH 6" multi-trunk, height 10', crown spread 8', health: fair, structure: fair

Tree is situated 2' from foundation and within the construction foot print.



Tree# 10: Birch *Betula*: DBH 2.5", height 10', crown spread 5', health: dead, structure: dead

Tree is dead

Tree# 11: Birch *Betula*: DBH 3", height 13', crown spread 5', health: poor, structure: poor

Tree is 50% dead.

Tree# 12: Birch : *Betula* DBH 4.5", height 16', crown spread 5', health: poor, structure: poor

Due to over crowding by shrubbery and poor health tree is not suitable for retention.

Tree# 13: Orange *Citrus sinensis*: DBH 10" multi-trunk, height 13', crown spread 10', live crown ratio 85% health: fair, structure: good

Structure is good. Health is fair due to drought stress. Tree is within the foot print of construction.

Tree# 14: Birch *Betula* : DBH 5", height 14', crown spread 7', live crown ratio 70%, health: poor, structure: poor

Health is poor due to dieback and drought stress. Structure is poor due to over crowding from adjacent shrubbery.

Tree# 15: Bay Laurel *Laurus nobilis*: DBH 9" multi-trunk, height 17', crown spread 7', live crown ratio 90%, health: poor, structure: poor

Health is poor due to aphids and has a history of topping cuts made. Structure is poor due to proximity to the house 5' away and the history of poor pruning practices.



## RECOMMENDATIONS

Tree #1-15 are not suitable for retention due to health, structure and/or tree is within the construction footprint.

## CONCLUSION

Removal and replace per City of Los Altos ordinance.

## GLOSSARY OF TERMS

**Anthraxnose:** is a general term used to describe **diseases** that result in a wide range of symptoms including leaf spots, blotches or distortion, defoliation, shoot blight, twig cankers and dieback on many different deciduous trees and shrubs.

**Bleeding:** Flow of sap from plant wounds, injuries, or pathogen invasion.

**Cavities:** Open or closed hollow within the tree stem, usually associated with decay.

**Codominant stem:** Forked branches nearly the same size in diameter, arising from a common junction and lacking a normal branch union.

**Diameter at breast height (DBH):** Measures at 1.4 meters (4.5 feet) above ground in United States, Australia (arboriculture), New Zealand, and when using the *Guide for Plant Appraisal*, 9<sup>th</sup> edition; at 1.3 meters (4.3 feet) above ground in Australia (forestry), Canada, the European Union, and in UK forestry; and at 1.5 meters (5 feet) above ground in UK arboriculture.

**Mitigation:** The processes of reducing risk.

**Fungal conks:** Fruiting body or non fruiting body (sterile) of a fungus. Often associated with decay.

**Topping:** Inappropriate pruning technique to reduce tree size. Cutting back a tree to a predetermined crown limit, often at internodes.

**Wounds:** A type of injury to the tree from mechanical or biological damage.

This Glossary of Terms was adapted from the *Glossary of Arboricultural Terms* (ISA, 2006).





**APPENDIX A: TREE 1**



**APPENDIX A: TREE 2**



**APPENDIX A: TREE 3**



**APPENDIX A: TREE 4**



**APPENDIX A: TREE 5**



**APPENDIX A: TREE 6**



**APPENDIX A: TREE 7**



**APPENDIX A: TREE 8**





**APPENDIX A: TREE 9**



**APPENDIX A: TREE 10,11,12**



**APPENDIX A: TREE 13**



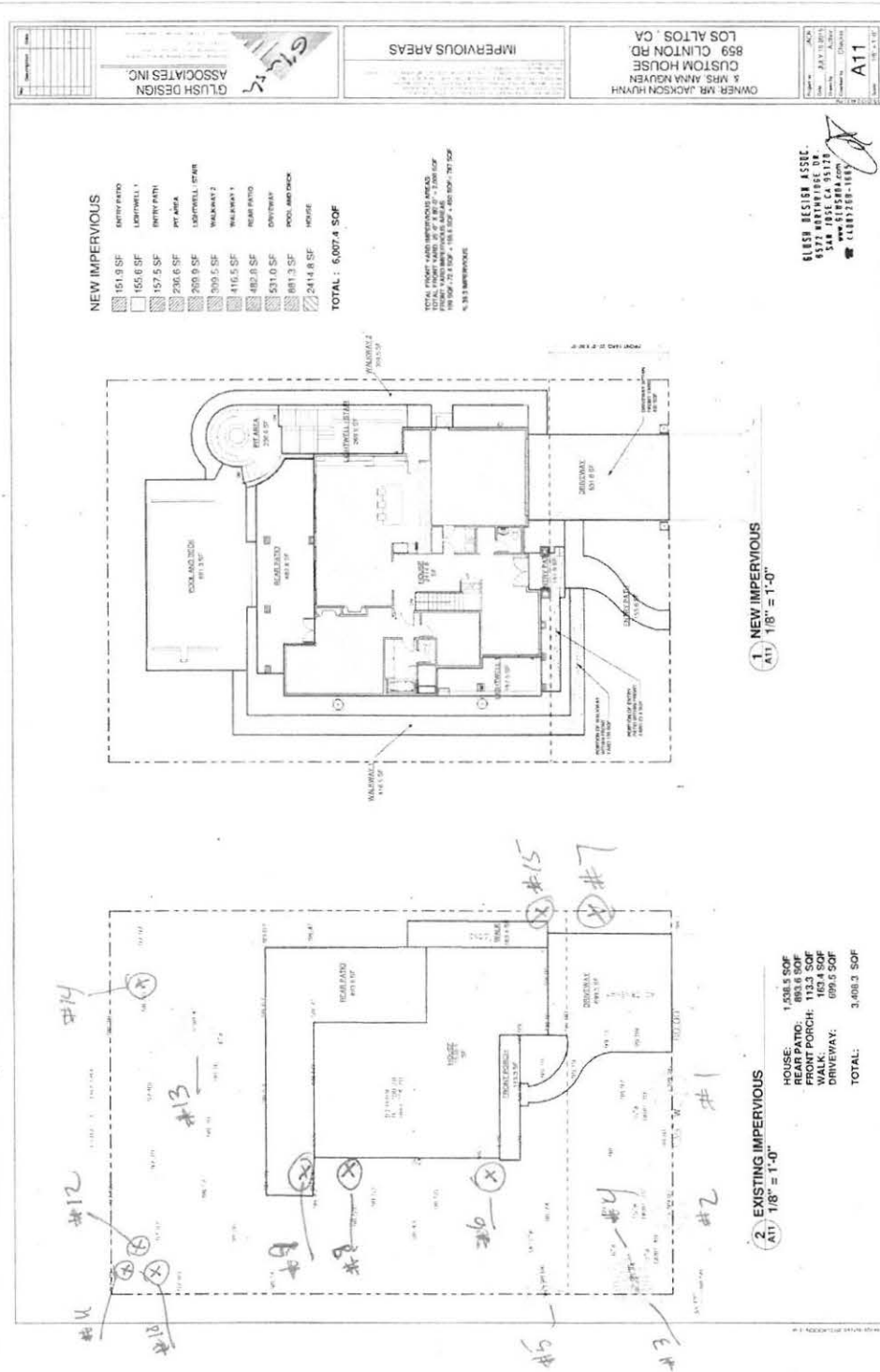
**APPENDIX A: TREE 14**



## APPENDIX B: SITE OVER VIEW GOOGLE MAP



**APPENDIX B: SITE MAP**



## QUALIFICATIONS, ASSUMPTIONS, AND LIMITING CONDITIONS

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

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

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

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

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

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

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



## CERTIFICATION OF PERFORMANCE

I, Richard Smith, Certify:

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

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

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

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

That no one provided significant professional assistance to the arborist, except as indicated in the report.

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

I further certify that I am an I.S.A. Certified Arborist in good standing with The International Society of Arboriculture. I have been involved with the practice of Arboriculture and the care and study of trees since 2004.

Richard Smith

I.S.A. Certified Arborist WE-8745A



