DATE: February 17, 2016

AGENDA ITEM # 4

TO: Design Review Commission

FROM: Sierra Davis, Assistant Planner

SUBJECT: 15-SC-44 – 1716 Morton Avenue

RECOMMENDATION:

Continue design review application 15-SC-44 per the recommended direction

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PROJECT DESCRIPTION

This is a design review application for a new two-story house. The project includes 3,801 square feet on the first story, 933 square feet on the second story and a 562 square-foot detached garage. The following table summarizes the project's technical details:

GENERAL PLAN DESIGNATION:	Single-Family, Residential
ZONING:	R1-10
PARCEL SIZE:	26,539 square feet
MATERIALS:	Metal roof, vertical board and batten, horizontal lap siding, wood windows, doors, and details, board formed concrete chimney

	Existing	Proposed	Allowed/Required
COVERAGE:	2,071 square feet	5,383 square feet	7,962 square feet
FLOOR AREA:			
First floor	2,071 square feet	3,801 square feet	
Detached Garage	N/A	562 square feet	
Second floor	N/A	932 square feet	
Total	2,071 square feet	5,295 square feet	5,404 square feet
SETBACKS:			
Front	38 feet	25 feet	25 feet
Rear (House)	29 feet	145 feet	25 feet
Rear (Garage)	N/A	5 feet	5 feet
Right side ($1^{st}/2^{nd}$)	148 feet	86 feet/86 feet	10 feet/17.5 feet
Left side ($1^{st}/2^{nd}$)	14 feet	22 feet/61 feet	10 feet/17.5 feet
HEIGHT:	15 feet	27 feet	27 feet

BACKGROUND

Neighborhood Context

The subject property is located in a Diverse Character Neighborhood, as defined in the City's Residential Design Guidelines. The house is located at the end of a small cul-du-sac with Steven's Creek on the east side of the property. The property has limited views of other houses within the neighborhood context from the front of the property; however, there are three houses visible from the interior of the property. In the larger neighborhood context, on Fallen Leaf Lane and Lantis Lane, the houses are consistent in scale, massing, materials and style. The immediate context of the cul-du-sac, the neighborhood would be considered diverse since there is not a strong relationship to the houses on Fallen Leaf Lane and Lantis Lane. The landscaping along Morton Avenue and Fallen Leaf Lane does not have a distinct pattern. This portion of Morton Avenue does not have curb and gutter; however, Morton Avenue west of Fallen Leaf Lane does have curb and gutter.

DISCUSSION

Zoning Compliance

The project is located on two existing lots that are in the process of being merged through the lot line adjustment process. The application is under review and will need to be approved and the map recorded prior to issuance of the Building permit.

Design Review

According to the Design Guidelines, in Diverse Character Neighborhoods, good neighbor design has its own design integrity while incorporating some design elements and materials found in the neighborhood.

The structure is an eclectic design inspired by farmhouse design style (Stick architecture) with gabled roofs, exposed rafter tails, wooden wall cladding, raised wall surfaces, and porches with curved braces. The design has a high level of integrity as a more modern farmhouse style and incorporates new materials such as a metal roof and concrete formed chimney to the rustic wood siding and architectural details. The front of the house and entry is presented to the street, unlike the existing house that is oriented toward the west side property line. The driveway is adjacent to the west property line and extends to the rear of the property and detached garage.

The facade of the house includes two taller clerestory elements with gables facing the street and uniform eave lines for the other portions of the facade. The house is centered around the outdoor living space with views toward the creek to the east. The massing of the house will be perceived from the side and rear property owners, as the front of the house is located on a cul-du-sac with one other house. The proposed house is located in substantially the same location as the existing house with two new wings extending toward the side of the property (creek side). The two wings of the house enclose an outdoor living area covered with porches. The second story of the house is located at the rear of the property adjacent to the rear property line. There are multiple clerestory elements that add volume to the design, but limit the privacy impacts to the neighboring properties.

The finished floor of the structure is higher than the existing house due to the property's flood zone designation and is necessary to minimize flood hazards and risk. The finished floor height is two feet above the existing grade based on the Federal Emergency Management Agency (FEMA) requirement for Flood Zone A. Staff has accepted the raised finished floor height in order to minimize flood hazards and meet the FEMA requirements.

The larger scaled clerestory elements are located at the front and side of the house with a height of 23 feet. The two-story portion of the house is located at the rear with a height of 27 feet. The house is located on a high finished floor; however, the plate heights are low with a nine foot plate height at the first story and an eight foot plate height at the second story. The structure will appear larger because of the required two-foot finished floor; however, the privacy and bulk issues are addressed through the comprehensive landscaping plan with a landscape hedge adjacent to the west property line (side) and the north property line (rear).

The detached garage at the rear of the property is a 10-foot tall structure with a flat roof. Accessory structures should be compatible with the main residence and in this case the design is different. Although the designs are different, the detached garage was designed in order to minimize the appearance to the adjacent properties. Staff is in support of the design that departs from the design of the main structure because the materials and architectural details are compatible and the structure is minimally visible to the rear properties.

The project proposes high quality materials, such as a standing seam metal roof, vertical board and batten, horizontal lap siding, wood windows, doors, and details, board formed concrete chimney. Overall, the project design has architectural integrity and the design and materials are compatible with the surrounding neighborhood.

Privacy

The project has five second story windows facing the rear of the property; three windows in the stairwell and hallway and two windows in the master bedroom. The windows have a uniform sill height of three feet, six inches above the floor. The windows in the stairwell and the hallway are considered passive use areas, with the active use areas with windows facing the interior of the property. Thus the views from these windows would not be considered an unreasonable privacy concern. The two windows in the master bedroom are located in the corners of the room. Although the windows in the hallway and master bedroom are considered passive in use, the windows have direct views into the adjacent property's rear yard area and staff recommends:

- The window sill heights adjacent to the rear property line should be raised to a height of at least four feet, six inches to preserve privacy.

In addition to the higher sill heights, a landscape hedge is proposed along the rear property line adjacent to the second story. The combination of the taller sill heights and the proposed landscape hedge would provide adequate privacy screening and not result in an unreasonable privacy impact.

The balcony off the master bedroom would also have views toward the rear property line. The applicant worked with staff to address privacy concerns and they have proposed a louvered privacy wall to limit views toward the adjacent rear property. The balcony would have views toward the creek and interior of the property; therefore, the balcony would not result in unreasonable privacy concerns.

Landscaping

The arborist report (Attachment D) provided an evaluation of the 11 trees on the property, with the proposal for six trees to be removed. The three Japanese Maples (Nos. 9, 10, 11) proposed for removal and are located within the footprint of the proposed building. The Mexican Fan Palm (No.13) is located in the new walkway and will be replaced with a new tree. The Monterey Pine (No. 5) in the rear yard is proposed for removal based on the arborist's observation of pine pitch canker, a fungal disease.

The project is proposing the removal of a mature Oak tree (No. 7) in the rear yard based on the arborist evaluation that the "tree is unlikely to survive based on proximity of proposed excavation to the tree's root zone". The mature oak tree contributes to the tree canopy at the top of the creek bank and removal of this tree for construction purposes would not be a sufficient reason to remove a mature healthy tree. The design review findings require that the following finding be made regarding the natural landscape:

- 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.

Staff cannot make this finding because the tree is healthy, there is a pattern of Oak trees along the creek channel and the subject tree contributes to the creek side canopy. In this case, it is a large property and the design of the house extends to the base of the mature Oak and there may be reasonable and feasible alternatives that would allow for the preservation of the tree. Therefore, staff recommends that the proposed design be revised per the following direction:

- Redesign the portion of house extending to the base of the Oak tree (No. 7) in order to maintain the mature tree in the rear yard.

The plans include a landscaping plan for the front, side (west) and rear yards adjacent to the house. The side yard (creek side) is proposed to be maintained; however there is a note that the area will be reseeded as necessary. New or replaced landscaping, including reseeding, is subject to the City's Water Efficient Landscape Ordinance. The area of reseeded turf would need to be evaluated by a landscape architect for water usage. The new front yard landscaping includes one Western Rosebud tree and one Silk tree and wild grasses. With the new front yard trees, additional planting areas and hardscape, the project meets the City's landscaping regulations and street tree guidelines.

ALTERNATIVES

Overall, as discussed above and outlined in the required design review findings (page 6), staff is unable to make positive findings related to maintaining the natural landscape and is recommending that the project be continued to address this issue. Should the Commission vote to approve the project, the action should include positive design review findings and standard conditions of approval related to tree protection, grading and drainage, green building, fire sprinklers, undergrounding utilities, and Water Efficient Landscape Ordinance compliance.

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 11 nearby property owners on Morton Avenue, Fallen Leaf Lane Bedford Avenue, and Lantis Lane.

Cc: Danielle Wyss, The Shift Group, Applicant and Architect
Anna Wilson, Property Owner

Attachments:
A. Application
B. Area, Vicinity and Public Notification Maps
C. Arborist Report, Michael P. Young, Certified Arborist, Ban Tree Management
D. Public Correspondence

FINDINGS

15-SC-44 – 1716 Morton Avenue

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 NOT 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.

RECOMMENDED DIRECTION

15-SC-44 – 1716 Morton Avenue

1. The window sill heights adjacent to the rear property line should be raised to a height of at least four feet, six inches to preserve privacy.

2. Redesign the portion of house extending to the base of the Oak tree (No. 7) in order to maintain the mature tree in the rear yard.

ATTACHMENT A

CITY OF LOS ALTOS
GENERAL APPLICATION

Type of Review Requested: *(Check all boxes that apply)* **Permit #** 110918

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

Project Address/Location: 1716 Morton Avenue

Project Proposal/Use: Single Family Residence **Current Use of Property:** Single Family Residence

Assessor Parcel Number(s): 318-21-001 & 318-21-002 **Site Area:** 23,560 s.f.

New Sq. Ft.: 5,383 **Altered/Rebuilt Sq. Ft.:** 0 **Existing Sq. Ft. to Remain:** 0

Total Existing Sq. Ft.: 2,000 **Total Proposed Sq. Ft. (including basement):** 5,383

Applicant's Name: Danielle Wyss / The Shift Group, Inc.

Telephone No.: (415) 260-8061 **Email Address:** danielle@theshiftgroup.co

Mailing Address: 1059 Union Street, Suite B

City/State/Zip Code: San Francisco, CA 94133

Property Owner's Name: Anna Wilson

Telephone No.: (650) 670-6900 **Email Address:** annawilson@gmail.com

Mailing Address: 510 Bay Road

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

Architect/Designer's Name: Danielle Wyss / The Shift Group, Inc.

Telephone No.: (415) 260-8061 **Email Address:**

Mailing Address: 1059 Union Street, Suite B

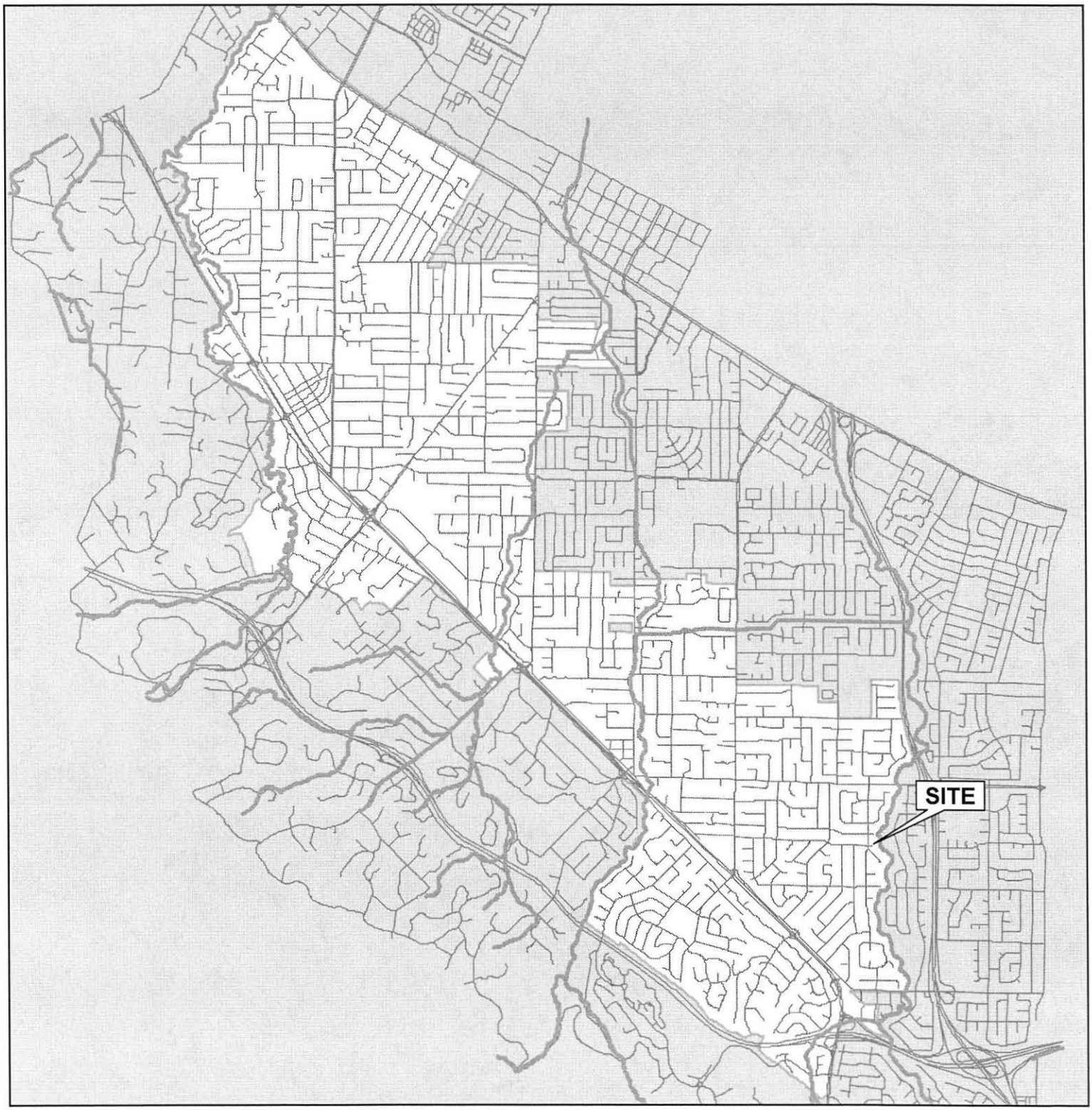
City/State/Zip Code: San Francisco, CA 94133

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

(continued on back)

ATTACHMENT B

AREA MAP



CITY OF LOS ALTOS

APPLICATION: 15-SC-44
APPLICANT: D. Wyss/ A. Wilson
SITE ADDRESS: 1716 Morton Avenue

N

Not to Scale

VICINITY MAP

SCALE 1 : 6,000

500 0 500 1,000 1,500

FEET

N

CITY OF LOS ALTOS

APPLICATION: 15-SC-44
APPLICANT: D. Wyss/ A. Wilson
SITE ADDRESS: 1716 Morton Avenue

1716 Morton Avenue Notification Map

SCALE 1 : 1,500

100 0 100 200 300

FEET

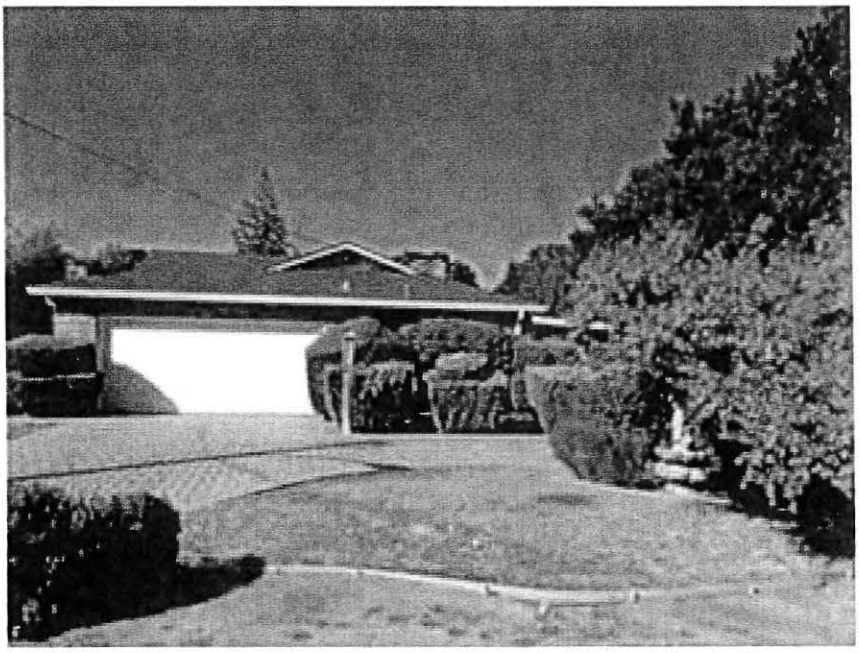
N

ATTACHMENT C

Tree Survey of

1716 Morton Avenue,

Los Altos, CA 94024



Prepared by

Michael P. Young

Certified Arborist WC ISA #623

January 21, 2016

1716 Morton Avenue
Los Altos, CA 94024

Assignment

It was our assignment to physically examine trees in the survey area based on a topographic map provided by the client.

Summary

This survey provides a numbered map and complete and detailed information for each tree surveyed. There are 15 trees included in this report. Seven of the trees surveyed are protected under City of Los Altos tree ordinances. The health of trees surveyed was rated from Poor to Good and their structure was rated from Fair/Poor to Fair. One protected Monterey pine was recommended for removal due to health and structure issues. Two protected trees and 3 non-protected trees will be removed related to the proposed project. Impacts to a third protected tree can be adequately protected by procedures recommended in this r=report.

Contents

All the trees surveyed were examined and then rated based on their individual health and structure according to the table below. For example, a tree may be rated "good" under the health column for excellent/vigorous appearance and growth, while the same tree may be rated "fair/poor" in the structure column if structural mitigation is needed. More complete descriptions of how health and structure are rated can be found under the "Methods" section of this report. The complete list of trees and all relevant information, including their health and structure ratings, their "protected/significant" status, a map and recommendations for their care can be found in the data table that accompanies this report.

Rating	Health	Structure
Good	excellent/vigorous	flawless
Fair/good	healthy	very stable
Fair	fair	routine maintenance needed such as pruning or end weight reduction as tree grows, minor structural corrections needed
Fair/poor	declining	significant structural weakness(es), mitigation needed, mitigation may or may not preserve the tree
Poor	dead or near dead	hazard

Methods

The trunks of the trees are measured using an arborist's diameter tape at 48" above soil grade. The canopy height and spread are estimated using visual references only. In cases of a very large tree, a standard measuring tape may be used.

The condition of each tree is assessed by visual observation only from a standing position without climbing or using aerial equipment. No invasive equipment is used. Consequently, it is possible that individual tree(s) may have internal (or underground) health problems or structural defects, which are not detectable by visual inspection. In cases where it is thought further investigation is warranted, a "full hazard assessment" is recommended. This assessment would consist of drilling or using sonar equipment to detect internal decay and may include climbing or the use of aerial equipment.

Tree Health Ratings

The health of an individual tree is rated based on leaf color and size, canopy density, new shoot growth and the absence or presence of pests or disease.

Tree Structure Ratings

Individual tree structure is rated based on the growth pattern of the tree (including whether it is leaning), the presence or absence of poor limb attachments (such as co-dominant leaders), the length and weight of limbs and the extent and location of apparent decay. Very large trees that are rated Fair/Poor for structure AND that are near structures or in an area frequently traveled by cars or people, receive an additional "Consider Removal**" notation under recommendations. This is included because structural mitigation techniques do not guarantee against structural failure, especially in very large trees. Property owners may or may not choose to remove this type of tree but should be aware that if a very large tree experiences a major structural failure, the danger to nearby people or property is significant.

Survey Area Observations and Recommendations

Observations

The property is on a cul-de-sac in a residential area with a residence located on one side, and a creek located on the other. The creek bed is located approximately 30-40' below the grade of the lawn/home with a sometimes steep bank descending to it.

Tree Health

The live oaks are in Good or Fair/Good health, with thick canopies and large, dark green leaves. Some have their root collars buried in soil and debris and root collar excavations are recommended to help prevent soil-based fungi and insects from entering the trees. Monterey pine #5 exhibits signs of Pine Pitch Canker, a virulent and incurable fungal disease of pine trees caused by the fungus *Fusarium circinatum*. The fungus causes infections that girdle branches, and sometimes girdle exposed roots and the trunks of pine trees. This girdling results in obstructed water flow, causing needles to turn yellow and then brown. The needle clusters eventually fall off, leaving bare branch ends. Multiple branch infections can cause extensive dieback in the crown of the tree and eventual tree mortality. Removal is recommended before the inevitable large dead limbs become a hazard.

The large oaks heavily shade the Japanese maples in the rear yard. If the maples are to be retained, reducing end weight on the oaks will increase sunlight to the maples and improve their vigor.

Tree Structure

Proper and routine pruning is essential in maintaining trees that are structurally safe. This includes early structural pruning to reduce the number of poorly attached leaders before they become very large. It appears that the large oaks on site were not pruned for structure when young and have not been routinely pruned over the intervening time period. This has resulted in very large trees with multiple, poorly attached limbs that may be prone to failure. End weight reduction is recommended to reduce overall weight at these junctions. Selective cabling is recommended to reduce forces at leader junctions during wind events. The largest 4 oaks have received a "Consider Removal **" notation on the accompanying data sheet. Reasons for this notation are described in the "Tree Structure" section earlier in this report.

Palm #13 has many poorly attached dead fronds. These can come off and fall at any time. Removal of these is recommended to improve safety of people in the rear yard.

Local Regulations Governing Trees

According to the Los Altos Municipal Code sections 11.08.040 and 9.20.020, a protected tree is any of the following:

A. Any tree that is forty-eight (48) inches in circumference (15.27" diameter) measured at forty-eight (48) inches above grade;

B. Any tree designated by the historical commission as a heritage tree or any tree under official consideration by the historical commission for heritage tree designation;

C. Any tree which was required by the city to be either saved or planted in conjunction with a development review application.

D. Street Trees

Under these regulations, seven of the surveyed trees are protected. These include 4 coast live oaks, a Mexican Fan Palm, a poplar and a Monterey pine.

Tree Impacts and Protection/Mitigation Recommendations

Observations

As stated earlier in this report, there are 7 protected trees on the property, including 4 coast live oaks, a Monterey pine, a poplar and a Mexican fan palm. All of these large trees and 6 smaller (non-protected) trees are located in the backyard between the existing home/proposed project and the adjacent creek. The oaks have extensive canopies that connect and overlap to shade the majority of the yard. Just beyond these large trees is a thick mass of native trees and bushes growing along the elevated creek bank and down along the edge of the creek bed.

Project Description and Potential Impacts

The existing home/adjacent patio, and rear concrete pad with shed will be demolished and a home and detached garage be constructed. Based on the project description and the location and size of the protected trees, the issues affecting protected trees will be

1) Root tearing and removal during demolition/removal of existing building near portions of the root zone of coast live oak #8
2) Grading and site preparation for new building.
3) Excavation and construction of foundations (whether standard or pier-based) for new building near coast live oak #8
4) .Equipment access and soil compaction in the construction area.

Trees Impacted by the Proposed Project

Three protected trees and 3 small (non-protected) trees are located nearest the demolition and construction area. One protected tree (oak #8) can be adequately protected via the mitigation measures recommended in this report. Two protected trees (oak #7 and Mexican Fan Palm #13) and the 3 small (non-protected) trees (Japanese maples # 9, 10 and 11) will require removal because of proximity or because they are inside the building, patio or walkway footprint. No trees providing creek bank stabilization are recommended for removal due to the proposed project.

Specific Measures For Protected Trees

The majority of tree roots are located in the top 18" of soil within the tree's root zone. The root zones of trees can be estimated based on canopy spread and diameter at breast height. The Tree Protection Fencing must be placed as described. It should be placed where possible given nearby buildings, sidewalks, utilities, etc. Concrete driveways and walkways should be left in place as long as possible to protect root zones that could be impacted by equipment access and materials storage.

Tree #7 is a 42" DBH coast live oak that is 55' wide by 55" tall. It is in Fair/Good health with Fair/Poor structure. Removal of this tree is recommended because it is unlikely to survive based on proximity of proposed excavation to the tree's root zone. Oak #7 is located inside a semicircle formed by the canopies of trees #3, #5 and #8. Although it's removal is necessitated by proximity to the project excavations, removal of tree #7 is likely to be beneficial to nearby protected oaks by allowing more sunlight and air to these trees. It will also open up the rear yard, patio and home to additional sunlight.

Tree #8 is a 40" DBH coast live oak that is 60' wide by 60' tall. It is in Fair/Good health with Fair/Poor structure. The tree protection area (fenced by tree protection fencing) for this tree is 20 feet from the trunk in all directions. The proposed excavation will occur to one side of this tree. Before excavation takes place within 6XDBH of this tree (20'), the fencing (in the immediate area of excavation only) shall be opened and the area to be excavated shall be hand-dug in order to locate major roots (over 2" diameter). Structural slab on footings is called for in the design. There is a 4" surface excavation for drain rock. This excavation shall be done by hand within 20' of tree #8, avoiding cutting or tearing roots over 2" diameter. Drain rock may be placed over and around any major roots exposed by the hand digging in this area. For all building or patio foundations within 20' of Tree #8, these footings shall be located so as to avoid major roots. Structural slab shall be attached above these footings to bridge these roots. Root zone loss from footings is estimated to be less than 15%.

Procedure

1. Tree protection fencing should go up before demolition to the extent possible given the existing building. A construction access way will need to be established so that heavy demolition machinery and debris removal equipment does not drive over root zones. This will most likely be from the west side of the existing building. No staging areas or stockpiling of materials shall be located under the driplines of any protected trees on the property except where the surface is covered by existing pavement.

1. When the project has commenced to a point that work must be undertaken inside any tree protection zone, a Certified Arborist must supervise the temporary moving or modification of tree protection fencing, and any work in the (now unfenced) protection zone. **There shall be no grading or excavation within the (now unprotected) tree protection zone zone at this time.**

1. After demolition of the existing building has occurred, the locations of major roots must be determined along the edges of the planned foundation. Under the supervision of the project arborist, the boundary of the deck and the foundation of the western building should be excavated with a hand shovel to the depth needed for the footings in the protected area. Alternatively, each area chosen for footing placement may be excavated in the same way to determine if roots are present in that area.

1. The exploratory hand-digging (as described above) has now made the locations of major roots (over 2" diameter) known. Site preparation inside the (formerly fenced) tree protection zones, including scraping, grading, etc. for the building or new walkway areas must be done by hand, under the supervision of the arborist. The goal is not to crush, tear or pull major roots

that are now exposed.

1. Excavate for footings by hand based on the root locations and the necessary distance on center between footings for floating the slab (distance on center may be lessened in order to bridge roots). If machinery must be used, it shall be light equipment such as a small bucket machine. No heavy equipment may be placed inside the 20' protection zone for this tree to avoid compaction of soil in the root zone(s).

1. Once footing excavations are completed, cover areas outside the foundation/in tree protection areas with and mulch and replace all tree protection fencing from the edge of foundation to the affected trees to prevent machinery transit/root compaction in those areas.

1. Build the slab-based foundation once tree protection fencing is back up. No heavy equipment shall drive or be placed in the now exposed root zone to be covered by the deck and foundation.

1. Standard foundation sections: For the portions of the foundation wherein standard poured foundation will be used. Roots 2" in diameter or larger must be cut cleanly at the edge of the excavation. They must be covered with soil or burlap and irrigated until they can be permanently covered with soil at the end of construction.

1. Pruning restrictions: If tree limbs on protected trees extending beyond the tree Protection fencing need to be pruned back for machinery access or other construction activities, such pruning shall be performed by a tree trimming company with a certified arborist on staff.

Tree #13 is a 23"DBH Mexican Fan Palm that is 14' wide by 40' tall. It is in Fair/Good health with Fair structure. It will require removal for the construction of a walkway for this project.

Non-protected trees #9, 10 and 11 are all small Japanese maples that will require removal because of proximity to the project or because they are inside the building, patio or walkway footprint.

Tree Care Before, During and after Construction

As discussed earlier, many of the large trees on the property should be properly pruned and/or cabled to improve safety and structural stability. This helps to prevent major limb failure that can then allow decay to progress into the trunk of the tree, leading to eventual tree loss. Our recommendation is always to try to do pruning and structural mitigation before the project begins to avoid conflicts between trees and construction equipment or activities. Each tree has a set of recommendations on the accompanying data sheet. In general, the large oaks need end weight reduction and cabling to reduce stress on leader and limb junctions. Although end weight reduction will push some tree limbs back from the construction area, additional pruning may be needed to adequately clear the area where the structure will be located in order to avoid more destructive damage to trees by construction equipment.

If demolition/construction is to take place during the dry season, trees [to be retained]I that are located close to the construction area should be watered to a depth of 18" a week or so before staging or other activities begin on site. This will fully hydrate the trees and decrease stress that may occur from construction activities in their immediate area. Recommendations on periodic irrigation during the construction process are included in the General Tree Protection Plan section later in this report.

If possible and practical, trees [to be retained] should be protected by fencing out to their drip lines in any areas where construction equipment and activities will occur. If drip line fencing is impractical, trees should be fenced to a minimum of 8XDBH from the trunk. This is needed to both avoid equipment collisions with the tree and to avoid compaction of the root zone. Recommendations for fencing type and erection are included in the General Tree Protection Plan section later in this report.

Concrete and other hardscapes should be left in place as long as possible for use as construction staging, site access etc. during site setup, demolition and construction. This will help to prevent soil compaction and tearing of roots in areas that may be just outside of tree protection fencing.

Landscaping Installation: Any plants that are planted inside the driplines of oak trees must be of species that are compatible with the environmental and cultural requirements of oaks trees. A publication detailing plants compatible with California native oaks can be obtained from The California Oak Foundation's 1991 publication "Compatible Plants Under & Around Oaks" details plants compatible with California native oaks and is currently available online at: http://www.californiaoaks.org/ExtAssets/CompatiblePlantsUnder&AroundOaks.pdf.

Post construction care of trees: the irrigation schedule outlined above should be maintained during the first dry season following construction to give impacted trees a healthy recovery period.

General Tree Protection Plan

Besides the above-mentioned issues stated earlier in this report, the trees at this site could be at risk of damage by construction or construction procedures that are common to most construction sites. These procedures may include the dumping or the stockpiling of materials over root systems; the trenching across the root zones for utilities or for landscape irrigation; or the routing of construction traffic across the root system resulting in soil compaction and root dieback. It is therefore essential that Tree Protection Fencing be used as per the Architect's drawings. In constructing underground utilities, it is essential that the location of trenches be done outside the drip lines of trees except where approved by the Arborist.

Protective fencing must protect a sufficient portion of the root zone to be effective. In most cases, it would be essential to locate the fencing a minimum radius distance of 6 times the

trunk diameter in all directions from the trunk. There are areas where we will amend this distance based upon proposed construction. In my experience, the protective fencing must:

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

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

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

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

3. The area under the drip line of trees should be thoroughly irrigated to a soil depth of 18" every 3-4 weeks during the dry months.

4. Mulch should cover all bare soils within the tree protection fencing. This material must be 6-8 inches in depth after spreading, which must be done by hand. Course wood chips are preferred because they are organic and degrade naturally over time.
5. Loose soil and mulch must not be allowed to slide down slope to cover the root zones or the root collars of protected trees.

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

    a. Trenches for any underground utilities (gas, electricity, water, phone, TV cable, etc.) must be located outside the driplines of protected trees, unless approved by a Certified Arborist. Alternative methods of installation may be suggested.
    b. Landscape irrigation trenches must be located a minimum distance of 10 times the trunk diameter from the trunks of protected trees unless otherwise noted and approved by the Arborist.

7. Materials must not be stored, stockpiled, dumped, or buried inside the driplines of protected trees.

8. Excavated soil must not be piled or dumped, even temporarily, inside the driplines of protected trees.

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

10. Landscape irrigation systems must be designed to avoid water striking the trunks of trees, especially oak trees.

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

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

Respectfully,

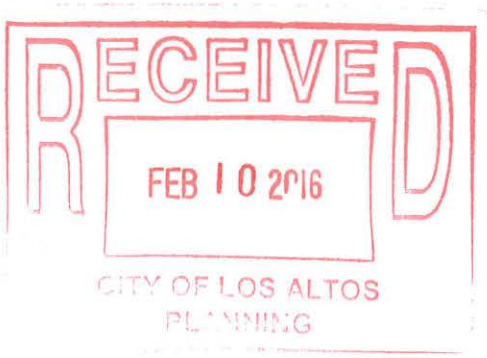
Michael P. Young & Allie Strand

ATTACHMENT D

Sierra Davis

From: Al Penilla <aspvbox@gmail.com>
Sent: Wednesday, February 10, 2016 9:35 AM
To: Sierra Davis
Subject: 1716 Morton Ave

Follow Up Flag: Follow up
Flag Status: Flagged



Dear Ms. Davis,

I am the owner of 1780 Morton Ave, the home right next door to the subject property.

I was notified of the meeting to be held February 17, 2016. Unfortunately, we are going to be out of town that day. However, I am very interested to see the plans, and was wondering if I should have received a set for review so I can provide written comments.

We have not met the owners of 1716 Morton, since they rented existing home since they purchased the property. I am not opposed to the new owner's building, but I would like to see the plans to see how our privacy will be impacted. The lot faces directly toward our house, and we need to see the orientation of the windows, the views and see what type of trees will be planted to screen the direct view.

Unfortunately, the new owners have not introduced themselves to us yet nor have they discussed their plans. For this reason, I would like to see if you can communicate these concerns to the owners of 1716 Morton and also let me know if I can get a PDF copy of the plans. Thank you.

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Al Penilla