

DATE: May 4, 2016

AGENDA ITEM # 2

TO: Design Review Commission
FROM: Zachary Dahl, Planning Services Manager, Current Planning
SUBJECT: 16-SC-19 – 841 Santa Rita Avenue

RECOMMENDATION:

Approve design review application 16-SC-19 per the findings and conditions

PROJECT DESCRIPTION

This is a design review application for a new 4,144 square-foot one-story house. The following table summarizes the project's technical details:

GENERAL PLAN DESIGNATION: Single-Family, Residential
ZONING: R1-10
PARCEL SIZE: 14,000 square feet
MATERIALS: Clay barrel tile roof, cement plaster siding, aluminum clad windows, wood garage door, precast stone sills and trim, and stone veneer

	Existing	Proposed	Allowed/Required
COVERAGE:	4,043 square feet	4,581 square feet	4,900 square feet
FLOOR AREA:	4,043 square feet	4,144 square feet	4,150 square feet
SETBACKS:			
Front	25 feet	25 feet	25 feet
Rear	3 feet	25 feet	25 feet
Right side	10 feet	10 feet	10 feet
Left side	10 feet	10 feet	10 feet
HEIGHT:	17 feet	20 feet	20 feet

BACKGROUND

Neighborhood Context

The subject property is located on Santa Rita Avenue between West Portola Avenue and Los Altos Avenue. The neighborhood is considered a Diverse Character Neighborhood as defined in the City's Residential Design Guidelines. The houses on Santa Rita Avenue are a mixture of one- and two-story structures with varied architectural styles, materials and front yard setbacks. However, the houses in this neighborhood are generally lower in scale and have simple massing. The landscape along Santa Rita Avenue is varied with no distinct street tree pattern.

DISCUSSION

Approval Process

Design review applications for one-story houses that are less than 20 feet in height are reviewed and approved administratively. However, the Zoning Code allows the Community Development Director to refer projects to the Design Review Commission when they may be in conflict with the design review findings. In this case, the project includes a tall front entry element that may be in conflict with the Residential Design Guidelines; therefore, the project was referred to the Commission for consideration and to allow for public review.

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 new house is a Mediterranean inspired design with larger scale architectural elements and formal details. The front of the house features a tall formal entry with a clerestory element centered on the front of the house. The front entry has a setback of 55 feet and is flanked by a three-car garage on the left and a bedroom wing on the right, both of which sit forward at the 25-foot front yard setback line. The verticality of the front entry and clearstory element are recessed into the massing of the building and the lower scale elements on each side, nine-foot tall wall plates, reduce the perceived bulk and mass. The use of three individual garage bays with wood carriage style doors also reduces the visual impact of the proposed three-car garage.

The Residential Design Guidelines encourages projects to minimize the use of tall or two-story high design elements and avoid using too many vertical elements. The proposed front entry and clearstory element could be perceived to conflict with this direction. However, since the project is located in a Diverse Character Neighborhood and the entry element is recessed within the massing of the house with a front yard setback of 55 feet, staff finds that the design is consistent with the intent of the Guidelines.

The project uses high quality materials, such as clay barrel tile roofing, aluminum clad windows, precast trim and wood carriage style garage doors, which are integral to the architectural design of

the house. While the project materials are more formal than many of the surrounding structures on Santa Rita Avenue, they are generally compatible with the larger neighborhood context.

Overall, the project uses quality materials, has individual design integrity and is compatible with the adjacent properties, and minimizes the perception of excessive bulk and mass.

Privacy

The lot is relatively flat and the new house has a finish floor with an average elevation of 18-inches above grade, which is within the Guideline's recommended range of 16 to 22 inches above grade. The house includes a nine-foot tall wall plate on the right side and on the left side at the garage. The rear portion of the house on the left side transitions to a 10-foot tall wall plate at the kitchen and family room. In general, one-story level windows are not considered to create unreasonable privacy impacts. However, to ensure that there is adequate screening along both sides, staff has added a condition (No. 3) that requires the six-foot fences to include at least one-foot of open lattice on top. With this condition, staff finds that the project maintains a reasonable level of privacy.

Trees and Landscaping

The project site includes 14 existing trees, five of which are considered protected under the City's Tree Protection Ordinance (over 48-inch in circumference). In the front yard, three trees will be maintained (two California peppers and one redwood) and two trees will be removed (Mexican fan palm and a pittosporum). All of the other trees in the side and rear yard areas, including a large redwood along the left side, are shown to be removed. An arborist report that provides additional information is included as Attachment D.

The design originally included the removal of the two pepper trees in the front yard, with the left tree being removed due to conflict with the proposed driveway. However, staff encouraged the application to revise the design in order to preserve both trees. The current design includes a front driveway that fully surrounds the pepper tree, which is not an optimal design and could negatively impact the health of the tree over time. Thus, staff added a condition (No. 4) to update the driveway design to provide more soil area around the base of the pepper tree. As an alternative, the Commission could approve the removal of this tree in order to allow for regular driveway access to the garage and require a replacement tree in a different location. In addition, the redwood on the right side is located within six feet of the new house. To ensure that all trees are not impacted by the new house or during construction, staff has added a condition (No. 5) that requires an updated arborist report that reviews the placement of the house and driveway and provides recommendations to ensure that the health and viability of the trees is maintained.

The project will be planting new nine new trees around the property as well as installing new landscaping and hardscape in the front yard area. Since the project includes a new house and exceeds 500 square feet of new landscape area, it will be subject to the City's Water Efficient Landscape Regulations. With the existing trees and new front yard landscaping and hardscape, the project meets the City's landscaping regulations and street tree guidelines.

ENVIRONMENTAL CONTACT

Design Review Commission
16-SC-19 – 841 Santa Rita Avenue
May 4, 2016

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 13 nearby property owners on Santa Rita Avenue and Los Altos Avenue.

Cc: Scott Stotler, Applicant and Architect
Rahul and Ashna Khurana, Owners

Attachments:

- A. Application
- B. Neighborhood Compatibility Worksheet
- C. Area, Vicinity and Public Notification Maps
- D. Arborist Report, Kielty Arborist Services LLC

FINDINGS

16-SC-19 – 841 Santa Rita Avenue

With regard to the new one-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

16-SC-19 – 841 Santa Rita Avenue

1. Approved Plans

This approval is based on the plans received on March 29, 2016 and the written application materials provided by the applicant, except as may be modified by these conditions.

2. Protected Trees

Tree nos. 1, 2 and 4 shall be protected under this application and cannot be removed without a tree removal permit from the Community Development Director.

3. Fences

Update the plans to show that the fences along both side property lines are six feet in height with at least 12 inches of open lattice on top.

4. Driveway Design

Update the design of the driveway to provide additional soil area around the base of Tree No. 1.

5. Updated Arborist Report

Provide an updated arborist report that reviews the placement of the house and driveway and provides recommendations to ensure that the health and viability of the trees is maintained.

6. Encroachment Permit

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

7. New Fireplaces

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.

8. Fire Sprinklers

Fire sprinklers shall be required pursuant to Section 12.10 of the Municipal Code.

9. Underground Utilities

Any new utility service drops shall be located underground from the nearest convenient existing pole pursuant to Chapter 12.68 of the Municipal Code.

10. Landscaping

The project is subject to the City's Water Efficient Landscape Regulations pursuant to Chapter 12.36 of the Municipal Code.

11. Exterior Copper

All copper roofs, gutters and/or downspouts, and other architectural copper shall drain to a landscaped area and comply with the "Requirements for Copper Roofs and Other Architectural Copper" handout.

PRIOR TO ISSUANCE OF BUILDING OR DEMOLITION PERMIT

12. Tree Protection

Tree protection fencing shall be installed around the dripline of all existing trees to remain, 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.

PRIOR TO BUILDING PERMIT SUBMITTAL

13. Conditions of Approval

Incorporate the conditions of approval into the title page of the plans.

14. Tree Protection Note

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."

15. Water Efficient Landscape Plan

Provide a landscape documentation package prepared by a licensed landscape professional showing how the project complies with the City's Water Efficient Landscape Regulations.

16. Green Building Standards

Provide 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.

17. Underground Utility Location

Show 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.

18. Air Conditioner Sound Rating

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

19. Storm Water Management

Show how the project is in 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.).

PRIOR TO FINAL INSPECTION

20. Landscaping Installation

All landscaping and street trees shall be maintained and/or installed as shown on the approved plans and as required by the Planning Division.

21. Green Building Verification

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

22. Water Efficient Landscaping Verification

Provide a landscape Certificate of Completion verifying that the landscaping and irrigation were installed per the approved landscape documentation package.

For modifications to an existing use permit, the planning and transportation commission shall be the decision-making body. The action of the planning and transportation commission shall be final unless:

- A. It is appealed in writing to the city council, and the appropriate fee is paid, within fifteen (15) days of the date of the action;
- B. The city council submits a request to the city clerk to reconsider the action within fifteen (15) days of the date of the action.



ATTACHMENT A

CITY OF LOS ALTOS GENERAL APPLICATION

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

Permit # 1107082

<input checked="" type="checkbox"/>	One-Story Design Review	<input type="checkbox"/>	Commercial/Multi-Family	<input type="checkbox"/>	Environmental Review
<input 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: 841 Santa Rita Avenue

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

Assessor Parcel Number(s): 167-18-068 Site Area: 14,000sf net

New Sq. Ft.: 4144sf FAR Altered/Rebuilt Sq. Ft.: NA Existing Sq. Ft. to Remain: 0

Total Existing Sq. Ft.: 4,043 sf incl. garage Total Proposed Sq. Ft. (including basement): 5801 incl. garage

Is the site fully accessible for City Staff inspection? Yes

Applicant's Name: Scott Stotler

Telephone No.: 408-309-2163 Email Address: scott@stotlerdesigngroup.com

Mailing Address: 349 First St. suite A

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

Property Owner's Name: Rahul/Ashna Khurana

Telephone No.: _____ Email Address: ashna911@hotmail.com

Mailing Address: 1816 Newcastle Drive

City/State/Zip Code: Los Altos, CA 94024

Architect/Designer's Name: Stotler Design Group, Inc.

Telephone No.: 408-309-2163 Email Address: scott@stotlerdesigngroup.com

Mailing Address: 349 First St. suite A

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

** 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. **



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 841 SANTA RITA AVE LOS ALTOS
Scope of Project: Addition or Remodel _____ or New Home X
Age of existing home if this project is to be an addition or remodel? N/A.
Is the existing house listed on the City's Historic Resources Inventory? NO

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

Address: 841 SANTA RITA AVE.
Date: 2/16/16

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: ± 14,000 square feet
Lot dimensions: Length ~~40~~ 158 feet
Width 90-100 feet

If your lot is significantly different than those in your neighborhood, then note its: area _____, length _____, and width SAME

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

Existing front setback if home is a remodel? N/A.
What % of the front facing walls of the neighborhood homes are at the front setback ± 40 %
Existing front setback for house on left 25' ft./on right 25 ft.
Do the front setbacks of adjacent houses line up? yes

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

Indicate the relationship of garage locations in your neighborhood* only on your street (count for each type)

Garage facing front projecting from front of house face 9

Garage facing front recessed from front of house face 0

Garage in back yard 0

Garage facing the side 3

Number of 1-car garages 0; 2-car garages 9; 3-car garages 3 *with 0 or 1*

1 w/o GARAGE

Address: 841 SANTA RITA
Date: 2/16/16

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

What % of the homes in your neighborhood* are:

One-story 10

Two-story 3

5. **Roof heights and shapes:**

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

Are there mostly hip 7, gable style 6, or other style ___ roofs*?

Do the roof forms appear simple 8 or complex 5?

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*?

1 wood shingle 6 stucco 1 board & batten ^{PLY T-11} 5 clapboard
tile 3 stone 2 brick 5 combination of one or more materials
(if so, describe) STONE & BRICK ARE USED AS ACCENTS

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: 4 Red tile roof / 7 composition /
2 SHAKE ROOF

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

Does your neighborhood* have a consistent identifiable architectural style?

YES NO

Type? 4 Ranch 1 Shingle 1 Tudor 3 Mediterranean/Spanish
1 Contemporary 1 Colonial 1 Bungalow 3 Other
RANCH CAPE COD

Address: 941 SANTA RITA
Date: 2/16/16

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

Does your property have a noticeable slope? NO

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

Is your slope higher _____ lower same in relationship to the neighboring properties? Is there a noticeable difference in grade between your property/house and the one across the street or directly behind?

9. **Landscaping:**

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

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

SAME AS MOST ON THIS SIDE OF 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)?

10. **Width of Street:**

What is the width of the roadway paving on your street in feet? 10'

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

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

Address: 841 SANTA RITA
Date: 2/16/16

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.:

VARIES

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 *6 of 13 ARE newer homes*
- 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
*SIMPLE ROOF
(E) HOME IS STUCCO PROPOSED (N) STUCCO
SIMILAR SETBACK PROPOSED OF (E) HOME*

Address: 841 SANTA RITA AVE.
 Date: 2/16/16

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)
* 841 SANTA RITA (PROPOSED)	25'	25'	3 CAR FRONT FACING	1 STORY	17'	STUCCO/BARREL TILE ROOF STONE	MED./TUSCAN RANCH SIMPLE
817 "	20'		3 CAR FRONT	TWO STORY	20'	HORIZ. WOOD/BRICK/COMP. ROOF	ECLECTIC (COMPLEX) FRENCH/RANCH
829 "	25'		2 CAR SIDE FACING	ONE STORY	16'	HORIZ. WOOD/STONE SHAKE ROOF	RANCH (SIMPLE)
857 " (New)	25'		2 CAR SIDE FACING	ONE STORY	20'	WOOD SIDING/STONE/COMP. ROOF	CAPE COD (SIMPLE)
869 "	40'		2 CAR FRONT	ONE STORY	20'	STUCCO/SHAKE ROOF	CONTEMP. RANCH (SIMPLE)
881 "	15'		2 CAR SIDE STREET	ONE STORY	17'	STUCCO/BARREL TILE ROOF	MED./TUSCAN COMPLEX
894 "	60'		2 CAR FRONT FACING	ONE STORY	17'	WOOD EXT/RED TILE ROOF	HYBRID STYLE (SIMPLE)
872 "	30'		2 CAR FRONT	TWO STORY	27'	STUCCO/"RED" BARREL TILE ROOF	MED./SPANISH (COMPLEX)
860 "	70'		NONE	ONE STORY	15'	WOOD/BRICK COMP. ROOF	RANCH (SIMPLE)
840 "	48'		2 CAR FRONT	ONE STORY	17'	STUCCO/COMP. ROOF	RANCH (SIMPLE)

* PROPOSED HOUSE 841 SANTA RITA AVE.

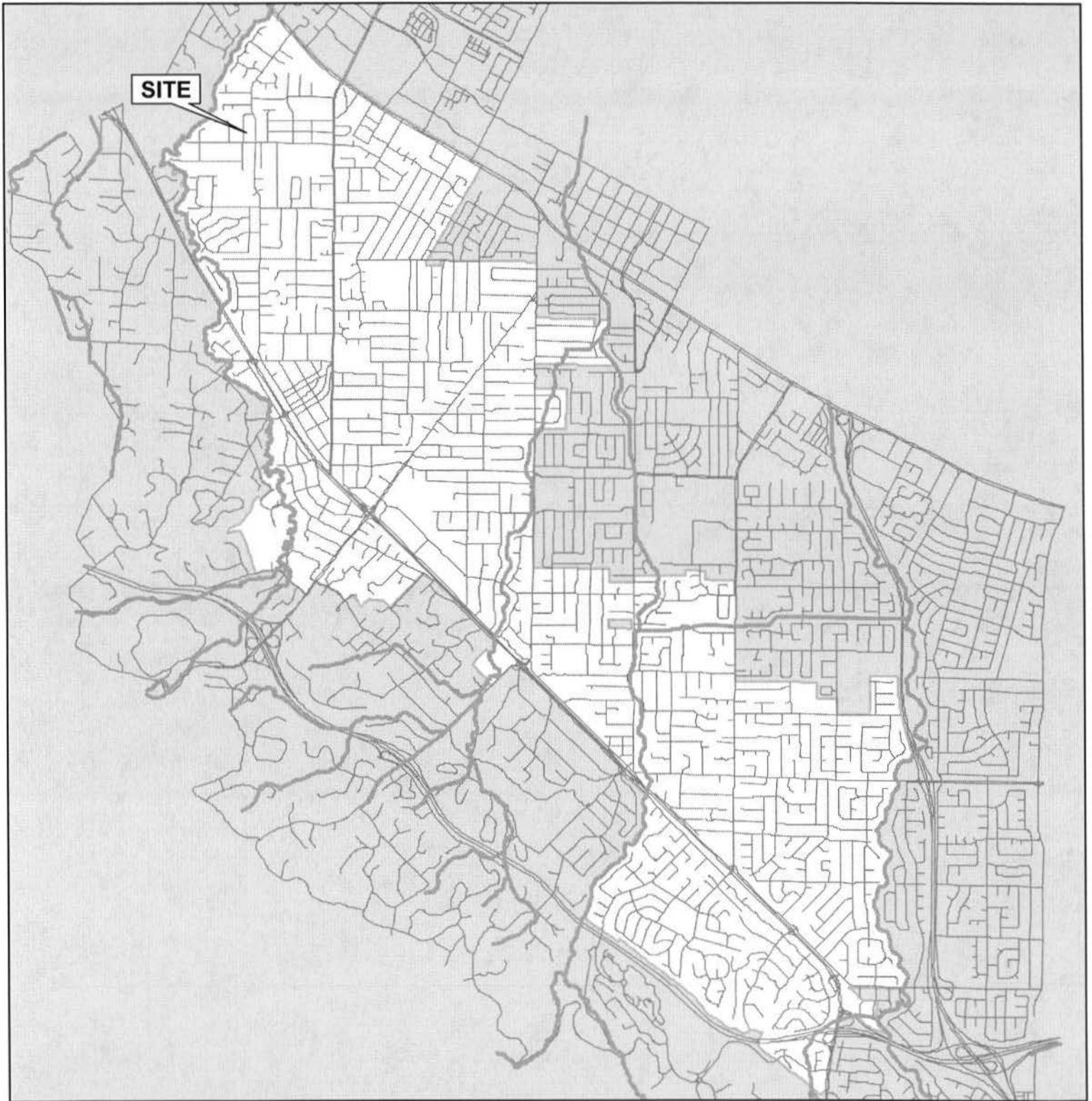
Address: 841 SANTA RITA AVE.
 Date: 2/16/16

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)
836 SANTA RITA.	60'	?	2 CAR FRONT	one story	20'	WOOD (T1-11) COMP. ROOF	MODERN RANCH SIMPLE
826 "	25'		2 CAR FRONT	two story	27'	WOOD SHINGLE COMP. ROOF	CRAFTSMAN COMPLEX
407 W. PORTOLA AVE	25'	?	3 CAR FRONT FACE	1 1/2 story	20'	STUCCO/ STONE (COMPOSD)	PRAIRIE STYLE COMPLEX

AREA MAP



CITY OF LOS ALTOS

APPLICATION: 16-SC-19
APPLICANT: S. Stotler/ R. and A. Khurana
SITE ADDRESS: 841 Santa Rita Avenue

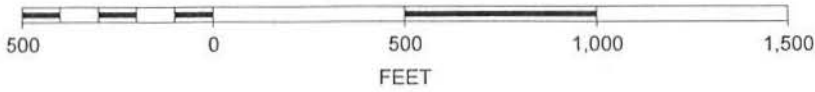


Not to Scale

VICINITY MAP



SCALE 1 : 6,000



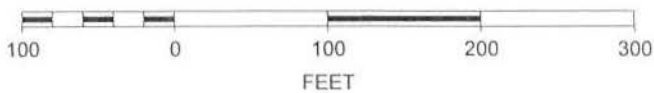
CITY OF LOS ALTOS

APPLICATION: 16-SC-19
APPLICANT: S. Stotler/ R. and A. Khurana
SITE ADDRESS: 841 Santa Rita Avenue

841 Santa Rita Avenue Notification Map



SCALE 1 : 1,500



Kiely Arborist Services LLC

Certified Arborist WE#0476A

P.O. Box 6187

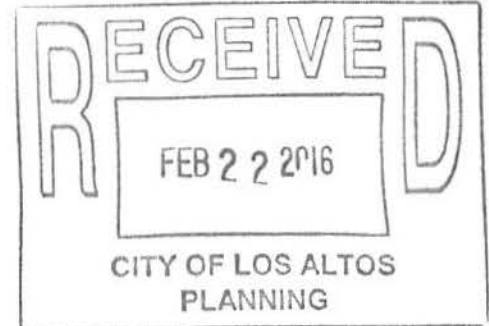
San Mateo, CA 94403

650- 515-9783

February 1, 2016

Stotler Design Group
Attn: Scott Stotler
349 First Street, Suite A
Los Altos CA, 94022

Site: 841 Santa Rita, Los Altos, CA



Dear Mr. Stotler,

As requested on Wednesday, January 27, 2016, I visited the above site for the purpose of inspecting and commenting on the trees. A new home is planned for this site and your concern as to the future health and safety of the trees has prompted this visit.

Method:

All inspections were made from the ground; the trees were not climbed for this inspection. The trees in question were located on a map provided by you. The trees were then measured for diameter at 48 inches above ground level (DBH). The trees were given a condition rating for form and vitality. The trees' condition rating is based on 50 percent vitality and 50 percent form, using the following scale.

1	-	29	Very Poor
30	-	49	Poor
50	-	69	Fair
70	-	89	Good
90	-	100	Excellent

The height of the tree was measured using a Nikon Forestry 550 Hypsometer. The spread was paced off. Comments and recommendations for future maintenance are provided.

841 Santa Rita 2/1/16

(2)

Survey:

Tree#	Species	DBH	CON	HT/SP	Comments
1P	California pepper (<i>Schinus molle</i>)	24.7-24.1	60	25/40	Good vigor, fair form, codominant at 1 foot, poor location underneath utilities, 3 feet from existing driveway, well maintained.
2P	California pepper (<i>Schinus molle</i>)	28.4	55	25/35	Good vigor, fair form, codominant at 6 feet, poor location underneath utilities, 2 feet from existing driveway, well maintained, minor decay in trunk.
3P	Mexican fan palm (<i>Washingtonia robusta</i>)	18.5-16.8	45	25/10	Good vigor, poor form, codominant at 1 foot, 10 feet from tree #4, suppressed, close to utilities, 4 feet from driveway.
4P	Redwood (<i>Sequoia sempervirens</i>)	46.3	70	85/25	Good vigor, good form, good location, 1 foot from fence.
5	Pittosporum (<i>Pittosporum eugenioides</i>)	7.3-6.7	40	20/15	Fair vigor, poor form, codominant at 1 foot, decay at base, decay in leaders, in decline.
6	American arborvitae (<i>Thuja occidentalis</i>)	6x2	45	10/8	Fair vigor, poor form, codominant at base, surrounded by hardscape.
7	Birch (<i>Betula pendula</i>)	9.2	50	25/15	Fair vigor, fair form, codominant at 4 feet, easily replaced.
8	Brazilian pepper (<i>Schinus terebinthifolius</i>)	7.6-5.3	40	10/10	Fair vigor, poor form, topped, multi leader at base with included bark, good screen.
9	Privet (<i>Ligustrum japonicum</i>)	4.3-3.8	30	10/10	Poor vigor, poor form, topped, in decline.
10	Sweet bay (<i>Laurus nobilis</i>)	4x3	35	15/8	Good vigor, poor form, leaders are sprouts from old removed tree, good screen, damaging fence, shared tree.
11	Photinia (<i>Photinia spp.</i>)	3x3	40	15/10	Poor vigor, poor form, multi leader at base, good screen, in decline.
12	Photinia (<i>Photinia spp.</i>)	4x3	40	15/10	Poor vigor, poor form, multi leader at base, good screen, in decline.

841 Santa Rita 2/1/16

(3)

Survey:

Tree#	Species	DBH	CON	HT/SP	Comments
13	Crape myrtle (<i>lagerstroemia spp.</i>)	4.0-6.0	45	30/10	Good vigor, poor form, codominant at 1 foot, heavily suppressed by #14, 1 foot away from structure.
14P	Giant sequoia (<i>Sequoiadendron giganteum</i>)	46.0	45	70/30	Poor-fair vigor, poor form, failed top, bot canker, damaging fence, work next door recently done.
15*	Coast live oak (<i>Quercus agrifolia</i>)	9est	45	35/20	Poor-fair vigor, poor form, topped, leans into property, resting on fence.
16*P	Coast live oak (<i>Quercus agrifolia</i>)	18est	65	40/30	Good vigor, fair form, good crotch formations, 4 feet from property line.

*indicates neighbors tree

P- indicates protected trees on site per city ordinance.

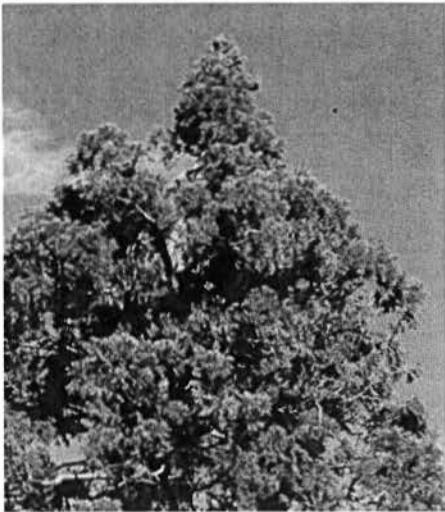
Summary:

The trees on site are a mix of imported and native trees. The majority of the trees are in poor condition as no maintenance has occurred for an unknown amount of time. Trees #1 and #2 are both California pepper trees (*Schinus molle*). These trees are located in the front of the home in close proximity to the driveway. They are poorly located underneath utilities. These trees have had some maintenance done to them in the past in order to control their height. This work may have been done by the Pg and E line clearance workers. Cal Poly select tree website list the maximum height of the California pepper tree at 50 feet. Utility lines are usually placed at 35 feet in height. The owner would like to remove and replace these trees with trees that are Pg and E approved trees for planting underneath utilities.

Mexican fan palm (*Washingtonia robusta*) tree #3 is codominant at 1 foot. This is an unusual form for this species as usually this tree has a single trunk. This may have happened from an injury to the tree when it was very young or 2 separate trees that grew together. The location of this tree is poor as it is only 10 feet from the large redwood tree #4. The Palm tree developed a lean in order to find light as it is growing underneath the canopy of the large redwood. This tree received a condition rating of 45 making it a poor tree. Removal should take place as the tree is heavily suppressed by the large redwood.

Redwood tree #4 is in good condition as it received a condition rating of 70. Despite the drought the tree still has good vigor. This tree is only 1 foot away from a large wall that surrounds the property. The site plan shows this wall to be removed. The depth of the walls foundation is unknown at this time. When this wall is to be removed hand tools should be used to remove all the wall material in close proximity to the tree in order to not damage any large existing roots in this area. Depending on the depth of the wall it might have acted as a root barrier. A three car garage is planned near this tree slightly further back from the existing wall. The foundation planned for this area should be one with the least amount of excavation as possible. Hand tools should be used in order to excavate to the required depth. During excavation the contractor shall not cut any roots over 2 inches in diameter without the site arborist consent. During excavation the roots should be exposed and not damaged. At this time the site arborist must be on site to inspect, document and to offer mitigation measures during excavation near the large redwood.

There are many small non-protected trees on site that are in poor condition. Many of these trees are planted as screening material. Most of the screening trees have been radically topped and as a result received a poor condition rating. Sweet bay tree #10 is obviously a re-sprouted tree from a previously removed stump. This tree is damaging the fence between properties and should be removed.



Giant sequoia tree #14 received a condition rating of 45 making it a poor tree. The tree has Botryosphaeria canker disease and is in decline because of the disease. The disease has caused an extensive amount of dieback within the canopy. Also the top of the tree has failed. This tree should be removed as it is a hazard to the property. The following tree protection plan will help reduce impacts from the planned construction.

Showing tree #14 in decline.

Tree Protection Plan:

Tree protection zones should be established and maintained throughout the entire length of the project. Fencing for the protection zones should be 6 foot tall metal chain link type supported by 2 inch metal poles pounded into the ground by no less than 2 feet. The support poles should be spaced no more than 10 feet apart on center. The location for the protection fencing should be as close to the dripline as possible still allowing room for construction to safely continue. Signs should be placed on fencing signifying "Tree Protection Zone - Keep Out". No materials or equipment should be stored or cleaned inside the tree protection zones.

Trenching for irrigation, electrical, drainage or any other reason should be hand dug when beneath the driplines of protected trees. Hand digging and carefully laying pipes below or beside protected roots will dramatically reduce root loss of desired trees thus reducing trauma to the entire tree. Trenches should be backfilled as soon as possible with native material and compacted to near its original level. Trenches that must be left exposed for a period of time should also be covered with layers of burlap and kept moist. Plywood over the top of the trench will also help protect exposed roots below.

Normal irrigation should be maintained throughout the entire length of the project. The imported trees on this site will require irrigation during the warm season months. Some irrigation may be required during the winter months depending on the seasonal rainfall. During the summer months the trees on this site should receive heavy flood type irrigation 2 times a month. During the fall and winter 1 time a month should suffice. The large redwood trees on site should be irrigated as they are out of their native range. During the time of excavation near both of these trees the site arborist shall be notified and called out to the site to inspect what root cutting may occur. At this time an irrigation schedule will be set up depending on the impact.

During the demolition process all tree protection must be in place. All vehicles must remain on paved surfaces if possible. Parking will not be allowed off the paved surfaces. The removal of foundation materials, when inside the driplines of protected trees, should be carried out with care. Hand excavation may be required in areas of heavy rooting. Exposed or damaged roots should be repaired and covered with native soil.

This information should be kept on site at all times. The information included in this report is believed to be true and based on sound arboricultural principles and practices.

Sincerely,

Kevin R. Kielty
Certified Arborist WE#0476A

David P. Beckham
Certified Arborist WE#10724A