



DATE: June 1, 2016

AGENDA ITEM # 2

TO: Design Review Commission
FROM: Sean K. Gallegos, Assistant Planner
SUBJECT: 16-SC-04 – 516 Van Buren Street

RECOMMENDATION:

Approve design review application 16-SC-04 subject to the listed findings and conditions

PROJECT DESCRIPTION

This is a design review application for a new two-story house. The project includes 3,251 square feet on the first story and 1,906 square feet on the second story. The following table summarizes the project's technical details:

GENERAL PLAN DESIGNATION: Single-family, Residential
ZONING: R1-10
PARCEL SIZE: 24,072 square feet
MATERIALS: Standing seam metal roof, horizontal wood and stucco siding, stone veneer, steel frame windows and doors

	Existing	Proposed	Allowed/Required
LOT COVERAGE:	2,925 square feet	4,408 square feet	7,222 square feet
FLOOR AREA:			
First floor	2,925 square feet	3,251 square feet	
Second floor	N/A	1,906 square feet	
Total	2,925 square feet	5,157 square feet	5,157 square feet
SETBACKS:			
Front	39 feet	35 feet	25 feet
Rear	116 feet	127.25 feet	25 feet
Right side (1 st /2 nd)	14.5 feet/ N/A	10 feet/19 feet	10 feet/17.5 feet
Left side(1 st /2 nd)	14.25 feet/ N/A	11.75 feet/20 feet	10 feet/17.5 feet
HEIGHT:	15.75 feet	25.25 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 site is located on the south side of Van Buren Street between Dixon Way and Santa Rita Avenue. The houses in this neighborhood tend to have varied setbacks, architectural styles and massing. The varying scales are a result of the neighborhood being built in different eras, which creates differences in the design, building materials and street pattern along the street. In general, homes on the street are characterized by the use of wood siding or stucco and relatively simple architecture, although some of the newer homes have introduced designs that are more complex. However, there are some similar characteristics, such as the use of rustic materials, in the neighborhood. The landscaping along Van Buren Street varies and does not have a distinct landscape pattern.

DISCUSSION

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 existing residence is a ranch style with a simple forms, low-pitched gable roof, eaves, and rustic materials. The new structure uses a Modern style of architecture with standing seam metal roofing, flat roof elements, and rectangular forms. The project's use of the hip roof form is an element that ties together the modern style of the structure and has appropriate design integrity. The roof plan also provides some variation of the eave line facing the street but its horizontal emphasis fits in with the context of the surrounding structures but is slightly more complex.

The contrasting architectural style maintains the character of the neighborhood with hipped roofs, simple forms, a covered entry, and a low roofline. The design incorporates rustic materials, such as horizontal wood and stucco siding, stone veneer, and steel frame windows and doors, which are integral to the design concept and compatible with other structures in the area. Overall, the house meets the design guidelines and district requirements, as it is a well-integrated design and relates well to the adjacent properties.

Although this house uses a more modern design, the neighborhood context is a mix of one- and two-stories with varying heights, scales and different architectural styles and materials. In order to create a scale that is more compatible with the neighborhood, the applicant worked with staff to reduce the first story eave height from thirteen feet to nine feet, six inches and reduced the height of stone columns. The proposed first floor plate height of nine feet, six inches and the second floor plate height of eight feet is consistent with the eight- to nine-foot, six-inch plate heights of existing residences in the neighborhood.

Though different stylistically from houses nearby, the massing is articulated to provide a balance of horizontal and vertical forms, with an emphasis on the horizontal elements. The scale of the first

story elements have been designed to soften the transition to the surrounding structures, such as the horizontal wood siding and deep overhangs along the first story. The second story is also centered over the first story and the articulated second story massing is recessed from the first story to minimize the perception of bulk. Overall, the two-story design does not create an abrupt change and is well proportioned and articulated to reduce the effect of bulk and mass.

Privacy

On the right (west) side elevation of the second story, there are three windows: one egress window in bedroom No. 3 with a three-foot, six-inch sill height, one window in bedroom No. 3 with a four-foot, six-inch sill height and one window in bathroom No. 3 with a four-foot, six-inch sill height. Due to the proposed evergreen screening trees along this side, there are no unreasonable privacy impacts associated with the second story windows.

On the left (east) side elevation of the second story, there are six windows: the master bedroom has three windows with four-foot, six-inch sill heights, and the clerestory above foyer has three windows with 15-foot sill heights. Due to the window locations and sill heights, the right elevation windows do not create any unreasonable privacy impacts.

On the rear (south) elevation, there are two windows and two sliding doors: one floor-to-ceiling window in the loft, one window in the master bathroom with a two-foot sill height, a sliding door that exits onto a balcony from bedroom No. 4 and a sliding door that exits onto a balcony from the master bedroom. The bedroom No. 3 balcony is 10 feet wide and six feet deep, and the master bedroom balcony is 16 feet wide and 12 feet, six inches deep. The balconies are oriented toward the rear yard and are considered active use balconies based on their size.

The Residential Design Guidelines suggest that maintaining privacy on adjacent properties should be taken into consideration when designing second-story balconies with a depth that exceeds four-feet. The Guidelines recommend that second-story balconies should use appropriate screening measures to lessen their privacy impacts. The bedroom No. 3 balcony is approximately 154 feet from the rear property line, and the terrace roof limits its views toward the right side property line. The master bedroom balcony is approximately 156 feet from the rear property line. Although the master bedroom balcony includes a 42-inch closed safety railing, the sight line study (Sheet A8) shows the existing mature trees along the left property line provide screening to obscure sight lines and maintain a reasonable degree of privacy. Therefore, as designed and with the existing and proposed evergreen screening, staff finds that the project maintains a reasonable degree of privacy.

Landscaping

There are 15 trees on the property. The project proposes removal of a bay tree, plum tree, cedar tree and two pittosporum trees (nos. 6-7, 12-13 and 15) in the side and rear yard due to being located within the building footprint or in poor form. The landscaping plan maintains the three large coast live oak trees (Nos. 1-2), four deodar cedar trees (Nos. 9-10, 12 and 14), two pine trees (Nos. 3 -4) and a douglas fir tree (No. 8). The douglas fir (No. 8), incense cedar (No. 14) and deodar cedar (No. 5) tree assessments and protection zone recommendations are provided in the arborist report (Attachment D). The project is proposing to install 29 new trees, front yard landscaping and evergreen screening trees along the side and rear property lines. Overall, the project meet the intent

of the City's landscape regulations and street tree guidelines. Since the project includes a new house and new landscaping area that exceeds 500 square feet, it is subject to the City's Water Efficient Landscape

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 house.

PUBLIC CONTACT

A public meeting notice was posted on the property and mailed to 11 nearby property owners on Van Buren Street, Dixon Way and Meadow Lane.

Cc: N. Bobde, Applicant, Owner
RH Associates, Architects

Attachments:

- A. Application
- B. Neighborhood Compatibility Worksheet
- C. Area, Vicinity and Notification Map
- D. Arborist Report, Larry Van Groningen

FINDINGS

16-SC-04—516 Van Buren Street

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

- a. The proposed structure complies with all provisions of this chapter;
- b. The height, elevations, and placement on the site of the proposed structure, when considered with reference to the nature and location of residential structures on adjacent lots, will avoid unreasonable interference with views and privacy and will consider the topographic and geologic constraints imposed by particular building site conditions;
- c. The natural landscape will be preserved insofar as practicable by minimizing tree and soil removal; grade changes shall be minimized and will be in keeping with the general appearance of neighboring developed areas;
- d. The orientation of the proposed structure in relation to the immediate neighborhood will minimize the perception of excessive bulk and mass;
- e. General architectural considerations, including the character, size, scale, and quality of the design, the architectural relationship with the site and other buildings, building materials, and similar elements have been incorporated in order to insure the compatibility of the development with its design concept and the character of adjacent buildings; and
- f. The proposed structure has been designed to follow the natural contours of the site with minimal grading, minimum impervious cover, and maximum erosion protection.

CONDITIONS

16-SC-04—516 Van Buren Street

GENERAL

1. **Approved Plans**

The approval is based on the plans and materials received on June 1, 2016, except as may be modified by these conditions.

2. **Protected Trees**

The following trees (Nos. 1-5, 8-10 and 14), the proposed street trees and privacy screening trees shall be protected under this application and cannot be removed without a tree removal permit from the Community Development Director.

3. **Encroachment Permit**

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. **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.

5. **Fire Sprinklers**

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

6. **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.

7. **Landscaping**

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

8. **Indemnity and Hold Harmless**

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.

PRIOR TO ISSUANCE OF BUILDING OR DEMOLITION PERMIT

9. **Tree Protection**

Tree protection fencing shall be installed around the dripline, or as required by the project arborist, of the following trees (Nos. 1-5 and 8-10) 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

10. Conditions of Approval

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

11. 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."

12. 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.

13. 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.

14. 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.

15. 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.

16. 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

17. Landscaping Installation

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

18. 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).

19. Water Efficient Landscaping Verification

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



ATTACHMENT A

CITY OF LOS ALTOS GENERAL APPLICATION

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

Permit # _____

<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: 516 Van Buren Street

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

Assessor Parcel Number(s): 167-20-019 Site Area: 24,072 s.f.

New Sq. Ft.: 5,157 s.f. Altered/Rebuilt Sq. Ft.: 0 s.f. Existing Sq. Ft. to Remain: 0 s.f.

Total Existing Sq. Ft.: 2,925 Total Proposed Sq. Ft. (including basement): 5,157

Is the site fully accessible for City Staff inspection? Yes

Applicant's Name: Nikhil Bobde

Telephone No.: _____ Email Address: nbobde@fb.com

Mailing Address: 516 Van Buren St.

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

Property Owner's Name: Nikhil Bobde

Telephone No.: _____ Email Address: nbobde@fb.com

Mailing Address: 516 Van Buren St.

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

Architect/Designer's Name: RH Associates

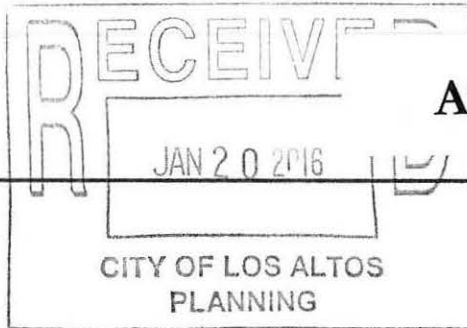
Telephone No.: 530-268-3055 Email Address: rhassoc@sbcglobal.net

Mailing Address: 22867 Sunset Ridge Dr.

City/State/Zip Code: Auburn, CA 95602

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

(continued on back)



ATTACHMENT B

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 516 Van Buren Street

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

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: 24,000 square feetLot dimensions: Length 250 feetWidth 96 feet

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

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

Existing front setback if home is a remodel? _____

What % of the front facing walls of the neighborhood homes are at the front setback 60 %Existing front setback for house on left 40 ft./on right 35 ft.Do the front setbacks of adjacent houses line up? No**3. Garage Location Pattern: (Pg. 19 Design Guidelines)**

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

Garage facing front projecting from front of house face 6

Garage facing front recessed from front of house face _____

Garage in back yard 2Garage facing the side 2Number of 1-car garages _____; 2-car garages 10; 3-car garages _____

Address: 516 Van Buren Street
Date: 1/12/2016

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 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: Varies from Comp to Clay Barrel Tile & Shake

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

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)

Gently from back to front of lot.

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.)?

Big trees, edge of asphalt roadway (no curb, gutters or sidewalks), lawns, plantings.

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

Our house is not very visible from neighboring properties due to two large trees in front.

The view from the back neighbors' property is screened as well with large mature trees.

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)?

There are large mature trees in the front yard and the rear yard. The road is asphalt and the unimproved area adjacent to the road is either gravel, asphalt or decomposed granite

10. Width of Street:

What is the width of the roadway paving on your street in feet? 18

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? gravel

Address: 516 Van Buren Street
 Date: 1/12/2016

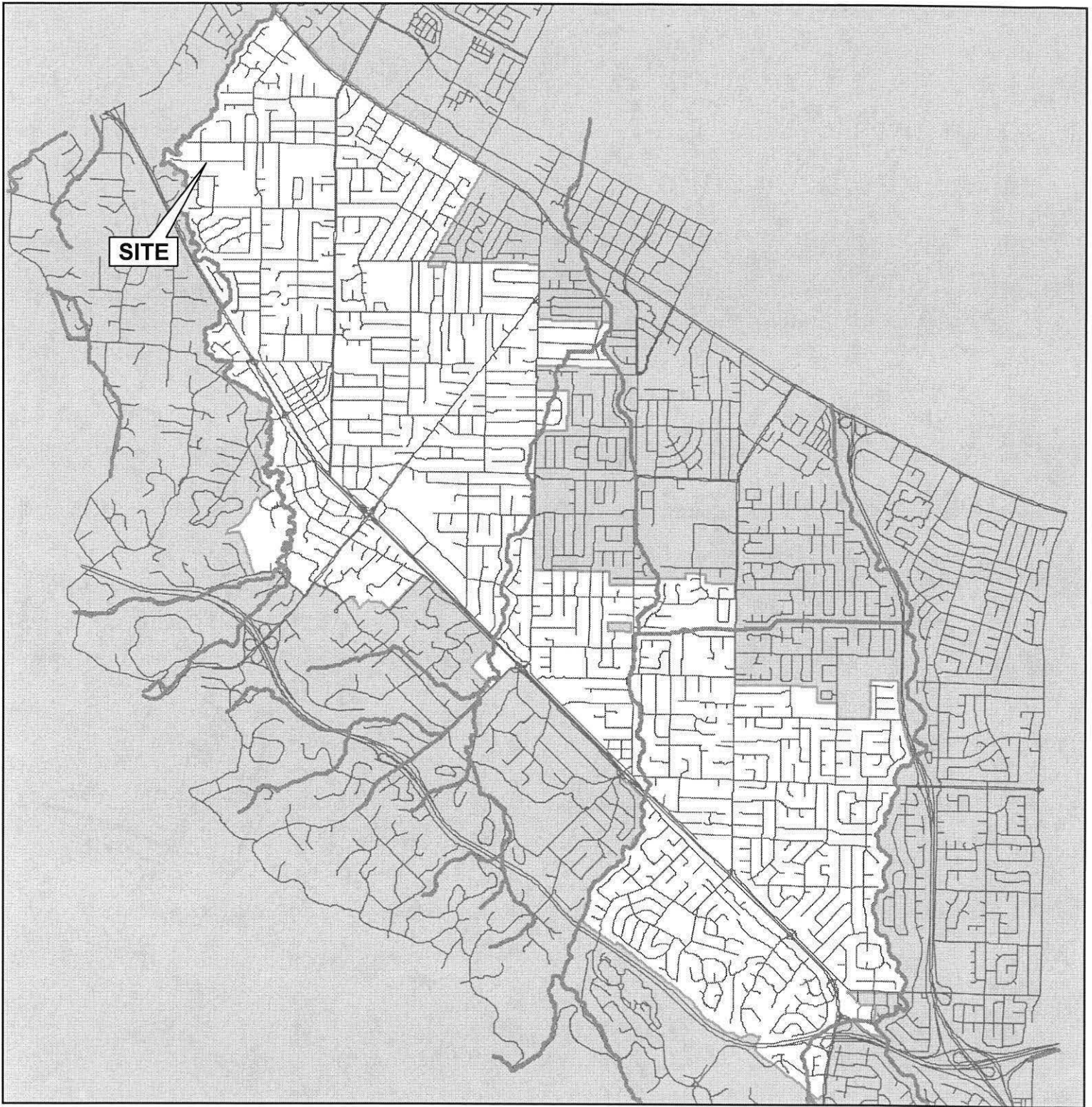
ST = STUCCO
 COMP = COMPOSITION SHINGLES
 BRK = BRICK
 WD = WOOD SIDING
 SHK = SHAKE ROOF
 TILE = TILE ROOF
 CT = CLAY BARREL TILE ROOF

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)
536 Van Buren St.	50	50	Front	One	18	ST-COMP	Simple
526 Van Buren St.	35	150	Front	One	18	ST-COMP	Simple
506 Van Buren St.	40	150	Front	Two	27	WD-SHK-BRK	Complex
494 Van Buren St.	45	25	Rear	Two	25	WD-COMP	Complex
537 Van Buren St.	25	25	Side	Two	27	TILE-ST-BRK	Complex
517 Van Buren St.	25	10	Side	One	18	COMP-ST-BRK	Simple
507 Van Buren St.	25	25	Front	Two	27	CT-ST	Simple
495 Van Buren St.	25	75	Rear	Two	27	COMP-ST	Complex
682 Meadow Lane	25	25	Front	One	16	COMP-ST	Simple
692 Meadow Lane	25	25	Front	One	16	COMP-ST-WD-BR	Simple

AREA MAP



CITY OF LOS ALTOS

APPLICATION: 16-SC-04
APPLICANT: N. Bobde
SITE ADDRESS: 516 Van Buren Street

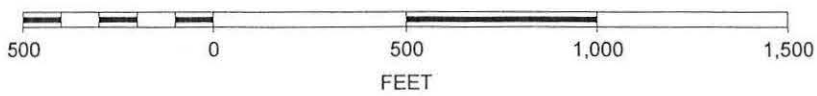


Not to Scale

VICINITY MAP



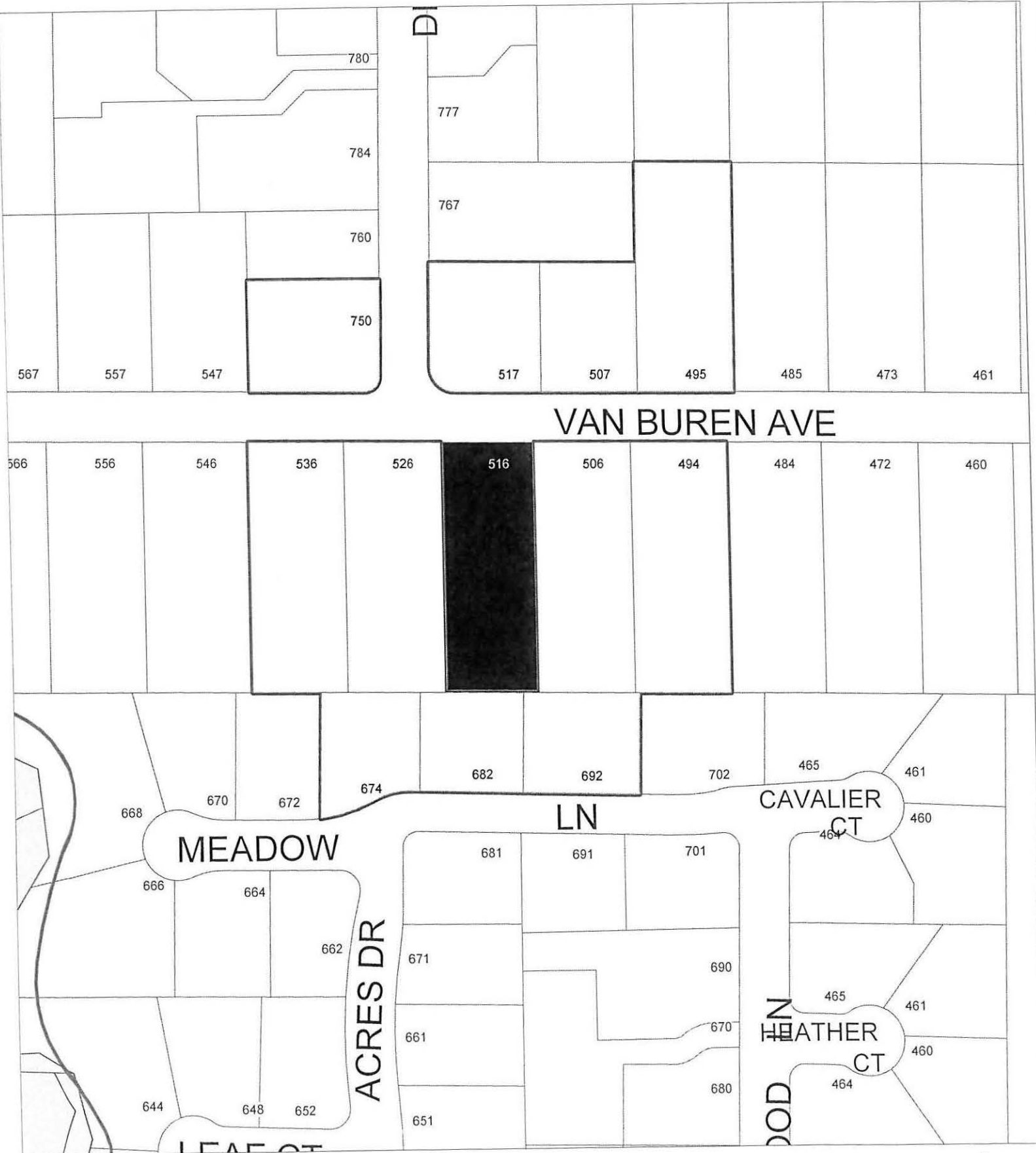
SCALE 1 : 6,000



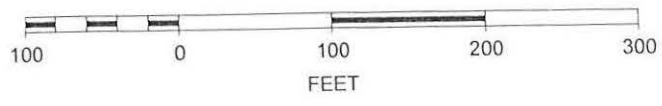
CITY OF LOS ALTOS

APPLICATION: 16-SC-04
APPLICANT: N. Bobde
SITE ADDRESS: 516 Van Buren Street

516 Van Buren Street Notification Map



SCALE 1 : 1,500



ATTACHMENT D

Fir and Cedar Tree Assessments and Protection Zone Recommendations

Maitihili Bobde

516 Van Buren St

Los Altos, CA 94022

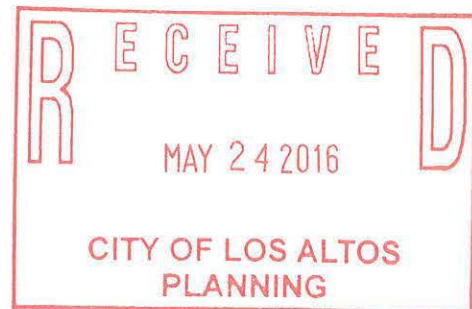
408.740.8026

MAITHILIGHATE@HOTMAIL.COM

April 18, 2016

Report Prepared By:

Larry Van Groningen
I.S.A. Certified Arborist #WE-9151A
Qualified Applicator License #117443



Contents

BACKGROUND2
 ASSIGNMENT.....2
 Limits of the assignment3
 PURPOSE AND USE OF THIS REPORT3
 Observations3
 Structural Evaluation4
 Glossary of Terms5
 appendix A: Site Overview5
 Appendix B: Tree Photographs.....7
 qualifications, Assumptions, and Limiting Conditions.....10
 Certification of Performance11

BACKGROUND

On April 15, 2016, I, Larry Van Groningen, Certified Arborist No. WE-9151A was called out to inspect two trees located at 516 Van Buren St., Los Altos, CA 94022 to inspect the general health of three trees and provide Tree Protection Zone recommendations.

ASSIGNMENT

- Inspect three trees with concern to a planned addition to be built on the home near it.
- Provide report outlining findings and recommendations

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 recommendations regarding this tree to protect it from being damaged by construction activities.

OBSERVATIONS

Tree #14, an Incense Cedar (*Calocedrus decurrens*) is located in the back yard on the east side of the property.

Tree #8, a Douglas Fir (*Pseudotsuga menziesii*) is located in the back yard on the east side of the property.

Tree #5, a Deodar Cedar (*Cedrus deodara*) is located in the back yard on the east side of the property. (Appendix A: Site Overview).

The Incense Cedar tree is approximately 50 feet tall with a trunk diameter of 41 inches. The average canopy spread is about 30 feet and live crown ratio is 80 percent.

Tree size and density is normal and twig growth is average in length. And the Critical Root Zone (CRZ), for a tree this size is 13 feet from the base of main stem. Best practice is not to sever any roots within the CRZ.

The tree appears to be in good health. (Appendix B)

The Fir tree is approximately 60 feet tall with a trunk diameter of 30 inches. The average canopy spread is about 30 feet and live crown ratio is 80 percent.

Tree size and density is normal and twig growth is average in length. And the Critical Root Zone (CRZ), for a tree this size is 10 feet from the base of main stem. Best practice is not to sever any roots within the CRZ.

The tree appears to be in good health. (Appendix B1)

The Cedar tree is approximately 50 feet tall with a trunk diameter of 24 inches. The average canopy spread is about 30 feet and live crown ratio is 80 percent.

Tree size and density is normal and twig growth is average in length. And the Critical Root Zone (CRZ), for a tree this size is 8 feet from the base of main stem. Best practice is not to sever any roots within the CRZ.

The tree appears to be in good health. (Appendix B2)

The owners are planning to remodel this home and the construction plans state that the storm water systems will be located within the inner two-thirds of the dripline for Fir tree #8 and Cedar tree #5. (See attached paperwork)

RECOMMENDATIONS

TREE PROTECTION FENCING SHOULD BE IN PLACE AROUND THESE TREES DURING THE ENTIRE CONSTRUCTION PERIOD TO GUARD AGAINST SOIL COMPACTION AND ABIOTIC DAMAGE.

1. Six-foot high chain link fencing mounted on eight-foot tall, 2-inch diameter galvanized posts, driven 24 inches into the ground and spaced no more than 10 feet apart.
2. Posted with signs saying "TREE PROTECTION FENCE - DO NOT MOVE OR REMOVE WITHOUT APPROVAL FROM CITY ARBORIST".
3. The City requires that tree protection fencing be installed before any equipment comes on site and inspected by the City Arborist before issuance of permits.
4. Tree protection fencing is required to remain in place throughout construction.

STRUCTURAL EVALUATION

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

- Canopy
- Main stem
- Root Collar
- Soil environment

The tree canopy was inspected for the following structural defects that may contribute to failure: dead branches, previous failures, **topping** or head cuts, broken branches, **codominant 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.

GLOSSARY OF TERMS

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.

Critical Root Zone, (CRZ) is the area of soil around the trunk of the tree where roots are located that provide stability and uptake of water and nutrients required for tree survival. The CRZ is the minimum distance from the trunk that trenching or root cutting can occur

Diameter at breast height (DBH): Measures at 1.4 meters (4.5 feet) above ground.

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: SITE OVERVIEW



Yellow pins indicates location of Incense Cedar, Fir, and Cedar tree.

APPENDIX B: TREE PHOTOGRAPHS



Photo of tree #14, Incense Cedar.

B1:

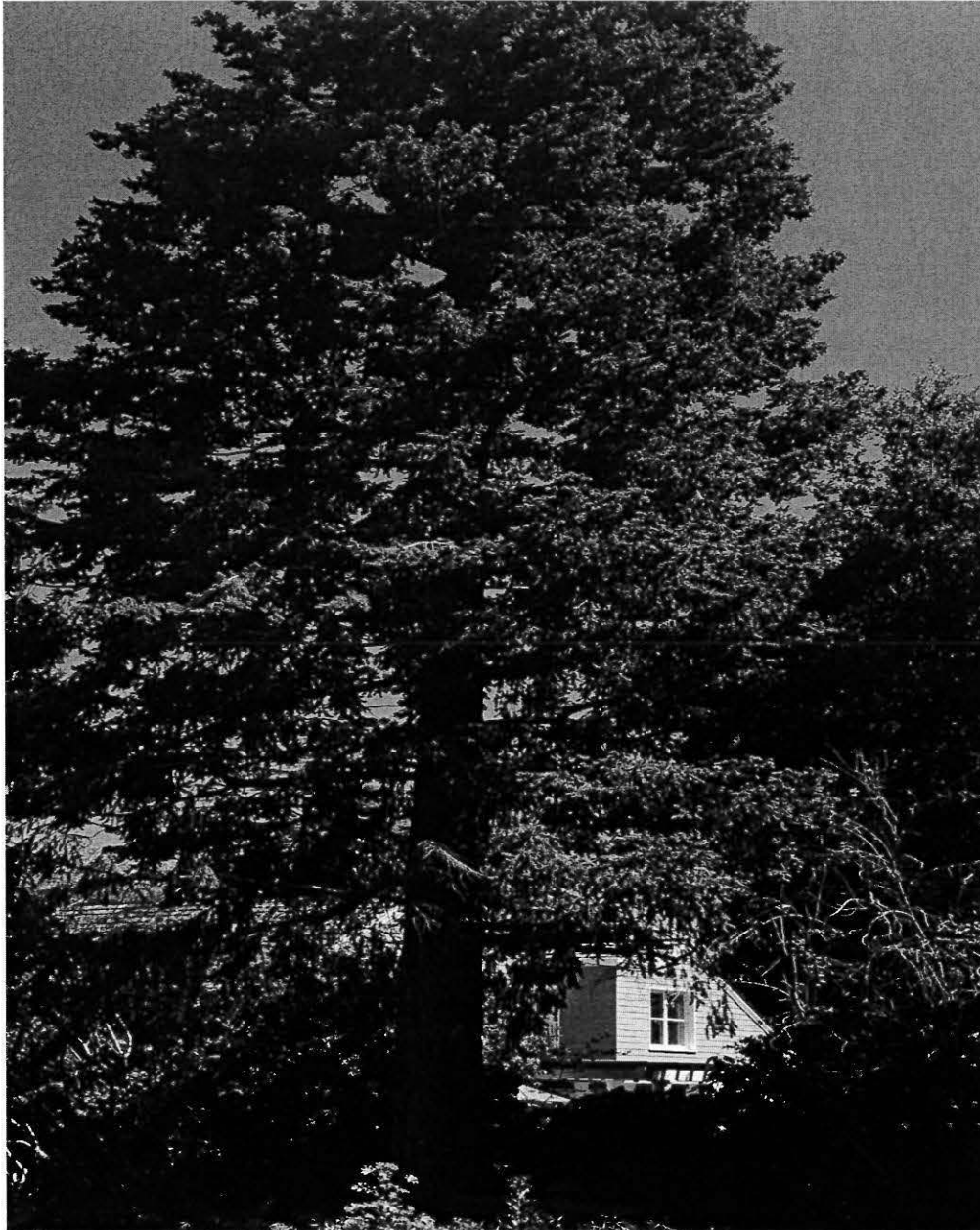


Photo of tree #8, Douglas Fir.

B2:

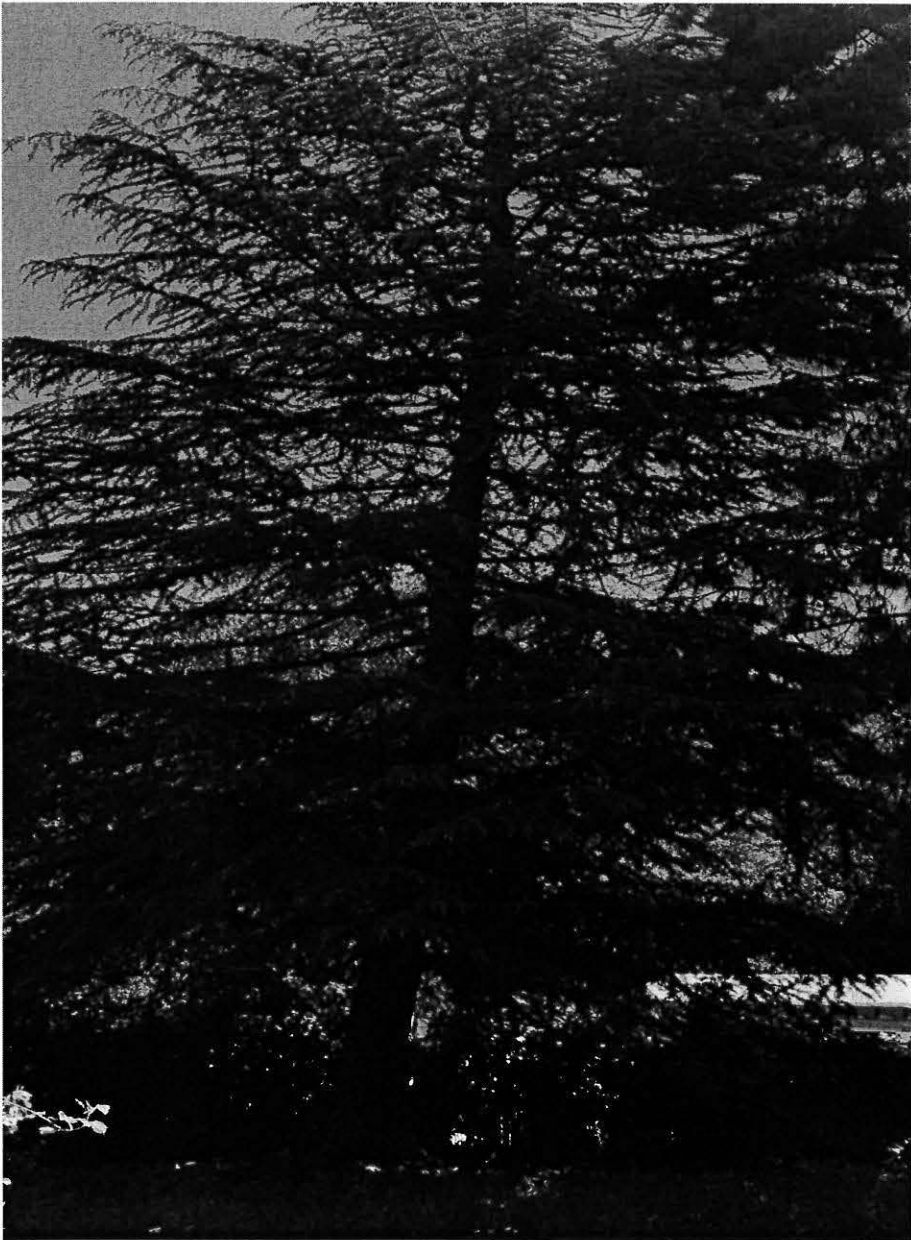


Photo of tree #5, Cedar.

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 arraignments 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, Larry Van Groningen, 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 hold a valid Qualified Applicators License with California Department of Pesticide Regulation. I have been involved with the practice of Arboriculture and the care and study of trees since 1997.

Larry C. Van Groningen

I.S.A. Certified Arborist WE-9151A

Qualified Applicator License 117443

