



DATE: July 20, 2016

AGENDA ITEM # 2

**TO:** Design Review Commission  
**FROM:** Sierra Davis, Assistant Planner  
**SUBJECT:** 16-SC-24 – 300 Cuesta Drive

**RECOMMENDATION:**

Approve design review application 16-SC-24 subject to the listed findings and conditions

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**PROJECT DESCRIPTION**

This is a design review application for a new two-story house. The project includes 2,506 square feet on the first story and 1,381 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:** 11,382 square feet  
**MATERIALS:** Cement Spanish tile roof, sand finish stucco, wood windows, cast stone sill window trim

	<b>Existing</b>	<b>Proposed</b>	<b>Allowed/Required</b>
<b>COVERAGE:</b>	1,982 square feet	2,839 square feet	3,415 square feet
<b>FLOOR AREA:</b>			
First floor	1,982 square feet	2,506 square feet	
Second floor	N/A	1,381 square feet	
Total	1,982 square feet	3,887 square feet	3,888 square feet
<b>SETBACKS:</b>			
Front (S. El Monte)	20 feet	25 feet	25 feet
Rear	98 feet	93 feet	25 feet
Right side (1 <sup>st</sup> /2 <sup>nd</sup> )	12 feet	9.5 feet/20 feet	5.6 feet/13.1 feet
Exterior side (1 <sup>st</sup> /2 <sup>nd</sup> )	27 feet	13 feet/17 feet	11.2 feet
<b>HEIGHT:</b>	N/A	27 feet	27 feet

## **BACKGROUND**

### **Neighborhood Context**

The subject property is located in a Consistent Character Neighborhood, as defined in the City's Residential Design Guidelines. The property is located at the corner of Cuesta Drive and South El Monte Avenue. The neighborhood context along Cuesta Drive, east of South El Monte Avenue, is consistent with houses that are visible at the street and are similar style, massing and scale. The houses on Cuesta Drive west of South El Monte Avenue are not visible at the street because they are obscured by landscape. The properties to the north of the subject property on South El Monte Avenue are less prominent because properties have an exterior side yard relation to the street. The southern portion of South El Monte Avenue has a landscaped median with properties that have varied setbacks and landscape. The consistent character neighborhood determination is based on the Cuesta Drive neighborhood context since the front of the house faces Cuesta drive with the South El Monte Avenue frontage obscured by a fence and landscape hedge.

The property is a triangular shaped lot with the front property line located on South El Monte Avenue, with the functional front of the house facing Cuesta Drive; therefore, the setbacks are in relation to the South El Monte Avenue frontage with the exterior side yard located on Cuesta Drive. The property is also considered a narrow corner property; therefore, the setbacks are reduced by code as reflected in the plans and project summary table.

## **DISCUSSION**

### **Design Review**

According to the Design Guidelines, in a Consistent Character Neighborhood good neighborhood design has design elements, materials and scale found within the neighborhood and sizes that are not significantly larger than other homes in the neighborhood. The emphasis should be on designs that "fit in" and lessen abrupt changes.

The house is a traditional design style, using rectangular forms with Spanish Eclectic design elements: low-pitched roof with shallow overhangs, red tile roof, arched entry and stucco siding. The columns that are used at the front entry and rear porch element are common in the Spanish Eclectic design style. The Spanish Eclectic design style is characterized as having simple rectangular massing with single gables or cross gable roof forms. The contemporary form of the house uses more complex elements resulting in a more varied roof plan with multiple ridges and valleys.

The triangular lot has an existing foundation from a previous project and the proposed house is in substantially in the same location. The front of the house is oriented toward Cuesta Drive with a side facing garage oriented toward Shelby Lane. The house has a long front facade with the massing broken down into smaller elements. The eave line at the first- and second-story is uniform which simplifies the massing structure. The smaller elements and uniform eave line relate well to the scale and form of the houses within the neighborhood context.

The first- and second-story massing substantially respect the setback pattern of the neighborhood context at the front, rear and interior property lines. The house projects closer to the exterior side property line with a 13-foot setback; however, the property is considered a narrow corner lot with a required setback of 11 feet. The interior side yard setback at the first story is 9.5 feet, where 5.5 feet is required. This setback substantially respects the interior side yard setback pattern of 10 foot side yard setbacks. The second-story massing is setback from the first-story massing with greater than required interior side yard setback of 20 feet, where 13 feet is required on this property. The second story interior side yard setback proposed also respects the standard setback requirement of 17.5 feet.

The property slopes down toward the rear corner of the property on Shelby Lane. The design has a maximum finished floor height of 21.5 inches from grade. Although this would be considered a high finished floor height, the finished floor height decreases toward the front of the lot to 15.5 inches from grade. The garage is located at lowest elevation of the lot and has a low finished floor because of the slab foundation and steps up into the house. The first-story wall plate height is nine feet with a second-story plate height of 7.25 feet, which is a similar scale to plate heights of other houses within the neighborhood context.

The project design includes high quality materials, such as a cement Spanish tile roof, sand finish stucco, wood windows, and cast stone sill window trim. Overall, the project design has architectural integrity and the design and materials are compatible within the consistent character neighborhood. The project is consistent with the Residential Design Guidelines, required design findings and neighborhood context; therefore, staff is in support of the proposed house design.

### **Privacy**

There are six, second-story windows at the functional rear of the house, facing toward the interior side yard adjacent to two properties. The four windows at the center of the elevation have high 5.5 foot sill heights, which would maintain a reasonable degree of privacy. There are two, larger windows with low sill heights, one in bedroom two and one in the master bathroom facing south. The window in bedroom two is an egress window for the bedroom; however, there are three other windows in the room with taller sill heights facing the rear and exterior side yard with sill heights of 5.5 feet. The window sills at the functional rear of the house should be raised to 4.5 feet, to help preserve privacy toward the adjacent properties. Lowering the sill height of one of the other three windows would not result in a privacy concern since these windows are directed toward streets. The window in the master bathroom facing the interior side yard should also be raised, since this window is not required for egress and faces the interior side yard. A condition of approval has been added requiring the interior side yard facing windows in bedroom 2 and the master bathroom have a minimum sill height of 4.5 feet (Condition 3).

The second-story windows at the front, rear and exterior side yard have views of the surrounding streets and would not result in a privacy concern.

### **Landscaping**

The landscaping plan preserves the four oak trees in the front and exterior side yard. An arborist report was previously provided in February with a tree removal permit for the prior extensive

trimming of the four oak trees on the property and is included as Attachment D. A revised arborist report should be provided to Planning staff prior to the building application submittal to provide an update on the status and health of the trees, construction requirements and protection requirements. The implementation of the tree protection requirements will be required as a condition of approval for specific tree protection as required by an arborist (Condition 19). New landscaping is proposed for the front, side and rear yard, with three new trees at the corner of El Monte Avenue and Cuesta Drive. In addition to the trees, new privacy landscaping, Pittosporum, will be added to the interior side yard adjacent to the house and along El Monte Avenue.

With the new front yard landscaping, additional planting areas and hardscape, the project meets the City's landscaping regulations and street tree guidelines. Since the project includes a new house and more than 500 square feet new landscaping area, it is subject to the City's Water Efficient Landscape Regulations.

### **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 NOTICE**

A public meeting notice was posted on the property and mailed to 11 nearby property owners on South El Monte, Cuesta Drive and Shelby Lane.

Cc: Chapman Design Associates, Applicant and Designer  
Shyam Gopal, Property Owner

#### Attachments:

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

## FINDINGS

16-SC-24 – 300 Cuesta Drive

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 structure complies with all provision of this chapter;
- b. The height, elevations, and placement on the site of the 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-24 – 300 Cuesta Drive

### **GENERAL**

**1. Approved Plans**

The approval is based on the plans and materials received on July 8 2016, except as may be modified by these conditions.

**2. Protected Trees**

The following trees (No(s). 1-4) and the Pittosporum hedge adjacent to the interior side yard shall be protected under this application and cannot be removed without a tree removal permit from the Community Development Director.

**3. Second Story Window Sill Heights**

The interior side yard facing windows in bedroom 2 and the master bedroom closet shall have a minimum sill height of 4.5 feet to preserve privacy of adjacent neighbors.

**4. 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.

**5. 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.

**6. Landscaping**

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

**7. Fire Sprinklers**

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

**8. 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.

**9. 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 BUILDING PERMIT SUBMITTAL**

**10. Conditions of Approval**

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

**11. Updated Arborist Report**

An updated arborist report should be provided to the Planning Division prior to the submittal of the demolition or building application, to report on the status and health of the trees,

construction requirements and protection requirements. The tree protection requirements shall be shown on the demolition plan and implemented prior to the issuance of a demolition permit.

**12. 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."

**13. 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.

**14. 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.

**15. 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.

**16. 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.

**17. 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 ISSUANCE OF BUILDING OR DEMOLITION PERMIT**

**18. Tree Protection**

Tree protection fencing shall be installed around the dripline, or as required by the project arborist, of the following trees (No(s). 1-4) 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 FINAL INSPECTION**

**19. Landscaping Installation**

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

**20. 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).

**21. 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 # 1107229

<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: 300 CUESTA DRIVE

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

Assessor Parcel Number(s): 189-51-060 Site Area: .27

New Sq. Ft.: 3,886 Altered/Rebuilt Sq. Ft.: \_\_\_\_\_ Existing Sq. Ft. to Remain: \_\_\_\_\_

Total Existing Sq. Ft.: 3,886 Total Proposed Sq. Ft. (including basement): \_\_\_\_\_

Applicant's Name: CHAPMAN DESIGN ASSOCIATES

Telephone No.: (650) 941-6890 Email Address: \_\_\_\_\_

Mailing Address: 620 S. EL MONTE INFO@WJCDA.COM

City/State/Zip Code: LOS ALTOS, CA. 94024

Property Owner's Name: SHYAM GOPAL

Telephone No.: (408) 887-1691 Email Address: \_\_\_\_\_

Mailing Address: 499 BOYTON AVE. APT. # 3 shyamg@yahoo.com

City/State/Zip Code: SAN JOSE, 95117

Architect/Designer's Name: CHAPMAN DESIGN ASSOCIATES

Telephone No.: (650) 941-6890 Email Address: \_\_\_\_\_

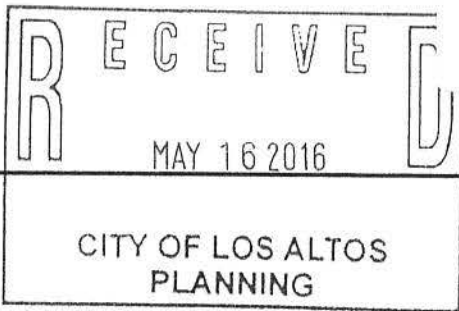
Mailing Address: 620 S EL MONTE AVENUE

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. \*\*\*

*(continued on back)*





# ATTACHMENT B

City of Los Altos  
Planning Division

(650) 947-2750

[Planning@losaltosca.gov](mailto:Planning@losaltosca.gov)

## NEIGHBORHOOD COMPATIBILITY WORKSHEET

In order for your design review application for single-family residential remodel/addition or new construction to be successful, it is important that you consider your property, the neighborhood's special characteristics that surround that property and the compatibility of your proposal with that neighborhood. **The purpose is to help you understand your neighborhood before you begin the design process with your architect/designer/builder or begin any formal process with the City of Los Altos.** *Please note that this worksheet must be submitted with your 1<sup>st</sup> application.*

The Residential Design Guidelines encourage neighborhood compatibility without necessarily forsaking individual taste. Various factors contribute to a design that is considered compatible with a surrounding neighborhood. The factors that City officials will be considering in your design could include, but are not limited to: design theme, scale, bulk, size, roof line, lot coverage, slope of lot, setbacks, daylight plane, one or two-story, exterior materials, landscaping et cetera.

It will be helpful to have a site plan to use in conjunction with this worksheet. Your site plan should accurately depict your property boundaries. The best source for this is the legal description in your deed.

Photographs of your property and its relationship to your neighborhood (see below) will be a necessary part of your first submittal. Taking photographs before you start your project will allow you to see and appreciate that your property could be within an area that has a strong neighborhood pattern. The photographs should be taken from across the street with a standard 35mm camera and organized by address, one row for each side of the street. Photographs should also be taken of the properties on either side and behind your property from on your property.

This worksheet/check list is meant to help *you* as well as to help the City planners and Planning Commission understand your proposal. Reasonable guesses to your answers are acceptable. The City is not looking for precise measurements on this worksheet.

Project Address 300 CUESTA DR, LOS ALTOS, CA  
Scope of Project: Addition or Remodel \_\_\_\_\_ or New Home ✓  
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

Address: 300 CUESTA DR.  
Date: \_\_\_\_\_

### 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: 11000.00 square feet

Lot dimensions: Length 130 feet

Width 90 feet

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

#### 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 85 %

Existing front setback for house on left 25.0 ft./on right 25.0 ft.

Do the front setbacks of adjacent houses line up? 50% YES (only LEFT)

#### 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 3

Garage facing front recessed from front of house face 1

Garage in back yard 1

Garage facing the side 4

Number of 1-car garages N/A; 2-car garages 10; 3-car garages 1

Address: 300 CUESTA DR.  
Date: \_\_\_\_\_

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

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

One-story 92  
Two-story 8

**5. Roof heights and shapes:**

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

Are there mostly hip 50%, gable style 50%, or other style \_\_\_ roofs\*?

Do the roof forms appear simple ✓ or complex \_\_\_\_\_?

Do the houses share generally the same eave height YES?

**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: 50% COMP. SHINGLES  
\_\_\_\_\_

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

Does your neighborhood\* have a consistent identifiable architectural style?  
 YES  NO

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

Address: 300 CUESTA DR.  
Date: \_\_\_\_\_

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

Does your property have a noticeable slope? NO

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

Is your slope higher \_\_\_\_\_ 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?

Very much VISIBLE

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? 60'

Is there a parking area on the street or in the shoulder area? NO

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

\_\_\_\_\_  
\_\_\_\_\_



Address: 300 CUESTA DR.  
Date: \_\_\_\_\_

**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.:

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**General Study**

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

Address: 300 CUESTA DR.

Date: \_\_\_\_\_

### Summary Table

Please use this table to summarize the characteristics of the houses in your immediate neighborhood (two homes on either side, directly behind and the five to six homes directly across the street).

	Address	Front setback	Rear setback	Garage location	One or two stories	Height	Materials	Architecture (simple or complex)
1	521 S. EL MONTE AVE.	25'	27'	N/A	1-STORY	13'	ROOF - COMP. SH. SIDING	SIMPLE RANCH
2	531 S. EL MONTE AVE.	25'	41'	3-CAR PROT., FACING SIDE	1-STORY	16'	ROOF - CEMENT TILE STUCCO	S. R.
3	305 CUESTA DR.	25'	55'	1- IN-LINE	1-STORY	13'	WOOD SHAKE SIDING / BRICK	S. R.
4	311 CUESTA DR.	25'	46'	2- PROT., FR.	1-STORY	14'	COMP. SHINGLES STUCCO	S. R.
5	321 CUESTA DR.	25'	45'	2- REAR YARD	1-STORY	15'	WOOD SHAKE STUCCO / STONE	S. R.
⑧ 6	314 SAN LUIS AVE.	25'	60'	2- SIDE	1-STORY	14'	COMP. SHINGLES STUCCO / BRICK	S. R.
⑬ 7	536 S. EL MONTE AVE.	40'	28'	2- SIDE	1-STORY	14'	CEMENT TILE SIDING / STONE	S. R.
⑭ 8	526 S. EL MONTE AVE.	40'	28'	2- SIDE	1-STORY	14'	WOOD SHAKE, SIDING / BRICK	S. R.
⑮ 9	298 CUESTA AVE.	25'	14'	2- PROTECTING	1-STORY	14'	CEMENT TILE WOOD SID	S. R.
⑯ 10	460 S. EL MONTE AV.	15'	236'	N/A	1-STORY	22'	COMP. SHINGLES SIDING	NO STYLE

Address: 300 CUESTA DR.  
 Date: \_\_\_\_\_

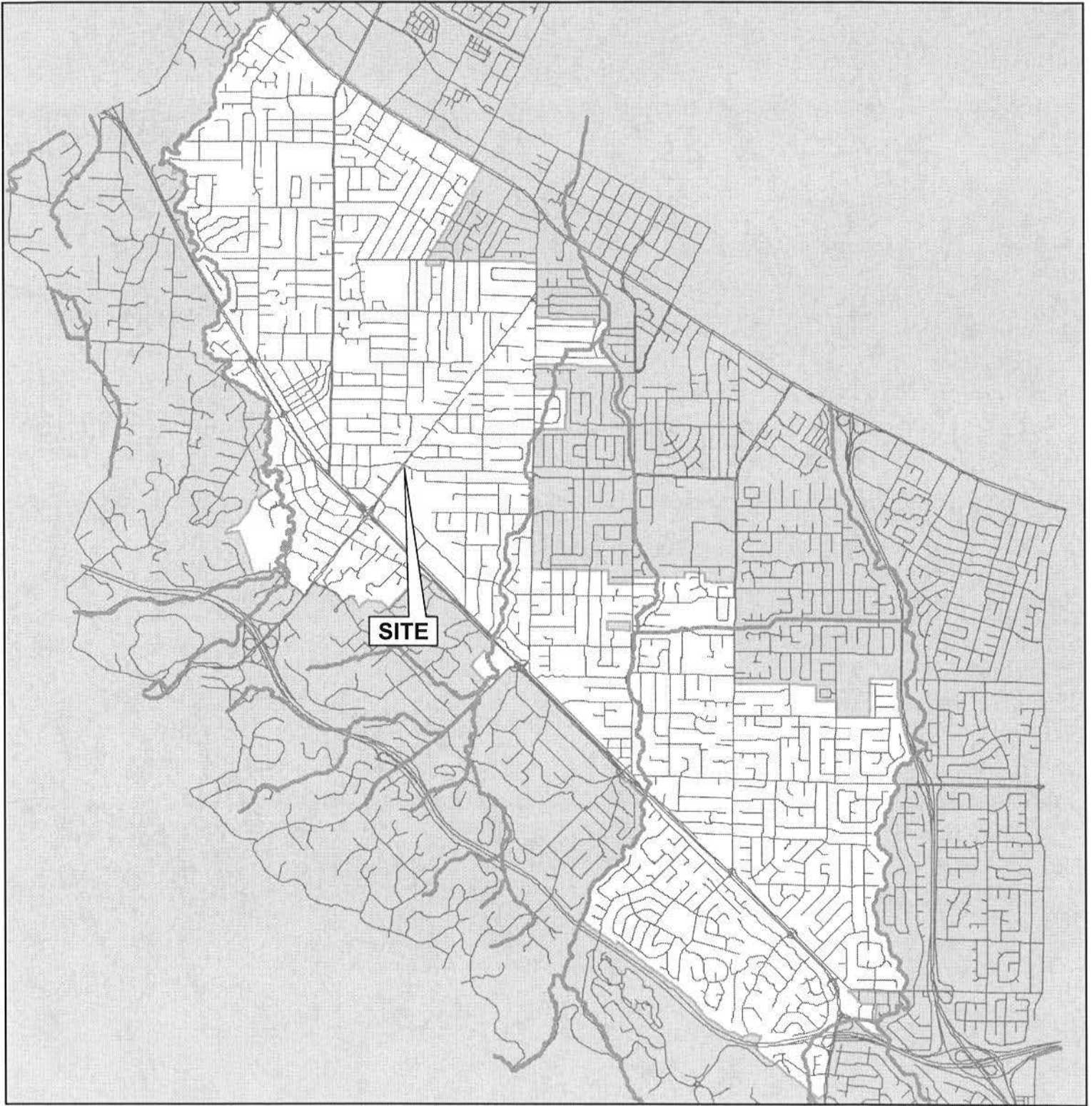
**Summary Table**

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)
⑨ 11	290 DE ANZA LN.	15'	30'	2- RECESSED	2- STORIES	21'	WOOD SHAKE SIDING	S. R.
⑩ 12	520 SHELBY LN.	25'	28'	2- FR. PRD.	1- STORY	15'	COMP. SHINGLES STUCCO	S. R.
⑪ 13	521 SHELBY LN.	25'	18'	2- FACING SIDE	1- STORY	15'	COMP. SHINGLES STUCCO	S. R.



ATTACHMENT C  
AREA MAP



CITY OF LOS ALTOS

**APPLICATION:** 16-SC-24  
**APPLICANT:** Chapman Design Associates/ S. Gopal  
**SITE ADDRESS:** 300 Cuesta

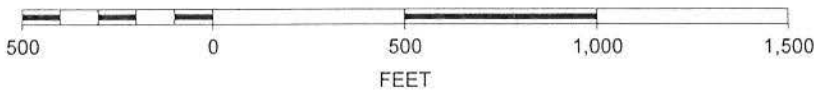


Not to Scale

# VICINITY MAP



SCALE 1 : 6,000



N



CITY OF LOS ALTOS

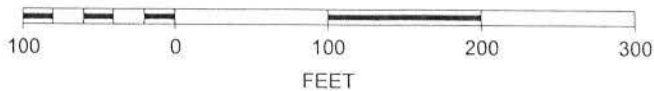
**APPLICATION:** 16-SC-24  
**APPLICANT:** Chapman Design Associates/ S. Gopal  
**SITE ADDRESS:** 300 Cuesta Drive



# 300 Cuesta Drive Notification Map



SCALE 1 : 1,500



N







Walter Levison  
CONSULTING ARBORIST

ISA Tree Risk Assessment Qualified

ASCA Registered Consulting Arborist #401

ISA Certified Arborist #WC-3172

2/8/2016

PLANNING

Arborist Assessment of Three (3) Coast Live Oaks (*Quercus agrifolia*)  
at  
300 Cuesta Drive  
Los Altos, CA

To whom it may concern:

The owner of 300 Cuesta Drive, Los Altos, California retained the author Walter Levison Consulting Arborist ("WLCA") to visually assess three (3) coast live oaks that were recently pruned at the site. WLCA was directed to prepare a short written letter report detailing existing conditions of the trees, along with recommendations for any maintenance actions that appeared to be warranted to optimize survival of the trees. The following are WLCA's findings and recommendations.

Please refer to the tree locator map attached to the end of this report, and digital images of the trees, also included in this report.

#### Tree Data

**Tree #1** is a coast live oak measuring 18.3 inches diameter at 4.5 feet above grade. The tree stands approximately 30 feet with a canopy spread of 35 feet.

On scales of zero to 100% each, this tree rates out with a health of 75% and a structure of 60%, for an overall condition rating of 70% or "good", after recent severe pruning was performed.

Approximately twelve pruning cuts were made during recent pruning, which removed limbs measuring between 4" and 8" diameter each (see images below in this report). This pruning does not appear to have threatened the tree's survival, but it did reduce health and structural ratings significantly.

**Tree #2** is a coast live oak measuring 27.2 inches diameter. The tree stands 30 feet with a spread of 35 feet. On scales of zero to 100% each, the tree rates out with a health of 70% and a structure of 50%, for an overall condition rating of 63% or "fair", after recent severe pruning was performed.

Approximately eight cuts were made during recent pruning, removing limbs measuring between 4" and 16" diameter each. The overall effect of this pruning was significant loss of above ground biomass and reduction of the health and structure ratings as detailed above. The pruning, although severe, probably does not endanger the life of the tree, given that we have received very good natural rainfall this season which has boosted soil moisture to normal levels.

**Tree #3** is a coast live oak measuring 26.8 inches diameter. This tree stands 30 feet with a spread of 20 feet. On scales of zero to 100% each, the tree rates out with a health of 30% and a structure of 30%, for an overall condition rating of 30% or "poor", after recent severe pruning.

The entire tree was top pruned at random locations, severing limbs measuring between 4" and 9" each (approximate diameters estimated visually). One 8" diameter stem sustained a six foot long bark strip-out injury (see images in this report) as the cut limb portion peeled downward after a poorly executed single-cut (non-standard type cut).

#### Observations and Discussion

Coast live oak in a native evergreen tree species which does have the ability to withstand relatively intense construction pressures, when compared to an average tree<sup>1</sup>, especially when the specimens injured are in relatively good condition in terms of health (vigor) and structure as these three subject trees were prior to recent severe pruning. In WLCA's experience, coast live oak does resprout even after very severe pruning, such that the trees will gain increased

<sup>1</sup> Matheny and Clark. 1998. *Trees and Development: A Technical Guide to Preservation of Trees During Land Development*



photosynthetic capacity as new limbs, branches, and twigs arise with new foliar mass. This increased photosynthesis will allow the trees to store additional sugars and starch which will be used to wall off the large diameter pruning cut wounds sustained during recent pruning.

WLCA expects that all three subject trees will survive, given that soil moisture is very good due to recent heavy rainfall. However, this will all depend on what type of impacts to the trees will occur as a result of proposed site development of a residential home (assessment of potential impacts to trees, and recommendations for tree protection during construction were outside the scope of this initial assignment).

#### Recommendations

Oak #1: No actions necessary.

Oak #2: Retain an ISA Certified Arborist to prune out stubs remaining on sections of the tree that were recently pruned. Pruning can occur any time, within the next three months.

Oak #3:

- a. Feb/March/April 2016: Time Period: Retain an ISA Certified Arborist to perform restoration pruning of the tree in 2016 to remove stripped out stem sections, stubs, etc. and restructure the entire tree as needed. This pruning can occur any time within the next three months (Feb, March, April 2016).
- b. March/April 2016: Have Advanced Tree Care or another fertilization provider perform "injection fertilization" of the entire root zone of oak #3 using Romeo Packing Company's "Greenbelt 22-14-14" soluble tree formula fertilizer with micronutrients at standard mixing rate and injection volumes.
- c. June 2016: Keep the tree well irrigated throughout 2016 by performing 1x/month heavy soaking at approximately 15 to 20 feet radius out from trunk. Do not irrigate within 15 feet of trunk if possible. Irrigation should commence approximately June 2016.
- d. After Pruning / Root Zone Protection: Avoid root zone damages by erecting chain link fencing pruning as far out as possible from the trunk (e.g. 12 to 20 feet radius) from trunk, after first applying a wood chip mulch to the soil surface.
- e. After Pruning / Woodchips: Apply a 4 inch thick layer of coarse chipper truck-type wood material chips (not bark chips or shredded redwood bark) to the entire surface of the root zone area that will be fenced off (e.g. 30 foot diameter circular area, etc.). This material is available for pickup in truckloads by the cubic yard, at landscape material supply houses such as Lyngso of Redwood City.
- f. Follow-up Pruning: Retain the same arborist to perform a follow-up pruning session in 2017 to manage sprouts arising from the canopy. Restorative pruning may require subsequent restoration pruning sessions for a number of years (e.g. 4 to 5 years, etc.) in order to carefully manage newly arising sprouts that will become the new canopy of this tree. This pruning can be performed at any time of the year, but preferably in winter.

Two local suggested arborists:

Paul Maguire, Maguire Tree Care: 650-245-2620

Rob Weatherill, Advanced Tree Care: 650-839-9539



Assumptions and Limiting Conditions

Any legal description provided to the consultant/appraiser is assumed to be correct. Any titles and ownership to any property are assumed to be good and marketable. No responsibility is assumed for matters legal in character. Any and all property is appraised and evaluated as through free and clean, under responsible ownership and competent management.

It is assumed that any property is not in violation of any applicable codes, ordinance, statutes, or other government regulations.

Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible; however, the consultant/appraiser can neither guarantee nor be responsible for the accuracy of information provided by others.

The consultant/appraiser shall not be required to give testimony or to attend court by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services as described in the fee schedule and contract of engagement.

Unless required by law otherwise, the possession of this report or a copy thereof does not imply right of publication or use for any other purpose by any other than the person to whom it is addressed, without the prior expressed written or verbal consent of the consultant/appraiser.

Unless required by law otherwise, neither all nor any part of the contents of this report, nor copy thereof, shall be conveyed by anyone, including the client, to the public through advertising, public relations, news, sales, or other media, without the prior expressed conclusions, identity of the consultant/appraiser, or any reference to any professional society or institute or to any initiated designation conferred upon the consultant/appraiser as stated in his qualifications.

This report and any values expressed herein represent the opinion of the consultant/appraiser, and the consultant's/appraiser's fee is in no way contingent upon the reporting of a specified value, a stipulated result, the occurrence of a subsequent event, nor upon any finding to be reported.

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

Unless expressed otherwise:

information contained in this report covers only those items that were examined and reflects the conditions of those items at the time of inspection;

and

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 problems or deficiencies of the plants or property in question may not arise in the future.

Loss or alteration of any part of this report invalidates the entire report.

*Arborist Disclosure Statement:*

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

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

Treatment, pruning, and removal of trees may involve considerations beyond the scope of the arborist's services such as property boundaries, property ownership, site lines, disputes between neighbors, and other issues. Arborists cannot take such considerations into account unless complete and accurate information is disclosed to the arborist. An arborist should then be expected to reasonably rely upon the completeness and accuracy of the information provided.

Trees can be managed, but they cannot be controlled. To live near trees is to accept some degree of risk. The only way to eliminate all risk associated with trees is to eliminate the trees.

Certification

I hereby certify that all the statements of fact in this report are true, complete, and correct to the best of my knowledge and belief, and are made in good faith.

Signature of Consultant



Digital Images



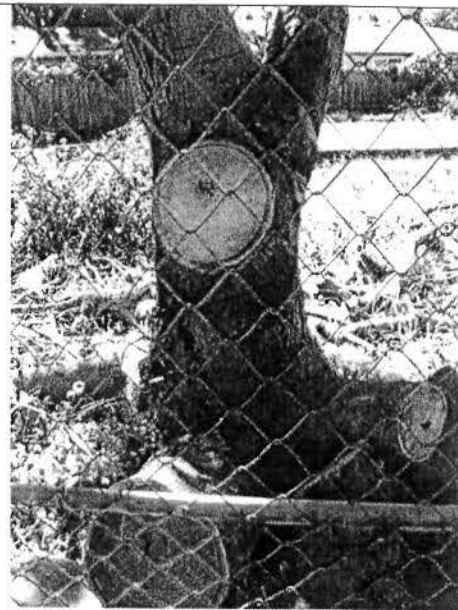
Oak #1 profile



Pruning cuts visible in oak #1



Oak #1 pruning cut close-up view.



Oak #2 large diameter pruning cut.





Canopy view of oak #2, showing some moderately large diameter pruning cuts on scaffold limbs.



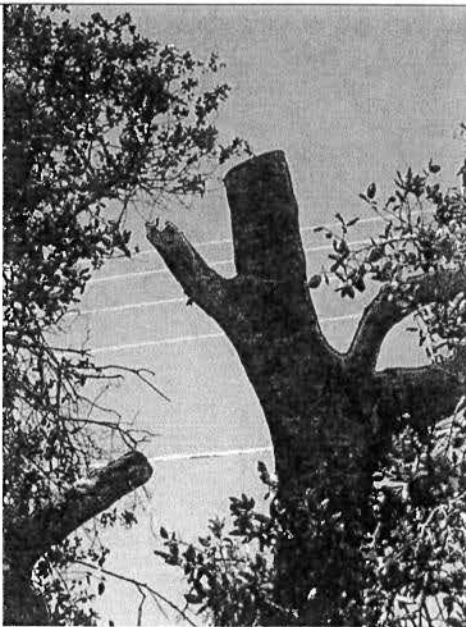
Center of image: oak #3 lower area.



Upper canopy area of oak #3's remaining above ground biomass, showing the topping cuts that were made throughout the entire canopy. The tree will have to be managed by a very good pruner over time to periodically prune selected sprouts arising from near the cut areas, to restructure a new canopy by using those selected sprouts to form a "new canopy".



An eight inch diameter limb on oak #3 that sustained a six foot long (approx.) stripped out area where bark peeled off from the pruning cut as the cut portion of the limb fell. This area will have to be removed.



Close-up of another stripped bark area on a smaller diameter stem on oak #3 (center of image) that will have to be removed to avoid tissue dieback.

Attached: Tree Map Markup

- GENERAL NOTES**
1. REFER TO CONTRACT & ALL SUBCONTRACTING SHALL VERIFY ALL CODES, ORDINANCES & REGULATIONS.
  2. THE CONTRACTOR SHALL VERIFY THE EXISTING CONDITIONS SHALL NOT BE DEVIATED FROM THE CONTRACT DOCUMENTS.
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- SITE PLAN NOTES**
1. DRIVEWAY
  2. PLANTING
  3. FENCE
  4. DRIVEWAY
  5. DRIVEWAY
  6. DRIVEWAY
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**CONSULTANT DIRECTORY**

CONSULTANT	TYPE OF SERVICE	DATE
ARCHITECT	ARCHITECT	10/15/10
ENGINEER	ENGINEER	10/15/10
LANDSCAPE ARCHITECT	LANDSCAPE ARCHITECT	10/15/10

**TABULATIONS**

ITEM NO.	DESCRIPTION	DATE
1	CONTRACT DOCUMENTS	10/15/10
2	PERMITS	10/15/10
3	CONTRACT DOCUMENTS	10/15/10

**COVERAGE & F.A.R.**

TYPE	PERCENTAGE	AREA (SQ. FT.)	MAXIMUM HEIGHT (FEET)
RESIDENTIAL	100%	10,000	10
COMMERCIAL	0%	0	0
INDUSTRIAL	0%	0	0

**PROPERTY DESCRIPTION**

OWNER	300 CUESTA DR. LOS ALTOS, CA 94024
ADDRESS	300 CUESTA DR. LOS ALTOS, CA 94024
PARCEL	188-51-1080
ACREAGE	0.27
ZONING	R-1.5
PROJECT DESCRIPTION	NEW TWO-STORY RESIDENCE

**NOTE**

1	SEE SHEET A-2 FOR CONTINUATION OF THIS PLAN.
2	SEE SHEET A-3 FOR CONTINUATION OF THIS PLAN.
3	SEE SHEET A-4 FOR CONTINUATION OF THIS PLAN.
4	SEE SHEET A-5 FOR CONTINUATION OF THIS PLAN.
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**APPLICABLE CODES**

2011 CALIFORNIA BUILDING CODE  
 2011 CALIFORNIA ELECTRICAL CODE  
 2011 CALIFORNIA MECHANICAL CODE  
 2011 CALIFORNIA FIRE CODE  
 2011 CALIFORNIA ENVIRONMENTAL CODE  
 2011 CALIFORNIA GREEN BUILDING STANDARDS

**SHEET INDEX**

1.1 SITE PLAN  
 1.2 PROPOSED MAIN FLOOR PLAN  
 1.3 PROPOSED UPPER FLOOR PLAN  
 1.4 EXTENSION ELEVATIONS NORTH ELEVATION  
 1.5 EXTENSION ELEVATIONS SOUTH ELEVATION  
 1.6 SIGN PLAN

**CLIENT (JOB No. 21530)**  
**GOPAL RESIDENCE**  
 MAILING ADDRESS  
 499 BOYNTON AVE. APT # 2 SAN JOSE, CA 95127  
 (408) 887-1691

**JOB SITE ADDRESS**  
 300 CUESTA DR.  
 LOS ALTOS, CA 94022

**CHAPMAN DESIGN ASSOCIATES**  
 620 S. EL MONTE AVENUE  
 LOS ALTOS, CA 94022 (650) 941-6890

**SHEET**  
 A - 1

