



DATE: April 18, 2018

AGENDA ITEM # 3

TO: Design Review Commission
FROM: Sean K. Gallegos, Associate Planner
SUBJECT: 18-SC-08 – 1190 Buckingham Drive

RECOMMENDATION:

Approve design review application 18-SC-08 subject to the listed findings and conditions

PROJECT DESCRIPTION

This is a design review application for a new two-story house with a basement. The project includes 2,298 square feet on the first story and 1,570 square feet on the second story with an 1,835 square-foot basement. The following table summarizes the project's technical details:

GENERAL PLAN DESIGNATION: Single-family, Residential
ZONING: R1-10
PARCEL SIZE: 11,240 square feet
MATERIALS: Composition shingle roof, stucco siding, aluminum wood clad windows, wood garage door, and wood trim and accents

	Existing	Proposed	Allowed/Required
LOT COVERAGE:	2,881 square feet	3,059 square feet	3,372 square feet
FLOOR AREA:			
First floor	2,647 square feet	2,298 square feet	
Second floor	-	1,570 square feet	
Total	2,647 square feet	3,868 square feet	3,874 square feet
SETBACKS:			
Front (Buckingham Dr)	24.8 feet	25 feet	25 feet
Rear	37.7 feet	31.7 feet	25 feet
Exterior side (Portland Ave)	18.6 feet	23.25 feet	20 feet
Interior side (1 st /2 nd)	11.9 feet	11.9 feet/21.2 feet	10 feet/17.5 feet
HEIGHT:	15 feet	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 neighborhood has two distinct sections along Buckingham Drive and Portland Avenue. Along Buckingham Drive between Portland Avenue and Dartmouth Lane, there are two two-story structures and three one-story structure with varying scales. In general, houses on the street are predominantly characterized by the use of wood or stucco siding and relatively simple architecture, although some homes have more bulkier designs. In the secondary context on Portland Avenue, no properties have frontages along a thoroughfare roadway with properties turned away from the roadway. Portland Avenue abuts two Oakhurst Avenue properties along their exterior side yard and one Dartmouth Lane property along its rear yard. On Oakhurst Avenue, there are two one-story structures with predominantly lower scale within the immediate neighborhood context. On Dartmouth Lane, there are three two-story structures with larger scales. The landscape along Buckingham Drive, Oakhurst and Portland Avenue is varied with no distinct pattern within the neighborhood

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, materials and scale found in the neighborhood.

The house is a nondescript contemporary style house with rectangular forms and simple massing and details that relate to the Ranch style houses in the neighborhood context. The project uses low-sloped hipped roof forms, which are consistent with the gable and hipped roof found in the neighborhood. The use of the projecting front porch and the hipped roof form ties together the contemporary style of the structure and has appropriate design integrity. The proposed building materials include composition shingle roof, stucco siding, aluminum wood clad windows, wood garage door and wood trim and accents. The detailing and materials of the structure reflects a high level of quality and appropriate relationship to the rustic qualities of the area, and it is compatible with the character of the surrounding neighborhood.

The proposed project is reasonably sensitive to the scale of the neighborhood and incorporates wall heights that are compatible within the neighborhood context. The front elevation massing is broken up with the horizontal eaves lines and a projecting porch entry. The proposed first floor wall plate height is 9-9.5 feet and the second-floor wall plate height is 8.5 feet, which is a reasonable increase from the eight- and to nine-foot wall plate heights of existing residences in the neighborhood.

The overall bulk and scale of the front and left elevation is reduced by the incorporation of one-story rooflines along the two-story tall wall elements and second story forms being recessed within the first story roofline. The right elevation is softened by being recessed within the roofline of the structure and an increased second story side setback of 21.2 feet, where a 17.5 -foot setback is required. The

incorporation of one-story rooflines on all elevations serve to reduce the structure's vertical emphasis. Overall, the project is consistent with the Residential Design Guidelines, meets the required design findings and is compatible with the surrounding neighborhood context.

Privacy

On the right elevation of the second story, there are two, second-story windows with 4.5-foot sill heights in the loft and master bathroom. Due to the placement and sill heights of the windows, the windows do not create any unreasonable privacy impacts. Due to the exterior side elevation being oriented toward public right-of-way, the second story windows do not create any privacy impacts.

The rear second story elevation includes a small window, a glass door and a sliding door. The small window is located in bathroom No. 2 with a three-foot, nine-inch sill height, the glass door exits off a hallway, and the four-panel sliding glass door is located in the master bedroom. The balcony, which is 17.25 feet wide and 5.75 feet deep, is recessed behind the bedroom No. 2 along the exterior side, and its views toward Portland Avenue are partially obscured by the bedroom No. 2. The views from the balcony toward the interior side yard are mostly screened by the master bedroom closet, however views toward the rear of the site are unobstructed.

As outlined in the Residential Design Guidelines, the balcony depth should be under four feet to create a more passive use area that is less likely to create a privacy impact. Without a reduction in the size of the balcony to limit its potential as an active use, the project may not diminish privacy impacts to a reasonable level. To meet the findings related to privacy, staff recommends that the second story balcony be reduced to a maximum depth of four feet and that the hallway door to the balcony be eliminated (Conditions nos. 2a and 2b).

The site and landscape plans include a new six-foot tall solid fence with two-foot of open lattice along the left side and rear property lines, and the landscaping plan includes extensive evergreen screening trees along both side property lines, which will further screen any potential views toward adjacent properties and maintain a reasonable level of privacy. To ensure that a reasonable level of privacy is maintained along the rear property line, a condition (No. 3) has been added to incorporate fast growing evergreen trees along the rear (west) property line to fill-in unscreened areas of the property line. As designed, and with the recommended condition, staff finds that the project maintains a reasonable degree of privacy.

Landscaping

The project will retain the 15 trees on the site, including the arbutus tree and buckeye tree in the front yard, nine blue Italian cypress in the exterior side yard, and a buckeye and three mulberry trees in the rear yard. The proposed new trees include 11 blue Italian cypress evergreen trees along the right side property line 5 pittosporum tenifolium evergreen trees and a new swan hill olive tree in the front yard. Overall, the project meets 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 regulations. Tree protection recommendations are provided in attachment E, and photographs of proposed trees are provided in attachment F.

Miscellaneous

The existing garage has a nonconforming front yard setback is 24.8 feet, where a minimum setback of 25 feet is required. While the project is proposing to maintain this small portion of the existing house, the project will remove well over 50% of the existing house, so this nonconforming setback cannot be maintained. Since the project is not built up to the rear yard setback, the house footprint can be shifted back approximately four inches to meet the front yard setback requirement. Condition No. 4 has been added to require the house footprint to be revised to meet the front yard setback of 25 feet.

ENVIRONMENTAL REVIEW

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

PUBLIC CONTACT

A public meeting notice was posted on the property and mailed to 12 nearby property owners on Buckingham Drive, Dartmouth Lane, Holly Avenue and Oakhurst Avenue.

Cc: David Mede, Applicant and Property Owner
Quang Phan, Architect

Attachments:

- A. Application
- B. Neighborhood Compatibility Worksheet
- C. Area, Vicinity and Notification Maps
- D. Material Board

FINDINGS

18-SC-08 – 1190 Buckingham Drive

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

1. The proposed new house complies with all provision of this chapter;
2. The height, elevations, and placement on the site of the proposed 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;
3. 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;
4. The orientation of the proposed new house in relation to the immediate neighborhood will minimize the perception of excessive bulk;
5. 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
6. 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

18-SC-08 — 1190 Buckingham Drive

GENERAL

1. Approved Plans

The approval is based on the plans and materials received on March 28, 2018, except as may be modified by these conditions.

2. Second Story Balcony

- a. The project design shall be revised to reduce the depth of the second story balcony to a maximum of four feet.
- b. The hallway door to the balcony shall be eliminated.

3. Evergreen Screening

The landscape plan shall be revised to incorporate fast growing evergreen trees along the rear (west) property line to fill-in unscreened areas of the property line.

4. Plan Revision

Update the house design to meet the required front setback of 25 feet.

5. Protected Trees

The existing trees and proposed evergreen screening trees shall be protected under this application and cannot be removed without a tree removal permit from the Community Development Director.

6. 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. All work within the public street right-of-way shall be in compliance with the City's Shoulder Paving Policy.

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. Landscaping

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

9. Fire Sprinklers

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

10. 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.

11. 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

12. Conditions of Approval

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

13. 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."

14. 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 and include signed statements from the project's landscape professional and property owner.

15. 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.

16. 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.

17. 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.

18. 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

19. Tree Protection

Tree protection fencing shall be installed around the driplines, or as required by the project arborist, of existing trees 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

20. Landscaping Installation and Verification

Provide a landscape Certificate of Completion, signed by the project's landscape professional and property owner, verifying that the trees, landscaping and irrigation were installed per the approved landscape documentation package.

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).

ATTACHMENT A



CITY OF LOS ALTOS GENERAL APPLICATION

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

Permit # 1108142

<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: 1190 Buckingham Dr Los Altos CA 94024

Project Proposal/Use: Residential S.F. Current Use of Property: Residential SF

Assessor Parcel Number(s): 193-44-006 Site Area: 11240

New Sq. Ft.: 3868 Altered/Rebuilt Sq. Ft.: _____ Existing Sq. Ft. to Remain: 11240

Total Existing Sq. Ft.: 2647 Total Proposed Sq. Ft. (including basement): 3868

Is the site fully accessible for City Staff inspection? Yes

Applicant's Name: David Mede

Telephone No.: 650-319-1399 Email Address: davemedegmail.com

Mailing Address: 1190 Buckingham Dr

City/State/Zip Code: Los Altos CA 94024

Property Owner's Name: Lyzette Abaya-Mede

Telephone No.: 650-504-14834 Email Address: labayamedegmail.com

Mailing Address: 1190 Buckingham Dr Los Altos CA 94024

City/State/Zip Code: Los Altos CA 94024

Architect/Designer's Name: Quang PHAN

Telephone No.: 408-464-9651 Email Address: Quang@Paladin-Design.net

Mailing Address: 1427 Oak Grove Dr

City/State/Zip Code: Roseville CA 95747

** 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)



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 1190 Buckingham Dr Los Altos CA 94024
Scope of Project: Addition or Remodel _____ or New Home
Age of existing home if this project is to be an addition or remodel? _____
Is the existing house listed on the City's Historic Resources Inventory? NO

Address: 1190 Buckingham Dr
Date: 01/24/18

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: 11,240 square feet
Lot dimensions: Length 118 feet
Width 101 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? 25'
What % of the front facing walls of the neighborhood homes are at the front setback _____ %
Existing front setback for house on left _____ ft./on right 26' 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 6
Garage facing front recessed from front of house face 3
Garage in back yard 0
Garage facing the side 2
Number of 1-car garages 0; 2-car garages 10; 3-car garages 1

Address: 1190 Buckingham Dr
Date: 01/24/18

4. Single or Two-Story Homes:

What % of the homes in your neighborhood* are:

One-story ~~40~~ 45

Two-story ~~40~~ 55

5. Roof heights and shapes:

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

Are there mostly hip 7, gable style 4, or other style ___ roofs*?

Do the roof forms appear simple ✓ or complex _____?

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*?

___ wood shingle 2 stucco 2 board & batten 2 clapboard

___ tile ___ stone ___ brick 3 combination of one or more materials

(if so, describe) Mix of Stucco, Stone, or Brick

What roofing materials (wood shake/shingle, asphalt shingle, flat tile, rounded tile, cement tile, slate) are consistently (about 80%) used?

7 shingle, 4 rounded tile

If no consistency then explain: about 60% shingle

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: 1190 Buckingham DR
Date: 01/24/18

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?

grade is lower than house 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.)?

Very mixed

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

Not 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)?

None - Paved

10. **Width of Street:**

What is the width of the roadway paving on your street in feet? 36'

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? paved with a gutter

Address: 1190 Buckingham DR
Date: 01/24/18

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.:

None, Very eclectic

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: 1190 Buckingham DR
 Date: 01/24/18

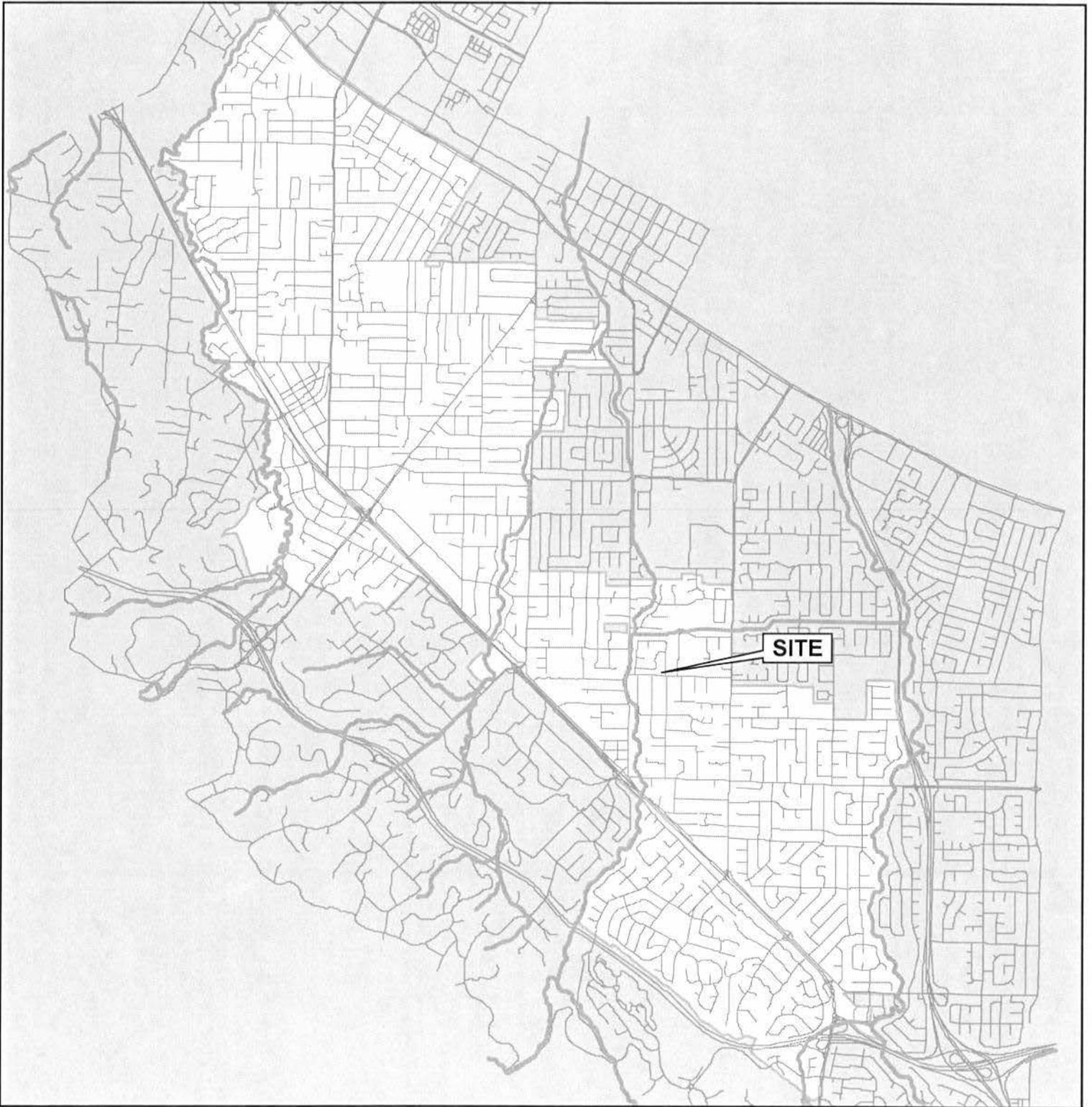
Summary Table

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)
1191 Buckingham	25'		Facing Forward	1	15'	clapboard	simple
1181 Buckingham	25'		3 car Forward	2	25' 25'	stucco	Simple
1180	25'		Forward	1	16'	stucco & brick	Simple
1170	25'		Forward	1	16'	Board & batten	Simple
1171	24'		side	2	25'	Clapboard	Complex
1160	24'		Forward	2	25'	stucco & stone	Simple
1161	25'		Side	1	16'	Board & Brick	simple
1150	25'		Front	2	25'	Board & batten	Simple
1151	25'		Front	2	25'	stucco & Brick	Simple
1141	25'		Front	2	25'	stucco & brick	simple
1048	25'		Front	2	25'	stucco & Brick	Simple

ATTACHMENT C

AREA MAP



CITY OF LOS ALTOS

APPLICATION: 18-SC-08
APPLICANT: D. Mede/ L. Abaya-Mede
SITE ADDRESS: 1190 Buckingham Drive

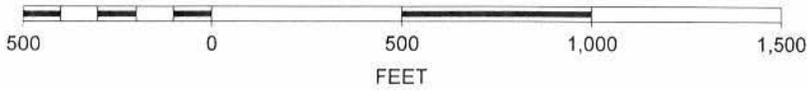


Not to Scale

VICINITY MAP



SCALE 1 : 6,000



CITY OF LOS ALTOS

APPLICATION: 18-SC-08
APPLICANT: D. Mede/ L. Abaya-Mede
SITE ADDRESS: 1190 Buckingham Drive

ATTACHMENT D

Tree Protection Zone Recommendations

David Mede

1190 Buckingham Dr.

Los Altos, CA 94024

630.319.1399

DAVEMEDE@GMAIL.COM

November 10, 2016

Report Prepared By:

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

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BACKGROUND

On November 9, 2016, I, Larry Van Groningen, Certified Arborist No. WE-9151A was called out to inspect 2 trees located at 1190 Buckingham Dr., Los Altos, CA 94024. I was to inspect them and provide Tree Protection Zone recommendations.

ASSIGNMENT

- Inspect one Strawberry and one Liquidambar 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 these trees to protect them from being damaged by construction activities.

OBSERVATIONS

The Strawberry (*Arbutis marina*) is located on the south side of property in front yard.

The Liquidambar (*Liquidambar styraciflua*) is located on the east side of property near driveway. (Appendix A: Site Overview).

The Strawberry tree is approximately 25 feet tall with a trunk diameter of 19 inches. The average canopy spread is 20 feet and the live crown ratio is 80 percent.

The Critical Root Zone (CRZ), for a tree this size is 6.5 feet from the base of main stem.

Best practice is not to sever any roots within the CRZ.

Tree size and density is normal and twig growth is average in length. The tree appears to be in good health. (Appendix B)

The Liquidambar tree is approximately 40 feet tall with a trunk diameter of 17 inches. The average canopy spread is 20 feet and the live crown ratio is 80 percent.

The Critical Root Zone (CRZ), for a tree this size is 5.5 feet from the base of main stem.

Best practice is not to sever any roots within the CRZ.



Tree size and density is normal and twig growth is average in length. The tree appears to be in good health. (Appendix B1)

RECOMMENDATIONS

Best practice is not to sever any roots within the CRZ.

Please see additional root protection guidelines and preservation below.

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

11.08.120 - Tree protection during construction.

Protected trees designated for preservation shall be protected during development of a property by compliance with the following, which may be modified by the planning director:

- A. Protective fencing shall be installed no closer to the trunk than the dripline, and far enough from the trunk to protect the integrity of the tree. The fence shall be a minimum of four feet in height and shall be set securely in place. The fence shall be of a sturdy but open material (i.e., chainlink), to allow visibility to the trunk for inspections and safety. There shall be no storage of any kind within the protective fencing.
- B. The existing grade level around a tree shall normally be maintained out to the dripline of the tree. Alternate grade levels may be approved by the planning director.
- C. Drain wells shall be installed whenever impervious surfaces will be placed over the root system of a tree (the root system generally extends to the outermost edges of the branches).
- D. Trees that have been damaged by construction shall be repaired in accordance with accepted arboriculture methods.
- E. No signs, wires, or any other object shall be attached to the tree.



APPENDIX A: SITE OVERVIEW



Yellow pins indicate location of Strawberry and Liquidambar trees.

APPENDIX B: TREE PHOTOGRAPHS



Photo of Strawberry in front yard.

B1:



Photo Liquidambar near driveway.



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.



ATTACHMENT E

1190 Buckingham Drive – Proposed Trees & Evergreen Screening Species

Blue Italian Cypress (*Cupressus sempervirens* 'Glauca')

Anticipated Height = 70'-0"

Anticipated Spread = 5'-0"

Growth Rate = Fast



Swan Hill Olive (*Olea europaea* 'Swan Hill')

Anticipated Height = 30'-0"

Anticipated Spread = 25'-0"

Growth Rate = Moderate



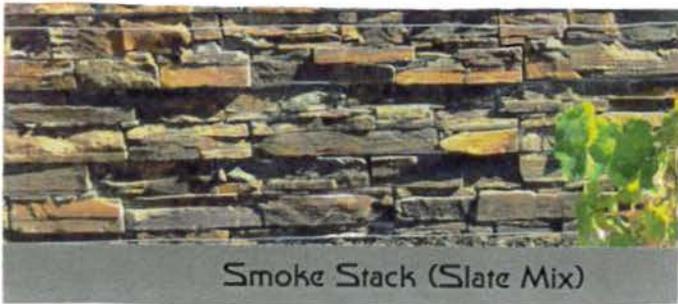
Kohunu (*Pittosporum tenifolium*)

Anticipated Height = 25'-0" Anticipated Spread = 12'-0" Growth Rate = Fast



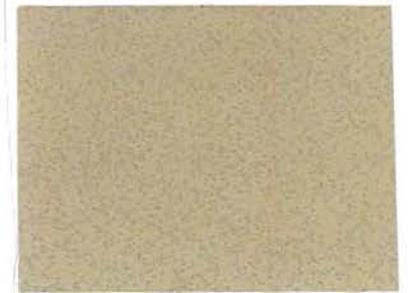


Brickmold Style



Smoke Stack (Slate Mix)

stone universe INC.



#53 GINGERWOOD LF
BASE B



from Etsy - HouseOfWoodart - Customizable
real wooden garage doors made by hand out of solid Cedar

Drive way pavers
Calstone - classic lot
Tan/Brown/Charcoal

ATTACHMENT F

Dragon2 42"x96" Iron Door, Round Top

Round Top
Rain Glass
Medium Copper Finish



Tuscany Series
Vinyl windows
and patio doors