



DATE: May 16, 2018

AGENDA ITEM # 2

TO: Design Review Commission
FROM: Sean K. Gallegos, Associate Planner
SUBJECT: 18-SC-06 – 255 Yerba Buena Place

RECOMMENDATION:

Approve design review application 18-SC-06 subject to the recommended findings and conditions

PROJECT DESCRIPTION

This is a design review application for a new two-story house. The project includes 2,906 square feet on the first story and 1,379 square feet on the second story with a 2,283 square-foot basement. The following table summarizes the project's technical details:

GENERAL PLAN DESIGNATION: Single-family, Residential
ZONING: R1-10
PARCEL SIZE: 15,400 square feet
MATERIALS: Standing seam metal roof and tesla solar roof tiles, vertical cedar wood and stucco siding, aluminum wood clad windows, and wood trim and details.

	Existing	Proposed	Allowed/Required
LOT COVERAGE:	3,231 square feet	4,102 square feet	4,620 square feet
FLOOR AREA:			
First Floor	3,231 square feet	2,906 square feet	
Second Floor	-	1,379 square feet	
Total	3,231 square feet	4,285 square feet	4,290 square feet
SETBACKS:			
Front	22.6 feet	25 feet	25 feet
Rear	25 feet	23.25 feet	23.25 feet
Right Side (1 st /2 nd)	13.25 feet	17.5 feet/17.5 feet	10 feet/17.5 feet
Left Side (1 st /2 nd)	23.6 feet	40 feet/72 feet	10 feet/17.5 feet
HEIGHT:	16 feet	25.2 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 subject site is located on a short cul-de-sac street off of Los Altos Avenue with only five houses on it, and the two houses at the entrance have a stronger relationship with Los Altos Avenue. Three of the five houses in this neighborhood are two-story structures, and they incorporate a mix of materials and forms. The landscape along Yerba Buena Avenue is varied with a variety of large mature trees, but no distinct street tree pattern.

Zoning Conformance

The property is considered a shallow lot, as defined by the Zoning Code, since it has an average depth of under 100 feet (93 feet). For shallow lots in the R1-10 District, the required rear yard setback is reduced from 25 feet to 25 percent of the lot depth, or 23.25 feet. See the table above for the effective setbacks.

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 new house uses a Modern Farmhouse eclectic inspired design. The Modern Farmhouse style elements include the steeper pitch roof, porch along the front of the structure and standing seam metal roof. The design of the main structure is eclectic due to incorporating more traditional features, including the symmetrical form of the structure, the paired gable roof form, and tall windows along the front elevation, and the addition of a modern porch along the rear elevation, which are not characteristic of a Farmhouse style house.

The detached garage, which does have an open breezeway connection to the main house, uses gable roof forms, simple massing and rustic materials, which are compatible with the house. The detached garage has a roof pitch of 6:12, which matches the proposed house, and an overall building height of 15.25 feet. Due to the placement of the accessory structure along the street frontage, with a large side yard setback, the proposed height is appropriate.

According to the Residential Design Guidelines, a house should be designed to fit the lot and should not result in a home that stands out in the neighborhood. In order to create a scale that was more compatible with the neighborhood, the applicant worked with staff to reduce the first-story wall plate height of the garage from ten feet to nine feet, reduce the front porch plate height from 10 feet to nine-feet, reduce the garage height from 16 feet to 15.25 feet, and reduce the second story wall plates from nine feet to 8.5 feet. A pair of two-story tall front gable elements are paired along the front elevation, and the design incorporates a front porch and large windows to break up the massing along

the front elevation. Based on these design changes, the proposed project is appropriate to within the neighborhood context and incorporates similar forms and scales found on the adjacent properties.

The design introduces two-story tall vertical walls along the side elevations that may create the appearance of a bulkier composition compared to many houses in the neighborhood. The left elevation massing is generally more acceptable due to an interior side yard first and second story setback of 72 feet, where 10 feet and 17.5 feet is required respectively. Along the right elevation, the scale and mass is appropriate due to the site topography which results in the building pad being two feet below the property along the right side of the property. Additionally, the right elevation scale is further diminished by the fence with lattice (seven feet) located on top of the retaining wall along the right property line.

Along the rear elevation of the house, a larger scaled patio element with an outward sloping roof is proposed. Due to its height and size, this patio exaggerates the scale and bulk of the structure. The scale issue is primarily related to the 14-foot high eave line of the patio. While the design may create a larger scaled element on the rear elevation, the bulk impacts are diminished due to the patio not being viewed from the street and screened from adjacent properties by a mature deodar cedar tree (No. 7), two mature oak trees (Nos. 8 and 9), and proposed evergreen screening.

The project includes the use of high quality exterior materials, such as a standing seam metal roof, tesla solar roof panel, cedar vertical and stucco siding, aluminum wood clad windows, and wood trim and details, with are integral to the proposed design style. The project's material board is included on Sheet A5.0.

Overall, while the architectural style of the house is somewhat unique, it is an appropriate design within this Diverse Character neighborhood. The design and materials are compatible with the surrounding neighborhood and the project has an appropriate relationship in terms of bulk, mass and scale.

Privacy

The left side of the house includes four large-sized, second-story windows for bedroom Nos. 2 and 3 with three-foot sill heights. Due to the windows being 72 feet from the side property line and views being obscured by evergreen screening shrubs and partially obscured by the one-story form of the garage, these windows do not create unreasonable privacy impacts.

The right side of the house includes five medium-sized, second-story windows in the master bedroom, walk-in-closet and master bathroom with 4.5-foot sill heights. Due to their placement and sill heights, along with the existing evergreen screening along the side property line, these windows do not create unreasonable privacy impacts.

The rear of the house includes five windows: one large-sized window in the master bedroom, three small-sized clerestory windows in the dining/family room with a 15.5-foot sill height, and one large-sized window in the bedroom No. 2 with a three-foot sill height. These windows would maintain a reasonable degree of privacy due to maintaining a minimum setback of 20 feet from the side property lines and 23.3 feet from the rear property line. In addition to the setbacks from side and rear property lines, the landscaping plan includes the retention of one mature deodar cedar tree (No. 7), two mature

oak trees (Nos. 8 and 9), extensive evergreen screening along the side and rear property lines, which would further screen any potential views toward adjacent properties. Due to the rear yard setback and proposed evergreen screening, the rear windows do not create any unreasonable privacy impacts.

Trees and Landscaping

There are ten trees of various types located around the periphery of the property and there are also several trees in neighboring properties which have drip lines that encroach into the rear of the property (see plan Sheets A0.4 and A0.5). Of the ten trees, nine trees will be preserved, including four coast live oak trees (Nos. 1, 8, 9 and 11), a cork oak tree (No. 12), a pear tree (No. 3), two greecian trees (Nos. 4 and 5), and one pittosporum tree (No. 6). The site design placed the foundation and structure in close proximity to an olive tree (No. 10), which shall be removed due to conflicting with the building footprint. Given these circumstances, removal of this olive tree is consistent with the City's Tree Protection Ordinance. An arborist report that provides additional information on each of these trees is included as Attachment D.

The proposed landscaping includes two new trees types that will mitigate the removal of the olive tree on the property. The conceptual landscaping plan proposes to use yew pine and California coffeeberry as the predominant landscape screening along the side and rear property lines, and also proposes a variety of other shrubs and groundcover type plants throughout the site. Overall, with the existing and new trees, and proposed landscaping and hardscape, the project meets the City's landscaping regulations and street tree guidelines. Since the project is a new house that includes at least 500 square feet of new landscaping, the new landscaping will be subject to the City's Water Efficient Landscape Ordinance.

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 10 nearby property owners on Los Altos Avenue, Yerba Santa Avenue, Yerba Buena Place, and Yerba Buena Avenue.

Cc: Young and Borlik Inc. Applicant/Architects
Marlo and Scott Kohn, Property Owner

Attachments:

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

FINDINGS

18-SC-06 – 255 Yerba Buena Place

With regard to design review for the new two-story house, the Design Review Commission finds the following in accordance with Section 14.76.060 of the Municipal Code that:

- a. The proposed structure complies with all provision 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;
- 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

18-SC-06 – 255 Yerba Buena Place

GENERAL

1. **Approved Plans**

The approval is based on the plans and materials received on March 23, 2018, except as may be modified by these conditions.

2. **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.

3. **Protected Trees**

Trees Nos 1, 4, 7-9, and 11-12 and existing evergreen screening shall be protected under this application and cannot be removed without a tree removal permit from the Community Development Director.

4. **Fire Sprinklers**

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

5. **Underground Utilities**

Any new utility service drops may need be located underground from the nearest convenient existing pole pursuant to Chapter 12.68 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. **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

8. **Conditions of Approval**

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

9. **Tree Protection Note**

On the grading plan and/or the site plan, show all tree protection fencing along the dripline of the trees unless otherwise directed by the arborist 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 and shall not be removed until completion of construction unless approved by the Planning Division."

10. **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.

11. 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.

12. 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.

13. Air Conditioner Sound Rating

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

14. 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

15. Tree Protection

Tree protection fencing shall be installed around the driplines of protected trees and of the trees on adjacent properties. 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

16. 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.

17. 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).

18. Water Efficient Landscaping Verification

Provide a landscape Certificate of Completion, signed by the project's landscape professional and property owner, 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 # 1108139

<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: 255 YERBA BUENA PL.

Project Proposal/Use: NEW 2 STORY HOME Current Use of Property: SINGLE FAMILY RESIDENCE

Assessor Parcel Number(s): 167-32-019 Site Area: 15,400 SQ. FT.

New Sq. Ft.: 4,285 Altered/Rebuilt Sq. Ft.: 0 Existing Sq. Ft. to Remain: 0

Total Existing Sq. Ft.: 0 Total Proposed Sq. Ft. (including basement): 5,951

Applicant's Name: YOUNG AND BORLIK ARCHITECTS INC.

Telephone No.: (650) 688-1950 Email Address: _____

Mailing Address: 4962 EL CAMINO REAL, SUITE 218

City/State/Zip Code: LOS ALTOS, CA 94022

Property Owner's Name: MARLO AND SCOTT KOHN

Telephone No.: _____ Email Address: _____

Mailing Address: 324 ALEXANDER AVE.

City/State/Zip Code: REDWOOD CITY, CA 94061

Architect/Designer's Name: YOUNG AND BORLIK ARCHITECTS INC. , ANDREW YOUNG

Telephone No.: (650) 688-1950 Email Address: A.YOUNG@YBARCHITECTS.COM

Mailing Address: 4962 EL CAMINO REAL, SUITE 218

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)



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 255 YERBA BUENA PL.

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: 255 YERBA BUENA PL.
Date: 2/16/2018

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: 11,000 - 15,000 square feet

Lot dimensions: Length 120 feet

Width 100 feet

If your lot is significantly different than those in your neighborhood, then note its: area 15,400, length 104', and width 93'.

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

Existing front setback if home is a remodel? No

What % of the front facing walls of the neighborhood homes are at the front setback 50 %

Existing front setback for house on left 20 ft./on right 25 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 3

Garage facing front recessed from front of house face 4

Garage in back yard 2

Garage facing the side 1

Number of 1-car garages ; 2-car garages 9; 3-car garages 1

Address: 255 YERBA BUENA PL.

Date: 2/16/2018

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

What % of the homes in your neighborhood* are:

One-story 40 %

Two-story 60%

5. **Roof heights and shapes:**

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

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 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) COMBINATION OF STUCCO AND WOOD SIDING, BOARD-BATTEN

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

ASPHALT SHINGLE

If no consistency then explain: _____

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: 255 YERBA BUENA PL.

Date: 2/16/2018

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

Does your property have a noticeable slope? No

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

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

9. Landscaping:

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

BIG TREES, FRONT LAWNS, NO SIDEWALKS, LANDSCAPE TO STREET EDGE

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

BARELY VISIBLE FROM THE STREET AND BACK NEIGHBORS DUE TO MANY 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)?

NO MAJOR LANDSCAPING FEATURES ON OUR PROPERTY

10. Width of Street:

What is the width of the roadway paving on your street in feet? 50'

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? NO SHOULDER AREA LANDSCAPE TO EDGE OF STREET.

Address: 255 YERBA BUENA PL.
Date: 2/16/2018

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.:

ROOF MATERIAL AND TYPE. RANCH STYLE HOMES WOTH HORIZONTAL FEEL.
TREES OBSCURING PART OF HOMES MAKES THSI NEIGHBORHOOD COHESIVE

General Study

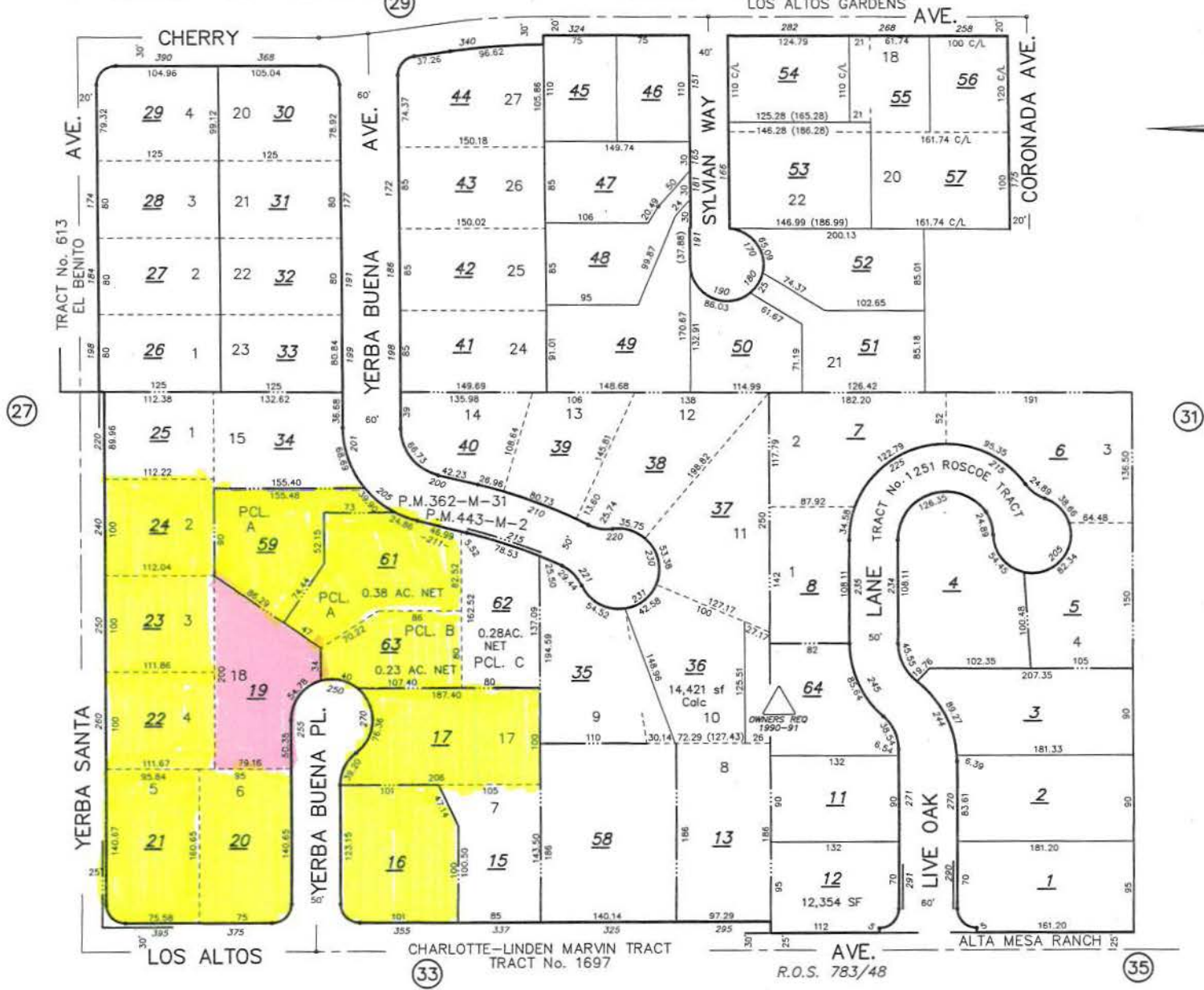
- A. Have major visible streetscape changes occurred in your neighborhood?
 YES NO
- B. Do you think that most (~ 80%) of the homes were originally built at the same time?
 YES NO
- C. Do the lots in your neighborhood appear to be the same size?
 YES NO
- D. Do the lot widths appear to be consistent 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: 255 YERBA BUENA PL.
 Date: 2/16/2018

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)
375 LOS ALTOS AVE.	27'-1"	62'-7"	FRONT	2	24'	SIDING, SHINGLE	COMPLEX
355 LOS ALTOS AVE.	44'-0"	52'-10"	FRONT	1	15'	SIDING, SHINGLE	SIMPLE
250 YERBA BUENA PL.	25'-0"	24'-0"	FRONT	2	27'	STUCCO, SHINGLE	SIMPLE
270 YERBA BUENA PL.	20'-11"	27'-10"	REAR	2	26'	SIDING, SHINGLE	SIMPLE
260 YERBA SANTA AVE.	27'-1"	27'-10"	FRONT	1	15'	SIDING, SHINGLE	SIMPLE
250 YERBA SANTA AVE.	26'-11"	20'-7"	FRONT	1	15'	SIDING, SHINGLE	SIMPLE
240 YERBA SANTA AVE.	26'-11"	23'-5"	FRONT	2	26'	SIDING, SHINGLE	COMPLEX
205 YERBA BUENA AVE.	30'-4"	27'-0"	SIDE	2	26'	STUCCO, SHINGLE	SIMPLE
211 YERBA BUENA AVE.	25'-0"	32'-0"	FRONT	2	27'	STUCCO, TILE	COMPLEX
395 LOS ALTOS AVE.	28'-0"	27'-1"	FRONT	1	15'	STUCCO, SHINGLE	SIMPLE

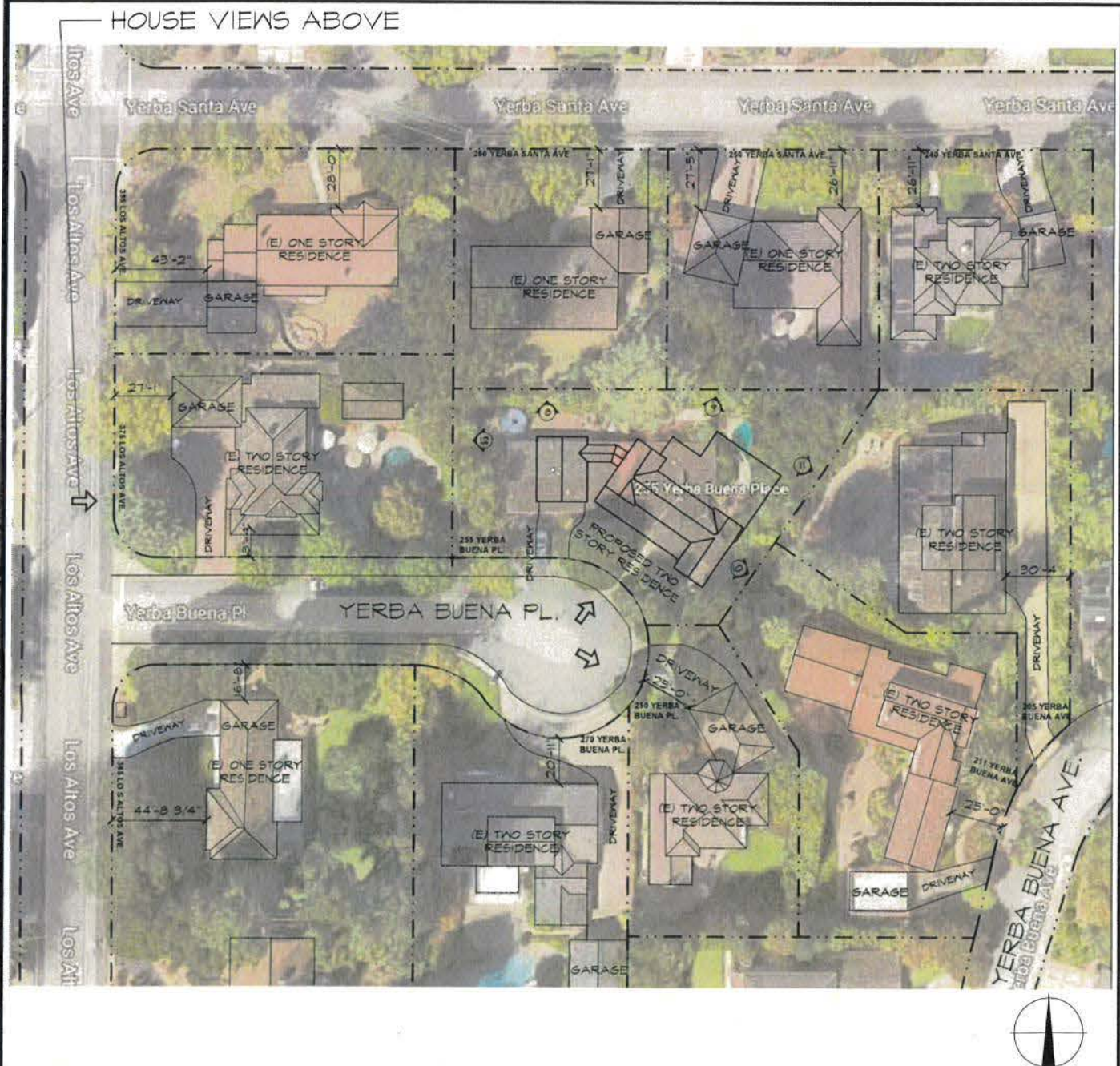


TRA DETAIL MAP 73
 LAWRENCE E. STONE - ASSESSOR
 Cadastral map for assessment purposes only
 Compiled under R. & T. Code, Sec. 327.
 Effective Roll Year 2017-2018



CONTEXTUAL NEIGHBORHOOD FRONT ELEVATIONS

3/32" = 1'-0" **3**



NEIGHBORHOOD CONTEXT - SITE PLAN

1/32" = 1'-0" **2**



NEIGHBORHOOD PHOTOS

1

ISSUE LOG

CLIENT REVISION	NOV 27, 2017
DESIGN REVIEW SUBMITTAL	FEB 13, 2018

YOUNG AND BORLIK ARCHITECTS, INCORPORATED
 4962 EL CAMINO REAL, SUITE #218 LOS ALTOS, CA 94022
 TEL: (650) 688-1950 FAX: (650) 923-1112 www.ybarchitects.com



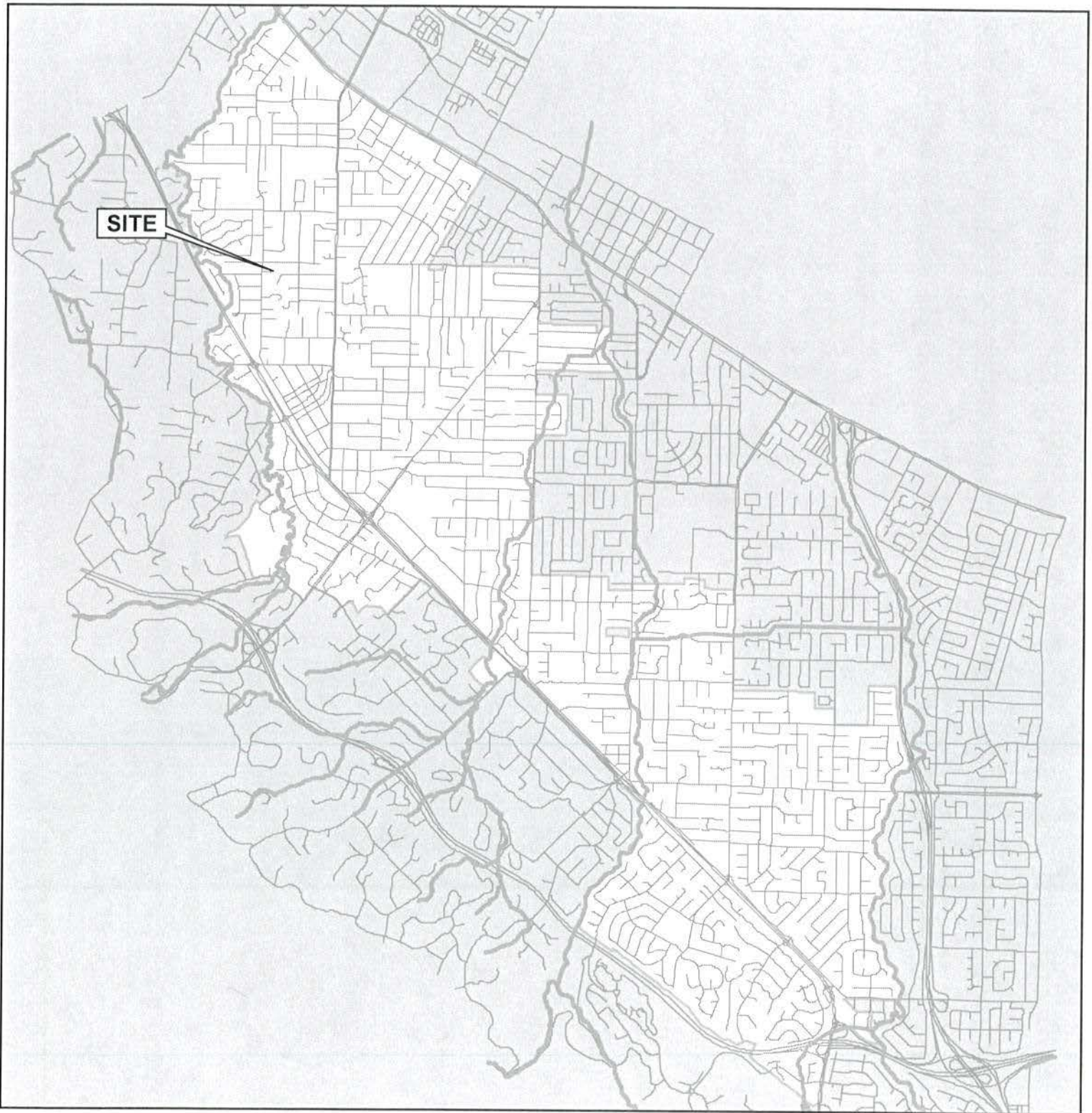
NEW RESIDENCE FOR:
MARLO AND SCOTT KOHN
 255 YERBA BUENA PLACE
 LOS ALTOS, CA 94022

A.P.N. 167-32-019	
CHECKED A.E.V.	DRAWN A.S., J.T.
DATE SEP. 08. 2017	JOB # KOHN

A0.3

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AREA MAP



CITY OF LOS ALTOS

APPLICATION: 18-SC-06
APPLICANT: Young and Borlik Architects Inc./ M. and S. Kohn
SITE ADDRESS: 255 Yerba Buena Place

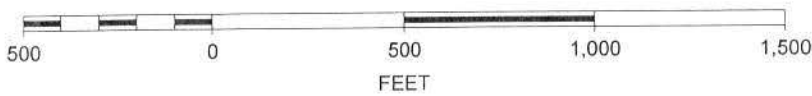


Not to Scale

VICINITY MAP



SCALE 1 : 6,000



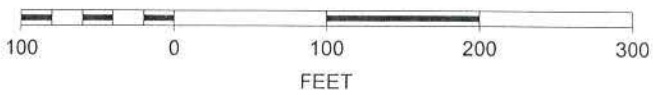
CITY OF LOS ALTOS

APPLICATION: 18-SC-06
APPLICANT: Young and Borlik Architects Inc./ M. and S. Kohn
SITE ADDRESS: 255 Yerba Buena Place

255 Yerba Buena Place Notification Map



SCALE 1 : 1,500



Advanced Tree Care

P. O. Box 5326 Redwood City, CA 94063

ATTACHMENT D

Marlo and Scott Kohn
255 Yerba Buena Pl
Los Altos, CA 94022

Site: 255 Yerba Buena Pl, Los Altos

Dear Marlo,

At your request I visited the above site for the purpose of inspecting and commenting on the regulated trees around the property. A new residence is planned, prompting the need for this tree protection report.

Method:

The location of the regulated trees on this site can be found on the plan provided by you. Each tree is given an identification number. The trees are measured at 48 inches above ground level (DBH or Diameter at Breast Height). A condition rating of 1 to 100 is assigned to each tree representing form and vitality on the following scale:

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

The height and spread of each tree is estimated. A 'Comments' section is provided for any significant observations affecting the condition rating of the tree.

A Summary and Tree Protection Plan are at the end of the end of the survey providing recommendations for maintaining the health and condition of the trees during and after construction.

If you have any questions, please don't hesitate to call. Sincerely



Robert Weatherill
Certified Arborist WE 1936A

Advanced Tree Care

P. O. Box 5326 Redwood City, CA 94063

255 Yerba Buena Pl, Los Altos

December 20, 2017

Tree Survey

Tree#	Species	DBH	Ht/Sp	Con Rating	Comments
1	Coast live oak <i>Quercus agrifolia</i>	21.3"	30/30	70	Good health and condition Regulated
2	Camphor <i>Cinnamomum camphor</i>	18.2"	20/15	30	Poor health and condition, decay on trunk and canopy, Regulated
3	Evergreen pear <i>Pyrus kawakamii</i>	11.0"	25/18	50	Fair health and condition, unmaintained Not Regulated
4	Grecian laurel <i>Laurus nobilis</i>	7.3"	20/10	50	Fair health and condition, good screen Not Regulated
5	Grecian laurel <i>Laurus nobilis</i>	8.3"	25/10	55	Fair health and condition, good screen Not Regulated
6	Pittosporum <i>Pittosporum eugenoides</i>	8.1"	18/10	55	Fair health and condition Not Regulated
7	Deodar cedar <i>Cedrus deodara</i>	36"est	65/40	50	Fair health and condition, neighbors tree unmaintained, Regulated
8	Coast live oak <i>Quercus agrifolia</i>	23.5"	50/30	60	Good health and condition, suppressed by #9, one sided canopy, Regulated
9	Coast live oak <i>Quercus agrifolia</i>	30.4"	50/60	60	Good health and condition, long heavy branches, Regulated
10	Olive <i>Olea europaea</i>	4.5/4.4/4.2"	20/15	50	Fair health and condition, leaning, poor form, Not Regulated
11	Coast live oak <i>Quercus agrifolia</i>	12.3"	25/15	65	Good health and condition Regulated
12	Cork oak <i>Quercus suber</i>	19.4"	40/30	65	Good health and condition Regulated
13	Coast live oak <i>Quercus agrifolia</i>	20"est	30/25	65	Good health and condition, leaning neighbors tree, Regulated

Summary:

The trees on the site are a variety of natives and non-natives.

There are 8 Regulated trees of which 2 are on neighbor's properties.

Tree #s 1, 8, 9, 11 and 13 are regulated coast live oaks and should be protected during construction.

Tree #2 is a camphor in poor health and condition and should be removed

Tree #s 3, 4, 5, 6, and 10 are not regulated and can be removed if desired.

Tree # 7 is a deodar cedar on the neighbor's property that desperately requires maintenance. This tree should be protected during construction.

Tree # 12 is a regulated cork oak that should be protected during construction.

Tree Protection Plan

1. The Tree Protection Zone (TPZ) should be defined with protective fencing. This should be cyclone or chain link fencing on 1 1/2" or 2" posts driven at least 2 feet in to the ground standing at least 6 feet tall. Normally a TPZ is defined by the **dripline** of the tree. I recommend the TPZ's as follows:-

Tree # 11: TPZ should be at 10 feet from the trunk closing on the fence line in accordance with Type I Tree Protection as outlined and illustrated in image 2.15-1 and 2 ⁽⁶⁾

Tree #s 1, 12 and 13: TPZ should be at 15 feet radius from the trunk closing on the fence line in accordance with Type I Tree Protection as outlined and illustrated in image 2.15-1 and 2 ⁽⁶⁾

Tree # 8: TPZ should be at 20 feet radius from the trunk closing on the fence line in accordance with Type I Tree Protection as outlined and illustrated in image 2.15-1 and 2 ⁽⁶⁾

Tree # 9: TPZ should be at 25 feet radius from the trunk closing on the fence line in accordance with Type I Tree Protection as outlined and illustrated in image 2.15-1 and 2 ⁽⁶⁾

Tree # 7: TPZ should be at 30 feet radius from the trunk closing on the fence line, this can be reduced to no less than 20 feet in accordance with Type I Tree Protection as outlined and illustrated in image 2.15-1 and 2 ⁽⁶⁾



IMAGE 2.15-1
Tree Protection Fence at the Dripline

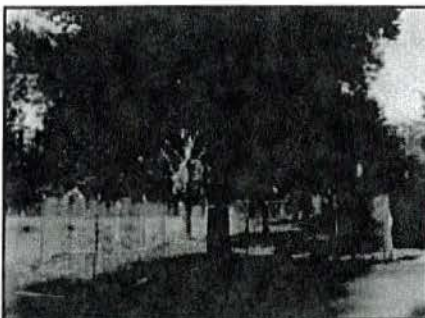


IMAGE 2.15-2
Tree Protection Fence at the Dripline

• **Type I Tree Protection**

The fences shall enclose the entire area under the **canopy dripline or TPZ** of the tree(s) to be saved throughout the life of the project, or until final improvement work within the area is required, typically near the end of the project (*see Images 2.15-1 and 2.15-2*). Parking Areas: If the fencing must be located on paving or sidewalk that will not be demolished, the posts may be supported by an appropriate grade level concrete base.

2. Any pruning and maintenance of the tree shall be carried out before construction begins. This should allow for any clearance requirements for both the new structure and any construction machinery. This will eliminate the possibility of damage during construction. **The pruning should be carried out by an arborist, not by construction personnel.** No limbs greater than 4" in diameter shall be removed.
3. Demolition of the pool and pool deck within the TPZ's of Tree #s 8 and 9 should be done carefully with machinery reaching into the TPZ rather than machinery tracking into the TPZ. If working with machinery within the TPZ is unavoidable, the root zone should be protected with 1 inch plywood laid on 4 inches of wood chip. The protective fencing should be set up along the edge of the pool deck prior to demolition but extended out to its full radius when pool demolition has been completed.
4. Any excavation in ground where there is a potential to damage roots of 1" or more in diameter should be carefully hand dug. Where possible, roots should be dug around rather than cut.⁽²⁾
5. If roots are broken, every effort should be made to remove the damaged area and cut it back to its closest lateral root. A clean cut should be made with a saw or pruners. This will prevent any infection from damaged roots spreading throughout the root system and into the tree.⁽²⁾
6. A 4 inch layer of mulch should be added to the surface of the soil within the TPZ's
7. Normal irrigation should be maintained at all times. Supplemental irrigation may be necessary if root zones are impacted. Deep root fertilizing prior to laying down the wood chips would be beneficial to the health of the trees.
8. **Do Not:**⁽⁴⁾
 - a. Allow run off or spillage of damaging materials into the area below any tree canopy.
 - b. Store materials, stockpile soil, park or drive vehicles within the TPZ of the tree.
 - c. Cut, break, skin or bruise roots, branches or trunk without first obtaining permission from the city arborist.
 - d. Allow fires under any adjacent trees.
 - e. Discharge exhaust into foliage.
 - f. Secure cable, chain or rope to trees or shrubs.
 - g. Apply soil sterilants under pavement near existing trees.
9. Where roots are exposed, they should be kept covered with the native soil or four layers of wetted, untreated burlap. Roots will dry out and die if left exposed to the air for too long.⁽⁴⁾
10. Route pipes into alternate locations to avoid conflict with roots.⁽⁴⁾
11. Where it is not possible to reroute pipes or trenches, the contractor is to bore beneath the dripline of the tree. The boring shall take place no less than 3 feet below the surface of the soil in order to avoid encountering "feeder" roots.⁽⁴⁾

Advanced Tree Care

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255 Yerba Buena Pl, Los Altos

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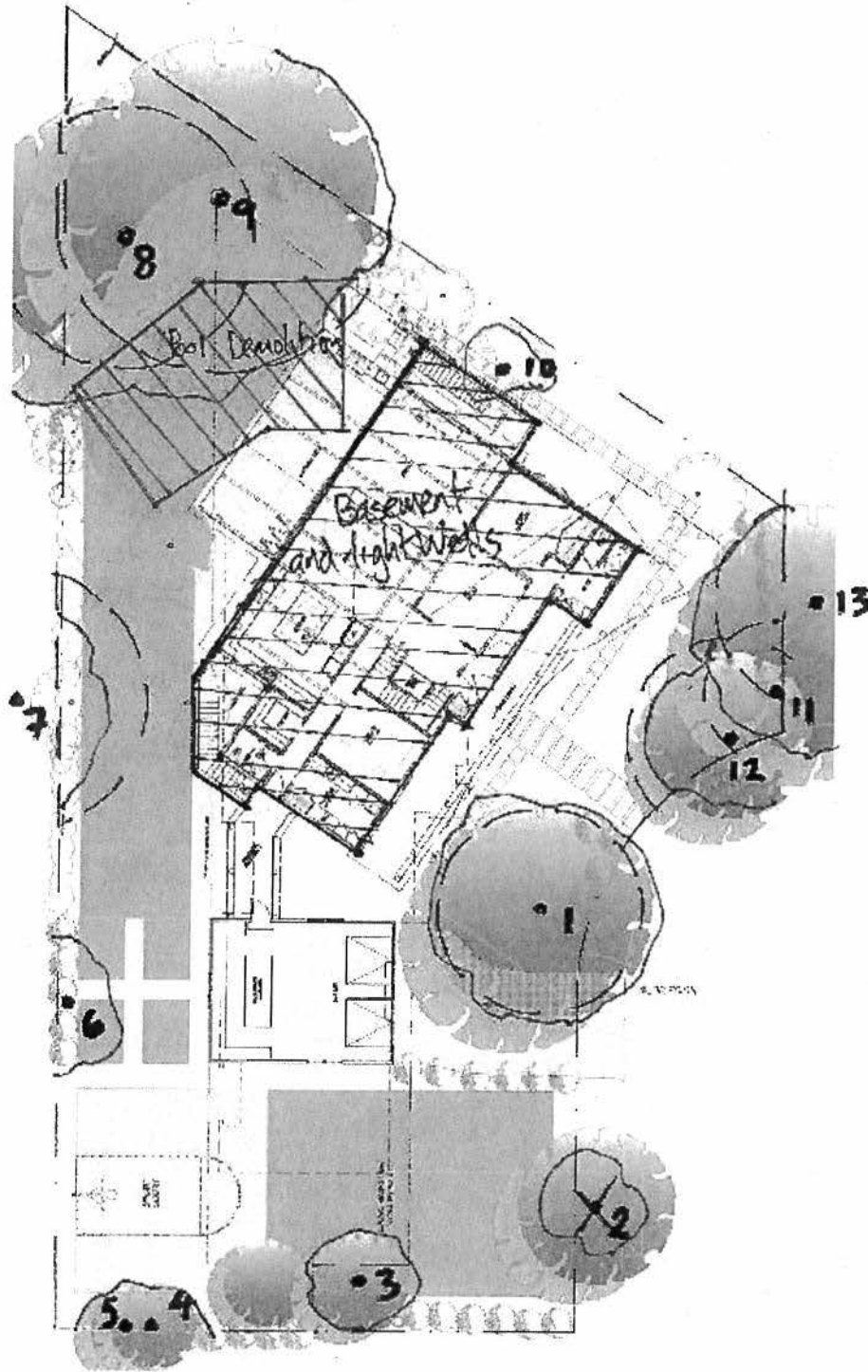
12. Compaction of the soil within the dripline shall be kept to a minimum.⁽²⁾
13. Any damage due to construction activities shall be reported to the project arborist or city arborist within 6 hours so that remedial action can be taken.
14. Ensure upon completion of the project that the original ground level is restored

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Location of protected trees, Tree Protection Zones and proposed construction

Glossary

Canopy	The part of the crown composed of leaves and small twigs. ⁽²⁾
Cavities	An open wound, characterized by the presence of extensive decay and resulting in a hollow. ⁽¹⁾
Decay	Process of degradation of woody tissues by fungi and bacteria through the decomposition of cellulose and lignin ⁽¹⁾
Dripline	The width of the crown as measured by the lateral extent of the foliage. ⁽¹⁾
Genus	A classification of plants showing similar characteristics.
Root crown	The point at which the trunk flares out at the base of the tree to become the root system.
Species	A Classification that identifies a particular plant.
Standard height	Height at which the girth of the tree is measured. Typically 4 1/2 feet above ground level

References

(1) Matheny, N.P., and Clark, J.P. Evaluation of Hazard Trees in Urban Areas. International Society of Arboriculture, 1994.

(2) Harris, R.W., Matheny, N.P. and Clark, J.R.. Arboriculture: Integrated Management of Landscape Trees, Shrubs and Vines. Prentice Hall, 1999.

(3) Carlson, Russell E. Paulownia on The Green: An Assessment of Tree Health and Structural Condition. Tree Tech Consulting, 1998.

(4) Extracted from a copy of Tree Protection guidelines. Anon

(5) T. D. Sydnor, Arboricultural Glossary. School of Natural Resources, 2000

(6) D Dockter, Tree Technical Manual. City of Palo Alto, June, 2001

Certification of Performance⁽³⁾

I, Robert Weatherill certify:

- * That I have personally inspected the tree(s) and/or the property referred to in this report, and have stated my findings accurately. The extent of the evaluation and appraisal is stated in the attached report and the Terms and Conditions;
- * 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, and are based on current scientific procedures and facts;
- * 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 subsequent events;
- * 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 consultant, except as indicated within the report.

I further certify that I am a member of the International Society of Arboriculture and a Certified Arborist. I have been involved in the practice of arboriculture and the care and study of trees for over 15 years.

Signed



Robert Weatherill
Certified Arborist WE 1936a
Date: 12/20/17

Terms and Conditions(3)

The following terms and conditions apply to all oral and written reports and correspondence pertaining to consultations, inspections and activities of Advanced Tree Care :

1. All property lines and ownership of property, trees, and landscape plants and fixtures are assumed to be accurate and reliable as presented and described to the consultant, either verbally or in writing. The consultant assumes no responsibility for verification of ownership or locations of property lines, or for results of any actions or recommendations based on inaccurate information.
2. It is assumed that any property referred to in any report or in conjunction with any services performed by Advanced Tree Care, is not in violation of any applicable codes, ordinances, statutes, or other governmental regulations, and that any titles and ownership to any property are assumed to be good and marketable. Any existing liens and encumbrances have been disregarded.
3. All reports and other correspondence are confidential, and are the property of Advanced Tree Care and it's named clients and their assignees or agents. Possession of this report or a copy thereof does not imply any right of publication or use for any purpose, without the express permission of the consultant and the client to whom the report was issued. Loss, removal or alteration of any part of a report invalidates the entire appraisal/evaluation.
4. The scope of any report or other correspondence is limited to the trees and conditions specifically mentioned in those reports and correspondence. Advanced Tree Care and the consultant assume no liability for the failure of trees or parts of trees, either inspected or otherwise. The consultant assumes no responsibility to report on the condition of any tree or landscape feature not specifically requested by the named client.
5. All inspections are limited to visual examination of accessible parts, without dissection, excavation, probing, boring or other invasive procedures, unless otherwise noted in the report. No warrantee or guarantee is made, expressed or implied, that problems or deficiencies of the plants or the property will not occur in the future, from any cause. The consultant shall not be responsible for damages caused by any tree defects, and assumes no responsibility for the correction of defects or tree related problems.
6. The consultant shall not be required to provide further documentation, give testimony, be deposed, or attend court by reason of this appraisal/report unless subsequent contractual arrangements are made, including payment of additional fees for such services as described by the consultant or in the fee schedules or contract.
7. Advanced Tree Care has no warrantee, either expressed or implied, as to the suitability of the information contained in the reports for any purpose. It remains the responsibility of the client to determine applicability to his/her particular case.
8. Any report and the values, observations, and recommendations expressed therein represent the professional opinion of the consultants, and the fee for services is in no manner contingent upon the reporting of a specified value nor upon any particular finding to be reported.
9. Any photographs, diagrams, graphs, sketches, or other graphic material included in any report, being intended solely as visual aids, are not necessarily to scale and should not be construed as engineering reports or surveys, unless otherwise noted in the report. Any reproductions of graphs material or the work product of any other persons is intended solely for the purpose of clarification and ease of reference. Inclusion of said information does not constitute a representation by Advanced Tree Care or the consultant as to the sufficiency or accuracy of that information.

COLOR AND MATERIAL BOARD FOR 255 YERBA BUENA PL., LOS ALTOS



PROPOSED HOUSE RENDERING (FOR REFERENCE ONLY)



TESLA SOLAR ROOF- TEXTURED



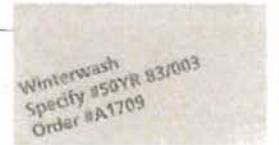
STANDING SEAM METAL ROOF



VERTICAL CEDAR SIDING AND TRIM



DOORS/WINDOWS: KOLBE VISTALUXE
IN DARK BRONZE



EXTERIOR STUCCO COLOR:
GLIDDEN WINTERWASH A1709



YOUNG AND BORLIK
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