



DATE: October 3, 2018

AGENDA ITEM #3

TO: Design Review Commission
FROM: Steve Golden, Senior Planner
SUBJECT: 18-SC-01 – 1515 Oakhurst Avenue

RECOMMENDATION:

Approve design review application 18-SC-01 subject to the listed findings and conditions

PROJECT DESCRIPTION

This is a design review application for a new two-story house. The project includes 2,572 square feet at the first story and 1,253 square feet at the second story. The following table summarizes the project's technical details:

GENERAL PLAN DESIGNATION: Single-family, Residential
ZONING: R1-10
PARCEL SIZE: 11,130 square feet
MATERIALS: Composition shingle roof, shingle siding, River-rock stone veneer post bases, wood trim, and white aluminum clad windows

	Existing¹	Proposed	Allowed/Required
LOT COVERAGE:	-	3,057 square feet	3,338 square feet
FLOOR AREA:			
First floor	-	2,572 square feet	
Second floor	-	1,253 square feet	
Total	-	3,825 square feet	3,863 square feet
SETBACKS:			
Front	38.5 feet	25 feet	25 feet
Rear	45.5 feet	75 feet	25 feet
Right side (1 st /2 nd)	-	8.7 feet, 20 feet	7.25 feet, 14.75 feet
Left side (1 st /2 nd)	10 feet	9.7 feet, 20 feet	7.25 feet, 14.75 feet
HEIGHT:	-	25.5 feet	27 feet

¹ The existing residence spans over two parcels including the subject parcel's right-side property line. The residence is required to be demolished. See Property History and Zoning Conformance sections for more information.

BACKGROUND

Neighborhood Context

The subject property is located on the east side of Oakhurst Avenue between Lisa Lane and Fremont Avenue. The surrounding neighborhood is considered a Diverse Character Neighborhood as defined in the City's Residential Design Guidelines. The diverse characteristics are derived from the mixture neighborhood characteristics including: lot sizes ranging from approximately 8,000 square feet to over 20,000 square feet; lot layout comprised of narrow, wide, and a flag lot; and the varying streetscape pattern of the existing houses in the immediate neighborhood consisting of a mixture of two and three car garages that are either front or side loaded. Most of the houses in the immediate neighborhood are one-story consisting of different architectural styles and exterior materials, however, share similar lower-scale roof forms, and low horizontal eaves lines. There is not a uniform street tree pattern, but the majority of the properties have mature landscaping and trees at the street edge or front yard area which screens or obscures the line of site to the front façade of the houses.

For reference purposes, in December 2017, the Design Review Commission approved a two-story residence at 1521 Oakhurst Avenue, proposed by the same applicant, of a similar size, massing and architectural character as compared to the subject residence.

Property History

The subject property was created in 1969 by parcel map consisting of three lots while the property was in the County of Santa Clara's jurisdiction. In 1974, the parcels were annexed into the City of Los Altos. All three parcels had been owned and used together by the property owner at 1515 Oakhurst Ave. The house and other associated improvements at 1515 Oakhurst Ave span over the northern two parcels (Parcel 1 and Parcel 2). Since it was unclear if these parcels were three separate legal parcels or had been merged, Certificates of Compliance were requested by the property owner for each parcel. The California Subdivision Map Act (Map Act) provides that a person owning property may request that a local agency determine whether the property complies with the Map Act. The local agency must determine whether the property is a lawful parcel under the Map Act. If the property complies with the Map Act, the local agency issues a Certificate of Compliance for the property. If a local agency determines that the property does not comply with the Map Act, it shall issue a Conditional Certificate of Compliance. In granting a Conditional Certificate of Compliance, a local agency may impose any conditions that would have been applicable to the property at the time the applicant acquired his or her interest and that had been established at that time.

In July 2017, the City issued a Conditional Certificate of Compliance for the subject property (Parcel 1) that requires the removal of any existing structures, including but not limited to, the principal dwelling and any accessory structures including the pool and pool equipment. Subsequent to the removal of those structures, the property owner may request another Certificate of Compliance to validate the lawful parcel.

Zoning Conformance

The parcel width is 73.1 feet, which is below the minimum lot width of 80 feet for a standard lot in the R1-10 District. For lots that are less than 80 feet in width, described as "narrow lots" in the Zoning Code, there is an allowance for side yard setbacks to be reduced from the 10-foot standard setback to 10 percent of the average lot width, for any portion of a structure which is one story in

height, with 7.5 feet added for any portion of a structure which is two stories in height. 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 project uses a Contemporary Craftsman style of architecture consisting of a combination of gable end and hipped roof elements. The overall height of the two-story structure is 25.5 feet, with the articulated second-floor recessed back from the first floor and centered over the structure when viewed from the front. The front elevation is composed of hipped roofs with gable ends over the front porch entry, garage and larger second-story bedroom window. The roof pitch is 4:12 throughout. Architectural detailing is shown to the gable ends including rake, soffit, and fascia and details to the exterior window trim is included which enhances the composition and architectural style of the building. The relatively low wall plates of nine feet on the first story and eight feet on the second story, plus the half-hipped roofs at the first story and the recessed second story mass results in a lower scale appearance as viewed from the street and at the side property lines.

The roof elements of the side and rear elevations are primarily the sloping sides of the gable-ends and hipped roofs. There are small second-story windows along the side elevations that are for two separate bathrooms and one of the bedrooms. A larger window is placed at each second-story side elevation for illuminating the stairwell along the left side and for the master bedroom along the right side. A rear covered patio is proposed and is well integrated into the overall design with a roof structure similar to the rest of the building.

The proposed building materials include composition shingle roof and shingle siding on both the first and second story. The siding materials are perceived as lighter materials, which should reduce the perception of excessive bulk. The proposed windows are aluminum clad (white color) and the exterior window trim is shown with additional notes which appears to correspond well with the overall design. The rustic building materials are used throughout the house and are consistent with and support the overall integrity of the architectural style, and also fit within the context of the surrounding neighborhood. The project's material board is included as Attachment E.

As stated previously, the structure's appearance is very similar to the approved project at 1521 Oakhurst Avenue which was proposed by the same applicant, however, it does have a different architectural style and uses different exterior building materials. 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 property is located on an interior lot adjacent to existing single family residences on the left and rear sides. The proposed first story side yard setbacks is 9.6 feet at the left side and 8.6 feet at the right side. This takes advantage of the reduced setbacks for the "narrow lot" which otherwise would

be 10 feet for the first story. The 19.9-foot second-story setbacks on both sides exceeds the required, albeit reduced, 14.75-foot setback, but also the standard 17.5-foot setback that is required for a second story on a conforming lot.

As discussed above, there are minimal use of windows at the second stories of the side elevations that would have potential privacy impacts on the neighboring properties. Privacy impacts from the proposed smaller second-story side facing windows are minimized because their sill heights are at 4.25 feet which make it difficult to view into the adjacent yard from the interior of the room. The larger second-story window on the left elevation is located in the stairwell, therefore, functions as a clearstory window. The larger window on the right elevation is for the master bedroom. The sill height is only 3.25 feet, however, the lower sill height of this window is required for egress. While the proposed design should anticipate potential future privacy impacts, since there is no existing residence on the right side, the proposed design doesn't impact an established residence. The proposed project will also be planting landscaping screening material (see Sheets L1 and L1.1 of the project plans) in strategic locations to further reduce potential privacy and visual impacts.

The proposed rear setback is 70.5 feet to the rear covered patio and approximately 77 feet to the second story. The second story has some larger windows, but because of the considerable rear yard setback and proposed landscape screening, privacy impacts would be minimized. Overall, the project's design and window placement minimize views toward the adjacent properties and does not create any unreasonable privacy impacts.

Trees and Landscaping

The project site has 14 on-site trees of various types located throughout the property or have significant drip lines that encroach into the property (see plan Sheets A1.0 and C-1 and Attachment D). Of the 14 trees, six have circumferences greater than 48-inches, which are protected trees per the City's Tree Protection Ordinance. Of the protected trees, the applicant proposes to preserve three Coast live oaks and removal of two Giant yuccas (Trees #9 and #11) and one Atlantic cedar (Tree #3). The Giant yuccas are in the rear yard and outside the footprint of the new residence, but the proposed rear yard landscaping is more formal and doesn't coordinate particularly well with this tree species. Also, the arborist noted that these trees have a "Poor" rating for "Suitability for Conservation" (see Attachment D). The arborist classified the Atlantic cedar as having "Fair" structure and "Good" overall condition.

As part of the initial staff review of the project, staff recommended that the applicant consider revising the design to preserve the Atlantic cedar, since the tree is located towards the front left portion of the property and the property is considerably deeper than the standard lot. The applicant's justification for not revising the plans, which was also identified in the arborist's report, was that relocating the house further away from the front property line and outside the cedar's dripline could then potentially impact the dripline of the oak tree at the rear of the property. Also, the arborist notes that the cedar is close to the oaks on the neighboring property, which are more desirable trees to preserve. However, it should be pointed out that the existing house is within the dripline of the cedar, therefore some encroachment of the proposed house into the dripline of the cedar would not further impact the tree. Also, a design with a modified footprint which is more sensitive to the existing site could be considered to further reduce potential impacts to the cedar at the front of the lot and the oak at the rear. If the Design Review Commission determines that the Atlantic cedar is worth preserving, then the applicant

will need to revise the proposed plans (i.e. either shift the location of the proposed house and/or revise the plans altogether).

The applicant also proposes to remove three Sweet gums (Tree #5, 5A, and 6) along the left side yard area. While these are not protected trees, staff recommends approval Condition #3 to preserve Tree #5 and 6 because they are located further away from the footprint of the existing building and consistent with design review policies, impacts to the natural landscape including trees, should be minimized.

The proposed landscaping includes eight new trees of various types that contribute to the mitigation of the proposed tree removal on the property. The conceptual landscaping plan proposes to use Carolina cherry 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 complies with 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 Notification

A public meeting notice was posted on the property and mailed to 12 nearby property owners on Oakhurst Avenue, Kensington Circle and Lisa Lane. The Notification Map is included in Attachment C.

Cc: Matthew Lee, Applicant
Schott Family Trust, Property Owner
Steve Nelson, Detail Ink, Project Designer

Attachments:

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

FINDINGS

18-SC-01 – 1515 Oakhurst Avenue

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 new house 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-01 – 1515 Oakhurst Avenue

GENERAL

1. Approved Plans

The approval is based on the plans and materials received on September 18, 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, 2, 5, 6, 7, and 12 shall be protected under this application and cannot be removed without a tree removal permit from the Community Development Director. The applicant shall comply and implement the tree protection recommendations provided by Richard Gessner (arborist) contained in the arborist letter dated June 14, 2018 on file with the Planning Division.

4. Certificate of Compliance

A Conditional Certificate of Compliance was recorded on the property on July 28, 2017. The conditions contained therein shall be satisfied and a Certificate of Compliance shall be recorded on the parcel prior to the Building Permit Submittal.

5. Fire Sprinklers

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

6. 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.

7. Landscaping

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

8. Indemnity and Hold Harmless

The applicant/owner agrees to indemnify, defend, protect, and hold the City harmless from all costs and expenses, including attorney's fees, incurred by the City or held to be the liability of the City in connection with the City's defense of its actions in any proceedings brought in any State or Federal Court, challenging any of the City's action with respect to the applicant's project.

PRIOR TO BUILDING PERMIT SUBMITTAL

9. Conditions of Approval

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

10. Tree Protection Note

On the grading plan and/or the site plan, show all tree protection fencing along the dripline of the trees. For Trees #1, 2, and 7, tree protection fencing shall be installed as 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.” Copy Appendix A, B, and D of the arborist report to the final set of plans, which will serve as part of the Tree Preservation Plan.

11. 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.

12. 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.

13. 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.

14. 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 conforming to Chapter 6.16 Noise Control.

15. 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

16. 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

17. 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.

18. Green Building Verification

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



ATTACHMENT A

CITY OF LOS ALTOS GENERAL APPLICATION

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

Permit # 1108090

<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: 1515 DAKHURST AVE Parcel A

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

Assessor Parcel Number(s): 193-37-026 Site Area: 11,129

New Sq. Ft.: 3791 Altered/Rebuilt Sq. Ft.: 0 Existing Sq. Ft. to Remain: 0

Total Existing Sq. Ft.: 0 Total Proposed Sq. Ft. (including basement): 3791

Is the site fully accessible for City Staff inspection? YES

Applicant's Name: Matt Lee

Telephone No.: 650-229-2445 Email Address: mfamilyproperties@gmail.com

Mailing Address: 321 Dulant Lane

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

Property Owner's Name: Scheit Family Trust / Joanne Scheit

Telephone No.: 650-229-2445 Email Address: n/a

Mailing Address: P.O. Box 1882

City/State/Zip Code: Los Altos, CA 94023

Architect/Designer's Name: Steve Nelson / Detail Ink

Telephone No.: 408-371-5866 Email Address: detailink2@msn.com

Mailing Address: 1885 Dwyer Court Road

City/State/Zip Code: Campbell, CA 95008

* 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 1515 Oakhurst Avenue Parcel 1

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: 1515 Oakhurst Avenue 1
Date: 1/10/2018

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: 18,000 square feet
Lot dimensions: Length 150 feet
Width 120 feet

If your lot is significantly different than those in your neighborhood, then note its: area 11,128 SF, length 152', and width 73'.

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

Existing front setback if home is a remodel? _____
What % of the front facing walls of the neighborhood homes are at the front setback 50 %
Existing front setback for house on left 25 ft./on right 30' 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 5
Garage facing front recessed from front of house face 0
Garage in back yard 1
Garage facing the side 3
Number of 1-car garages 0; 2-car garages 8; 3-car garages 2

Address: 1515 Oakhurst Avenue 1
Date: 1/10/2018

4. Single or Two-Story Homes:

What % of the homes in your neighborhood* are:

One-story 80

Two-story 20

5. Roof heights and shapes:

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

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

Do the roof forms appear simple or complex ?

Do the houses share generally the same eave height 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) 40% with stone/brick accents

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: 1515 Oakhurst Avenue
Date: 1/10/2018

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.)?
90% have landscaping to rolled curb and 75% have front landscape screening

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

Proposed project currently vacant lot with minimal landscape screening. Majority of existing homes have landscape screening

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)?

Project is newly subdivided/vacant lot with minimal shrub landscaping/dirt to edge of rolled curb

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? Minimal landscape with shrubs/dirt to rolled curb

Address: 1515 Oakhurst Avenue 1
Date: 1/10/2018

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.:
The only cohesive element is front landscape screening to rolled curb

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: 1515 Oakhurst Avenue 1
 Date: 1/10/2018

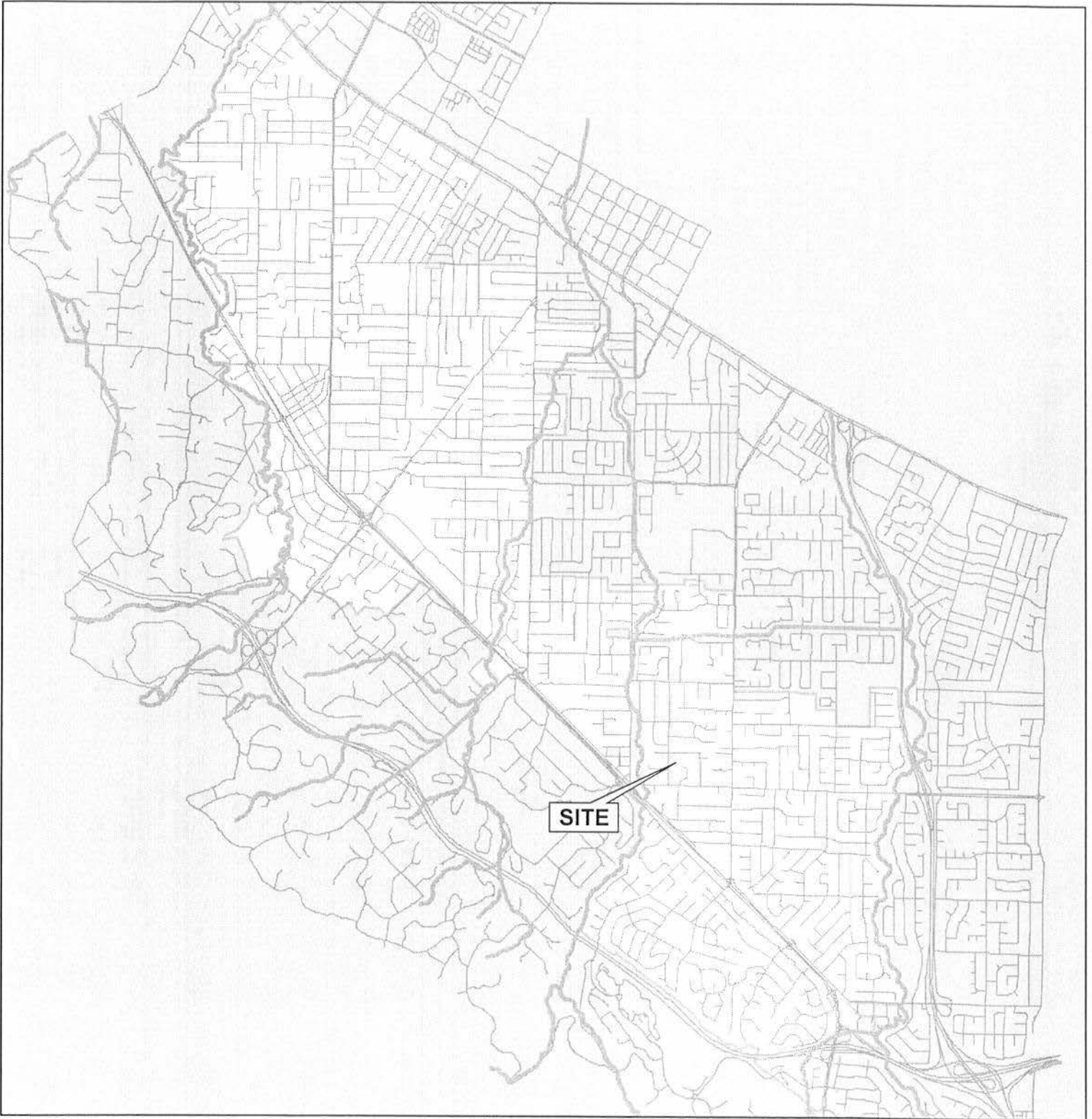
Summary Table

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)
1505 Oakhurst	25'	25'	Front	One	23'	Stucco	Simple
1515 Oakhurst	26'	60'	Front	One	22'	Stucco	Simple
1555 Oakhurst	30'	22'	Front	Two	25'	Horizontal siding	Simple
1575 Oakhurst	40'	35'	Front	One	15'	Stucco	Simple
1580 Oakhurst	25'	35'	Side	One	18'	Stucco	Simple
1550 Oakhurst	35'	20'	Side	One	17'	Stucco	Simple
1530 Oakhurst	25'	45'	Front	One	15'	Stucco/stone	Simple
1520 Oakhurst	55'	38'	Rear	Two	35'	Vertical siding	Complex
1550 Kensington Circle	25'	45'	Front	One	20'	Stucco	Simple
1540 Kensington Circle	25'	48'	Side	One	22'	Horizontal siding	Simple

ATTACHMENT C

AREA MAP



CITY OF LOS ALTOS

APPLICATION: 18-SC-01
APPLICANT: M. Lee/ Schott Family Trust
SITE ADDRESS: 1515 Oakhurst Avenue, Parcel 1



Not to Scale

VICINITY MAP



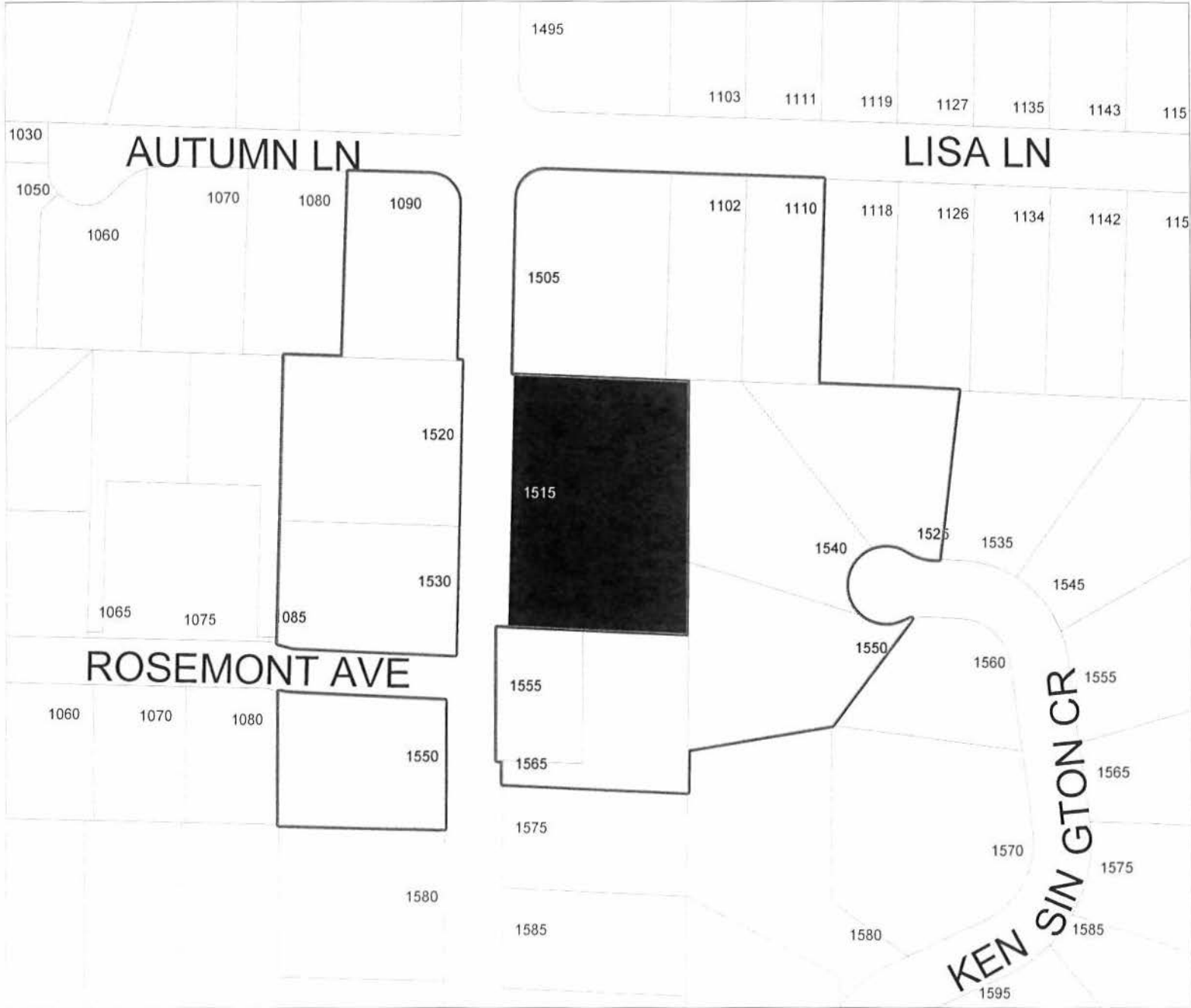
SCALE 1 : 6,000



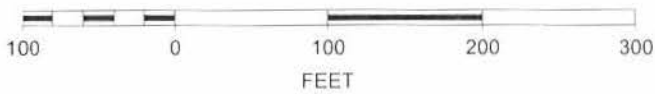
CITY OF LOS ALTOS

APPLICATION: 18-SC-01
APPLICANT: M. Lee/ Schott Family Trust
SITE ADDRESS: 1515 Oakhurst Avenue, Parcel 1

1515 Oakhurst Avenue Notification Map



SCALE 1 : 1,500



**Tree Inventory, Assessment,
And
Protection**

**1515 Oakhurst Avenue
Los Altos, CA 94024**

Prepared for:

Matt Lee

June 14, 2018

Prepared By:

Richard Gessner

*ASCA - Registered Consulting Arborist® #496
ISA - Board Certified Master Arborist® WE-4341B
ISA - Tree Risk Assessor Qualified
CA Qualified Applicators License QL 104230*



Monarch Consulting Arborists LLC

P.O. Box 1010
Felton, CA 95018
831. 331. 8982

Table of Contents

Summary	1
Introduction	1
Background	1
Assignment.....	1
Limits of the Assignment	2
Purpose and Use of the Report.....	2
Observations.....	3
Tree Inventory	3
Discussion	5
Condition Rating.....	5
Suitability for Conservation	6
Impact Level	7
Tree Protection	8
Conclusion	9
Recommendations	10
Pre-construction and Planning Phase.....	10
Construction Phase.....	10
Post-Construction Phase	11
Bibliography	11
Glossary of Terms.....	12
Appendix A: Site Plan and Tree Locations	13
Appendix B: Tree Inventory and Assessment Tables	14
Appendix C: Photographs	15
C1: Atlantic cedar #3.....	15
C2: Yucca #9, #10, and #11	16
C3: Sweet gum 5A, 5, and 6.....	17
C4: Coast live oak #7	18
Appendix D: Tree protection specifications	19
11.08.120 - Tree protection during construction.	19
Pre-Construction Meeting with the Project Arborist.....	19



Tree Protection Zones and Fence Specifications19

Monitoring20

Restrictions Within the Tree Protection Zone20

Root Pruning.....20

Boring or Tunneling.....20

Timing.....20

Tree Pruning and Removal Operations.....21

Tree Protection Signs21

Appendix E: Tree Protection Signs.....22

E1: English.....22

E2: Spanish.....23

Qualifications, Assumptions, and Limiting Conditions.....24

Certification of Performance25



Summary

The plans indicate the existing house and landscape features will be demolished and new residence constructed. The inventory contains fourteen trees comprised of six different species. Six trees are larger than 48 inches in circumference (two originating on the adjacent site). All the trees are in good or fair condition with seven good and seven fair. Coast live oak (*Quercus agrifolia*) #7 is the best specimen on the site. Most of the trees have fair or poor suitability for conservation with coast live oak #7 being the best suited. Five trees are poorly suited, six fair, one good, while two originate on the adjacent site. The proposed plans indicate there is an infiltration/evaporation pond under the two coast live oaks #1 and #2, this will need to be relocated. The house footprint is on top of Atlantic cedar (*Cedrus atlantica*) #3 causing its removal. All the trees are listed to be removed except for coast live oaks #1 and #2 (originating on the adjacent site) and #7 in the back of the property. The Atlantic cedar #3 could meet the findings for removal as stated in the city code in “Section 11.08.090 - Determination on permit” subsections 1, 2, 5 and 7. Two areas of tree protection include the space under trees #1 and #2 in front and underneath the coast live oak #7 in back.

Introduction

Background

Matt Lee asked me to assess the site, trees, proposed footprint plan, and to provide a report with my findings and recommendations to help satisfy the City of Los Altos planning requirements.

Assignment

1. Provide an arborist’s report that includes an assessment of the trees within the project area. The assessment is to include the species, size (trunk diameter), condition (health and structure), and suitability for conservation ratings.
2. Provide tree protection guidelines and impact ratings for those affected by the project.



Limits of the Assignment

1. No tree risk assessments were performed.
2. The information in this report is limited to the condition of the trees during my inspection on June 12, 2018.
3. The plans reviewed for this assignment were as follows:

Table 1: Plans Reviewed Checklist

Plan	Date	Sheet	Reviewed	Source	Notes
Existing Site Topographic Map or A.L.T.A with tree locations			No		
Proposed Site Plan	January 3, 2018	A1.0	Yes	Detail Ink	
Demolition Plan			No		
Construction Staging			No		
Grading and Drainage	January 9, 2018	C1	Yes	RW Engineering Inc.	
Utility Plan and Hook-up locations			No		
Exterior Elevations			No		
Landscape Plan			No		
Irrigation Plan			No		
T-1 Tree Protection Plan			No		

Purpose and Use of the Report

The report is intended to identify all the trees within the plan area that could be affected by a project. The report is to be used by the property owners, owner's agents, and the City of Los Altos as a reference for existing tree conditions to help satisfy planning requirements.



Observations

Tree Inventory

The City of Los Altos Tree Ordinance Chapter 11.08 states protection criteria as the following:

1. Any tree that is 48-inches (four feet) or greater in circumference when measured at 48-inches above the ground.
2. Any tree designated by the Historical Commission as a Heritage Tree or any tree under official consideration for a Heritage Tree designation. (All Canary Island Palm trees on Rinconada Court are designated as Heritage Trees.)
3. Any tree which was required to be either saved or planted in conjunction with a development review approval (i.e. new two-story house).
4. Any tree located within a public right-of-way.
5. Any tree located on property zoned other than single-family residential.

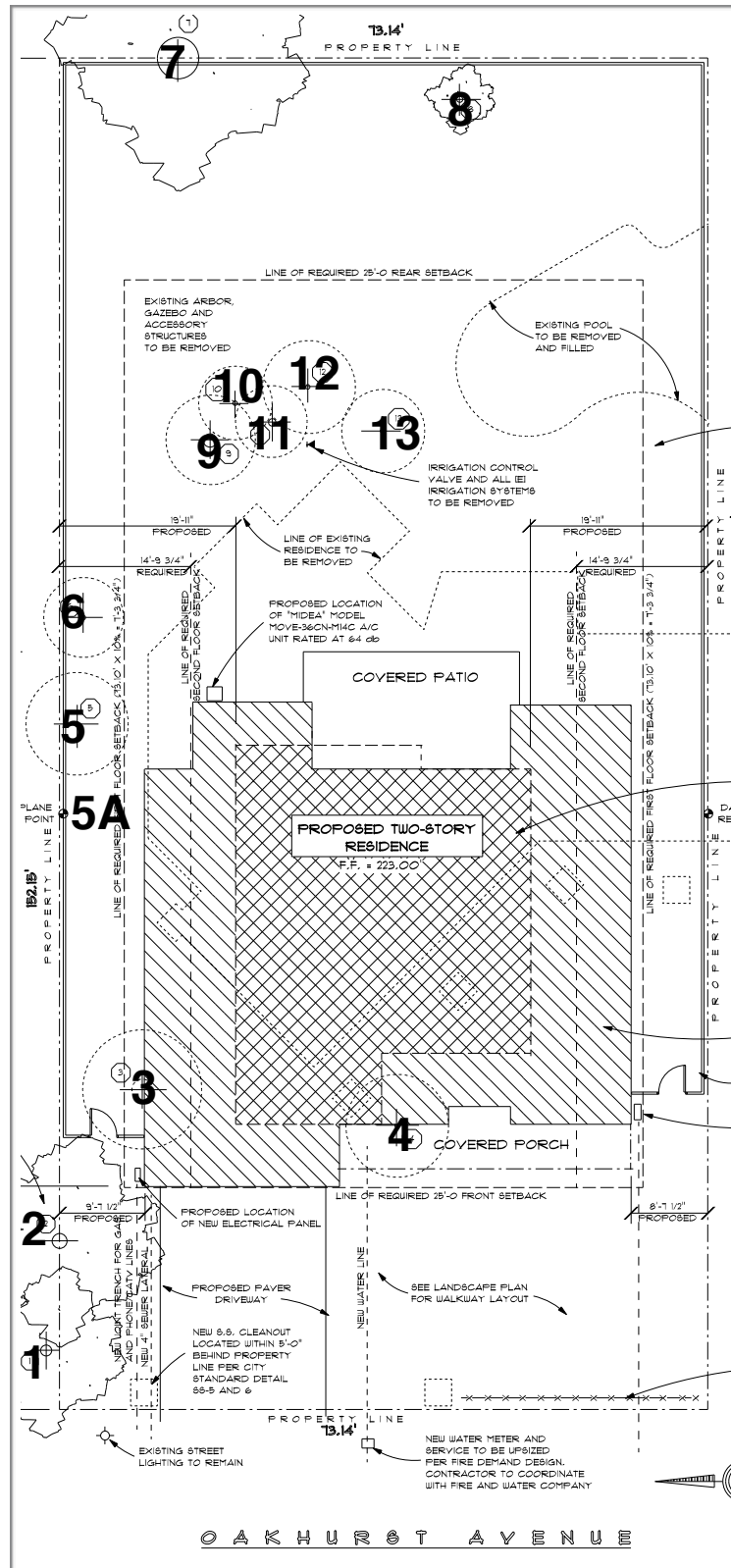
The inventory contains all trees on the property with trunk diameters greater than four inches and those on adjacent sites with crowns overhanging the boundary. The inventory contains fourteen trees comprised of six different species. Six trees are protected by the ordinance and larger than 48 inches in circumference which are as follows: #1, #2, #3, #7, #9, #11.

Table 1: Tree Inventory

Tree Species	Number	Trunk Diameter (in.)	~ Height (ft.)	~ Canopy Diameter (ft.)
coast live oak (<i>Quercus agrifolia</i>)	1	14	45	40
coast live oak (<i>Quercus agrifolia</i>)	2	20	45	40
Atlantic cedar (<i>Cedrus atlantica</i>)	3	28	75	55
Japanese maple (<i>Acer palmatum</i>)	4	6	15	15
sweet gum (<i>Liquidambar styraciflua</i>)	5	6	45	20
sweet gum (<i>Liquidambar styraciflua</i>)	6	6	45	20
coast live oak (<i>Quercus agrifolia</i>)	7	40	55	55
Japanese maple (<i>Acer palmatum</i>)	8	6	15	15
giant yucca (<i>Yucca elephantipes</i>)	9	12, 18	35	30
giant yucca (<i>Yucca elephantipes</i>)	10	6	20	15
giant yucca (<i>Yucca elephantipes</i>)	11	15	35	30
pear (<i>Pyrus calleryana</i>)	12	6	15	15
pear (<i>Pyrus calleryana</i>)	13	6	15	15
sweet gum (<i>Liquidambar styraciflua</i>)	5A	4	25	20



The image below is contains the trees and their relative locations with corresponding numbers. Take from the Site Plan A1.0. not to scale.



Discussion

Condition Rating

A tree's condition is a determination of its overall health and structure based on five aspects: Roots, trunk, scaffold branches, twigs, and foliage. The assessment considered both the health and structure of the trees for a combined condition rating. The crown, trunk, trunk flare, and above ground roots were inspected from the ground.

- Exceptional = Good health and structure with significant size, location or quality.
- Good = No apparent problems, good structure and health.
- Fair = Minor problems, at least one structural defect or health concern, problems can be mitigated through cultural practices such as pruning or a plant health care program.
- Poor = Major problems with multiple structural defects or declining health, not a good candidate for retention.
- Dead/Unstable = Extreme problems, irreversible decline, failing structure, or dead.

All the trees are in good or fair condition with seven good and seven fair. Coast live oak # 7 is the best specimen on the site and most likely to survive long term after construction.

Table 3: Condition Assessment

Tree Species	Number	Health	Structure	Condition
coast live oak (<i>Quercus agrifolia</i>)	1	Good	Fair	Fair
coast live oak (<i>Quercus agrifolia</i>)	2	Good	Fair	Fair
Atlantic cedar (<i>Cedrus atlantica</i>)	3	Good	Fair	Good
Japanese maple (<i>Acer palmatum</i>)	4	Good	Good	Good
sweet gum (<i>Liquidambar styraciflua</i>)	5	Good	Fair	Fair
sweet gum (<i>Liquidambar styraciflua</i>)	6	Good	Fair	Fair
coast live oak (<i>Quercus agrifolia</i>)	7	Good	Fair	Good
Japanese maple (<i>Acer palmatum</i>)	8	Good	Good	Good
giant yucca (<i>Yucca elephantipes</i>)	9	Good	Good	Good
giant yucca (<i>Yucca elephantipes</i>)	10	Good	Good	Good
giant yucca (<i>Yucca elephantipes</i>)	11	Good	Good	Good
pear (<i>Pyrus calleryana</i>)	12	Fair	Fair	Fair
pear (<i>Pyrus calleryana</i>)	13	Fair	Fair	Fair
sweet gum (<i>Liquidambar styraciflua</i>)	5A	Fair	Fair	Fair



Suitability for Conservation

A tree's suitability for conservation is determined based on its health, structure, age, species and disturbance tolerances, proximity to cutting and filling, proximity to construction or demolition, and potential longevity using a scale of good, fair, or poor (Fite, K, and Smiley, E. T., 2016).

- Good = Trees with good health, structural stability and longevity after construction.
- Fair = Trees with fair health and/or structural defects that may be mitigated through treatment. These trees require more intense management and monitoring, before, during, and after construction, and may have shorter life expectancy after development.
- Poor = Trees are expected to decline during or after construction regardless of management. The species or individual may possess characteristics that are incompatible or undesirable in landscape settings or unsuited for the intended use of the site.

Most of the trees have fair or poor suitability for conservation. The best specimen for retention on this site is coast live oak #7. Atlantic cedar #3 is a desirable tree but is poorly located near the boundary and adjacent to the neighbor's oaks. Five trees are poorly suited, six fair, one good, and two originate on the adjacent site.

Table 4: Suitability for Conservation

Tree Species	Number	Reason	Suitability for Conservation
coast live oak (<i>Quercus agrifolia</i>)	1	Adjacent property	N/A Adjacent Site
coast live oak (<i>Quercus agrifolia</i>)	2	Adjacent property	N/A Adjacent Site
Atlantic cedar (<i>Cedrus atlantica</i>)	3	Growing within the stand of adjacent coast live oaks 1 and 2	Fair
Japanese maple (<i>Acer palmatum</i>)	4	Easily replaced small tree	Fair
sweet gum (<i>Liquidambar styraciflua</i>)	5	Undesirable species	Fair
sweet gum (<i>Liquidambar styraciflua</i>)	6	Undesirable species	Fair
coast live oak (<i>Quercus agrifolia</i>)	7	Large and valuable specimen	Good
Japanese maple (<i>Acer palmatum</i>)	8	Easily replaced small tree	Fair
giant yucca (<i>Yucca elephantipes</i>)	9	Large spreading root mass	Poor
giant yucca (<i>Yucca elephantipes</i>)	10	Large spreading root mass	Poor
giant yucca (<i>Yucca elephantipes</i>)	11	Large spreading root mass	Poor
pear (<i>Pyrus calleryana</i>)	12	Easily replaced small tree	Poor
pear (<i>Pyrus calleryana</i>)	13	Easily replaced small tree	Poor
sweet gum (<i>Liquidambar styraciflua</i>)	5A	Undesirable species	Fair



Impact Level

Impact level defines how a tree may be influenced by construction activity and proximity to the tree, and is described as low, moderate, or high. The following scale defines the impact rating:

- Low = The construction activity will have little influence on the tree.
- Moderate = The construction may cause future health or structural problems, and steps must be taken to protect the tree to reduce future problems.
- High = Tree structure and health will be compromised and removal is recommended, or other actions must be taken for the tree to remain. The tree is located in the building envelope.

The proposed plans indicate there is an infiltration/evaporation pond under the two coast live oaks #1 and #2, this will need to be relocated. The house footprint is on top of Atlantic cedar #3. All the trees are listed to be removed except for coast live oaks #1 and #2 (originating on the adjacent site) and #7 in the back of ht property. The Atlantic cedar would require 24 feet of radial clearance to be retained. Due to the constraints of the lot I am not certain this tree can be retained and a new residence can be built because of the required tree protection zones between both the cedar #3 and coast live oak #7. The Atlantic cedar could meet the findings for removal as stated in “Section 11.08.090 - Determination on permit” subsections 1, 2, 5 and 7.

Table 4: Expected Impact

Tree Species	Number	Reason	Expected Impact
coast live oak (<i>Quercus agrifolia</i>)	1	Infiltration/evaporation pond	Moderate
coast live oak (<i>Quercus agrifolia</i>)	2	Infiltration/evaporation pond	Moderate
Atlantic cedar (<i>Cedrus atlantica</i>)	3	Garage footprint	High
Japanese maple (<i>Acer palmatum</i>)	4	House footprint	High
sweet gum (<i>Liquidambar styraciflua</i>)	5	Construction space	Moderate
sweet gum (<i>Liquidambar styraciflua</i>)	6	Construction space	Moderate
coast live oak (<i>Quercus agrifolia</i>)	7	Nothing	Low
Japanese maple (<i>Acer palmatum</i>)	8	Nothing	Low
giant yucca (<i>Yucca elephantipes</i>)	9	Demolition, Grading, Design	High
giant yucca (<i>Yucca elephantipes</i>)	10	Demolition, Grading, Design	High
giant yucca (<i>Yucca elephantipes</i>)	11	Demolition, Grading, Design	High
pear (<i>Pyrus calleryana</i>)	12	Demolition, Grading, Design	High
pear (<i>Pyrus calleryana</i>)	13	Demolition, Grading, Design	High
sweet gum (<i>Liquidambar styraciflua</i>)	5A	Construction space	Moderate



Tree Protection

There are three different tree protection schemes which are called Type I, Type II and Type III trunk protection only (Figures 1, 2, and 3). Tree protection focuses on protecting trees from damage to the roots, trunk, or scaffold branches from heavy equipment (Appendix D). The tree protection zone (TPZ) is the defined area in which certain activities are prohibited to minimize potential injury to the tree. The most current accepted method for determining the TPZ is to use a formula based on species tolerance, tree age/vigor, and trunk diameter (Matheny, N. and Clark, J. 1998) (Fite, K, and Smiley, E. T., 2016). Preventing mechanical damage to the trunk from equipment or hand tools can be accomplished by wrapping the main stem with straw wattle or using vertical timbers (Figure 3).

If the design is to be implemented as currently provided there are only two areas of tree protection. One area is the space under trees #1 and #2 along the side setback in front and the other is underneath the coast live oak #7 in back. The coast live oak #7 in back should have a tree protection radius of forty feet from its trunk. The two coast live oaks #1 and #2 will need a radial zone of no disturbance of a minimum of ten feet into the site along the setback. Both these protection schemes fit into the Type I fence and exclusion.

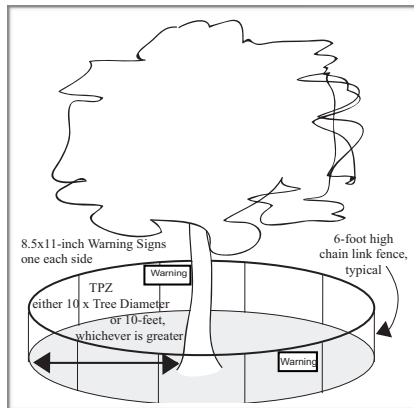


Figure 1: Type I Tree protection with fence placed at a radius of ten times the trunk diameter. Image City of Palo Alto 2006.

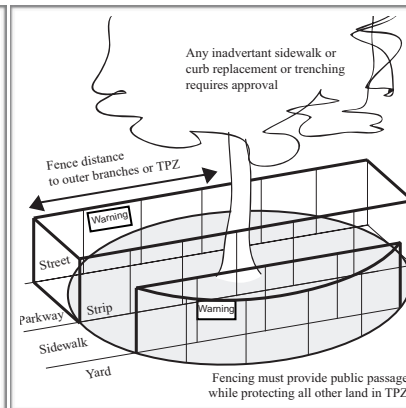


Figure 2: Type II Tree protection with fence placed along the sidewalk and curb to enclose the tree. Image City of Palo Alto 2006.

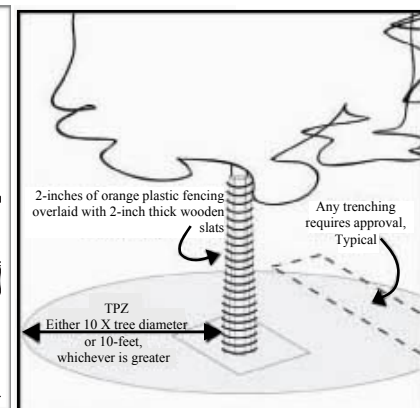


Figure 3: Type III Tree protection with trunk protected by a barrier to prevent mechanical damage. Image City of Davis.



Conclusion

The plans indicate the existing house and landscape features will be demolished and new residence constructed. The inventory contains all trees on the property with trunk diameters greater than four inches and those on adjacent sites with crowns overhanging the boundary. The inventory contains fourteen trees comprised of six different species. Six trees are larger than 48 inches in circumference (two originating on the adjacent site) which are as follows: #1, #2, #3, #7, #9, #11. All the trees are in good or fair condition with seven good and seven fair. Coast live oak #7 is the best specimen on the site. Most of the trees have fair or poor suitability for conservation with coast live oak #7 being the best suited. Atlantic cedar #3 is a desirable tree but is poorly located near the boundary and adjacent to the neighbor's oaks. Five trees are poorly suited, six fair, one good, while two originate on the adjacent site. The proposed plans indicate there is an infiltration/evaporation pond under the two coast live oaks #1 and #2, this will need to be relocated. The house footprint is on top of Atlantic cedar #3 causing its removal. All the trees are listed to be removed except for coast live oaks #1 and #2 (originating on the adjacent site) and #7 in the back of the property. The Atlantic cedar would require 24 feet of radial clearance to be retained. Due to the constraints of the lot I am not certain this tree can be retained and a new residence of this size built because of the required tree protection zones of the both the cedar #3 and coast live oak #7. The Atlantic cedar could meet the findings for removal in the city code as stated in "Section 11.08.090 - Determination on permit" subsections 1, 2, 5 and 7. If the design is to be implemented as currently provided there are really only two areas of tree protection. One area is the space under trees #1 and #2 along the side setback in front and the other is underneath the coast live oak #7 in back. The coast live oak #7 in back should have a tree protection radius of forty feet from its trunk. The two coast live oaks #1 and #2 will need a radial zone of no disturbance of a minimum of ten feet into the site along the setback. Both these protection schemes fit into the Type I fence and exclusion.



Recommendations

Pre-construction and Planning Phase

1. Place tree numbers and protection schemes on all the plans.
2. Obtain all necessary permits prior to removing or significantly altering any trees.
3. Place tree protection fence around Coast live oaks #1 and #2 at a radius of ten feet.
4. Place tree protection fence around coast live oak #7 at a radius of forty feet.
5. All tree maintenance and care shall be performed by a qualified arborist with a C-61/D-49 California Contractors License. Tree maintenance and care shall be specified in writing according to American National Standard for Tree Care Operations: *Tree, Shrub and Other Woody Plant Management: Standard Practices* parts 1 through 10 and adhere to ANSI Z133.1 safety standards and local regulations.
6. Refer to Appendix D for general tree protection guidelines including recommendations for arborist assistance while working under trees, trenching, or excavation within a trees drip line.
7. Copy Appendix A, B, and D of the arborist report to the final set of plans, which will serve as part of the Tree Preservation Plan.
8. Provide a copy of this report to all contractors and project managers, including the architect, civil engineer, and landscape designer or architect. It is the responsibility of the owner to ensure all parties are familiar with this document.
9. Arrange a pre-construction meeting with the project arborist or landscape architect to verify tree protection is in place, with the correct materials, and at the proper distances.

Construction Phase

1. Maintain tree protection fence around all trees to be retained. When the landscape is to be installed have the project arborist authorize and monitor the removal and replacement of the fence locations if necessary.



Post-Construction Phase

1. Monitor the health and structure of all trees for any changes in condition.
2. Perform any other mitigation measures to help ensure long term survival.
3. Have a Level 2: Basic Tree Risk Assessment performed to help identify any tree defects or conditions that could lead to a failure striking a target and include consequences and a risk rating.

Bibliography

Fite, Kelby, and Edgar Thomas. Smiley. *Managing trees during construction*, second edition. Champaign, IL: International Society of Arboriculture, 2016.

Costello, Laurence Raleigh, Bruce W. Hagen, and Katherine S. Jones. *Oaks in the urban landscape: selection, care, and preservation*. Oakland, CA: University of California, Agriculture and Natural Resources, 2011. Print.

Matheny, Nelda P., Clark, James R. *Trees and development: A technical guide to preservation of trees during land development*. Bedminster, PA: International Society of Arboriculture 1998.



Glossary of Terms

Diameter at breast height (DBH): Measures at 1.4 meters (4.5 feet) above ground in the United States, Australia (arboriculture), New Zealand, and when using the Guide for Plant Appraisal, 9th edition; at 1.3 meters (4.3 feet) above ground in Australia (forestry), Canada, the European Union, and in UK forestry; and at 1.5 meters (5 feet) above ground in UK arboriculture.

Drip Line: Imaginary line defined by the branch spread of a single plant or group of plants.

Mechanical damage: Physical damage caused by outside forces such as cutting, chopping or any mechanized device that may strike the tree trunk, roots or branches.

Scaffold branches: Permanent or structural branches that form the scaffold architecture or structure of a tree.

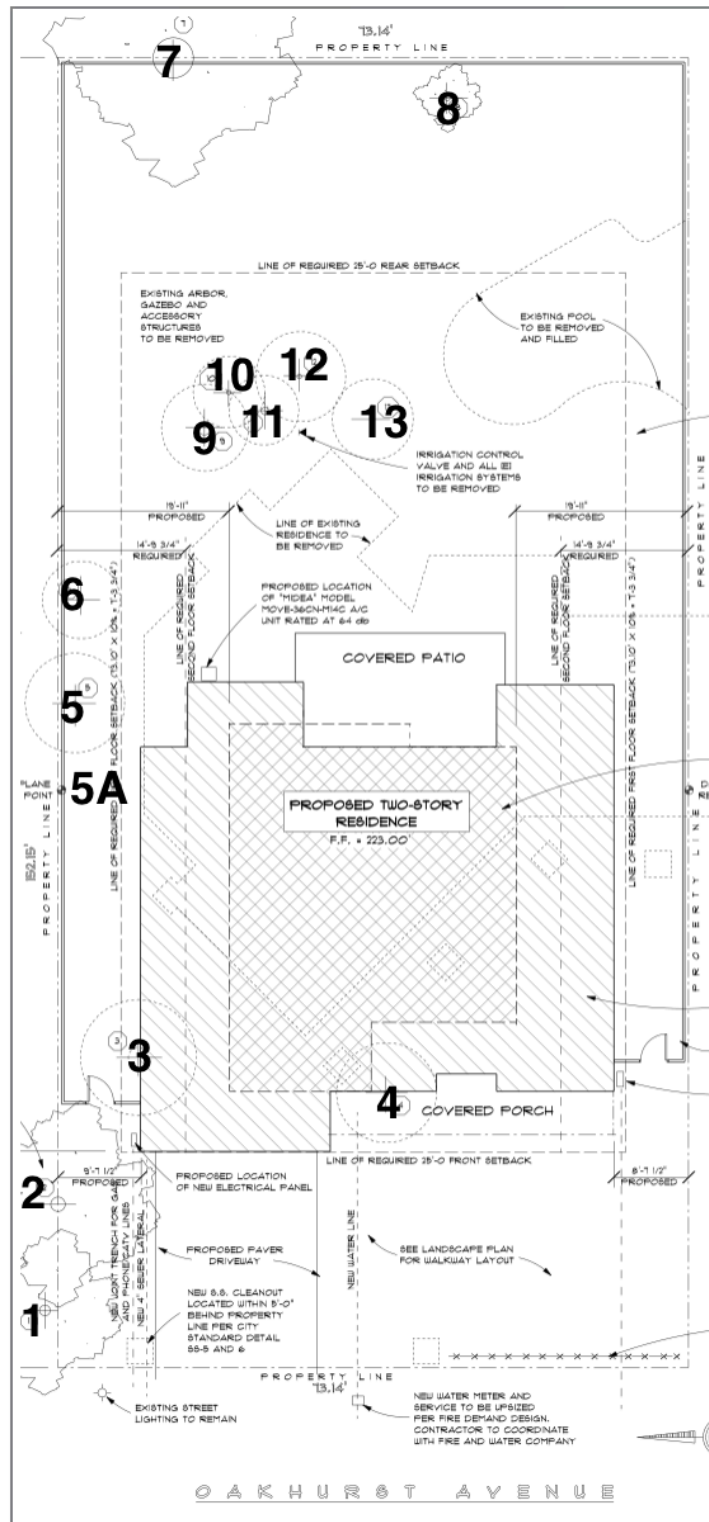
Tree Protection Zone (TPZ): Defined area within which certain activities are prohibited or restricted to prevent or minimize potential injury to designated trees, especially during construction or development.

Tree Risk Assessment: Process of evaluating what unexpected things could happen, how likely it is, and what the likely outcomes are. In tree management, the systematic process to determine the level of risk posed by a tree, tree part, or group of trees.

Trunk: Stem of a tree.



Appendix A: Site Plan and Tree Locations



Appendix B: Tree Inventory and Assessment Tables

Table 6: Inventory and Assessment Summary

Tree Species	#	Trunk Diameter (in.)	~ Height (ft.)	~ Canopy Diameter (ft.)	Condition	Suitability	Expected Impact
coast live oak (<i>Quercus agrifolia</i>)	1	14	45	40	Fair	N/A Adjacent Site	Moderate
coast live oak (<i>Quercus agrifolia</i>)	2	20	45	40	Fair	N/A Adjacent Site	Moderate
Atlantic cedar (<i>Cedrus atlantica</i>)	3	28	75	55	Good	Fair	High
Japanese maple (<i>Acer palmatum</i>)	4	6	15	15	Good	Fair	High
sweet gum (<i>Liquidambar styraciflua</i>)	5	6	45	20	Fair	Fair	Moderate
sweet gum (<i>Liquidambar styraciflua</i>)	6	6	45	20	Fair	Fair	Moderate
coast live oak (<i>Quercus agrifolia</i>)	7	40	55	55	Good	Good	Low
Japanese maple (<i>Acer palmatum</i>)	8	6	15	15	Good	Fair	Low
giant yucca (<i>Yucca elephantipes</i>)	9	12, 18	35	30	Good	Poor	High
giant yucca (<i>Yucca elephantipes</i>)	10	6			Good	Poor	High
giant yucca (<i>Yucca elephantipes</i>)	11	15	35	30	Good	Poor	High
pear (<i>Pyrus calleryana</i>)	12	6	15	15	Fair	Poor	High
pear (<i>Pyrus calleryana</i>)	13	6	15	15	Fair	Poor	High
sweet gum (<i>Liquidambar styraciflua</i>)	5A	4	25	20	Fair	Fair	Moderate



Appendix C: Photographs

C1: Atlantic cedar #3



C2: Yucca #9, #10, and #11



C3: Sweet gum 5A, 5, and 6



C4: Coast live oak #7



Appendix D: Tree protection specifications

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.

(Ord. 07-314 § 2 (part); prior code § 10.2.26513)

Pre-Construction Meeting with the Project Arborist

Tree protection locations should be marked before any fencing contractor arrives.

Prior to beginning work, all contractors involved with the project should attend a pre construction meeting with the project arborist to review the tree protection guidelines. Access routes, storage areas, and work procedures will be discussed.

Tree Protection Zones and Fence Specifications

Tree protection fence should be established prior to the arrival of construction equipment or materials on site. Fence should be comprised of six-foot high chain link fence mounted on eight-foot tall, 1 7/8-inch diameter galvanized posts, driven 24 inches into the ground and spaced no more than 10 feet apart. Once established, the fence must remain undisturbed and be maintained throughout the construction process until final inspection.

The fence should be maintained throughout the site during the construction period and should be inspected periodically for damage and proper functions. Fence should be repaired, as necessary, to provide a physical barrier from construction activities.



Monitoring

Any trenching, construction or demolition that is expected to damage or encounter tree roots should be monitored by the project arborist or a qualified ISA Certified Arborist and should be documented.

The site should be evaluated by the project arborist or a qualified ISA Certified Arborist after construction is complete, and any necessary remedial work that needs to be performed should be noted.

Restrictions Within the Tree Protection Zone

No storage of construction materials, debris, or excess soil will be allowed within the Tree Protection Zone. Spoils from the trenching shall not be placed within the tree protection zone either temporarily or permanently. Construction personnel and equipment shall be routed outside the tree protection zones.

Root Pruning

Root pruning shall be supervised by the project arborist. When roots over two inches in diameter are encountered they should be pruned by hand with loppers, handsaw, reciprocating saw, or chain saw rather than left crushed or torn. Roots should be cut beyond sinker roots or outside root branch junctions and be supervised by the project arborist. When completed, exposed roots should be kept moist with burlap or backfilled within one hour.

Boring or Tunneling

Boring machines should be set up outside the drip line or established Tree Protection Zone. Boring may also be performed by digging a trench on both sides of the tree until roots one inch in diameter are encountered and then hand dug or excavated with an Air Spade® or similar air or water excavation tool. Bore holes should be adjacent to the trunk and never go directly under the main stem to avoid oblique (heart) roots. Bore holes should be a minimum of three feet deep.

Timing

If the construction is to occur during the summer months supplemental watering and bark beetle treatments should be applied to help ensure survival during and after construction.



Tree Pruning and Removal Operations

All tree pruning or removals should be performed by a qualified arborist with a C-61/D-49 California Contractors License. Tree pruning should be specified in writing according to ANSI A-300A pruning standards and adhere to ANSI Z133.1 safety standards. Trees that need to be removed or pruned should be identified in the pre-construction walk through.

Tree Protection Signs

All sections of fencing should be clearly marked with signs stating that all areas within the fencing are Tree Protection Zones and that disturbance is prohibited. Text on the signs should be in both English and Spanish (Appendix E).



Appendix E: Tree Protection Signs E1: English

WARNING Tree Protection Zone

This Fence Shall not be moved without
approval. Only authorized personnel
may enter this area!

Project Arborist



E2: Spanish

CUIDADO
Zona De Arbol Pretejido

**Esta cerca no sera removida sin
aprobacion. Solo personal autorizado
entrara en esta area!**

Project Arborist



Qualifications, Assumptions, and Limiting Conditions

Any legal description provided to the consultant 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 consultant cannot be responsible for the accuracy of information provided by others.

The consultant shall not be required to give testimony or attend meetings, hearings, conferences, mediations, arbitration, or trials by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services.

This report and any appraisal value expressed herein represent the opinion of the consultant, and the consultant's fee is not contingent upon the reporting of a specified appraisal value, a stipulated result, or the occurrence of a subsequent event.

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

Unless otherwise expressed: a) this report covers only examined items and their condition at the time of inspection; and b) the inspection is limited to visual examination of accessible items without dissection, excavation, probing, or coring. There is no warranty or guarantee, expressed or implied, that structural problems or deficiencies of plants or property may not arise in the future.



Certification of Performance

I Richard Gessner, 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/or appraisal is stated in the attached report and Terms of Assignment;

That I have no current or prospective interest in the vegetation or the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved;

That the analysis, opinions and conclusions stated herein are my own;

That my analysis, opinions, and conclusions were developed and this report has been prepared according to commonly accepted Arboricultural practices;

That no one provided significant professional assistance to the consultant, except as indicated within the report.

That my compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party, nor upon the results of the assessment, the attainment of stipulated results, or the occurrence of any other subsequent events;

I further certify that I am a Registered Consulting Arborist® with the American Society of Consulting Arborists, and that I acknowledge, accept and adhere to the ASCA Standards of Professional Practice. I am an International Society of Arboriculture Board Certified Master Arborist®. I have been involved with the practice of Arboriculture and the care and study of trees since 1998.

Richard J. Gessner



ASCA Registered Consulting Arborist® #496
ISA Board Certified Master Arborist® WE-4341B
ISA Tree Risk Assessor Qualified
CA Qualified Applicators License QL104230



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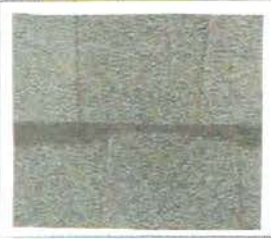
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ATTACHMENT E

COMPOSITION ROOFING

A



CERTAINTED LANDMARK
"MOIRE BLACK"

EXTERIOR WOOD SHINGLES

B



SHERWIN WILLIAMS "GAUNTLET GRAY"
* SW 1019

GABLE SIDING

C



SHERWIN WILLIAMS "EXTRA WHITE"
* SW 1006

EXTERIOR ACCENT COLOR AT BARGE RAFTERS/WINDOW TRIM

D



SHERWIN WILLIAMS "EXTRA WHITE"
* SW 1006

STONE VENEER

E



GLACIER STONE THIN VENEER
"GLACIER MOUNTAIN"

WINDOW FRAME COLOR

F



SHERWIN WILLIAMS "EXTRA WHITE"
* SW 1006

GARAGE DOOR COLOR

G



SHERWIN WILLIAMS "EXTRA WHITE"
* SW 1006

LEE RESIDENCE

1515 Oakhurst Avenue Parcel 1
Los Altos, CA, 94022

MATERIAL SAMPLE BOARD

Detail Ink

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SHEET

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