



DATE: November 7, 2018

AGENDA ITEM # 2

**TO:** Design Review Commission  
**FROM:** Steve Golden, Senior  
**SUBJECT:** 18-V-05 and 18-SC-14 – 901 Madonna Way

**RECOMMENDATION:**

Deny variance application 18-V-05 and design review application 18-SC-14 subject to the listed findings

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**PROJECT DESCRIPTION**

This application includes variances to allow for a daylight plane encroachment and reduced second story side yard setback for a new two-story house. The project includes a variance to encroach into the right-side daylight plane and a second story side yard setback of 12 feet where a 17.5-foot setback is required on the right side, and design review for a new two-story residence that includes 2,018 square feet at the first story and 2,235 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:** 15,550 square feet  
**MATERIALS:** Flat roof, smooth finish stucco siding, aluminum clad wood windows, metal and glass garage door and smooth finish stucco details

	<b>Existing</b>	<b>Proposed</b>	<b>Allowed/Required</b>
<b>COVERAGE:</b>	2,690 square feet	2,901 square feet	4,665 square feet
<b>FLOOR AREA:</b>			
First Floor	1,590 square feet	2,018 square feet	
Second Floor	1,621 square feet	2,235 square feet	
Total	3,211 square feet	4,253 square feet	4,305 square feet
<b>SETBACKS:</b>			
Front	44 feet	25 feet	25 feet
Rear <sup>1</sup>	-	-	-
Right side (1 <sup>st</sup> /2 <sup>nd</sup> )	21.5 feet/21.5 feet	10 feet/12.2 feet	10 feet/17.5 feet
Left side (1 <sup>st</sup> /2 <sup>nd</sup> )	29.5 feet/29.5 feet	46.2 feet/43 feet	10 feet/17.5 feet
<b>HEIGHT:</b>	22.75 feet	25.2 feet	27 feet

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<sup>1</sup> Based on the irregular shape of the lot, there is no rear yard space.

## **BACKGROUND**

### **Neighborhood Context**

The subject property is located on Madonna Way, which is a long narrow cul-de-sac street that slopes up the hillside from University Avenue. The neighborhood along Madonna Way is considered a Diverse Character Neighborhood as defined in the City's Residential Design Guidelines. Due to the sloping nature of the street and dense vegetation and mature trees, many of the houses have limited visibility from the street and include a mix of architectural styles and sizes. The property is adjacent to and uphill from the Union Presbyterian Church of Los Altos on University Avenue.

### **Zoning Conformance**

The parcel is an irregularly shaped lot that doesn't adhere to all the lot line definitions in the Zoning Code. Where this occurs, the City Planner is designated to assign lot lines. The elongated curvilinear frontage along Madonna Way has been assigned as the front lot line. The other two intersecting straight lot lines have been designated as side lot lines. In compliance with the Zoning Code definition for rear lot line, when a lot is bounded by only three lot lines, the lot will not have a rear lot line, therefore, it was determined there is no rear lot line.

## **DISCUSSION**

### **Variances**

As part of their design review application to construct a new single-family house on the site, the applicant is seeking variances to allow for a reduced second story setback on the right side and encroachment into the daylight plane on the right side. The subject property is on a hillside lot that generally slopes from side-to-side and perpendicular to the orientation of the proposed house. At the location of the house on the property, there is an approximately 18.5 foot elevation difference between the elevation of the street and the right side property line. A variance justification letter from the applicant that provides additional information about the variance requests is included in Attachment A.

#### *Setback Variance*

The applicant is seeking a variance to allow for a reduced second story side yard setback of 12 feet on the right side where 17.5 feet is required by the R1-10 Zoning District. The encroachment into the setback is a 15.5-foot portion of the second story kitchen that cantilevers 2.7 feet beyond the first story garage below. The rest of the second story floor area (i.e. enclosed structure) complies with the required setback. In addition, there is a large second story balcony, the majority of which is covered, that encroaches into the second story setback (see Sheet A4 of the plan set). The balcony is designed to be more active in nature as it contains a jacuzzi. The setback from the right side property line to the balcony is 6.5 feet. While the Zoning Code does not address balconies specifically, Section 14.66.210 (C), Yard requirements – Exceptions establishes a provision that fire escapes, landings, and uncovered decks and porches comply to the side property line as prescribed for the lot, which in this case would be the 17.5 second story setback. This balcony is similar to other balconies that have been reviewed by Design Review Commission, which have been required to comply with second story side yard setback requirements.

### *Daylight Plane Variance*

The project is also seeking a variance to allow the structure to encroach into the daylight plane on the right side. The only portion of the structure encroaching into the daylight plane is a very minor portion of the roof overhang (see Sheet A11). In compliance with the R1-10 District, the right side daylight plane for this project starts on the side property line at a height of 11 feet as measured from the average elevation of the site because the property slopes more than 10 percent from side-to-side whereas the daylight is usually measured at a height of 11 feet from the side property line elevation.

### *Variance Findings*

In order to approve a variance, the Commission must make three positive findings pursuant to Section 14.76.070 of the Zoning Code:

1. The granting of the variance will be consistent with the objectives of the City's zoning plan;
2. That the granting of the variance will not be detrimental to the health, safety, or welfare of persons living or working in the vicinity or injurious to property or improvements in the vicinity; and
3. Variances from the provisions of this chapter shall be granted only when, because of special circumstances applicable to the property, including size, shape, topography, location, or surroundings, the strict application of the provisions of this chapter deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classifications.

The granting of the variances is consistent with the objectives of the zoning plan because they will allow for the property to be developed with a single-family house that has a harmonious and appropriate relationship with the surrounding neighborhood, it will maintain the existing access to Madonna Way and it will protect and enhance real property values within the City.

The granting of the variances will not be detrimental to persons living or working in the vicinity or injurious to any properties in the vicinity because it is a single-family use and the proposed house has been designed to have appropriate relationships with the surrounding properties and the persons living or working in those surrounding areas.

There are some unique physical characteristics of the property to consider. First, the shape of the lot is uncharacteristic of an interior or corner lot. The entire elongated lot line adjacent to the street has been determined as a front lot line requiring a 25-foot setback, whereas more typical corner lots have a front lot line and an exterior side yard requiring only a 20-foot setback. However, the property has a steep slope along the street side portion of this lot making that area less feasible and more constrained for building purposes. Also, because of the unique shape of the lot, there is no rear yard setback, which typically encumbers more buildable area than a side setback area. The site topography is also another special circumstance that could be considered, however, the property has a substantial level area, where the existing house is located, that does not hinder the ability to construct a reasonable sized house.

Staff does not recommend approval of the variances because the circumstances presented above including the shape of the lot and the site topography are not unique to the properties in the vicinity and do not deprive the property of privileges enjoyed by other properties under the identical zoning classification. This neighborhood has sloping lots, therefore the design of the house needs to address specific site conditions while complying with the Zoning District requirements. On a flat

lot in a typical neighborhood environment, a stepped second story setback reduces the appearance of bulk and mass and improves potential privacy impacts on adjacent properties. While there may be less of a privacy concern because the non-residential nature of the adjacent lot, the project has not demonstrated that strict compliance of the second story setback requirement deprives the property of privileges enjoyed by other properties. With regards to the daylight plane variance, the property already benefits from an alternative daylight plane measurement because the property is more than a ten percent slope from side-to-side, therefore, it should comply with the more generous daylight plane requirement. The need for both of the variances requested above appear to be more of a design choice of the applicant rather than out of need due to constraints on the property.

### **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 existing residence on the property, which is comprised of sloping roofs and Dutch-gable ends will be demolished and the new residence will be constructed within a similar building footprint, but slightly closer to the right-side property line. It appears that the construction of the proposed residence will maintain the majority of the improvements on-site such as the driveway and retaining walls and the grading will be kept to a minimum.

The new residence has a more contemporary inspired architectural design with flat roof elements and simple modern forms. The massing of the second story is almost equal to the first story with some portions of the second story cantilevering beyond the vertical planes of first story. Other vertical wall sections are broken up between the first and second stories with a horizontal projection above the first story. There is a large proposed second story balcony on the downslope side of the house, which is similar to the existing house, but the new balcony is considerably closer to the side property line.

The height of the proposed residence is 25.2 feet, whereas the existing residence is 22.75 feet in height. The proposed house has 10-foot wall plates on the first story and 9-foot plates on the second story. The original design proposed a two-story front door entry feature that was perceived by staff as out of scale. Staff recommended to reduce the entry feature so that the roof element matched the roof projection along the front of the garage and roof projection along the side elevation. However, the applicant reduced the height of the entry feature 4 feet, which is asymmetrical and inharmonious with the other roof lines and horizontal planes of the structure.

The project is utilizing high quality materials, such as smooth finish stucco siding, aluminum clad windows and a metal and glass garage door, which are integral to the architectural design of the house. The project's material board is included as Attachment D. Overall, the project is compatible with this Diverse Character Neighborhood setting and has an appropriate relationship to the adjacent structures. However, since staff cannot recommend positive findings for the requested second story setback and daylight plane variances, the massing of the second story should be modified and/or reduced in size so that it complies with the R1-10 District requirements as outlined above.

### **Privacy**

The site is situated between a vacant lot at 901 Madonna Way and the Los Altos Union Presbyterian Church to the north. Given the topographical changes along Madonna Way and on opposite sides of

the street, the property is considerably lower than the surrounding existing residences. The residence is setback approximately 46 feet from the property line shared with the vacant lot at 901 Madonna Way and the site topography is such that any proposed residence at that site would be oriented in a different direction limiting the direct views. There is an approximately 125-foot separation from the Los Altos Union Presbyterian Church building and the proposed residence. Given the hillside context and the existing mature trees and vegetation in and around the subject site, there would be minimal privacy impacts.

### **Trees and Landscaping**

There are a total of 23 trees on the project site including many small Coast live oak, Xylosma, Italian cypress, and silver dollar eucalyptus trees. Three of the Coast live oaks are large enough to be considered protected trees and subject the City's Tree Protection Regulations (Municipal Code Chapter 11.08). An arborist report was prepared by KIELTY Arborist Services and is included in Attachment C. Sheet C-2 and L1 of the project plans indicate the tree locations on the site relative to the proposed building footprint. All of the trees on-site are shown to remain.

The landscape plan proposes to maintain the majority of the existing landscaping which provides for a good amount of screening for the property and preserves the natural hillside character of the property. Since the new residence is predominantly within the footprint of the existing structure, and the remaining portion of the property has sloping topography, there will be minimal areas that require new landscaping. The proposed conceptual landscape plan shows areas where replanting will occur, however, the proposed landscaping should be expanded since it's likely those areas will be directly impacted by construction. Since the project includes a new house and has more than 500 square feet of new landscape area, it would be subject to the City's Water Efficient Landscape Ordinance.

### **Alternatives**

If the Commission disagrees with the staff recommendation, the Commission could: 1) make positive variance and design review findings and approve the project; or 2) provide direction on design modifications necessary to make positive variance and design review findings and continue the project. If the Commission votes to approve this project, standard conditions pertaining to tree protection, grading and drainage, green building, fire sprinklers, water efficient landscaping and undergrounding utilities should be incorporated. Staff also recommends specific conditions to address concerns outlined above and as follows: 1) Require the project arborist to provide a plan review letter of the grading and drainage plan to ensure that all trees proposed for preservation can be preserved. The project arborist should note potential impacts to the trees due to excavation and trenching and specify design modifications as needed to protect the trees or further mitigation measures to reduce impacts to trees; 2) The landscape plan should include replanting all portions of the site within ten feet of the building footprint; and 3) The applicant shall submit detailed plans for any construction activities affecting the public right-of-way, include but not limited to excavations, pedestrian protection, material storage, and construction vehicle parking, to the City Engineer for review and approval.

### **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 hearing notice was published in the *Town Crier* and posted on the property and mailed to 71 property owners within 500 feet of the subject property. The Notification Map is included in Attachment B.

Cc: Simon Ilkhani, Applicant and Designer  
Sean Lin and Stephanie Peng, Owners

## Attachments:

- A. Application and Justification Letter
- B. Area, Vicinity and Public Notification Maps
- C. Arborist Report
- D. Material Board

## FINDINGS

18-V-05 and 18-SC-14 – 901 Madonna Way

1. With regard to the variances for a reduced second story side yard setback and encroachment into the daylight plane, the Design Review Commission finds the following in accordance with Section 14.76.070 of the Municipal Code:
  - a. The granting of the variances is consistent with the objectives of the Zoning Code set forth in Chapter 14.02;
  - b. The granting of the variances will not be detrimental to the health, safety, or welfare of persons living or working in the vicinity or injurious to property or improvements in the vicinity; and
  - c. The variances for a reduced second story side yard setback and encroachment into the daylight plane shall NOT be granted, because the special circumstances applicable to the property, including size, shape, topography, location, or surroundings, and the strict application of the provisions in the R1-10 District does NOT deprive the property of privileges enjoyed by other property in the vicinity and under identical zoning classifications (R1-10).
  
2. With regard to the new two-story house, the Design Review Commission finds the following in accordance with Section 14.76.060 of the Municipal Code:
  - a. The proposed new house does NOT comply with all provision of this chapter;
  - b. The height, elevations, and placement on the site of the proposed new house, when considered with reference to the nature and location of residential structures on adjacent lots, will avoid unreasonable interference with views and privacy and will consider the topographic and geologic constraints imposed by particular building site conditions;
  - 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 new house in relation to the immediate neighborhood will NOT minimize the perception of excessive bulk and mass;
  - e. General architectural considerations, including the character, size, scale, and quality of the design, the architectural relationship with the site and other buildings, building materials, and similar elements have been incorporated in order to insure the compatibility of the development with its design concept and the character of adjacent buildings; and
  - f. The proposed new house has been designed to follow the natural contours of the site with minimal grading, minimum impervious cover, and maximum erosion protection.

# ATTACHMENT A



## CITY OF LOS ALTOS GENERAL APPLICATION

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

Permit # 1108233

<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: 901 Madonna way Los Altos CA 94024

Project Proposal/Use: New 2 story Current Use of Property: Existing 2 story

Assessor Parcel Number(s): 336-03-029 Site Area: 15,550 SF

New Sq. Ft.: 4252 SF Altered/Rebuilt Sq. Ft.: 0 Existing Sq. Ft. to Remain: 0

Total Existing Sq. Ft.: 2,647 Total Proposed Sq. Ft. (including basement): 4252 SF

Is the site fully accessible for City Staff inspection? yes

Applicant's Name: Simon Ikhani Ikhani

Telephone No.: 650-240-6102 Email Address: Simon @ sascobuilders.com

Mailing Address: 1625 The Alameda suite 400

City/State/Zip Code: San Jose CA 95126

Property Owner's Name: Sean Lin, Stephanie Peng

Telephone No.: (510) 364-5098 Email Address: showerlin@gmail.com

Mailing Address: 10640 FLORA VISTA AVE,

City/State/Zip Code: Cupertino, CA 95014

Architect/Designer's Name: Sasco builders & Development

Telephone No.: 650-240-6102 Email Address: Simon @ sascobuilders.com

Mailing Address: 1625 The Alameda suite 400

City/State/Zip Code: San Jose CA 95126

\* 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. \*

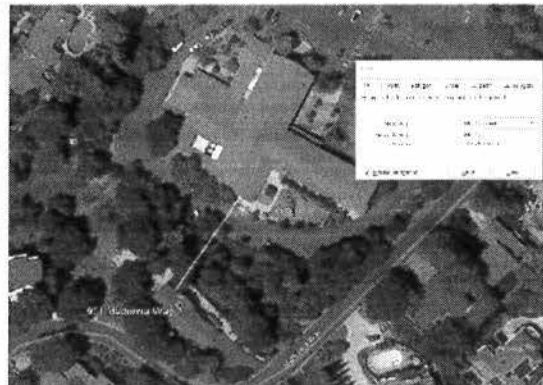
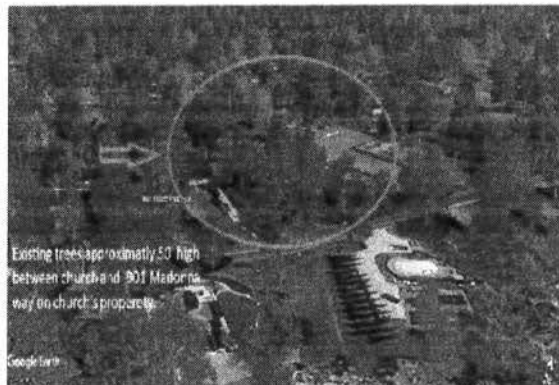
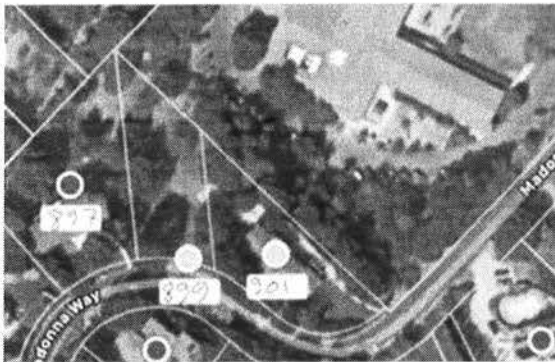
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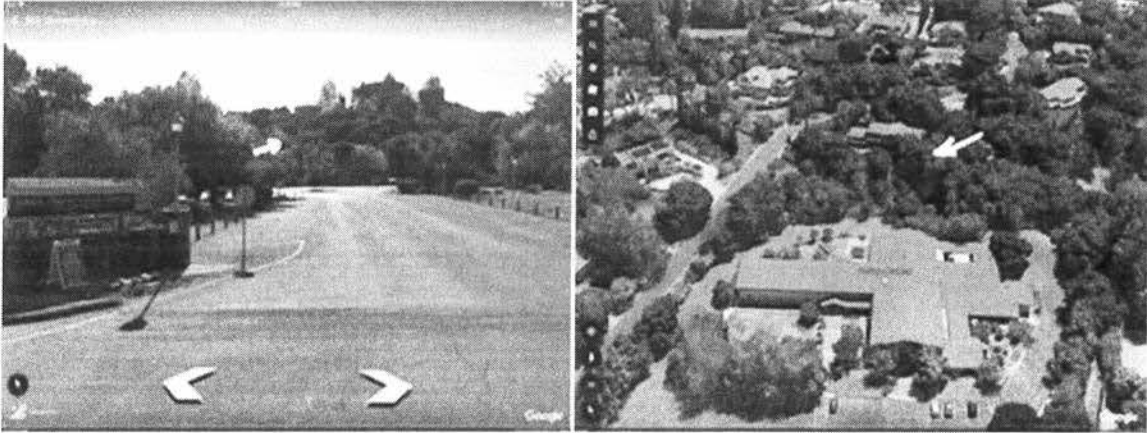
18-V-05 and 18-SC-14



**Variance Justification Letter for 901 Madonna Way Los Altos  
Regarding 2<sup>nd</sup> floor 17.5ft side setback encroachment**

901 Madonna Way in Los Altos has an odd shape lot. The front setback extends to the left side of the property all the way to the neighbors property at 899 Madonna Way. The shape of this lot is eventually replacing the 1<sup>st</sup> floor side setback from 10ft to 25ft. This pushes the new structure to the right side by 15ft. Due to this condition, we would like to get a 2<sup>nd</sup> story side setback variance on the right side to encroach into the 17.5ft 2<sup>nd</sup> story side setback for the kitchen wall and the overhang on the balcony per plans. There are no structures immediately next to this side of the property. The closest structure to this side is a school/Church which is more than 140ft away from 901 Madonna Way, plus there are many tall trees between the two properties which are on the Churches property.



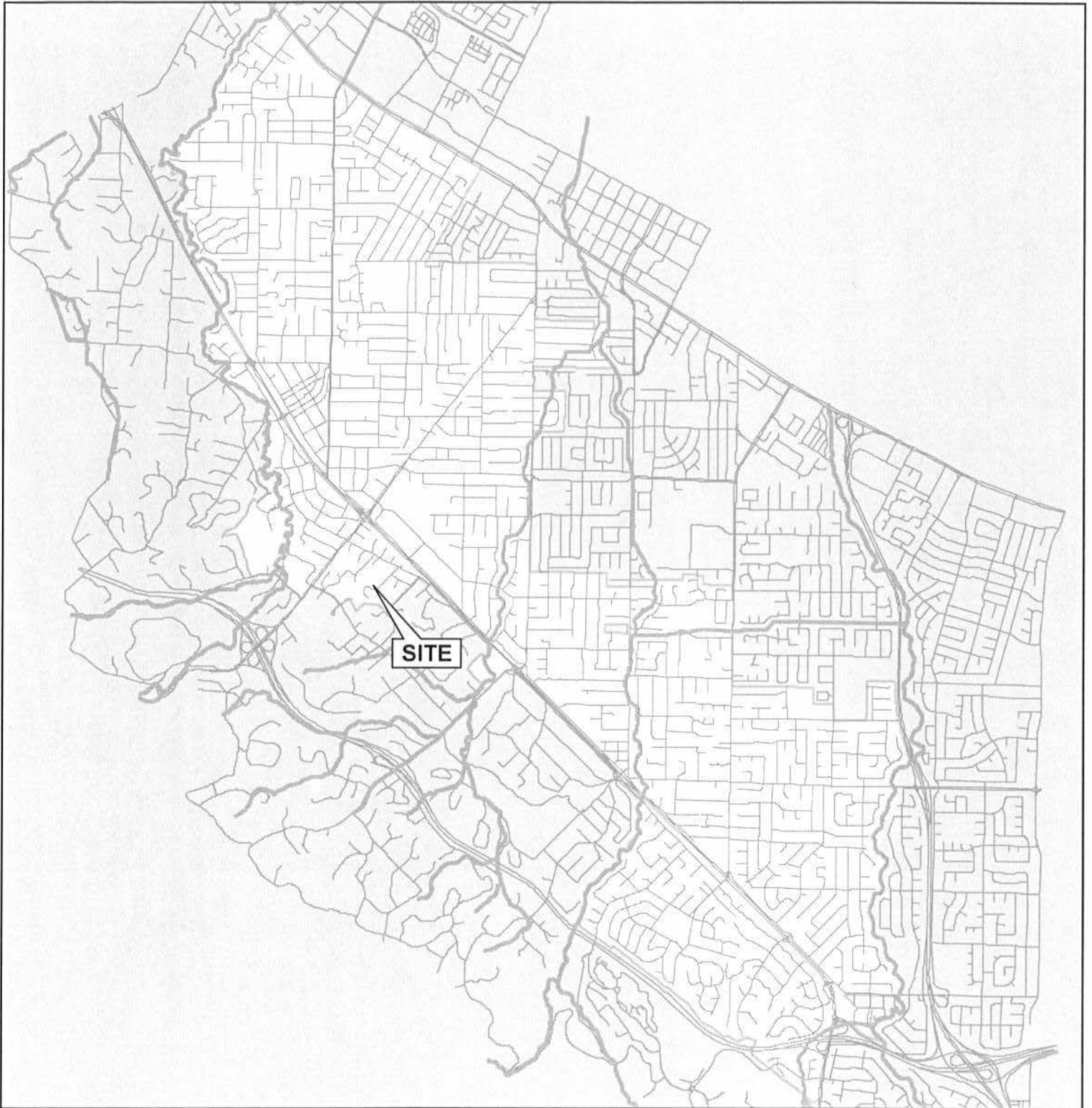


Thank you for considering our request for this variance.

Sean and Stephanie



# AREA MAP



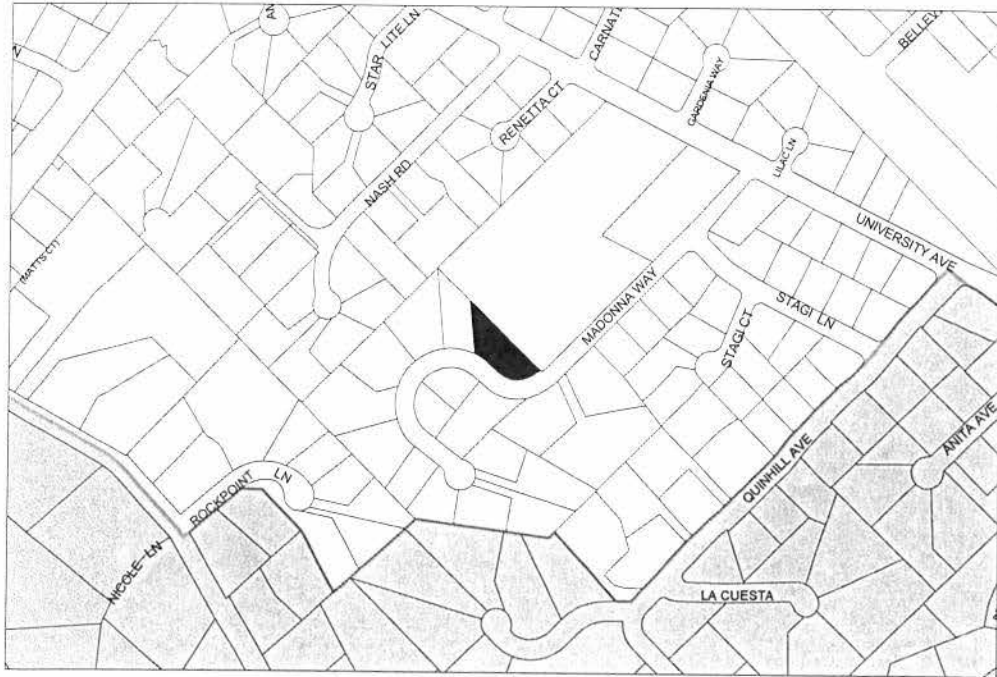
CITY OF LOS ALTOS

**APPLICATION:** 18-V-05 and 18-SC-14  
**APPLICANT:** Simon Ilkhani/ Sean Lin and Stephanie Peng  
**SITE ADDRESS:** 901 Madonna Way

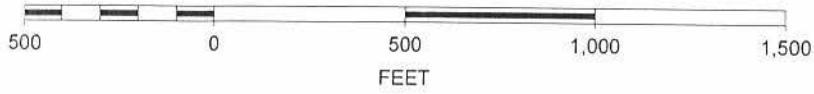


Not to Scale

# VICINITY MAP



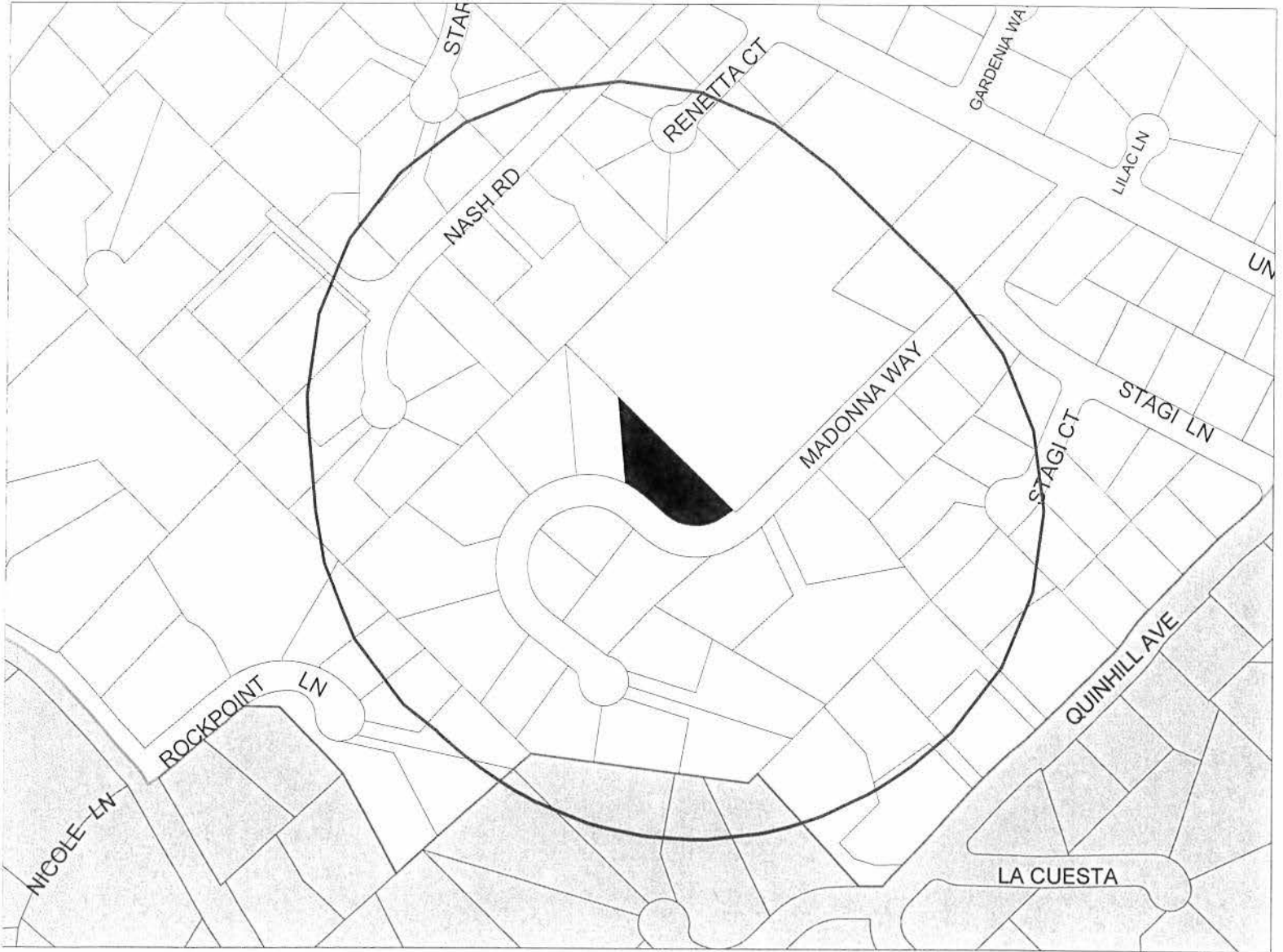
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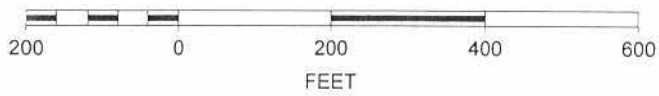
## CITY OF LOS ALTOS

**APPLICATION:** 18-V-05 and 18-SC-14  
**APPLICANT:** Simon Ilkhani/ Sean Lin and Stephanie Peng  
**SITE ADDRESS:** 901 Madonna Way

# 901 Madonna Way 500-foot Notification Map



SCALE 1 : 3,000





# ATTACHMENT C

## Kiely Arborist Services

Certified Arborist WE#0476A

P.O. Box 6187

San Mateo, CA 94403

650-515-9783

June 20, 2018

Sean Lin  
showerlin@gmail.com

Site: 901 Madonna Way, Los Altos, CA

Dear Sean Lin,

As requested on Thursday, June 14, 2018, I visited the above site for the purpose of inspecting and commenting on the trees. A new two story home is planned for this site and your concern as to the future health and safety of existing trees has prompted this visit. Site plan A1 dated 4/2/18 was used for this report.

### **Method:**

All inspections were made from the ground; the trees were not climbed for this inspection. The trees in question were located on an existing topography map provided by you. The trees were then measured for diameter at 54 inches above ground level (DBH or diameter at breast height). The trees were given a condition rating for form and vitality. Each tree was put into a health class using the following rating system:

- F-** Very Poor
- D-** Poor
- C-** Fair
- B-** Good
- A-** Excellent

The height of the trees was measured using a Nikon Forestry 550 Hypsometer. The spread was paced off. Comments and recommendations for future maintenance are provided.



901 Madonna Way /6/20/18

(2)

**Survey:**

<b>Tree#</b>	<b>Species</b>	<b>DBH</b>	<b>CON</b>	<b>HT/SP</b>	<b>Comments</b>
1	Italian cypress ( <i>Cupressus sempervirens</i> )	9.6	B	20/5	Fair vigor, fair form, poor location, under utilities.
2	Italian cypress ( <i>Cupressus sempervirens</i> )	6.2	B	15/4	Fair vigor, fair form.
3	Silver dollar gum ( <i>Eucalyptus polyanthemos</i> )	6-7-7-5-5	D	30/30	Fair vigor, poor form, stump re-sprout, elevated risk of leader failure.
4	Silver dollar gum ( <i>Eucalyptus polyanthemos</i> )	9.7-4.5-6.1	D	15/15	Fair to poor vigor, poor form, stump re-sprout, elevated risk of leader failure, suppressed.
5	Xylosma ( <i>Xylosma congesta</i> )	5.0-3.0	C	12/12	Fair vigor, poor form, suppressed.
6	Coast live oak ( <i>Quercus agrifolia</i> )	10.3	B	30/20	Fair vigor, fair form, codominant at 8 feet, with good union.
7	Coast live oak ( <i>Quercus agrifolia</i> )	5.3-3.9	C	25/20	Fair vigor, fair form, suppressed.
8	Coast live oak ( <i>Quercus agrifolia</i> )	6.9-7.2	75	25/20	Good vigor, fair form, codominant at 3 feet with good union.
9	Xylosma ( <i>Xylosma congesta</i> )	3"x3	C	10/12	Fair vigor, fair form, suppressed, good screen.
10	Coast live oak ( <i>Quercus agrifolia</i> )	9.8	B	30/25	Good vigor, fair form, small xylosma tree in contact with trunk should be removed.
11	Coast live oak ( <i>Quercus agrifolia</i> )	9.4	B	30/20	Good vigor, fair form, slight lean towards street.
12	Xylosma ( <i>Xylosma congesta</i> )	4.2	D	10/10	Fair vigor, poor form, suppressed.
13	Coast live oak ( <i>Quercus agrifolia</i> )	9.5-10.1-8.5	B	30/30	Good vigor, fair form, multi leader at 1 foot with fair union, good screen.
14	Coast live oak ( <i>Quercus agrifolia</i> )	9.3	C	30/20	Fair vigor, poor form, leans towards street, prune in future.

901 Madonna Way /6/20/18

(3)

**Survey:**

<b>Tree#</b>	<b>Species</b>	<b>DBH</b>	<b>CON</b>	<b>HT/SP</b>	<b>Comments</b>
15	Coast live oak ( <i>Quercus agrifolia</i> )	13.0	B	30/20	Good vigor, fair form, codominant at 5 feet.
16	Coast live oak ( <i>Quercus agrifolia</i> )	10.1	D	30/20	Fair vigor, poor form, heavily suppressed, codominant at 5 feet with included bark, seam in union, close to existing home.
17	Xylosma ( <i>Xylosma congesta</i> )	4.3	C	12/12	Fair vigor, fair form, suppressed, old planting, easily replaced with new screening plants.
18	Xylosma ( <i>Xylosma congesta</i> )	4.0-5.0	C	12/12	Fair vigor, fair form, suppressed, old planting, easily replaced with new screening plants.
19	Xylosma ( <i>Xylosma congesta</i> )	4.0-5.0	C	12/12	Fair vigor, fair form, suppressed, old planting, easily replaced with new screening plants.
20P	Coast live oak ( <i>Quercus agrifolia</i> )	18.6	C	35/35	Fair vigor, fair form, codominant at 5 feet with poor union, recommended to cable and prune, slight decline in vigor, needs maintenance.
21P	Coast live oak ( <i>Quercus agrifolia</i> )	22.1-13.6-10.1	B	35/40	Good vigor, fair form, codominant at 5 feet with poor union, poor pruning cuts in past, needs structural pruning and cable.
22	Coast live oak ( <i>Quercus agrifolia</i> )	13.2	C	30/20	Good vigor, fair form, in deep tree well, root crown buried, poor location.
23	Coast live oak ( <i>Quercus agrifolia</i> )	13.7	C	25/20	Good vigor, fair form, in deep tree well root crown buried, poor location.

**P-Indicates protected tree by city ordinance**

**Site observations:**

The landscape at 901 Madonna Way has been fairly well maintained in the past. Many small non-protected oak trees were observed on site. These trees offer a good amount of screening for the property and will be retained when possible. Native coast live oaks dominate the property. Xylosma trees, Italian cypress, and silver dollar eucalyptus trees were the only imported trees observed on site. The only protected trees observed on site are oak trees #20 and #21.

**Trees recommended for removal: (No protected trees recommended for removal)****Showing evidence of past tree removal**

Silver dollar eucalyptus trees #3 and #4 are both in poor condition. These trees are stump re-sprouts from trees that were previously cut down. The stumps were likely not poisoned, so the trees were able to send up new shoots that have now developed into medium sized trees. The old trunks have decayed, making the trees hazardous. The form of the existing trees is poor as they are multi leader at grade. The trunks are all competing for apical dominance (not the natural form of the tree). Included bark in the future is likely. Also, eucalyptus trees tend to be a fire hazard. In comparing wildfire parameters in eucalyptus stands versus native oak woodland (a comparable native habitat structure) fuel loads are significantly greater. Eucalyptus stands can accumulate significantly higher fuel loads than native woodlands. One study found fuel loads of 31 tons/acre in eucalyptus stands as compared to 12 tons/acre in native coast live oak woodlands (National Park Service 2006). These trees are hazardous because of their poor form, therefore removal is recommended. These trees are not of a protected size.



Many xylosma trees were observed within the stand of oak trees. These trees are not aesthetically pleasing. The majority of the xylosma trees are heavily suppressed within the oak trees on the lot. These trees do offer a minimal amount of screening. The overall look of the oak trees with the xylosma trees removed would be improved as the trunks would be more visible. None of the xylosma trees are of a protected size. A better choice for planting underneath the oak trees would be toyon trees (*Heteromeles arbutifolia*), as this species natural occurs within an oak woodland habitat. A xylosma tree is in the process of girdling oak tree #10. This xylosma tree should be removed as soon as possible.

**Showing xylosma trees at risk of girdling oak tree**

The only oak tree recommended for removal is coast live oak tree #16. This tree is codominant at 5 feet with included bark in the codominant union. The tree is heavily suppressed and close to the existing home on site. Leader failure is at high risk because of the severity of included bark, therefore removal is recommended. This tree is not a protected sized tree.

**Summary:**

Protected oak trees #20 and #21 are both in fair to good condition. Both of these trees have poor unions with a minimal amount of included bark. It is recommended to cable these trees when possible at two thirds of the trees height in order to offer extra support to the poorly formed unions. Proper reduction pruning shall also take place on these trees. It is recommended to deep water fertilize oak tree #20 in the month of May. All recommended tree work should be completed by a licensed tree care provider. Because these trees are protected trees, they will be required to be protected by tree protection fencing located at the dripline of the trees when possible. No work is proposed underneath the dripline of these trees therefore no impacts are expected. The grade shall not change when underneath the dripline of these trees. If grade changes are needed special mitigations must be put in place in order to reduce impacts as much as possible. No irrigation shall be provided underneath the oak tree canopies on site during the dry summer months as this raises the risk of the oak trees developing an oak root fungus disease. The only time oak trees are to be irrigated during the dry summer months is if their root zones are traumatized.



**Showing oak in tree well**

Coast live oak trees #22 and #23 are both located in deep tree wells. The root crown of these trees is at least 3 feet under grade. The tree wells were likely constructed a long time ago when development on the property first occurred as the grade was likely needed to be raised to create a flat area. The trees are exhibiting good vigor, and fair form. These tree wells are critical for the trees survival. The root crowns have been buried by leaf debris and should be exposed by removing the debris as buried root crowns can lead to root rot diseases. In the future problems are likely to occur as one day the trunks will be in contact with the wall of the tree wells and will be at risk of being girdled or buried by leaf debris. At that time a larger tree well will be needed. The tree wells can also be hazardous as people can fall into them if not aware of the deep hole in the ground. It may be a viable option to remove these trees and replant on top of grade to eliminate the tree wells from the property. These trees are under the protected size for the city of Los Altos. The following tree protection plan will help insure the health of the existing trees to be retained.

**Tree Protection Plan:***Tree Protection Zones*

Tree protection zones should be installed and maintained throughout the entire length of the project. Fencing for tree protection zones should be 6' tall, metal chain link material supported by metal 2" diameter poles, pounded into the ground to a depth of no less than 2'. The location for the protective fencing for the protected trees on site should be installed no closer to the trunk than the dripline (canopy spread) in order to protect the integrity of the tree. The location of the tree protection fencing may be modified by the planning director. When it is not possible to place tree protection fencing at the dripline because of the proposed work or existing hardscapes, the tree protection fencing shall be placed at the edge of the proposed work or hardscapes. No equipment or materials shall be stored or cleaned inside the protection zones. Areas where tree protection fencing needs to be reduced for access, should be mulched with 6" of coarse wood chips with ½ inch plywood on top. The plywood boards should be attached together in order to minimize movement. The spreading of chips will help to reduce compaction and improve soil structure. All tree protection measures must be installed prior to any demolition or construction activity at the site. The non-protected trees are recommended to be protected in the same manner as the protected trees on site. No signs, wires, or any other object shall be attached to the trees. If impacts are expected to any of the trees on site, proper mitigation measures will need to be put into action to reduce overall impacts to the trees.

*Landscape Buffer*

Where tree protection does not cover the entire root zone of the trees, or when a smaller tree protection zone is needed for access, a landscape buffer consisting of wood chips spread to a depth of six inches with plywood or steel plates placed on top will be placed where foot traffic is expected to be heavy. The landscape buffer will help to reduce compaction to the unprotected root zone.

*Root Cutting and Grading*

Any roots to be cut shall be monitored and documented. Large roots (over 2" diameter) or large masses of roots to be cut must be inspected by the site arborist. The site arborist, at this time, may recommend irrigation or fertilization of the root zone. All roots needing to be cut should be cut clean with a saw or lopper. Roots to be left exposed for a period of time should be covered with layers of burlap and kept moist. The existing grade level around the trees shall be maintained out to the dripline of the trees. Alternate grade levels may be approved with special mitigation measures put in place.

*Trenching and Excavation*

Trenching for irrigation, drainage, electrical or any other reason shall be done by hand when inside the dripline of a protected tree. Hand digging and the careful placement of pipes below or besides protected roots will significantly reduce root loss, thus reducing trauma to the tree. All trenches shall be backfilled with native materials and compacted to near its original level, as soon as possible. Trenches to be left open for a period of time, will require the covering of all exposed roots with burlap and be kept moist. The trenches will also need to be covered with plywood to help protect the exposed roots.



*Irrigation*

No irrigation during dry summer months shall be applied to the native coast live oak trees on site unless their root zones are traumatized. Normal irrigation shall be maintained on this site for the retained imported trees at all times. The retained oak trees should be deep watered in the months of May and September only to increase the annual amount of rainfall the trees need for survival.

Imported trees- On a construction site, I recommend irrigation during winter months, 1 time per month. Seasonal rainfall may reduce the need for additional irrigation. During the warm season, April – November, my recommendation is to use heavy irrigation, 2 times per month. This type of irrigation should be started prior to any excavation. The irrigation will improve the vigor and water content of the trees. The on-site arborist may make adjustments to the irrigation recommendations as needed. The foliage of the trees may need cleaning if dust levels are extreme. Removing dust from the foliage will help to reduce mite and insect infestation.

*Inspections*

It is the contractor's responsibility to contact the site arborist when work is to take place underneath the canopy or dripline of a protected tree on site. Kielty Arborist Services can be reached by email at [kkarbor0476@yahoo.com](mailto:kkarbor0476@yahoo.com) or by phone at (650) 515-9783 (Kevin) or (650) 532-4418 (David).

The information included in this report is believed to be true and based on sound arboricultural principles and practices.

Sincerely,  
Kevin R. Kielty  
Certified Arborist WE#0476A

David P. Beckham  
Certified Arborist WE#10724A



# ATTACHMENT D

<p>EXTERIOR WALL:                  STUCCO SUPPLY CO. PAINT MATERIAL                  NO. 131 GULL GRAY</p>	 131 Gull Gray	
<p>TRIMS AND SOFFITS :                  STUCCO SUPPLY CO. PAINT MATERIAL                  "LVR83" GRAY BLOCK"</p>	 GRAY BLOCK BASE B      LRV 83	
<p>WINDOWS :                  WINDOWS AND DOORS (EPIC VUE)                  COLOR : LUXURY BRONZE</p>		
<p>ROOF MATERIAL:                  TPO ROOFING MATERIAL                  COLOR WHITE</p>		
<p>CABLE FENCE AROUND THE PROPERTY:                  6'-0" HT. MIN.</p>		
<p>GARAGE DOOR:                  MODERN STYLE METAL AND GLASS                  COLOR: LUXURY BRONZE</p>		
<p>DATE: 04/02/18</p>	<p>SCALE :    N.T.S.</p>	<p>MATERIAL BOARD</p>
<p>CUSTOM HOUSE                  FOR:                  LIN / PENG RESIDENCE                  ADDRESS: 901 MADONNA WAY                  LOS ALTOS, CA 94024</p>	<p>DESIGNER:                  SASCO BUILDERS &amp; DEVELOPMENT.                  1625 THE ALAMEDA, SUITE 400                  SAN JOSE , CA 95124                  Ph :(408) 268-1665 / Fax (408) 268-2022</p>	<p>MB</p>