DATE: December 19, 2018

AGENDA ITEM # 3

TO: Design Review Commission

FROM: Sean K. Gallegos, Associate Planner

SUBJECT: 18-SC-10 – 1160 Eureka Avenue

RECOMMENDATION:

Approve design review application 18-SC-10 subject to the findings and conditions

---

PROJECT DESCRIPTION

This is a design review application for a new two-story house. The project includes 2,836 square feet on the first story and 1,315 square feet on the second story. The following table summarizes the project's technical details:

GENERAL PLAN DESIGNATION:	Single-Family, Residential
ZONING:	R1-10
PARCEL SIZE:	14,056 square feet
MATERIALS:	Composition shingle roof, stucco siding, stone veneer, aluminum clad wood windows, wood garage door, and wood trim

	Existing	**Proposed**	**Allowed/Required**
COVERAGE:	2,574 square feet	2,896 square feet	4,217 square feet
FLOOR AREA:			
First floor	2,574 square feet	2,836 square feet	
Second floor	-	1,315 square feet	
Total	2,574 square feet	4,151 square feet	4,156 square feet
SETBACKS:			
Front	25 feet	35 feet	25 feet
Rear	29 feet	69 feet	25 feet
Right side (1st/2nd)	14 feet	10 feet/26 feet	10 feet/17.5 feet
Left side (1st/2nd)	15 feet	13 feet/25 feet	10 feet/17.5 feet
HEIGHT:	18 feet	27 feet	27 feet

BACKGROUND

Neighborhood Context

The subject property is located in a Diverse Character Neighborhood as defined in the City's Residential Design Guidelines. The subject property is located on the south side of Eureka Avenue, a dead-end street, to the west of the intersection with Concord Avenue. The houses on the street consist of primarily one-story houses that have varied front yard setbacks, architectural styles, and massing. However, the neighborhood does have some similar characteristics such as consistent low-scale forms and the use of rustic materials. While there is not a distinctive street tree pattern on Eureka Avenue, there are many large mature trees along the street. The project's Neighborhood Compatibility Worksheet is included in Attachment B.

DISCUSSION

Design Review

According to the Design Guidelines, in Diverse Character Neighborhoods, a good neighbor design has its own design integrity while incorporating some design elements, materials, and scale found in the neighborhood.

The house is a contemporary style house with rectangular forms and simple massing and details that relate well to the low-scale, Ranch style houses in the neighborhood context. The project design includes low-sloped gable and hipped roof forms, which are consistent with the gable and hipped roof found in the neighborhood. The proposed project uses more formal forms than those found in the surrounding neighborhood, such as a formal front entry and symmetrical massing, which are integral to the proposed architectural style. The detailing and materials of the structure reflect a high level of quality and appropriate relationship to the rustic qualities of the area. The proposed building materials, which include composition shingle roof, stucco siding, stone veneer, aluminum clad wood windows, wood garage door, and wood trim reflect a high level of quality. Overall, the project's detailing and materials maintain an appropriate relationship to the rustic qualities of the area and are compatible with the character of the surrounding neighborhood. The project's materials board is included in Attachment E.

The house has a long front façade, but the massing is broken down into smaller elements through articulation along the front facade. The front elevation massing is additionally broken up with the gable and hipped roof forms, horizontal eaves lines, and a projecting front entry porch. The proposed design includes a modest first-floor wall plate height of nine feet, four-inches and the second-floor wall plate height is eight feet, which is a reasonable increase from the eight-foot to nine-foot wall plate heights of existing residences in the neighborhood. The overall bulk and scale are further reduced by the incorporation of one-story rooflines along the two-story tall wall elements and second story forms being recessed within the first story roofline. Overall, the project is consistent with the Residential Design Guidelines and meets the required design review findings.

Privacy

The design of the project is sensitive to the privacy of the neighboring properties. Along the second story of the left side elevation, there are three small windows with five-foot sill heights and two medium windows in the clearstory element above the first floor. Along the second story of the right

side elevation, there are four small windows with five-foot sill heights. Since these are all small windows with sills greater than 4.5 feet in height, their views into adjacent properties are limited and they do not appear to create any unreasonable privacy impacts.

The rear elevation of the second story includes one large window that provide ingress/egress for the master bedroom, one medium-sized window in the master bathroom, and a three-panel sliding door that exits onto a balcony from the master bedroom. Since the windows and balcony are rear facing and have a setback of 25 to 35 feet from the side property lines and 64 to 69 feet from the rear property line, there are not any unreasonable privacy impacts.

The Residential Design Guidelines suggest that maintaining privacy on adjacent properties should be taken into consideration when designing second-story balconies with a depth that exceeds four-feet. The master bedroom balcony is 11 feet wide and four feet deep, and the shallower depth will ensure that it is used in a more passive capacity. There is also extensive evergreen screening proposed along the rear property line to diminish any potential privacy impacts toward adjacent properties. A condition (No. 2) has been added to incorporate fast growing evergreen trees along the left and right side property lines to fill-in unscreened areas of the side yard. Therefore, as designed, and with the recommended condition, the project will maintain a reasonable degree of privacy.

Trees and Landscaping

There are six trees on the property and two street trees along the street frontage, and all are proposed for removal due to their small size, poor structure, declining health and/or being non-native. An arborist report was prepared by Arbor Resources (Attachment D) that provides additional information to support the removal requests. To replace these trees, six new trees, of various species, are proposed on the site in addition to the evergreen screening trees. There are also several large mature trees on neighboring properties adjacent to the site and these trees will have tree protection fencing installed to ensure that they are not impacted during construction (see Sheet A1).

Overall, with the new trees, front yard landscaping and hardscape, and evergreen screening trees along the side and rear property lines, the project meets the City's landscaping regulations and street tree guidelines. Since the project includes a new house and more than 500 square feet of new landscape area, it is subject to the City's Water Efficient Landscape Ordinance.

Public Correspondence

Staff has received one letter from a nearby neighbor who expressed support for the project. The letter is included in Attachment F.

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 Eureka Avenue, Concord Avenue and Oakhurst Avenue. The public notification map is included in Attachment C.

Cc: Daryl Fazekas, Applicant and Designer
Chun-Tasai Family Living Trust, Property Owner

Attachments:
A. Application
B. Neighborhood Compatibility Worksheet
C. Area, Vicinity and Public Notification Maps
D. Arborist Report, Arbor Resources
E. Material and Color Board
F. Public Correspondence

FINDINGS

18-SC-10 – 1160 Eureka Avenue

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

a. The proposed new house complies with all provision of this chapter;

b. The height, elevations, and placement on the site of the 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 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 ensure 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.

CONDITIONS

18-SC-10 – 1160 Eureka Avenue

GENERAL

1. **Approved Plans**
   The approval is based on the plans and materials received on November 14, 2018, except as may be modified by these conditions.

2. **Privacy Screening**
   Revise the landscape plan to incorporate fast growing, evergreen trees along the side property lines to fill-in unscreened areas of the property line

3. **Protected Trees**
   The new trees and evergreen screening trees shall be protected under this application and cannot be removed without a tree removal permit from the Community Development Director.

4. **Encroachment Permit**
   An encroachment permit shall be obtained from the Engineering Division prior to doing any work within the public right-of-way including the street shoulder. All work within the public street right-of-way shall be in compliance with the City's Shoulder Paving Policy.

5. **New Fireplaces**
   Only gas fireplaces, pellet fueled wood heaters or EPA certified wood-burning appliances may be installed in all new construction pursuant to Chapter 12.64 of the Municipal Code.

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

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

8. **Underground Utilities**
   The new utility service drops shall be located underground from the nearest convenient existing pole pursuant to Chapter 12.68 of the Municipal Code.

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

PRIOR TO BUILDING PERMIT SUBMITTAL

10. **Conditions of Approval**
    Incorporate the conditions of approval into the title page of the plans.

11. **Tree Protection Note**
    On the grading plan and/or the site plan, show all tree protection fencing and add the following note: "All tree protection fencing shall be chain link and a minimum of five feet in height with posts driven into the ground."

12. **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.

13. **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.

14. **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.

15. **Air Conditioner Sound Rating**
Show the location of any air conditioning units on the site plan and the manufacturer's specifications showing the sound rating for each unit.

16. **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

17. **Tree Protection**
Tree protection fencing shall be installed around the driplines, or as required by the project arborist, of tree Nos. 12-15 as shown on the site plan. Tree protection fencing shall be chain link and a minimum of five feet in height with posts driven into the ground and shall not be removed until all building construction has been completed unless approved by the Planning Division.

PRIOR TO FINAL INSPECTION

18. **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.

19. **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

RECEIVED
MAR 01 2018
CITY OF LOS ALTOS
PLANNING

CITY OF LOS ALTOS
GENERAL APPLICATION

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

Permit # 1108154

	One-Story Design Review		Commercial/Multi-Family		Environmental Review
✓	Two-Story Design Review		Sign Permit		Rezoning
	Variance		Use Permit		R1-S Overlay
	Lot Line Adjustment		Tenant Improvement		General Plan/Code Amendment
	Tentative Map/Division of Land		Sidewalk Display Permit		Appeal
	Historical Review		Preliminary Project Review		Other:

Project Address/Location: 1160 EUREKA AVE

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

Assessor Parcel Number(s): 193-39-48 Site Area: 14056

New Sq. Ft.: 4151 Altered/Rebuilt Sq. Ft.: 0 Existing Sq. Ft. to Remain: 0

Total Existing Sq. Ft.: DEMO Total Proposed Sq. Ft. (including basement): 4151

Is the site fully accessible for City Staff inspection? YES

Applicant's Name: Daryl Fazekas

Telephone No.: _____ Email Address: darylfazekas@gmail.com

Mailing Address: 15621 Loma Vista Avenue

City/State/Zip Code: Los Gatos, CA 95032

Property Owner's Name: Chun-Tsai family Living Trust (Faye Chun-Tsai Wesley Chun)

Telephone No.: _____ Email Address: _____

Mailing Address: 924 Terrace Drive

City/State/Zip Code: Los Altos, CA 94024

Architect/Designer's Name: DARYL FAZEKAS

Telephone No.: 408 395 9400 Email Address: DARYLFAZEKAS@GMAIL.COM

Mailing Address: 15621 LOMA VISTA AVE

City/State/Zip Code: LOS GATOS CA 95032

** If your project includes complete or partial demolition of an existing residence or commercial building, a demolition permit must be issued and finaled prior to obtaining your building permit. Please contact the Building Division for a demolition package. **

(continued on back)

TSA1

ATTACHMENT B

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 1160 EUREKA
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? _____

* See "What constitutes your neighborhood" on page 2.

Address: 1100 EUREKA
Date: 3.1.18

What constitutes your neighborhood?

There is no clear answer to this question. For the purpose of this worksheet, consider first your street, the two contiguous homes on either side of, and directly behind, your property and the five to six homes directly across the street (eight to nine homes). At the minimum, these are the houses that you should photograph. If there is any question in your mind about your neighborhood boundaries, consider a radius of approximately 200 to 300 feet around your property and consider that your neighborhood.

Streetscape

1. **Typical neighborhood lot size*:** VARIES GREATLY

   Lot area: 14050 square feet
   Lot dimensions: Length 135 feet
   Width 85 feet
   If your lot is significantly different than those in your neighborhood, then note its: area 14050, length 149.54, and width 94.

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

   Existing front setback if home is a remodel? — 32' FRONT PROPOSED
   What % of the front facing walls of the neighborhood homes are at the front setback 80 %
   Existing front setback for house on left 25 ft./on right 25 ft.
   Do the front setbacks of adjacent houses line up? NO - THEY ARE CLOSER THAN OUR PROPOSAL

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 1
   Garage facing front recessed from front of house face 1
   Garage in back yard 0
   Garage facing the side 0
   Number of 1-car garages __; 2-car garages 2; 3-car garages __

* See "What constitutes your neighborhood", (page 2).

Address: _____
Date: _____

4. **Single or Two-Story Homes:** 1/12 =

What % of the homes in your neighborhood* are:
One-story 92 %
Two-story 8 %

5. **Roof heights and shapes:**

Is the overall height of house ridgelines generally the same in your neighborhood*? YES
Are there mostly hip Ø, gable style O, or other style O roofs*?
Do the roof forms appear simple Ø or complex O?
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 X stucco X board & batten __ clapboard
__ tile __ stone X brick __ combination of one or more materials
(if so, describe) _____

What roofing materials (wood shake/shingle, asphalt shingle, flat tile, rounded tile, cement tile, slate) are consistently (about 80%) used?
COMP
If no consistency then explain:_____
_____

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

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

Type? Ø Ranch O Shingle O Tudor O Mediterranean/Spanish
O Contemporary O Colonial O Bungalow O Other

* See "What constitutes your neighborhood", (page 2).

Address: _____
Date: _____

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

Does your property have a noticeable slope? NO

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

BACK TO FRONT

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.)?

NO

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

HIDDEN AT END OF NARROW DEAD END STREET, ON LEFT

Are there any major existing landscaping features on your property and how is the unimproved public right-of-way developed in front of your property (gravel, dirt, asphalt, landscape)?

NO. UNIMPROVED DEAD END. WE PROPOSE A TURNAROUND THAT WE + NEIGHBORS CAN USE

10. **Width of Street:** VERY NARROW

What is the width of the roadway paving on your street in feet? 20'
Is there a parking area on the street or in the shoulder area? SHOULDER
Is the shoulder area (unimproved public right-of-way) paved, unpaved, gravel, landscaped, and/or defined with a curb/gutter? DIRT

Address: _____
Date: _____

11. What characteristics make this neighborhood* cohesive?

Such as roof material and type (hip, gable, flat), siding (board and batten, cement plaster, horizontal wood, brick), deep front yard setbacks, horizontal feel, landscape approach etc.:

HIP W/ GABLES, COMP, SOME BRICK + STONE FEATURES, BOARD + BATT, STUCCO

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 WIDE VARIATION DUE TO LOT LINE SHIFTS.

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

* See "What constitutes your neighborhood", (page 2).

Address: _____
Date: _____

Summary Table

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

	Address	Front setback	Rear setback	Garage location	One or two stories	Height	Materials	Architecture (simple or complex)
1	1160 EUREKA	PROJECT SITE						
2	1170 EUREKA	25	75	FRONT RECESSED	1	16	BOARD/BATT	SIMPLE
3	1174 EUREKA	25	60	FRONT FORWARD	2	27	WOOD	SIMPLE
4	1165 EUREKA	25	35	FRONT FORWARD	1	18	STUCCO	SIMPLE
5	1370 CONCORD	25	28	SIDE CORNER	1	16	STUCCO	SIMPLE
6	1175 EUREKA	25	25	FRONT	1	16	BOARD/BATT	SIMPLE
7	1351 OAKHURST	25	25	FRONT	1	16	BRICK	SIMPLE
8	1357 OAKHURST	25	50	FRONT	1	19	STONE	SIMPLE
9	1365 OAKHURST	25	70	FRONT	1	16	WOOD	SIMPLE
10	1375 OAKHURST	25	60	FRONT RECESSED	1	22	STUCCO	COMPLEX

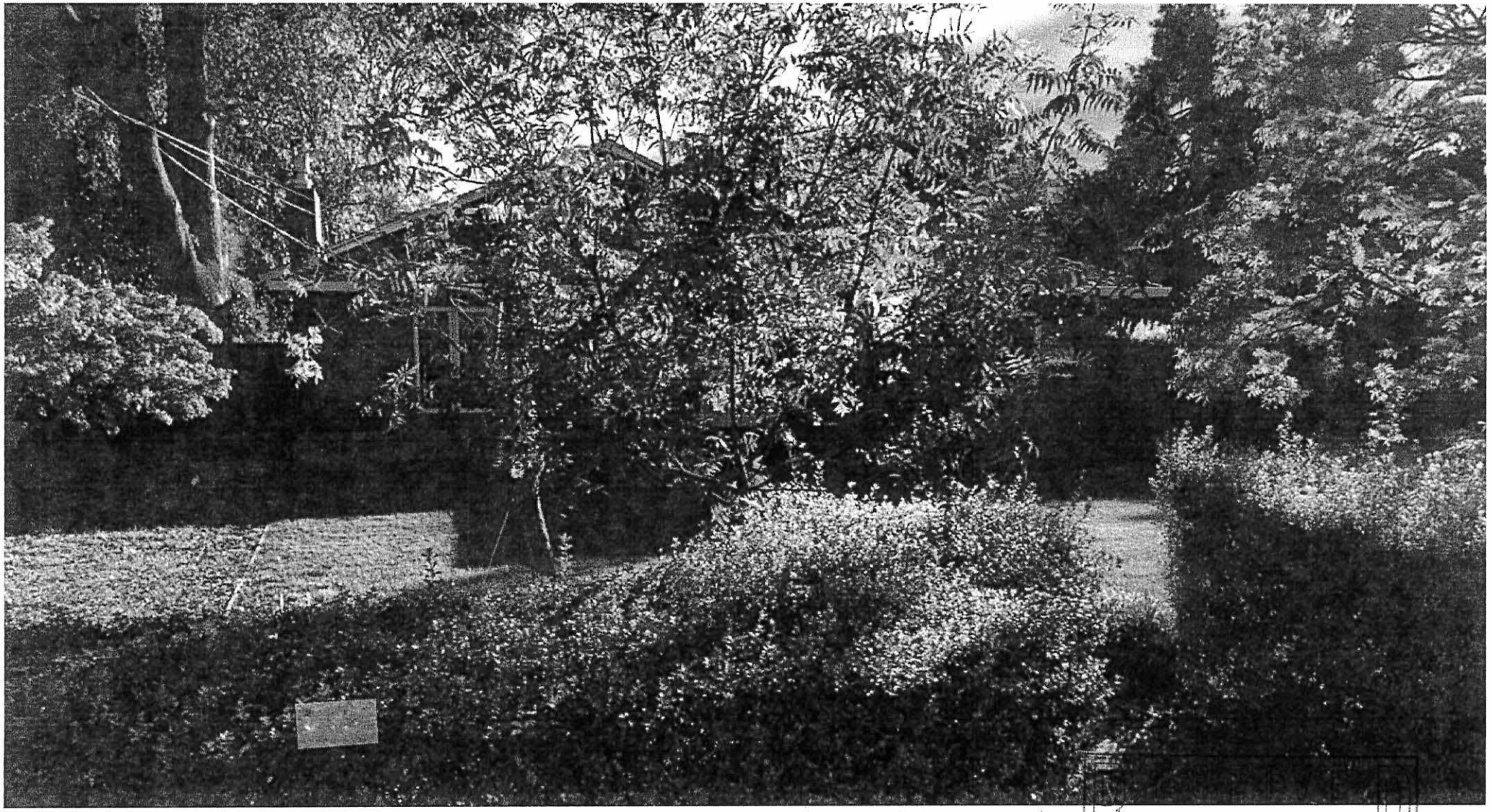
Address: _____
Date: _____

Summary Table

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

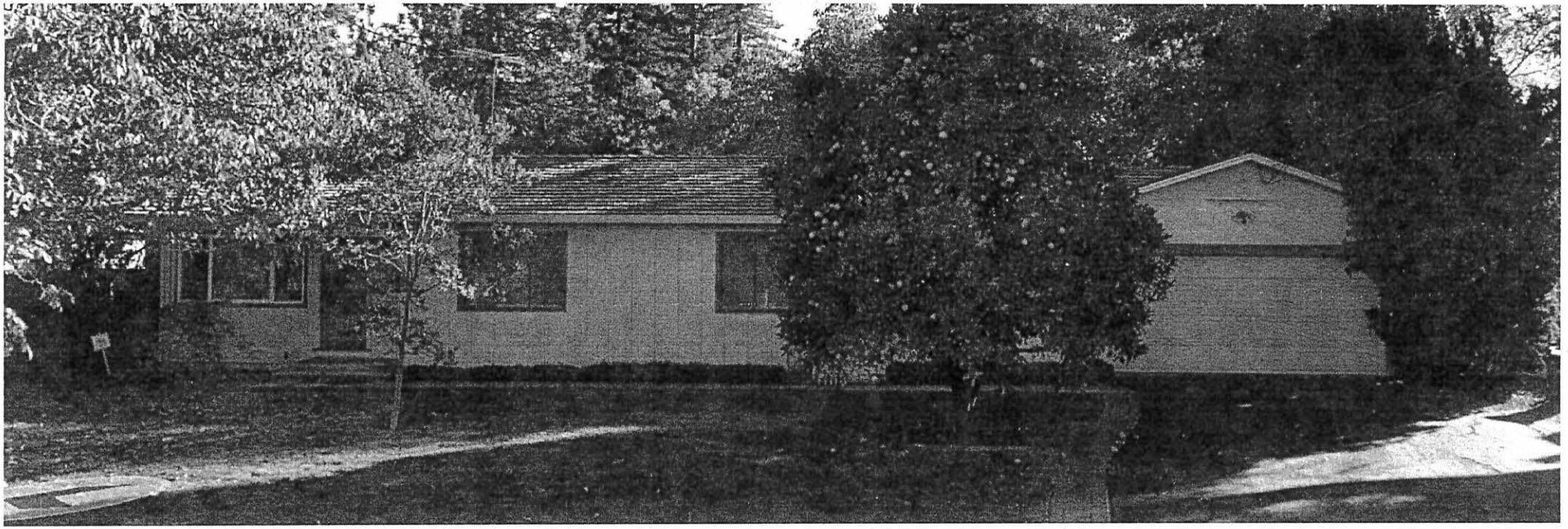
	Address	Front setback	Rear setback	Garage location	One or two stories	Height	Materials	Architecture (simple or complex)
11	1260 PAYNE	50	25	DETACHED REAR	1	18	STUCCO	SIMPLE
12	1250 PAYNE	40	25	FRONT	1	18	STUCCO	SIMPLE
13	1240 PAYNE	60	25	FRONT	1	18	STUCCO	SIMPLE

NEIGHBORHOOD HOMES
NEAR 1160 EUREKA

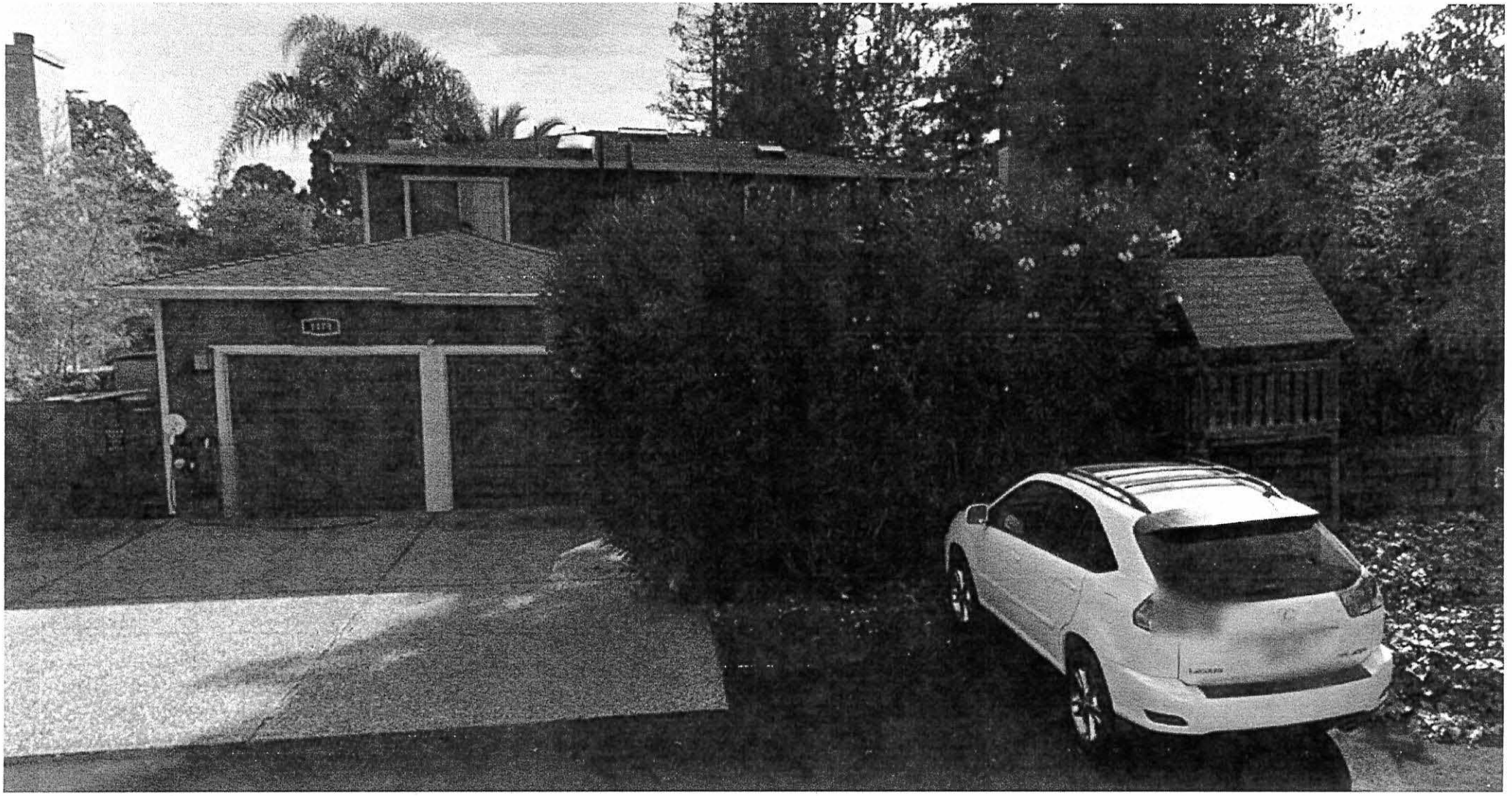


PROJECT SITE 1160 EUREKA

ORIGINAL

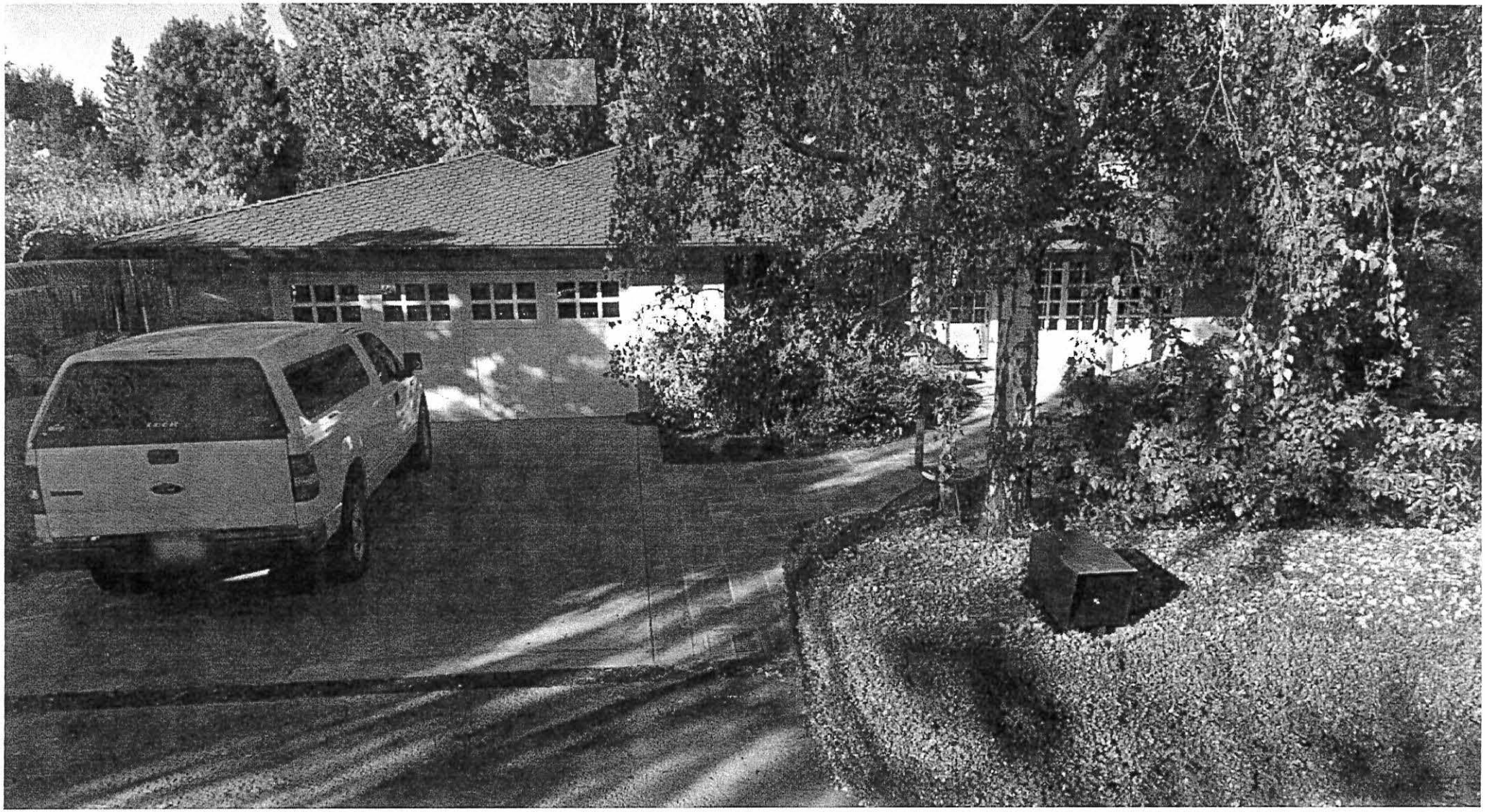


1170 EUREKA

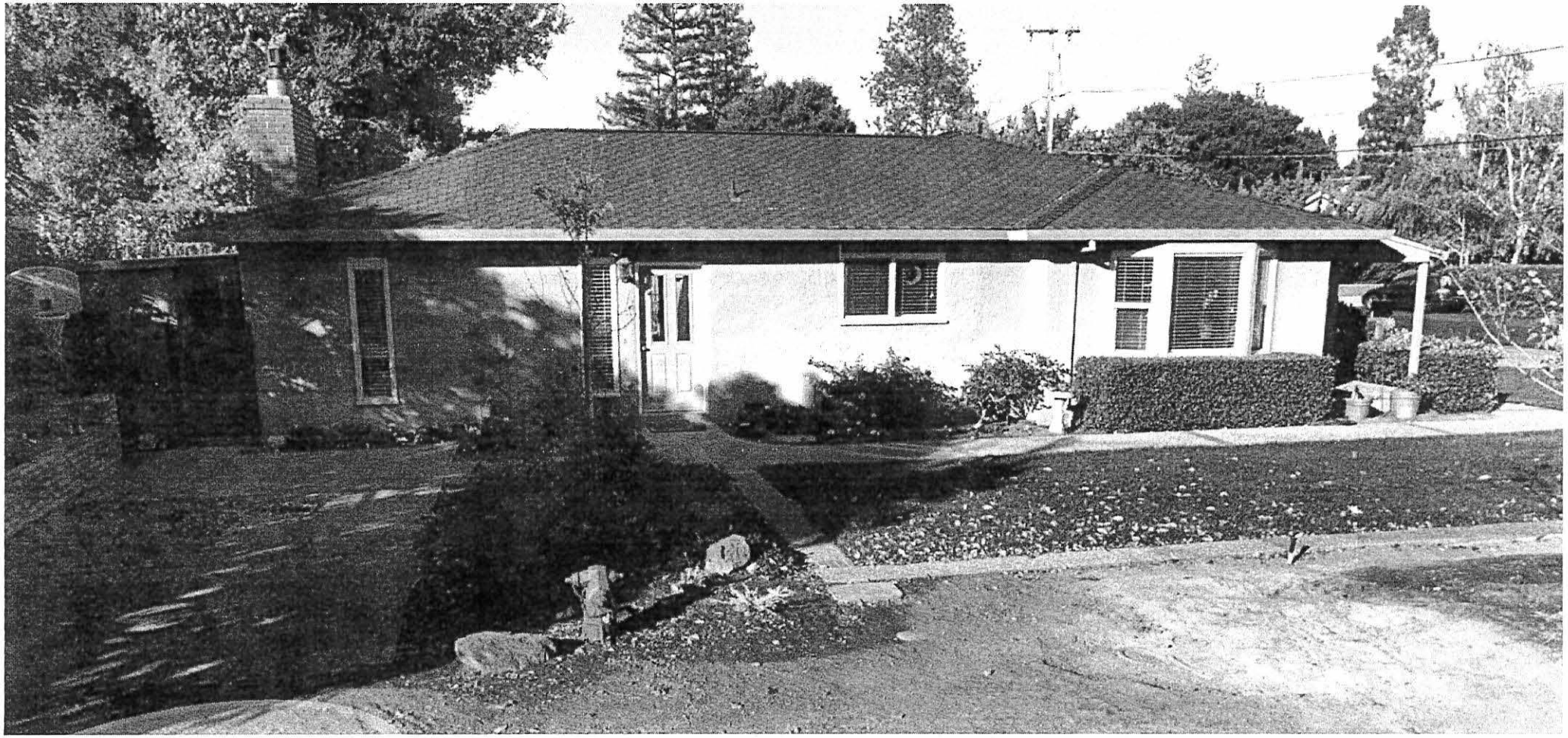


1174 EUREKA

2 STORY



1165 EUREKA



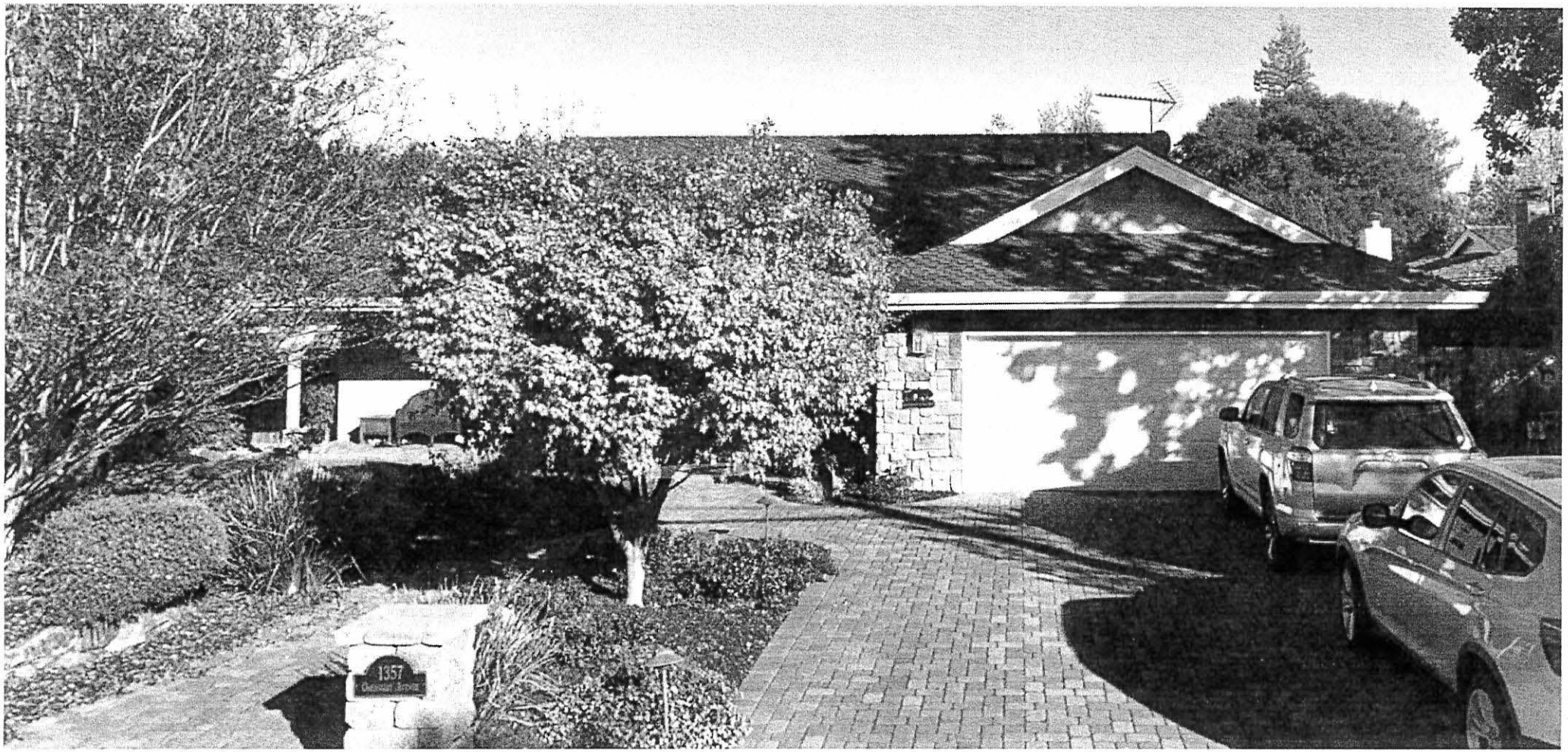
1370 CONCORD

5

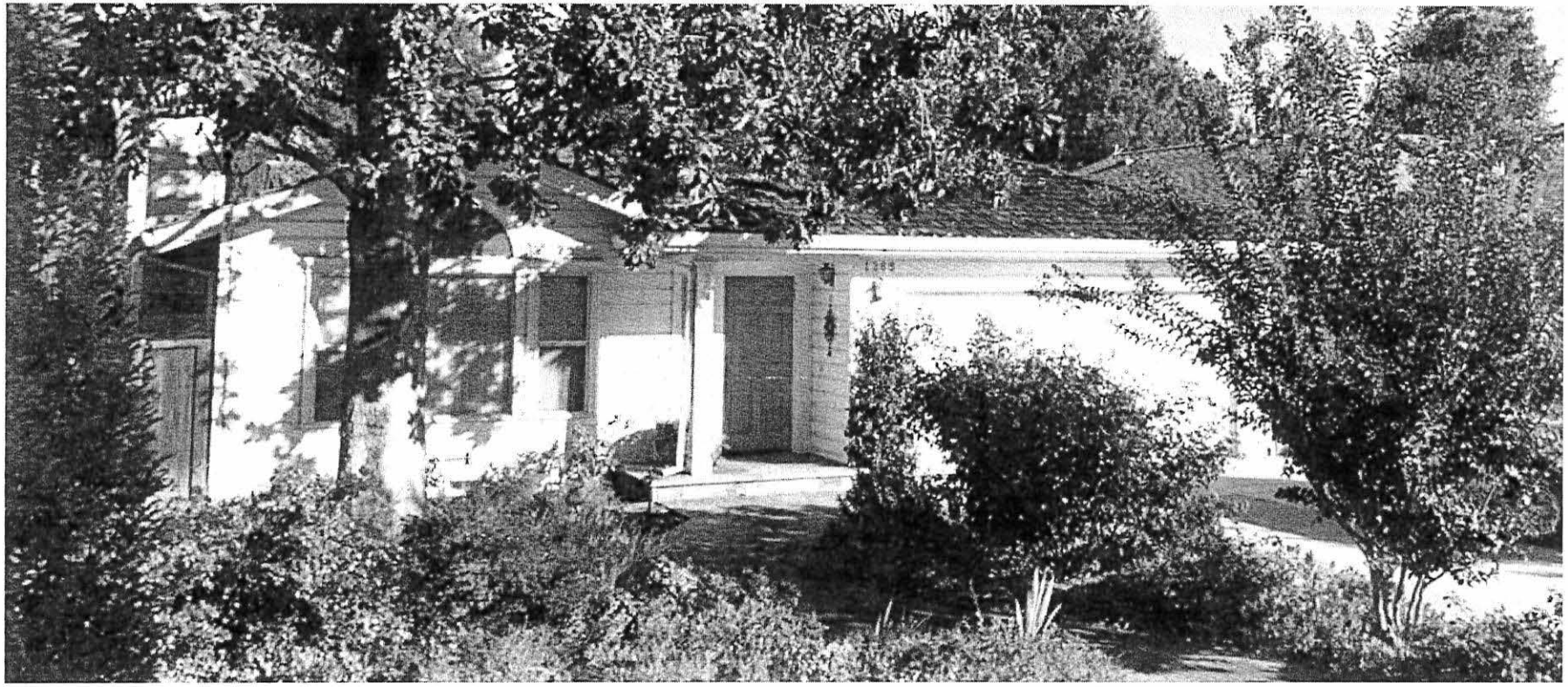
1175 EUREKA

7

1351 OAKHURST



1357 OAKHURST



1305 OAKHURST

1375 OAKHURST

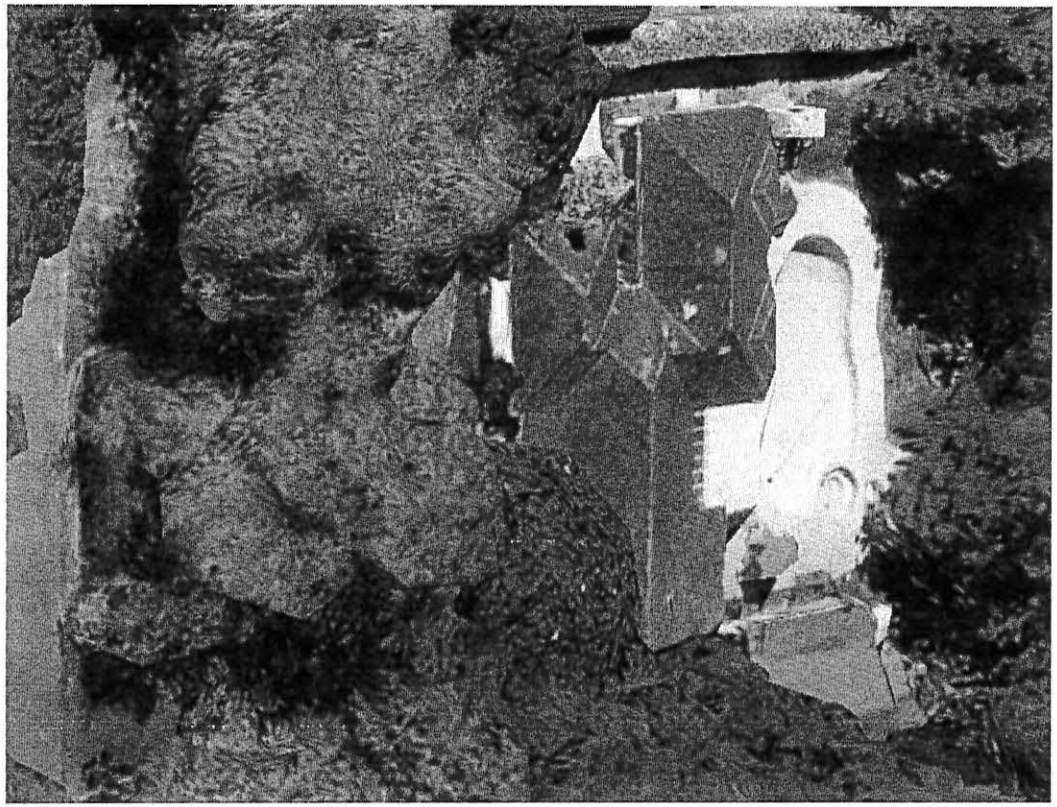
11

1260 PAYNE

FRONT

1250 PAYNE

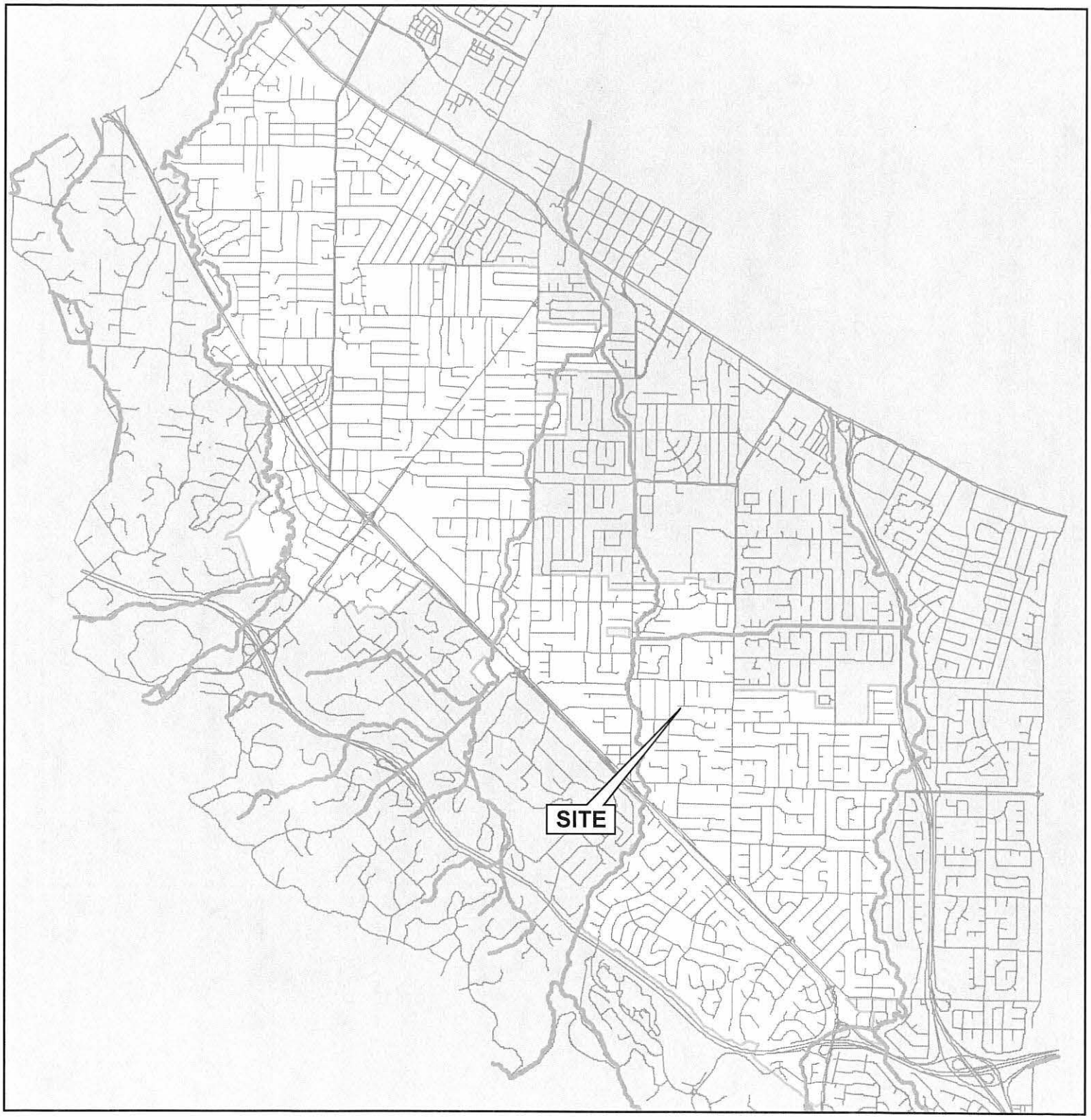
12



1248 PAYNE 13

ATTACHMENT C

AREA MAP



CITY OF LOS ALTOS

APPLICATION: 18-SC-10
APPLICANT: D. Fazekas/Chun-Tsai Family Living Trust
SITE ADDRESS: 1160 Eureka Avenue

N

Not to Scale

VICINITY MAP

SCALE 1 : 6,000

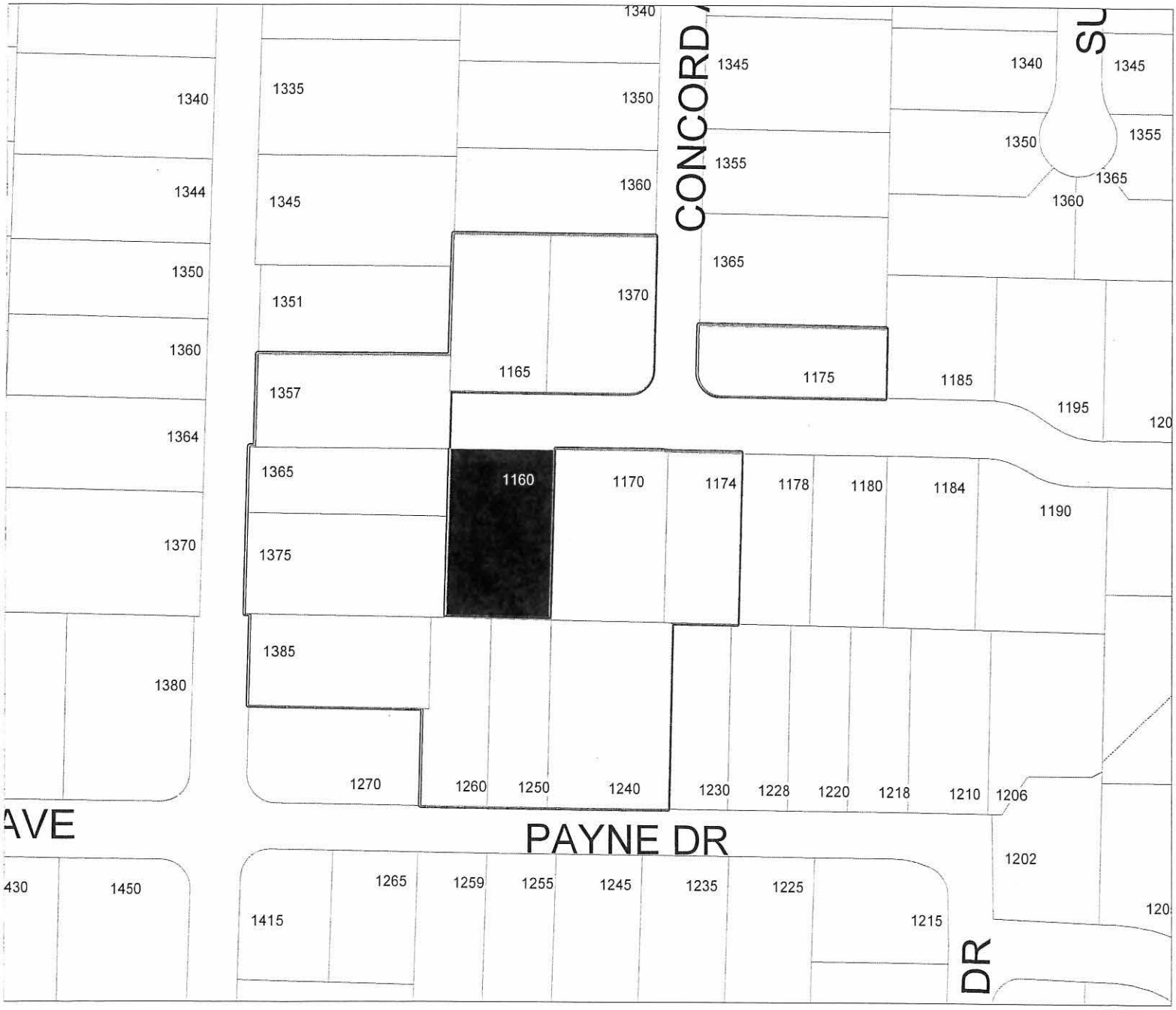
500 0 500 1,000 1,500

FEET

CITY OF LOS ALTOS

APPLICATION: 18-SC-10
APPLICANT: D. Fazekas/Chun-Tsai Family Living Trust
SITE ADDRESS: 1160 Eureka Avenue

1160 Eureka Avenue Notification Map



ARBOR RESOURCE
professional consulting arborists and tree care

ARBORIST REPORT

1160 EUREKA AVENUE
LOS ALTOS, CA 94024
(APN: 193-39-048)

Prepared for:

Faye Tsai
924 Terrace Drive
Los Altos, CA 94025

Prepared by:

David L. Babby
Registered Consulting Arborist® #399
Board-Certified Master Arborist® #WE-4001B

September 12, 2018

p.o. box 25295, san mateo, california 94402 ▪ email: arborresources@comcast.net
office: 650.654.3351 ▪ cell: 650.274.3656 ▪ licensed contractor #796763

TABLE OF CONTENTS

EXHIBITS

1.0 INTRODUCTION

Ms. Faye Tsai has retained me to prepare this *Arborist Report* in connection with the submittal to construct a new single-family residence on her property at 1160 Eureka Avenue, Los Altos. Specific tasks assigned to execute are as follows:

- Visit the site, performed on 9/4/18, to identify photograph 15 trees located either within or adjacent to the site.
- Determine each tree's trunk diameter at 48 inches above the ground. All diameters are rounded to the nearest inch, and trees listed with more than diameter are formed by multiple trunks or leaders at 48 inches above the ground.
- Identify which are defined by Los Altos Municipal Code as "protected trees."[1]
- Ascertain each tree's health and structural integrity, and assign an overall condition rating (e.g. good, fair, poor or dead).
- Rate each tree's suitability for preservation (e.g. high, moderate or low).
- Document any observed health, structural or adjacent hardscape issues.
- Assign numbers to the trees, and plot them on the map in Exhibit B (base map is a copy of Sheet C-2 by SMP Engineers, dated 5/25/18). For trees not shown on the plans, estimate their approximate trunk locations and plot onto the map.
- Nail round metal tags with engraved, corresponding numbers into trunks of accessible trees, as well as fencing nearest trunks of inaccessible ones on neighboring properties (namely #5 and 11-16).
- Review the following plans to identify the potential tree disposition and potential impacts: civil sheets T-1 (dated 11/6/17), C-2 and C-3 (both dated 5/25/18) prepared by SMP Engineers, and landscape sheet L-1 (dated 8/27/18) prepared by Karen Aitken & Associates.
- Develop measures to help mitigate or avoid impacts to retained trees during demolition, grading and construction.
- Prepare a written report presenting the above information, and submit via email as a PDF document.

[1] Section 11.08.040 of the Los Altos Municipal Code defines a "protected tree" (i.e. a regulated tree) as any having a trunk with a diameter ≥15.3 inches measured 48 inches above the ground.

2.0 TREE COUNT AND COMPOSITION

Fifteen (15) trees of 11 various species were inventoried for this report. They are sequentially numbered as #1-10 and 12-16,[2] and the table below identifies their names, assigned numbers, counts and overall percentages.

NAME	TREE NUMBER(S)	COUNT	% OF TOTAL
Chinese pistache	1, 2 and 8	3	20%
Mayten tree	3	1	7%
Saucer magnolia	4	1	7%
Coast redwood	5	1	7%
Fern pine	6	1	7%
Purple-leaf cherry plum	7	1	7%
Tulip tree	9	1	7%
Japanese maple	10	1	7%
Butternut	12	1	7%
Glossy privet	13 thru 15	3	20%
Coast live oak	16	1	7%
	Total	**15**	**100%**

[2] The break in sequential numbering is due to a prior coast live oak, #11, being removed in conjunction with an earlier report by me, dated 10/3/17.

Specific information regarding each tree is presented within the table in **Exhibit A**. The trees' numbers and approximate locations can be viewed on the site map in **Exhibit B**, and photographs are presented in **Exhibit C**.

Applying Section 11.08.040 of the Los Altos Municipal Code, the following four are defined and regulated as protected trees: #5, 6, 9 and 12. Tree #9 is located onsite, whereas the other three are situated offsite on neighboring properties.

Two (2) trees, Chinese pistache #1 and 2, have trunks situated within the public right-of-way along Eureka Avenue and are regarded as street trees.

Seven (7) trees have trunks situated on neighboring sides of the wooden perimeter fence; they include #5, 6 and 12-16. Tree #5 is setback a good distance from the adjoining southeast property; #6 originates from the adjoining western property; and #12 thru 16 align the adjoining eastern property, #13 and 14 of which appear to span the property line and may be jointly-owned.

The other eight (8) trees are located onsite or along the street frontage; they include #1-4 and 7-10.

The trunks of trees #5, 6, 10 and 12-16 are not shown on plans reviewed. Consequently, the circles shown on the map in Exhibit B represent their rough approximate trunk locations, and should not be construed as having been surveyed.

3.0 SUITABILITY FOR PRESERVATION

Each tree has been assigned either a "high," "moderate" or "low" suitability for preservation rating as a means to cumulatively measure its existing health (e.g. live crown ratio, vigor, shoot growth, foliage density and color, etc.); structural integrity (e.g. limb and trunk strength, taper, defects, root crown, etc.); anticipated life span; remaining life expectancy; prognosis; location; size; particular species; tolerance to construction impacts; growing space; and safety to property and persons within striking distance. Descriptions of these ratings are presented below; the high category is comprised of two trees (or 13%), the moderate category six (or 40%), and the low category seven (or 47%).

High: Applies to #5 and 16.

These trees appear healthy and structurally stable; have no apparent, significant health issues or structural defects; present a high potential for contributing long-term to the site; and seemingly requires only periodic or regular care and monitoring to maintain their longevity and structural integrity.

Moderate: Applies to #2, 3, 6, 10, 12 and 15.

These trees contribute to the site, but at levels less than those assigned a high suitability; might have health and/or structural issues which may or may not be reasonably addressed and properly mitigated; and frequent care is typically required for their remaining lifespan.

Low: Applies to #1, 4, 7-9, 13 and 14.

These trees have significant health and/or structural issues expected to worsen regardless of tree care measures employed (i.e. beyond likely recovery). As a general guideline, these trees are not suitable for incorporating into a future landscape, and any presenting a threat to persons or property should be removed regardless of future site development. Any which are retained require highly frequent monitoring and care throughout their remaining lifespans to minimize risk to any persons or property within striking distance (current and/or future).

4.0 POTENTIAL TREE DISPOSITION

Implementing the proposed grading, drainage, utility, hardscape and home design requires removing the following eight trees, all of which are ornamentals: #1-4 and 7-10. Of these, all account for those located onsite, or in the case of #1 and 2, along the street frontage. One tree, #9 (17-inch diameter tulip), is of protected tree status. All are assigned a low or moderate suitability for preservation. Summary descriptions for each are provided below.

Trees #1 and 2 are small Chinese pistache require removal for grading and installation of the future driveway and front parking spot.

Trees #3 and 4 are small and align the site's front west portion. The removal of #3, mayten, is needed to build the future driveway and install the drainage swale. Tree #4, saucer magnolia, is proposed for removal to construct the future walkway, home and gate.

Trees #7 and 8 are small trees, respectively a cherry plum and Chinese pistache, and are being removed to improve the future tree landscape and accommodate constructing the future sports court.

Tree #9, tulip tree of protected tree status, requires removal to construct the new home and patio, as well as achieve site grading and drainage improvements. This tree is in overall poor, declining condition.

Tree #10 is a short, multi-trunk Japanese maple within the eastern portion of the front yard. It directly conflicts with drainage improvements and installing the future joint trench.

5.0 TREE PROTECTION MEASURES

Recommendations presented within this section serve as protection measures to help mitigate or avoid impacts to the offsite, neighboring trees being retained, and should be carefully followed and incorporated into project plans. They are subject to revision upon reviewing project plans, and I ("project arborist" hereinafter) should be consulted in the event any cannot be feasibly implemented.

5.1 Design Guidelines

1. The Tree Protection Zones (TPZs) for retained trees is specified within the map in Exhibit B, and where within the area, the following activities should be avoided: trenching, soil scraping, compaction, mass and finish-grading, overexcavation, subexcavation, tilling, ripping, swales, bioswales, storm drains, dissipaters, equipment cleaning, removal of underground utilities and vaults, altering existing water/drainage flows, stockpiling and dumping of materials, and equipment and vehicle operation. In the event an impact encroaches slightly within a setback, it can be reviewed on a case-by-case basis by the project arborist to determine whether measures can sufficiently mitigate impacts to less-than-significant.

2. All site-related plans should contain notes referring to this report for tree protection measures. Also, show trunk locations, assigned numbers and diameters (shown as a circle to-scale) of existing trees on all site-related plans.

3. All existing, unused lines and pipes within a TPZ should be abandoned and cut off at existing soil grade (rather than being dug up and causing subsequent root damage); this provision should be specified on the demolition plan.

4. Construction of the new sports court should not require excavation or compaction on ground underlying existing pavement within tree #6's TPZ. Rather, the pad should be entirely formed and poured on top of grade underlying existing pavement (i.e. a no-dig design), and direct compaction of soil avoided.

5. To the extent possible, shift the proposed swale to be beyond the TPZ along the east side of the site.

6. Any underground utilities and services not shown but become ultimately installed should be established entirely beyond TPZs.

7. Represent the future staging area and route(s) of access beyond TPZs.

8. The future erosion control design should establish any silt fence and/or straw rolls away from a tree's trunk (not against it), and as close to the canopy edge as possible. Additionally, where within a TPZ, the material should require none or a maximum vertical soil cut of 2 inches for its embedment.

9. The landscape design should conform to the following recommendations:
   a. Large growing trees, such as those that can exceed the height of retained trees, should be installed beyond TPZs, and be at least 10 to 15 feet from a future foundation, wall and hardscape.
   b. Irrigation and lighting features (e.g. main line, lateral lines, valve boxes, wiring and controllers) should be established so that no trenching occurs within a TPZ. In the event this is not feasible, they may require being installed in a radial direction to a tree's trunk, and terminate a specific distance from a trunk (versus crossing past it).
   c. Ground cover beneath canopies should be comprised of a 3-inch layer of coarse wood chips or other high-quality mulch (avoid gorilla hair, rock, stone, gravel, black plastic or other synthetic ground cover). Mulch should kept off tree trunks.
   d. New fence posts (posts) should be placed at least 5 feet from a tree's trunk (depends on trunk size and growth pattern); the post layout should be guided by where large roots are likely located.
   e. Tilling, ripping and compaction within TPZs should be avoided.
   f. Bender board or other edging material proposed beneath the canopies should be established on top of existing soil grade (such as by using vertical stakes).

5.2 Before and During Demolition, Grading and Construction

10. Tree protective fencing should be installed for at least identifying tree #12's TPZ, and can consist of either 6-foot tall chain link mounted on 2-inch diameter, galvanized steel posts driven into ground, or chain link panels mounted on concrete blocks or metal stands and embedded into the ground (at each midpanel).

11. For the TPZ for #6 and 13-16, prior to demolition, spread a 6- to 10-inch layer of coarse wood chips (e.g. ¼- to ¾-inch in size) over unpaved ground, and following demolition of existing pavement, spread additional to capture the entire TPZs. At the contractor's discretion, sheets of plywood could be laid on top and tied together for a steadier walking surface.

12. Great care must be taken during demolition of all existing pavement within TPZs to avoid excavating into the ground and disturbing roots.

13. Removing plant material within TPZs must be manually performed versus using heavy equipment operating and traveling on unpaved ground within those TPZs.

14. Approved digging or trenching within a TPZ should be manually performed without heavy equipment or tractors, including small ones, operating within a TPZ.

15. Roots encountered during the process with diameters <2 inches can be cleanly severed at a 90-degree angle to the direction of root growth. In doing so, sharp cutting tools (e.g. loppers or handsaw) shall be used, and the cut should occur against the tree side of the trench. Roots with diameters of ≥2 inches should be retained, not damaged, and kept moist (and tunneled beneath if necessary).

16. Spoils created during digging must not be piled or spread within a TPZ. If necessary, they can be temporarily piled on plywood or a tarp.

17. Avoid using tree trunks as winch supports for moving or lifting heavy loads, as well as for tying rope, cables, chains or other items around.

18. Supplemental water is essential to promote or maintain the vigor and longevity of trees being retained. The methodology, amount and frequency can be discussed prior to construction.

19. Digging holes for any new wood fence within a TPZ shall be manually performed, and in the event a root of ≥2 inches in diameter is encountered during the process, the hole should be shifted over by 12 inches and the process repeated.

20. Avoid disposing harmful products (such as cement, paint, chemicals, oil and gasoline) beneath canopies or anywhere on site that allows drainage within or near TPZs. Herbicides should not be used with a TPZ; where used on site, they should be labeled for safe use near trees. Liming shall not occur within 50 feet from a trunk.

21. Any tree pruning shall only be performed by a California state-licensed tree service company (D-49 classification) that has an ISA certified arborist in a supervisory role, carries General Liability and Worker's Compensation insurance, and abides by the most recent ANSI A300 standards.

6.0 ASSUMPTIONS AND LIMITING CONDITIONS

- All information presented herein reflects my observations and/or measurements obtained from the ground and project site on September 4, 2018.
- Observations were obtained visually without probing, coring, dissecting or excavating.
- The assignment pertains solely to trees listed in Exhibit A, and I hold no opinion towards other trees on or surrounding the project area.
- I cannot provide a guarantee or warranty, expressed or implied, that deficiencies or problems of any trees or property in question may not arise in the future.
- No assurance can be offered that if all my recommendations and precautionary measures (verbal or in writing) are accepted and followed the desired results may be achieved.
- I cannot guarantee or be responsible for the accuracy of information provided by others.
- I assume no responsibility for the means and methods used by any person or company implementing recommendations provided in this report.
- Information provided herein represents my opinion. Accordingly, my fee is in no way contingent upon the reporting of a specified finding, conclusion or value.
- The site map presented in Exhibit B is solely intended to represent a tree's approximate location, and should not be utilized for identifying surveyed points.
- This report is proprietary to me and may not be copied or reproduced in whole or part without prior written consent. It has been prepared for the sole and exclusive use of the parties to who submitted for the purpose of contracting services provided by David L. Babby.
- If any part of this report or copy thereof be lost or altered, the entire evaluation shall be invalid.

Prepared By: _____ Date: September 12, 2018

David L. Babby
Registered Consulting Arborist® #399
Board-Certified Master Arborist® #WE-4001B
CA Licensed Tree Service Contractor #796763 (C61/D49)

EXHIBIT A:

TREE INVENTORY TABLE

(three sheets)

TREE INVENTORY TABLE

TREE/ TAG NO.	TREE NAME	SIZE	CONDITION			Suitability for Preservation (High/Moderate/Low)	Protected Tree	Street Tree
		Trunk Diameter (in.)	Health Condition (100%=Best, 0%=Worst)	Structural Integrity (100%=Best, 0%=Worst)	Overall Condition (Good/Fair/Poor/Dead)			
1	Chinese pistache (*Pistacia chinensis*)	5	60%	30%	Poor	Low		X

Comments: Guy wire attached to trunk at 5' high, and rubber wrap is embedded inside. Asymmetrical, squat form dominant towards west.

2	Chinese pistache (*Pistacia chinensis*)	7	70%	60%	Fair	Moderate		X

Comments: Multiple leaders originate at 6' high. Asymmetrical canopy dominant towards south. Buried root collar.

3	Mayten tree (*Maytenus boaria*)	7	40%	60%	Poor	Moderate		

Comments: Declined from when observed last year (12 months ago), and suitability would be reduced to low should it decline further. Has a pronounced buttress towards SW, the root surfacing <1' from fence. Also has a smaller root surfacing towards E 1' from trunk.

4	Saucer magnolia (*Magnolia × soulangeana*)	3, 3, 3, 3	30%	40%	Poor	Low		

Comments: Declined from when observed last year. Formed by three trunks originating at 12" high, one dividing at 3.5' high into two 3" leaders. Large girdling root embedded into base at SE side.

5	Coast redwood (*Sequoia sempervirens*)	~36	60%	80%	Good	High	X	

Comments: Offsite on neighboring SE property, its trunk setback from the property's SE fence corner by ~15'. Tree's canopy reaches near the corner, but does not overhang property.

6	Fern pine (*Podocarpus gracilior*)	~16, 14, 12	70%	40%	Fair	Moderate	X	

Comments: Originates from adjoining property, the trunk not visible. Multi-leader structure and leggy form with a broad canopy. Base abuts or is ~1' from fence line. Excessive limb weight, particularly the E leader overhanging driveway. Existing driveway within 1' from fence.

TREE INVENTORY TABLE

TREE/ TAG NO.	TREE NAME	SIZE	CONDITION			Suitability for Preservation (High/Moderate/Low)	Protected Tree	Street Tree
		Trunk Diameter (in.)	Health Condition (100%=Best, 0%=Worst)	Structural Integrity (100%=Best, 0%=Worst)	Overall Condition (Good/Fair/Poor/Dead)			
7	Purple-leaf cherry plum (*Prunus c*. 'Atropurpurea')	~10, 9, 6, 6, 3	40%	40%	Poor	Low		

Comments: Multi-leaders begin at 4' high, and diameter below at 3' high is 19". Trunk enclosed by chicken wire. Concrete patio covers entire dripline towards N side. Watersprouts comprise interior, and deadwood is throughout canopy. Crowded-growing conditions beneath tree #6.

8	Chinese pistache (*Pistacia chinensis*)	9	60%	30%	Poor	Low		

Comments: Irregular form comprised of a main trunk dividing into three leaders at 6' high, the largest centermost having a large, 16" tall by 7" wide decaying wound from where a prior limb tore away sometime ago. Excessive limb weight and asymmetrical canopy. Deadwood.

9	Tulip tree (*Liriodendron tulipifera*)	17	30%	50%	Poor	Low	X	

Comments: Declined since when observed last year. Deadwood throughout and has an asymmetrical canopy, dominant towards the N. Tall form with excessive limb weight. Adjacent hard-scape is raised and within 18" from base. First limb originates at 10' high.

10	Japanese maple (*Acer palmatum*)	3, 3, 3, 2, 2, 2, 2, 2	60%	40%	Fair	Moderate		

Comments: 10' tall, multi-trunk tree.

12	Butternut (*Juglans cinerea*)	~28	60%	50%	Fair	Moderate	X	

Comments: Setback from fence line onto adjoining eastern property by roughly 8'. Multi-leader and has a reasonably good form. Excessive limb weight.

13	Glossy privet (*Ligustrum lucidum*)	7, 7, 6, 3, 3	40%	40%	Poor	Low		

Comments: Originates from east side of fence, the base being 1' from #14's. Multi-trunk structure, the trunks not visible. Excessive limb weight and crowded-growing conditions. Deadwood.

TREE INVENTORY TABLE

TREE/ TAG NO.	TREE NAME	SIZE	CONDITION			Suitability for Preservation (High/Moderate/Low)	Protected Tree	Street Tree
		Trunk Diameter (in.)	Health Condition (100%=Best, 0%=Worst)	Structural Integrity (100%=Best, 0%=Worst)	Overall Condition (Good/Fair/Poor/Dead)			
14	Glossy privet (*Ligustrum lucidum*)	8, 4, 4	30%	40%	Poor	Low		

Comments: Originates from east side of fence, the base being 1' from #13's and abuts fence (pushes it out some). Multi-trunk structure, the trunks not visible. Declining with deadwood.

15	Glossy privet (*Ligustrum lucidum*)	5	60%	40%	Fair	Moderate		

Comments: Originates from east side of fence, and its base is ~1' from fence. Small tree under crowded conditions; narrow and confined form between #14 and 16. Deadwood. Trunk not visible.

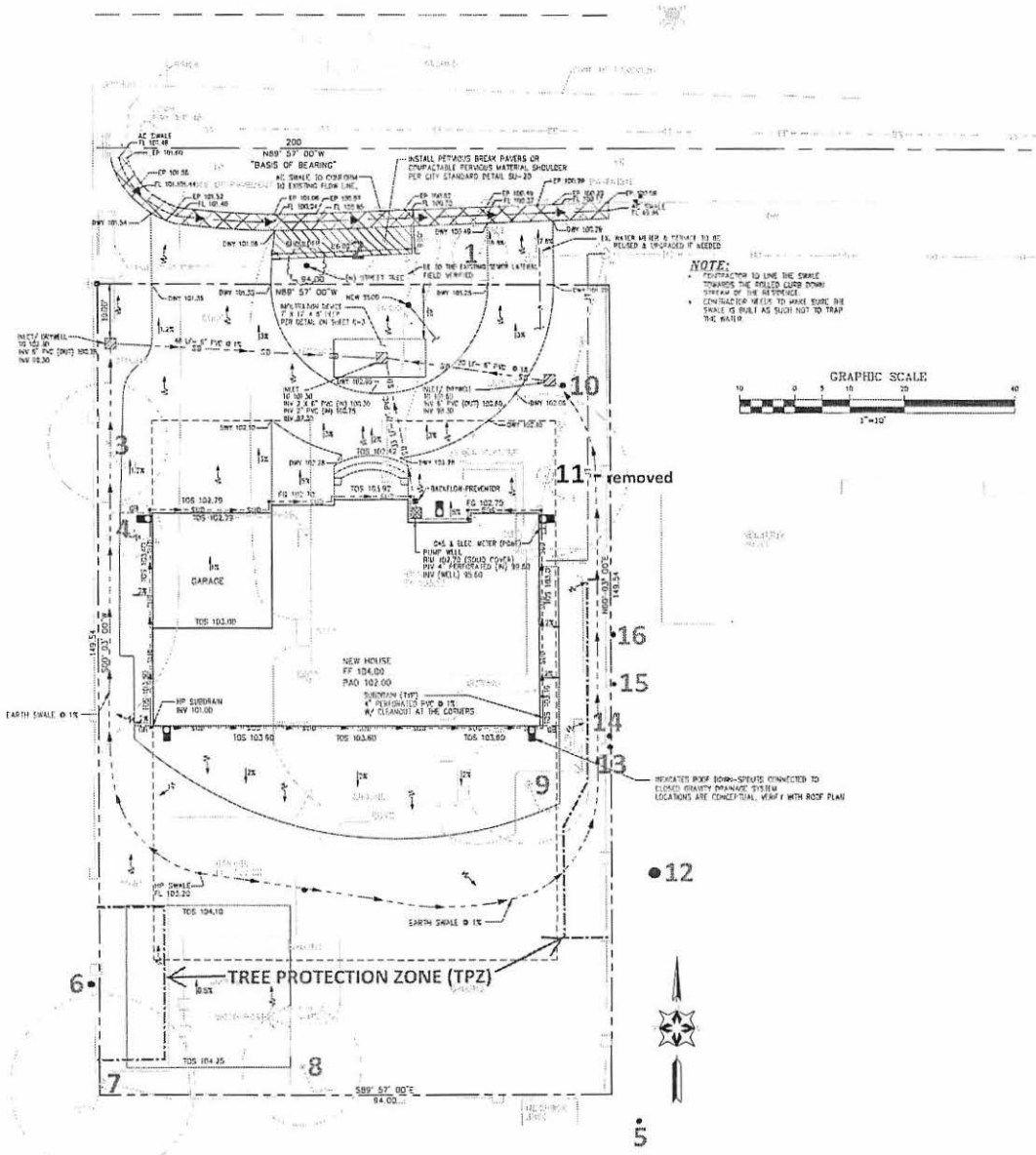
16	Coast live oak (*Quercus agrifolia*)	~10	70%	40%	Fair	High		

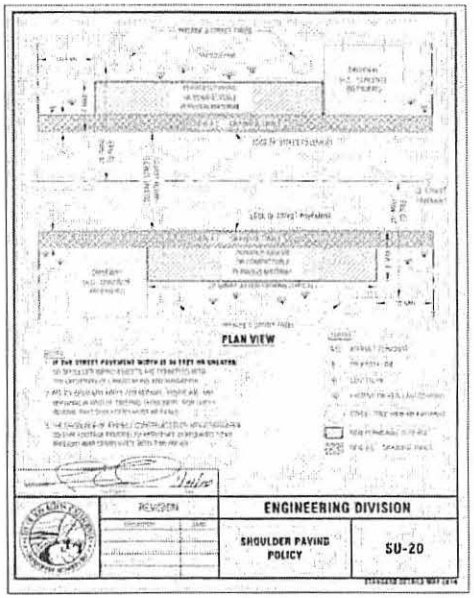
Comments: Originates from east side of fence, and base appears slightly within 1' away. Asymmetrical canopy growing along the perimeter of #9's. Trunk not visible.

EXHIBIT B:

SITE MAP

(one sheet)





SMP
ENGINEERS
CIVIL ENGINEERS

1534 CAROB LANE
LOS ALTOS, CA 94024
TEL: (650) 941-6055
FAX: (650) 941-8755

OWNER:

GRADING AND DRAINAGE PLANS
NEW SINGLE FAMILY RESIDENTIAL
1160 EUREKA AVE, LOS ALTOS, CA 94024
APN: 193-09-048
GRADING AND DRAINAGE PLAN

Revisions:

Date: 05/25/2018
Scale: 1"=10'
Prepared by: S.P.
Checked by: S.R.
Job #: 217128

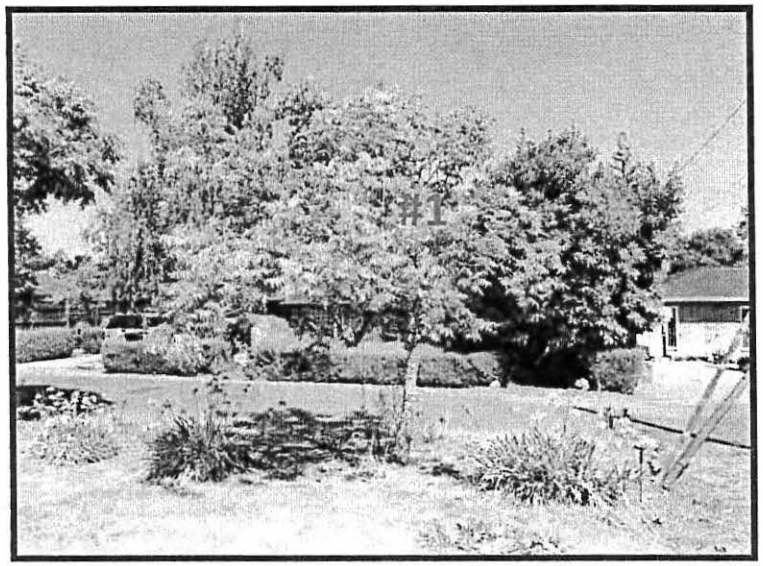
Sheet: 2OF 4
C-2

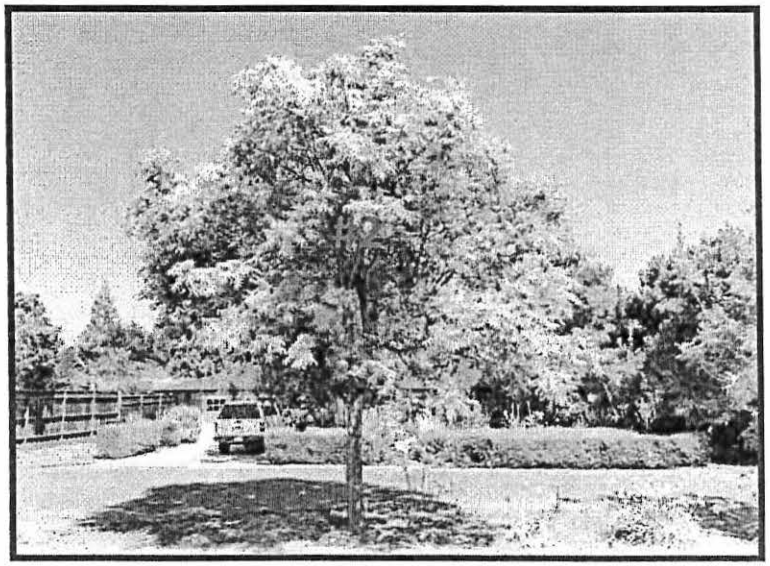
EXHIBIT C:

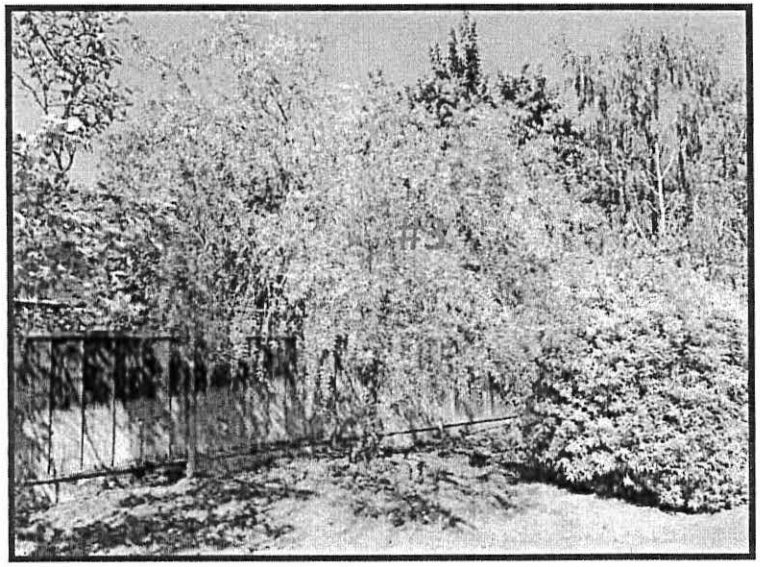
PHOTOGRAPHS

(three sheets)

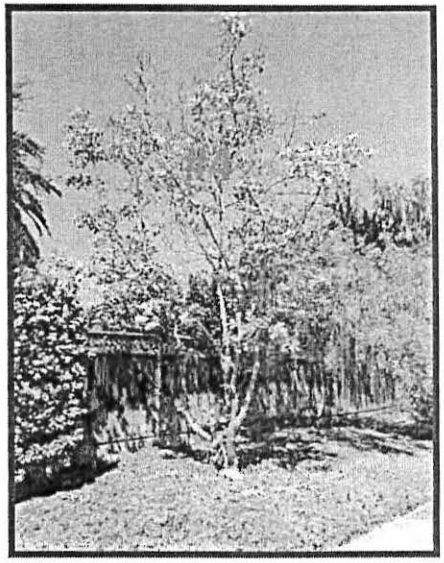
Photo Index

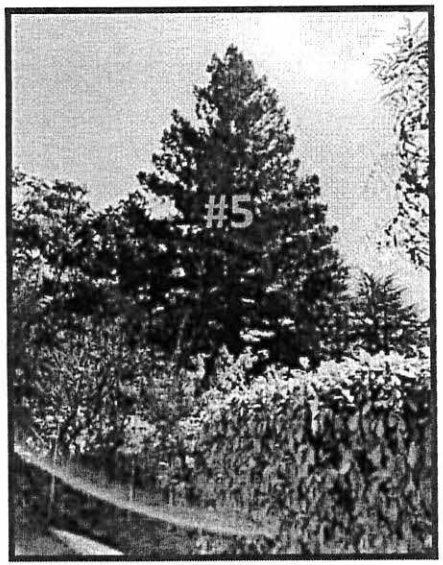

#1

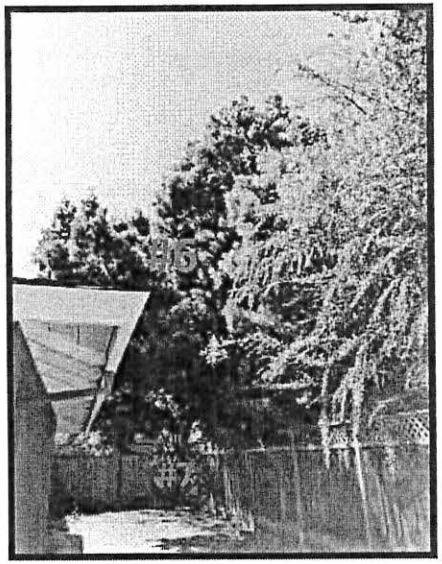

#2

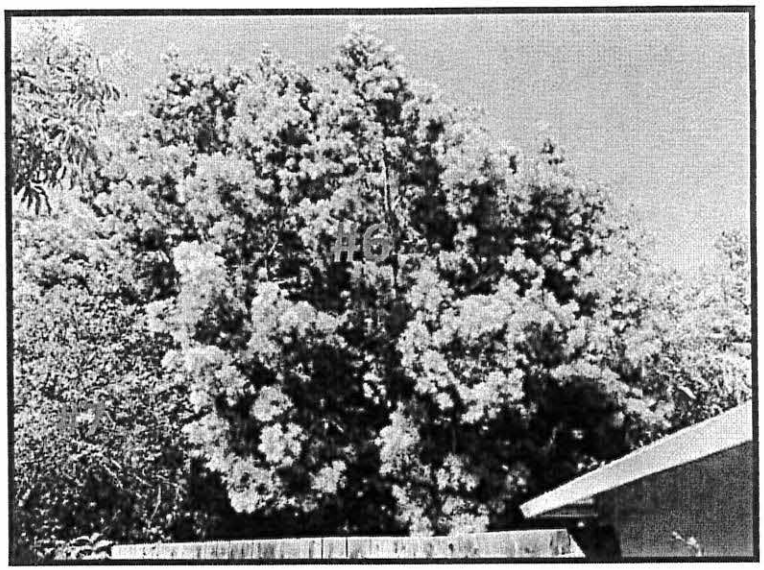

#3

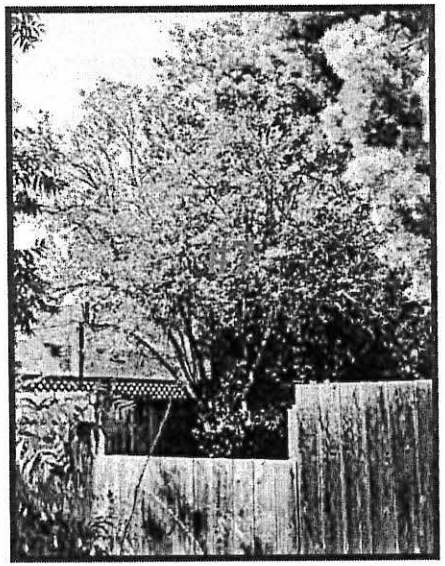

#4

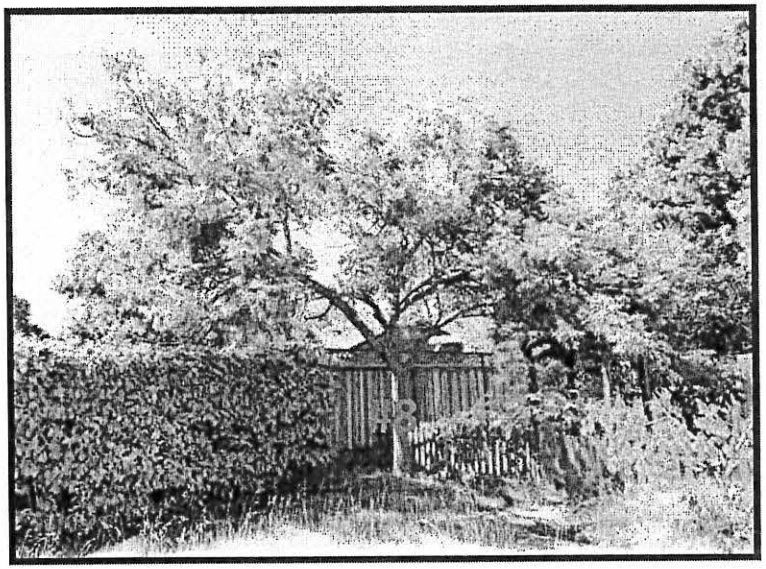

#5

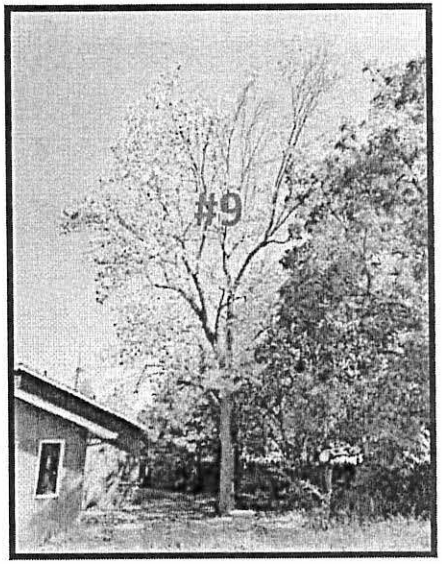

#5

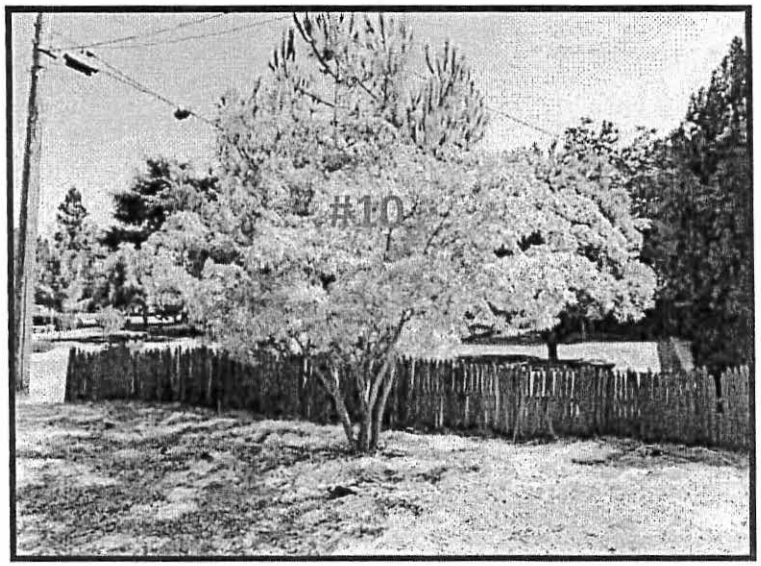

#5

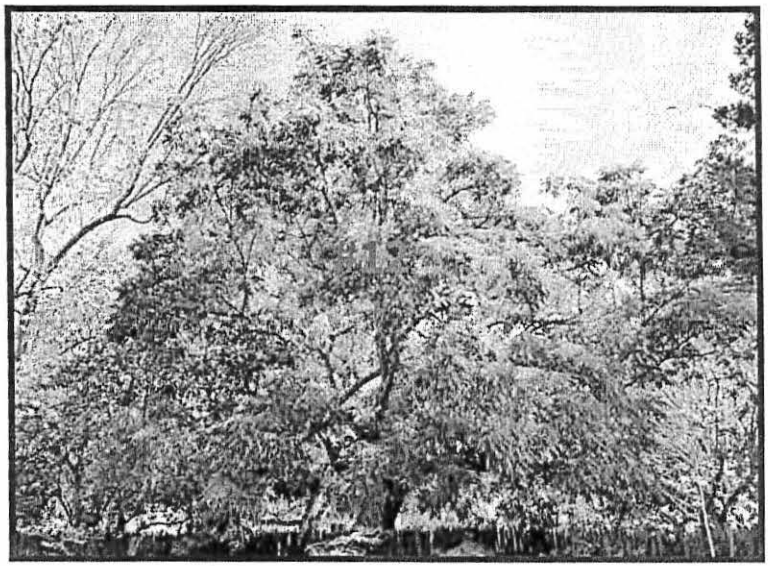

#6





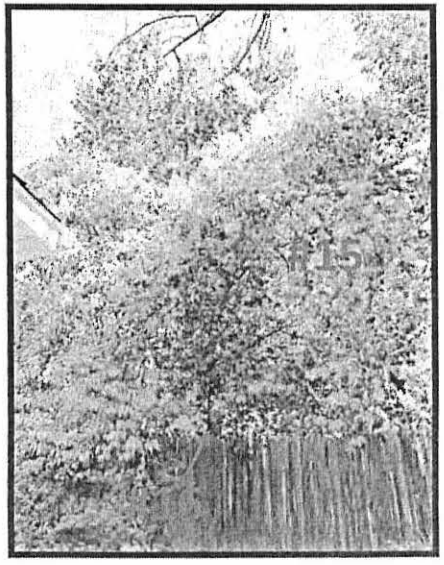

#9


#10


#11


#14

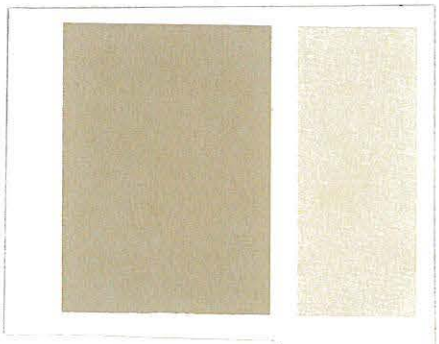

#13


#15

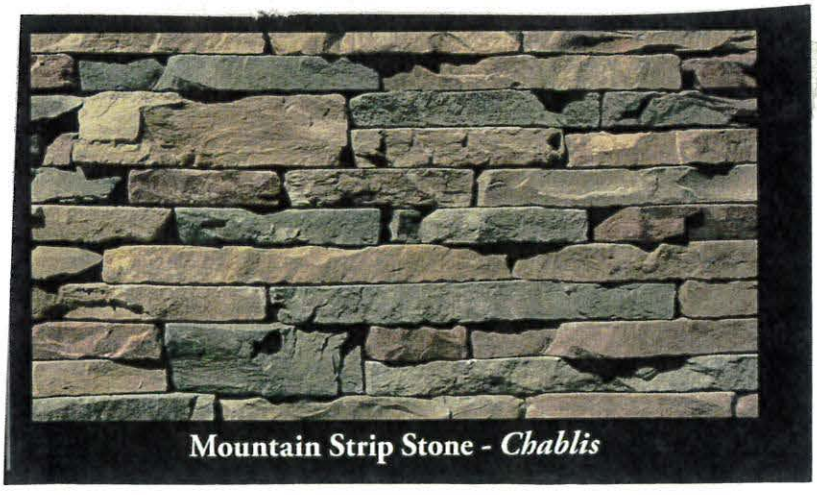
ATTACHMENT E

MATERIAL
BOARD
TSAI
1160 EUREKA

Teak†



Large: 301 Oakwood
Right: 36 Navajo White



Mountain Strip Stone - *Chablis*

ATTACHMENT F

Sean Gallegos

From: Gail La Roque <laroque@infionline.net>
Sent: Wednesday, December 12, 2018 3:19 PM
To: Sean Gallegos
Subject: Re: Tsai development review at 1160 Eureka Avenue

November 24, 2018

Robert and Gail La Roque
1165 Eureka Avenue
Los Altos, CA 94024
650 960-3654
650 823-7449

Attention: Sean Gallegos
Los Altos City Hall Planning Department
1 N. San Antonio Road
Los Altos, CA 94022

To the Los Altos City Hall Planning Department;

The house across from us at 1160 Eureka Avenue sold last November and our new neighbors Wesley and Faye Tsai will be building a new home. We would like to express our appreciative support for the building plans of Faye and Wesley Tsai. They have shown us both their house and landscape plans and we are very pleased with their sensitivity to the ambiance and the traffic patterns of our neighborhood. Their plans meld nicely with the existing homes and they have been very attentive to the wishes of all of their immediate neighbors. As an example the Tsais have requested permitting for a semi- circular driveway in their front yard. Our end of Eureka Avenue is a dead end spur (not a cul de sac) at the west end of Eureka Avenue with 2 houses opposite each other at the dead end. We are extremely pleased with their plan as our spur is narrow and allows little space for street parking or turnarounds. The Tais have been very considerate in presenting their plans to neighbors and honoring their requests. We look forward to welcoming the Tsais as our new neighbors.

Please do not hesitate to contact us if we may offer additional support or if you have any questions.

Sincerely,

Robert and Gail La Roque