



DATE: June 5, 2019

AGENDA ITEM # 2

TO: Design Review Commission
FROM: Steve Golden, Senior Planner
SUBJECT: 18-SC-04 – 446 South Clark Avenue

RECOMMENDATION:

Approve design review application 18-SC-04 subject to the listed findings and conditions

PROJECT DESCRIPTION

This is a design review application for a new two-story house that was continued from the April 3, 2019 Design Review Commission meeting. The project includes 2,081 square feet at the first story and 982 square feet at the second story. The following table summarizes the project's technical details:

GENERAL PLAN DESIGNATION: Single-Family Small Lot
ZONING: R1-10
PARCEL SIZE: 8,752 square feet
MATERIALS: Composition shingle roof, smooth finish stucco and stained wood exterior siding, tile wainscoting, Fibrex/composite clad windows, and stained wood garage door

	Existing	Proposed	Allowed/Required
COVERAGE:	1,714 square feet	2,297 square feet	2,626 square feet
FLOOR AREA:			
First Floor	1,543 square feet	2,081 square feet	
Second Floor	-	982 square feet	
Total	1,543 square feet	3,063 square feet	3,063 square feet
SETBACKS:			
Front (San Luis Ave)	35.25 feet	25 feet	25 feet
Rear	40.75	47.75 feet	25 feet
Exterior side (S. Clark Ave)	11.25 feet	12.75 feet	12.6 feet
Interior side (1 st /2 nd)	20 feet/-	9 feet/16.25 feet	6.3 feet/13.9 feet
HEIGHT:	16.2 feet	25.1 feet	27 feet

BACKGROUND

First Public Meeting

On April 3, 2019, the Design Review Commission held a public meeting to consider the proposed project. Following comments by the property owner and their consulting arborist, and public comments, which focused primarily on concerns regarding impacts to trees on the subject property and neighboring property at 553 San Luis Avenue, the Commission discussed the proposed project. After deliberating, they voted unanimously (4-0) to continue the project with direction to provide greater setback to the redwood tree (Tree #6) on the neighboring property at 553 San Luis Avenue to ensure its preservation and revise the proposed landscaping/hardscape within the redwood tree's protection zone. The Commission also discussed the removal of the redwood tree (Tree#7) on the subject property and concluded that its current condition, which resulted from prior unpermitted actions and topping of the tree had damaged the tree, along with its proximity to the proposed house and surrounding residences, provided a reasonable basis to allow its removal.

The April 3, 2019 Design Review Commission agenda report and meeting minutes are attached for reference (Attachments A and B).

DISCUSSION

Design Revisions

In response to the Commission's direction, the applicant revised the project design as follows:

- Modified the building footprint adjacent to the neighboring redwood tree (Tree #6) to increase the interior side yard setback from nine feet to 15.75 feet;
- Modified the landscaping and civil plans to provide only limited improvements within the dripline of Tree #6; and
- Modified the landscaping plan to reduce planting under the oak trees adjacent to South Clark Avenue.

The new plan revises the building footprint closest to Tree #6 along the interior side property line to allow for a greater setback distance to the tree as requested by the Design Review Commission. The revised plan now includes a 15.75 first story side yard setback at the dining room and family room area of the proposed residence which is approximately 17.5 feet to the base of the trunk of Tree #6 as depicted on the site plan (Sheet A1-1). Two bay windows are included within the dining room and family room which project closer to the property line, but do not have any foundation directly underneath. The revised plan maintains a nine-foot first story side yard setback at the kitchen area consistent with the previous plan. This results in a corner of the kitchen area located approximately 16 feet from the base of the trunk of Tree #6.

In order to maintain a similar floor area as previously proposed, additional floor area was placed at the rear portion of the first-story which reduced the rear yard setback from 50.3 feet to 47.75 feet. The size of the second story also increased by approximately 10 square feet, but appears more balanced over the first story when viewed from South Clark Avenue than the previous design and preserved the 50.3 foot rear setback as shown in the previous design. The front covered porch was also widened

to appear more centered on the elevation. The revised design maintains the overall building and roof form and exterior material; therefore, consistent with the previous architectural composition.

The landscape plans and civil plans have been modified consistent with the changes to the site plan. Hardscape improvements have been eliminated from the dripline of Tree #6 and most of the proposed landscape plantings occur just at the periphery of the tree dripline. Three Creeping fig plants are proposed to be planted within the tree dripline, but are smaller container sizes and should only grow along and attaching themselves to the fence, so they will likely have minimal impact to the existing redwood tree. The proposed landscape planting under the oak trees (Trees #1-4) have mostly been eliminated as shown in L-1 of the landscape plan. The plans do not identify what the texture is as shown under the trees, but it is assumed that rock or decomposed granite will be installed. This can be verified by staff at the time of building permit submittal. Staff had provided some minor changes to the previous landscape plan as approval conditions, which unfortunately were not incorporated into the plans; therefore they have been included as Conditions No. 1.

An additional treatment for tree protection for Tree #6 was added to the revised arborist report as attached (Attachment C). Overall, the project appears to address the Commission's direction from the April 3, 2019 meeting while maintaining or improving upon the design of the proposed residence.

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 posted on the property and mailed to 13 property owners within the immediate project area on San Luis Avenue, South Clark Avenue, and Benvenue Avenue. Public correspondence received prior to the report publication is provided in Attachment D, which includes one comment from the neighboring property owner at 562 Benvenue Avenue requesting additional privacy planting in the rear yard.

Cc: Michael Ma, Applicant and Architect
Yuanzi (Kevin) Ren, Owner

Attachments:

- A. April 3, 2019 Meeting Minutes
- B. April 3, 2019 Agenda Report
- C. Revised Arborist Report
- D. Public Correspondence

FINDINGS

18-SC-04 – 446 South Clark Avenue

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 complies 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 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.

CONDITIONS

18-SC-04 – 446 South Clark Avenue

GENERAL

1. Approved Plans

The approval is based on the plans and materials received on March 20, 2019, except as may be modified by these conditions and as specified below:

- a. Replace a minimum of five Photinia plants with Pittosporum plants along the interior side property line at the rear of the proposed residence. Staff will complete a final site inspection to determine if additional Pittosporum plants should be required to reduce direct visual impacts to neighboring property.
- b. Replace the Camelia plants on the landscape plan with a similar plant of size and appearance.
- c. Shift the three proposed Asian Pear trees a minimum of six feet to the west away from the existing oak trees.

2. Protected Trees

Trees Nos 1-4, and 8 shall be protected under this application and cannot be removed without a tree removal permit from the Community Development Director. In addition, the redwood tree (No. 6) on the adjacent property at 553 San Luis Avenue shall be protected as follows:

- a. The project arborist shall provide a plan review letter of the grading and drainage plan to ensure that all trees proposed for preservation. 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.
- b. The final tree protection recommendations shall be incorporated into the final building plans. The Applicant shall comply and implement the tree protection recommendations.

3. 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.

4. Fire Sprinklers

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

5. Underground Utilities

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

6. Landscaping

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

7. Indemnity and Hold Harmless

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

PRIOR TO BUILDING PERMIT SUBMITTAL

8. Conditions of Approval

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

9. Tree Protection Note

On the grading plan and/or the site plan, show all tree protection fencing along the dripline of the trees. For Trees Nos 1-4, 6, and 8 tree protection fencing shall be installed as directed by the arborist and add the following note: "All tree protection fencing shall be chain link and a minimum of five feet in height with posts driven into the ground and shall not be removed until completion of construction unless approved by the Planning Division."

10. Water Efficient Landscape Plan

Provide a landscape documentation package prepared by a licensed landscape professional showing how the project complies with the City's Water Efficient Landscape Regulations and include signed statements from the project's landscape professional and property owner.

11. Green Building Standards

Provide verification that the house will comply with the California Green Building Standards pursuant to Section 12.26 of the Municipal Code and provide a signature from the project's Qualified Green Building Professional Designer/Architect and property owner.

12. Underground Utility Location

Show the location of underground utilities pursuant to Section 12.68 of the Municipal Code. Underground utility trenches shall avoid the drip-lines of all protected trees unless approved by the project arborist and the Planning Division.

13. Air Conditioner Sound Rating

Show the location, model number and size of any air conditioning units on the site plan and provide the manufacturer's specifications showing the sound rating for each unit conforming to Chapter 6.16 Noise Control.

14. Shoulder Paving Improvement Policy

The project shall update plans showing proper installation of shoulder paving and improvements per the Shoulder Paving and Improvement Policy, City Engineering Division SU-20 standard or as directed by the City Engineer or their designee.

15. Storm Water Management

Show how the project is in compliance with the New Development and Construction Best Management Practices and Urban Runoff Pollution Prevention program, as adopted by the City for the purposes of preventing storm water pollution (i.e. downspouts directed to landscaped areas, minimize directly connected impervious areas, etc.).

PRIOR TO ISSUANCE OF BUILDING OR DEMOLITION PERMIT

16. Tree Protection

Tree protection fencing shall be installed around the driplines of protected trees and of the trees on adjacent properties. Tree protection fencing shall be chain link and a minimum of five feet in height with posts driven into the ground and shall not be removed until all building construction has been completed unless approved by the Planning Division.

PRIOR TO FINAL INSPECTION

17. Arborist Review Letter

A letter shall be submitted by the project arborist that all tree protection measures were fully implemented during the construction of the project and/or where alternatives measures were implemented due to limitations during construction as needed and as appropriate.

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).

- Modify condition #2 to provide an updated landscape plan to show evergreen screening species location along the right side property line.

The motion was approved (5-0) by the following vote:

AYES: Harding, Kirik, Glew, Bishop and Ma

NOES: None

Commissioner Ma recused himself for item #3 due to a financial interest in the project since he is the architect.

3. **18-SC-04 – Michael Ma – 446 S. Clark Avenue**

Design review application for a new two-story house. The project includes 2,092 square feet at the first story and 971 square feet at the second story. *Project Planner: Golden*

Senior Planner Golden presented the staff report, recommending approval of design review application 18-SC-04 subject to the listed findings and conditions.

Property owner Kevin Ren presented the project and arborist Kevin Kielty spoke about the trees on site, noting the reasons to support removal of the large redwood on the site and how the project could be managed to minimize impacts to the adjacent redwood trees on the property at 553 San Luis Avenue.

Public Comment

Neighbor John Mitchell expressed support for the project but noted concern about the removal of the large redwood tree.

Neighbor John Stuart, 553 San Luis Avenue, expressed concern about potential impacts to the redwoods on his property and the removal of the large redwood tree on the project site, noting that the construction activities will damage their redwood trees and that the house should be moved further away to avoid cutting any roots.

Resident and Benvenue neighbor Jill Woodford expressed concerns about impacts to the redwood tree, noting that the project should utilize a pier and grade beam foundation to minimize the root impacts, should add more landscaping along both street frontages and should protect the oak trees adjacent to South Clark.

Action: Upon a motion by Vice-Chair Kirik, seconded by Commissioner Glew, the Commission continued design review application 18-SC-04 with the following direction:

- Provide a larger setback to the redwood trees at 553 San Luis Avenue to ensure their preservation and revise the landscaping/hardscape within the tree protection zone.

The motion was approved (4-0) by the following vote:

AYES: Harding, Kirik, Glew, and Bishop

NOES: None

RECUSED: Ma

Commissioner Ma rejoined the meeting for the rest of the agenda items.

4. **18-SC-27 – William Ogle – 351 Lunada Court**

Design review for a new two-story house with a basement. The proposed project will include a new house with 2,469 square feet at the first story and 1,412 square feet at the second story. *Project Planner: Gallegos*



DATE: April 3, 2019
AGENDA ITEM # 3

TO: Design Review Commission
FROM: Steve Golden, Senior Planner
SUBJECT: 18-SC-04 – 446 South Clark Avenue

RECOMMENDATION:

Approve design review application 18-SC-04 subject to the listed findings and conditions

PROJECT DESCRIPTION

This is a design review application for a new two-story house. The project includes 2,092 square feet at the first story and 971 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:	8,752 square feet
MATERIALS:	Composition shingle roof, smooth finish stucco and stained wood exterior siding, tile wainscoting, Fibrex/composite clad windows, and stained wood garage door

	Existing	Proposed	Allowed/Required
COVERAGE:	1,714 square feet	2,241 square feet	2,626 square feet
FLOOR AREA:			
First Floor	1,543 square feet	2,092 square feet	
Second Floor	-	971 square feet	
Total	1,543 square feet	3,063 square feet	3,063 square feet
SETBACKS:			
Front (San Luis Ave)	35.25 feet	25 feet	25 feet
Rear	40.75	50.3	25 feet
Exterior side (S. Clark Ave)	11.25 feet	12.6 feet	12.6 feet
Interior side (1 st /2 nd)	20 feet	9 feet/16.25 feet	6.3 feet/13.9 feet
HEIGHT:	16.2 feet	25.1 feet	27 feet

BACKGROUND

Neighborhood Context

The subject property is located at the northwest corner of South Clark Avenue and San Luis Avenue. The neighborhood along San Luis Avenue and South Clark Avenue in this vicinity is considered a Consistent Character Neighborhood as defined in the City's Residential Design Guidelines. Most of the houses are similar styled one-story residences with horizontal eave lines, low scaled building heights, and similar exterior materials including stucco and wood siding. There are some two-story residences, but they appear to have low wall plate heights on the first and second stories. The properties on the west side of South Clark Avenue, along San Luis Avenue, are considered small lots, have a narrow width and have similar front yard setbacks. There is not a uniform street tree pattern, but there are many mature trees and other landscaping present in the surrounding neighborhood.

Zoning Conformance

The parcel is considered a narrow corner lot as defined in Section 14.06.080(E) of the Municipal Code because it is 63.35 feet wide whereas a standard corner lot is required to be 90 feet wide. When a corner lot is considered a narrow lot, the standard side yard setbacks are allowed to be reduced. The reduced setbacks are shown in the table above. Also, since the lot is less than 70 feet wide, an alternative daylight plane is applied per Section 14.06.100 of the Municipal Code which is depicted on Sheet A3.1 of the submitted plan set. Per the definition of front lot line in the Zoning Code, which specifies that the narrower of the two street frontages on a corner lot is considered the front yard space, the lot line along San Luis Avenue is considered the front.

DISCUSSION

Design Review

According to the Design Guidelines, in Consistent Character Neighborhoods, good neighbor design has design elements, material and scale found within the neighborhood and sizes that are not significantly larger than other homes in the neighborhood. The emphasis should be on designs that "fit in" and lessen abrupt changes.

The proposed residence will have a similar orientation as the existing house with the front entry facing South Clark Avenue and garage facing San Luis Avenue, however, the residence will be shifted approximately 10 feet closer to San Luis Avenue and will be a two-story residence. The new residence is completely comprised of hipped roof forms and has a more formal entry. The massing of the second story is approximately half of the first story and generally balanced over the first story with slightly more massing towards the right side when viewed from South Clark Avenue. The second story is slightly stepped back from the first story and the building articulation further contributes to break up the massing. Other elements such as bay windows and the layered hipped roof forms break the massing of the roof structure.

The height of the proposed residence is 25.1 feet, whereas the existing residence is 16.2 feet in height. The proposed residence is designed with nine-foot tall wall plates on the first-story with a slightly taller front entry feature and 8.5-foot tall wall plates on the second story, which maintains the lower scale appearance consistent with the nearby residences on San Luis Avenue and South Clark Avenue. The low 4:12 roof pitch also contributes to the lower scale appearance. The residence is on a narrow

corner lot defined by the Zoning Code, however it has been designed to exceed the interior side yard setback on the first and second story by nearly three feet.

The project is utilizing high quality materials, such as stucco siding, stone veneer wainscoting, stained wood exterior siding (at bay windows), composite clad windows and a stained wood garage door, which are composed and integrated well into the architectural design of the house. The project's material board is included as Attachment D.

Overall, the project appears to be an appropriate design within this Consistent Character Neighborhood setting, it would maintain an appropriate relationship to the adjacent structures and meets the intent of the design review findings.

Privacy

As stated above, the lot is considered a narrow lot and reduced side yard setbacks are allowed. The proposed first story interior side yard setback is nine feet, whereas 6.3 feet is required and the second-story interior side yard setback is proposed to be 16.25 feet, whereas 13.9 feet is normally required, therefore, the project is exceeding those reduced setback standards. The second-story windows on the interior side are relatively small in nature and will have sill heights of 4.5 and five feet from the finished floor, which will reduce potential privacy impacts to the adjacent property to the west. Larger second-story windows are placed on the elevations facing the street and rear yard area, however, the proposed residence has a 50-foot setback to the rear property line, therefore, minimizing potential privacy impacts. The landscape plan proposes to plant *Pittosporum tobira* (Japanese Mock Orange) along the interior side yard area adjacent to the residence and *Photinia x fraseri* (Fraser Photinia) towards the rear to further mitigate privacy impacts. Staff recommends replacement of five of the *Photinia* plants with *Pittosporum* plants to the rear of the residence since *Pittosporum* should grow slightly taller and further reduce direct views into the neighboring property which currently consists of an outdoor pool. Overall, with the proposed design of the residence including the placement and size of second story windows and proposed privacy screening, the proposed project is unlikely to cause unreasonable privacy impacts to the neighboring properties.

Trees and Landscaping

There are a total of seven trees on the project site including Coast live oak, Redwood, and Black acacia trees. In addition, there are conjoined Redwood trees at 553 San Luis Avenue with a dripline that overhangs on the subject site along a portion of the interior side. One of the Coast live oaks (Tree No 1), a Redwood (Tree No 7) and the conjoined Redwoods on the neighbor's property (Tree No 6) are large enough to be considered protected trees and subject the City's Tree Protection Regulations (Municipal Code Chapter 11.08). Sheet A1.1 of the project plans indicate the tree locations on the site relative to the proposed building footprint. The project is proposing to remove Tree Nos. 5 and 7 as described in the table on Sheet A1.1.

Kielty Arborist Services LLC (Kevin Kielty and David Beckham, certified arborists) completed an initial assessment and evaluation of all trees on the subject site (see report dated August 28, 2017, revised February 12, 2018, in Attachment C). In that report, it noted that the Coast live oak along the property line (Tree No. 5), has a heavy lean and was being suppressed by the Redwood on the neighboring property. It also notes the condition of the Redwood tree (Tree No. 7) as having poor form and being too close to the proposed residence. The arborists completed exploratory hand dug trenches to expose roots of the Redwood on the neighboring property (Tree No. 6) and noted that

site development and construction activities may have minor impacts to the tree, but no long term impact is expected due to the placement of the house in relation to the tree. The Applicant submitted a follow-up comment letter by Kielty Arborist Services on May 9, 2018 subsequent to a further inspection of the Redwood tree (Tree No. 7). The comment letter detailed the poor form of the tree and major root cutting (including a 10 inch buttress root) by the previous homeowner. For these reasons, the arborists are recommending removal of this tree.

The neighbors at 553 San Luis Avenue retained consulting arborist Ray Morneau to assess the trees along the shared property line for potential impacts related the proposed project and to provide a peer review of the reports by Kielty Arborist Services. Mr. Morneau's findings are summarized in three site inspection reports/letters dated December 23, 2017, January 21, 2018 and March 20, 2018 that were submitted to the City (Attachment C). The reports by Mr. Morneau provide additional observations, reiterate the potential impacts to the conjoined Redwood trees (Tree No 6) and offer additional tree protection measures. In his summary, Mr. Morneau recaps the standard tree protection zone (TPZ) calculation that arborists typically apply and notes that very few projects can accomplish full protection of the TPZ. In-lieu of fully protecting/avoiding the TPZ, he offers more detailed pre-construction, construction, and post-construction protection measures (see pages 2-4 in the report dated March 20, 2018).

During the application review process, staff had recommended to the Applicant to shift the building footprint towards the rear of the property to potentially preserve Tree No. 7. However, since the subsequent review, assessment and recommendation by the arborist is to remove Tree No. 7 due to its existing condition, the Applicant decided to maintain the building footprint in its proposed location. It will also allow more space at the rear of the property where existing oak trees are located and will remain on the site. With regards to the impacts of the Redwood tree on the neighboring property (Tree No. 6), given the location of the tree next to the property line and the narrow width of the subject lot, it would be difficult to eliminate all impacts by designing a house completely outside of the TPZ. However, mitigating factors include providing the additional side yard setback beyond the minimum required and specific conditions to minimize impacts to the TPZ should reduce the impacts to less than significant. Staff recommends the following specific conditions (Condition No. 2) for tree protection:

- Require the project arborist provide a plan review letter of the site, grading and drainage, and landscape plans. 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;
- Review the letter by Ray Morneau dated March 20, 2018 and incorporate appropriate pre-construction, construction and post-construction mitigation measures as needed; and
- The final tree protection plan shall be incorporated into the plan set and implemented accordingly.

With regards to the proposed landscaping plan, the landscape design provides a variety of plant types which will have a layered and more formal appearance. Planting is limited under the oak trees, however staff recommends shifting the three proposed Asian pear trees to the west by six feet to give the oak trees additional space. Also, a comment was submitted by a neighbor that the proposed Camelia's could be a host to a pathogen that is associated with Sudden Oak Death, therefore, as a precaution, staff recommends the applicant replace the Camelias with an alternative plant (Condition

No. 1). Privacy screening plant material has been already discussed and addressed above. Overall, with the maintenance of the existing trees, proposed new trees, landscaping, and hardscape, the project meets the City's landscape regulations and street tree guidelines. Since the project is a new house that includes at least 500 square feet of new landscaping, the new landscaping will be subject to the City's Water Efficient Landscape Ordinance.

Environmental Review

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

Public Notification

A public hearing notice was posted on the property and mailed to 13 property owners within the immediate project area on San Luis Avenue, South Clark Avenue, and Benvenue Avenue. The Notification Map is included in Attachment B.

Cc: Michael Ma, Applicant and Architect
Yuanzi (Kevin) Ren, Owner

Attachments:

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

FINDINGS

18-SC-04 – 446 South Clark Avenue

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 complies 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 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.

CONDITIONS

18-SC-04 – 446 South Clark Avenue

GENERAL

1. Approved Plans

The approval is based on the plans and materials received on March 20, 2019, except as may be modified by these conditions and as specified below.

- a. Replace a minimum of five Photinia plants with Pittosporum plants along the interior side property line at the rear of the proposed residence. Staff will complete a final site inspection to determine if additional Pittosporum plants should be required to reduce direct visual impacts to neighboring property.
- b. Replace the Camelia plants on the landscape plan with a similar plant of size and appearance.
- c. Shift the three proposed Asian Pear trees a minimum of six feet to the west away from the existing oak trees.

2. Protected Trees

Trees Nos 1-4, and 8 shall be protected under this application and cannot be removed without a tree removal permit from the Community Development Director. In addition, the redwood tree (No. 6) on the adjacent property at 553 San Luis Avenue shall be protected as follows:

- a. The project arborist shall provide a plan review letter of the grading and drainage plan to ensure that all trees proposed for preservation. 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.
- b. The project arborist shall review the letter by Ray Morneau dated March 20, 2018 and incorporate, as necessary and appropriate, the proposed pre-construction, construction and post-construction mitigation measures.
- c. The final tree protection recommendations shall be incorporated into the final building plans. The Applicant shall comply and implement the tree protection recommendations.

3. 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.

4. Fire Sprinklers

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

5. Underground Utilities

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

6. Landscaping

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

7. Indemnity and Hold Harmless

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

PRIOR TO BUILDING PERMIT SUBMITTAL

8. Conditions of Approval

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

9. Tree Protection Note

On the grading plan and/or the site plan, show all tree protection fencing along the dripline of the trees. For Trees Nos 1-4, 6, and 8 tree protection fencing shall be installed as directed by the arborist and add the following note: "All tree protection fencing shall be chain link and a minimum of five feet in height with posts driven into the ground and shall not be removed until completion of construction unless approved by the Planning Division."

10. Water Efficient Landscape Plan

Provide a landscape documentation package prepared by a licensed landscape professional showing how the project complies with the City's Water Efficient Landscape Regulations and include signed statements from the project's landscape professional and property owner.

11. Green Building Standards

Provide verification that the house will comply with the California Green Building Standards pursuant to Section 12.26 of the Municipal Code and provide a signature from the project's Qualified Green Building Professional Designer/Architect and property owner.

12. Underground Utility Location

Show the location of underground utilities pursuant to Section 12.68 of the Municipal Code. Underground utility trenches shall avoid the drip-lines of all protected trees unless approved by the project arborist and the Planning Division.

13. Air Conditioner Sound Rating

Show the location, model number and size of any air conditioning units on the site plan and provide the manufacturer's specifications showing the sound rating for each unit conforming to Chapter 6.16 Noise Control.

14. Shoulder Paving Improvement Policy

The project shall update plans showing proper installation of shoulder paving and improvements per the Shoulder Paving and Improvement Policy, City Engineering Division SU-20 standard or as directed by the City Engineer or their designee.

15. Storm Water Management

Show how the project is in compliance with the New Development and Construction Best Management Practices and Urban Runoff Pollution Prevention program, as adopted by the City for the purposes of preventing storm water pollution (i.e. downspouts directed to landscaped areas, minimize directly connected impervious areas, etc.).

PRIOR TO ISSUANCE OF BUILDING OR DEMOLITION PERMIT

16. Tree Protection

Tree protection fencing shall be installed around the driplines of protected trees and of the trees on adjacent properties. Tree protection fencing shall be chain link and a minimum of five feet in height with posts driven into the ground and shall not be removed until all building construction has been completed unless approved by the Planning Division.

PRIOR TO FINAL INSPECTION

17. Arborist Review Letter

A letter shall be submitted by the project arborist that all tree protection measures were fully implemented during the construction of the project and/or where alternatives measures were implemented due to limitations during construction as needed and as appropriate.

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



CITY OF LOS ALTOS
GENERAL APPLICATION

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

Permit # 1108125

Table with 3 columns and 8 rows listing review types: One-Story Design Review, Two-Story Design Review (checked), Variance, Lot Line Adjustment, Tentative Map/Division of Land, Historical Review, Commercial/Multi-Family, Sign Permit, Use Permit, Tenant Improvement, Sidewalk Display Permit, Preliminary Project Review, Environmental Review, Rezoning, R1-S Overlay, General Plan/Code Amendment, Appeal, Other.

Project Address/Location: 446 S. Clark Ave
Project Proposal/Use: 2 story SFR Current Use of Property: 1 story SFR
Assessor Parcel Number(s): 189-52-065 Site Area: 8752
New Sq. Ft.: 3062.9 Altered/Rebuilt Sq. Ft.: Existing Sq. Ft. to Remain:
Total Existing Sq. Ft.: 1543 Total Proposed Sq. Ft. (including basement): 3062.9
Is the site fully accessible for City Staff inspection? yes

Applicant's Name: Mike Ma
Telephone No.: (650) 302-1987 Email Address: mma.aria@gmail.com
Mailing Address: 111 Main Street, Suite J3
City/State/Zip Code: Los Altos CA 94022

Property Owner's Name: Yuanzi Ren
Telephone No.: 408-5053759 Email Address: renyuanzi@gmail.com
Mailing Address: 446 S Clark Ave Los Altos, CA 94024
City/State/Zip Code:

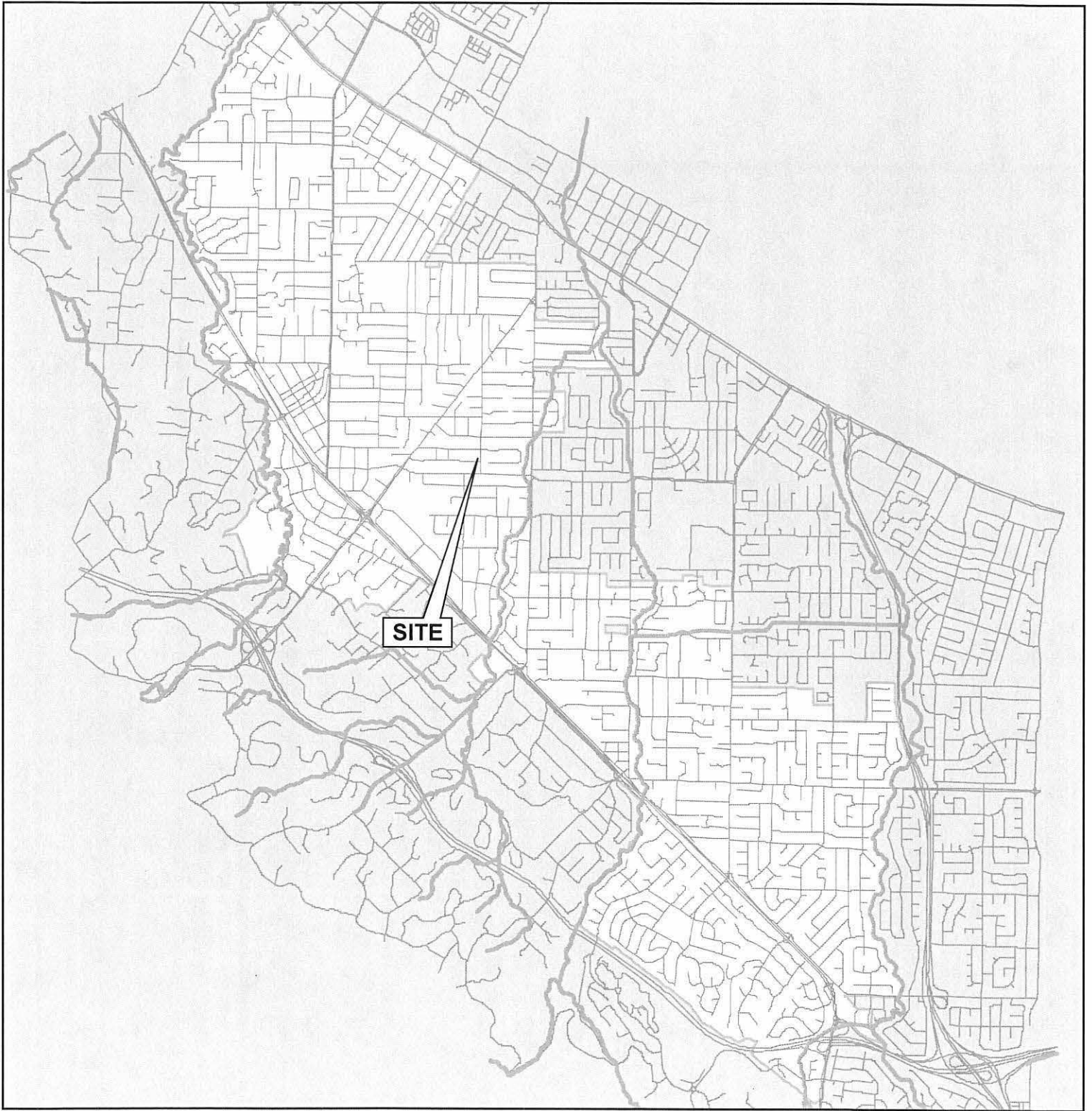
Architect/Designer's Name: March Design / Mike Ma
Telephone No.: (650) 302-1987 Email Address: mma.aria@gmail.com
Mailing Address: 111 Main Street, Suite J3
City/State/Zip Code: Los Altos CA 94022

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

(continued on back)

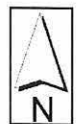
ATTACHMENT B

AREA MAP



CITY OF LOS ALTOS

APPLICATION: 18-SC-04
APPLICANT: M. Ma/MArch Design/Y. Ren
SITE ADDRESS: 446 S. Clark Avenue

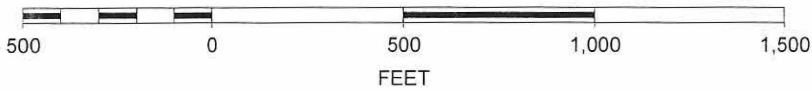


Not to Scale

VICINITY MAP



SCALE 1 : 6,000



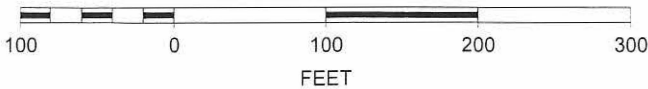
CITY OF LOS ALTOS

APPLICATION: 18-SC-04
APPLICANT: M. Ma/MArch Design/Y. Ren
SITE ADDRESS: 446 S. Clark Avenue

446 S. Clark Avenue Notification Map



SCALE 1 : 1,500





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 446 S. Clark Ave

Scope of Project: Addition or Remodel or New Home

Age of existing home if this project is to be an addition or remodel? N/A

Is the existing house listed on the City's Historic Resources Inventory? No

Address: 446 S. Clark Ave
Date: 11/29/17

What constitutes your neighborhood?

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

Streetscape

1. Typical neighborhood lot size*:

Lot area: ±9,000 square feet
Lot dimensions: Length ±135 feet
Width ±64 feet

If your lot is significantly different than those in your neighborhood, then note its: area _____, length _____, and width _____.

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

Existing front setback if home is a remodel? _____
What % of the front facing walls of the neighborhood homes are at the front setback 100 %
Existing front setback for house on left 25 ft./on right 25 ft.
Do the front setbacks of adjacent houses line up? Yes

3. Garage Location Pattern: (Pg. 19 Design Guidelines)

Indicate the relationship of garage locations in your neighborhood* only on your street (count for each type)

Garage facing front projecting from front of house face 6
Garage facing front recessed from front of house face 1
Garage in back yard 1
Garage facing the side 2
Number of 1-car garages 1; 2-car garages 9; 3-car garages 0

Address: 446 S. Clark Ave
Date: 11/29/17

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

What % of the homes in your neighborhood* are:

One-story 60%

Two-story 40%

5. **Roof heights and shapes:**

Is the overall height of house ridgelines generally the same in your neighborhood*? Varies 15'~30'

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

Do the roof forms appear simple or complex ?

Do the houses share generally the same eave height no?

6. **Exterior Materials:** (Pg. 22 Design Guidelines)

What siding materials are frequently used in your neighborhood*?

wood shingle stucco board & batten clapboard
 tile stone brick combination of one or more materials
(if so, describe) _____

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

comp. shingle roof

If no consistency then explain: _____

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

Does your neighborhood* have a consistent identifiable architectural style?

YES NO

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

Address: 446. S. Clark Ave
Date: 11/29/17

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)
N/A

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.)?
Typically mixtures of medium size trees, shrubs, & lawns.

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

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

10. **Width of Street:**

What is the width of the roadway paving on your street in feet? 50'
Is there a parking area on the street or in the shoulder area? yes
Is the shoulder area (unimproved public right-of-way) paved, unpaved, gravel, landscaped, and/or defined with a curb/gutter? unpaved w/ dirt & gravel

Address: 446 S. Clark
Date: 11/29/17

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.:

Dominant roof material is comp. shingle roof
Dominant wall finish is stucco and wd. siding.
Setbacks at front & side are consistent

General Study

- A. Have major visible streetscape changes occurred in your neighborhood?
 YES NO
- B. Do you think that most (~ 80%) of the homes were originally built at the same time?
 YES NO
- C. Do the lots in your neighborhood appear to be the same size?
 YES NO
- D. Do the lot widths appear to be consistent in the neighborhood?
 YES NO
- E. Are the front setbacks of homes on your street consistent (~80% within 5 feet)?
 YES NO
- F. Do you have active CCR's in your neighborhood? (p.36 Building Guide)
 YES NO
- G. Do the houses appear to be of similar size as viewed from the street?
 YES NO
- H. Does the new exterior remodel or new construction design you are planning relate in most ways to the prevailing style(s) in your existing neighborhood?
 YES NO

Address: 446 S. Clark Ave.
 Date: 11/29/17

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)
552 San Luis	25'	43'	Front	1	17'	Stucco/wd siding/comp. shingle	Complex
480 S. Clark	25'	27'	side	2	20'	Stucco/comp. shingle rf.	Simple
553 San Luis	25'	54'	Rear	2	30'	Stucco/brick comp shingle rf.	Complex
543 San Luis	25'	40'	Front	1	18'	Stucco comp. shingle rf.	Simple
495 S. Clark	25'	45'	Front	1	18'	wd. siding, batten & board, comp. shingle rf.	Simple
471 S. Clark	25'	65'	Front	1	17'	Stucco/wd. siding metal roof	Complex
451 S. Clark	25'	38'	Front	2	24'	Stucco comp. shingle roof	Complex
584 Benvenue	25'	33'	Front	2	23'	Stucco conc. tile roof.	Complex
562 Benvenue	25'	35'	side	1	15'	Wood siding comp. shingle rf.	Simple
552 Benvenue	25'	43'	Front (Middle)	1	15'	Stucco comp. shingle rf.	Simple

Kiely Arborist Services LLC

Certified Arborist WE#0476A

P.O. Box 6187

San Mateo, CA 94403

650-515-9783

August 28, 2017, revised February 12, 2018

Mr. Michael Ma
20660 Stevens Creek Boulevard
Cupertino, CA 95014

Site: 446 S. Clark, Los Altos, CA

Dear Mr. Ma,

As requested on Wednesday, August 23, 2017 and again on Friday, January 19, 2018, I visited the above site to inspect and comment on the trees. A new home is proposed for this site and your concern as to the future health and safety of the trees on site has prompted this visit.

Method:

All inspections were made from the ground; the trees were not climbed for this inspection. The trees in question were located on a to scale 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. The trees condition ratings are based on 50 percent vitality and 50 percent form, using the following scale.

1	-	29	Very Poor
30	-	49	Poor
50	-	69	Fair
70	-	89	Good
90	-	100	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. An exploratory trench was dug at the location of the proposed home foundation to help identify what roots will be lost in the construction.



Redwood #7 with codominant leaders from a past

topping.

446 S. Clarke/8/28/17

(2)

Survey:

Tree#	Species	DBH	CON	HT/SP	Comments
1	Coast live oak (<i>Quercus agrifolia</i>)	27.2	55	40/45	Good vigor, fair form, trimmed for line clearance.
2	Coast live oak (<i>Quercus agrifolia</i>)	10.2	55	30/30	Good vigor, fair form, trimmed for line clearance.
3	Coast live oak (<i>Quercus agrifolia</i>)	10.2	55	30/30	Food vigor, fair form, trimmed for line clearance.
4	Coast live oak (<i>Quercus agrifolia</i>)	8.7	45	35/30	Good vigor, poor form, codominant at 15 feet.
5	Coast live oak (<i>Quercus agrifolia</i>)	9.4	45	30/30	Good vigor, poor form, suppressed by #6.
6*	Redwood (<i>Sequoia sempervirens</i>)	40-28	55	80/50	Good vigor, poor-fair form, codominant at base, 2 feet from property line.
7	Redwood (<i>Sequoia sempervirens</i>)	63.8	45	80/50	Fair vigor, poor-fair form, codominant leaders at 40 feet with a poor crotch. Several roots severed for path and gate opening.
8	Black acacia (<i>Acacia melanoxylon</i>)	8	50	35/20	Good vigor, poor form, poor crotch at 4 feet.

*indicates neighbors tree.

Summary:

The trees on site are a mix of native oaks and species of imported trees. Redwoods are not native to this location in Los Altos. The oaks are on the perimeter of the property, ideal for construction. Oak #5 is being suppressed by the neighbor's large redwood #6. The tree has a heavy lean over the property and should be removed.

Redwood tree #7 has fair vigor but poor form. A past topping has created codominant leaders at 40 feet that have a poor crotch formation. The tree is also very close to the existing home

requiring major root cutting. Removal of the redwood is advised due to the poor location and the codominant leaders which are a hazard.

Redwood tree #6 will be protected as required in Los Altos and impacts should be minor with no long term impacts expected.

446 S. Clarke/8/28/17

(3)



Exploratory Trench:

A 15 foot long exploratory trench was dug at the location of the foundation for the proposed home. The trench was dug to the 24 inch depth of the proposed foundation cutting no significant roots. The trenching unearthed the following roots:

- 1-3.5 inch diameter root
- 1-3 inch diameter root
- 1-2 inch diameter root
- 1-1.5 inch diameter root
- 1-1 inch diameter root

The spread footing foundation would require the severing of the roots listed above. The roots were all surface oriented (near the surface). The severing of these roots would have minor to moderate effects on the large redwood with no long term effects expected.

Several redwood roots unearthed by digging of an exploratory trench.

Root loss would be mitigated with irrigating the tree more than normal including a deep root irrigation carried out by a tree care professional. No fertilization of the tree to mitigate root loss is recommended.

The root loss would not affect the stability of the tree and no trimming is recommended at this time. The following tree protection plan will help to reduce impacts to retained trees.



Tree Protection Plan:

Tree protection zones should be established and maintained throughout the entire length of the project. Fencing for the protection zones should be 6-foot-tall metal chain link type supported by 2-inch diameter metal poles pounded into the ground

to a depth of no less than 2 feet. The support poles should be spaced no more than 10 feet apart on center. The location for the protection fencing should be placed at 10X the trees diameter where possible.

Several large root such as this one were severed for home and path clearance.

446 E. Clarke/8/28/17

(4)

Where not possible tree protection should be placed as close as possible to the proposed work while still allowing room for construction to safely continue. Signs should be placed on fencing signifying "Tree Protection Zone - Keep Out". No materials or equipment should be stored or cleaned inside the tree protection zones. Areas outside the fencing but still beneath the dripline of protected trees, where foot traffic is expected to be heavy, should be mulched with 4 to 6 inches of chipper chips. The following tree protection distances should be followed throughout the entire length of the project:

Landscape Buffer

Where tree protection does not cover the entire root zone of the trees (10X diameter), 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

Any roots to be cut should be monitored and documented. Large roots or large masses of roots to be cut should be inspected by the site arborist. The site arborist may recommend irrigation at that time. Cut all roots clean with a saw or loppers. Roots to be left exposed for a period of time should be covered with layers of burlap and kept moist by spraying the burlap multiple times a day.

Trenching and Excavation

Trenching for irrigation, electrical, drainage or any other reason, should be hand dug when beneath the dripline of desired trees. Hand digging and careful placement of pipes below or beside protected roots will dramatically reduce root loss, thus reducing trauma to desired trees. Trenches should be back filled as soon as possible using native materials and compacted to near original levels. Trenches to be left open with exposed roots shall be covered with burlap and kept moist. Plywood laid over the trench will help to protect roots below.

Irrigation

Normal irrigation should be maintained throughout the entire length of the project. Irrigation should consist of surface flooding, with enough water to wet the entire root zone. If the root

zone is traumatized this type of irrigation should be carried out two times per month during the warm dry season.

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

Kiely Arborist Services LLC

Certified Arborist WE#0476A

P.O. Box 6187

San Mateo, CA 94403

650-515-9783

May 9, 2018

Mr. Michael Ma
20660 Stevens Creek Boulevard
Cupertino, CA 95014

Site: 446 S. Clark, Los Altos, CA

Dear Mr. Ma,

As requested on Wednesday, April 11, 2018, I visited the above site to inspect and comment on the large redwood near the garage. The tree has obvious poor form and large roots were cut by the previous owner. Your concern as to the future health and safety of the tree has prompted this visit.



Method:

All inspections were made from the ground; the trees were not climbed for this inspection. The trees in question were located on a to scale 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. The trees condition ratings are based on 50 percent vitality and 50 percent form, using the following scale.

1 - 29	Very Poor
30 - 49	Poor
50 - 69	Fair
70 - 89	Good
90 - 100	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. The redwood was climbed to inspect the crotch formation.

Redwood #7 with codominant leaders from a past topping.

446 S. Clarke/5/9/18

(2)



Observations:

The tree in question is a coast redwood (*Sequoia sempervirens*) with a diameter at breast height of 63.8 inches. The tree is located in the front of the property 5 feet from the existing garage. The estimated height of the tree is 80 feet with a total crown spread of 50 feet. The vigor of the tree is fair with reactive shoot growth from a previous over thinning. The form of the redwood is poor with codominant leaders from a past topping and a poor crotch at 40 feet.

Redwood tree with codominant leaders and a third leader forming. The third leader will act as a fulcrum to help split the two large leaders.

Several large roots were cut near the trunk to repair the sidewalk beside the garage. The roots were in the 6-8 inch range all on the house side of the trunk.



Summary:

The large redwood tree is poorly located in relation to the home. Root cutting by the prior home owner has been extreme. The past topping has led to a poor crotch formation with poorly attached leaders extending forty feet from the topping location. Topped redwoods also have long lateral limbs that are subject to failure. The over thinning of the tree has relieved some of the risk of limb failure but that relief is short term.

A climber's view of the poor crotch. Note the buildup of reaction wood signifying a split or crack in the crotch.

Codominant leaders with included bark is a common reason for failure in redwood trees. As the two tops enlarge the trunks of the tops (bark on bark) expand and push themselves apart.

446 S. Clarke/5/9/18

(3)



Remove and replace the tree as the poor form (root cutting and past topping) cannot be remedied by trimming of the redwood within ANSI Standards of Best Management Practices making the tree an immediate hazard. Removal and replacement is the only method that eliminates all hazards and liabilities associated with the tree.

10 inch diameter buttress root cut by previous owner.

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
Certified Tree Risk Assessor



Tree Status Memorandum

Site: 553 San Luis Avenue, Los Altos, CA 94024

Report Date: December 23, 2017

Owner: Maureen & John Stuart

Site Inspection

Date: December 02, 2017

Inspector / Reviewer: Ray Morneau

Also Present:
John & Maureen

Purpose of Consult

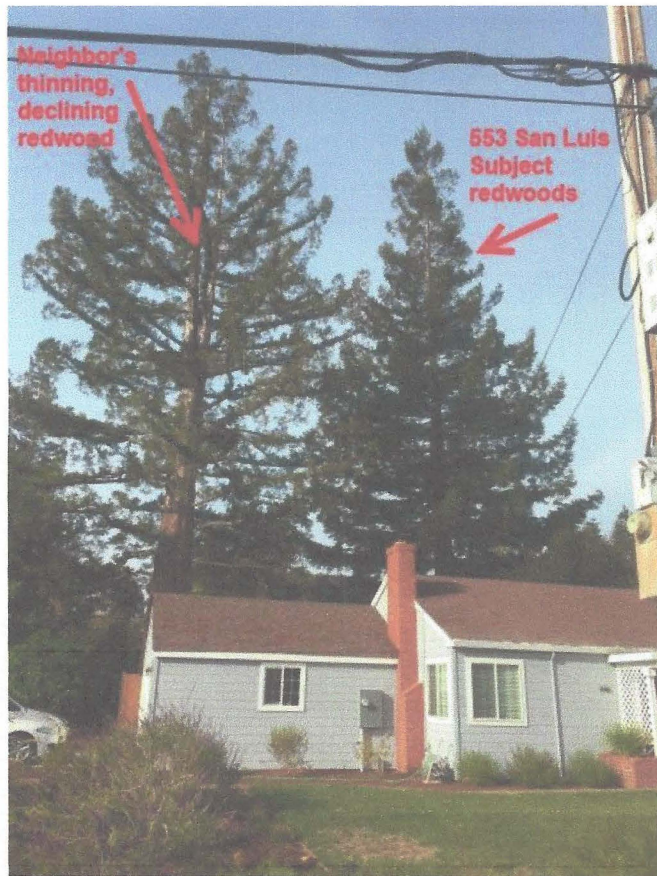
<input type="checkbox"/>	General Yard/Trees Information
<input checked="" type="checkbox"/>	Tree Status
<input checked="" type="checkbox"/>	Tree Care during Construction
<input type="checkbox"/>	Tree Risk Assessment
<input type="checkbox"/>	Resistograph or other testing
<input type="checkbox"/>	Follow-up

1.0 Assignment

I have been retained by Maureen Stuart to provide my analysis and opinion as an ISA Certified Arborist regarding the coast redwood trees (*Sequoia sempervirens*) in this backyard at 553 San Luis Avenue in Los Altos and the plans for construction on the adjacent parcel around the corner at 446 South Clark.

2.0 Observations & Discussion

2.1 I met Maureen & John Stuart on site December 2 when I interviewed them to learn about their redwood trees, the project planned for next door, and the Kielty arborist report written from the perspective of the adjacent project. I then continued taking my own notes and to develop my independent opinion.



P-1 (above) Redwood trees to be impacted by construction project - shot from South Clark, looking over the existing roof of 446 South Clark Avenue.



2.2 Tree details – coastal redwoods – *Sequoia sempervirens*, with conjoined root systems, as if only one tree:

44.2" + 25.8" trunk diameter	~90' tall
75.5" diameter at ground level	~25' canopy radius
Condition: vigor=75%; structure=90%	Condition: overall=82% (Good)
Root flare intact? = Yes	Central leader intact? = Yes.
Protected? = Yes, per LAMC 11.08	1' to property line fence (553/446).
History of breakage? = None visible.	5' to corner of house (553).
20' to swimming pool (now).	1' to patio pavers (553).
Age: ~60-80 years old (mature)	

2.3 We also looked at the construction drawings dated 11/28:

Sheet A1.1 Site Plan

Sheets A3.1 and 3.2 Exterior Elevations (from four angles)

I noted that with their front porch remaining on South Clark – but they are calling the garage door on San Luis their front – perhaps it's a bit of sleight of hand to whimsically assist the Planning Department to get around the current 25' setback requirement adjacent to the subject redwood tree. LAMC chapter 14.06.080 defines 25' as the required setback. Arbitrarily changing it to 10' would capriciously con the protected redwood tree out of a significant portion of its roots.

2.4 We noted the preliminary arborist's report developed by the prominent local consulting arborist, Kevin Kielty. He confirms modern arboricultural standards that a tree protection zone (TPZ) of 10-times the diameter would be appropriate.

If my calculations are correct, 75.5" diameter is a little bigger than 6' diameter, times 10 reckons to a 60' radius around the trunk of the subject redwood.

Mr. Kielty provides a condensed tree protection plan (TPP) which we commonly include as a starter set of tree protection measures (TPMs). Planning Departments then typically include ongoing arborist inspections/monitoring when they draft their Conditions of Approval (CoAs) as they approve a project for permitting.

The CoAs also often call for a construction-grade set of TPMs from the Project Arborist to be included in the set of construction documents/drawings. Again Palo Alto has been a leader for this with their "T-Sheets":

<http://www.cityofpaloalto.org/civicax/filebank/documents/31783>

Monthly inspections are the minimal norm – see Palo Alto's *Tree Technical Manual – Standards and Specifications*:

<http://www.cityofpaloalto.org/civicax/filebank/documents/51800>

The book has been picked up by most local jurisdictions and incorporated with minor adjustments into their programs/statutes.

Mr. Kielty has the experience, expertise, and wherewithal to establish an appropriate inspection agenda. He already notes that he may need to inspect and monitor root pruning within the TPZ (his report on page 3).



2.5 As a reference, Los Altos Municipal Code Chapter 11.08 defines "Protected Trees" and includes any in the public right of way and **any with a circumference of 48-inches or larger (~15" diam.)** and others required to be retained or planted on project earlier or specific-designated.

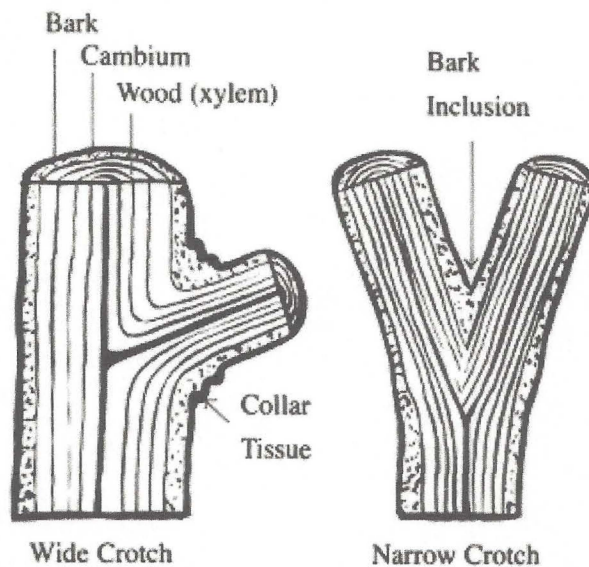
Here, the subject redwood is larger than 15-inch DBH (diameter at breast height).

2.6 We touched on some points of modern arboriculture teachings besides TPZs, most notably:

2.6.1 Is the basal co-dominance a problem (a defect)? Mr. Kielty mentioned the phenomenon on page 2 of his report for both redwoods.

It could be a flaw for some trees, especially when accompanying a narrow-angle of attachment (sometimes called an embedded bark crotch).

<https://theses.lib.vt.edu/theses/available/etd-05122003-124617/unrestricted/Farrellthesis0610.pdf>



Here, we do not have so much a v-union where two stems are literally pushing each other apart – for this specimen, the wider angle of attachment is more saddle-shaped (u-shaped) with room for the two stems to continue producing annual rings without putting pressure on each other.

Notice how redwoods commonly grow this way – say in Big Basin or other parks. Problems more frequently develop when trees are “topped” or otherwise truncated or severely pruned and then develop embedded bark unions – as with redwood #7 in Kevin’s report.

So, the co-dominance is not expected to be a problem in the instant case.

2.6.2 Just where do trees’ roots grow? Our 6th grade science book showed mirror-image root systems reflecting a tree’s root zone in the configuration of an inverted foliage crown.

Trees are not so much supported like a sailboat with a keel (like a taproot) as they might be compared more to a wine glass with a shallow, broad base.

Some of the reasoning seems to be that the roots need to take up oxygen besides moisture. And the deeper we go into a (heavy) soil, the less gas-

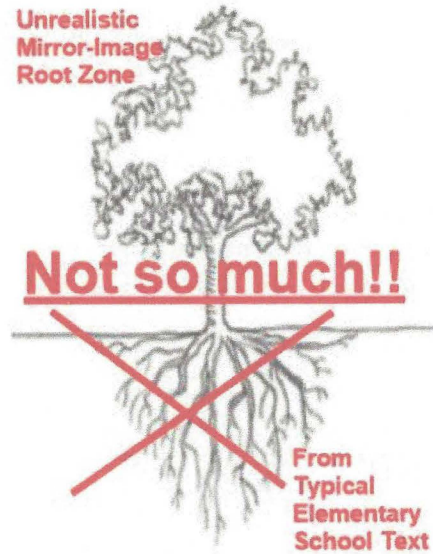


permeable it is.

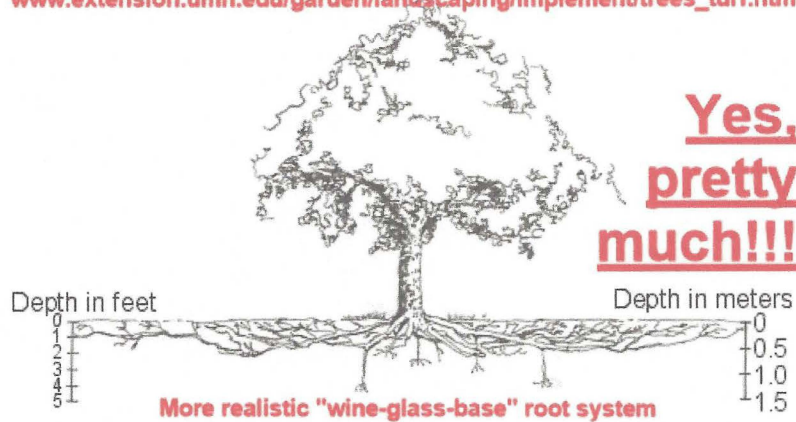
The academicians who have excavated and mapped root systems make predictions that 80% to 90% of local trees' absorbing root systems are in the upper 6" to 12" of soil ... and extend far beyond the dripline (branch tips) – maybe 2 to 10 times beyond.

And, the only roots that take up moisture and oxygen are the one-cell-thick root hairs – the large roots are used for transport and stability.

Such facts influence TPMs and how one digs in the root zone of a tree which is to be preserved.



www.extension.umn.edu/garden/landscaping/implement/trees_turf.html



2.6.3 One more tree fact: Most all tree species started out in a forest environment. They gained a supporting relationship from those partnerships. Urban trees also derive benefits from adjacent/nearby companion specimens. The planned removal of #7 will also stress this companion redwood.

2.7 So, in the interest of minimizing stresses on the subject redwood, the neighbors/community have a substantial interest in avoiding and/or preventing root damage here by the adjacent construction project.

- Revising the project to accommodate the legally established 25-foot-setback can be the first step.
- Implementing well-conceived TPMs is imperative to this redwood's ability to continue providing the laundry list of benefits to which the owners, this neighborhood, and the Los Altos community have become accustomed.
- As the recent pool renovation project at 553 San Luis carefully shortened the swimming pool to improve this redwood's root zone, only cautious, delicate work procedures were



- employed, minimizing the tree damage by employing most judicious root pruning.
- If the City Planning Department allows a variance that discounts and/or ignores the above, no grading, re-grading, grade changes, or excavation shall be allowed within 20-feet of the outer bark of the subject redwood tree without Project Arborist review, comment, and monitoring – and, no “overbuild”, “over-excavation”, “OSHA-bevel”, “Safety layback”, by whatever name, shall be allowed.
 - When Kevin drafts the project’s updated TPP, it should include:
 - more specific root pruning guidance,
 - proscribe any excavation greater than 4” depth into the root zone within 20’ of the outside of this redwood’s outer root flare bark,
 - further disallow severing any roots requiring a pruning cut larger than 3” diameter,
 - requiring Kevin’s monitoring when any roots larger than 2” diameter need to be severed,
 - prescribing hand-tools-only excavation whenever redwood roots larger than 1” diameter (“thumb-size”) are encountered, and
 - root pruning must make clean cuts with a sharp handsaw or Sawz-All® or equivalent,
 - acknowledging that wood chip mulch (“chipper chips”, per his page 3) provide so many benefits to trees, require maintenance to sustain the depth(s) and integrity of the root zone buffer he describes,
 - provide a supplemental water program to offset the stress of construction impacts, especially critical if our weather continues the 5+ year drought we have just experienced (but got a break during the 2016-17 rainy season) ... perhaps expect to apply an average of 10 gallons of potable water per trunk diameter inch per month, evenly over the protected/fenced root zone, more frequently in the heat of the summer, less during the rainy season.
 - as plans develop (e.g. grading, utility, landscaping or other trenching [any root zone disruption] in that TPZ, discuss with Project Arborist and obtain sign-off acknowledgement. [This includes any design/ installation of in-ground irrigation or lighting lines.]
 - of course this means no soil disturbance in the TPZ (no surface scraping, soil cuts, trenches, tool wash-out, invasive landscaping, etc.). Avoid all workers rinsing off tools over this redwood tree’s root zone (paint brushes, cement trucks, etc.).
 - any tree (removal) work performed use a qualified tree care contractor (Calif. State Contractors License category C-61/D49, tree trimming specialty, employing ISA Certified Arborists and/or WC-ISA Certified Tree Workers) –
 - this can avoid damage to redwood #6 by an excavator operator to just “wreck-down” oak #5 and redwood #8.
 - grinding up those two stumps in place with a tree care contractor’s stump grinder will also avoid a tractor awkwardly “pulling the stumps”, resulting in roots spidering back into root zone soil that must remain undisturbed.
 - provide his arborist monitoring schedule with inspection protocols.



3.0 Conclusions & Recommendations

- 3.1 Actually, my conclusions and recommendations are woven into my discussion above. Nevertheless, mine are not meant to be an all inclusive set of TPMs. I am confident Mr. Kielty's tree protection measures and project oversight can be as successful as necessary for redwood #6 to thrive without missing a beat. I have seen his meticulous work product on numerous similar construction projects over the years.

4.0 Certification & Use

- 4.1 I certify that all the statements of fact in this report are true, complete, and correct to the best of my knowledge, ability, and belief, and are made in good faith.
- 4.2 The instant report is applicable to this redwood at 553 San Luis Avenue and may not be adopted elsewhere without site-specific updates/revisions/adaptations by this Project Arborist.

Respectfully submitted,

A handwritten signature in blue ink that reads 'Raymond J. Morneau'.

Raymond J. Morneau
ISA Certified Arborist #WE-0132A
ISA Tree Risk Assessment Qualified



Redwood Status Memo

Site: 553 San Luis Avenue, Los Altos, CA 94024

Report Date: January 21, 2018

Owner: Maureen & John Stuart

Site Inspection

Date: December 02, 2017 +
January 19, 2018 photos

Inspector / Reviewer: Ray Morneau

Also Present:
[Maureen's photographs]

Purpose of Consult

<input type="checkbox"/>	General Yard/Trees Information
X	Tree Status
X	Tree Care during Construction
<input type="checkbox"/>	Tree Risk Assessment
<input type="checkbox"/>	Resistograph or other testing
X	Follow-up

1.0 Assignment

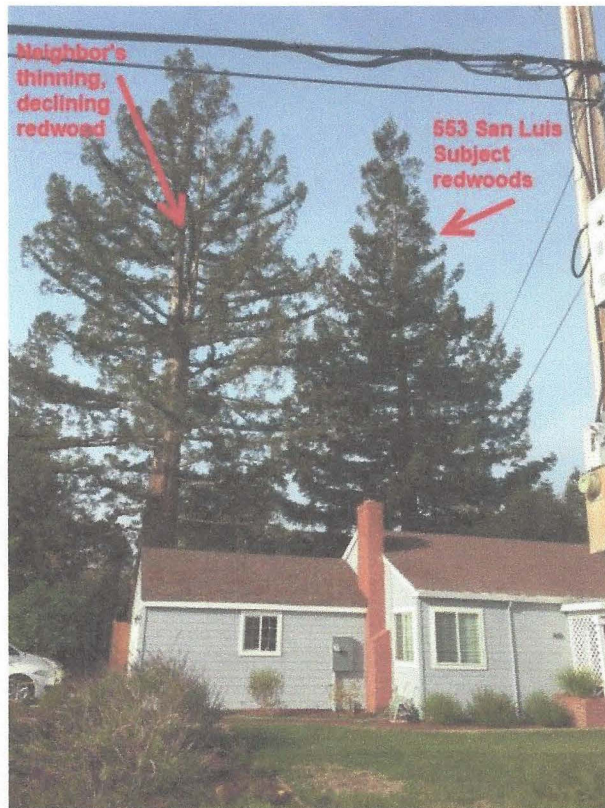
Maureen Stuart requested that, as an ISA Certified Arborist, I provide my opinion regarding the damage to the subject coast redwood tree(s) (*Sequoia sempervirens*) – damage due to digging (1/19) performed by construction on the adjacent parcel around the corner at 446 South Clark.

2.0 Observations & Discussion

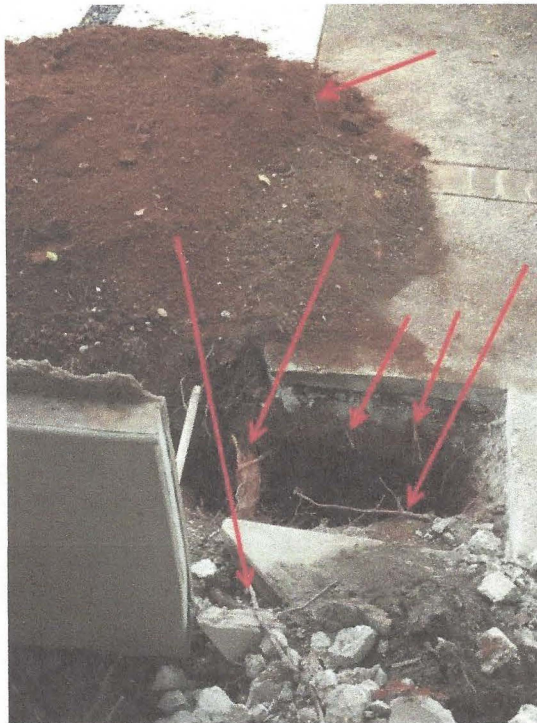
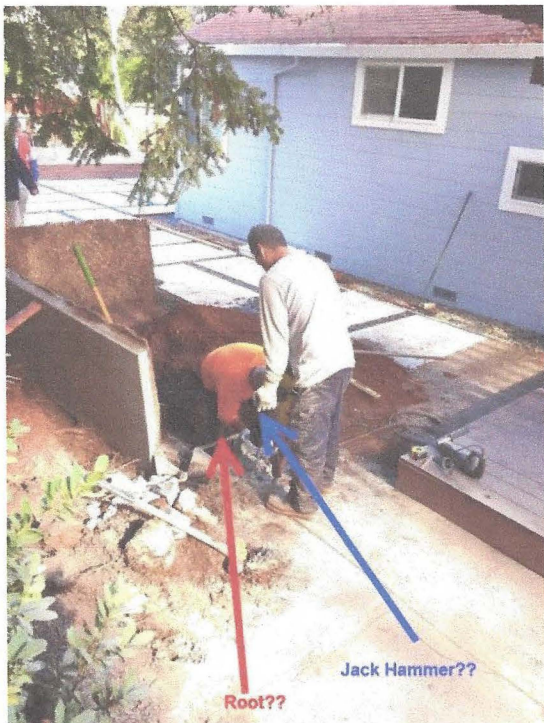
2.1 This follow-up memo report builds on my December 23, 2017, report.

I spoke on the telephone and received email messages from Maureen on January 19. The emails contained JPEG copies of some of the photographs she had taken of the work in progress in the redwood trees' root zone.

I have included the most relevant images as P-2, P-3, P-4, and P-5 below.



P-1 (above) (taken by me on December 2, 2017) Redwood trees impacted by construction project - shot from South Clark, looking over the existing roof of 446 South Clark Avenue.



P-2 (above, left) excavation in progress

P-3 (above, right) roots & irrigation(?) line

P-4 (below, left) pile of discarded roots

P-5 (below, right) likely redwood tree roots





2.2 Redwood damage discussion –

• Some identifiable facts:

- The subject redwood tree is of sufficient size so as to be classified as a protected tree by City ordinance (LAMC Chapter 11.08).
- My discussion and opinion here is based on my more than four decades experience as an ISA Certified Arborist in Mountain View – plus my site inspection in December 2017 – plus Maureen Stuart’s photographs. I have seen the neighbor’s preliminary construction plans and read their August 2017 arborist’s report (Kielty/Beckham) (unsigned).
- The neighbor’s arborist, Kevin Kielty, identified the tree protection zone (TPZ) to be 10 times trunk diameter (a ~60-foot diameter circle), noting that he may need to monitor any work within it.
- I understand the neighbor might have submitted plans to the City to obtain a building permit – maybe including an updated (Kielty?) arborist’s report with a project-specific tree protection plan. However no new such information has been made available to the tree owner or to me.
- On January 19, 2018, the neighbor’s laborers were digging in this redwood tree’s root zone with a powered jack hammer, as shown in the photographs, with a small pile of discarded roots set off to one side.

An arborist retained by the neighbor reportedly might have told the neighbor to dig in the “protected” redwood tree’s root zone and/or the TPZ to see if there were any roots.

Actually, that sounds like a colloquial re-phrasing of what an arborist might have said – but it would typically be arborist-monitored, or at least provided as a clearly written specification to be within the ANSI A300 standards.

- A person wearing an orange “Arborist” vest was reportedly on site at least part of the time, but not visible in the pictures.
- It looks like some roots were left attached, but they appear to have had the bark severely bruised, scraped, shattered, torn, mutilated – so that, even though remaining attached, they are of such reduced value to the tree that the Bartlett Tree Research Laboratory published literature considers them so compromised as to be worthless to the “ordinance-protected” redwood tree.
- No tree protection measures appear to be in place at the time of the photos – no Tree Protection Fencing (TPF), no root zone buffering mulch / plywood / trench plates / anything – or any modicum of attention to protection.
- A word of caution may be in order here for me to remind myself to remain calm and objective as a fair-minded, impartial party – merely a disinterested party as an observer providing the unbiased basis for my opinion.

... Even though it is reported in a NextDoor Community thread (with several neighbor comments) that the person in the orange “Arborist” vest was bad-mouthing me – very unprofessional conduct not normally championed by my peers.



- So, the question on the table is:
 - Does it damage a redwood tree when one damages the roots?
 - Well, yes – by definition.
 - Realistically, living things put up with bumps, bruises, scrapes – we all do – but it is different for each of us, depending on a range of variables.
 - The more important question might be “...at what point does it make a difference?” What are the variables? What are the tolerances?
 - We have all observed some rather egregious root pruning for curb, gutter, sidewalk, patio, and/or pool repairs.
 - Some tolerances include: Black walnuts, as a species, are notoriously poor in their responses to root zone disturbances. Contrast white oaks and coast live oaks as two extremes. Consistently at the “good” end of the spectrum are *Sequoia sempervirens*. All are compared in Matheny & Clark’s *Trees and Development* (©1998). [Although, of course, that does not mean they tolerate severe root loss!]
 - Some relevant variables involve: the subject tree’s age/vigor, size of roots being compromised, quantity of roots being lost (versus quantity and quality of those being retained), degree of root zone compaction which the remainder must endure (both intended as well as collateral or unintentional), and are there other root zone impacts?
 - The wise inhabitant of the urban forest respects TPZs (critical root zones) of trees to be preserved.
 - The discourteous neighbor would be contemptuous and disdainful.
 - We thoughtfully prune trees all the time – and sometimes not-so-thoughtfully – and it is the ones treated most sympathetically that continue to thrive.
 - The university professors and urban forestry professionals tell us we must maintain a broadminded approach because focusing on one detail only obtains limited results.
 - For the most satisfactory results, take into account as many details as possible – that is why my December report took the time to explain things –
 - but there is no indication the neighbor is paying attention to it.
 - I noted that Mr. Kielty’s TPP was a good start. Did he or the City supplement that with a more complete version?
 - And did it become part of the City’s Conditions of Approval?
 - I stated from the beginning (my December 2017 report) “Implementing well-conceived TPMs is imperative to this redwood’s ability to continue providing the laundry list of benefits to which the owners, this neighborhood, and the Los Altos community have become accustomed.”
 - I went on to call out that the recent pool renovation project at 553 San Luis carefully shortened the swimming pool to improve this redwood’s root zone. And, only cautious, delicate work procedures were employed, minimizing the tree damage by employing most judicious root pruning.
 - Further, I provided a litany of bullet point items typically called for in TPPs which the City could have asked to have included – or they could have required them as conditions of approval – but maybe that report never got to the City decision-



makers – or for some other reason such modern measures are unimportant.

3.0 Conclusions & Recommendations

3.1 So, as to the question: Has the subject protected redwood tree been damaged?

- Yes – by definition.
- And, is the damage substantial? No, not yet. But my issues raised above still stand and they boil down to:
 - ❑ Has the project been revised to minimize further damage to this redwood?
 - ❑ Has a modern, project-specific Tree Protection Plan been drafted?
 - ❑ What tree protection measures (TPMs) are supposed to be in place before any equipment arrived and/or work commenced? What TPMs are ongoing?
 - ❑ What are the requirements and logistics for Project Arborist input and monitoring?
- At the point the January 19th photos were taken, minimal damage had occurred – maybe 5% of the root zone / root system – but with no indication of what’s permitted already by the City Planners, there is a substantial looming possibility of extensive damage to this protected redwood tree.

3.2 So, my recommendations, on the basis of my above four pages of discussion, is for the City to require a Tree Preservation Plan (TPP) (drafted and enforced) that minimizes construction impacts on this ordinance-protected redwood tree.

That TPP, though it can be composed by anyone with sufficient understanding of trees so as to have effective experience preserving redwood trees, really ought to be reviewed for comment and editing by a professional, credentialed arborist (ISA Certified, ASCA Registered, or equivalent).

The mechanic, logistics for enforcement must be spelled out ahead.

If the City decision-makers need a copy of my December 2017 report, I will gladly make it available to them. If they choose to ignore it, then at least that will be a willful decision.

4.0 Certification & Use

4.1 I certify that all the statements of fact in this report are true, complete, and correct to the best of my knowledge, ability, and belief, and are made in good faith.

4.2 The instant report is applicable to this redwood at 553 San Luis Avenue and may not be adopted elsewhere without site-specific updates/revisions/adaptations by this Project Arborist.

Respectfully submitted,
Raymond J. Morneau
ISA Certified Arborist #WE-0132A
ISA Tree Risk Assessment Qualified

Certified Arborist's Redwood Tree Status Memo Follow-up

Initial Memo Dates: December 23, 2017 & January 21, 2018

Most Recent Inspection Date: March 1, 2018

This Memo Date: March 20, 2018

Prepared for:

John & Maureen Stuart
553 San Luis Avenue
Los Altos, Ca 94024

Site:

Stuart Residence
553 San Luis Avenue
Los Altos, CA 94024

Prepared by:

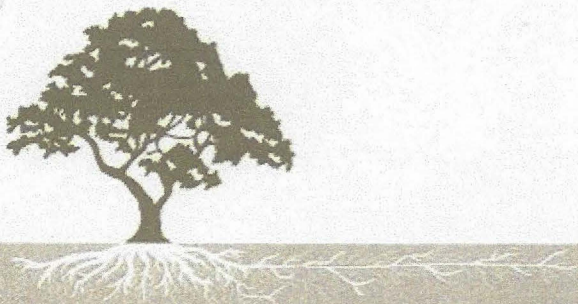
Ray Morneau
ISA Certified Arborist #WE-0132A
PNWISA Certified Tree Risk Assessor #1188

1.0 Introduction

As an ISA Certified Arborist, I have been following the situation regarding the Stuarts' concerns about their redwood tree adjacent to the proposed construction at [formerly 446 South Clark] [I have not yet been informed of the new San Luis address but I have been soundly put in my place for making observations out of my realm of expertise].

On March 1 I participated in a site meeting that included not only the property owners but also the other consulting arborist, Kevin Kielty. We discussed tree protection measures (TPMs), construction techniques, and work methods/procedures commonly encountered on projects with redwood trees – particularly as they relate to this code-protected tree.

I have received and reviewed the Kielty Arborist Report (site: 446 S. Clark [sic]) dated August 28, 2017 and revised February 12, 2018. Also the MARCH Design plan drawings A3.1 dated 10/23/17 and A3.2 dated 11/28/17 ... both drawings, by the way are for the 446 S. Clark Avenue [sic] address and not for an address on San Luis.





2.0 Suggestions

I offer the following suggested points which may be included in the TPP (Tree Preservation Plan), based on our March 1 site meeting and my experience as an ISA Certified Arborist (C.V. available on request).

Summary:

- ✓ Every tree and every arborist is different, unique – so everything must be taken guardedly.
- ✓ I think that Mr. Kielty and I have no extreme differences of opinion on most arboricultural matters – though I think my tree protection measures are more fine-tuned (some folks have called them verbose).
- ✓ Basically, established trees prefer their status quo. So they continue to perform best if their present state of affairs is allowed to remain as undisturbed as possible.
- ✓ Not much construction gets done without disturbing the status quo. So, minimizing disturbance is high on the list for preserving protected trees.
- ✓ Compare the situation for the adjacent companion, protected redwood which is now seriously declining – perhaps due to severe disturbance ... root pruning, foliage crown pruning? [Note photo of large severed roots, on page 3 or 4, in the 2/12/2018 revision of the 446 E. Clark arborist report.]
- ✓ His observation is correct that “Redwoods are not native to this location in Los Altos” , They are, however, native in nearby (Hale Creek, Permanente Creek, ...). And, I do tell my clients that redwoods prefer a location with coastal fog, like Big Basin, Santa Cruz, etc.

Enumeration (in addition to Mr. Kielty’s “Tree Protection Plan” commencing on his page 3: [And, please bear with me if I seem to be repeating Mr. Kielty’s points – this is not intended to be either a complete TPP or a reiteration so much as stating some most important features.]

- ✓ TPZs and TPFs – Tree Protection Zones and Tree Protection Fences. These are a most important lead off for tree protection measures.
 - Mr. Kielty calls out a TPZ radius of 10 times trunk diameter inch.
 - In the instant case, summing the two trunks (44.2”+25.8”=70” then divide by 12 = 5.888feet, rounding up to 6) 6-foot diameter translates to a nominal 60-foot-radius TPZ.
 - We then acknowledge that very few projects can accomplish much when implementing the full TPZ measurement.

We successfully reduce that to a reasonable proximity to the tree in order to build a project – but that does not reduce the actual TPZ size ... a tree still benefits from minimizing our impacts, from preserving as many roots as possible.

What this means is that special work procedures (precautions) are required for necessary work within the unfenced TPZ and the Project Arborist may choose to be on site monitoring – or may choose to explain acceptable hand digging precautions to a responsible worker, but remain on call in case roots exceeding 1” diameter are encountered.



- His report fairly adequately addresses fencing and a wood chip buffer.
 - 6-foot-high galvanized metal chain link is a good fence material for this use.
 - Galvanized metal posts driven into the ground is good post material.
 - The warning signs he specifies on the TPF are an important detail.
 - TPFs are not to be removed or relocated, but must remain taut and effective until the final landscaping phase.
 - Wood chipper chips are the best root zone mulch-buffer material. And a depth of 4" from the wood property line fence out to the TPF should be implemented.

By contract, unacceptable mulch-buffer materials would include cobble stones, plastic, gravel, chip material graded for size through a nursery or garden center screen, "compost".

- When the fencing cannot be placed at the TPZ line or at the building line, the required chip depth beyond the TPF to the building line is a minimum of 4" to 6" deep, depending on traffic factors.
- Additional depth requirements depend on traffic factors include:
 - For light foot and wheelbarrow traffic, a minimum of 4" to 6" wood chipper chip depth is acceptable.
 - For heavier traffic (bobcat or small tractor) add a covering of 1" plywood or 1" steel trench plate
 - For even heavier traffic than small Fergie-size-tractors, the Project Arborist will evaluate the potential disruption based on the kind-size-weight of the equipment to be used and designate what additional degree of buffer is required. Although unlikely to be needed, this "heavier" bullet point is intended for larger equipment, including cement trucks, delivery trucks rated 5-tons or more, JLGs, cranes.
- So, the TPF is pulled in against the building line, with the wood chip root zone buffer still extending over the area – from the tree to even beyond the TPF area to the 60-foot distance where possible.

✓ Excavation

- At the excavation lines (foundation, utilities, irrigation) no over-excavation or over-build may occur. Forming up with work from inside the building and be thin form material like masonite® or plywood.

✓ Hand-digging

- Any digging within the TPZ must be performed with hand tools when encountering roots thumb-size (1" diameter) or larger.
- No excavators, backhoes, tractors, power spades, etc.
- Allowable tools may include similar implements to a round-nosed #2 shovel, nursery balling spade, mattock, railroad pick, pry bar, adze,

✓ Tunneling

- Tunneling under roots for installing pipes and wires is preferable to severing roots. Tunneling and/or hand excavation is required within 15' of tree(s) to be preserved.



- ✓ Supplemental Watering
 - Due to drought conditions possibly continuing, ongoing monitoring of the situation is going to be important.
 - The Project Arborist can do this monitoring – or an independent arborist (like myself) can be brought in.
 - If-when supplemental watering is becomes appropriate, I like my mantra “Most mature trees would benefit from a deep soaking once per month during the hottest seasons.” This usually means July, August, September, October, but depends on Mother Nature’s participation.
 - Surface applications are considered the best – “flood style” – to apply water over a broad root zone area and let it soak in down through all roots, but slowly enough to avoid runoff.

It is a challenge to make effective, even applications with bubblers, hose-end-nozzles, or watering wands.

A tree care contractor’s hydraulic rig could be used if he is conscientious in his delivery – not merely a half-dozen insertion points (maybe at 10-foot intervals) – but insert the probe at about 2’ intervals, and only 6” deep so as to make the delivery into the upper root zone, not below the absorbing root system.

But, again, surface, flood-style, without runoff, just letting it percolate in is usually most efficient-effective.
- ✓ Minimize Impacts on this protected redwood tree to be preserved with no noticeable difference from now to ten years after project completion. I know this bullet point is redundant – but it is so important that it bears repeating.
- ✓ Include the Tree Protection Plan with Tree Preservation Measures in the set of construction drawings so they can be available on site for the contractor and his workers to reference. Many Cities include them in their conditions of approval at the Planning Department submittal stage. For instance, Palo Alto requires T-sheets with the Tree Protection Report pages pasted up on a standard plan set sheet – it’s available on their website at: <http://www.cityofpaloalto.org/civicaX/filebank/documents/31783>

In Closing:

We cannot put the lost roots back on.

We cannot even quickly “uncompact” a root zone soil damaged by demolition, construction, delivery, and/or landscape vehicle traffic – and the first trip over it does irreparable damage

Minimize impacts to preserve a protected tree!

5.0 Certification & Use Statements

I certify that all the statements of fact in this report are true, complete, and correct to the best of my knowledge, ability, and belief, and are made in good faith.

Do not hesitate to call or email if questions.

Respectfully submitted,

Raymond J. Morneau

ISA Certified Arborist #WE-0132A

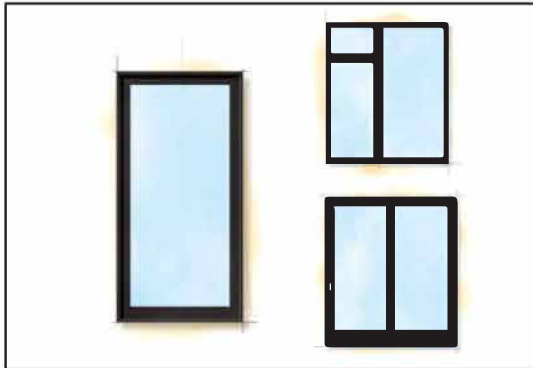
ATTACHMENT E



CERTAINTEED COMPOSITION SHINGLE ROO- LIGHT GRAY



SMOOTH FINISH CEMENT PLASTER



FIBRX COMPOSITE CLAD WINDOW
(ANDERSEN 400 OR EQUAL)



IPE WOOD SIDING



WOOD FRONT ENTRY DOOR



GARAGE DOOR w/ IPE SIDING

MATERIALS REN RESIDENCE

446 S. CLARK AVENUE
LOS ALTOS, CA 94024

Dear Design Review Commissioners,

I am writing in regards to the proposed new two-story home at 446 S. Clark Ave to request post-construction protections for the coast live oak trees in the city's right of way.

The plans do not depict where the Engineering department's required street parking and swale will be located. In consideration of the long-term health of the oak trees, the specifics of how this proposed project will comply with the Shoulder Paving Policy SU-20B

(https://www.losaltosca.gov/sites/default/files/fileattachments/public_works/page/27991/su-20a.pdf)

should be detailed on the site plan before building permits are issued to ensure the parking space and swale are not located under the canopy of these protected trees.

Established oaks should not be watered in summer (see Caring for Oak Trees <https://www.losaltosca.gov/publicworks/page/tree-care>). All new landscape proposed under the oaks should be moved away from the trunks, outside of the critical root protection zones. This will protect the roots from digging, while also preventing oak root fungus caused by regular summer irrigation. Ideally this area of the landscape would have some barrier like small boulders or a small fence to prevent cars from parking next to the trunks. This has been an issue in the past where the current homeowners removed a small fence and parked cars head-in between the oaks. The soil still shows deep ruts when their cars' tires drove and parked within two feet of the trunk, leaving roots exposed. Pages A1.1 and C1 conflict as to how close plantings will be to the oak trunks. Before Planning signs off on the Building permit, oak protections should be verified.

Our neighborhood has dozens of large oak trees and other landscaping near the street is typical on San Luis and S. Clark. Thank you for helping to preserve the character of our neighborhood.

Please confirm that Mr. Ma will recuse himself from participating in this agenda item due to the conflict of interest with his role as project Architect. Presenting this project on behalf of the property owners would be seen as unfair due to his relationship with the other Commissioners. Any influence or participation he has regarding Commission decisions made on this project is simply unethical.

Thank you,

Jill Woodford
542 Benvenue Ave
Los Altos

Caring for Oak Trees

Because Los Altos has a large number of oak trees, the Environmental Commission has provided some tips for their care:

- Do not water near mature oaks in the summer. Young oaks will need some water year round.
- Plant only drought-tolerant California native shrubs and ground covers within the root protection zone (RPZ), which is half as big as the area between the trunk and the drip line.
- Do not plant within 6 feet of the trunk. Limit the amount of digging you do in this area.
- Do not put extra soil on top of the RPZ or compact the soil in any way.
- Leave fallen leaf litter in place to act as a mulch.
- Provide adequate drainage around the tree. Basements and swimming pools that are downslope from oaks can act as dams, leaving oak roots too wet.
- Put all utilities in one trench, preferably bored 3 feet underground to avoid destroying feeder roots.
- Use decking rather than paving near oaks.
- Consult a certified arborist if the tree looks stressed or unhealthy or if you plan to do some home improvements that might impact it.
- To prevent Sudden Oak Death Syndrome, do not bring in plants that are possible carriers, do not bring in firewood from contaminated areas, and wash tires, boots and tools before leaving any contaminated areas.

ATTACHMENT C

Kiely Arborist Services LLC

Certified Arborist WE#0476A
P.O. Box 6187
San Mateo, CA 94403
650-515-9783

August 28, 2017, revised February 12, 2018, revised May 20, 2019

Mr. Yuanzi Ren
446 S. Clark Avenue
Los Altos, CA 94022

Site: 446 S. Clark, Los Altos, CA

Dear Mr. Ren,

As requested on Wednesday, August 23, 2017 and again on Friday, January 19, 2018, I visited the above site to inspect and comment on the trees. A new home is proposed for this site and your concern as to the future health and safety of the trees on site has prompted this visit.

Method:

All inspections were made from the ground; the trees were not climbed for this inspection. The trees in question were located on a to scale 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. The trees condition ratings are based on 50 percent vitality and 50 percent form, using the following scale.

1 - 29	Very Poor
30 - 49	Poor
50 - 69	Fair
70 - 89	Good
90 - 100	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. An exploratory trench was dug at the location of the proposed home foundation to help identify what roots will be lost in the construction.



Redwood #7 with codominant leaders from a past topping.

Survey:

Tree#	Species	DBH	CON	HT/SP	Comments
1	Coast live oak (<i>Quercus agrifolia</i>)	27.2	55	40/45	Good vigor, fair form, trimmed for line clearance.
2	Coast live oak (<i>Quercus agrifolia</i>)	10.2	55	30/30	Good vigor, fair form, trimmed for line clearance.
3	Coast live oak (<i>Quercus agrifolia</i>)	10.2	55	30/30	Food vigor, fair form, trimmed for line clearance.
4	Coast live oak (<i>Quercus agrifolia</i>)	8.7	45	35/30	Good vigor, poor form, codominant at 15 feet.
5	Coast live oak (<i>Quercus agrifolia</i>)	9.4	45	30/30	Good vigor, poor form, suppressed by #6.
6*	Redwood (<i>Sequoia sempervirens</i>)	40-28	55	80/50	Good vigor, poor-fair form, codominant at base, 2 feet from property line.
7	Redwood (<i>Sequoia sempervirens</i>)	63.8	45	80/50	Fair vigor, poor-fair form, codominant leaders at 40 feet with a poor crotch. Several roots severed for path and gate opening.
8	Black acacia (<i>Acacia melanoxylon</i>)	8	50	35/20	Good vigor, poor form, poor crotch at 4 feet.

*indicates neighbors tree.

Summary:

The trees on site are a mix of native oaks and species of imported trees. Redwoods are not native to this location in Los Altos. The oaks are on the perimeter of the property, ideal for construction. Oak #5 is being suppressed by the neighbor's large redwood #6. The tree has a heavy lean (near 45 degree angle) over the property and should be removed. The oak is not protected by the town of Los Altos Heritage tree ordinance.

Redwood tree #7 has fair vigor but poor form. A past topping has created codominant leaders at 40 feet that have a poor crotch formation. The tree is also very close to the existing home requiring major root cutting. Removal of the redwood is advised due to the poor location and the codominant leaders which are a hazard.

Redwood tree #6 will be protected as required in Los Altos and impacts should be minor with no long term impacts expected. Architect's revised site plan shows the house approximately 7 feet further away from the tree. The proposed house is now several feet away from the tree

dripline, and with a general distance about 18 feet from the tree. There should not be any impact to the tree at all.



Exploratory Trench:

A 15 foot long exploratory trench was dug at the location of the foundation for the proposed home. The trench was dug to the 24 inch depth of the proposed foundation cutting no significant roots. The trenching unearthed the following roots:

- 1-3.5 inch diameter root
- 1-3 inch diameter root
- 1-2 inch diameter root
- 1-1.5 inch diameter root
- 1-1 inch diameter root

The slab on grade foundation would require less root cutting eliminating severing of some of the roots listed above. The roots were all surface oriented (near the surface). The severing of these roots would have minor to moderate effects on the large redwood with no long term effects expected.

Several redwood roots unearthed by digging of an exploratory trench.

Root loss would be mitigated with irrigating the tree more than normal including a deep root irrigation carried out by a tree care professional. No fertilization of the tree to mitigate root loss is recommended.

The root loss would not affect the stability of the tree and no trimming is recommended at this time. A slab on grade foundation is planned for areas within the dripline of the neighbor's redwood. This type of foundation will require less root cutting and will impact the tree less. The change in foundation is due to the planning commissions concerns. The following tree protection plan will help to reduce impacts to retained trees.



Tree Protection Plan:

Tree protection zones should be established and maintained throughout the entire length of the project. Fencing for the protection zones should be 6-foot-tall metal chain link type supported by 2-inch diameter metal poles pounded into the ground to a depth of no less than 2 feet. The support poles should be spaced no more than 10 feet apart on center. The location for the protection fencing should be placed at 10X the trees diameter where possible.

Several large root such as this one were severed for home and path clearance

Where not possible tree protection should be placed as close as possible to the proposed work while still allowing room for construction to safely continue. Signs should be placed on fencing signifying "Tree Protection Zone - Keep Out". No materials or equipment should be stored or cleaned inside the tree protection zones. Areas outside the fencing but still beneath the dripline of protected trees, where foot traffic is expected to be heavy, should be mulched with 4 to 6 inches of chipper chips. The following tree protection distances should be followed throughout the entire length of the project:

Landscape Buffer

Where tree protection does not cover the entire root zone of the trees (10X diameter), 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. This method will be incorporated for the protection of the root zone of tree #6 the neighbor's large redwood.

Root Cutting

Any roots to be cut should be monitored and documented. Large roots or large masses of roots to be cut should be inspected by the site arborist. The site arborist may recommend irrigation at that time. Cut all roots clean with a saw or loppers. Roots to be left exposed for a period of time should be covered with layers of burlap and kept moist by spraying the burlap multiple times a day.

Trenching and Excavation

Trenching for irrigation, electrical, drainage or any other reason, should be hand dug when beneath the dripline of desired trees. Hand digging and careful placement of pipes below or beside protected roots will dramatically reduce root loss, thus reducing trauma to desired trees. Trenches should be back filled as soon as possible using native materials and compacted to near original levels. Trenches to be left open with exposed roots shall be covered with burlap and kept moist. Plywood laid over the trench will help to protect roots below.

Irrigation

Normal irrigation should be maintained throughout the entire length of the project. Irrigation should consist of surface flooding, with enough water to wet the entire root zone. If the root zone is traumatized this type of irrigation should be carried out two times per month during the warm dry season.

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

Steve Golden

From: Sadisad <sadisad@yahoo.com>
Sent: Thursday, May 16, 2019 8:53 AM
To: Steve Golden
Subject: Request for landscape screening regarding design review of 446 S. Clark Avenue

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Steve,

May 16, 2019

Thank you for leaving me a voice message about the next design review meeting about the 446 South Clark Avenue house plan.

Elli, your co-worker suggested that that I could write an email to you regarding my concern about green coverage that I would like from the bay window that's in the design of the house overlooking my side of the property, namely 562 Benvenue Avenue.

Because the bay window is planned to be on the second floor, I think it's appropriate that high trees be planted on the property line of the house to give my back yard appropriate privacy.

In particular, this is because I'm planning on building a swimming pool in my back yard directly in view of that window.

Thank you for passing this Email on to the appropriate parties before the next design review.

I have already mentioned to you that I DID NOT receive the required email notice for the first design review even though my records with city and state reflect my correct home Address which is different than the Address of the property; namely 56 Benvenue Avenue.

My house in Los Altos is leased at the moment, hence I live elsewhere.

Please confirm receipt of this email.

I plan to attend the next design review. I'll call you on May 20th to find out when the meeting will be, as you suggested.

Thank you in advance for passing out this email.

Avo Sadakian