



DATE: June 5, 2019

AGENDA ITEM # 3

TO: Design Review Commission
FROM: Sean K. Gallegos, Associate Planner
SUBJECT: 18-SC-11 – 1540 Neston Way

RECOMMENDATION:

Approve design review application 18-SC-11 subject to the listed findings

PROJECT DESCRIPTION

This is a design review application for two-story addition to an existing one-story house. The proposed project will include an addition of 486 square feet at the first story and 603 square feet at the second story. This application was previously reviewed by the Design Review Commission on September 5, 2018. The following table summarizes the project's technical details:

GENERAL PLAN DESIGNATION: Single-Family, Residential
ZONING: R1-10
PARCEL SIZE: 10,080 square feet
MATERIALS: Composition roof, stucco and horizontal siding, wood clad aluminum windows, and wood trim and doors

	Existing	Proposed	Allowed/Required
COVERAGE:	2,529 square feet	3,006 square feet	3,024 square feet
FLOOR AREA:			
First floor	2,436 square feet	2,922 square feet	
Second floor	-	603 square feet	
Total	2,436 square feet	3,525 square feet	3,528 square feet
SETBACKS:			
Front	25 feet	25 feet	25 feet
Rear	28 feet	28 feet	25 feet
Right side(1 st /2 nd)	10.1 feet/-	10.5 feet/30.1 feet	10 feet/17.5 feet
Left side (1 st /2 nd)	13.8 feet/-	13.11 feet/28.8 feet	10 feet/17.5 feet
HEIGHT:	13.5 feet	23.2 feet	27 feet

BACKGROUND

Design Review Commission Action

This application was originally reviewed by the Design Review Commission on September 5, 2018. The Commission received a presentation from the project engineer/designer but did not receive any public comments from neighbors or residents. The Commission discussed the design of the proposed two-story addition to the existing one-story house. Ultimately, the Commission voted unanimously to continue the application with direction to consider the following changes:

- Improve the exterior elevations and details;
- Integrate the first-floor roofline into the addition;
- Consider the addition of a first-floor porch and bay windows to reduce bulk/mass;
- Re-evaluate the roof design;
- Provide a landscape/planting plan; and
- Improve the interior layout.

The staff report and minutes from the September 5, 2018 Design Review Commission meeting 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:

- The elevations have been improved to illustrate the proposed exterior material, including the horizontal siding and composition shingle roof material. To better convey the exterior design elements of the proposed project, the applicant provided architectural details of the windows on sheet A-4.0;
- The overall window style and pattern along the front, side and rear elevations have been simplified to reduce the scale of the facades and contribute to breaking up the massing of the structure;
- The gable roof forms along the front and rear elevations have been revised to hipped roof forms to reduce the overall perceived massing along the front and rear elevations;
- To reduce the overall perceived massing, the design was revised to a series of hipped roof and flat roof forms that results in a layered appearance and the structure increased its articulation along the first story, which helps to break up the horizontal and vertical planes.
- The site plan has been updated to reflect the existing plantings for the site, which will be maintained for the development; and
- The interior layout has been revised to improve its overall configuration.

For reference, and to better understand the design revisions, the original elevations that were reviewed by the Commission on September 5, 2018 are included as Attachment D. The materials board is provided as an attachment C, and a colored rendering of the front elevation was prepared and is attached to the project plans. Overall, with the design revisions and the listed conditions, the project appears to have addressed the Commission's direction and staff is recommending approval.

Privacy

The Design Review Commission did not direct the applicant to revise the second story windows to respond to privacy concerns. However, due to staff concerns regarding potential privacy impacts from second story windows along left (northeast) side elevation, the applicant raised the second story windows on this elevation to be at least 4.5 feet above the finish floor. Due to their placement and taller sill height, these proposed side facing windows do not create any unreasonable privacy impacts.

Landscaping

There are four trees (valley oak, avocado, pittosporum and champaca) on the property, and the project proposes to retain all four. An arborist report that provides an assessment of the four trees on the property is included as Attachment D in the Design Review Commission Agenda Report (Attachment B). The arborist report found the valley oak tree to be in good health with a critical root zone of 13 feet from the tree trunk. The proposed foundation excavation, which will be a minimum of 26 feet from the base of the tree, is outside of the critical root zone and will not result in any negative impacts to the health of the tree. Overall, the project appears to meet the intent of the City's landscape regulations and street tree guidelines.

Environmental Review

This project is categorically exempt from environmental review under Section 15301 of the California Environmental Quality Act because it involves the construction of an addition to an existing single-family dwelling.

Public Notification

A public meeting notice was posted on the property and mailed to 10 nearby property owners on Neston Way, Churton Avenue and Grant Road.

Cc: Dr. K.Y. Narasimhan, Applicant and Property Owner
Revital Kaufman-Meron, Designer

Attachments:

- A. Design Review Commission Meeting Minutes, September 5, 2019
- B. Design Review Commission Agenda Report, September 5, 2019
- C. Materials Board
- D. Project Plan Elevations, August 20, 2018

FINDINGS

18-SC-11 – 1540 Neston Way

With regard to design review for the two-story addition to the existing one-story structure, the Design Review Commission finds the following in accordance with Section 14.76.050 of the Municipal Code that:

- a. The proposed two-story addition complies with all provision of this chapter;
- b. The height, elevations, and placement on the site of the two-story addition, when considered with reference to the nature and location of residential structures on adjacent lots, will avoid unreasonable interference with views and privacy and does 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 two-story addition 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 two-story addition has been designed to follow the natural contours of the site with minimal grading, minimum impervious cover, and maximum erosion protection.

CONDITIONS

18-SC-11 – 1540 Neston Way

GENERAL

1. Approved Plans

The approval is based on the plans and materials received on April 11, 2019, except as may be modified by these conditions.

2. Protected Trees

Tree Nos. T1-T4 shall be protected under this application and cannot be removed without a tree removal permit from the Community Development Director.

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. 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

6. Conditions of Approval

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

7. Tree Protection Note

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

8. 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.

9. Underground Utility Location

Show the location of all new 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.

10. Air Conditioner Sound Rating

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

11. 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

12. Tree Protection

Tree protection fencing shall be installed around the driplines, or as required by the project arborist, of tree Nos. T1-T4 as shown on the site plan. Tree protection fencing shall be chain link and a minimum of five feet in height with posts driven into the ground and shall not be removed until all building construction has been completed unless approved by the Planning Division.

PRIOR TO FINAL INSPECTION

13. Landscaping Installation

All front yard landscaping and street trees shall be maintained and/or installed as shown on the approved plans or as required by the Planning Division.

14. 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).



DATE: September 5, 2018

AGENDA ITEM # 5

TO: Design Review Commission
FROM: Sean K. Gallegos, Associate Planner
SUBJECT: 18-SC-11 – 1540 Neston Way

RECOMMENDATION:

Deny design review application 18-SC-11 subject to the listed findings

PROJECT DESCRIPTION

This is a design review application for two-story addition to an existing one-story house. The proposed project will include an addition of 611 square feet at the first story and 627 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: 10,080 square feet
MATERIALS: Composition roof, stucco and horizontal siding, wood clad aluminum windows, and wood trim and doors

	Existing	Proposed	Allowed/Required
COVERAGE:	2,742 square feet	2,974 square feet	3,024 square feet
FLOOR AREA:			
First floor	2,048 square feet	2,872 square feet	
Second floor	-	628 square feet	
Total	2,048 square feet	3,500 square feet	3,528 square feet
SETBACKS:			
Front	25 feet	25 feet	25 feet
Rear	28 feet	28 feet	25 feet
Right side(1 st /2 nd)	10.5 feet/-	10.5 feet/29 feet	10 feet/17.5 feet
Left side (1 st /2 nd)	13.8 feet/-	13.8 feet/32 feet	10 feet/17.5 feet
HEIGHT:	13.5 feet	22.7 feet	27 feet

BACKGROUND

Neighborhood Context

The subject property is located at the end of Neston Way with the nearest cross-street at Churton Avenue to the south. The house is a part of the Churton Manor subdivision that was developed under County jurisdiction in the early 1950's. The neighborhood context, which includes houses on Neston Way, Churton Avenue and Grant Road, is considered a Consistent Character Neighborhood as defined in the City's Residential Design Guidelines. The houses in the subdivision along Neston Avenue and Churton Avenue have been substantially maintained and have similar setbacks, massing, scale, materials and style. The section of Grant Road along the rear of the Neston Way properties is comprised of two office buildings and one retail building (Lucky's). The landscape along Neston Way, Churton Avenue and Grant Road are varied with no distinct pattern within the neighborhood.

DISCUSSION

Design Review

According to the Design Guidelines, in a Consistent Character Neighborhood, good neighbor design has design elements, materials 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 houses in this neighborhood have a consistent Minimal Traditional design style which reflects the form of traditional Eclectic houses, but lacks their decorative detailing. This style of house was built in vast numbers in the decades following World War II and commonly dominate large tract-housing developments of the period. The house is characteristics of this style including a low roof pitch, eaves that are close the house, and gable and hipped roof forms. The facade will remain substantially the same, with the second story addition located along the rear of the house and partially concealed by the sloped roof as viewed from the street. The simple detailing and materials of the structure reflects a high level of quality and appropriate relationship to the rustic qualities of the area. The proposed building materials, which include composition shingle roof, stucco and wood siding, wood windows, and wood trim and accents, are high quality, integral to the proposed architectural design, and compatible with the character of the surrounding neighborhood.

The proposed design is not architecturally compatible with the existing house due to the second story addition not being well integrated into the design of the house, nor sensitive to the scale of the neighborhood due to the basic massing of the structure being stacked first and second story with prominent two-story tall wall elements. Though simple in its building form, the two-story tall wall elements create prominent vertical design elements that are uncharacteristic of the area and adds to the perception of excessive bulk. The lack of detailing throughout the design also makes the stucco siding appear stark, which is exacerbated along the left side and rear elevations where there are significant blank walls. The architect has worked with staff to try and soften the two-story addition by proposing gable end siding and modifying the fenestration, including gable vents and window sizes, locations and quantity. However, staff's concerns about the bulk and massing of the addition, and its compatibility with the surrounding neighborhood have not been meaningfully addressed by the designer. Overall, the proposed design does not integrate the proposed addition into the overall

architecture of the structure, in terms of design, scale, and mass and it does not relate well to the adjacent houses on the street.

In order to approve this design, the Design Review Commission must make positive design review findings as outlined in Chapter 14.76 of the Zoning Code. However, based on the scale of the architectural elements, the perception of excessive bulk and mass, and the lack of architectural integration and compatibility with the surrounding neighborhood, staff cannot recommend approval based on the following findings:

- The orientation of the proposed two-story addition in relation to the immediate neighborhood will NOT minimize the perception of excessive bulk and mass; and
- 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 NOT been incorporated in order to insure the compatibility of the development with its design concept and the character of adjacent buildings.

The Residential Design Guidelines include mitigation measures that can help reduce the perception of bulk, which includes changing the size of the house, increasing setbacks, and providing large trees or other landscape materials for screening. The goal is to soften the differences between the new construction and the existing houses in the neighborhood structurally, with landscaping used as secondary mitigation to soften bulk and mass. However, for this project, it appears that a more comprehensive redesign of the proposed house is necessary to comply with the design review guidelines and meet the required design review findings. The Materials Board is included in Attachment E.

Privacy

The potential privacy concerns on the property are limited to the left side property line, because the front of the property faces the street with the right side adjacent to Lucky's grocery store and the rear of the house adjacent to two commercial office buildings. The street and commercial sites are more public and views in these directions would not result in any privacy impacts.

On the left side elevation of the second story, there are four windows: one small-window located in a stairwell with a 12-foot sill height, two large windows located in bedroom No. 4 and No. 5, each with a two-foot, nine-inch sill height, and one small window located in a bathroom with a six-foot sill height. Staff is concerned the bedroom windows may create the potential for privacy impacts due to their low sill height and views toward the adjacent property. While the existing 31-inch valley oak tree along the left property line may potentially diminish privacy impacts, staff continues to have privacy concerns regarding the bedroom window views through the valley oak canopy into the neighboring property.

In order to approve this design, the Design Review Commission must make the required design review findings (pg. 5) as outlined in Chapter 14.76 of the Municipal Code. Since the proposed structure does not diminish unreasonable privacy impacts to neighboring properties, staff cannot recommend approval based on the following finding:

- The height, elevations, and placement on the site of the proposed structure, when considered with reference to the nature and location of residential structures on adjacent lots, will NOT avoid unreasonable interference with views and privacy and will consider the topographic and geologic constraints imposed by particular building site conditions.

The Residential Design Guidelines include mitigation measures that can help reduce privacy impacts. However, for this project, it appears that a more comprehensive redesign of the proposed house is necessary to comply with the design review guidelines and meet the required design review findings.

Landscaping

There are four trees (valley oak, avocado, pittosporum and champaca) on the property, and the project proposes to retain all trees. An arborist report provides an inventory of the four trees on the property, is included as Attachment D. The arborist report found the valley oak tree to be in good health with a critical root zone of 13 feet from the tree trunk. The proposed foundation excavation will not negatively impact the overall health of the tree due to being 26 feet from the tree trunk. Overall, the project appears to meet the intent of the City's landscape regulations and street tree guidelines.

Environmental Review

This project is categorically exempt from environmental review under Section 15301 of the California Environmental Quality Act because it involves the construction of an addition to an existing single-family dwelling.

Public Notification

A public meeting notice was posted on the property and mailed to 10 nearby property owners on Neston Way, Churton Avenue and Grant Road.

Cc: Dr. K.Y. Narasimhan, Applicant and Property Owner
Suping Shi, Designer and Engineer

Attachments:

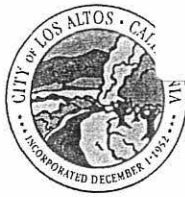
- A. Application and Applicant Letter
- B. Neighborhood Compatibility Worksheet
- C. Area, Vicinity and Public Notification Maps
- D. Arborist Report
- E. Materials Board

FINDINGS

18-SC-11 – 1540 Neston Way

With regard to design review for the two-story addition to the existing one-story structure, the Design Review Commission finds the following in accordance with Section 14.76.050 of the Municipal Code that:

- a. The proposed two-story addition complies with all provision of this chapter;
- b. The height, elevations, and placement on the site of the two-story addition, when considered with reference to the nature and location of residential structures on adjacent lots, will NOT avoid unreasonable interference with views and privacy and does 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 two-story addition in relation to the immediate neighborhood will NOT minimize the perception of excessive bulk and mass;
- e. General architectural considerations, including the character, size, scale, and quality of the design, the architectural relationship with the site and other buildings, building materials, and similar elements have NOT 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 two-story addition has been designed to follow the natural contours of the site with minimal grading, minimum impervious cover, and maximum erosion protection.



ATTACHMENT A

CITY OF LOS ALTOS GENERAL APPLICATION

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

Permit # 1108185

<input type="checkbox"/>	One-Story Design Review	<input type="checkbox"/>	Commercial/Multi-Family	<input type="checkbox"/>	Environmental Review
<input checked="" type="checkbox"/>	Two-Story Design Review	<input type="checkbox"/>	Sign Permit	<input type="checkbox"/>	Rezoning
<input type="checkbox"/>	Variance	<input type="checkbox"/>	Use Permit	<input type="checkbox"/>	RI-S Overlay
<input type="checkbox"/>	Lot Line Adjustment	<input type="checkbox"/>	Tenant Improvement	<input type="checkbox"/>	General Plan/Code Amendment
<input type="checkbox"/>	Tentative Map/Division of Land	<input type="checkbox"/>	Sidewalk Display Permit	<input type="checkbox"/>	Appeal
<input type="checkbox"/>	Historical Review	<input type="checkbox"/>	Preliminary Project Review	<input type="checkbox"/>	Other:

Project Address/Location: 1540 NESTON WAYS LOS ALTOS CA 94024

Project Proposal/Use: S.F.H. Current Use of Property: S.F.H.

Assessor Parcel Number(s): 318-16-001 Site Area: 10080 SF.

New Sq. Ft.: 1093 Altered/Rebuilt Sq. Ft.: 146 Existing Sq. Ft. to Remain: 2262

Total Existing Sq. Ft.: 2400 Total Proposed Sq. Ft. (including basement): 3500

Is the site fully accessible for City Staff inspection? Yes

Applicant's Name: Dr. K. V. NARASIMHAN

Telephone No.: 650-996-8558 Email Address: k.v.narasimhan@gmail.com

Mailing Address: 1540 Neston Way

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

Property Owner's Name: Same above

Telephone No.: _____ Email Address: _____

Mailing Address: _____

City/State/Zip Code: _____

Architect/Designer's Name: Suping Shi

Telephone No.: 408-717-0809 Email Address: sshisec@yahoo.com

Mailing Address: P.O. Box 1107

City/State/Zip Code: Alviso, CA 95002

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

(continued on back)



City of Los Altos

Planning Division

(650) 947-2750

Planning@losaltosca.gov

NEIGHBORHOOD COMPATIBILITY WORKSHEET

In order for your design review application for single-family residential remodel/addition or new construction to be successful, it is important that you consider your property, the neighborhood's special characteristics that surround that property and the compatibility of your proposal with that neighborhood. **The purpose is to help you understand your neighborhood before you begin the design process with your architect/designer/builder or begin any formal process with the City of Los Altos.** *Please note that this worksheet must be submitted with your 1st application.*

The Residential Design Guidelines encourage neighborhood compatibility without necessarily forsaking individual taste. Various factors contribute to a design that is considered compatible with a surrounding neighborhood. The factors that City officials will be considering in your design could include, but are not limited to: design theme, scale, bulk, size, roof line, lot coverage, slope of lot, setbacks, daylight plane, one or two-story, exterior materials, landscaping et cetera.

It will be helpful to have a site plan to use in conjunction with this worksheet. Your site plan should accurately depict your property boundaries. The best source for this is the legal description in your deed.

Photographs of your property and its relationship to your neighborhood (see below) will be a necessary part of your first submittal. Taking photographs before you start your project will allow you to see and appreciate that your property could be within an area that has a strong neighborhood pattern. The photographs should be taken from across the street with a standard 35mm camera and organized by address, one row for each side of the street. Photographs should also be taken of the properties on either side and behind your property from on your property.

This worksheet/check list is meant to help *you* as well as to help the City planners and Planning Commission understand your proposal. Reasonable guesses to your answers are acceptable. The City is not looking for precise measurements on this worksheet.

Project Address 1540 NESTON WAY; LOS ALTOS; CA 94024

Scope of Project: Addition or Remodel or New Home

Age of existing home if this project is to be an addition or remodel? 66 YEARS

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

Address: 1540 NESTON WAY, LOS ALTOS, CA 94024
Date: 23 MARCH 2018

What constitutes your neighborhood?

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

Streetscape

1. Typical neighborhood lot size*:

Lot area: 10,080 square feet
Lot dimensions: Length 126 feet
Width 80 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 80%
Existing front setback for house on left 2.5 ft./on right _____ 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
Garage facing front recessed from front of house face _____
Garage in back yard _____
Garage facing the side _____
Number of 1-car garages _____; 2-car garages 2; 3-car garages _____

Address: 1540 WESTON WAY, LOS ALTOS, CA 94024
Date: 23 MARCH 2018

4. Single or Two-Story Homes:

What % of the homes in your neighborhood* are:
One-story 75.1.
Two-story 25.1.

5. Roof heights and shapes:

Is the overall height of house ridgelines generally the same in your neighborhood*? YES
Are there mostly hip , gable style , or other style hip & gable roofs*?
Do the roof forms appear simple or complex X?
Do the houses share generally the same eave height YES?

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

What siding materials are frequently used in your neighborhood*?
 wood shingle X stucco 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?

If no consistency then explain:

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

Does your neighborhood* have a consistent identifiable architectural style?
 YES NO
Type? X Ranch Shingle Tudor Mediterranean/Spanish
 Contemporary Colonial Bungalow Other

Address: 1540 NESTON WAY; LOS ALTOS; CA 94024
Date: 23 MARCH 2018

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

Does your property have a noticeable slope? NO

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

Is your slope higher _____ lower _____ same X 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.)?

FRONT LAWNS

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

PLEASE SEE PHOTOS ATTACHED

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

NO

10. Width of Street:

What is the width of the roadway paving on your street in feet? 40 +

Is there a parking area on the street or in the shoulder area? NO

Is the shoulder area (unimproved public right-of-way) paved, unpaved, gravel, landscaped, and/or defined with a curb/gutter? _____

DEFINED WITH A CURB/AWTFEA

Address: 1540 NESTON WAY; LOS ALTOS; CA 94024
Date: 23 MARCH 2018

11. What characteristics make this neighborhood* cohesive?

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

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: 1540 NESTON WAY; LOS ALTOS; CA 94024

Date: ~~23 MARCH 2018~~

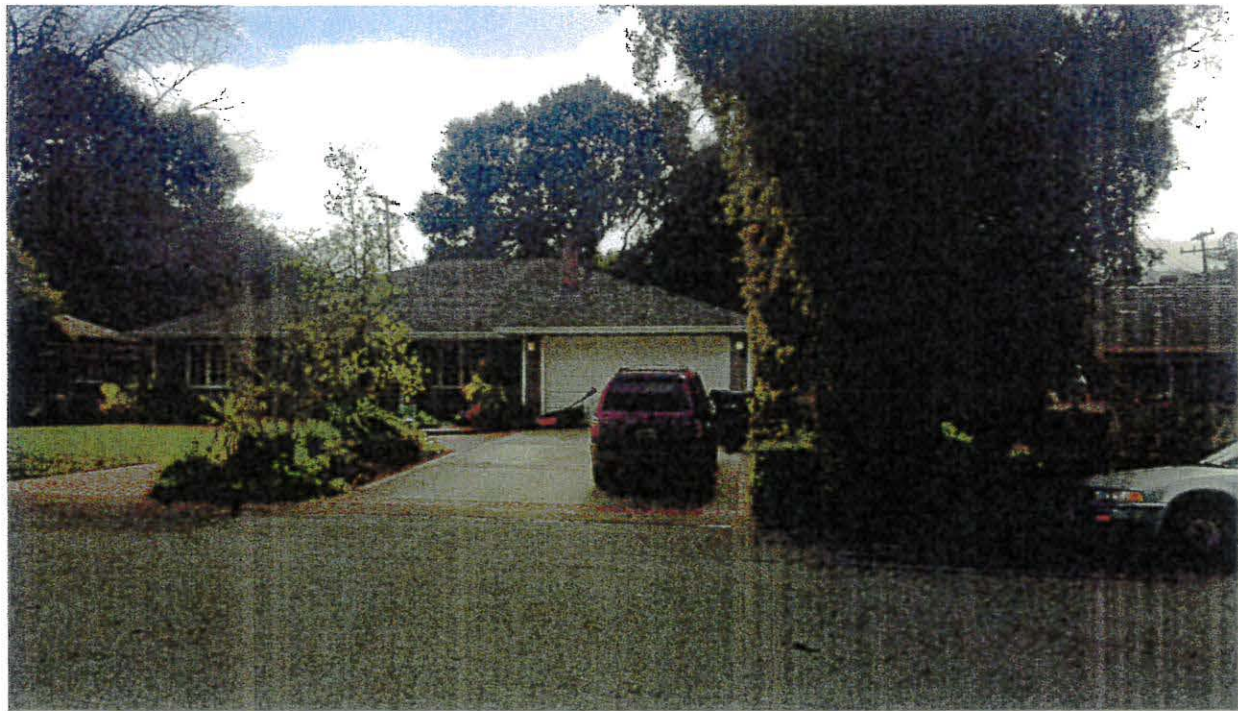
Summary Table

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

Address	Front setback	Rear setback	Garage location	One or two stories	Height	Materials	Architecture (simple or complex)
1550 NESTON WAY LOS ALTOS; CA 94024	25' ±	48' ±	FRONT + RIGHT	ONE	14.5' ±	WOOD	RANCH
1560 NESTON WAY LOS ALTOS; CA 94024	25' ±	70' ±	FRONT + RIGHT	ONE	13' ±	WOOD	RANCH
1541 NESTON WAY LOS ALTOS; CA 94024	25' ±	60' ±	FRONT + RIGHT	ONE	13' ±	WOOD	RANCH
2014 CHURTON AVE LOS ALTOS; CA 94024	25' ±	25' ±	FRONT + RIGHT	TWO	25' ±	WOOD	RANCH



Subject Property - 1540 Neston Way, Los Altos, CA



1550 Neston Way, Los Altos, CA



1560 Neston Way, Los Altos, CA



1541 Neston Way, Los Altos, CA



South West Side View of 2041 Churton Ave, Los Altos, CA



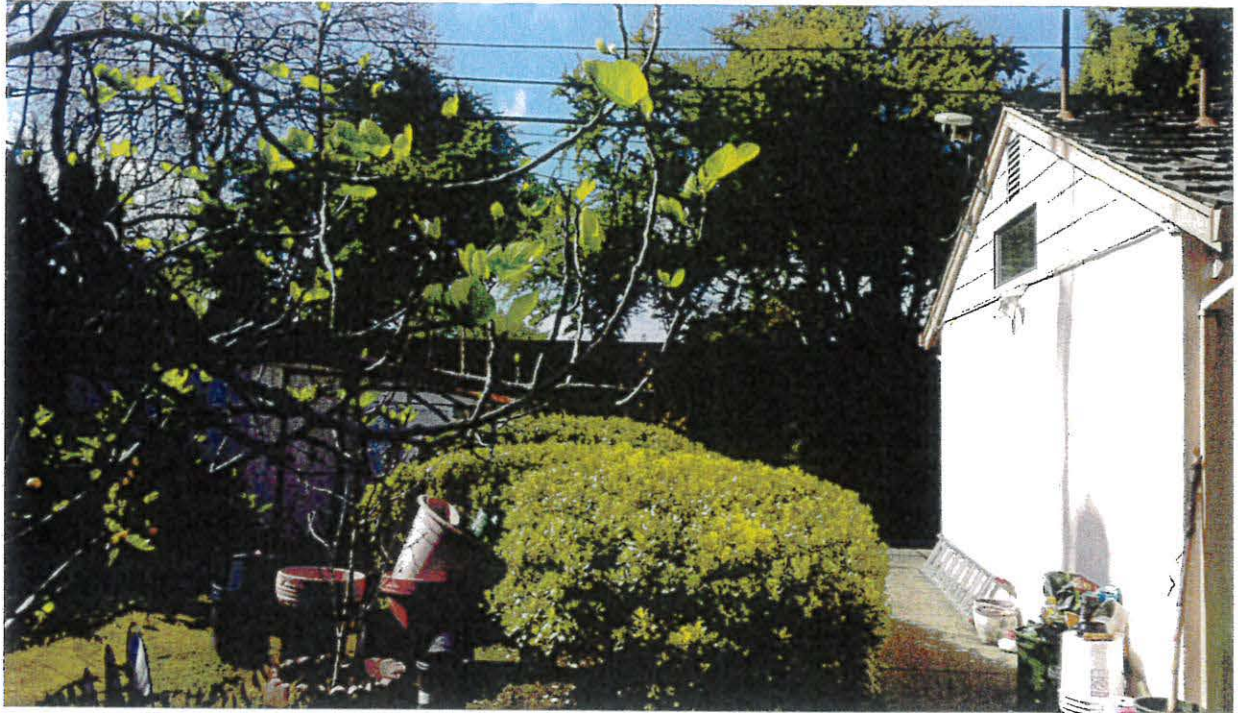
Dead End view of Neston Way, Los Altos, CA



South East View of 1540 Neston Way Back Yard



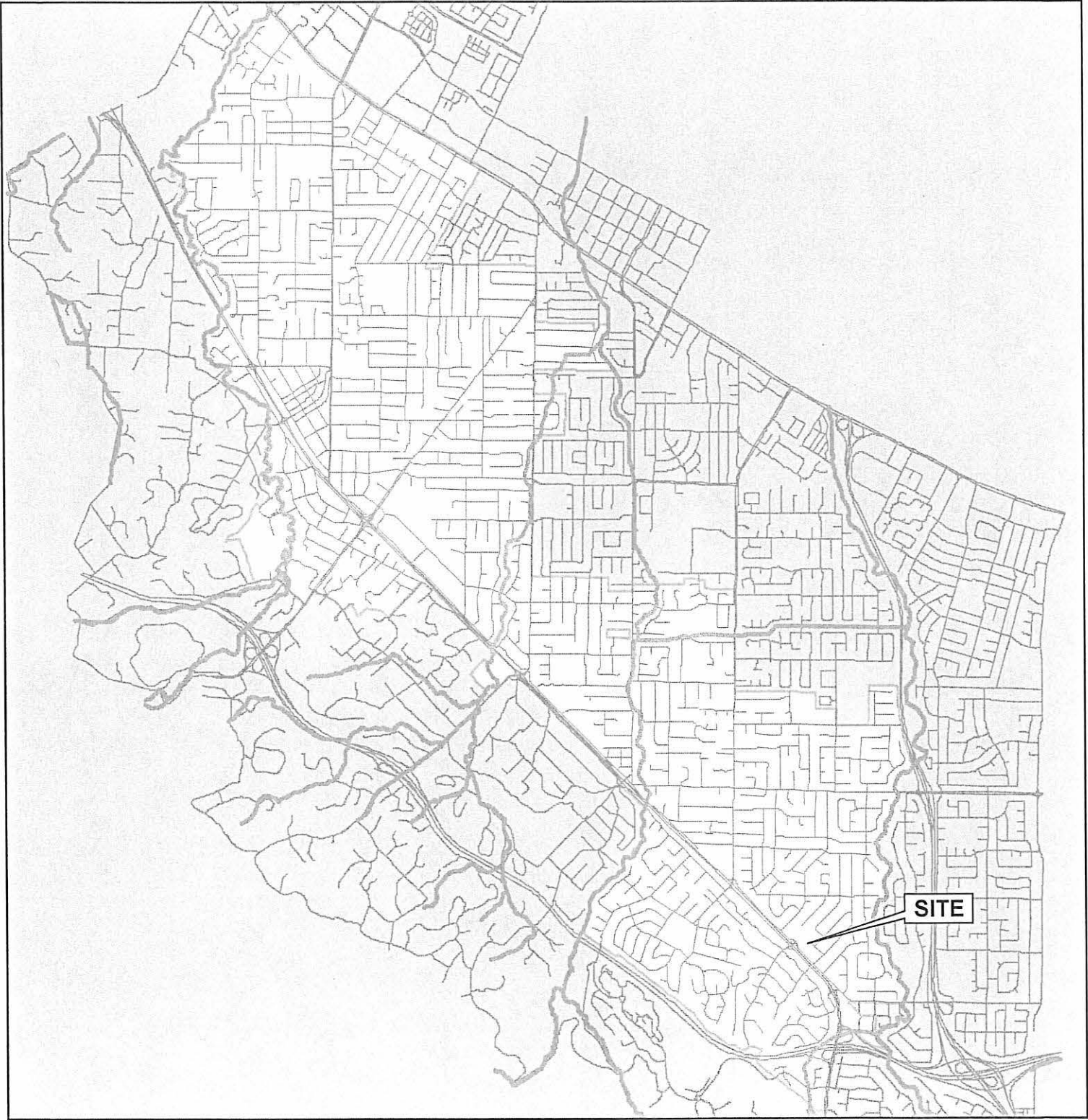
South West View of 1540 Neston Way Back Yard



North West View of 1540 Neston Way Back Yard

ATTACHMENT C

AREA MAP



CITY OF LOS ALTOS

APPLICATION: 18-SC-11
APPLICANT: K. Y. Narasimhan/S. Shi
SITE ADDRESS: 1540 Neston Way

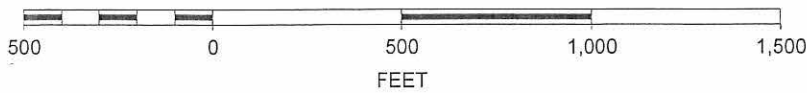


Not to Scale

VICINITY MAP



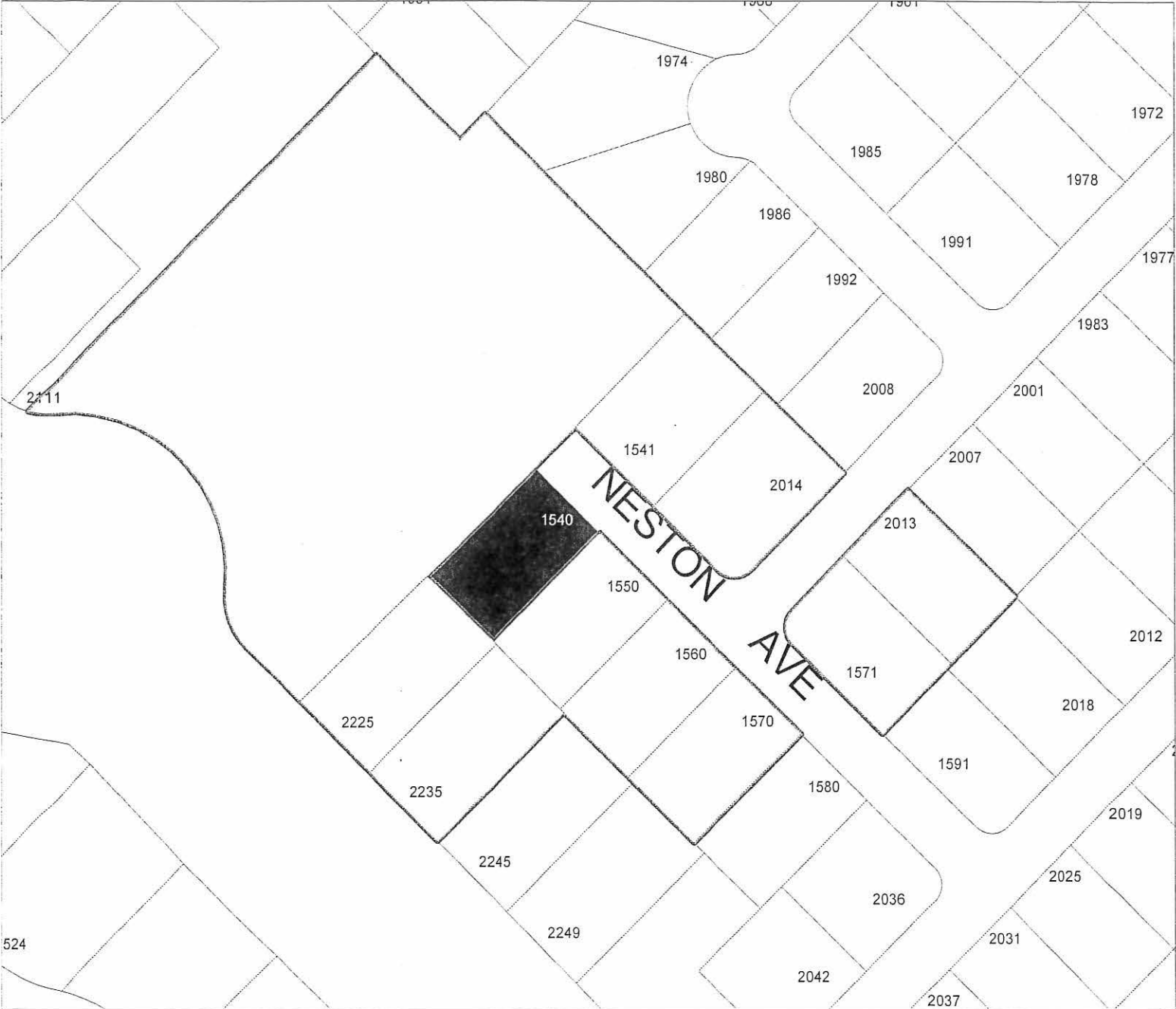
SCALE 1 : 6,000



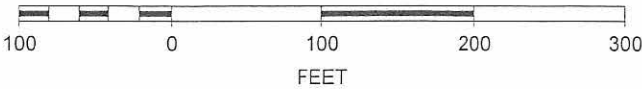
CITY OF LOS ALTOS

APPLICATION: 18-SC-11
APPLICANT: K. Y. Narasimhan/S. Shi
SITE ADDRESS: 1540 Neston Way

1540 Neston Way Notification Map



SCALE 1 : 1,500



ARBORIST REPORT-
Tree Resource Analysis, Construction Impact Assessment &
Tree Protection Plan for:

Proposed site improvements at:
1540 Neston Way, Los Altos APN 318-16-001

August 8, 2018

Prepared for: Dr. K. Y. Narasimhan
1540 Neston Way
Los Altos, Ca, 94024

Prepared by:
Kurt Fouts
ISA Certified Arborist WE-0681A



Kurt Fouts
Arborist Consultant

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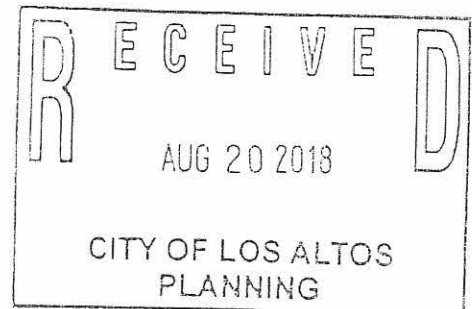


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Attachments: Appendix A -H

Appendix A – Tree Assessment Chart

Appendix B – Criteria for Tree Assessment Chart

Appendix C - Tree Protection Plan Sheet

Appendix D - Bibliography

Appendix E – Subject Tree Images

Appendix F - Tree Protection Guidelines & Restrictions

- Protecting Trees During Construction
- Project Arborist Duties & Inspection Schedule
- Tree Protection Fencing
- Tree Protection Signs
- Monitoring
- Root Pruning
- Tree Work Standards & Qualifications
- City of Los Altos – Protected Tree

Appendix G - Assumptions & Limiting Conditions

SUMMARY

- Plans were submitted to the City of Los Altos for a two – story addition to an existing one – story home.
- Four trees are located on the property. Only one of the four trees meet “protected” size criteria.
- The three trees that are not protected, are all located outside of the project limits.
- The one “protected” tree, a valley oak, is located within the project limits. The tree is in good condition.
- The construction impacts to the “protected” tree, will be low and the tree can be retained.
- To minimize the impacts to the tree, tree protection measures are specified.
- Recommendations to minimize root loss and help ensure long term health and longevity, are included in this report with specifications detailed in the accompanying Tree Protection Plan sheet T1.

Note: Appendix C – Tree Protection Plan sheet & Appendix F – Tree Protection Guidelines & Restrictions, are to be copied onto plan sheets and will become an element of the final plan set. Once copied the information will serve as the Tree Protection Plan.

The owner, contractor and architect are all responsible for knowledge of the information included in this arborist report and adhering to the conditions provided.

Background

Plans will be submitted to the City of Los Altos Planning Department, to build a new single-story residence at 1540 Neston Way, Los Altos. The plans include a two -story addition to an existing one-story home, and removal of an existing patio and awning structure.

Dr. K. Y. Narasimhan has requested my services, to assess the condition of a tree on this site and the impacts that may affect it. Further, to provide a report with my findings and recommendations to meet City of Los Altos planning requirements.

Assignment

To complete this assignment, the following services were performed:

- **Tree Resource Evaluation:** Inventory, evaluate and assign suitability for preservation ratings for subject trees.
- **Plan Review:** Reviewed provided plans including Architectural Plan set by Suping Shi dated 8/7/2018
- **Construction Impact Assessment:** Combine tree resource data with anticipated construction impacts, to provide recommendations for removal or retention of trees.
- **Mapping:** Tree canopies were plotted onto, Site Plan, dated 8/7/2018.

Limits of the Assignment

The information contained in this report covers only those items that were examined and reflects the condition of those items at the time of inspection on August 7th, 2018.

The inspection is limited to visual examination of accessible items without climbing, dissection, excavation, probing, or coring. There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the trees in questions may not arise in the future.

Purpose and use of the report

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

Resources

All information within this report is based on site plans as of the date of this report.

Resources are as follows:

- Architectural Plan set by Suping Shi, dated 8/7/2018.
- Site Visit, Tree Inventory & Condition Evaluation at, 1540 Neston Way, on 8/7/2018.
- City of Los Altos Municipal Code – Chapter 11.08 *Tree Protection Regulations* (applicable sections).

OBSERVATIONS

One tree will be affected by the proposed project at 1540 Neston Way, Los Altos. The tree a mature valley oak (*Quercus lobata*), is located in the rear yard, 5 feet from the southeast fence line (Image #1). The tree is in good condition and has been well maintained. A mature coast redwood growing on the adjacent property competes with the oak for growing space and a few of the oak tree limbs grow into the redwood canopy (Image #2).



Image #1 – Tree T1 – valley oak



Image #2 – Tree T1, note some limbs growing into canopy of adjacent coast redwood.

DISCUSSION

Species List

TOTAL SUBJECT TREES: 4

Protected:

1 Valley Oak (*Quercus lobata*)

Not Protected:

1 Avocado (*Persea sp.*)

1 Pittosporum (*Pittosporum sp.*)

1 Champaca (*Michelia champaca*)

Condition Rating

A tree's condition is determined by assessing both the **health** and **structure**, then combining the two factors to reach a *condition rating*. Tree condition is rated as poor, fair or good. The quantity of trees assigned for each category (good, fair or poor), is indicated below:

Tree Condition Rating

- Good - 4
- Fair - 0
- Poor - 0

Suitability for Preservation

A tree's suitability for preservation is determined based on its health, structure, age, species characteristics and longevity using a scale of good, fair or poor. The quantity of trees assigned to each category (good, fair or poor), is listed below.

Suitability Rating

- Good - 4
- Fair - 0
- Poor - 0

Impact Level

Impact level rates the degree a tree may be impacted by construction activity and is primarily determined by how close the construction procedures occur to the tree. Construction impacts are rated as low, moderate or high. The quantity of trees assigned for each category (low, moderate, high), is indicated below:

Impact Rating

- Low - 4
- Moderate – 0
- High - 0

Condition of Valley Oak- Tree T1

The condition of tree T1 is summarized in the Tree Assessment Chart, Appendix A. The tree is a mature specimen in good condition, that has been well maintained. The main scaffolds (limbs) appear well attached. The canopy density is slightly less than typical for the species. A few of the main scaffolds grow into the canopy of a coast redwood located on the adjacent property. These limbs lack normal canopy growth and density, due to competition for light with the redwood. There are no pests or disease present on the tree.

It is recommended that irrigation sprinklers currently directed towards the tree trunk be adjusted or relocated to maintain a dry soil area around the tree trunk for a minimum of 4 feet from the trunk. Moist soil around the trunk base area creates an environment (constantly moist soil), for harmful fungal pathogens. The trunk base area is a vulnerable entry point for these pathogens.

Tree Evaluation and Recording Methods

Site evaluations were made on 8/7/2018. *The inventory included all trees within the project limits.* The health and structural **condition** of each tree was assessed and recorded. Based on the trees health and structural condition, each trees **suitability for preservation** was rated and recorded.

The recorded data is included in the *Tree Assessment Chart, Appendix A*, of this report. Tree numbers were plotted on the attached *Tree Protection Plan sheets*. **To correlate the data in the Tree Assessment Chart to the tree's location on the site, refer to the Tree Protection Plan sheet - Appendix C.**

Tree Protection Zone

The tree protection zone (TPZ), is a defined area within which certain activities are prohibited or restricted to minimize potential injury to designated trees during construction.

The size of the optimal TPZ can be determined by a formula based on: 1) trunk diameter 2) species tolerance to construction impacts, and 3) tree age (Matheny, N. and Clark, J 1998). In some instances, tree drip line is used as the TPZ. Development constraints can also influence the final size of the tree protection zone.

Fencing is installed to delineate the (TPZ), and to protect tree roots, trunk, and scaffold branches from construction equipment. *The fenced protection area may be smaller than the optimal or designated TPZ area in some circumstances.* Tree protection may also involve the armoring of the tree trunk and/or scaffold limbs with barriers to prevent mechanical damage from construction equipment. *See Tree Protection Guidelines & Restrictions – Appendix E.*

Once the TPZ is delineated and fenced (prior to any site work, equipment and materials move in), construction activities are only to be permitted within the TPZ if allowed for and specified by the project arborist.

Where tree protection fencing cannot be used, or as an additional protection from heavy equipment, tree wrap may be used. Wooden slats at least one inch thick are to be bound securely, edge to edge, around the trunk. A single layer or more of orange plastic construction fencing is to be wrapped and secured around the outside of the wooden slats. Major scaffold limbs may require protection as determined by the City arborist or Project arborist. Straw wattle may also be used as a trunk wrap and secured with orange plastic fencing.

Data has been entered in the *Tree Assessment Chart – Appendix A*, which indicates the optimal Tree Protection Zone for each tree.

Additional general tree protection guidelines are included in *Tree Protection Guidelines & Restrictions – Appendix G*.

Critical Root Zone

Critical Root Zone (CRZ) is the area of soil around the trunk of a tree where roots are located that provide critical stability, uptake of water and nutrients required for a tree's survival. The CRZ is the minimum distance from the trunk that trenching that requires root cutting should occur and can be calculated as three to the five times the trunk Diameter at Breast Height (DBH). For example, if a tree is one foot in trunk diameter then the CRZ is three to five feet from the trunk location. We will often average this as four times the trunk diameter or 1ft. DBH = 4ft. CRZ (Smiley, E.T., Fraedrich, B. and Hendrickson, N. 2007).

Construction Impacts to Subject Trees

Construction Phases Affecting Subject Trees-

Construction phases that will impact trees within project limits include:

- Removal of existing patio.
- Excavation for home addition foundation.

Impacts to Subject Trees –

- Removal of existing patio could potentially damage and tear roots.
- Excavation for home addition will require the loss of any roots growing within the linear soil cut that will be made.

Summary of Construction Impacts to Valley Oak Tree T1

The excavation for the foundation will occur in a linear line, a minimum of 24', and an average of 26 feet from the tree trunk (Image #3). The critical root zone for this tree is equal to 3 to 5 times the trunk diameter, or 7.75 to 13 feet from the tree trunk. This means the excavation will be roughly two times the distance away from the critical root zone (13 feet X 2 = 26 feet). At this distance, roots encountered from the oak should be 2 inches in diameter or less. The total percentage of root loss that will occur due to foundation excavation will be less than 15 percent of the total root mass. The valley oak species has a moderate tolerance to construction impacts and root loss (Matheny, N, & Clark, J Trees & Development. Champaign, IL: International Society of Arboriculture c. 1998). If mitigation procedures are followed, the negative affects (root loss), to tree T1 will be reduced and it can be retained and should thrive for many years to come.

The lowest branches that overhang the two – story addition are a minimum of 20 feet above grade. The edge of the new roof is approximately 17 feet above grade, with the peak of the roof approximately 22 feet above grade. Based on the height above grade and the growth pattern of the branches, no pruning or a minimal amount of clearance pruning will be required.

TREE PROTECTION PROCEEDURES & RECOMMENDED SEQUENCE:

Required Procedures and Recommended Sequence:

1. INSTALL TREE PROTECTION FENCING
 - As indicated on Tree Protection Plan Sheet
 - Install a 3-4-inch layer of coarse mulch or wood chip beneath the dripline of all protected trees. Mulch is to be kept 12" from the trunk.
2. DEMOLISH EXISTING STRUCTURES
 - Demolish existing concrete patio and awning structure. Demolition shall be done by hand, no heavy equipment (backhoe etc.).
 - Concrete shall be demolished with a jack hammer and concrete pieces shall be hand loaded.
3. STAKE FOR HOME ADDITION BOUNDARIES & BEGIN CONSTRUCTION
4. HOME ADDITION FOUNDATION
 - A trench shall be dug by hand in areas as indicated on the Tree Protection Plan sheet for the new foundation.
 - The depth of the trench shall be equal to the depth of excavation required for the new foundation. Any roots encountered 1" in diameter or greater shall be cut cleanly with a sharp tool.
 - Cut roots so that they are outside of the form boards and the cuts are on the tree side of the form.
 - The project arborist should supervise this work.

CONCLUSION

- Plans were submitted to the City of Los Altos for a two – story addition to an existing one – story home.
- Four trees are located on the property. Only one of the four trees meet “protected” size criteria.
- The three trees that are not protected. are all located outside of the project limits.
- The one “protected” tree, a valley oak, is located within the project limits. The tree is in good condition.
- The construction impacts to the “protected” tree, will be low and the tree can be retained.
- The primary impact to the valley oak is a minimal amount of root loss that will occur, from the excavation for the new foundation installation.
- To minimize the impacts to the tree, tree protection measures are specified.
- Excavation for the foundation will occur by hand and any roots 1” in diameter or larger encountered will be cleanly cut to promote proper “callus over” of the root.
- No (or minimal), clearance pruning will be required between tree branches and the new second story roof.
- Recommendations to minimize root loss and help ensure long term health and longevity, are included in this report with specifications detailed in the accompanying Tree Protection Plan sheet T1.

RECOMMENDATIONS

1. Obtain all necessary permits prior to removing or significantly altering any trees on site.
2. Perform root pruning on tree T1 as necessary during excavation for the new foundation.
3. Ensure that all tree protection requirements for retained trees are executed. Mitigation details are included on the Tree Protection Plan.
4. This report is based on available plan sets. Alterations to the site plan may change the evaluations and recommendations contained in this report.

Respectfully submitted,

Kurt Fouts

Kurt Fouts - ISA Certified Arborist WE0681A



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1540 Neston Way, Los Altos

Tree Assessment Chart - Appendix A

Suitability for Preservation Ratings:

Good: Trees in good health and structural condition with potential for longevity on the site

Fair: Trees in fair health and/or with structural defects that may be reduced with treatment procedures

Poor: Trees in poor health and/or with poor structure that cannot be effectively abated with treatment

Retention or Removal Code:


RT: Retain Tree

RI: Remove Due to Construction Impacts

I.M. Impacts Can Be Mitigated With Pre-Construction Treatments

R.C. Remove Due to Condition

Protected Tree City of Los Altos Any tree 15 inches or greater in diameter measured at 4 feet above grade.

Tree #	Species	Trunk Diameter @ 48 inches a.g.	Protected Tree	Crown Height & Spread	Health Rating	Structural Rating	Suitability for Preservation (Based Upon Condition)	Tree Protection Zone (in feet)	Construction Impacts (Rating & Description)	Retention or Removal Code	Comments
T1	valley oak (<i>Quercus agrifolia</i>)	31" (98" circumference)	Yes	65'X65'	Good	Good	Good	23'	Low (Root loss, foundation excavation)	RT	Excavation for new foundation ranges from 24' (closest), to 30' (furthest), from trunk base point. Major scaffolds appear well attached. Canopy density is slightly less than typical for species. No pests or disease present.
T2	avocado (<i>Persea sp.</i>)	7"	No	12'X11'	Good	Good	Good	7'	None (Outside of project area)	RT	
T3	pittosporum (<i>Pittosporum sp.</i>)	14"	No	15'X15'	Good	Good	Good	12'	None (Outside of project area)	RT	
T4	champaca (<i>Michelia champaca</i>)	8"	No	22'X13'	Good	Good	Good	10'	None (Outside of project area)	RT	
 <p>Kurt Fouts Sustainable Landscapes</p> <p>826 Monterey Avenue Capitola, CA 95010 831-359-3607 scholarb@grounds@yahoo.com</p>							Page 1 of 1		8/7/2018		

APPENDIX B—CRITERIA FOR TREE ASSESSMENT CHART

Following is an explanation of the data used in the tree evaluations. The data is incorporated in the *Tree Assessment Chart, Appendix A*.

Trunk Diameter and Number of Trunks:

Trunk diameter as measured at 4 feet above grade. The number of trunks refers to a single or multiple trunked tree. Multiple trunks are measured at 4 feet above grade.

Health Ratings:

Good: A healthy, vigorous tree, reasonably free of signs and symptoms of disease

Fair: Moderate vigor, moderate twig and small branch dieback, crown may be thinning and leaf color may be poor

Poor: Tree in severe decline, dieback of scaffold branches and/or trunk, most of foliage from epicormics

Structure Ratings:

Good: No significant structural defects. Growth habit and form typical of the species

Fair: Moderate structural defects that might be mitigated with regular care

Poor: Extensive structural defects that cannot be abated.

Suitability for Preservation Ratings:

Rating factors:

Tree Health: Healthy vigorous trees are more tolerant of construction impacts such as root loss, grading and soil compaction, than are less vigorous specimens.

Structural integrity: Preserved trees should be structurally sound and absent of defects or have defects that can be effectively reduced, especially near structures or high use areas.

Tree Age: Over mature trees have a reduced ability to tolerate construction impacts, generate new tissue and adjust to an altered environment. Young to maturing specimens are better able to respond to change.

Species response: There is a wide variation in the tolerance of individual tree species to construction impacts.

Rating Scale:

Good: Trees in good health and structural condition with potential for longevity on the site

Fair: Trees in fair health and/or with structural defects that may be reduced with treatment procedures.

Poor: Trees in poor health and/or with poor structure that cannot be effectively abated with treatment. Trees can be expected to decline or fail regardless of construction impacts or management . The species or individual may possess characteristics that are incompatible or undesirable in landscape settings or unsuited for the intended use of the site.

Construction Impacts:

Rating Scale:

High: Development elements proposed that are located within the Tree Protection Zone that would severely impact the health and /or stability of the tree. The tree impacts cannot be mitigated without design changes. The tree may be located within the building footprint.

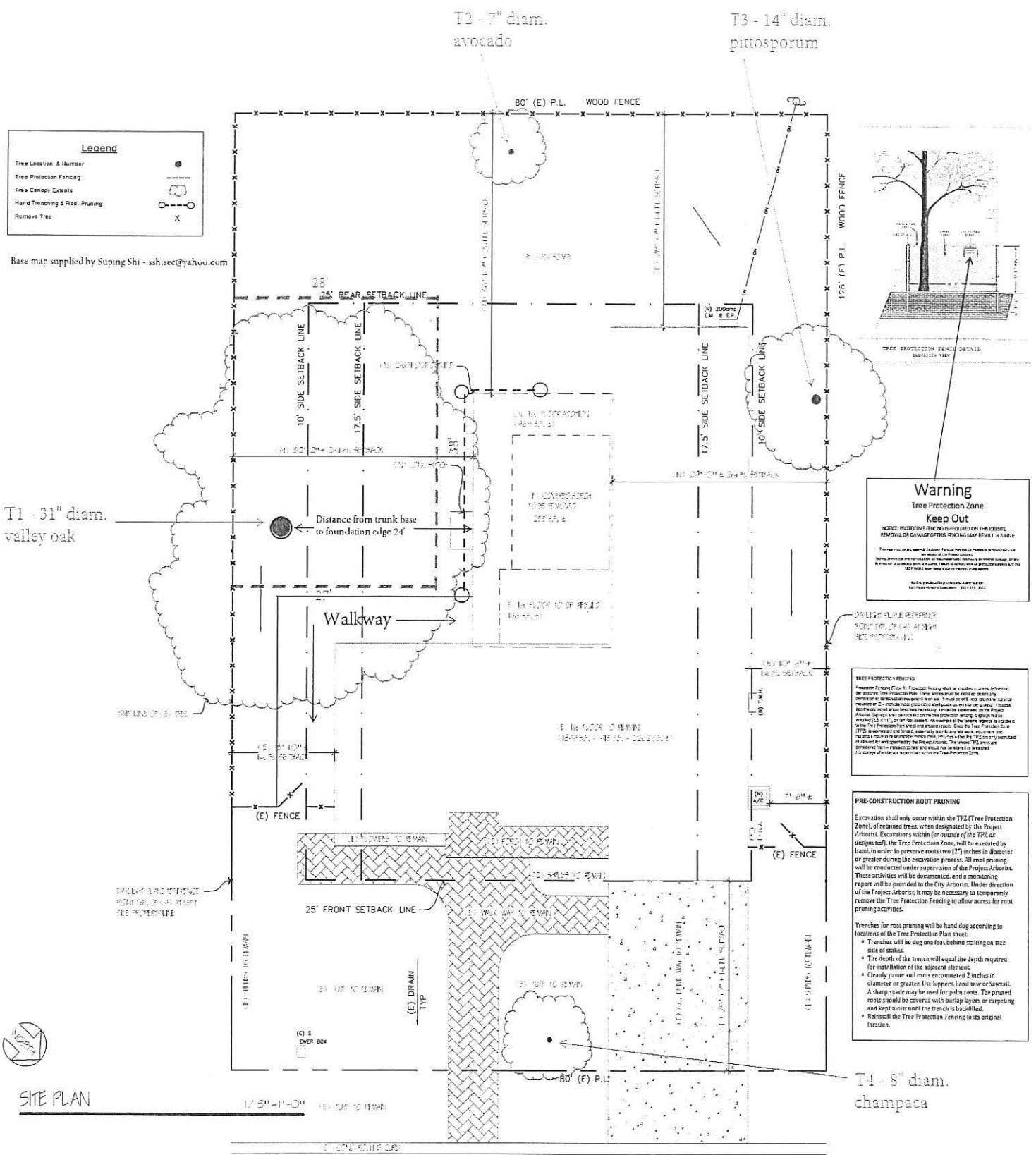
Moderate: Development elements proposed that are located within the Tree Protection Zone that will impact the health and/or stability of the tree and can be mitigated with tree protection treatments.

Low: Development elements proposed that are located within or near the Tree Protection Zone that will have a minor impact on the health of the tree and can be mitigated with tree protection treatments.

None: Development elements will have no impact on the health and stability of the Tree.

Tree Protection Zone (TPZ):

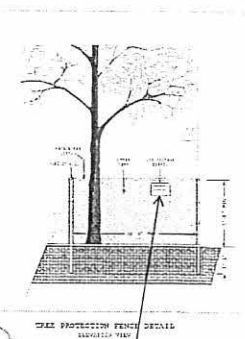
Defined area within which certain activities are prohibited or restricted to prevent or minimize potential injury to designated trees, particularly during construction or development.



Legend

- Tree Location & Number
- Tree Protection Fencing
- Tree Canopy Extents
- Hand Trenching & Root Pruning
- Remove Tree

Base map supplied by Suping Shi - sshisec@yahoo.com



Warning
Tree Protection Zone
Keep Out
 NOTICE: PROTECTIVE FENCING IS REQUIRED ON THIS SITE. REMOVAL OR DAMAGE OF THIS FENCING MAY RESULT IN A FINE.

TREE PROTECTION FENCING
 Excavation Permit (EP) is required for any excavation within or adjacent to the Tree Protection Zone. The fence shall be installed on the ground surface of the Tree Protection Zone. The fence shall be installed on the ground surface of the Tree Protection Zone. The fence shall be installed on the ground surface of the Tree Protection Zone.

PRE-CONSTRUCTION ROOT PRUNING
 Excavation shall only occur within the TPZ (Tree Protection Zone) of retained trees, when designated by the Project Architect. Excavation within or outside of the TPZ or adjacent to the TPZ, shall be performed under supervision of the Project Architect. These activities will be documented, and a monitoring report will be provided to the City Arborist. Under direction of the Project Architect, it may be necessary to temporarily remove the Tree Protection Fencing to allow access for root pruning activities.

SITE PLAN

Tree Protection Plan

1540 Neston Way, Los Altos

Kurt Fouts
 Arborist

826 Monterey Avenue
 Capitola, CA 95010
 831-359-3607
 kurtfouts1@outlook.com

Sheet
 T1

K.F.8/8/2018

APN:318-16-001

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Matheny, N. and Clark, J. Evaluation of Hazard Trees in Urban Areas. Champaign, IL: Wadley Graphix Corp. c.1994

Smiley, E.T., Matheny, N., Lilly, S. Tree Risk Assessment – Best Management Practices, Champaign, ILL: International Society of Arboriculture c. 2011

Costello, L., Perry, E., & Matheny, N. Abiotic Disorders of Landscape Plants: A Diagnostic Guide Oakland, CA:UC/ANR Publications (Publication 3420) c.2003.



Image #3 – Tree T2 – valley oak. Approximate location of new foundation (red line) and minimum distance to base of valley oak trunk.

Appendix F - TREE PROTECTION GUIDELINES AND RESTRICTIONS

Protecting Trees During Construction:

- 1) Before the start of site work, equipment or materials move in, clearing, excavation, construction, or other work on the site, every tree to be retained shall be securely fenced- off as delineated in approved plans. Such fences shall remain continuously in place for the duration of the work undertaken in connection with the development.
- 2) If the proposed development, including any site work, will encroach upon the tree protection zone, special measures shall be utilized, as approved by the project arborist, to allow the roots to obtain necessary oxygen, water, and nutrients.
- 3) Underground trenching shall avoid the major support and absorbing tree roots of protected trees. If avoidance is impractical, hand excavation undertaken under the supervision of the project arborist may be required. Trenches shall be consolidated to service as many units as possible. Boring/tunneling under roots should be considered as an alternative to trenching.
- 4) Concrete or asphalt paving shall not be placed over the root zones of protected trees, unless otherwise permitted by the project arborist.
- 5) Artificial irrigation shall not occur within the root zone of native oaks, unless deemed appropriate on a temporary basis by the project arborist to improve tree vigor or mitigate root loss.
- 6) Compaction of the soil within the tree protection zone shall be avoided.
- 7) Any excavation, cutting, or filling of the existing ground surface within the tree protection zone shall be minimized and subject to such conditions as the project arborist may impose. Retaining walls shall likewise be designed, sited, and constructed to minimize their impact on protected trees.
- 8) Burning or use of equipment with an open flame near or within the tree protection zone shall be avoided. All brush, earth, and other debris shall be removed in a manner that prevents injury to the tree.
- 9) Oil, gas, chemicals, paints, cement, stucco or other substances that may be harmful to trees shall not be stored or dumped within the tree protection zone of any protected tree, or at any other location on the site from which such substances might enter the tree protection zone of a protected tree.
- 10) Construction materials shall not be stored within the tree protection zone of a protected tree.

Project Arborist Duties and Inspection Schedule:

The project arborist is the person(s) responsible for carrying out technical tree inspections, assessment of tree health, structure and risk, arborist report preparation, consultation with designers and municipal planners, specifying tree protection measures, monitoring, progress reports and final inspection.

A qualified project arborist (or firm) should be designated and assigned to facilitate and insure tree preservation practices. He/she/they should perform the following inspections:

Inspection of site: Prior to equipment and materials move in, site work, demolition, landscape construction and tree removal: The project arborist will meet with the general contractor, architect / engineer, and owner or their representative to review tree preservation measures, designate tree removals, delineate the location of tree protection fencing, specify equipment access routes and materials storage areas, review the existing condition of trees and provide any necessary recommendations.

Inspection of site: During excavation or any activities that could affect trees: Inspect site during any activity within the Tree Protection Zones of preserved trees and any recommendations implemented. Assess any changes in the health of trees since last inspection.

Final Inspection of Site: Inspection of site following completion of construction. Inspect for tree health and make any necessary recommendations.

Kurt Fouts shall be the Project Arborist for this project. All scheduled inspections shall include a brief Tree Monitoring report, documenting activities and provided to the City Arborist.

Tree Protection Fencing

Tree Protection fencing shall be installed prior to the arrival of construction equipment or materials. Fence shall be comprised of six-foot chain link fence mounted on eight-foot tall, 1 and 7/8-inch diameter galvanized posts, driven 24 inches into the ground and spaced on a minimum of 10-foot centers. Once established, the fence must remain undisturbed and be maintained throughout the construction process until final inspection.

A final inspection by the City Arborist at the end of the project will be required prior to removing any tree protection fencing.

Tree Protection Signs

All sections of fencing should be clearly marked with signs stating that all areas within the fencing are Tree Protection Zones and that disturbance is prohibited.

Monitoring

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

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

Root Pruning

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

Tree Work Standards and Qualifications

All tree work, removal, pruning, planting, shall be performed using industry standards of workmanship as established in the Best Management Practices of the International Society of Arboriculture (ISA) and the American National Standards Institute series, *Safety Requirements in Arboriculture Operations* ANSI Z133-2017,

Contractor licensing and insurance coverage shall be verified.

During tree removal and clearance, sections of the Tree Protection Fencing may need to be temporarily dismantled to complete removal and pruning specifications. After each section is completed, the fencing is to be re-installed.

Trees to be removed shall be cut into smaller manageable pieces consistent with safe arboricultural practices, and carefully removed so as not to damage any surrounding trees or structures. The trees shall be cut down as close to grade as possible. Tree removal is to be performed by a qualified contractor with valid City Business/ State Licenses and General Liability and Workman's Compensation insurance.

Development Site Tree Health Care Measures

RECOMMENDED TO PROVIDE OPTIMUM GROWING CONDITIONS, PHYSIOLOGICAL INVIGORATION AND STAMINA, FOR PROTECTION AND RECOVERY FROM CONSTRUCTION IMPACT.

Establish and maintain TPZ fencing, trunk and scaffold limb barriers for protection from mechanical damage, and other tree protection requirements as specified in the arborist report.

Project arborist to specify site-specific soil surface coverings (wood chip mulch or other) for prevention of soil compaction and loss of root aeration capacity.

Soil, water and drainage management is to follow the ISA BMP for "Managing Trees During Construction" and the ANSI Standard A300(Part 2)- 2011 Soil Management (a. Modification, b. Fertilization, c. Drainage.)

Fertilizer / soil amendment product(s) amounts and method of application to be specified by certified arborist.

Protected Trees – City of Los Altos

As outlined in the City of Los Altos Tree Protection Ordinance (LAMC Chapter 11.08), all trees, regardless of species, that are 48-inches or larger in circumference (approx. 15-inches in diameter) are protected and require a Tree Removal Permit before they can be removed. The purpose of the Tree Protection Ordinance is to preserve and maintain the City's urban forest and rural character by retaining and/or replacing large mature trees when possible and where appropriate.

PROTECTED TREES

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

ASSUMPTIONS AND LIMITING CONDITIONS

1. Any legal description provided by the appraiser/consultant is assumed to be correct. No responsibility is assumed for matters legal in character nor is any opinion rendered as the quality of any title.
2. The appraiser/consultant can neither guarantee nor be responsible for accuracy of information provided by others.
3. The appraiser/consultant shall not be required to give testimony or to attend court by reason of this appraisal unless subsequent written arrangements are made, including payment of an additional fee for services.
4. Loss or removal of any part of this report invalidates the entire appraisal/evaluation.
5. Possession of this report or a copy thereof does not imply right of publication or use for any purpose by any other than the person(s) to whom it is addressed without written consent of this appraiser/consultant.
6. This report and the values expressed herein represent the opinion of the appraiser/consultant, and the appraiser/consultant's fee is in no way contingent upon the reporting of a specified value nor upon any finding to be reported.
7. Sketches. Diagrams. Graphs. Photos. Etc., in this report, being intended as visual aids, are not necessarily to scale and should not be construed as engineering reports or surveys.
8. This report has been made in conformity with acceptable appraisal/evaluation/diagnostic reporting techniques and procedures, as recommended by the International Society of Arboriculture.
9. When applying any pesticide, fungicide, or herbicide, always follow label instructions.
10. No tree described in this report was climbed, unless otherwise stated. We cannot take responsibility for any defects which could only have been discovered by climbing. A full root collar inspection, consisting of excavating around the tree to uncover the root collar and major buttress roots, was not performed, unless otherwise stated. We cannot take responsibility for any root defects which could only have been discovered by such an inspection.

CONSULTING ARBORIST DISCLOSURE STATEMENT

Arborists are tree specialists who use their education, knowledge, training, and experience to examine trees, recommend measures to enhance the beauty and health of trees, and attempt to reduce risk of living near trees. Clients may choose to accept or disregard the recommendations of the arborist, or to seek additional advice.

Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that fail in ways we do not fully understand. Conditions are often hidden within trees and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period of time. Likewise, remedial treatments, like medicine, cannot be guaranteed.

Trees can be managed, but they cannot be controlled. To live near trees is to accept some degree of risk. The only way to eliminate all risk associated with trees is to eliminate all trees.



826 Monterey Avenue
Capitola, CA 95010
831-359-3607
kurtfouts1@outlook.com



Color Board



1540 Neston Way - Existing Elevation



White Stucco (matching existing)



Roof Type

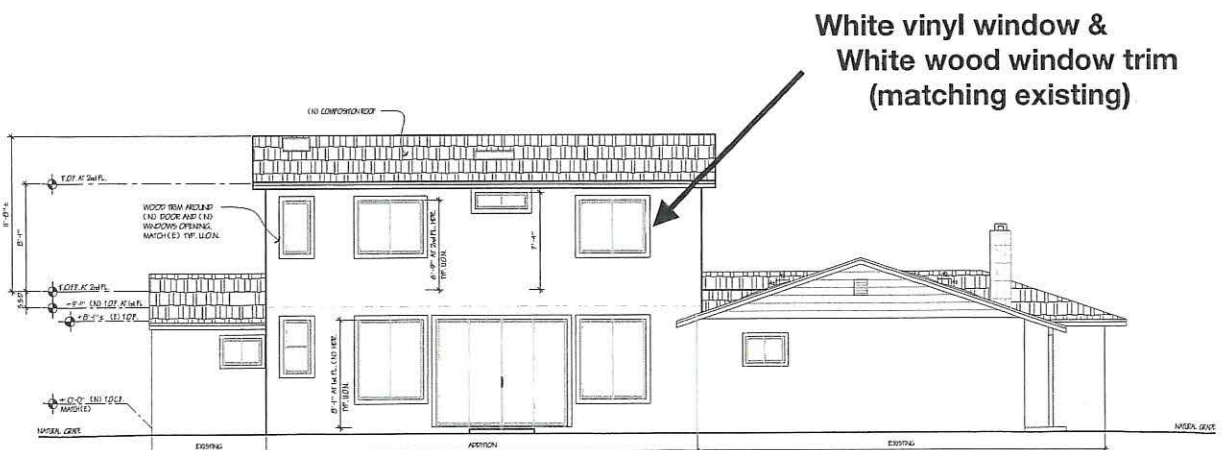


Gutter Type



1540 NESTON WAY - (N) FRONT ELEVATION

New Front Elevation



(N) LEFT ELEVATION

1/4"=1'-0"

New Left Elevation

APPROVED

ATTACHMENT B

MINUTES OF THE REGULAR MEETING OF THE DESIGN REVIEW
COMMISSION OF THE CITY OF LOS ALTOS, HELD ON WEDNESDAY,
SEPTEMBER 5, 2018 BEGINNING AT 7:00 P.M. AT LOS ALTOS CITY HALL, ONE
NORTH SAN ANTONIO ROAD, LOS ALTOS, CALIFORNIA

ESTABLISH QUORUM

PRESENT: Chair Harding, Vice-Chair Kirik, Commissioners Bishop and Ma
ABSENT: Commissioner Glew
STAFF: Planning Services Manager Dahl, Senior Planner Golden and Associate Planner Gallegos

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

None.

ITEMS FOR CONSIDERATION/ACTION

CONSENT CALENDAR

1. Design Review Commission Minutes

Approve minutes of the special meeting of August 23, 2018.

Action: Upon a motion by Commissioner Bishop, seconded by Commissioner Ma, the Commission approved the minutes from the August 23, 2018 special meeting with modifications to agenda item #4 to state that Vice-Chair Kirik recused himself prior to the item and the motion to show a 4-0-1 vote with Vice-Chair Kirik recused.

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

AYES: Chair Harding, Vice-Chair Kirik, Commissioners Bishop and Ma

NOES: None

ABSENT: Glew

DISCUSSION

2. 18-SC-03 – M. and A. Hodges – 160 W. Portola Avenue

Design review for a new two-story house. The proposed project will include 2,307 square feet at the first story and 1,192 square feet at the second story with a 2,307 square-foot basement.

This project was continued from the June 20, 2018 DRC meeting. *Project Planner: Gallegos*

Associate Planner Gallegos presented the staff report, recommending approval of design review application 18-SC-03 subject to the listed findings and conditions.

Project architect Chip Jessup of M Designs Architects and property owner Anh Hodges presented the project.

Public Comment

Resident Bryan Johnson requested that the construction minimize impacts to Egan Junior High during school pick-up/drop-off times.

Action: Upon a motion by Commissioner Ma, seconded by Commissioner Bishop, the Commission approved design review application 18-SC-03 per the listed findings and conditions, with the following additional condition:

- Recommend that construction deliveries be minimized during school pick-up/drop-off times.

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

AYES: Chair Harding, Vice-Chair Kirik, Commissioners Bishop and Ma

NOES: None

ABSENT: Glew

3. 17-SC-33 – Mary Maydan/Maydan Architects – 745 Campbell Avenue

Design review for a new two-story house. The proposed project will include 2,255 square feet at the first story and 1,302 square feet at the second story with a 1,048 square-foot basement. This project was continued from the August 1, 2018 DRC meeting. *Project Planner: Gallegos*

Associate Planner Gallegos presented the staff report, recommending approval of design review application 17-SC-33 subject to the listed findings and conditions.

Project architect Jennifer Dahl presented the project, noting a planter with privacy screening could be added along the rear facing portion of the balcony if necessary.

Public Comment

Neighbor Ken Altera stated that he appreciated the design changes, especially the removal of the rear facing balcony and addition of evergreen screening along the rear but is concerned about damage to his trees along the rear; does not like the industrial design style; and supports an additional planter along the rear deck railing.

The property owner Atilla Bodis responded that he would be happy to accommodate the neighbor's request.

Action: Upon a motion by Vice-Chair Kirik, seconded by Commissioner Ma, the Commission approved design review application 17-SC-33 per the listed findings and conditions.

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

AYES: Chair Harding, Vice-Chair Kirik, Commissioners Bishop and Ma

NOES: None

ABSENT: Glew

4. 18-SC-21 – Casey Farmer – 81 Arbuelo Way

Appeal of an administrative design review denial for a new one-story house. The project includes a new house with 3,787 square feet on the first story and a 1,640 square-foot basement. *Project Planner: Golden* This project was continued from the August 23, 2018 DRC Special Meeting.

Senior Planner Golden presented the staff report, recommending denial of the appeal for design review application 18-SC-21 subject to the listed findings.

Project architect Eugene Sakai spoke on behalf of West Valley Ventures, noting that he just came on board and was not the author of the plans, has concerns with the proposed design, and wants the Commission's feedback to help guide a successful redesign.

Public Comment

The neighbor on the right, Patricia, said she would like to see the climbing vines on the existing side fence maintained.

Neighbor Jon Winny expressed concern over the overall bulk, mass and scale of the project and that the scale should be reduced to better fit in with the rest of the neighborhood.

Action: Upon a motion by Vice-Chair Kirik, seconded by Commissioner Bishop, the Commission denied the appeal of design review application 18-SC-21 per the listed findings.

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

AYES: Chair Harding, Vice-Chair Kirik, Commissioners Bishop and Ma

NOES: None

ABSENT: Glew

5. 18-SC-11 – K. Y. Narasimhan – 1540 Neston Way

Design review for a two-story addition to an existing one-story house. The proposed project will include an addition of 611 square feet at the first story and 627 square feet at the second story. *Project Planner: Gallegos*

Associate Planner Gallegos presented the staff report, recommending denial of design review application 18-SC-11 subject to the listed findings.

Project engineer/designer Suping Shi presented the project, stating that it is a simple addition needed for an expanding family; the design works with the neighborhood setting; the side windows are needed for egress; the neighbors do not have any concerns; and the addition faces the Lucky Supermarket parking lot and office buildings.

Public Comment

None

Action: Upon a motion by Commissioner Bishop, seconded by Vice-Chair Kirik, the Commission continued design review application 18-SC-11, with the following direction:

- Improve the interior layout;
- Improve the exterior elevations and details;
- Provide a landscape/planting plan;
- Integrate the first-floor roofline into the addition;
- Consider addition of a first-floor porch and bay windows to reduce bulk/mass; and
- Re-evaluate the roof design.

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

AYES: Chair Harding, Vice-Chair Kirik, Commissioners Bishop and Ma

NOES: None

ABSENT: Glew

COMMISSIONERS' REPORTS AND COMMENTS

None

POTENTIAL FUTURE AGENDA ITEMS

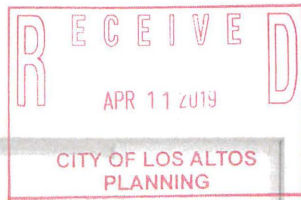
None

APPROVED

ADJOURNMENT

Chair Harding adjourned the meeting at 8:52 PM.

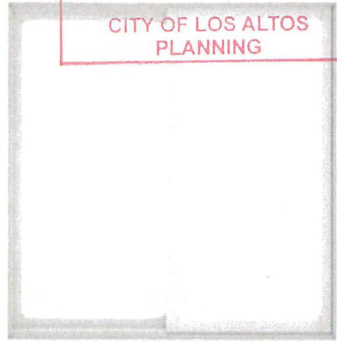

Zachary Dahl, AICP
Planning Services Manager



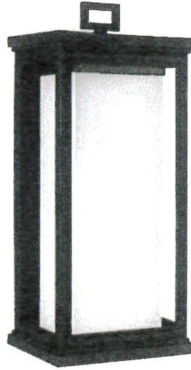
(N) FASCIA:
PAINTED REDWOOD
BLACK



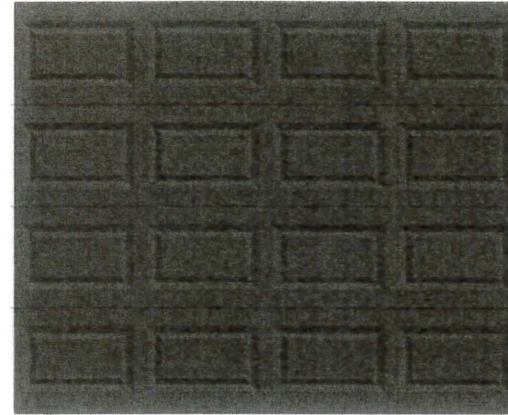
(N) GUTTERS:
5-1/4" IN GALV.
BLACK



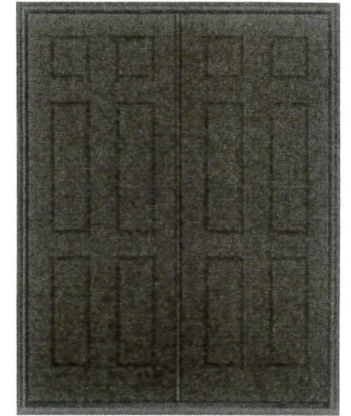
(N) WINDOWS AND
PATIO DOORS:
WHITE VINYL



(N) EXT. LIGHT:
AVILLA 1-LIGHT FLUSH
MOUNTED WALL SCONCE
BLACK



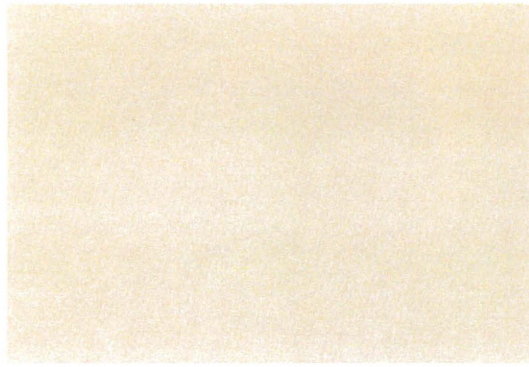
(N) GARAGE DOOR: CLOAPY CLASSIC
1 LAYER, 25 GAUGE, STEEL FRAME
COLOR: KM4918 SPLIT ROCK



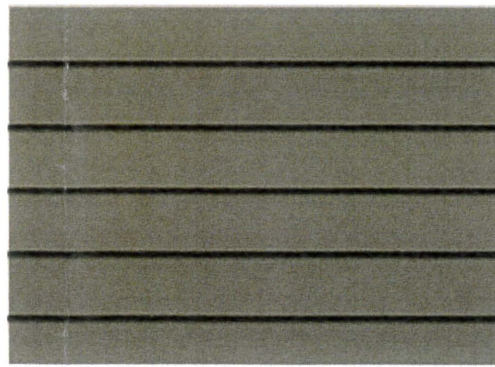
(E) ENTRY DOOR: DOUBLE
WOOD, PAINTED
COLOR: KM4918 SPLIT ROCK



(E) FRONT FENCE FINISH:
RED BRICK VENEER



(E) STUCCO: TO BE PAINTED:
KM HLS4254 MAYBECK MUSLIN



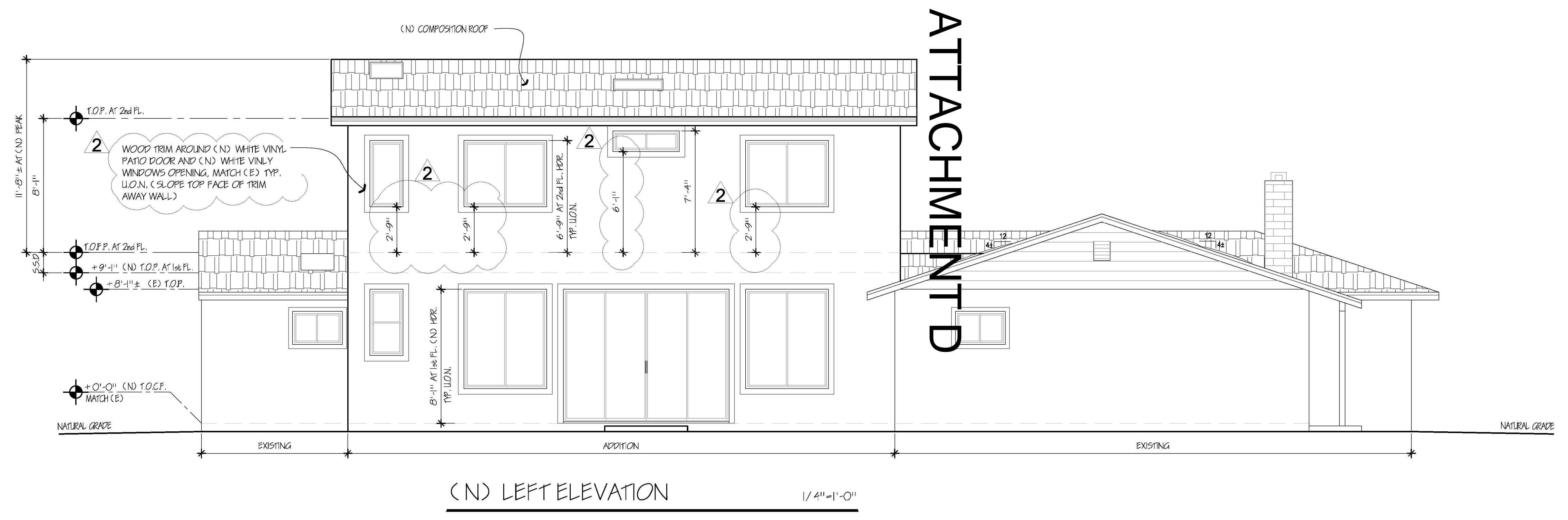
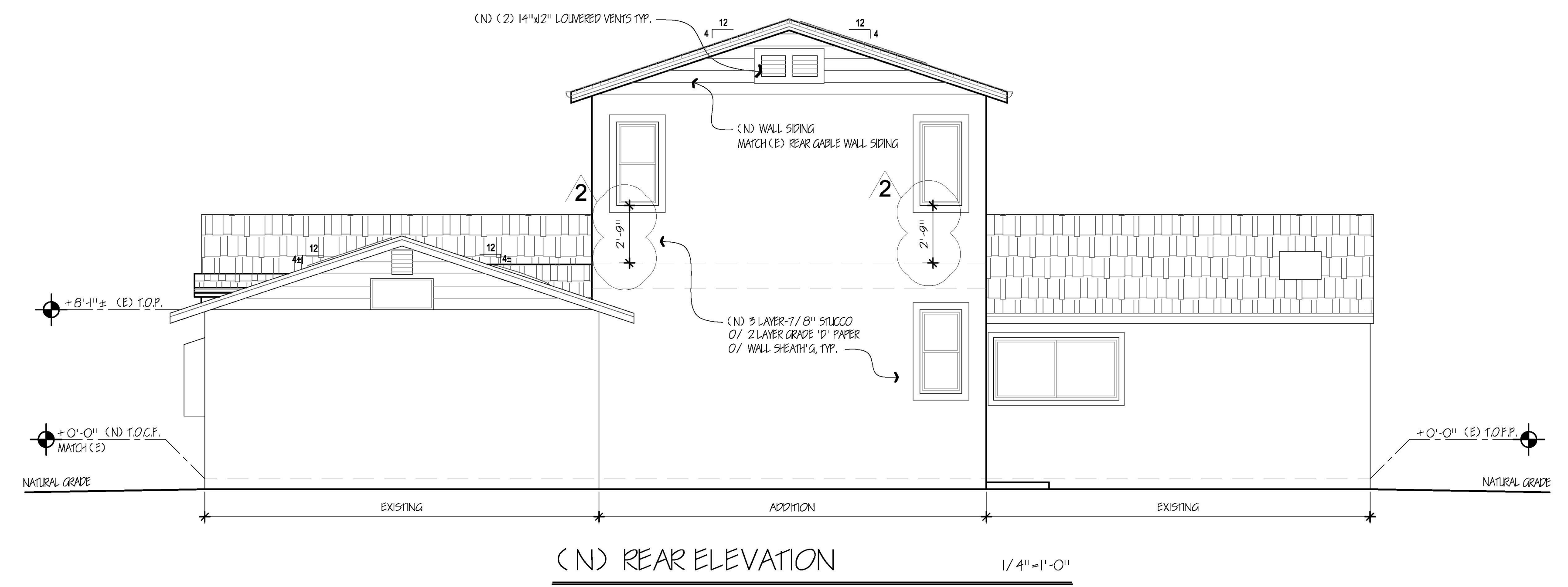
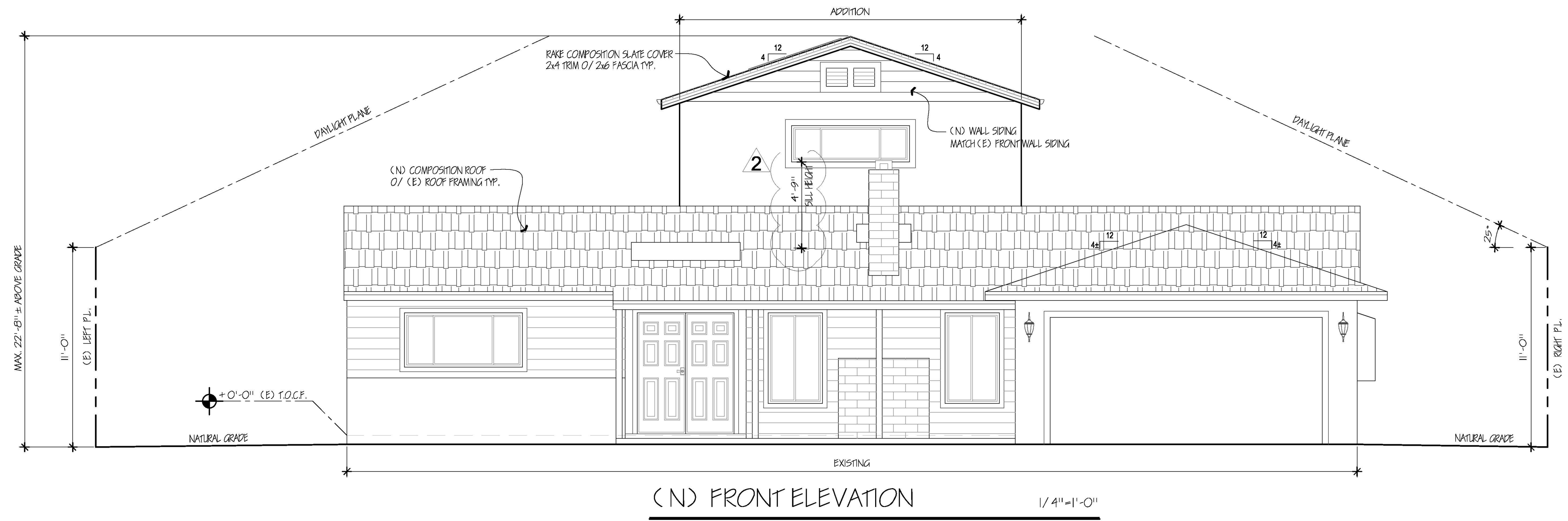
EXISTING AND NEW SIDING:
COLOR: KM4559 MINK



ROOF: (N) ASPHALT SHINGLES:
Timberline® American Harvest®
Appalachian Sky

ELEVATION NOTES:

1. THE BUILDING ADDRESS NUMBERS SHALL HAVE MIN. 4" ON CONTRASTING BACKGROUND AND A MIN. STROKE WIDTH OF 1/2".
2. A MINIMUM 26 GA. CORROSION - RESISTANT WEEP SCREED WITH A MINIMUM VERTICAL ATTACHMENT FLANGE OF 3/2" SHALL BE PROVIDED AT OR BELOW THE FOUNDATION PLATE LINE ON ALL EXTERIOR STUD WALLS WITH STUCCO. THE SCREED SHALL BE PLACED A MINIMUM 4" ABOVE THE EARTH OR 2" ABOVE PAVED AREAS AND SHALL BE OF A TYPE WHICH WILL ALLOW TRAPPED WATER TO DRAIN TO THE EXTERIOR OF THE BUILDING.
3. ALL SKYLIGHTS, SUNTUNNELS, WINDOWS AND DOORS WITH GLAZING ARE REQUIRED "U" VALUE PER T24 FORMS.
4. SEE 'ROOF PLAN NOTES' ON SHEET AS FOR INFORMATION NOT SHOWN.
5. THE COLOR AND STYLE OF ALL EXTERIOR FINISHES (i.e. ROOFING, WALL, TRIM, GUTTER, LIGHT etc.) PER OWNER SELECTION. THEY SHALL BE SELECTED FROM COMPLIANCE WITH THE DESIGN CONCEPT.
6. ALL NEW VENT OPENINGS TO BE PROTECTED WITH HOT DIPPED GALVANIZED STEEL WIRE MESH WITH 1/4" MAXIMUM OPENINGS TYP.



REVISIONS

1	PLANNING REV.	5-17-2018
2	PLANNING REV.	7-2-2018

SUPING SHI
P.O. Box 1107
Alviso, CA 95002
Tel: 408-717-0809
E-Mail: sshisec@yahoo.com

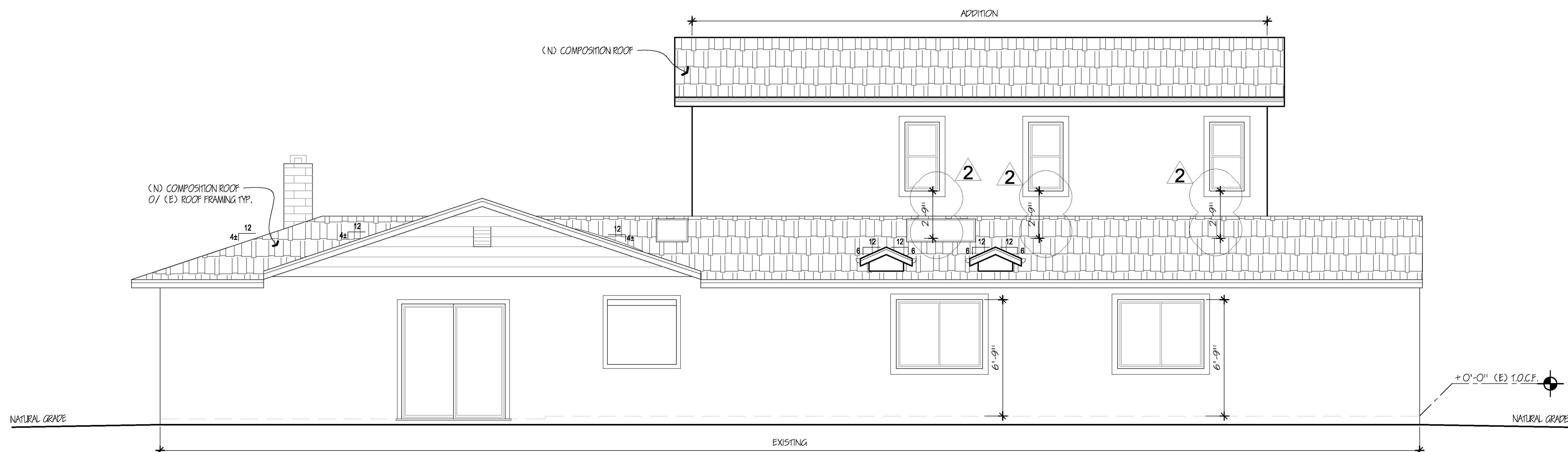


**RESIDENTIAL ADDITION & REMODEL
FOR: MR. AND MRS. NARASIMHAN**
1540 NESTON WAY
LOS ALTOS, CA 94024

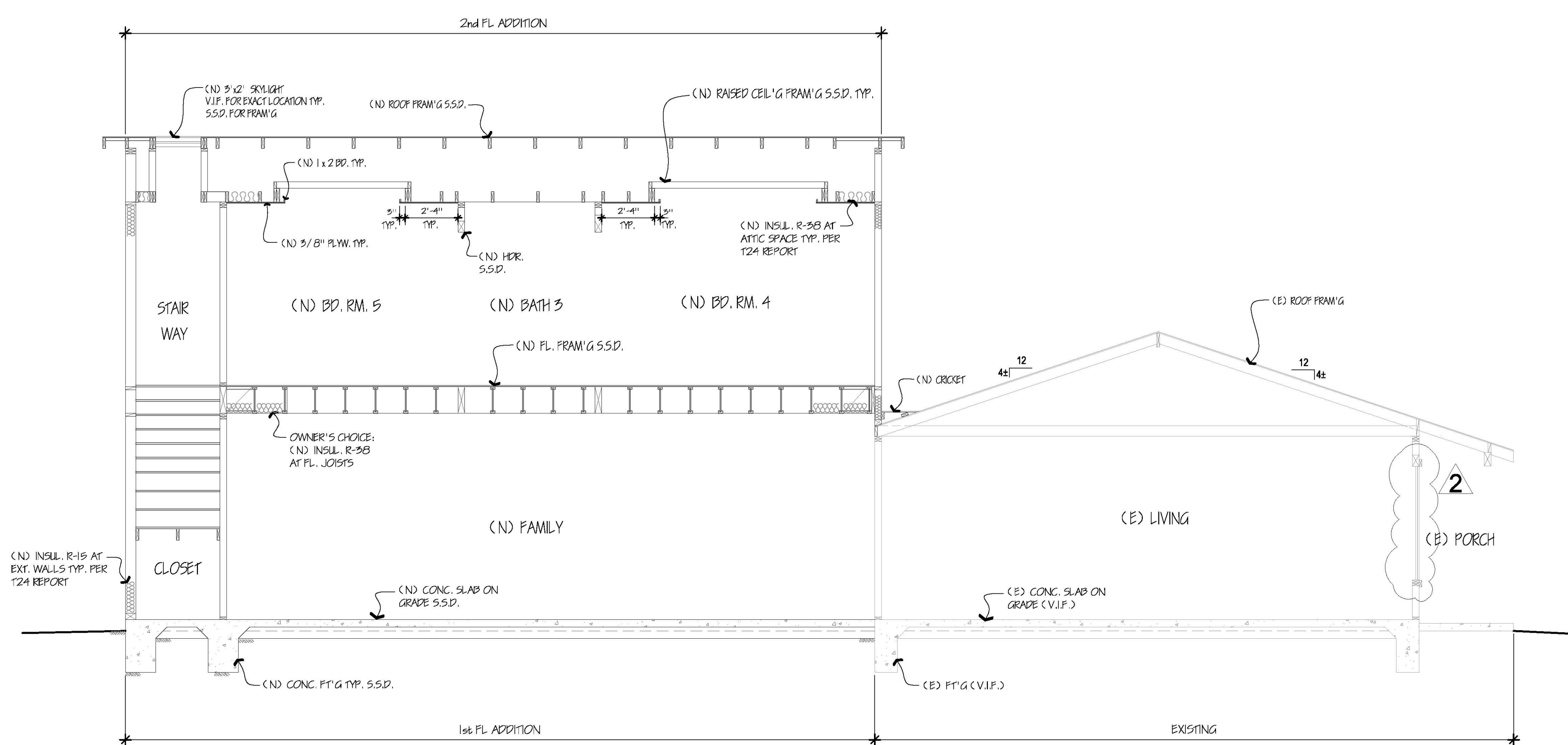
DATE: MARCH 2018
SCALE: AS NOTED

REVISIONS

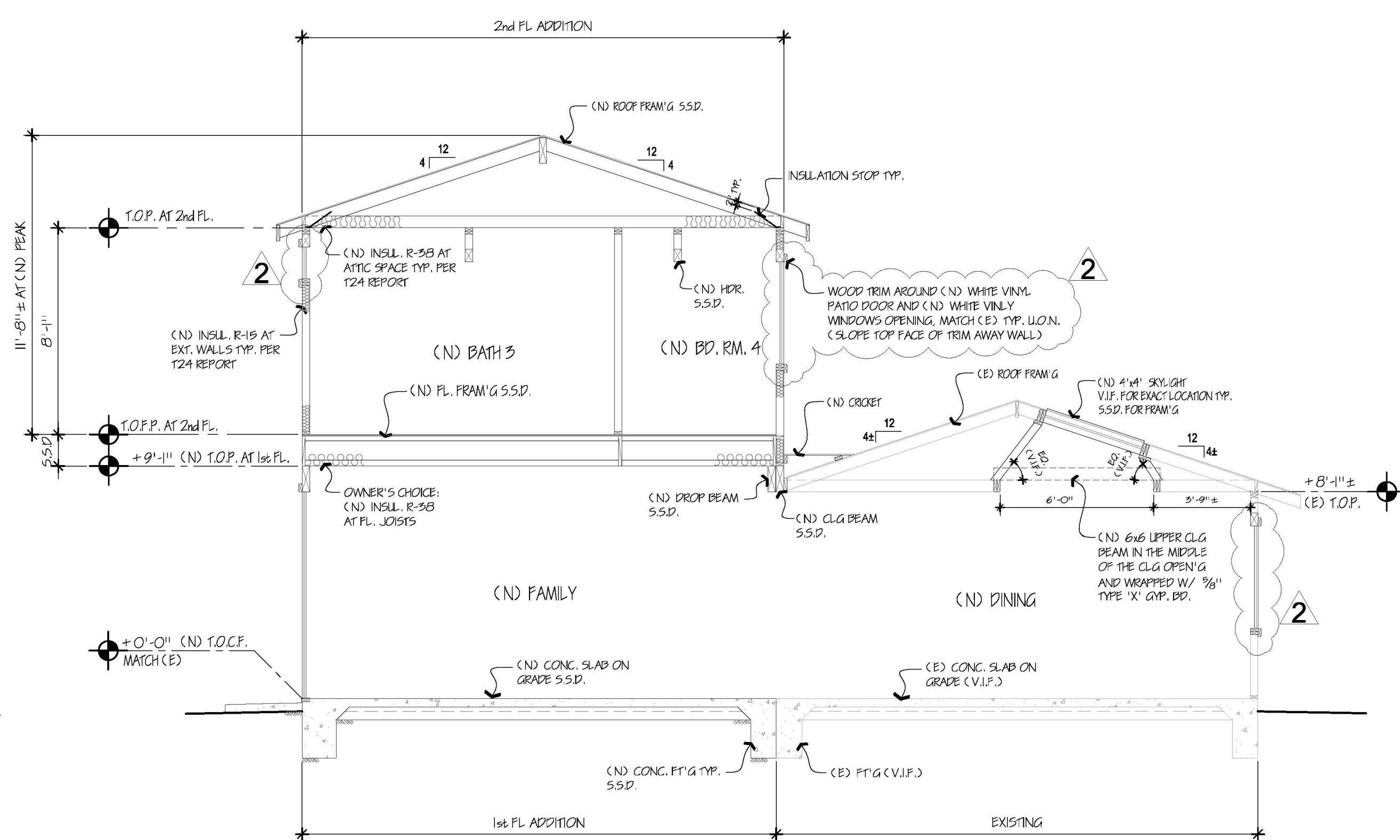
- 1 PLANNING REV. 5-17-2018
- 2 PLANNING REV. 7-2-2018



(N) RIGHT ELEVATION 1/4"=1'-0"



SECTION B-B 1/4"=1'-0"



SECTION A-A 1/4"=1'-0"

SUPING SHI
 P.O. Box 1107
 Alviso, CA 95002
 Tel: 408-717-0809
 E-Mail: sshisec@yahoo.com



RESIDENTIAL ADDITION & REMODEL
FOR: MR. AND MRS. NARASIMHAN
 1540 NESTON WAY
 LOS ALTOS, CA 94024

DATE: MARCH 2018
 SCALE: AS NOTED