



DATE: October 2, 2019

AGENDA ITEM #4

**TO:** Design Review Commission  
**FROM:** Calandra Niday, Assistant Planner  
**SUBJECT:** SC19-0010 – 126 Mount Hamilton Avenue

**RECOMMENDATION:**

Approve design review application SC19-0010 subject to the listed findings and conditions

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**PROJECT DESCRIPTION**

This is a design review application for a new two-story house. The proposed project includes 2,740 square feet on the first story, 1,206 square feet on the second story, and a 2,704 square-foot basement. The following table summarizes the project's technical details:

**GENERAL PLAN DESIGNATION:** Single-Family Medium Lot  
**ZONING:** R1-10  
**PARCEL SIZE:** 11,974 square feet  
**MATERIALS:** Standing seam metal roofing, Hardieplank lap siding, stone veneer, wood and glass garage door, clad wood windows, bronze exterior lighting and wood trim details

	<b>Existing</b>	<b>Proposed</b>	<b>Allowed/Required</b>
<b>COVERAGE:</b>	2,304.2 square feet	3,568.9 square feet	3,592.2 square feet
<b>FLOOR AREA:</b>			
First floor	2,238.5 square feet	2,740.4 square feet	
Second floor	-	1,206.3 square feet	
Total	2,238.5 square feet	3,946.7 square feet	3,947.4 square feet
<b>SETBACKS:</b>			
Front	29.9 feet	27.8 feet	25 feet
Rear	55.9 feet	52.4 feet	25 feet
Right side (1 <sup>st</sup> /2 <sup>nd</sup> )	9.9 feet/-	14.4 feet/22.8 feet	10 feet/17.5 feet
Left side (1 <sup>st</sup> /2 <sup>nd</sup> )	9.8 feet/-	15.3 feet/20.5 feet	10 feet/17.5 feet
<b>HEIGHT:</b>	15.6 feet	26 feet	27 feet

## **BACKGROUND**

### **Neighborhood Context**

The subject property is located on Mount Hamilton Avenue, directly south of the intersection with Mount Hamilton Court. The neighborhood along Mount Hamilton Avenue is considered a Consistent Character Neighborhood as defined in the City's Residential Design Guidelines. The homes in this neighborhood are primarily lower-scale single-story residences with uniform horizontal eave lines except for one two-story residence located along the rear of the subject property at 72 View Street. Residences in this neighborhood have similar setbacks, hipped or gable roof structures and share a variety of exterior siding materials. The street along Mount Hamilton Avenue is wide with unimproved shoulders and does not have uniform street tree and vegetation patterns; however, most properties have mature street trees and shrubs that obscures views of houses from the street.

## **DISCUSSION**

### **Design Review**

According to the Design Guidelines, in Consistent Character Neighborhoods, appropriate designs have elements, materials, and scale found in the neighborhood, and sizes that are not significantly larger than other houses in the neighborhood. The emphasis should be on designs that fit-in and lessen abrupt changes.

The existing residence on the property, which is a traditional one-story home with gable ends will be demolished and a new two-story residence with a basement will be constructed. The basement will be accessible through a lightwell proposed along the right side of the residence. The project uses a traditional architectural design with contemporary elements. The design consists of multiple roof forms including two side facing gables on the first story, a shed roof element under the front second story gable, and a sequence of hipped roof forms at the second story that results in a layered appearance. The multiple roof forms result in a design that is more complex than other residences in the immediate vicinity. There is an opportunity to simplify the roof forms on the second story to be more consistent with the neighborhood context. However, the second story gable element along with the bay window and layered hipped roof forms reduces the massing of the second story and is well articulated. The front gable over the front porch entry breaks up the uniform horizontal eave line along the first story on the front elevation. The second story massing is balanced over the first story with a gable element slightly off-center and to the right of the first story entry. In addition to the front entry porch, a large covered patio is proposed at the rear portion of the residence.

The height of the proposed residence is 26 feet to the existing grade. The primary height of the wall plates on the first story are 9 feet, with an increased wall plate height of 10 feet at the family room along the west elevation towards the rear of the property. At the front of the east elevation, the front living room has a wall plate height of 9-feet, 9.5-inches, with a reduced wall plate height of 9 feet in bedroom No. 4. The wall plate heights for the second story are mostly 8 feet tall, with the exception of the master bedroom where the wall plate height is 10-feet, 3-inches. Generally, the lower eave lines and lower plate heights are towards the front of the property while the increased eave lines and plate heights are towards the rear of the property.

The proposed exterior siding material is Hardieplank lap siding which is a material that is more durable and longer lasting than wood siding while providing a similar appearance. The proposed standing seam metal roofing creates a more contemporary style appearance compared to other homes on Mount Hamilton Avenue. However, the use of horizontal siding and stone wainscoting as the predominant exterior materials maintains a relationship with the facades seen in the existing neighborhood. The project's material board is included as Attachment C. Overall, the exterior materials are designed to lessen abrupt changes and are used to soften the transition of a predominantly one-story residential neighborhood.

### **Privacy**

The second story includes three windows on the left side (east elevation) and five windows on the right side (west elevation). On the east elevation, there is one small window in the master bathroom and a passive window in the stairwell, both with sill heights of four-feet, two-inches. Also, on the east elevation, there is a window above the foyer which has views obscured from the chimney. The project proposes increased second story side yard setbacks of approximately 20.5 feet on the left side, where 17.5 feet is required in a R1-10 District. In addition, the project proposes to plant 26 new evergreen screening trees (*Podocarpus garcilior*) along the side and rear property lines to screen the views of adjacent neighbors.

On the west elevation, there are two passive windows in bedroom 3 and one small window in the accompanying bathroom each with a sill height of four-feet, eight-inches. Small windows with sill heights greater than four-feet, six-inches in height limit direct views into adjacent properties and should reduce privacy concerns. Also, on the west elevation, there are two passive windows in the master bedroom with sill heights of 7 feet. The project proposes increased second story side yard setbacks of approximately 22.8 feet on the right side where 17.5 feet is typically required. In addition, the two small windows in the master bedroom on the west elevation are setback over 40 feet from the left side property line and views are obscured from the chimney.

On the rear of the residence (south elevation), there are two small second story windows, one bay window, and one large window; however, the project proposes an increased rear yard setback of approximately 52.4 feet, where a setback of 25 feet is required. In addition, there are three existing mature trees along the rear property line, including two deodar cedar trees and one canary island palm tree. Approximately 6 fern pine (*Podocarpus gracilior*) screening trees will be installed along the rear property line to help screen views into the adjacent neighboring property.

Overall, due to the increased setbacks and window sill heights, combined with the existing mature trees and extensive evergreen screening proposed along the side and rear property lines, the privacy impacts should be minimized and not considered unreasonable.

### **Trees and Landscaping**

There are a total of 13 existing trees on the project site consisting of many Purple leaf plums, Deodar cedars, a Canary island palm, an Oleander hedge, and Loquat trees. In addition, there are 6 Coast redwood trees located on the neighboring property to the east with tree driplines that extend along the perimeter of the subject property. The redwood trees on the neighboring property, the large Deodar cedar trees in the rear and side property lines, and the three Purple leaf plum trees located along the property frontage will require tree protection fencing throughout the entire length of construction.

The project is proposing to retain all trees with the exception of three trees, including the Oleander hedge (tree #9), the Deodar cedar tree (tree #11), and the dead Loquat tree (tree #16). The Oleander hedge and Loquat tree are not large enough to be considered a protected tree under the City's Tree Protection Regulations (Municipal Code Chapter 11.08). The Deodar cedar tree (tree #11) is shown to be in poor condition and has formed codominant stems that has resulted in splitting. An arborist report was prepared by Kevin Kielty (Kielty Arborist Services) which further details the current conditions of the existing trees and is included in Attachment D. The arborist report also outlines a tree protection plan for the remaining healthy trees on the site. The last page of the arborist report includes an evaluation of the new pool location. Staff worked with the applicant to relocate the pool to be outside the tree driplines of the existing large deodar cedar trees towards the rear property line.

The landscape plan (see Sheets L-1 to L-3 of the Plan Set) proposes one 'Little Gem' magnolia tree and two Laurus Saratoga trees in the front yard as well as 26 Podocarpus garcilior evergreen screening trees along the sides and rear property lines, and a variety of other shrubs and groundcover type plants throughout the site. Overall, the project will be maintaining the existing healthy mature trees, installing new trees and screening throughout the site, and meets the City's landscaping regulations and street tree guidelines. Since the project includes a new house and has more than 500 square feet of new landscape area, it is subject to the City's Water Efficient Landscape Ordinance.

### **Environmental Review**

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

### **Public Notification**

A public meeting notice was posted on the property and mailed to 11 nearby property owners on Mount Hamilton Avenue, Mount Hamilton Court, and View Street. The Public Notification Map is included in Attachment B.

Cc: Eugene Sakai, Applicant and Architect  
Gloria On and YJ Chien, Property Owners

### **Attachments:**

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

## FINDINGS

SC19-0010 – 126 Mount Hamilton Avenue

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

- a. The proposed structure complies with all provision of this chapter;
- b. The height, elevations, and placement on the site of the proposed structure, when considered with reference to the nature and location of residential structures on adjacent lots, will avoid unreasonable interference with views and privacy and will consider the topographic and geologic constraints imposed by particular building site conditions;
- c. The natural landscape will be preserved insofar as practicable by minimizing tree and soil removal; grade changes shall be minimized and will be in keeping with the general appearance of neighboring developed areas;
- d. The orientation of the proposed structure in relation to the immediate neighborhood will minimize the perception of excessive bulk 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 structure has been designed to follow the natural contours of the site with minimal grading, minimum impervious cover, and maximum erosion protection.

## CONDITIONS

SC19-0010 – 126 Mount Hamilton Avenue

### **GENERAL**

1. **Approved Plans**

This approval is based on the plans and materials received on April 1, 2019 and then resubmitted on August 27, 2019, except as may be modified by these conditions.

2. **Protected Trees**

As shown in the site plan, Trees Nos. 1-8, 10, 12-15, and 17-19 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. **New Fireplaces**

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

5. **Landscaping**

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

6. **Fire Sprinklers**

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

7. **Underground Utilities**

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

8. **Indemnity and Hold Harmless**

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

### **INCLUDED IN BUILDING PERMIT SUBMITTAL**

9. **Conditions of Approval**

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

10. **Tree Protection Note**

On the 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."

11. **Water Efficient Landscape Plan**

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

**12. Green Building Standards**

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

**13. Underground Utility Location**

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

**14. Air Conditioner Sound Rating**

Show the location of any air conditioning units on the site plan including the model number and manufacturer of the units. Provide the manufacturer's specifications showing the sound rating for each unit. The air conditioning units must be located to comply with the City's Noise Control Ordinance (Chapter 6.16) and in compliance with the Planning Division setback provisions. The units shall be screened from view of the street.

**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 Trees Nos. 1-8, 10, 12-15, and 17-19 as shown in 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**

**17. Tree Protection Letter**

Submit a letter from Kevin Kielty (Kielty Arborist Services) confirming that the tree protection measures were implemented during project construction.

**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).



City of Los Altos

Planning Division

(650) 947-2750

[Planning@losaltosca.gov](mailto: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 1<sup>st</sup> 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 126 Mount Hamilton Ave

Scope of Project: Addition or Remodel  or New Home

Age of existing home if this project is to be an addition or remodel? \_\_\_\_\_

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



Address: \_\_\_\_\_

Date: \_\_\_\_\_

## 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: 14000 square feet

Lot dimensions: Length 110 feet

Width 140 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 75 %

Existing front setback for house on left 21 ft./on right 27 ft.

Do the front setbacks of adjacent houses line up? No

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

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

Garage facing front projecting from front of house face 7

Garage facing front recessed from front of house face 0

Garage in back yard 2

Garage facing the side 1

Number of 1-car garages    ; 2-car garages 8; 3-car garages

Address: \_\_\_\_\_

Date: \_\_\_\_\_

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

What % of the homes in your neighborhood\* are:

One-story 70

Two-story 30

**5. Roof heights and shapes:**

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

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

Do the roof forms appear simple  or complex ?

Do the houses share generally the same eave height 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) Many houses have more than one material

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

asphalt shingle

If no consistency then explain: \_\_\_\_\_

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

Does your neighborhood\* have a consistent identifiable architectural style?

YES  NO

Type?  Ranch  Shingle  Tudor  Mediterranean/Spanish

Contemporary  Colonial  Bungalow  Other

Address: \_\_\_\_\_

Date: \_\_\_\_\_

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

Does your property have a noticeable slope? No \_\_\_\_\_

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

Slopes up away from street  
\_\_\_\_\_  
\_\_\_\_\_

Is your slope higher  lower  same  in relationship to the neighboring properties? Is there a noticeable difference in grade between your property/house and the one across the street or directly behind?

**9. Landscaping:**

Are there any frequently used or typical landscaping features on your street (i.e. big trees, front lawns, sidewalks, curbs, landscape to street edge, etc.)?

Trees, curbs  
\_\_\_\_\_  
\_\_\_\_\_

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

Most houses, not all, are visible from the street. Our house is not very visible from the back.  
\_\_\_\_\_  
\_\_\_\_\_

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)?

Trees on and around property. Gravel right-of-way.  
\_\_\_\_\_  
\_\_\_\_\_

**10. Width of Street:**

What is the width of the roadway paving on your street in feet? 27 \_\_\_\_\_

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? gravel \_\_\_\_\_  
\_\_\_\_\_

Address: \_\_\_\_\_

Date: \_\_\_\_\_

11. What characteristics make this neighborhood\* cohesive?

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

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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: \_\_\_\_\_

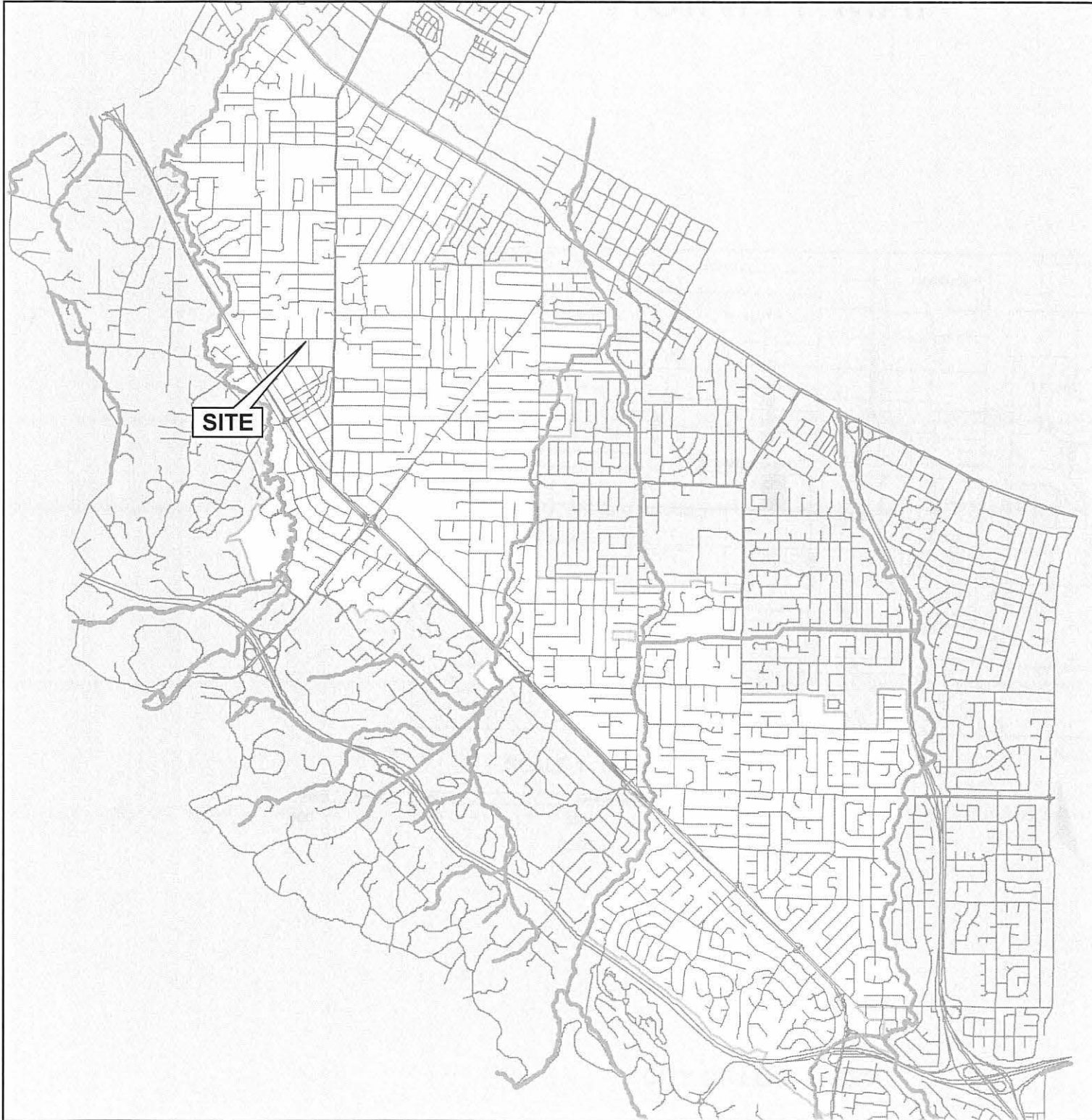
Date: \_\_\_\_\_

## Summary Table

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

Address	Front setback	Rear setback	Garage location	One or two stories	Height	Materials	Architecture (simple or complex)
100 Mt Hamilton Ave	33	27	side	one	18	board and batten	simple
77 View St	27	34	front	one	16	clapboard, brick	simple
142 Mt Hamilton Ave	27	31	front	one	18	stone, board and batten	simple
160 Mt Hamilton Ave	30	35	front	one	18	stucco	simple
72 View St	70	35	front	two	30	clapboard	complex
111 Bridgton Ct	21	21	rear	two	28	stucco, Spanish tile	complex
145 Mt Hamilton Ave	21	21	front	one	22	stucco, brick	simple
115 Mt Hamilton Ave	25	30	front	one	15	clapboard, brick	simple
95 Mt Hamilton Ave	33	18	front	two	27	stucco, brick	complex
112 Garland Way	32	20	rear	one	18	clapboard	simple

AREA MAP



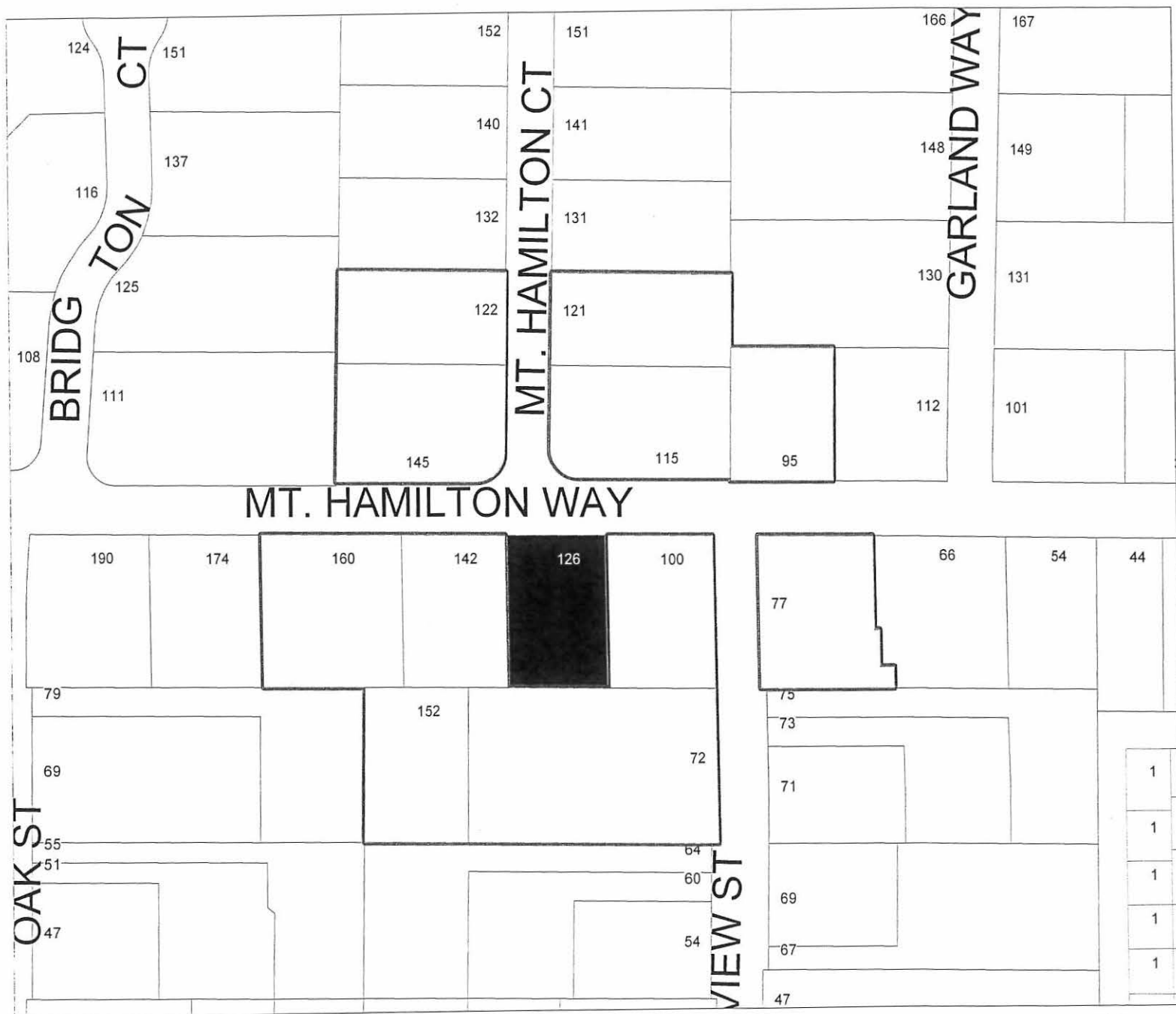
CITY OF LOS ALTOS

APPLICATION: SC19-0010  
APPLICANT: Eugene Sakai  
SITE ADDRESS: 126 Mt. Hamilton Avenue

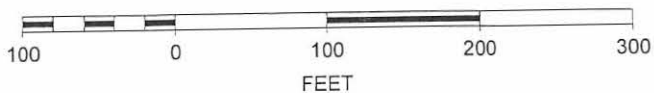


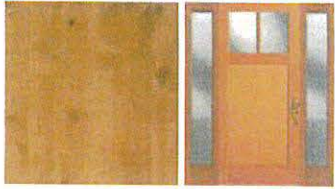
Not to Scale

# 126 Mt. Hamilton Avenue Notification Map

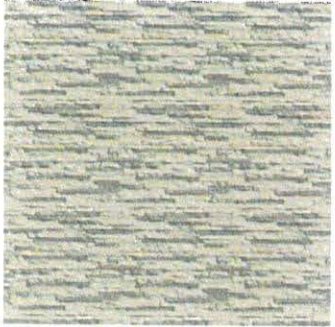


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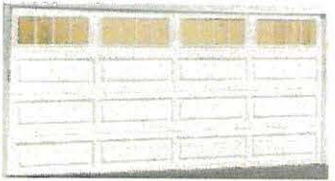




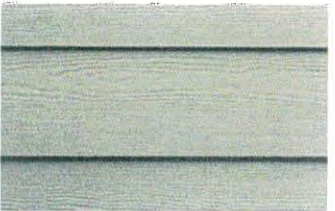
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[www.simpsondoor.com](http://www.simpsondoor.com)



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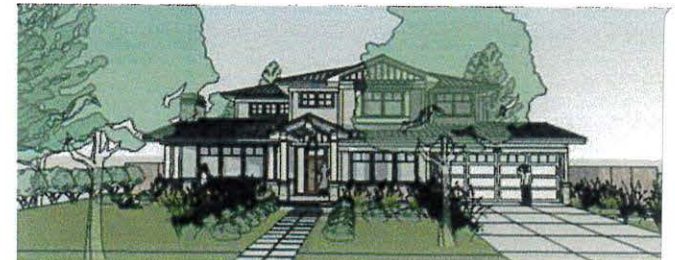
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## ON-CHIEN RESIDENCE

126 MOUNT HAMILTON AVENUE, LOS ALTO.



## MATERIAL BOARD



STUDIO 2 SQUARED  
ARCHITECTURE

1000 S. Winchester Blvd  
San Jose, CA 95128  
ph: (408) 998 0983  
[www.studios2arch.com](http://www.studios2arch.com)  
[houzz.com](http://houzz.com)



## Kiely Arborist Services

Certified Arborist WE#0476A

P.O. Box 6187

San Mateo, CA 94403

650-515-9783

December 5, 2018

Gloria On & Yowjie Chien

gloriaon@gmail.com

gsx323@gmail.com

Site: 126 Mount Hamilton Avenue, Los Altos CA,

Dear Gloria On & Yowjie Chien,

As requested on Monday, November 26, 2018, I visited the above site for the purpose of inspecting and commenting on the trees. A new home is proposed for this site and your concern as to the future health and safety of existing trees has prompted this visit. Site plan A1.0a dated 10/23/18 was used for this report.

### **Method:**

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

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

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

126 Mount Hamilton /12/5/18

(2)

**Survey:**

<b>Tree#</b>	<b>Species</b>	<b>DBH</b>	<b>CON</b>	<b>HT/SP</b>	<b>Comments</b>
1P	Purple leaf plum ( <i>Prunus cerasifera</i> )	9.7	B	15/10	Good vigor, fair form, street tree.
2P	Purple leaf plum ( <i>Prunus cerasifera</i> )	10.2	B	15/12	Good vigor, fair form, street tree.
3P	Purple leaf plum ( <i>Prunus cerasifera</i> )	9.8	B	15/15	Good vigor, fair form, street tree.
4*P	Redwood ( <i>Sequoia sempervirens</i> )	15est	A	70/15	Good vigor, good form.
5*P	Redwood ( <i>Sequoia sempervirens</i> )	18est	A	70/15	Good vigor, good form.
6*P	Redwood ( <i>Sequoia sempervirens</i> )	18est	A	70/15	Good vigor, good form.
7*P	Redwood ( <i>Sequoia sempervirens</i> )	18est	A	70/15	Good vigor, good form.
8*P	Redwood ( <i>Sequoia sempervirens</i> )	18est	A	70/15	Good vigor, good form.
9R	Oleander (hedge) ( <i>Nerium oleander</i> )	2"x40	C	7/20	Fair vigor, fair form.
10P	Deodar cedar ( <i>Cedrus deodara</i> )	29.8	C	75/25	Fair vigor, poor form, codominant at 40 feet with fair union, history of limb loss, recommended to reduce smaller leader and cable tree where possible.
11P	Deodar cedar ( <i>Cedrus deodara</i> )	30.1	D	75/25	Fair vigor, poor form, codominant at 40 feet with included bark, history of limb loss, recommended to prune or remove.
12P	Deodar cedar ( <i>Cedrus deodara</i> )	24.8	B	60/25	Good vigor, fair form.
13P	Canary island palm ( <i>Phoenix canariensis</i> )	32.0	B	30/15	Good vigor, good form.

126 Mount Hamilton /12/5/18

(3)

**Survey:**

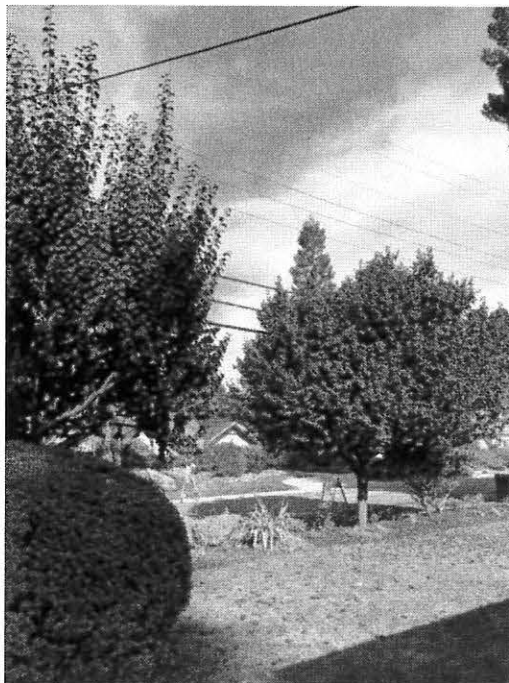
<b>Tree#</b>	<b>Species</b>	<b>DBH</b>	<b>CON</b>	<b>HT/SP</b>	<b>Comments</b>
14P	Deodar cedar ( <i>Cedrus deodara</i> )	27.8	B	60/25	Good vigor, good form.
15*	Redwood ( <i>Sequoia sempervirens</i> )	10est	C	40/15	Fair vigor, far form, drought stressed.
16R	Loquat ( <i>Eriobotrya japonica</i> )	8.7	F	20/12	DEAD
17	Loquat ( <i>Eriobotrya japonica</i> )	7.9-8.0	C	25/20	Fair vigor, fair form, one sided.
18	Loquat ( <i>Eriobotrya japonica</i> )	7.2-6	D	15/12	Poor vigor, fair form, in decline.
19	Loquat	3"x3	D	15/10	Poor vigor, fair form, in decline.

**P**-Indicates protected tree by city ordinance **R**-Indicates proposed tree removal

**\***-Indicates neighbors tree

**Site observations:**

The landscape at 126 Mount Hamilton has been fairly well maintained in the past. The trees on site are all on the perimeter of the property. The majority of the trees are in fair to good condition.



**Summary:**

Purple leaf plum trees #1-3 are in good condition. These trees are planted in front of the property, within the public right of way. Because these are considered to be city street trees, they will need to be protected throughout the entire length of the project. It is recommended to provide dry season irrigation to these trees every 2 weeks during the construction, until the top foot of soil is saturated.

**Showing plum trees**

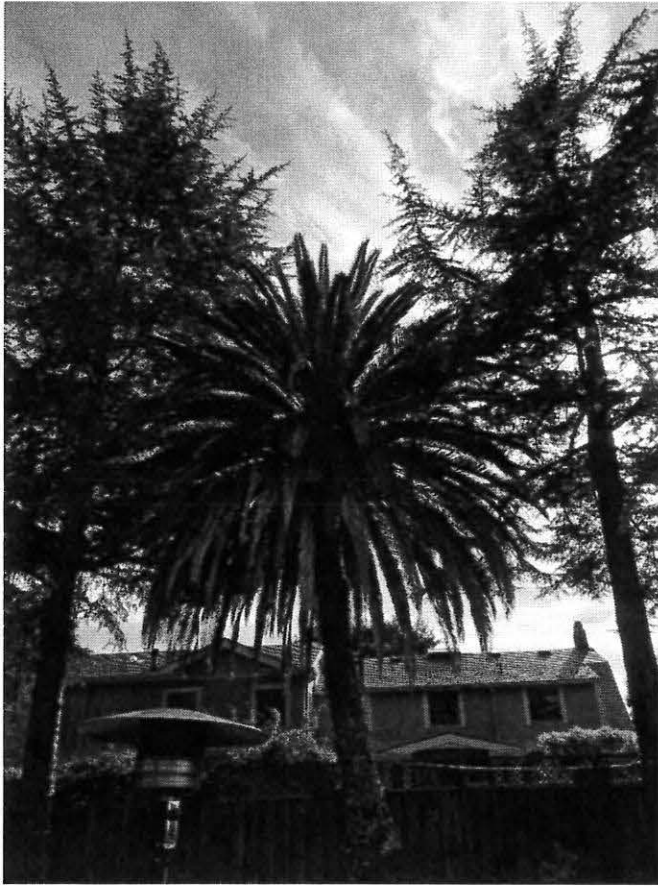
Redwood trees #4-8 are located on the neighbor's property to the east. These trees are in good condition and will require tree protection fencing throughout the entire length of construction. Tree protection fencing will need to extend off of the property line fence out to a distance of 12 feet from the trees where possible. Redwood trees require frequent irrigation to maintain a healthy canopy. Currently they are getting irrigation on the property side from the irrigation of the turf. It is recommended to irrigate these trees within the tree protection fencing every 2 weeks during the dry season until the top foot of soil is saturated.

Oleander hedge #9 is in fair condition. This hedge is proposed to be removed. The hedge provides minimal screening for the property.



**Showing cedar tree #11**

Deodar cedar trees #10-11 are located on the west side of the property, at the property line, and have been poorly maintained in the past. Both trees have been topped in the past. Cedar tree #10 is codominant with 2 tops at 40 feet. Because the union at 40 feet looks to be wide set, the risk of failure due to the codominant tops is low. It is recommended to reduce the smaller of the 2 leaders and cable the leaders together. Cedar tree #11 is in poor condition due to being codominant at 40 feet with multiple new leaders creating areas of included bark. Included bark forms in the junctions of codominant stems where there is a narrow angle union, meaning the junction looks like a "V" rather than a "U." As the tree continues to grow the narrow unions will essentially fill with bark and create a growing area of structural weakness in the tree. When noticing a very narrow angle (creating a "V" at the junction of branches) it is likely that stress put on the either of the codominant stems can cause splitting, or even cause the stem to break off at the junction. As leaders grow they have the potential to push against each other often until the point of failure. Also each leader is heavy to the direction away from the trunks and creates more stress to the tree. This tree is recommended to be removed or heavily pruned beyond ANSI Standards to reduce the risk of a large leader failure.



Deodar cedar trees #12 and #14 are in good condition and have been well maintained in the past. Both trees offer a good amount of screening for the property. Canary Island palm tree #13 is located between the two cedar trees.

#### **Showing trees #12-14**

Neighbor's redwood tree #15 is in fair condition. The canopy appears to be thin likely due to drought stress. It is recommended to maintain any existing irrigation on the property side near this tree.

Loquat trees #16-19 are in poor condition with the exception of loquat tree #17 that is in fair condition. Loquat tree #16 is dead and should be removed. Loquat trees #18 and #19 are in significant decline. None of these trees are of a protected size.

#### **Impacts from proposed construction/ recommendations:**

The existing driveway is too narrow and needs to be widened to conform with standard driveway regulations. Purple leaf plum trees #1 and #2 will be impacted from the widening of the driveway. Tree protection zones for these two trees will need to be placed as close as possible to the proposed driveway area, and out to the dripline of the trees where possible. These trees will need to be heavily irrigated within the tree protection zones as mitigation for the minor impacts associated with the driveway work. Both trees shall be irrigated every 2 weeks during the dry season until the top foot of soil is saturated. Excavation for the driveway when within 12 feet of these trees must take place by hand. All roots must be exposed and remain as damage free as possible. Roots within the base rock area are recommended to be saved by having base rock packed around the roots. Roots that need to be cut for the driveway surface must be cleanly cut. The Project Arborist shall be called out to the site to witness the hand excavation for these trees. The following tree protection plan will help insure the health of the existing trees to be retained

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

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

*Landscape Buffer*

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

*Root Cutting*

Any roots to be cut shall be monitored and documented. Large roots (over 2" diameter) or large masses of roots to be cut must be inspected by the site arborist. The site arborist, at this time, may recommend irrigation or fertilization of the root zone. All roots needing to be cut should be cut clean with a saw or lopper. Roots to be left exposed for a period of time should be covered with layers of burlap and kept moist.

*Grading*

The existing grade level around the trees shall be maintained out to the dripline of the trees when possible. Anytime existing grades are to be changed underneath the dripline of a protected tree more than 3" special mitigation measures will need to be put into action to reduce impacts to the trees. Aeration will need to be provided to root zones of trees that are to experience fill soil being placed within the tree root zones. Grades shall not be lowered when within 3 times the

diameter of a protected tree on site. Lowering grades will result in roots needing to be cut and is highly discouraged.

#### *Trenching and Excavation*

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

#### *Irrigation*

Native trees(oaks)-No irrigation shall be applied to any of the oak tree root zones unless their root zones are traumatized. The only time oak trees shall be irrigated is during the months of May and October in years of extreme drought.

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

#### *Inspections*

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

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

Sincerely,

Kevin Kielty Certified Arborist WE#0476A

CHIEN  
RESIDENCE

125 MT HAMILTON AVE.  
LOS ANGELES, CA  
APR. 1973-83

**W E C**  
ASSOCIATES

WEC ASSOCIATES INC.  
1400 W. 10TH ST., SUITE 200  
LOS ANGELES, CALIF. 90057-1400  
TELEPHONE (213) 483-1234  
FAX (213) 483-1234

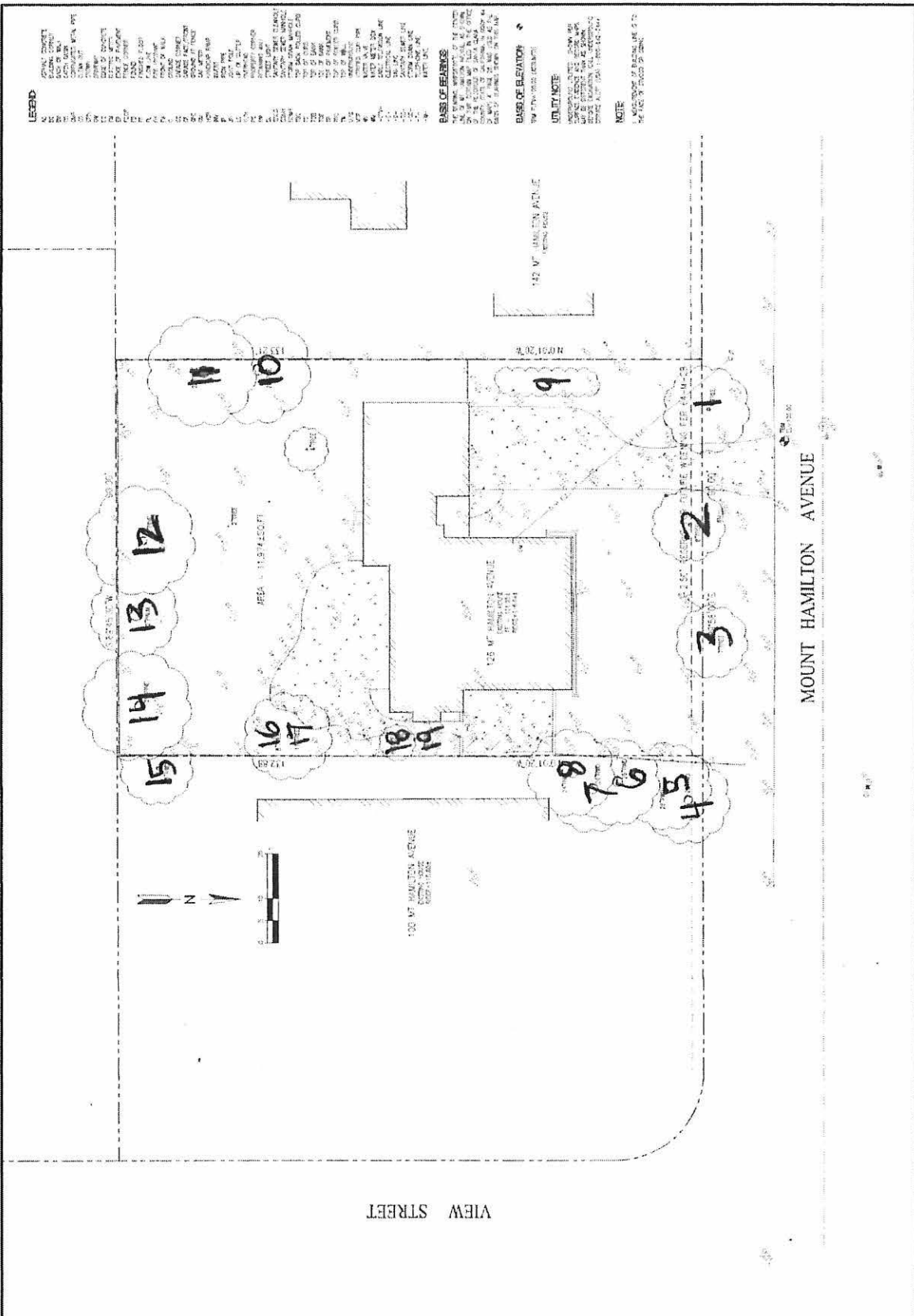
12 TOPOG. SURV. AND SITE PLAN



NO.	DESCRIPTION	DATE
1	TOPOGRAPHIC SURVEY	APR. 1973
2	TOPOGRAPHIC SURVEY	APR. 1973
3	TOPOGRAPHIC SURVEY	APR. 1973
4	TOPOGRAPHIC SURVEY	APR. 1973
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8	TOPOGRAPHIC SURVEY	APR. 1973
9	TOPOGRAPHIC SURVEY	APR. 1973
10	TOPOGRAPHIC SURVEY	APR. 1973
11	TOPOGRAPHIC SURVEY	APR. 1973
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49	TOPOGRAPHIC SURVEY	APR. 1973
50	TOPOGRAPHIC SURVEY	APR. 1973

TOPOGRAPHIC  
SURVEY

C.0





# Kielty Arborist Services

Certified Arborist WE#0476A

P.O. Box 6187

San Mateo, CA 94403

650-515-9783

August 8, 2019

Gloria On & Yowjie Chien

gloriaon@gmail.com

gsx323@gmail.com

Site: 126 Mount Hamilton Avenue, Los Altos CA,

Dear Gloria On & Yowjie Chien,

As requested on Thursday, August 8, 2019, I was asked to review the revised pool location as seen on site plan A1.0a dated 5/13/19. Your concerns as to the future health and safety of the trees on site has prompted this letter.

## **Pool location review:**

The pool location has been revised to be outside the tree driplines and as far from the trees as possible. Tree protection fencing at the tree driplines will protect the tree root zones. No impacts from the construction of the pool are expected if tree protection fencing can be maintained at the dripline. Below is a list of the trees, and the distance from the tree to the pool excavation.

Tree#	Species	Diameter	Distance from pool excavation
<u>10P</u>	Deodar cedar ( <i>Cedrus deodara</i> )	29.8	23' 6"
<u>11P</u>	Deodar cedar ( <i>Cedrus deodara</i> )	30.1	23' 1"
<u>12P</u>	Deodar cedar ( <i>Cedrus deodara</i> )	24.8	13' 6"
<u>13P</u>	Canary island palm ( <i>Phoenix canariensis</i> )	32.0	14' 7.5"
<u>14P</u>	Deodar cedar ( <i>Cedrus deodara</i> )	27.8	15' 8.5"

The distances from the trees to the excavation is far enough away where impacts are not expected. Roots to be encountered are likely to be on the small size (under 1 inch in diameter) Minor irrigation every 2 weeks is recommended within the tree protection zones, until the following winter rain season.

Sincerely,

Kevin Kielty Certified Arborist WE#0476A