



DATE: June 3, 2020
 AGENDA ITEM # 2

TO: Design Review Commission
FROM: Steve Golden, Senior Planner
SUBJECT: SC20-0002 – 1035 Ray Avenue

RECOMMENDATION:

Approve design review application SC20-0002 subject to the listed findings and conditions

PROJECT DESCRIPTION

This is a design review application for a new two-story house. The project includes 2,137 square feet at the first story and 1,144 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: 9,375 square feet
MATERIALS: Standing seam metal roof, smooth finish stucco, precast concrete window head and sill detailing, metal clad windows, wood exterior doors and glass panel overhead sectional garage door.

	Existing	Proposed	Allowed/Required
COVERAGE:	1,714 square feet	2,298 square feet	2,813 square feet
FLOOR AREA:			
First Floor	2,215 square feet	2,137 square feet	
Second Floor	-	1,144 square feet	
Total	2,215 square feet	3,281 square feet	3,281 square feet
SETBACKS:			
Front	24.8 feet	25 feet	25 feet
Rear	63.4 feet	52.5	25 feet
Left side (1 st /2 nd)	16.9/- feet	7.7/15 feet	7.5/15feet
Right side (1 st /2 nd)	9.8/- feet	10.2 feet/15 feet	7.5/15feet
HEIGHT:	14.1 feet	25.2 feet	27 feet

BACKGROUND

Neighborhood Context

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

Zoning Conformance

The parcel is considered a narrow lot as defined in Section 14.06.080(E) of the Municipal Code because it is 75 feet wide whereas a standard lot is required to be 80 feet wide. When a lot is considered a narrow lot, the standard side yard setbacks are allowed to be reduced. The reduced setbacks are shown in the table above.

DISCUSSION

Design Review

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

The applicant proposes to demolish the existing house and rear yard detached garage and construct a two-story residence maintaining the existing 25-foot front yard setback. The new residence will have a similar lot coverage as the existing house and detached garage, but the visual appearance of the property will change considerably since the proposed design is a two-story and the building mass is mostly visible from the street.

The new residence has hipped roof forms with a gable end over the main first story front entry, two gable ends at the front elevation and one at the rear of the second story at each bedroom. The massing of the second story is approximately half of the first story and generally balanced over the first story. The second story is slightly stepped back from the first story and the building articulation with the gable roof forms further contributes to break up the massing.

The height of the proposed residence is 25.2 feet, whereas the existing residence is 14.1 feet in height; however, there are other two-story residences in the immediate neighborhood of similar height. The proposed residence is designed with nine-foot tall wall plates on the first story and an average of 9-foot tall wall plates on the second story, which maintains the lower scale appearance consistent with the nearby residences. The first story roof pitch is 3:12 and the second story is a 5.6:12 pitch, which gives the second story an appearance of being slightly taller than the first story. The proposed residence complies with the daylight plane as shown on Sheet A5 of the design plans (Attachment F). The lot is considered a narrow lot, but not considerably narrow to quality for the modified daylight plane requirements.

The project is utilizing high quality materials, such as standing seam metal roof, stucco siding, precast concrete window sill and head detailing, metal clad windows, wood entry door and glass panel overhead garage door, which are composed and integrated well into the architectural design of the house. The project's material board is included as Attachment E.

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

Privacy

As stated above, the lot is considered a narrow lot and reduced side yard setbacks are allowed. The proposed first story setback at the left and right sides are 10.2 and 7.7 feet, respectively, whereas 7.5 feet is required. The second-story setback at both sides is proposed to be 15 feet, which is equal to the second story setback standard. The second-story windows on both sides are relatively small in nature and will have sill heights of five feet from the finished floor, which will reduce potential privacy impacts to the adjacent properties by limiting direct views from the center of the rooms. Larger second-story windows are placed on the front and rear elevations; however, the proposed residence has a 50-foot setback to the rear property line, therefore, minimizing potential privacy impacts.

There is a second story deck on the rear elevation accessible from the master bedroom. The deck is four feet in depth which complies with the Residential Design Guidelines for more passive uses; however, the guidelines also recommend walls or screening at the sides of second story decks to reduce direct views into neighboring properties. Some of the perceived privacy impacts may be reduced by the 25-foot setback from the left property line, which exceeds the minimum setback and there is some proposed screening plant material; however, the Commission could consider reducing the perceived privacy impacts further by requiring a wall or screening along the side of the deck closest to the side property line.

The landscape plan proposes to plant *Pittosporum tenuifolium* (Blackstem pittosporum) and *Prunus caroliniana* (Carolina Laurel Cherry) along much of the side and rear property lines to mitigate privacy impacts. In addition, three citrus trees are proposed along the left side property line in the rear portion of the property; however, citrus trees are not normally considered adequate for privacy screening and since the second story deck overlooks this area, staff recommends replacement of the three citrus trees with *Prunus caroliniana* which is similarly used along the side property lines in other locations (see Condition 2a). Overall, with the proposed design of the residence including the placement and size of second story windows and proposed and recommended privacy screening, the proposed project is unlikely to cause unreasonable privacy impacts to the neighboring properties; however, the Commission should consider further reducing impacts from the second story deck with a wall or similar architectural feature along the side closest to the side property line.

Trees and Landscaping

There are a total of 23 trees on the project site including a Fir, Sycamores, Italian cypress, privets, plums, *Pittosporum*, and orange trees. A detailed inventory and assessment of the trees are included in the arborist report attached (Attachment D). All of the trees are proposed for removal and the arborist report supports their removals. Of the 23 trees, nine are large enough to be considered protected trees and subject the City's Tree Protection Regulations (Municipal Code Chapter 11.08) and of those five would be considered a Category I/II sized tree per the City of Los Altos Street Tree

list.¹ Sheet A1 of the design plans indicate the tree locations on the site relative to the proposed building footprint (Attachment F)

The landscaping plan proposes a total of eight trees (see sheet L-2; Attachment F).² One of these trees (Chinese pistache) is considered a Category II sized tree per the City of Los Altos Tree list and the others would be considered Category III sized trees. Staff recommends a modification of the landscape plan to provide a minimum of five Category II sized trees, two in the front yard and three in the rear yard (Condition 2b). The larger replacement trees would be similar in number and size to the more significant trees proposed to be removed and also similar in size to trees within the neighborhood. This would not preclude the homeowner to provide more trees if desired.

With regards to the proposed landscaping, the landscape design provides for a variety of plant types in the front, side and rear yards. Privacy screening plant material has been already discussed and addressed above. Since the project is a new house that includes at least 500 square feet of new landscaping, the new landscaping will be subject to the City's Water Efficient Landscape Ordinance. Overall, with the inclusion of larger tree species types, the proposed landscaping will be in keeping with the surrounding neighborhood and will enhance the property.

Environmental Review

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

Public Notification

A public hearing notice was posted on the property and mailed to 15 property owners within the immediate project area on Ray Avenue and Rilma Lane. The Notification Map is included in Attachment B.

Cc: Steve Collom, Applicant and Architect
Nelson and Nellie Lui

Attachments:

- A. Application
- B. Vicinity and Public Notification Maps
- C. Neighborhood Compatibility Worksheets
- D. Arborist Report
- E. Material Board and 3D Rendering
- F. Design Plans

¹ The Street Tree list is also used for identifying the size and type of appropriate replacement trees. Category I are the largest trees and Category III are the smallest trees.

² There are an additional three citrus trees proposed for planting that staff recommends replacing with screening material.

FINDINGS

SC20-0002 – 1035 Ray Avenue

With regard to the new two-story house, the Design Review Commission finds the following in accordance with Section 14.76.060 of the Municipal Code:

- a. The proposed new house complies with all provision of this chapter;
- b. The height, elevations, and placement on the site of the proposed new house, when considered with reference to the nature and location of residential structures on adjacent lots, will avoid unreasonable interference with views and privacy and will consider the topographic and geologic constraints imposed by particular building site conditions;
- c. The natural landscape will be preserved insofar as practicable by minimizing tree and soil removal; grade changes shall be minimized and will be in keeping with the general appearance of neighboring developed areas;
- d. The orientation of the proposed new house in relation to the immediate neighborhood will minimize the perception of excessive bulk and mass;
- e. General architectural considerations, including the character, size, scale, and quality of the design, the architectural relationship with the site and other buildings, building materials, and similar elements have been incorporated in order to insure the compatibility of the development with its design concept and the character of adjacent buildings; and
- f. The proposed new house has been designed to follow the natural contours of the site with minimal grading, minimum impervious cover, and maximum erosion protection.

CONDITIONS

SC20-0002 – 1035 Ray Avenue

GENERAL

1. Expiration

The Design Review Approval will expire on June 3, 2022 unless prior to the date of expiration, a building permit is issued, or an extension is granted pursuant to Section 14.76.090 of the Zoning Code.

2. Approved Plans

The approval is based on the plans and materials received on May 4, 2020, except as may be modified by these conditions and as specified below.

- a. Replace the three proposed citrus trees along the left side property line at the rear of the proposed residence with *Prunus carolinia* in a similar arrangement as other areas along the property line.
- b. There shall be a minimum of five Category II tree species planted according to the City of Los Altos Street Tree list (or similar species to be reviewed by staff), with a minimum 15 gallon or 24 inch container size. The landscape plan shall be revised to provide two Category II trees in the front yard and three Category III trees in the rear yard.

3. Encroachment Permit

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

4. Fire Sprinklers

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

5. Underground Utilities

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

6. Landscaping

The project shall be subject to the City's Water Efficient Landscape Ordinance (WELo) pursuant to Chapter 12.36 of the Municipal Code if over 500 square feet or more of new landscape area, including irrigated planting areas, turf areas, and water features is proposed.

7. Indemnity and Hold Harmless

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

PRIOR TO BUILDING PERMIT SUBMITTAL

8. Conditions of Approval

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

9. 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.

10. 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.

11. Underground Utility Location

Additions exceeding fifty (50) percent of the existing living area (existing square footage calculations shall not include existing basements) and/or additions of 750 square feet or more shall trigger the undergrounding of utilities and new fire sprinklers. Additional square footage calculations shall include existing removed exterior footings and foundations being replaced and rebuilt. Any new utility service drops are pursuant to Chapter 12.68 of the Municipal Code.

12. Air Conditioner Sound Rating

Show the location of any air conditioning unit(s) on the site plan including the model number of the unit(s). 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.

13. 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 FINAL INSPECTION

14. 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.

15. 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).

This page is intentionally left blank.



ATTACHMENT A

CITY OF LOS ALTOS GENERAL APPLICATION

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

Permit # SC20-0002

<input type="checkbox"/>	Design Review - One-Story	<input type="checkbox"/>	Historical Review	<input type="checkbox"/>	Single-Story Overlay Rezoning
<input checked="" type="checkbox"/>	Design Review - Two-Story	<input type="checkbox"/>	Lot-Line Adjustment	<input type="checkbox"/>	Tentative Map/Division of Land
<input type="checkbox"/>	Design Review - Comm/Multi-Fam	<input type="checkbox"/>	Outdoor Display Permit	<input type="checkbox"/>	Use Permit
<input type="checkbox"/>	Accessory Dwelling Unit	<input type="checkbox"/>	PC Study Session	<input type="checkbox"/>	Variance/Extension
<input type="checkbox"/>	Environmental Review	<input type="checkbox"/>	Preliminary Project Review	<input type="checkbox"/>	Zoning Verification Letter
<input type="checkbox"/>	General Plan/Code Amendment	<input type="checkbox"/>	Sign Permit	<input type="checkbox"/>	Other:

Project Address/Location: 1035 Ray Avenue

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

Assessor Parcel Number(s): 167-12-021 Site Area: 9,375 s.f.

New Sq. Ft.: 3,281 Altered/Rebuilt Sq. Ft.: 0 Existing Sq. Ft. to Remain: 0

Total Existing Sq. Ft.: 2,215 Total Proposed Sq. Ft. (including basement): 3.281

Is the site fully accessible for City Staff and/or Commissioner inspection? Yes

** Per Government Code Section 65105, City personnel may enter the subject property for inspections, examinations and surveys, provided that the entry does not interfere with the use of the land by those persons lawfully entitled to the possession thereof.*

Applicant's Name: Steve Collom

Telephone No.: 503-308-3758 Email Address: steve.collom@gmail.com

Mailing Address: 11010 Combie Road Suite 210

City/State/Zip Code: Auburn, CA 95602

Property Owner's Name: Nelson Lui & Nellie Wong

Telephone No.: 408-896-3553 Email Address: 1035rayave@gmail.com

Mailing Address: 810 Remington Drive

City/State/Zip Code: Sunnyvale, CA 94087

Architect/Designer's Name: RH Associates Architects

Telephone No.: 530-268-3055 Email Address: rhassoc@sbcglobal.net

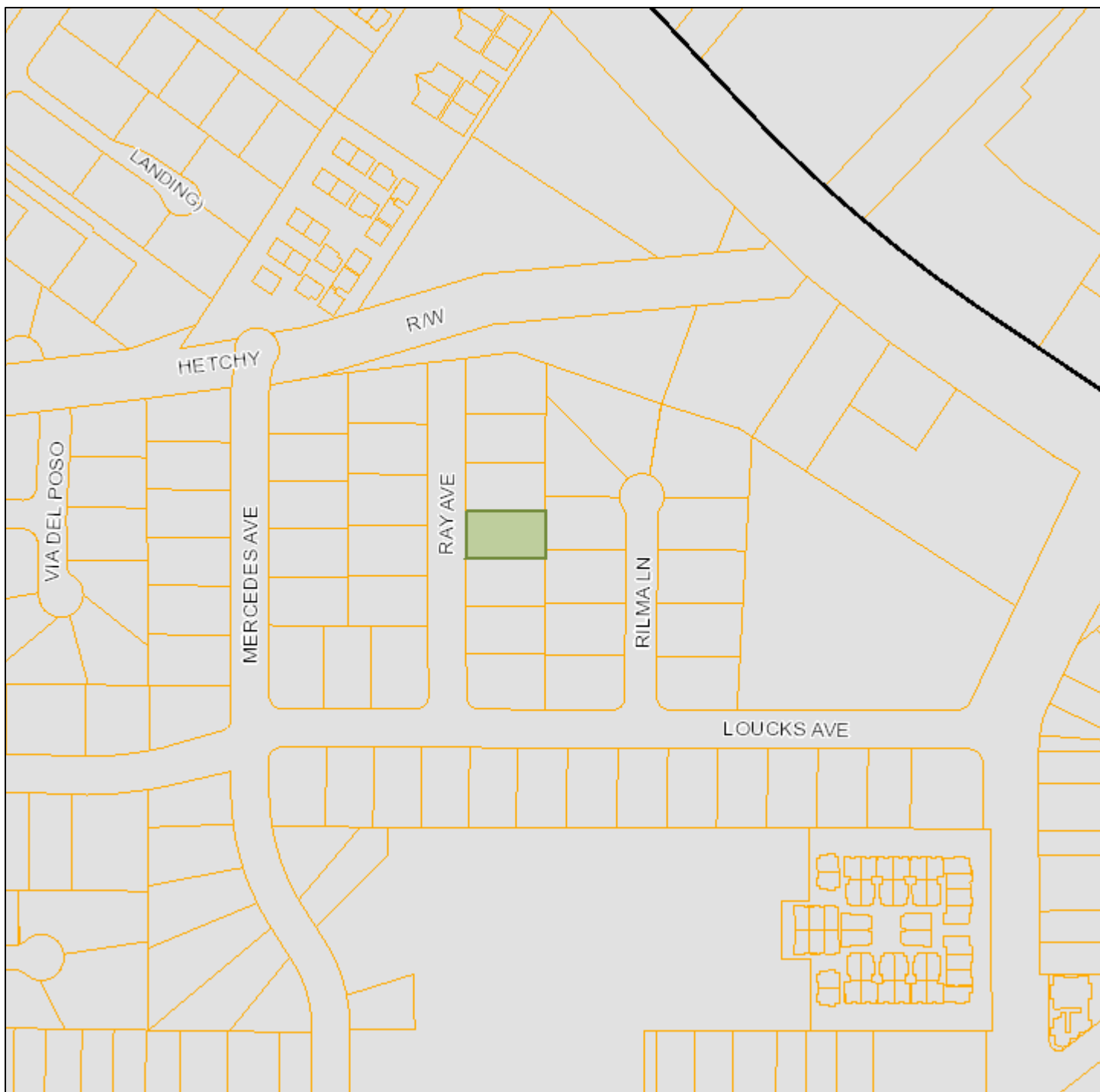
Mailing Address: 11010 Combie Road, Suite 210

City/State/Zip Code: Auburn, CA 95602

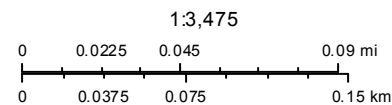
** If your project includes complete or partial demolition of an existing residence or commercial building, a demolition permit must be issued and finalized prior to obtaining your building permit. Please contact the Building Division for a demolition package.*





This page is intentionally left blank.

Vicinity Map ATTACHMENT B



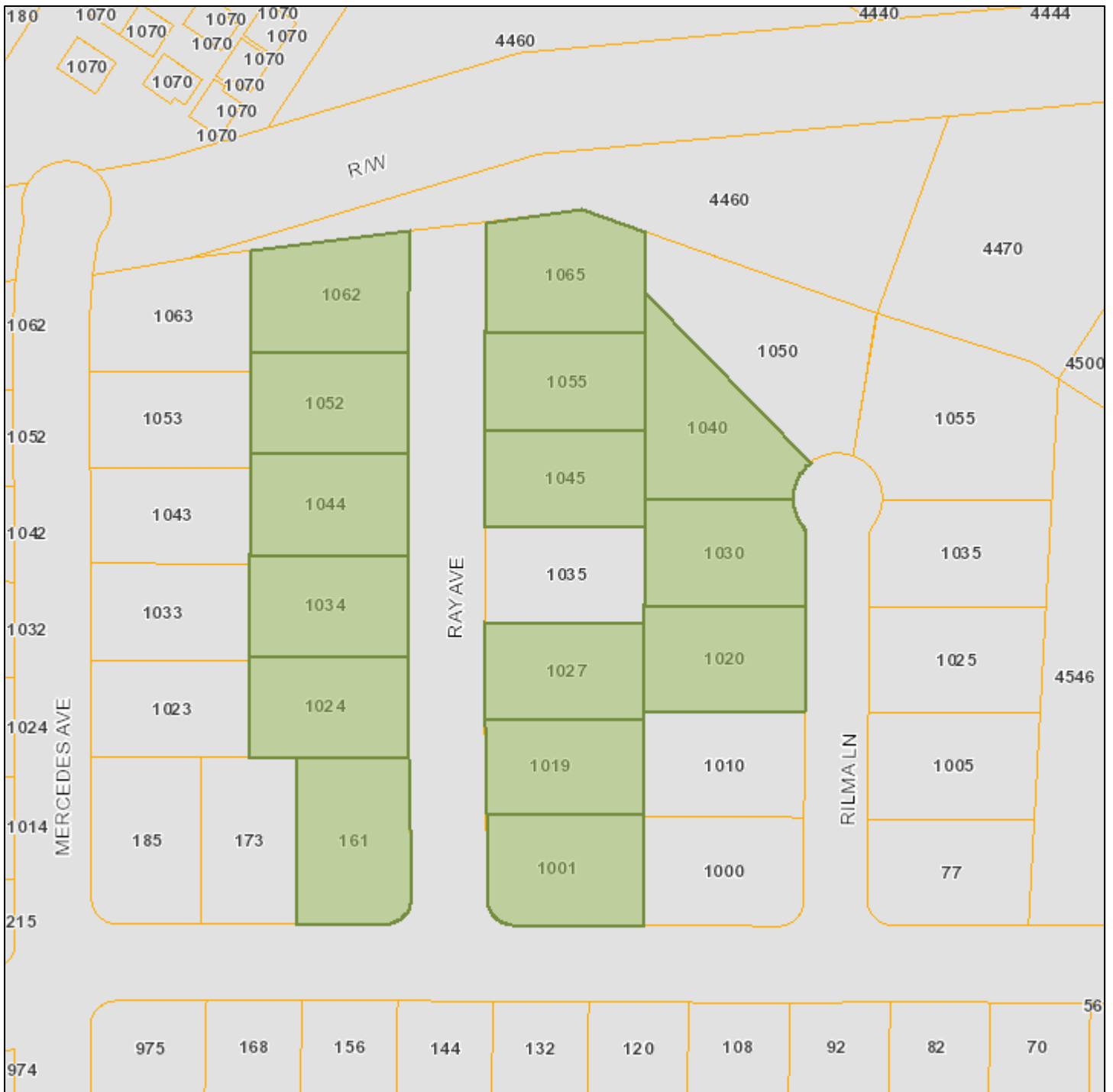
Print Date: February 19, 2020



-  Schools
-  Park and Recreation Areas
-  City Limit
- Road Names
- Situs Label
-  TaxParcel

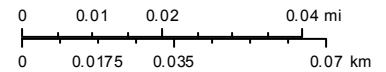
The information on this map was derived from the City of Los Altos' GIS. The City of Los Altos does not guarantee data provided is free of errors, omissions, or the positional accuracy, and it should be verified.





Notification Map



Print Date: February 19, 2020

1:1,737



-  Schools
-  Park and Recreation Areas
-  City Limit
- Road Names
- Situs Label
-  TaxParcel

The information on this map was derived from the City of Los Altos' GIS. The City of Los Altos does not guarantee data provided is free of errors, omissions, or the positional accuracy, and it should be verified.



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 1035 RAY AVENUE

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: 1035 RAY AVENUE

Date: 1/10/2020

What constitutes your neighborhood?

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

Streetscape

1. Typical neighborhood lot size*:

Lot area: 9,500 square feet

Lot dimensions: Length 125 feet

Width 75 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? No

What % of the front facing walls of the neighborhood homes are at the front setback 90 %

Existing front setback for house on left 25 ft./on right 25 ft.

Do the front setbacks of adjacent houses line up? Yes

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

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

Garage facing front projecting from front of house face 7

Garage facing front recessed from front of house face 1

Garage in back yard 2

Garage facing the side 0

Number of 1-car garages 0; 2-car garages 10; 3-car garages 0

Address: 1035 RAY AVENUE
Date: 1/10/2020

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 Yes?

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

What siding materials are frequently used in your neighborhood*?

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

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

_____ If no consistency then explain: 60% ASPHALT, 30% TILE, 10% WOOD SHAKE

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: 1035 RAY AVENUE
Date: 1/10/2020

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)

TO THE 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.)?

STREET TREES, LAWNS, ROLLED CURB

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

MOST HIGHLY VISABLE

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)?

LARGE STREET TREES, GRAVEL RIGHT-OF-WAY

10. Width of Street:

What is the width of the roadway paving on your street in feet? 30

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: 1035 RAY AVENUE
 Date: 1/10/2020

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)
1019 RAY AVENUE	25	29	REAR	ONE	15	STUCCO, BRICK	SIMPLE
1024 RAY AVENUE	25	44	FRONT	ONE	18	SIDING	SIMPLE
1027 RAY AVENUE	25	39	FRONT	ONE	18	STUCCO	SIMPLE
1034 RAY AVENUE	25	60	FRONT	ONE	16	STUCCO, BRICK	SIMPLE
1044 RAY AVENUE	25	60	FRONT	TWO	22	STUCCO, BRICK	SIMPLE
1045 RAY AVENUE	25	23	REAR	ONE	18	STUCCO, BRICK	SIMPLE
1052 RAY AVENUE	25	55	FRONT	TWO	25	STUCCO, STONE	SIMPLE
1055 RAY AVENUE	25	33	FRONT	TWO	25	STUCCO	COMPLEX
1020 RILMA LANE	25	43	FRONT	ONE	16	SIDING	SIMPLE
1030 RILMA LANE	27	32	FRONT	ONE	18	STUCCO	SIMPLE

This page is intentionally left blank.

ATTACHMENT D

BAY AREA TREE SPECIALISTS

PREPARED FOR:

NELSON LUI

1035 Ray Ave

Los Altos, CA 94022

APRIL 16TH, 2020

PREPARED BY:

RICHARD SMITH, CERTIFIED ARBORIST

CERTIFIED ARBORIST NO. WE-8745A

A handwritten signature in blue ink that reads "R. Smith". The signature is written in a cursive style with a large, looped "R" and a distinct "Smith".



Richard Smith-Bay Area Tree Specialists - 408-466-3469
541 W. Capitol Expwy PMB 287 San Jose, Ca 95136

Contents

SUMMARY	3
PURPOSE AND USE OF THIS REPORT	3
ANALYSIS.....	3
LIMITS OF THE ASSIGNMENT	3
TREE INVENTORY	4
GPS.....	Error! Bookmark not defined.
QUALIFICATIONS, ASSUMPTIONS, AND LIMITING CONDITIONS	7
CERTIFICATION OF PERFORMANCE	8



SUMMARY

I, Richard Smith, Certified Arborist No. WE-8745A was called out to assess trees located at 1035 Ray Ave Los Altos, CA for species type, size and health.

PURPOSE AND USE OF THIS REPORT

The purpose of this report is to provide tree inventory, GPS, condition of trees and recommendations.

ANALYSIS

The tree was measured at four and one half feet above grade (**Diameter at Breast Height (DBH)**) with Ben Meadows TM Diameter Tape, made in Germany.

LIMITS OF THE ASSIGNMENT

- No aerial inspection, trenching or resistance drilling was performed.
- No Biological tests were performed.
- No tree risk assessments were performed.
- Only a visual inspection from the ground was performed.



TREE INVENTORY

Tree tag#500 Fir DBH 38", height 91', crown spread 40'. Health fair, structure poor. Tree is in close proximity to power lines and has suffered power line pruning over the years. Recommendation is for removal, replace per landscape plan and city guidelines. Ordinance size tree; requires tree removal permit.

Tree tag#499 Sycamore DBH 18", height 52', crown spread 32'. Health poor, structure fair. Tree is in decline possibly due to Sycamore anthracnose. Recommendation is for removal and replace tree per landscape plan and city guidelines. Ordinance size tree; requires tree removal permit.

Tree #498 Sycamore DBH 19", height 44', crown spread 30'. Health poor, structure fair. Tree has die back due to Sycamore anthracnose. Recommendation is for removal, replace tree per landscape plan and city guidelines. Ordinance size tree; requires tree removal permit.

Tree #497 Italian Cypress DBH 12", height 56', crown spread 8'. Health good, structure fair. Non-ordinance size tree.

Tree tag#496 Italian cypress DBH 12", height 54', crown spread 6'. Health good, structure fair. Non-ordinance size tree.

Tree tag#495 Privet multi-trunk DBH 20", height 42', crown spread 30'. Health fair, structure poor. These are volunteer trees in a tight grouping with lack of maintenance over the years. Recommendation is for removal, replace tree per landscape plan and city guidelines. Ordinance size tree; requires tree removal permit.

Tree tag#494 Privet DBH 6", height 18', crown spread 8'. Health poor, structure poor. Top tree is dead and tree is in decline. Recommendation is for removal. Non-ordinance size tree.

Tree tag#493 Privet multi-trunk DBH 15 " height 42', crown spread 15'. Health poor, structure poor. Tree is in decline. Recommendation is for removal. Non-ordinance size tree.

Tree tag#492 Privet DBH 16", height 43', crown spread 15'. Health poor, structure poor. Tree has a poor history of maintenance. Recommendation is for removal, replace tree per landscape plan and city guidelines. Ordinance size tree; requires tree removal permit.

Tree tag#491 Privet DBH 16", height 43', crown spread 15'. Health poor, structure poor. Tree has a poor history of maintenance. Recommendation is for removal, replace per landscape plan and city guidelines. Ordinance size tree; requires tree removal permit.

Tree tag#490 Wild Plum multi-trunk DBH 4", height 12', crown spread 9'. Health poor, structure poor. Tree is a volunteer. Recommendation is for removal, Non-ordinance size tree.

Tree tag#489 Wild Plum multi-trunk DBH 6", height 15', crown spread 10'. Health poor, structure poor. Tree is a volunteer. Recommendation is for removal. Non-ordinance size tree.



Tree tag#488 Pittosporum multi-trunk DBH 12", height 16', crown spread 5'. Health poor, structure poor. Tree is more than 50% dead and falling. Recommendations is for removal. Non-ordinance size tree.

Tree tag#487 Pittosporum multi-trunk DBH 5", height 6', crown spread 6'. Structure poor, health poor. Tree is more than 50% dead. Recommendation is for removal. Non-ordinance size tree.

Tree tag#486 Pittosporum multi-trunk DBH 12", height 22', crown spread 10'. Health poor, structure fair. Tree is diseased and dying. Recommendation is for removal. Non-ordinance size tree.

Tree tag#485 Pittosporum multi-trunk DBH 10", height 22', crown spread 10'. Health poor, structure poor. Tree is diseased and dying. Recommendation is for removal. Non-ordinance size tree.

Tree tag#484 Pittosporum DBH 6", height 23', crown spread 8'. Health poor, structure poor. Tree is in decline and leaning. Recommendation is for removal. Non-ordinance size tree.

Tree tag#483 Pittosporum multi-trunk DBH 13", height 20', crown spread 8'. Health poor, structure poor. Tree is in decline. Recommendation is for removal. Non-ordinance size tree.

Tree tag#482 Sycamore DBH 16", height 40', crown spread 30'. Health poor, structure poor. Tree is infected with anthracnose. Recommendation is for removal, replant per landscape plan and city guidelines. Ordinance size tree; requires tree removal permit.

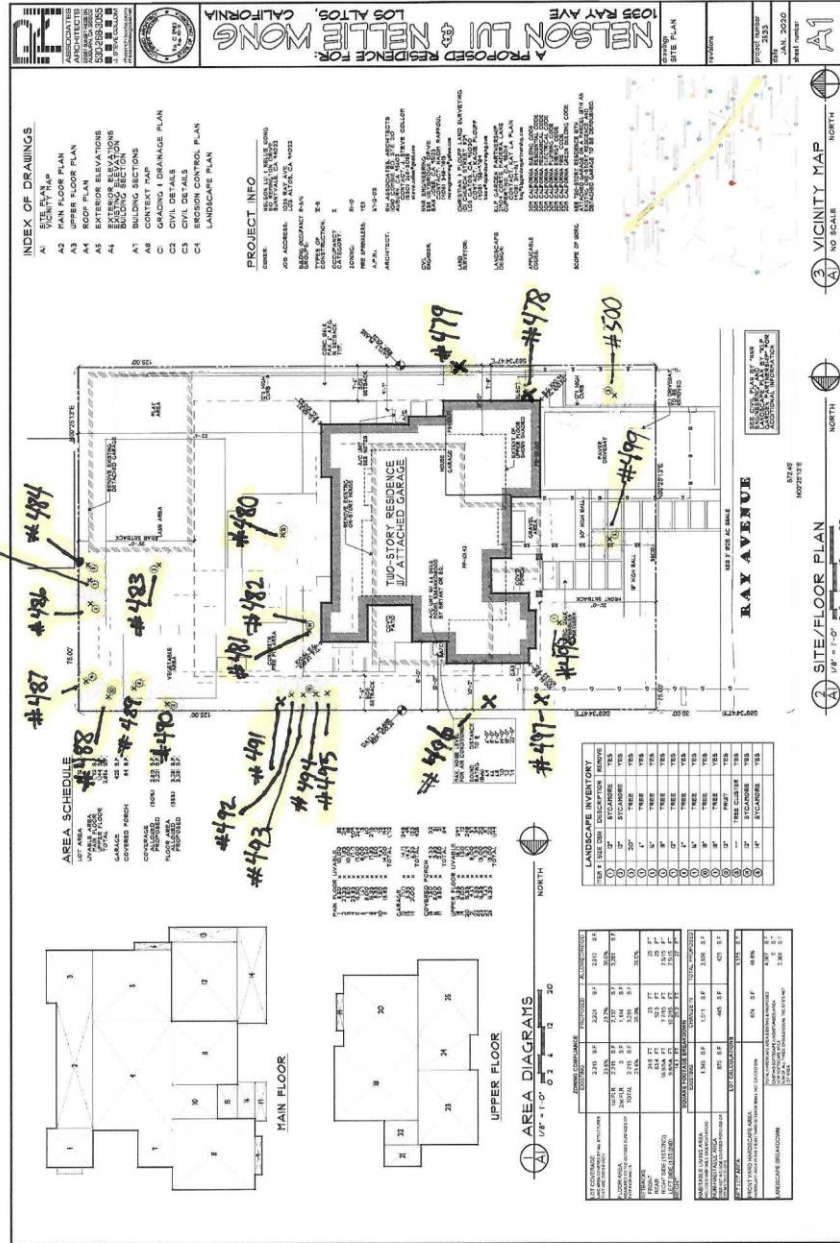
Tree tag#481 Orange DBH 2", height 6', crown spread 5'. Health good, structure fair. Non-ordinance size tree.

Tree tag#480 Sycamore DBH 21", height 40', crown spread 30'. Health poor, structure fair. Tree has died back in the canopy and is infected with anthracnose. Recommendation is for removal, replace tree per landscape plan and city guidelines. Ordinance size tree; requires tree removal permit.

Tree tag#479 Privet multi-trunk DBH 16", high 30', crown spread 20'. Health poor, structure poor. Tree is a volunteer with no previous maintenance. Recommendation is for removal, replace tree per landscape plan and city guidelines. Ordinance size tree; requires tree removal permit.

Tree tag#478 Orange multi-trunk DBH 3", height 9', crown spread 7'. Health good, structure good. Non-ordinance size tree.

SITE MAP



INDEX OF DRAWINGS

A1	SITE PLAN
A2	MAIN FLOOR PLAN
A3	UPPER FLOOR PLAN
A4	ROOF PLAN
A5	EXTERIOR ELEVATIONS
A6	EXTERIOR SECTION
A7	BUILDING SECTIONS
A8	CONTEXT PLAN
A9	LANDSCAPE MANAGEMENT PLAN
C1	CIVIL DETAILS
C2	EROSION CONTROL PLAN
C3	LANDSCAPE PLAN

PROJECT INFO
 OWNER: NIELSON LUI & NELLIE WONG
 1025 RAY AVE, LOS ALTOS, CA 94024
 PROJECT ADDRESS: 1025 RAY AVE, LOS ALTOS, CA 94024
 PROJECT NO.: 2018-001
 DATE: 08/15/2018

ARCHITECT
 RICHARD SMITH
 541 W. CAPITOL EXPY PMB 287
 SAN JOSE, CA 95136
 TEL: 408-466-3469
 FAX: 408-466-3469
 WWW.RICHARDSMITH.COM

SCALE
 1/8" = 1'-0"

DATE
 08/15/2018

PROJECT NAME
 PROPOSED RESIDENCE FOR NELSON LUI & NELLIE WONG

CLIENT
 NELSON LUI & NELLIE WONG

PROJECT ADDRESS
 1025 RAY AVE, LOS ALTOS, CA 94024

PROJECT NO.
 2018-001

DATE
 08/15/2018

SCALE
 1/8" = 1'-0"

DATE
 08/15/2018

PROJECT NAME
 PROPOSED RESIDENCE FOR NELSON LUI & NELLIE WONG

CLIENT
 NELSON LUI & NELLIE WONG

PROJECT ADDRESS
 1025 RAY AVE, LOS ALTOS, CA 94024

PROJECT NO.
 2018-001

DATE
 08/15/2018

SCALE
 1/8" = 1'-0"

DATE
 08/15/2018

PROJECT NAME
 PROPOSED RESIDENCE FOR NELSON LUI & NELLIE WONG

CLIENT
 NELSON LUI & NELLIE WONG

PROJECT ADDRESS
 1025 RAY AVE, LOS ALTOS, CA 94024

PROJECT NO.
 2018-001

DATE
 08/15/2018

AREA SCHEDULE

AREA	TYPE	AREA (SQ FT)	PERCENT
UPPER FLOOR	FLOOR	1,230	11.1%
MAIN FLOOR	FLOOR	9,770	88.9%
TOTAL		11,000	100%

LANDSCAPE INVENTORY

TYPE	SIZE (DIAM)	COLLECTION	REMOVE
1	12"	YES	YES
2	18"	YES	YES
3	24"	YES	YES
4	30"	YES	YES
5	36"	YES	YES
6	42"	YES	YES
7	48"	YES	YES
8	54"	YES	YES
9	60"	YES	YES
10	66"	YES	YES
11	72"	YES	YES
12	78"	YES	YES
13	84"	YES	YES
14	90"	YES	YES
15	96"	YES	YES
16	102"	YES	YES
17	108"	YES	YES
18	114"	YES	YES
19	120"	YES	YES
20	126"	YES	YES
21	132"	YES	YES
22	138"	YES	YES
23	144"	YES	YES
24	150"	YES	YES
25	156"	YES	YES
26	162"	YES	YES
27	168"	YES	YES
28	174"	YES	YES
29	180"	YES	YES
30	186"	YES	YES
31	192"	YES	YES
32	198"	YES	YES
33	204"	YES	YES
34	210"	YES	YES
35	216"	YES	YES
36	222"	YES	YES
37	228"	YES	YES
38	234"	YES	YES
39	240"	YES	YES
40	246"	YES	YES
41	252"	YES	YES
42	258"	YES	YES
43	264"	YES	YES
44	270"	YES	YES
45	276"	YES	YES
46	282"	YES	YES
47	288"	YES	YES
48	294"	YES	YES
49	300"	YES	YES
50	306"	YES	YES
51	312"	YES	YES
52	318"	YES	YES
53	324"	YES	YES
54	330"	YES	YES
55	336"	YES	YES
56	342"	YES	YES
57	348"	YES	YES
58	354"	YES	YES
59	360"	YES	YES
60	366"	YES	YES
61	372"	YES	YES
62	378"	YES	YES
63	384"	YES	YES
64	390"	YES	YES
65	396"	YES	YES
66	402"	YES	YES
67	408"	YES	YES
68	414"	YES	YES
69	420"	YES	YES
70	426"	YES	YES
71	432"	YES	YES
72	438"	YES	YES
73	444"	YES	YES
74	450"	YES	YES
75	456"	YES	YES
76	462"	YES	YES
77	468"	YES	YES
78	474"	YES	YES
79	480"	YES	YES
80	486"	YES	YES
81	492"	YES	YES
82	498"	YES	YES
83	504"	YES	YES
84	510"	YES	YES
85	516"	YES	YES
86	522"	YES	YES
87	528"	YES	YES
88	534"	YES	YES
89	540"	YES	YES
90	546"	YES	YES
91	552"	YES	YES
92	558"	YES	YES
93	564"	YES	YES
94	570"	YES	YES
95	576"	YES	YES
96	582"	YES	YES
97	588"	YES	YES
98	594"	YES	YES
99	600"	YES	YES
100	606"	YES	YES
101	612"	YES	YES
102	618"	YES	YES
103	624"	YES	YES
104	630"	YES	YES
105	636"	YES	YES
106	642"	YES	YES
107	648"	YES	YES
108	654"	YES	YES
109	660"	YES	YES
110	666"	YES	YES
111	672"	YES	YES
112	678"	YES	YES
113	684"	YES	YES
114	690"	YES	YES
115	696"	YES	YES
116	702"	YES	YES
117	708"	YES	YES
118	714"	YES	YES
119	720"	YES	YES
120	726"	YES	YES
121	732"	YES	YES
122	738"	YES	YES
123	744"	YES	YES
124	750"	YES	YES
125	756"	YES	YES
126	762"	YES	YES
127	768"	YES	YES
128	774"	YES	YES
129	780"	YES	YES
130	786"	YES	YES
131	792"	YES	YES
132	798"	YES	YES
133	804"	YES	YES
134	810"	YES	YES
135	816"	YES	YES
136	822"	YES	YES
137	828"	YES	YES
138	834"	YES	YES
139	840"	YES	YES
140	846"	YES	YES
141	852"	YES	YES
142	858"	YES	YES
143	864"	YES	YES
144	870"	YES	YES
145	876"	YES	YES
146	882"	YES	YES
147	888"	YES	YES
148	894"	YES	YES
149	900"	YES	YES
150	906"	YES	YES
151	912"	YES	YES
152	918"	YES	YES
153	924"	YES	YES
154	930"	YES	YES
155	936"	YES	YES
156	942"	YES	YES
157	948"	YES	YES
158	954"	YES	YES
159	960"	YES	YES
160	966"	YES	YES
161	972"	YES	YES
162	978"	YES	YES
163	984"	YES	YES
164	990"	YES	YES
165	996"	YES	YES
166	1002"	YES	YES
167	1008"	YES	YES
168	1014"	YES	YES
169	1020"	YES	YES
170	1026"	YES	YES
171	1032"	YES	YES
172	1038"	YES	YES
173	1044"	YES	YES
174	1050"	YES	YES
175	1056"	YES	YES
176	1062"	YES	YES
177	1068"	YES	YES
178	1074"	YES	YES
179	1080"	YES	YES
180	1086"	YES	YES
181	1092"	YES	YES
182	1098"	YES	YES
183	1104"	YES	YES
184	1110"	YES	YES
185	1116"	YES	YES
186	1122"	YES	YES
187	1128"	YES	YES
188	1134"	YES	YES
189	1140"	YES	YES
190	1146"	YES	YES
191	1152"	YES	YES
192	1158"	YES	YES
193	1164"	YES	YES
194	1170"	YES	YES
195	1176"	YES	YES
196	1182"	YES	YES
197	1188"	YES	YES
198	1194"	YES	YES
199	1200"	YES	YES
200	1206"	YES	YES
201	1212"	YES	YES
202	1218"	YES	YES
203	1224"	YES	YES
204	1230"	YES	YES
205	1236"	YES	YES
206	1242"	YES	YES
207	1248"	YES	YES
208	1254"	YES	YES
209	1260"	YES	YES
210	1266"	YES	YES
211	1272"	YES	YES
212	1278"	YES	YES
213	1284"	YES	YES
214	1290"	YES	YES
215	1296"	YES	YES
216	1302"	YES	YES
217	1308"	YES	YES
218	1314"	YES	YES
219	1320"	YES	YES
220	1326"	YES	YES
221	1332"	YES	YES
222	1338"	YES	YES
223	1344"	YES	YES
224	1350"	YES	YES
225	1356"	YES	YES
226	1362"	YES	YES
227	1368"	YES	YES
228	1374"	YES	YES
229	1380"	YES	YES
230	1386"	YES	YES
231	1392"	YES	YES
232	1398"	YES	YES
233	1404"	YES	YES
234	1410"	YES	YES
235	1416"	YES	YES
236	1422"	YES	YES
237	1428"	YES	YES
238	1434"	YES	YES
239	1440"	YES	YES
240	1446"	YES	YES
241	1452"	YES	YES
242	1458"	YES	YES
243	1464"	YES	YES
244	1470"	YES	YES
245	1476"	YES	YES
246	1482"	YES	YES
247	1488"	YES	YES
248	1494"	YES	YES
249	1500"	YES	YES
250	1506"	YES	YES
251	1512"	YES	YES
252	1518"	YES	YES
253	1524"	YES	YES
254	1530"	YES	YES
255	1536"	YES	YES
256	1542"	YES	YES
257	1548"	YES	YES
258	1554"	YES	YES
259	1560"	YES	YES
260	1566"	YES	YES
261	1572"	YES	YES
262	1578"	YES	YES
263	1584"	YES	YES
264	1590"	YES	YES
265	1596"	YES	YES
266	1602"	YES	YES
267	1608"	YES	YES
268	1614"	YES	YES
269	1620"	YES	YES
270	1626"	YES	YES
271	1632"	YES	YES
272	1638"	YES	YES
273	1644"	YES	YES
274	1650"	YES	YES
275	1656"	YES	YES
276	1662"	YES	YES
277	1668"	YES	YES
278	1674"	YES	YES
279	1680"	YES	YES
280	1686"	YES	YES
281	1692"	YES	YES
282	1698"	YES	YES
283	1704"	YES	YES
284	1710"	YES	YES
285	1716"	YES	YES
286	1722"	YES	YES
287	1728"	YES	YES
288	1734"	YES	YES
289	1740"	YES	YES
290	1746"	YES	YES
291	1752"	YES	YES
292	1758"	YES	YES
293	1764"	YES	YES
294	1770"	YES	YES
295	1776"	YES	YES
296	1782"	YES	YES
297	1788"	YES	YES
298			



QUALIFICATIONS, ASSUMPTIONS, AND LIMITING CONDITIONS

Any legal description provided to the arborist is assumed to be correct. Any titles or ownership of properties are assumed to be good and marketable. All property is appraised or evaluated as though free and clear, under responsible ownership and competent management.

All property is presumed to be in conformance with applicable codes, ordinances, statutes, or other regulations.

Care has been taken to obtain information from reliable sources. However, the arborist cannot be responsible for the accuracy of information provided by others.

The arborist shall not be required to give testimony or attend meetings, hearings, conferences, mediations, arbitrations, or trials by reason of this report unless subsequent contractual arraignments are made, including payment of an additional fee for such service.

This report and any appraisal value expressed herein represent the opinion of the arborist, and the arborist fee is not contingent upon the reporting of a specified appraised value, a stipulated result, or the occurrence of a subsequent event.

Sketches, drawings, and photographs in this report are intended for use as visual aids, are not necessarily to scale, and should not be construed as engineering or architectural reports or surveys. The reproduction of information generated by architects, engineers, or other consultants on any sketches, drawings, or photographs is only for coordination and ease of reference. Inclusion of said information with any drawings or other documents does not constitute a representation as to the sufficiency or accuracy of said information.

Unless otherwise expressed: a) this report covers only examined items and their condition at the time of inspection; and b) the inspection is limited to visual examination of accessible items without dissection, excavation, probing, or coring. There is no warranty or guarantee, expressed or implied, that structural problems or deficiencies of plants or property may not arise in the future.



CERTIFICATION OF PERFORMANCE

I, Richard Smith, Certify:

That I have personally inspected the tree(s) and/or the property referred to in this report, and have states my findings accurately. The extent of the evaluation and/or appraisal is stated in the attached report and Terms of Assignment;

That I have no current or prospective interest in the vegetation or the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved;

That the analysis, opinions and conclusions stated herein are my own;

That my analysis, opinions, and conclusions were developed and this report has been prepared according to commonly accepted Arboricultural practices;

That no one provided significant professional assistance to the arborist, except as indicated in the report.

That my compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party, nor upon the results of the assessment, the attainment of stipulated results, or the occurrence of any other subsequent events;

I further certify that I am an I.S.A. Certified Arborist in good standing with The International Society of Arboriculture. I have been involved with the practice of Arboriculture and the care and study of trees since 2004.

Richard Smith

I.S.A. Certified Arborist WE-8745A



Richard Smith-Bay Area Tree Specialists - 408-466-3469
541 W. Capitol Expwy PMB 287 San Jose, Ca 95136

This page is intentionally left blank.

EXTERIOR MATERIALS BOARD



ROOF
STANDING SEAM
METAL

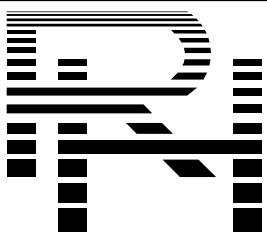


BODY
STUCCO



VENEER
STONE

ALL COLORS TO BE
DETERMINED BY OWNER



ASSOCIATES
ARCHITECTS

11010 COMBIE RD, STE. 210
AUBURN, CA 95602

530-268-3055

PROPOSED RESIDENCE
for
NELSON LUI & NELLIE WONG

1035 RAY AVENUE
LOS ALTOS, CA











