



DATE: August 19, 2020

AGENDA ITEM # 3

TO: Design Review Commission
FROM: Sean K. Gallegos, Associate Planner
SUBJECT: SC20-0003 – 121 Doud Drive

RECOMMENDATION:

Approve design review application SC20-0003 subject to the listed findings and conditions

PROJECT DESCRIPTION

This is a design review application for a new two-story house. The project includes 3,267 square feet on the first story and 970 square feet on the second story. The following table summarizes the project's technical details:

GENERAL PLAN DESIGNATION: Single-Family, Residential
ZONING: R1-10
PARCEL SIZE: 14,480 square feet
MATERIALS: Composition shingle roof, Hardie lap siding, board and batten siding, wood clad aluminum windows, and wood trim and details

	Existing	Proposed	Allowed/Required
COVERAGE:	2,846 square feet	3,826 square feet	4,464 square feet
FLOOR AREA:			
First floor	2,727 square feet	3,267square feet	
Second floor	535	970 square feet	
Total	3,262 square feet	4,237 square feet	4,238 square feet
SETBACKS:			
Front (Palm Ave.)	37.1 feet	35 feet	25 feet
Rear	46.1 feet	35.2 feet	25 feet
Right side (1 st /2 nd)	21.8 feet/71.6 feet	15.5 feet/34.2 feet	10 feet/17.5 feet
Left side (1 st /2 nd)	18.6 feet/18.6 feet	11.4 feet/27.6 feet	10 feet/17.5
HEIGHT:	22.25 feet	26.8 feet	27 feet

BACKGROUND

Neighborhood Context

The subject property is located in the middle of Doud Drive between Almond Avenue and Edith Avenue. The R1-10 zoned lots along Doud Drive are a mix various shapes and sizes, ranging from around 11,000 square feet to 24,000 square feet in size. The project site has a significantly wider lot and smaller lot compared to many adjacent properties. The surrounding neighborhood is considered a Diverse Character Neighborhood as defined in the City's Residential Design Guidelines. Diverse Character Neighborhoods are those that contain a variety of architectural styles and have varying streetscapes, which results from houses being built during different eras or individual homeowners. Homes in the immediate neighborhood context are a mix of one- and two-story homes in a range of house sizes from varying eras, architectural styles, roof forms and building materials. Many newer two-story homes in the immediate neighborhood introduced new architectural styles and architectural elements such as projecting front porches and dormers. However, the new two-story houses were designed to be compatible with their immediate neighborhood context with low plate heights, projecting porches and rustic materials to reduce the appearance of bulk and mass in newer projects. The landscaping along the street varies, however a majority of houses have significant mature trees and vegetation along their frontages.

Zoning Compliance

The original subdivision was approved with Conditions, Covenants and Restrictions (CC&Rs) that require a front yard setback; however, the City does not enforce the CC&Rs. The proposed home is located along the neighborhood's 40-foot CC&R setback. However, the City's zoning regulations, which were enacted in 1958, established uniform setbacks for the R1-10 District and are considered to supersede building setback lines, and other conditions and covenants established by individual subdivisions. So for this project, the required front yard setback is 25 feet per the Zoning Code, not 40 feet as shown on the original subdivision map. The review is based on conformance with the zoning regulations and design regulations.

DISCUSSION

Design Review

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

The design is similar to homes in the area, with its uses of hip and gable roof forms, projecting porch, and articulated massing that minimizes an abrupt change to the area. The house uses many contemporary and eclectic style forms and features that include the steep-pitched, simple gabled roof forms, gabled dormers, soffit returns, and porches supported by square columns. The three dormers along the front elevation is a distinctive element that adds symmetry and minimizes the visual impact of a large and more steeply pitched roof form. The project does a good job of integrating forms and elements from the neighborhood while still establishing its own design integrity. The proposed building materials include composition shingle roof, Hardie lap siding, board and batten siding, and wood windows and details that relate well to the existing materials found in the neighborhood. The

detailing and material of the structure reflects a high level of quality and appropriate relationship to the rustic qualities of the area. A materials board is provided as attachment C.

The project is in keeping with the scale of structures found in the neighborhood, and will be one of seven, two-story residences on the subject block of Doud Drive. The design provides for nine-foot, one-inch tall plate heights on the first floor and eight-foot, one-inch tall plate heights at the second story, which is consistent with the eight-foot to nine-foot plate heights of existing residences in the neighborhood. The structure incorporates a new projecting porch element into the immediate area, which porch provides a strong single-story relationship with the adjacent structure. The massing of the second story is recessed into the roof form to minimize the appearance at the front and left side of the structure. The design provides uniform eave lines along the front and side elevations to reduce the appearance of massing. The first- and second-story massing substantially respects the design and setback pattern of the neighborhood context. The new structure will not extend behind the houses on the left and right side, which reduces unreasonable perception of bulk on adjacent properties. Overall, the two-story design does not create an abrupt change and fits into the neighborhood.

Based on the included Streetscape Elevation on Sheet A2, the proposed residence will be roughly the same overall height as the right-side neighbor at 115 Doud. The massing and roof form is less complex than the residence at 115 Doud, and the proposed house has a 15.5-foot first-story side yard setback and a 34.2-foot second-story side yard setback with side elevations that minimize bulk impacts. Overall, the proposed house appears less bulky than the right-side neighbor at 115 Doud Drive. While the house appears larger than the left-side neighbor at 149 Doud, the 11.4-foot first story side yard setback and 27.6 second story side-setback of the proposed house should help to mitigate the impacts of bulk and mass. Therefore, the project is consistent with the Residential Design Guidelines, the required design findings and the neighborhood context; therefore, staff is in support of the proposed house design.

Privacy

The Residential Design Guidelines recommend that the finished floor be no more than 16 to 22 inches above grade. The house is designed with a foundation that results in a maximum finished floor height of 21.4 inches above existing grade and 9.4 inches above the finished floor height of the existing structure. With the finish floor height and condition no. 3 requiring six-foot tall solid fences with two feet of lattice between the adjoining properties, the proposed side and rear elevations do not create significant privacy issues

On the left (north) side elevation of the second story, there are three windows: one small window in bathroom no. 4 and two small-sized windows in bedroom no. 5. The three windows have a 4.7-inch sill height. Due to the placement and sill height of these windows, these windows do not create unreasonable privacy impacts.

Along the rear (east) second story elevation, there are four windows: One two-panel large-sized window in bedroom no. 3 with a three-foot sill height, one two-panel large-sized window in bedroom no. 4 with a three-foot sill height, one small-sized window in the master bathroom with a 4.7-foot sill height, and one two-panel large-sized window in bedroom no. 5 with a three-foot sill height. As indicated in the landscape plan, fast growing evergreen screening trees will be planted along the left and right, and two existing oak trees and an existing laurel (evergreen) hedge will be retained along the

rear property lines to mitigate privacy impacts. To ensure that there are no additional privacy impacts, staff recommends a six-foot tall solid fence with two feet of lattice along the side and rear property lines (Condition No. 3). Therefore, as designed with the landscaping, window size, placement, and sill height to minimize views towards the adjacent properties and with the recommended conditions, staff finds that the project does not create unreasonable privacy impacts.

Trees and Landscaping

There are 15 existing trees on the property, and the project is proposing the removal of six trees, including two redwood trees (nos. 5 and 6) in the front yard due to being in the location of the proposed driveway, a juniper tree (no. 7) due to being within the footprint of the proposed structure, a persimmon tree (no. 8) due to the tree being dead, an Australian willow tree (no. 9) and tristiana tree (no. 10) due to being within the structure's footprint. An arborist report for the project is given in Attachment D.

The proposed landscape plan details replacement trees and landscape screening that will be implemented. The landscape plan includes two new chinese pistache and two white flowering dogwood street trees in the front yard, pittosporum tenuifolium along the side property lines, and new landscaping in the front, side and rear yards. The pittosporum tenuifolium are a medium-growing evergreen screening species. Overall, the project meets the intent of the City's landscape regulations and street tree guidelines.

With the new landscaping and hardscape, the project meets the City's landscaping regulations and street tree guidelines. Overall the project's landscaping appears to help address privacy concerns and helps mitigate the bulk and mass of the front elevation. Since the project includes a new house and more than 500 square feet new landscaping area, it is subject to the City's Water Efficient Landscape Regulations.

Environmental Review

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

Public Notification

A public meeting notice was posted on the property and mailed to 12 nearby property owners on Doud Drive and Formway Court.

Based on neighborhood outreach efforts, the applicants have provided signed documentation from 10 of the 10 neighbors in the immediate neighborhood context to show support for the project. The applicant also provided signatures from seven neighbors along Doud Drive outside the immediate neighborhood context. A letter from the applicant, an outreach map and signatures from the neighbors are included in Attachment E. One additional public comment was provided by a resident and is included in Attachment E as well. In addition, a letter for waiver of the CC&R setback requirements signed by 20 neighbors along Doud Drive is included as Attachment F.

Cc: Soo and Alex Kim, Owners
Christopher Anderson, Architect

Attachments:

- A. Neighborhood Compatibility Worksheet
- B. Vicinity and Public Notification Maps
- C. Materials Board
- D. Arborist Report, Monarch Consulting Arborist LLC
- E. Neighborhood Outreach Letters
- F. Neighborhood CC&R Setback Letter

FINDINGS

SC20-0003 – 121 Doud Drive

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 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

SC20-0003 – 121 Doud Drive

GENERAL

1. Expiration

The Design Review Approval will expire on August 19, 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 July 27, 2020, except as may be modified by these conditions and as specified below.

3. Plan Revisions

Update the construction drawings to add a new six-foot tall fence with two feet of lattice along the side and rear property lines.

4. Protected Trees

Tree nos. 1-4 and 11-15 shall be protected under this application and cannot be removed without a tree removal permit from the Community Development Director. Trees Nos. 5-10 shall be removed as part of this design review permit application.

5. 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.

6. 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.

7. Fire Sprinklers

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

8. 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.

9. 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.

10. 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. The City may withhold final maps and/or permits, including temporary or final occupancy permits, for

failure to pay all costs and expenses, including attorney's fees, incurred by the City in connection with the City's defense of its actions.

INCLUDED WITH THE BUILDING PERMIT SUBMITTAL

11. Conditions of Approval

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

12. Applicant Acknowledgement of Conditions of Approval

The applicant shall acknowledge receipt of the final conditions of approval and put in a letter format acceptance of said conditions. This letter will be submitted during the first building permit submittal.

13. 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."

14. 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.

15. 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.

16. Underground Utility Location

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

17. Air Conditioner Sound Rating

Show the location of any air conditioning unit(s) on the site plan including setbacks to property line, model number(s), and maximum sound rating of any air conditioning units on the site plan. Provide the manufacturer's specifications document 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.

18. 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

19. 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.

20. Landscape Privacy Screening

The landscape intended to provide privacy screening shall be inspected by the Planning Division and shall be supplemented by additional screening material as required to adequately mitigate potential privacy impacts to surrounding properties.

21. 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

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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 121 Doud Drive, Los Altos, CA 94022
Scope of Project: Addition or Remodel [rz] **or New Home** []
Age of existing home if this project is to be an addition or remodel? N/A
Is the existing house listed on the City's Historic Resources Inventory? No EJ

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

Address: 121 Doud Drive

Date: 3/2/2020

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: 19,500 square feet

Lot dimensions: Length 216 feet

Width 90 feet

If your lot is significantly different than those in your neighborhood, then note its: area 14,872, length 135.20, and width 110.

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 %

Existing front setback for house on left 40 ft./on right 40 ft.

Do the front setbacks of adjacent houses line up? No E

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 5

Garage facing front recessed from front of house face 1

Garage in back yard i

Garage facing the side E.

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

Address: 121 Doud Drive
Date: 3/2/2020

4. Single or Two-Story Homes:

What % of the homes in your neighborhood* are:

One-story S

Two-story s

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 D, or other style D roofs*?

Do the roof forms appear simple D or complex 0?

Do the houses share generally the same eave height No G?

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?
asphalt shingle

If no consistency then explain: others include slate, cement shingle, and tar & gravel

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

Does your neighborhood* have a consistent identifiable architectural style?

YES NO

Type? Q Ranch g Shingle Q Tudor Mediterranean/ Spanish
J Contemporary Q Colonial Q Bungalow 18 Other

Address: 121 Doud Drive
Date: 3/2/2020

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

Does your property have a noticeable slope? ~~No~~ 13

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

Is your slope higher D lower D same 0 in relationship to the neighboring properties? Is there a noticeable difference in grade between your property/house and the one across the street or directly behind?

9. Landscaping:

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

No sidewalks or curbs, rolled gutter, a mix of interspersed front yard trees, front lawns, circular driveways

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

All the homes are visible from the street

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)?

Rolled gutter, no sidewalks, plantings and mulch on unimproved right-of-way, two redwood trees, three birch trees, one fig tree, one cherry tree, thick shrubs on side property line, low fencing in the front

10. Width of Street:

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

Is there a parking area on the street or in the shoulder area? Yes **E1**

Is the shoulder area (unimproved public right-of-way) paved, unpaved, gravel, landscaped, and/or defined with a curb/gutter? mostly plantings and mulch. rolled gutter. no sidewalk

Address: 121 Doud Drive
Date: 3/2/2020

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.:

Hipped or eabled roofs. rolled e:utters with no sidewalks. landscaed unimorved
right-of-way

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

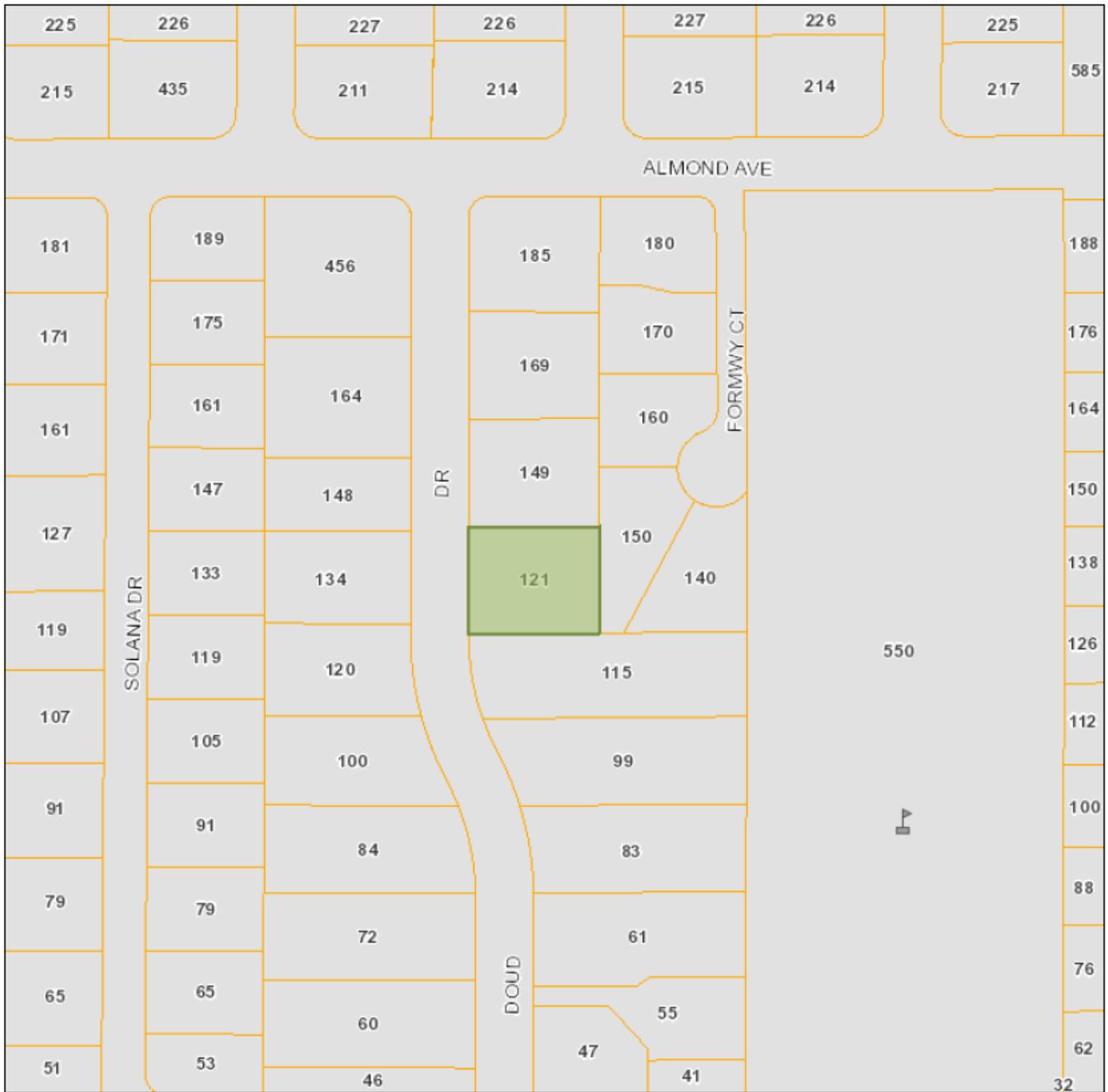
Address: 121 Doud Drive
 Date: 3/2/2020

Summary Table

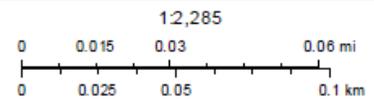
Please use this table to summarize the characteristics of the houses in your immediate neighborhood (two homes on either side, directly behind and the five to six homes directly across the street).

Address	Front setback	Rear setback	Garage location	One or two stories	Height	Materials	Architecture (simple or complex)
115 Doud			Rear	2	27' +/-	stucco/brick	complex
99 Doud			Rear	1	20' +/-	stucco/brick	simple
149 Doud			Front	2	27' +/-	wood siding	complex
169 Doud			Rear	1	20'+/1	wood siding	complex
120 Doud			Front	2	27" +/-	wood siding	complex
134 Doud			Rear	1	20' +/-	wood siding	simple
100 Doud			Front	1	20' +/-	wood siding	simple
84 Doud			Front	2	27' +/-	stucco	complex
148 Doud			Rear	2	27' +/-	wood siding	complex
150 Formway			Front	1	20' +/-	stucco	complex

VICINITY MAP ATTACHMENT B



Print Date: May 21, 2020



CITY OF LOS ALTOS

APPLICATION: SC20-0003
APPLICANT: Christopher Anderson
SITE ADDRESS: 121 Doud Drive

ATTACHMENT C



ROOF

CERTAINEED

PRESIDENTIAL TL

COLOR - WEATHERWOOD



WINDOWS

"ANDERSEN" 400 SERIES

WHITE EXTERIOR w/

1-1/8" COLONIAL GRID



EXTERIOR MAIN BODY SIDING

1x6 BEVELED LAP SIDING

BY: JAMES HARDIE ASPYRE

COLOR - WHITE



EXTERIOR ACCENT GABLE SIDING

BATTEN BOARD SIDING

BY: ADVANTAGE PINE

COLOR - WHITE

12'1 Doud Dr.- EXTERIOR MATERIALS BOARD

**Tree Inventory, Assessment,
And
Protection**

**121 Doud Drive
Los Altos, CA 94024**

Prepared for:

Soo Kim

March 17, 2020

Prepared By:

Richard Gessner

*ASCA - Registered Consulting Arborist® #496
ISA - Board Certified Master Arborist® WE-4341B
ISA - Tree Risk Assessor Qualified
CA Qualified Applicator QL-104230*



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Summary

The inventory includes all trees four inches in diameter (4") and greater and is comprised of thirty-seven (37) specimens composed of twelve (12) different species. There are four trees with trunk diameters greater than 15 inches which are coast redwoods (*Sequoia sempervirens*) #1 and #2 and coast live oaks (*Quercus agrifolia*) #20 and #30. Ten (10) trees are in good condition while the majority (23) are in fair shape. Twenty-six (26) trees have fair suitability for retention. Eight (8) trees will be highly affected and caused to be removed by the current design including two protected coast redwoods #1 and #2. Ten (10) trees could be moderately impacted including six (6) pittosporum (*Pittosporum eugenoides*) located on the north side of the front yard not indicated on any of the plans. The remaining nineteen (19) trees, primarily composed of the pittosporum hedge in the backyard and the two protected coast live oaks (#20 and #30) to the north and south of that hedge, are not likely to be affected. The property has been designed to have net zero energy consumption including the use of solar panels on the roof and for these reasons the two coast redwoods meet the findings for removal as stated in Section 11.08.090 - Determination on permit subsection A (1) of the ordinance. There are four (4) primary areas of protection for this project which include the birch (*Betula pendula*) and fig (*Ficus carica*) in front (#3 - #6), the row of pittosporum to the north (#7 - #12), the Japanese maples (*Acer palmatum*) along the back side (#31 - #34), and the two coast live oaks and pittosporum in back (#20 - #30).

Introduction

Background

Soo Kim asked me to assess the site, trees, proposed footprint plan, and to provide a report with my findings and recommendations to help satisfy the City of Los Altos planning requirements.

Assignment

1. Provide an arborist's report including an assessment of the trees within the project area. The assessment is to include the species, size (trunk diameter), condition (health, structure, and form), and suitability for preservation ratings.
2. Provide tree protection guidelines, specifications, and impact ratings for those affected by the project.



Limits of the Assignment

1. No tree risk assessments were performed.
2. The information in this report is limited to the condition of the trees during my inspection on February 20, 2020.
3. The plans reviewed for this assignment were as follows:

Table 1: Plans Reviewed Checklist

Plan	Date	Sheet	Reviewed	Source
Existing Site Topographic Map or A.L.T.A with tree locations	January 11, 2019	C1.0	Yes	Jet Engineering
Proposed Site Plan	March 16, 2020	A5	Yes	Design Discoveries
Demolition Plan				
Construction Staging				
Grading and Drainage	March 14, 2020	C2.1	Yes	Clark Civil Engineering
Utility Plan and Hook-up locations	March 14, 2021	C2.1	Yes	Clark Civil Engineering
Exterior Elevations	March 16, 2020	A2 and A3	Yes	Design Discoveries
Landscape Plan	February 20, 2020	L.1	Yes	Karen Aitken & Associates
Irrigation Plan				
T-1 Tree Protection Plan				

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 property owners, owner’s agents, and the City of Los Altos as a reference for existing tree conditions to help satisfy planning requirements.



Observations

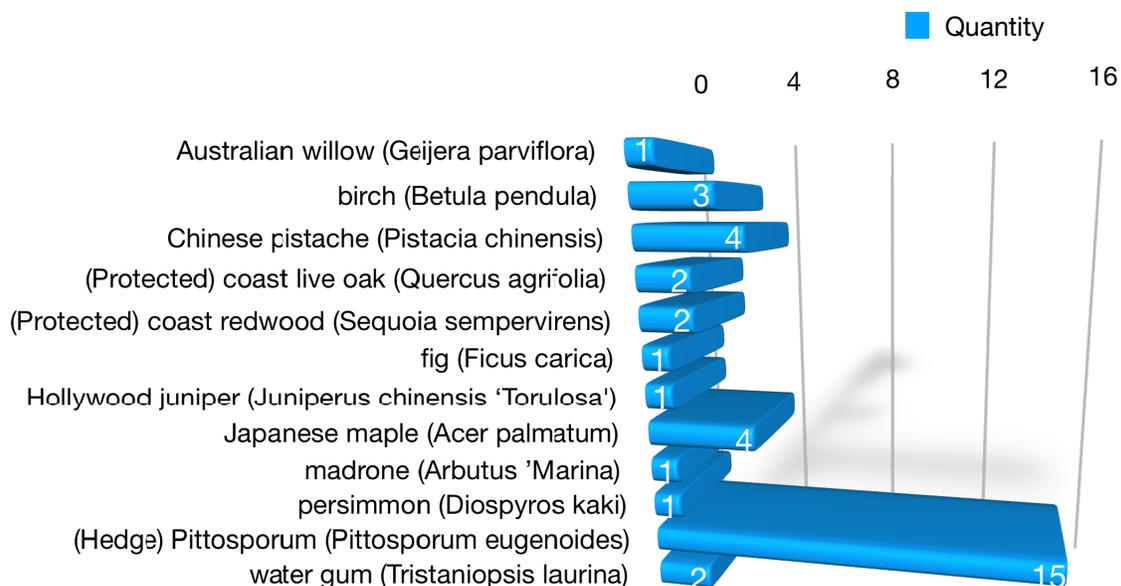
Tree Inventory

The City of Los Altos Tree Ordinance Chapter 11.08 states protection criteria as the following:

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 for a Heritage Tree designation. (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.

The inventory includes all trees four inches in diameter (4") and greater and is comprised of thirty-seven (37) specimens composed of twelve (12) different species (Chart 1). There are four trees with trunk diameters greater than 15 inches which are coast redwoods #1 and #2 and coast live oaks #20 and #30. There are four trees originating on the adjacent property (#15 - #18) and six additional trees that may be located on the adjacent site to the north (#7 - #12). The majority of trees are comprised of two pittosporum hedges with one to the north in front and one in back to the east.

Chart 1: Species Distribution



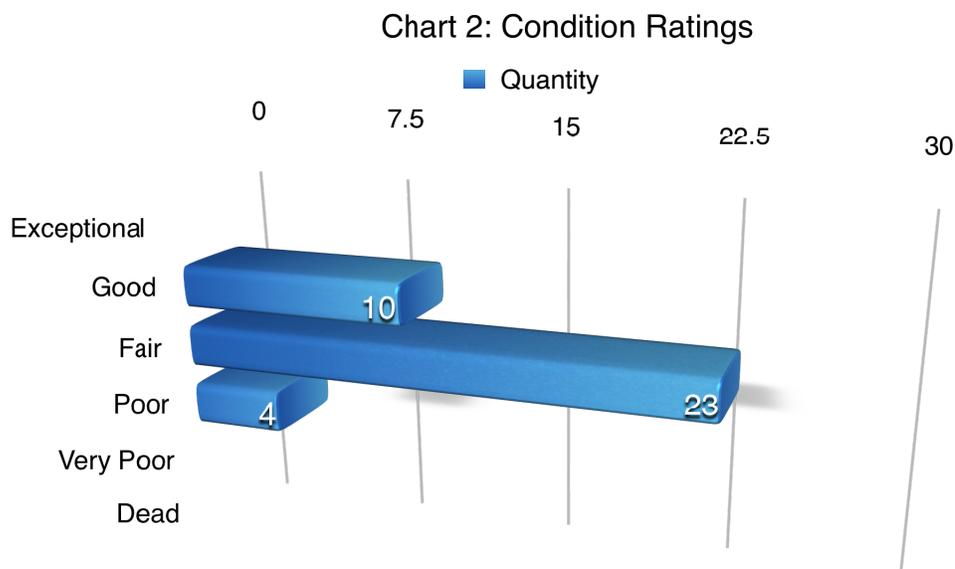
Discussion

Condition Rating

A tree's condition is a determination of its overall health, structure, and form. The assessment considered all three characteristics for a combined condition rating.

- 100% - Exceptional = Good health and structure with significant size, location or quality.
- 61-80% - Good = Normal vigor, well-developed structure, function and aesthetics not compromised with good longevity for the site.
- 41-60 % - Fair = Reduced vigor, damage, dieback, or pest problems, at least one significant structural problem or multiple moderate defects requiring treatment. Major asymmetry or deviation from the species normal habit, function and aesthetics compromised.
- 21-40% - Poor = Unhealthy and declining appearance with poor vigor, abnormal foliar color, size or density with potential irreversible decline. One serious structural defect or multiple significant defects that cannot be corrected and failure may occur at any time. Significant asymmetry and compromised aesthetics and intended use.
- 6-20% - Very Poor = Poor vigor and dying with little foliage in irreversible decline. Severe defects with the likelihood of failure being probable or imminent. Aesthetically poor with little or no function in the landscape.
- 0-5% - Dead/Unstable = Dead or imminently ready to fail.

Ten trees are in good condition while the majority (23) are in fair shape (Chart 2). Four trees are in poor overall condition which include three pittosporum in back as part of the hedge.

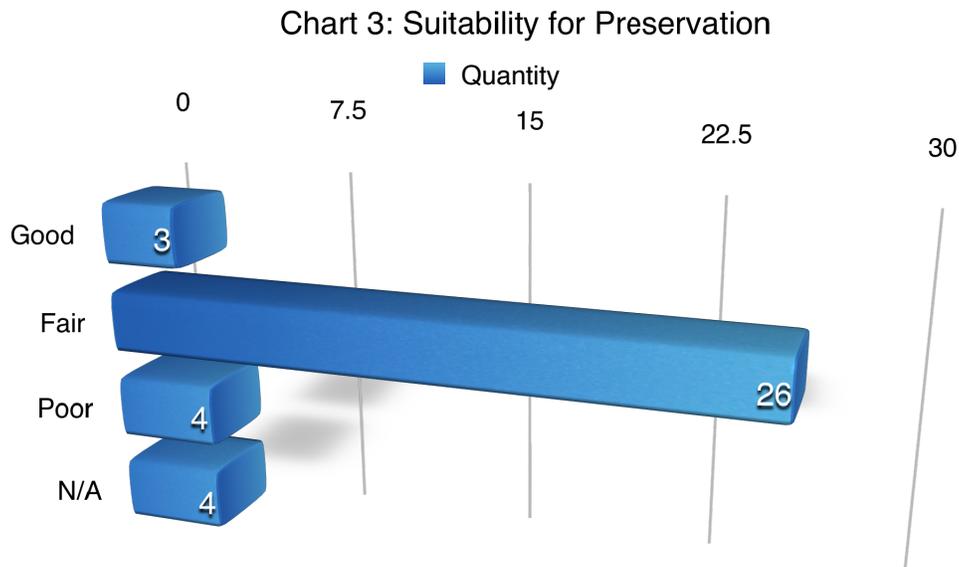


Suitability for Preservation

A tree's suitability for preservation is determined based on its health, structure, age, species and disturbance tolerances, proximity to cutting and filling, proximity to construction or demolition, and potential longevity using a scale of good, fair, or poor (Fite, K, and Smiley, E. T., 2016). The following list defines the rating scale:

- Good = Trees with good health, structural stability and longevity after construction.
- Fair = Trees with fair health and/or structural defects that may be mitigated through treatment. These trees require more intense management and monitoring, before, during, and after construction, and may have shorter life expectancy after development.
- Poor = Trees are expected to decline during or after construction regardless of 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.

Most of the trees have fair suitability for retention which twenty-six (26) (Chart 3). Three trees have good suitability which are the two coast live oaks #20 and #30 and the Japanese maple #33. Four trees are poorly suited and four are located on the adjacent site where suitability is irrelevant. The coast redwoods are in good shape but their suitability is questionable because of their ultimate size and high water use requirements. Most of the trees are small and can easily be replaced with new specimens.



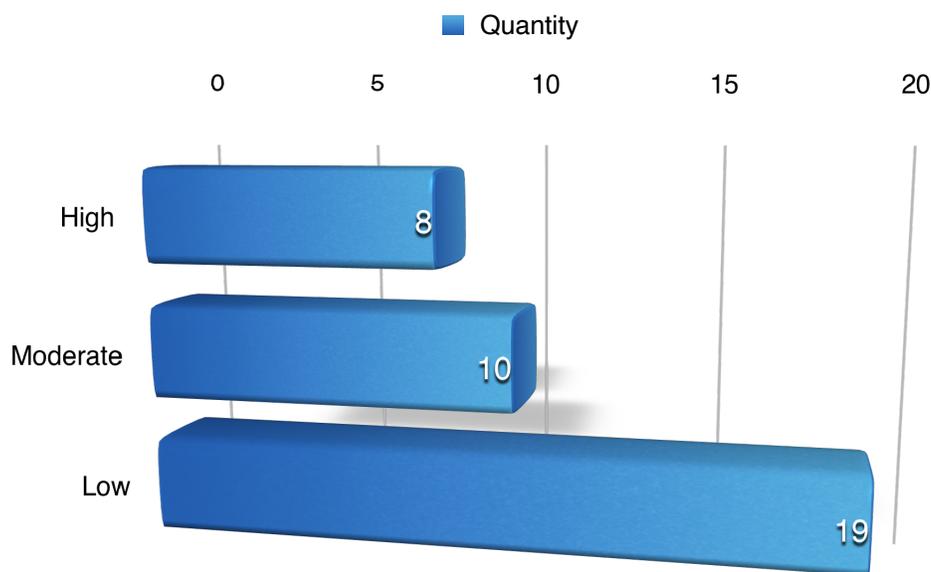
Expected Impact Level

Impact level defines how a tree may be influenced by construction activity and proximity to the tree, and is described as low, moderate, or high. The following scale defines the impact rating:

- Low = The construction activity will have little influence on the tree.
- Moderate = The construction may cause future health or structural problems, and steps must be taken to protect the tree to reduce future problems.
- High = Tree structure and health will be compromised and removal is recommended, or other actions must be taken for the tree to remain. The tree is located in the building envelope.

There are eleven trees that will be highly affected and caused to be removed by the current design including two protected coast redwoods #1 and #2 (Chart 4). Ten trees could be moderately impacted including six pittosporum located on the north side of the front yard not indicated on any of the plans. The remaining nineteen trees, primarily composed of the pittosporum hedge in the backyard and the two protected coast live oaks (#20 and #30) to the north and south of that hedge, are not likely to be affected.

Chart 4: Expected Impact



Tree Removal Justification

“Section 11.08.090 - Determination on permit” provides required criteria for protected tree removal within the city and is stated as follows:

- A. Criteria. Each application for a tree removal permit shall be reviewed and determined on the basis of the following criteria:
 - 1. The condition of the tree with respect to disease, imminent danger of falling, proximity to existing or proposed structures and interference with utility services; The necessity to remove the tree for economic or other enjoyment of the property;
 - 2. The topography of the land and the effect of the tree removal upon erosion, soil retention and the diversion or increased flow of surface waters;
 - 3. The number, species, size and location of existing trees in the area and the effect the removal would have upon shade, privacy impact, scenic beauty, property values and any established standards of the area;
 - 4. The number of healthy trees the property is able to support according to good forestry practices;
 - 5. The approximate age of the tree compared with average life span for that species;
 - 6. Whether there are any reasonable and feasible alternatives that would allow for the preservation of the tree.
- A. Additional recommendations. The approval authority may refer the application to another department, commission or person for a report and recommendation. The approval authority may also require the applicant to furnish a written report from an independent tree expert acceptable to the approval authority, such report to be obtained at the expense of the applicant.
- B. Action. Based on the criteria outlined in subsection A of this section, the approval authority shall either approve, conditionally approve, or deny the application. Conditions of approval may require that one or more replacement trees be planted of a species and size and at locations as designated by the approval authority. When deciding upon replacement tree(s), the approval authority will take into consideration: (1) the cost of replacement trees; and (2) the wishes of the property owner relative to the species of tree to be planted. Any such replacement trees shall be obtained and planted at the expense of the applicant.

(Prior code § 10-2.26509)

The two coast redwoods (#1 and #2) are protected by the ordinance and require justification for their removal. The property has been designed to have net zero energy consumption including the use of solar panels on the roof. The report provided by Corona Solar (Appendix F) states the two coast redwoods will cause greater than twenty percent (20%) reduction in efficiency. The driveway is also located in the footprint of the two trees. Justification of the garage in this location is connected to the solar access and array of panels. Without the south facing garage roof it has been suggested there will not be adequate space or exposure for optimal solar energy output. For these reasons the two trees meet the findings for removal as stated in Section A (1).



Tree Protection

The tree protection zone (TPZ) is the defined area in which certain activities are prohibited to minimize potential injury to the tree. The TPZ can be determined by a formula based on species tolerance, tree age, and diameter at breast height (DBH) (Matheny, N. and Clark, J. 1998)(Fite, K, and Smiley, E. T., 2016) or as the drip line in some instances. Preventing mechanical damage to the main stems from equipment or hand tools can be accomplished by wrapping the trunk with straw wattle or bracing with timbers (Appendix D).

There are four primary areas of protection for this project which include the birch and fig in front (#3 - #6), the row of pittosporum to the north (#7 - #12), the Japanese maples along the back side (#31 - #34), and the two coast live oaks and pittosporum in back (#20 - #30). Tree protection should be placed at the drip line around trees #3 through #6 and enclosed as a group, at the drip line around the pittosporum #7 through #12, and at a radius of twenty feet from #20, the drip line of #21 through #29, and a radius of 30 feet from #30.

Conclusion

The inventory includes all trees four inches in diameter (4") and greater and is comprised of thirty-seven (37) specimens composed of twelve (12) different species. There are four trees with trunk diameters greater than 15 inches which are coast redwoods #1 and #2 and coast live oaks #20 and #30. Ten (10) trees are in good condition while the majority (23) are in fair shape. Four trees are in poor overall condition which include three pittosporum in back as part of the hedge. Twenty-six (26) trees have fair suitability for retention. Three (3) trees have good suitability which include the two coast live oaks #20 and #30 and Japanese maple #33 while four (4) trees are poorly suited. Eight (8) trees will be highly affected and caused to be removed by the current design including two protected coast redwoods #1 and #2. Ten (10) trees could be moderately impacted including six (6) pittosporum located on the north side of the front yard not indicated on any of the plans. The remaining nineteen (19) trees, primarily composed of the pittosporum hedge in the backyard and the two protected coast live oaks (#20 and #30) to the north and south of that hedge, are not likely to be affected. The two coast redwoods (#1 and #2) are protected by the ordinance and require justification for their removal. The property has been designed to have net zero energy consumption including the use of solar panels on the roof. The report provided by Corona Solar states the two coast redwoods will cause greater than twenty percent (20%) reduction in efficiency. The driveway is also located in the footprint of the two trees.

Justification of the garage location is connected to the solar access and arrays. Without the south facing garage roof it has been suggested there will not be adequate space or exposure for optimal solar energy output. For these reasons the two trees meet the findings for removal as stated in Section 11.08.090 - Determination on permit subsection A (1) of the ordinance. There are four (4) primary areas of protection for this project which include the birch and fig in front (#3 - #6), the row of pittosporum to the north (#7 - #12), the Japanese maples along the back side (#31 - #34), and the two coast live oaks and pittosporum in back (#20 - #30).



Recommendations

1. Place tree numbers and protection schemes on all the plans.
2. Place tree protection fence around the four groups of trees as follows:
 - Trees #3 through #6 enclose as a group at their drip line
 - Pittosporum #7 through #12 enclose as a group at their drip line.
 - Oak #20 place fence a radius of 20 feet, continue the fence along the back of the site south to north at the drip line of #21 through #29 and expand the fence again at a radius of 30 feet from #30.
 - Japanese maples #31 through #34 place the fence at their drip line.
3. Refer to Appendix D for general tree protection guidelines including recommendations for arborist assistance while working under trees, trenching, or excavation within a trees drip line.
4. All tree maintenance and care shall be performed by a qualified arborist with a C-61/D-49 California Contractors License. Tree maintenance and care shall be specified in writing according to American National Standard for Tree Care Operations: *Tree, Shrub and Other Woody Plant Management: Standard Practices* parts 1 through 10 and adhere to ANSI Z133.1 safety standards and local regulations.
5. Copy Appendix A, B, and D of the arborist report to the final set of plans, which will serve as part of the Tree Preservation Plan.
6. Provide a copy of this report to all contractors and project managers, including the architect, civil engineer, and landscape designer or architect. It is the responsibility of the owner to ensure all parties are familiar with this document.
7. Arrange a pre-construction meeting with the project arborist or landscape architect to verify tree protection is in place, with the correct materials, and at the proper distances.



Bibliography

- American National Standard for Tree Care Operations: Tree, Shrub and Other Woody Plant Management : Standard Practices (Management of Trees and Shrubs During Site Planning, Site Development, and Construction)(Part 5). Londonderry, NH: Secretariat, Tree Care Industry Association, 2012. Print.
- Fite, Kelby, and Edgar Thomas. Smiley. *Managing trees during construction*, second edition. Champaign, IL: International Society of Arboriculture, 2016.
- ISA. *Guide For Plant Appraisal 10th Edition*. Savoy, IL: International Society of Arboriculture, 2018. Print.
- Matheny, Nelda P., Clark, James R. *Trees and development: A technical guide to preservation of trees during land development*. Bedminster, PA: International Society of Arboriculture 1998.
- Smiley, E, Matheny, N, Lilly, S, ISA. *Best Management Practices: Tree Risk Assessment*: International Society of Arboriculture, 2017. Print



Glossary of Terms

Defect: An imperfection, weakness, or lack of something necessary. In trees defects are injuries, growth patterns, decay, or other conditions that reduce the tree's structural strength.

Diameter at breast height (DBH): Measures at 1.4 meters (4.5 feet) above ground in the United States, Australia (arboriculture), New Zealand, and when using the Guide for Plant Appraisal, 9th edition; at 1.3 meters (4.3 feet) above ground in Australia (forestry), Canada, the European Union, and in UK forestry; and at 1.5 meters (5 feet) above ground in UK arboriculture.

Drip Line: Imaginary line defined by the branch spread or a single plant or group of plants.

Form: describes a plant's habit, shape or silhouette defined by its genetics, environment, or management.

Health: Assessment is based on the overall appearance of the tree, its leaf and twig growth, and the presence and severity of insects or disease.

Mechanical damage: Physical damage caused by outside forces such as cutting, chopping or any mechanized device that may strike the tree trunk, roots or branches.

Scaffold branches: Permanent or structural branches that form the scaffold architecture or structure of a tree.

Straw wattle: also known as straw worms, bio-logs, straw noodles, or straw tubes are man made cylinders of compressed, weed free straw (wheat or rice), 8 to 12 inches in diameter and 20 to 25 feet long. They are encased in jute, nylon, or other photo degradable materials, and have an average weight of 35 pounds.

Structural evaluation: focused on the crown, trunk, trunk flare, above ground roots and the site conditions contributing to conditions and/or defects that may contribute to failure.

Tree Protection Zone (TPZ): Defined area within which certain activities are prohibited or restricted to prevent or minimize potential injury to designated trees, especially during construction or development.

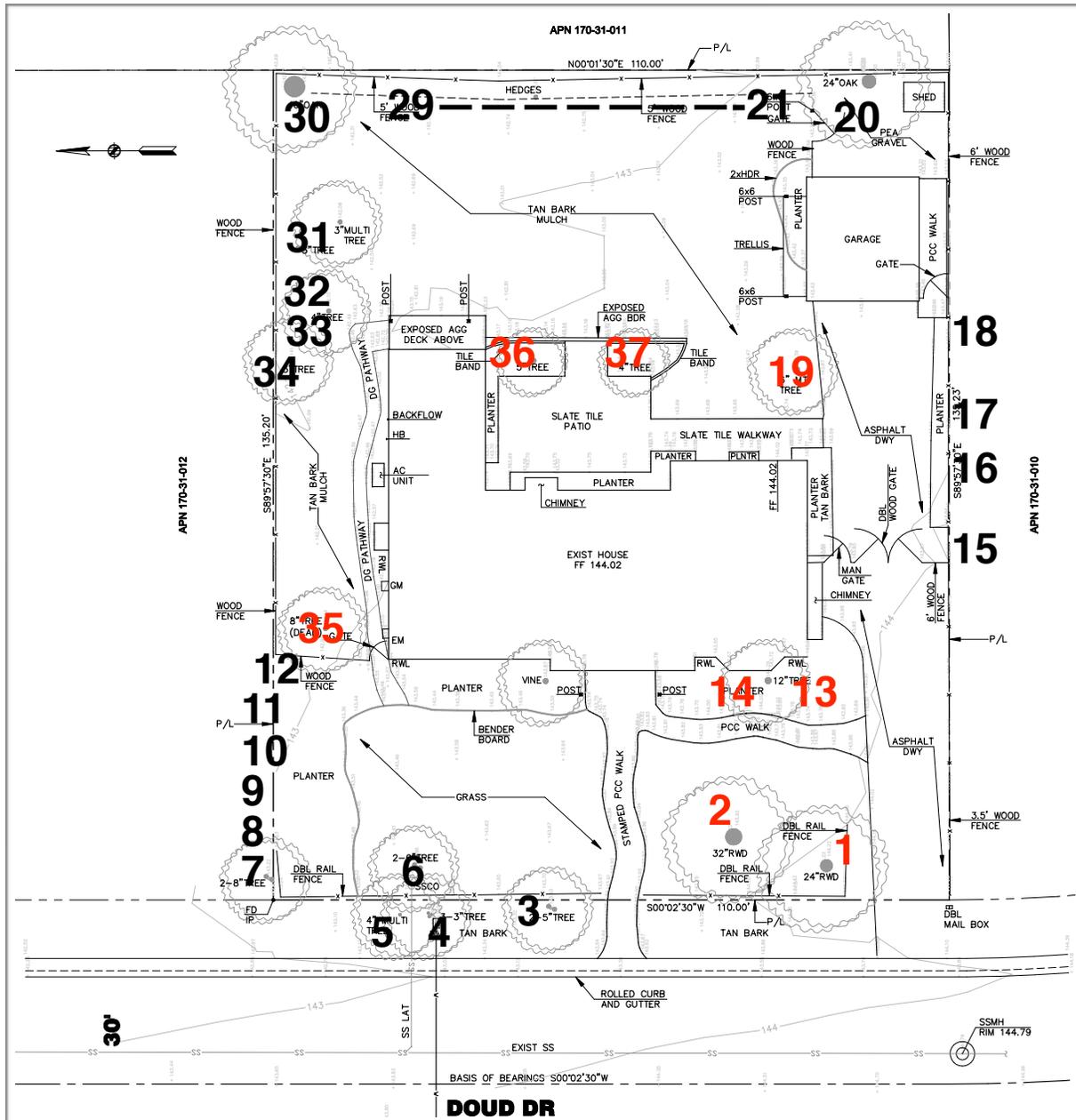
Tree Risk Assessment: Process of evaluating what unexpected things could happen, how likely it is, and what the likely outcomes are. In tree management, the systematic process to determine the level of risk posed by a tree, tree part, or group of trees.

Trunk: Stem of a tree.



Appendix A: Site Plan and Tree Locations

The tree numbers on this plan correspond with those in this report and Appendix B. The plans provide a different disposition table because not all trees greater than four inches were accounted for in the plan set and several trees were not located on the survey including #8 - #12 and #15 - #18. Plan snapshot taken from topographic survey C-10 provided by Jet Engineering. Trees labeled in "red" proposed for removal.



Appendix B: Tree Inventory and Assessment Tables

Table 2: Inventory and Assessment Summary

#	Tree Species	Trunk Diameter (in.)	~ Height (ft.)	~ Canopy Diameter (ft.)	Condition	Suitability	Expected Impact	Remove/Retain
1	coast redwood (<i>Sequoia sempervirens</i>)	21	45	30	Good	Fair	High	Remove
2	coast redwood (<i>Sequoia sempervirens</i>)	30	55	30	Good	Fair	High	Remove
3	fig (<i>Ficus carica</i>)	6, 6	12	10	Poor	Fair	Low	Retain
4	birch (<i>Betula pendula</i>)	4, 4, 4	35	20	Good	Fair	Low	Retain
5	birch (<i>Betula pendula</i>)	6,5	35	20	Good	Fair	Low	Retain
6	birch (<i>Betula pendula</i>)	5.5, 4.5	35	20	Fair	Fair	Low	Retain
7	Pittosporum (<i>Pittosporum eugenoides</i>)	8, 8, 8	35	20	Fair	Fair	Moderate	Retain
8	Pittosporum (<i>Pittosporum eugenoides</i>)	8	35	20	Fair	Fair	Moderate	Retain
9	Pittosporum (<i>Pittosporum eugenoides</i>)	8	35	20	Fair	Fair	Moderate	Retain
10	Pittosporum (<i>Pittosporum eugenoides</i>)	6	35	20	Fair	Fair	Moderate	Retain
11	Pittosporum (<i>Pittosporum eugenoides</i>)	11, 8	35	20	Fair	Fair	Moderate	Retain
12	Pittosporum (<i>Pittosporum eugenoides</i>)	4, 2	35	20	Fair	Fair	Moderate	Retain



#	Tree Species	Trunk Diameter (in.)	~ Height (ft.)	~ Canopy Diameter (ft.)	Condition	Suitability	Expected Impact	Remove/Retain
13	Hollywood juniper (<i>Juniperus chinensis</i> 'Torulosa')	10, 5	12	15	Fair	Poor	High	Remove
14	madrone (<i>Arbutus</i> 'Marina')	4, 4	12	12	Fair	Fair	High	Remove
15	Chinese pistache (<i>Pistacia chinensis</i>)	9	25	25	Fair	N/A	Low	Retain
16	Chinese pistache (<i>Pistacia chinensis</i>)	10	25	25	Good	N/A	Low	Retain
17	Chinese pistache (<i>Pistacia chinensis</i>)	8	25	25	Good	N/A	Low	Retain
18	Chinese pistache (<i>Pistacia chinensis</i>)	9	25	25	Good	N/A	Low	Retain
19	Australian willow (<i>Geijera parviflora</i>)	Multi 3-6	25	25	Good	Fair	High	Retain
20	coast live oak (<i>Quercus agrifolia</i>)	28	45	45	Good	Good	Low	Retain
21	Pittosporum (<i>Pittosporum eugenoides</i>)	Multi 1	10	10	Poor	Fair	Low	Retain
22	Pittosporum (<i>Pittosporum eugenoides</i>)	Multi 2	10	10	Poor	Fair	Low	Retain
23	Pittosporum (<i>Pittosporum eugenoides</i>)	Multi 1	10	10	Poor	Fair	Low	Retain



#	Tree Species	Trunk Diameter (in.)	~ Height (ft.)	~ Canopy Diameter (ft.)	Condition	Suitability	Expected Impact	Remove/Retain
24	Pittosporum (<i>Pittosporum eugenoides</i>)	4 3	10	10	Fair	Fair	Low	Retain
25	Pittosporum (<i>Pittosporum eugenoides</i>)	8, 6	10	10	Fair	Fair	Low	Retain
26	Pittosporum (<i>Pittosporum eugenoides</i>)	6, 6	10	10	Fair	Fair	Low	Retain
27	Pittosporum (<i>Pittosporum eugenoides</i>)	Multi 1	10	10	Fair	Fair	Low	Retain
28	Pittosporum (<i>Pittosporum eugenoides</i>)	Multi 3	10	10	Fair	Fair	Low	Retain
29	Pittosporum (<i>Pittosporum eugenoides</i>)	Multi 3	10	10	Fair	Fair	Low	Retain
30	coast live oak (<i>Quercus agrifolia</i>)	42	55	55	Fair	Good	Low	Retain
31	Japanese maple (<i>Acer palmatum</i>)	3, 2	15	12	Fair	Fair	Moderate	Retain
32	Japanese maple (<i>Acer palmatum</i>)	3, 2	15	12	Fair	Fair	Moderate	Retain
33	Japanese maple (<i>Acer palmatum</i>)	5, 1, 2	15	12	Good	Good	Moderate	Retain
34	Japanese maple (<i>Acer palmatum</i>)	2, 2, 2, 4	15	12	Fair	Fair	Moderate	Retain
35	persimmon (<i>Diospyros kaki</i>)	6	15	15	Fair	Poor	High	Remove
36	water gum (<i>Tristaniopsis laurina</i>)	6	15	10	Fair	Poor	High	Remove



#	Tree Species	Trunk Diameter (in.)	~ Height (ft.)	~ Canopy Diameter (ft.)	Condition	Suitability	Expected Impact	Remove/Retain
37	water gum (<i>Tristaniaopsis laurina</i>)	5	15	10	Fair	Poor	High	Remove



Appendix C: Photographs of Removals

C1: Coast redwoods #1 and #2



C2: Australian willow #19



C3: Water gum #36 and #37



C4: Persimmon #35

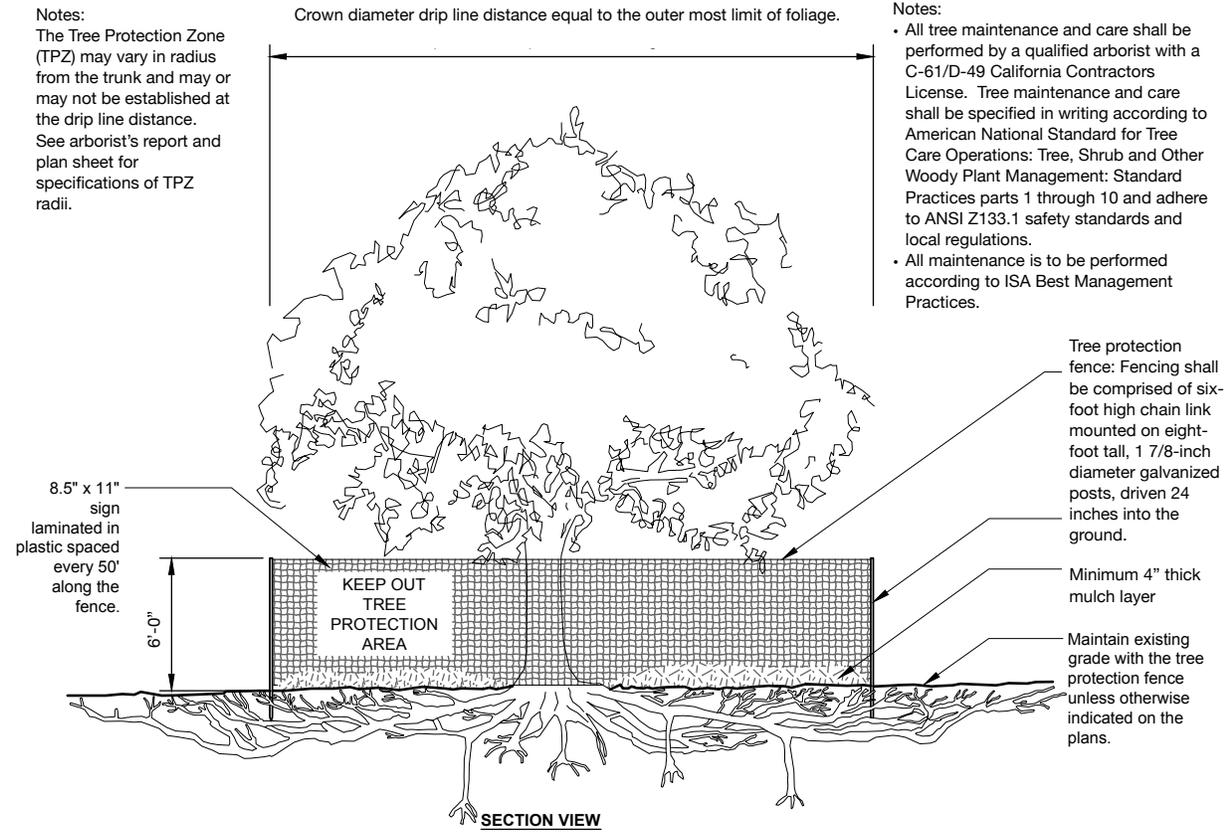


C5: Hollywood juniper #13 and madrone #14



Appendix D: Tree protection specifications

Plan Sheet Detail S-X

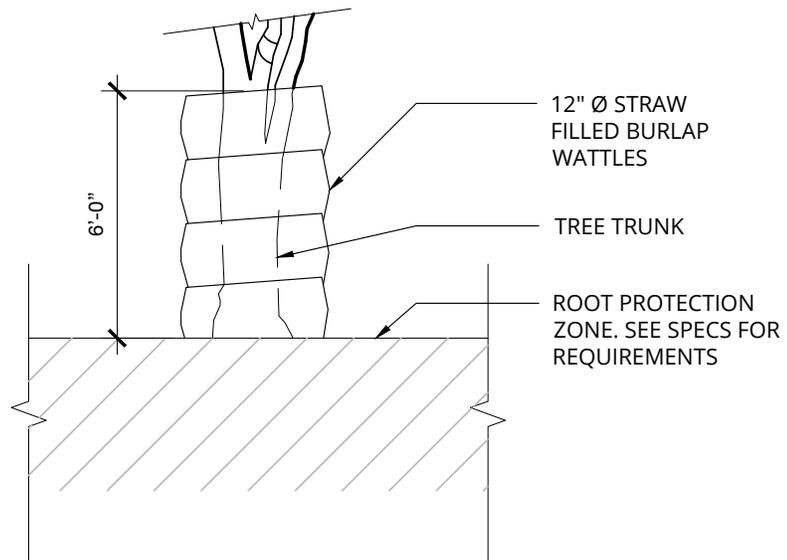


TREE PROTECTION

URBAN TREE FOUNDATION © 2014
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Modified by Monarch Consulting
Arborists LLC, 2019



Plan Sheet Detail S-Y



SECTION VIEW

S-Y

TRUNK PROTECTION WITH WATTLE



11.08.120 - Tree protection during construction.

Protected trees designated for preservation shall be protected during development of a property by compliance with the following, which may be modified by the planning director:

- A. Protective fencing shall be installed no closer to the trunk than the dripline, and far enough from the trunk to protect the integrity of the tree. The fence shall be a minimum of four feet in height and shall be set securely in place. The fence shall be of a sturdy but open material (i.e., chainlink), to allow visibility to the trunk for inspections and safety. There shall be no storage of any kind within the protective fencing.
- B. The existing grade level around a tree shall normally be maintained out to the dripline of the tree. Alternate grade levels may be approved by the planning director.
- C. Drain wells shall be installed whenever impervious surfaces will be placed over the root system of a tree (the root system generally extends to the outermost edges of the branches).
- D. Trees that have been damaged by construction shall be repaired in accordance with accepted arboriculture methods.
- E. No signs, wires, or any other object shall be attached to the tree.

(Ord. 07-314 § 2 (part); prior code § 10.2.26513)

Prohibited Activities

The following are prohibited activities within the TPZ:

- Grade changes (e.g. soil cuts, fills);
- Trenches;
- Root cuts;
- Pedestrian and equipment traffic that could compact the soil or physically damage roots;
- Parking vehicles or equipment;
- Burning of brush and woody debris;
- Storing soil, construction materials, petroleum products, water, or building refuse; and,
- Disposing of wash water, fuel or other potentially damaging liquids.

Pre-Construction Meeting with the Project Arborist

Tree protection locations should be marked before any fencing contractor arrives.

Prior to beginning work, all contractors involved with the project should attend a pre construction meeting with the project arborist to review the tree protection guidelines. Access routes, storage areas, and work procedures will be discussed.



Tree Protection Zones and Fence Specifications

Tree protection fence should be established prior to the arrival of construction equipment or materials on site. Fence should be comprised of six-foot high chain link fence mounted on eight-foot tall, 1 7/8-inch diameter galvanized posts, driven 24 inches into the ground and spaced no more than 10 feet apart. Once established, the fence must remain undisturbed and be maintained throughout the construction process until final inspection.

The fence should be maintained throughout the site during the construction period and should be inspected periodically for damage and proper functions. Fence should be repaired, as necessary, to provide a physical barrier from construction activities.

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.

Restrictions Within the Tree Protection Zone

No storage of construction materials, debris, or excess soil will be allowed within the Tree Protection Zone. Spoils from the trenching shall not be placed within the tree protection zone either temporarily or permanently. Construction personnel and equipment shall be routed outside the tree protection zones.

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.



Boring or Tunneling

Boring machines should be set up outside the drip line or established Tree Protection Zone. Boring may also be performed by digging a trench on both sides of the tree until roots one inch in diameter are encountered and then hand dug or excavated with an Air Spade® or similar air or water excavation tool. Bore holes should be adjacent to the trunk and never go directly under the main stem to avoid oblique (heart) roots. Bore holes should be a minimum of three feet deep.

Timing

If the construction is to occur during the summer months supplemental watering and bark beetle treatments should be applied to help ensure survival during and after construction.

Tree Pruning and Removal Operations

All tree pruning or removals should be performed by a qualified arborist with a C-61/D-49 California Contractors License. Tree pruning should be specified in writing according to ANSI A-300A pruning standards and adhere to ANSI Z133.1 safety standards. Trees that need to be removed or pruned should be identified in the pre-construction walk through.

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. Text on the signs should be in both English and Spanish (Appendix E).



Appendix E: Tree Protection Signs E1: English

WARNING
Tree Protection Zone
**This Fence Shall not be moved without
approval. Only authorized personnel
may enter this area!**

Project Arborist



E2: Spanish

CUIDADO
Zona De Arbol Pretejido
Esta cerca no sera removida sin
aprobacion. Solo personal autorizado
entrara en esta area!

Project Arborist



Appendix F: Solar Letter



PV Solar Power System – 10.5 kwp
Corona Solar

Kim Residence
121 Doud Drive
Los Altos, CA 94022

January 26, 2020

City of Los Altos

Corona Solar has performed a preliminary shading analysis for the above residence and has determined that the existing Redwood trees (32” and 24” dia.) located on the southwest portion of the property will partially shade a solar power system located on the south facing roof slopes. From the modeling software (PV Watts v. 2) we have calculated that effect to be greater than a 20% reduction in annual production at present. These trees will have an even greater production attenuation effect into the future.

Cameron Park, President, Corona Solar CSLB C-46 873960



Qualifications, Assumptions, and Limiting Conditions

Any legal description provided to the consultant 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 consultant cannot be responsible for the accuracy of information provided by others.

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

This report and any appraisal value expressed herein represent the opinion of the consultant, and the consultant's fee is not contingent upon the reporting of a specified appraisal 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 Gessner, Certify:

That I have personally inspected the tree(s) and/or the property referred to in this report, and have stated 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 consultant, except as indicated within 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 a Registered Consulting Arborist® with the American Society of Consulting Arborists, and that I acknowledge, accept and adhere to the ASCA Standards of Professional Practice. I am an International Society of Arboriculture Board Certified Master Arborist®. I have been involved with the practice of Arboriculture and the care and study of trees since 1998.

Richard J. Gessner



ASCA Registered Consulting Arborist® #496
ISA Board Certified Master Arborist® WE-4341B
ISA Tree Risk Assessor Qualified
CA Qualified Applicators License QL104230

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ATTACHMENT E

July 21, 2020

Dear Los Altos Planning Department and the Members of the Design Review Committee:

As part of our submission for a new home build on 121 Doud Drive, we would like to introduce ourselves and provide some background information on our proposed project. We have been Los Altos residents for nearly 25 years (since 1996) and specifically residents of Doud Drive for over 18 years. Los Altos is our home and we have raised three children here. Our kids have attended Almond Elementary, Egan Junior High and Los Altos High School. Our family is deeply rooted in this community, we have many friends here, and we feel privileged to live on a street where neighbors care about each other. As we send off our youngest child to college in August, we wanted to build a new home where we can retire and age in place.

We began the design process last year with the help of our residential designer, Christopher Anderson. Because we are building a home to live in for the long haul on a street that we love, we gave tremendous thought to our neighbors who we know personally. Chris helped us design a home that we (and our neighbors) think is beautiful and appropriate for the street, yet non-obtrusive. From the front of the proposed home, it looks like a one-story house with dormers to bring in light to the first floor and to the second-floor landing area. To the south facing garage side (where the solar panels are proposed), we do not have any second story windows. On the north side, we are proposing two small windows to bring in light to a darker north facing bedroom. All three second story bedroom windows are located in the rear where there is plenty of space and a required setback.

We are aware that there has been much discussion and interest in Los Altos regarding the elimination of gas. With this in mind, we designed the garage roof such that there was a large south-facing surface to maximize the use of solar panels. Our goal is that we would be able to generate sufficient solar energy to go beyond a net zero home and cover most, if not all, of our energy needs.

As for the driveway, currently there are 7 homes on Doud Drive with circular driveways. Although our street is not a busy one, we find many circular driveways here because of the large front setback that is required on our street per our CC&R. In our opinion, this makes Doud Drive unique and beautiful. The proposed circular driveway will be built with decomposed granite which would give it a natural feel to the front yard. We also gave thought to additional temporary parking that the circular driveway would provide. With our three active young adult children coming and going frequently with their cars, we thought it would make our street more attractive and appealing if they parked on our driveway and not on the street.

As part of our effort to engage our neighbors, we also individually visited with and shared our plans with 17 of our neighbors between January and July of 2020, going above and beyond the recommendations of the planning department. All of our neighbors loved the design and commented that the proposed home was not only beautiful and appropriate for our street, but also truly thoughtful to the neighbors, and that the new home would increase the appeal and

the value of our street. We were given overwhelming support for our project. Please see their signed approval letters attached.

In light of all the above, we hope that you would also view our proposed project as being thoughtful and good neighborly, and value the tremendous effort that went into our design process.

Sincerely yours,

Alex and Soo Kim
121 Doud Drive
Los Altos, CA 94022

Review of 121 Doud Drive Design Plans

To the City of Los Altos Planning and Building Department:

We have met with the Kim family to review their proposal for new construction at 121 Doud Drive, Los Altos, CA 94022

After reviewing drawings and designs for the proposed home, we support the project and recommend approval.

RITIKA MADHOK & RAGHU MADHOK.

Name(s)

Ritika

Raghu Madhok

Signature(s)

8 Doud Dr, Los Altos, CA 94022

Address

Review of 121 Doud Drive Design Plans

To the City of Los Altos Planning and Building Department:

We have met with the Kim family to review their proposal for new construction at 121 Doud Drive, Los Altos, CA 94022

After reviewing drawings and designs for the proposed home, we support the project and recommend approval.

Farrel Farhadi & Shannon Kilgore
Name(s)

Shannon Kilgore
Signature(s)

11 Doud Dr. Los Altos, CA 94022
Address

Review of 121 Doud Drive Design Plans

To the City of Los Altos Planning and Building Department:

We have met with the Kim family to review their proposal for new construction at 121 Doud Drive, Los Altos, CA 94022

After reviewing drawings and designs for the proposed home, we support the project and recommend approval.

Name(s) Joey & Sam Harding

Signature(s) Joey Harding Sam Harding

Address 22 Doud Dr, Los Altos

Review of 121 Doud Drive Design Plans

To the City of Los Altos Planning and Building Department:

We have met with the Kim family to review their proposal for new construction at 121 Doud Drive, Los Altos, CA 94022

After reviewing drawings and designs for the proposed home, we support the project and recommend approval.

Peter Staple
Name(s)

I st dfa.k,

J-1-r

[Signature]
Signature(s)

Harise Staple

35 Doud Drive, Los Altos
Address



Review of 121 Doud Drive Design Plans

To the City of Los Altos Planning and Building Department:

We have met with the Kim family to review their proposal for new construction at 121 Doud Drive, Los Altos, CA 94022

After reviewing drawings and designs for the proposed home, we support the project and recommend approval.

Jean O. Harris

Name(s)

Jean O. Harris

Signature(s)

46 Doud Dr, Los Altos CA 94022

Address

Review of 121 Doud Drive Design Plans

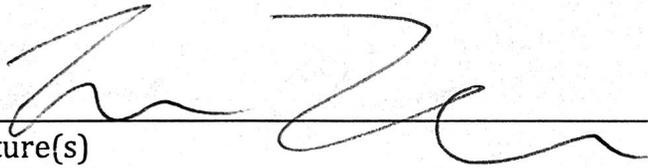
To the City of Los Altos Planning and Building Department:

We have met with the Kim family to review their proposal for new construction at 121 Doud Drive, Los Altos, CA 94022

After reviewing drawings and designs for the proposed home, we support the project and recommend approval.

Boris + Laura Tekseles

Name(s)



Signature(s)

600 Doud Dr Los Altos

Address

Review of 121 Doud Drive Design Plans

To the City of Los Altos Planning and Building Department:

We have met with the Kim family to review their proposal for new construction at 121 Doud Drive, Los Altos, CA 94022

After reviewing drawings and designs for the proposed home, we support the project and recommend approval.

Shaun /Noa

Name(s)



Signature(s)

84 Doud Dr. Los Altos, CA 94022.

Address

Review of 121 Doud Drive Design Plans

To the City of Los Altos Planning and Building Department:

We *have* met with the Kim family to review their proposal for new construction at 121 Doud Drive, Los Altos, CA 94022

After reviewing drawings and designs for the proposed home, we support the project and recommend approval.

Dorothy K. Meyer
Name(s)

Dorothy K. Meyer
Signature(s)

100 MA X?
Address

Review of 121 Doud Drive Design Plans

To the City of Los Altos Planning and Building Department:

We have met with the Kim family to review their proposal for new construction at 121 Doud Drive, Los Altos, CA 94022

After reviewing drawings and designs for the proposed home, we support the project and recommend approval.

Ron Proctor

Name(s)

Ron Proctor

Signature(s)

115 Doud Dr.

Address

Review of 121 Doud Drive Design Plans

To the City of Los Altos Planning and Building Department:

We have met with the Kim family to review their proposal for new construction at 121 Doud Drive, Los Altos, CA 94022

After reviewing drawings and designs for the proposed home, we support the project and recommend approval.

CLAUDIA & BILL COLEMAN
Name(s)

Claudia F. Coleman
Signature(s)

120 Doud Dr.
Addr

Review of 121 Doud Drive Design Plans

To the City of Los Altos Planning and Building Department:

We have met with the Kim family to review their proposal for new construction at 121 Doud Drive, Los Altos, CA 94022

After reviewing drawings and designs for the proposed home, we support the project and recommend approval.

DEBORAH CHANG

Name(s)

Signature(s)

134 Doud Dr. Los Altos, Ca. 94022

Address

Review of 121 Doud Drive Design Plans

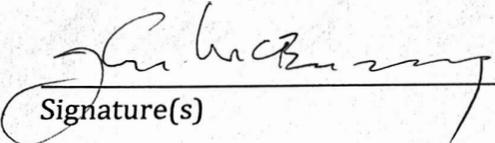
To the City of Los Altos Planning and Building Department:

We have met with the Kim family to review their proposal for new construction at 121 Doud Drive, Los Altos, CA 94022

After reviewing drawings and designs for the proposed home, we support the project and recommend approval.

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Name(s) _____ I


Signature(s) _____

149 Doud Dr.
Address _____

Review of 121 Doud Drive Design Plans

To the City of Los Altos Planning and Building Department:

We have met with the Kim family to reView their proposal for new construction at 121 Doud Drive, Los Altos, CA 94022

After reviewing drawings and designs for the proposed home, we support the project and recommend approval

ION BITA

Name(s)

ION BITA

Signature(s)

150 FORMWAY CT, LOS ALTOS

Address

7/19/2020

Review of 121 Doud Drive Design Plans

To the City of Los Altos Planning and Building Department:

We have met with the Kim family to review their proposal for new construction at 121 Doud Drive, Los Altos, CA 94022

After reviewing drawings and designs for the proposed home, we support the project and recommend approval.

Leslie A Poltraciz

Name(s)

Steve A Kim

Signature(s)

164 Doud Dr, LA 94022

Address

Review of 121 Doud Drive Design Plans

To the City of Los Altos Planning and Building Department:

We have met with the Kim family to review their proposal for new construction at 121 Doud Drive, Los Altos, CA 94022

After reviewing drawings and designs for the proposed home, we support the project and recommend approval.

JOHN G. PRESTON

Name(s)

M. Hunter

Signature(s)

169 DOUD DRIVE,

Address

Review of 121 Doud Drive Design Plans

To the City of Los Altos Planning and Building Department:

We have met with the Kim family to review their proposal for new construction at 121 Doud Drive, Los Altos, CA 94022

After reviewing drawings and designs for the proposed home, we support the project and recommend approval.

Eddy W White

Name(s)

Eddy W White

Signature(s)

121 Doud Drive, Los Altos, CA 94022

Address

From: [John McBirney](#)
To: [Sean Gallegos](#)
Cc: [Soo Kim](#)
Subject: 121 Doud Drive design support
Date: Thursday, August 6, 2020 5:18:37 PM

Mr. Gallegos: My wife, Maddy, and I live at 149 Doud Drive, next door to the Kims at 121 Doud Drive. We have viewed the plans for the proposed project and fully support the Kims' design for a new home.

By replacing a weary structure, it will create a wonderful asset for the family, the neighborhood, and the community in general.

The inclusion of solar roof panels is an added benefit to the community and environment.

We will attend the virtual meeting on August 19 in support of the project.

Sincerely, John and Maddy McBirney

**Waiver of CC&R Set-back Requirements
for Certain Properties**

Whereas, when Doud Drive was originally subdivided into mostly half-acre lots in 1947, there was recorded certain Conditions, Covenants and Restrictions (CC&Rs) that required a 40-foot front building setback line, subject to a majority vote of the property owners for any exceptions;

Whereas, in order to protect the unique value this affords to our street, this aspect of the CC&Rs have been respected, with only a couple of exceptions on corner lots where the property owner did in fact obtain a majority approval; and

Whereas, the undersigned desire to continue the required set-back to maintain the enhanced value to our properties, but wish to reduce the CC&R setback to 35 feet for the smaller quarter to a third acre lots beginning with 121 Doud and continuing towards Almond Street;

Now, therefore, the undersigned hereby consent that the setback is reduced from 40 feet to 35 feet for the roughly quarter to a third acre lots which includes 121 Doud, 149 Doud, 169 Doud and 185 Doud.

PLEASE SEE
NOT ATTACHMENT

ARY

Signature

Property address

f)-1 Doud Dr. Los Altos 94022

Signature

Property address

Eddy W. White

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Signature

Property address

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Rita Madhok
Signature

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Ray T. Talle
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Madelin Metzger
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John McBirney

John McBirney
Signature

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John McBirney
Signature

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Property address

Janet Harding
Signature

22 Doud Dr, Los Altos
Property address 94022

Rita J. Smith
Signature

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Property address

John McBirney
Signature

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Janet Harding
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120 Doud Dr. Los Altos 94022
Property address

Hariso Staple
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35 Doud Dr. Los Altos, CA 94022
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Jean O. Harris
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99 Doud Dr.
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Property address

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of SANTA CLARA)

On MARCH 4 2020 before me, VIOLETA M. SANTA GADEA LOPEZ ID 0-ttA
Date Here Insert Name and Title of the dtticer

personally appeared ----- S O O K Y UNG KIM,
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the perso hose name.(8Yis/a /
sub bed to the within instrument and acknowledged to me that--tre/she/tt;Jeyexecuted the same in
):lis1fier/!.tleif authorized capacityJie and that bye rt-Reir signature(s)-on the instrument the perso_J(s)
or the entity upon behalf of which the person -ficted, executed the nrstrument.

I certify under PENALTY OF PERJURY under the laws
of the State of California that the foregoing paragraph
is true and correct.

WITNESS my hand and official seal.



Signature [Handwritten Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or
fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Ik..XUk-e CL Document Date: > 4 z o o-h
Number of Pages: (Signer(s) Other Than Narhed Above: / \ C (:) /

Capacity(ies) Claimed by Signer(s)

Signer's Name: -----
[] Corporate Officer - Title(s): -----
[] Partner - [] Limited [] General
[] Individual [] Attorney in Fact
[] Trustee [] Guardian or Conservator
[] Other: -----
Signer Is Representing: -----